



# Construction Team Update

April 2023





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# Current status on site

## Block C Internals

### Apartments Level 2-7

Internal partitions fully formed and single side boarded including apartment internal partitions.

MF Ceiling grid complete to apartments on levels 7, 6 and 5, underway on level 4

Steel beams fully boarded and fire taped, fire stopping underway and complete to soffit down to level 3

Ventilation 1st fix complete to all upper floors and underway on level 4

01st fix mechanical and electrical has commenced level 7 and 6 to corridors and apartments, HW and CW pipes installed to apartments and Corridor containment underway

Pattressing to kitchens and electrics complete throughout floors 7, 6, and 5, underway on 4

SVPs and RWP's installed, bathroom vanities underway

### Townhouses Ground to 01st

1st fix party wall partitions complete, internal partitions commencing next week.

SVPs and RWPs installed

Kitchen Pattressing complete

01st fix mechanical and electrical underway

## Block C General

Substructure Complete

Drainage installed ground floor slab level

Steel frame installed and concrete floors installed

Roof installed and final section on roof overrun now complete

SFS Installation now complete

All mast climbers and hoists installed

Stair core and Lift Core block work complete

## Car park / Bin store / / Plant room

All plant room block work complete

## Services / Infrastructure

Water Services in place for Block C

Surface and water drains connected

Site cabins moved to Block E location to accommodate Block D Construction

## Façade / Externals

CP Board and EPDM Expansion Joints complete

Remedials to Parapet complete

## Block D

Foundations complete

Superstructure design review ongoing, Architect and Structure models currently being co-ordinated.

Design Team kick off meeting scheduled for 23rd of May

# Planned works in the next period

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## **Block C**

Continued progress on mechanical and electrical 01st fix

01st fix dry lining complete to apartments

Ongoing window installation

Shackerley Brickslip Delivery

Façade works to progress with installation of backing system

Install EPDM to windows

Install town house stairs

Commence Sprinkler Installation – Design approved

Commence AOV / Smoke Vent installation

Commence Tiling to Bathrooms

## **Block D**

Core commencement to core installation

Commence Crane Base and Piling

Procure Tower Crane

Secure slipform Rig

Finalise Superstructure Design

## **Site wide**

Complete substation single ply roof and gutter

Place order for tower crane following wind study

Install piles for crane base and car park

Commence attenuation works 278 works to block B to complete

# Building Control/Consultants Reports and Tests

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## **Building Control**

2No inspections undertaken in the period, no areas of concern raised. Any items raised have been closed out

