



EXCEL OFF-SITE CREATE CONTEMPORARY NEW ROOF TOP APARTMENTS

The future occupants of two new apartments constructed from a timber frame structure supplied by leading off-site construction specialists, Excel Off-Site, will occupy a living space that commands expansive views across the Hertfordshire town of Royston.

KEY FACTS

- > Excel Package (Supplied & Installed) – Timber frame structure
- > Architectural Design – Contemporary roof top apartments
- > Installation timeframe – Four weeks
- > Floor Area – 175m²
- > Project Managers – Imperial One Management Ltd
- > Main Contractor – 4 Site Construction & Refurbishment Ltd



Constructed on the roof area of existing two-storey former office block, Roysia House - itself in the process of being converted into apartments for landlords, Suralex Estates Ltd - the choice of off-site build solution was dependent upon on being lightweight and quick and versatile to construct. The location of Roysia House also meant that close attention to detail had to be applied to the installation process, in particular overcoming the access difficulties associated with the confinements of a town centre site over what was only a four-week installation period.

Featuring a one/two bedroom layout across one floor that also incorporates an open plan kitchen, diner and lounge, the new 175m² rooftop apartments feature extensively glazed, grey aluminium windows and sliding doors that offer access to an outdoor living space enclosed with metal framed glazed balustrades.

Commenting on the decision to utilise a timber frame system supplied by MMC specialists, Excel Off-Site, James Brown, Director and Project Manager of Imperial One Management Ltd said:

“Having worked with Excel Off-Site successfully in the past, and knowing this project required an off-site solution for the new roof top apartments, made the collaboration an obvious one. The necessity to construct on top of an existing roof, with a steel frame grillage structure to re-distribute the loads, dictated a lightweight yet robust system to be used.”

Responsibility for delivering the new timber frame structured apartments, including the conversion of the existing building, rested with main contractors, 4 Site Construction & Refurbishment Ltd. Director, Martin Farrell commented:

“Introducing the additional living space into the overall scheme has not only helped create the obvious additional roof top living space, creating what is a third floor on Roysia House has also served to elevate the overall look of the building within its town centre location.

“Excel Off-Site approach to the whole project was excellent; extremely professional. In fact all elements of the supporting documentation created, construction drawings, method statements and risk assessments was faultless, as was the onsite support provided by Excel. It was a real pleasure to work with them and we hope to be able to get involved and engaged with them on similar projects in the future,” Martin added.

EXCEL GROUP