



# DERBY COURT

## Construction Team Update

JANUARY 2022





# DERBY COURT

## Construction Update

DECEMBER 2021 / JANUARY 2022



# Works completed / Current Status

---

Newry Construction Limited have been appointed as Main Contractor and commenced Works on Site on 12 July 2021 under a lump sum JCT D&B Form of Contract.

Works completed to date include the following:

- Works complete with the exception of final testing / commissioning and snagging of apartments
- Show Apartment furnished
- Entrance area complete with floor tiling and post boxes
- Lift installation and testing
- As built plans in commission and readiness for legal completion



# Planned works in the next period

---

Electric meter installations allowing testing and commissioning to commence and final snagging of apartments.

# Design works

---

The consultants engaged so far are:

## **JDA Architects**

JDA took over the development at post planning and have been driving the project at fast pace, including intense liaison with the planners to discharge the pre-commencement conditions. Tender information has been provided to test the market and construction drawings and specification issued for construction purposes. As Lead Designer, JDA are coordinating the design.

## **ADS Structural Engineers**

ADS were engaged in September 2020 to provide civil and structural engineering services, working alongside the Architects, MEP Consultants and Sourced Development to progress the civil & structural design.

ADS have provided suitable design and drawings to satisfy 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.

## **CC Geotechnical**

Completed Phases 1 and 2 ground investigation work and issued their report, which has been submitted to Liverpool City Council. The findings of the report informed the design of the foundations.

## **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.

## **Sourced Development Group – Principal Designer/CDM**

SDG 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 the Principal Contractor who is Sourced Development Group

# Design works

---

## Fire Engineer BB7

Initial consultation has been undertaken between JDA Architects and JGA to inform the design, Sourced Construction Group Limited, have confirmed that their preferred Fire Engineering Consultant will be appointed as part of Design & Build Contract

## AEC Acoustic Consultant

Working alongside the Architects and other designers to ensure that the acoustic properties of the development satisfy the standards required. They have issued their report, which will inform the final specification of the external façade.

## Building Control

Assent Building Control 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.



# Status of existing design

---

## Architectural

JDA Architects have been leading the design and providing suitable information, as well as coordinating the rest of the disciplines.

The apartments layouts are now frozen and JDA will be providing construction status information for all the packages for SCG Limited to facilitate procurement.

Detailed design is being coordinated with the contractor to ensure timely issue of information.

JDA have coordinated the pop-locations and services routes, with ADS and QED, to inform the drainage layout and penetrations through the steelwork beams.

JDA have provided suitable details and drawings for the boundary wall and fence.

# Status of existing design

---

## Civil & Structural Engineering

ADS Structural Engineering have been liaising with JDA and QED to progress the structural steelwork layouts and issued a set of plans and sections for construction purposes.

ADS have also produced suitable details and drawings, including reinforced concrete details, for the foundations of the project.

Following coordination with JDA and QED, below ground drainage drawings and details have been issued for construction purposes, as well as submission to Liverpool City Council planning department.

In addition, 278 Works details have been provided for the proposed highway works in accordance with the pre-commencement condition.

ADS have attended design team meetings and workshops with the rest of the design team.



# Status of existing design

## MEP Engineering

QED have completed their design and issued sufficient electrical and mechanical drawings and specifications for the development.

QED have also produced full SAP calculations for all the apartments.

QED have completed the above ground drainage design and advised ADS of the ground floor pop-up locations.

QED have been liaising with the utilities provider and have obtained quotations for water and electric.

QED have completed the services routes layouts and have coordinated the proposed services with ADS to inform the design of the steelwork.

QED have also been attending the design team meetings and workshops with the rest of the design team. NED have been appointed as the Utilities provider and will be working closely with QED to ensure the Power and Water is connected as programme requirements



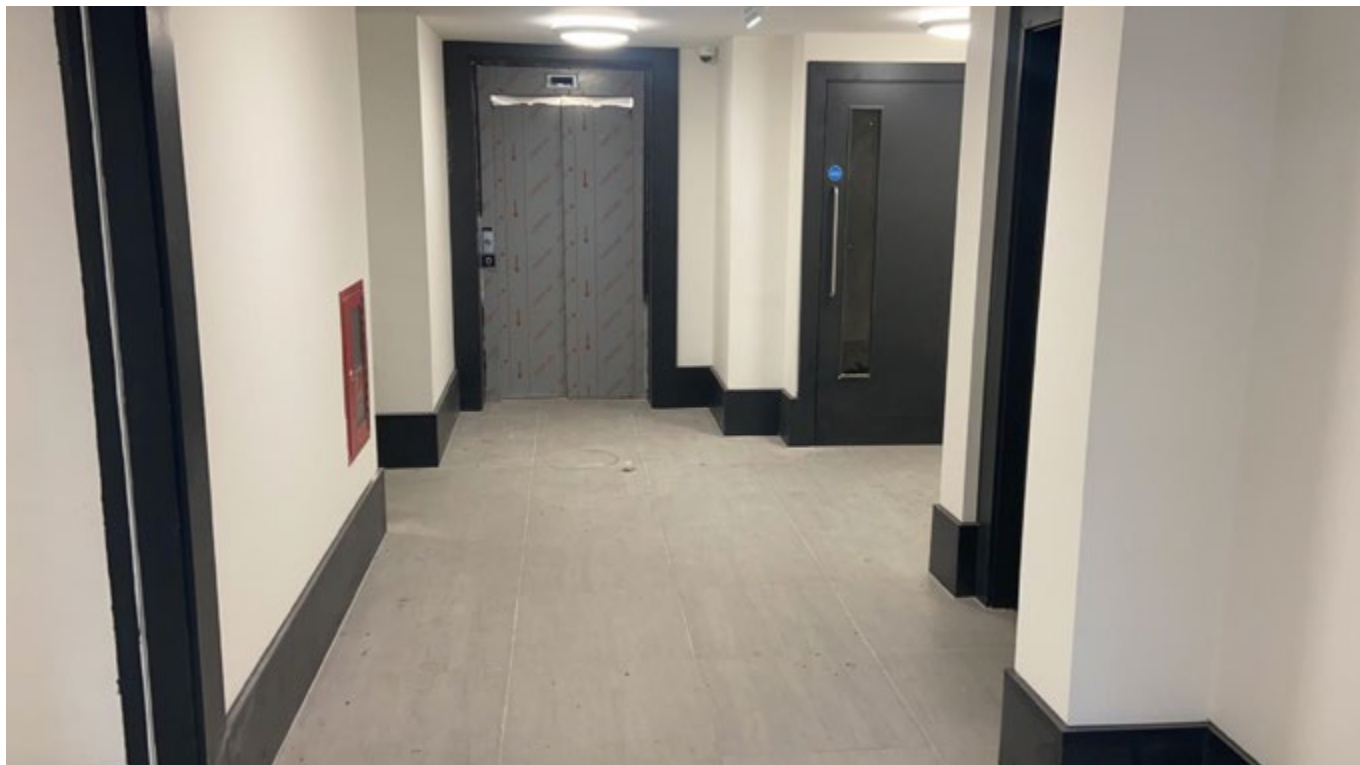
## On site construction images

---



## On site construction images

---



## On site construction images

---





# DERBY COURT



**SOURCED**  
DEVELOPMENT GROUP

[www.sourceddevelopmentgroup.com](http://www.sourceddevelopmentgroup.com)

The information contained with this document is a general guide. This information does not constitute an offer or a contract and we (or anyone in our company) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms contained herein. Any intending investor must satisfy themselves as to the correctness of any of the statements, plans or images contained herein. Images are for reference purposes only.

# Plans for the next period

---