## **Checkmate**

Ongoing progress well with QA, reviewed apartments, externals and Block C

## **EWS1 Form**

In progress

## **Testing and Commissioning mechanical & electrical**

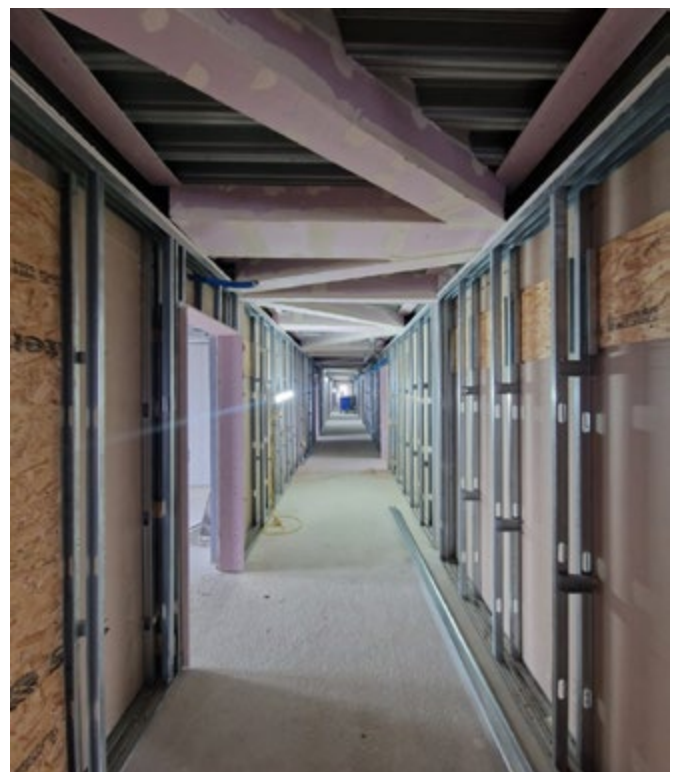
Not underway

## **Collating O&M Manuals**

Ongoing

# Current status on site

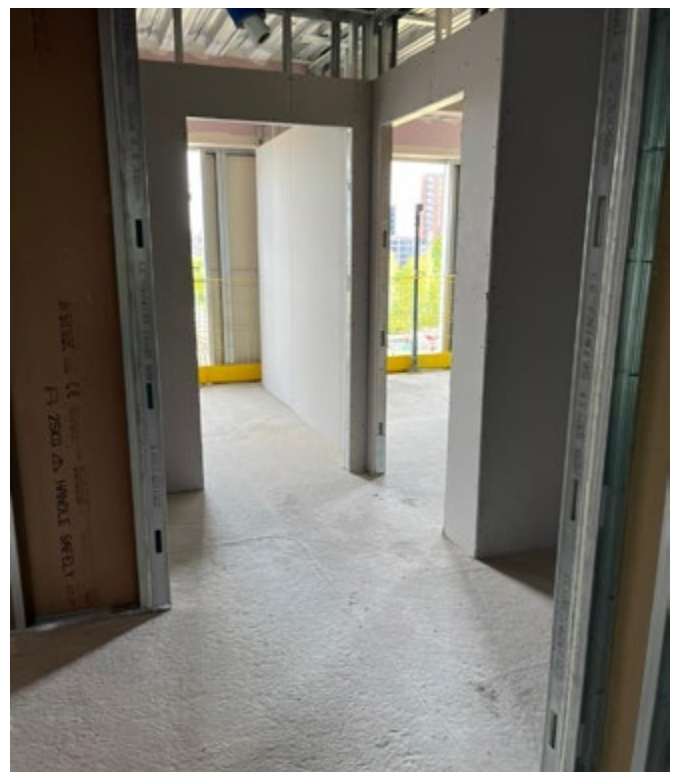
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# Current status on site

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# Design works

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The consultants engaged so far are:

## **Fletcher Rae Architects**

A team of 5 directors, architects and technicians from Fletcher Rae are actively involved in the project. Tender information has been provided to test the market and construction drawings and specification issued for construction purposes. As Lead Designer, Fletcher Rae are coordinating the design.

## **SWF Consulting Ltd**

SWF were engaged in November 2019 to provide civil and structural engineering services, working alongside the Architects, MEP Consultants and Sourced Development to progress the civil & structural design.

SWF provided suitable design and drawings to satisfy one of the pre- commencement planning conditions, as well as United Utilities' approval the drainage scheme.

They have also provided design and drawings for foundations and the superstructure steelwork frame.

## **Tier Environmental Services**

Completed Phase 2 ground investigation work and issued their report, which was submitted to Salford City Council. The findings of the report informed the design of the piles and foundations of Block C.

## **Earth Environmental & Geotechnical**

Engaged to assess ground gases and a remediation strategy, all of which were completed and submitted to Salford City Council. The findings of the report were to the satisfaction of Salford City Council to enable the discharge of pre-commencement conditions.

## **QED – Mechanical & electrical Designers**

Responsible for the design of all the electrical, plumbing, extract and supply ventilation systems, above ground drainage systems and all other elements of the incoming services.

## **Simply CDM**

SDG have appointed an in-house principal designer. The pre-construction information pack, produced by the previous Principal Designer, has been reviewed and found to be adequate for the project and issued to Sourced Construction Group. A member of SCG chairs all the design and subcontractors' meetings and, therefore, perfectly placed to assess and advise on Designer's responsibilities and duties regarding Health & Safety.



# Design works

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## **Omega Fire/BB7**

Working as a specialist alongside all other designers to ensure that the overall design satisfies all relevant regulations and requirements. Omega Fire have been liaising with Fletcher Rae and QED and issued an updated report.

## **Building Control**

Building Consents Ltd have been employed to carry out all necessary plan checks and to work alongside the other designers to ensure that all required building regulations are achieved.

## **Indigo/WSP Planning Consultants**

Involved with the project over the last six months, coordinating and collating all necessary information for submission and discharge of pre-commencement conditions.

## **PGLA Landscape Architects**

PGLA have been appointed to provide full design and details for the Car Park podium roof, as well as the overall site's soft and hard standing areas. Some initial proposals have been shared with the team for review and comments.

# Status of existing design

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## Architectural

Fletcher Rae have progressed their design for Blocks A, C, D and E, as well as the Car Park, and have been liaising with the rest of the design team with exchange of models and CAD files.

Fletcher Rae have issued a full pack of construction information for Block B and C and are addressing site queries from the Principal Contractor.

Building setting out and general arrangement plans, fire strategy and internal partitions layouts for Block C, have been issued for construction purposes.

Block D design has been finalised and is now fully coordinated with the Structural Engineer's and MEP Consultant's layouts.

External landscape details have been reviewed and commented upon by Fletcher Rae.



# Status of existing design

## Civil & Structural Engineering

SWF Consulting visited site to inspect Block B upper floors' concrete being poured and commented on SFS subcontractor's design.

All Block C construction information, including drainage, sub structure and superstructure, has been issued to the Principal Contractor. A full set of calculations, for Block C, has been issued to the appointed independent Building Control for approval.

Block D design is now 90% complete with final coordination issues ironed out in multiple design work shops.

Full set of superstructure layouts and drainage information for Block D for construction purposes

A set of first and second floor steelwork and slab layouts have been issued for the Car Park, with the foundations to follow shortly.

SWF have been liaising with Highways and are updating their 278 Works details to their requirements.





# Status of existing design

## MEP Engineering

QED have been liaising with Fletcher Rae to agree the pop-up locations, for Block C, to inform the below ground drainage design by SWF. They have, also, issued a full set of their performance mechanical and electrical drawings and specifications for this block.

Having developed the design and details of the perimeter walls, SAP calculations and overheating assessments have been revisited and improved results provided for Block C. A set of mechanical and electrical drawings, as well as overheating calculations and SAP analysis, for Block D have been issued. A copy of the mechanical and electrical specifications to follow, shortly.

QED are now coordinating the pop-up locations for Blocks A & E, as well space planning of the services to allow steelwork penetrations to be finalised.

QED have now been appointed by our MEP contractor to provide a fully coordinated design

QED have been attending design team meetings and workshops with the rest of the design team.





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