



Construction Update

March 2024



Current status on site

Block C Internals

Apartments Level 2-7

Level 7 internal walls and ceilings now complete and Level 7-3 all walls and ceilings are completed with all walls plastered.

Levels 7 & 6 now have decoration commenced and carpets are fitted to both floors also, all vinyl floors have been completed to floors 7-4

Levels 7-3 all second fix electrical works are completed, with plumbing and mechanical completed to level 5 and ongoing to levels 4 & 3.

Levels 7-4 all kitchens are installed with appliances fitted to floor 7-5 and ongoing to level 4.

Levels 7-4 have all tiling to bathrooms completed.

All first fix electrical, telecoms and mechanical fixes are completed to the corridors and awaiting the power on date.

Townhouses Ground to First floor

Floors 1 and the ground floor townhouses now have all partitions erected and staircases installed with 1st fix mechanical in progress. Windows to the ground floor and first floor are due to be installed shortly.

Sprinkler pipework is installed and awaiting pressure testing.

First fix electrical to commence shortly.

Car park / Bin store / Common Areas / Plant room

All plant room structure complete, awaiting installation of the plant room equipment.

Main stair cores are plastered and awaiting decoration.

All works to risers, including metal grates and cabling is complete for all electrical installations.

Façade / Externals

All CP board installed, EDPM, breather membrane and windows to floors 7-2, to all elevations. The South, East and West Elevations have insulation installed and the brick cladding system is installed to floors 7-5 with floors 4-2 ongoing.

Parapet cappings are due to be installed this week and AOV installations to the roof are to follow shortly.

Planned works in the next period

Block C Floors 2-7

Complete floors 7-5 fully

Complete all joinery, plumbing and electrical fixes to floors 4-2

Install kitchens to levels 3-2

Decoration complete to levels 5&4

Carpets to be installed to levels 5-3

All fixtures and fittings to apartments on level 7-5 to be fitted

Townhouses

First fix MEP complete to townhouses

Boarding completed and plastering in progress

Installation of remaining external windows and doors

Externals

Complete brickslip cladding to floors 4-2

Install parapet cappings

Strip mast climbers

Preparation for highway infrastructure works

Lifts are due to be delivered and installed by end of June 24

Power on expected by end of May 24 to allow testing and commissioning of the building=

Building Control / Consultants Reports and Tests

Building Control

Building control are visiting site, the last visit undertaken 16.4.24, with all works noted to be in accordance with Regulations.

Checkmate

Checkmate visited 28.3.24, with all works noted to be of high standard and all documentation in place.

EWS1 Form

Specialist façade inspections visited site 26.3.24 and verified all works to the façade to be in compliance with EWS-1 requirements.

Design Consultants

Fletcher Rae - Architects

A team of 5 directors, architects and technicians from Fletcher Rae are actively involved in the project.

As Lead Designer, Fletcher Rae are coordinating the design

SWF Consulting Ltd – Civils and Structures

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 Civils and Structural Design

SWF have now concluded all design obligations on Block B and C, with construction issue drawings now issued on Block D to allow works to progress,

The Concrete frame design for Block A is currently being reviewed by Fletcher Rae and we anticipate that this will be available by the end of October to allow further detailing by SWF Consulting.

QED – Mechanical and Electrical Designers

Block C design is complete, and Stage 4/5 Co-ordination is being undertaken on a regular basis as works progress on site. On Block D, we now have a design brief, and we anticipate that this will become more detailed in the coming weeks to allow for tendering on the M&E to be undertaken.

Architecture

- Block C – Stage 4/5 Design Co-Ordination ongoing, to be complete this month
- Block D – Stage 4 Design to be complete and issued by the End of September, some works into Early October as packages reviewed
- Block A – Significant milestones due imminently as we begin to commence the design co-ordination of the Structures and Civils to allow on build methodology to be concluded. We anticipate this to be undertaken and issued back to the engineers by the end of October. Full design pack from Block A to be concluded by the end of November
- Block E / Car Park – Stage 4 Design complete

Structural Design

- Stage 4 Construction information issued on Block D allowing the core to go ahead, ongoing stage 5 construction support required and co-ordination with the Architectural drawings as released.
- Block E Stage 4 design issued, needs review by Architect – Ditto car park.
- Block A significant structural design required, once architect has concluded we have about 6-8 weeks of detailed coordination required.

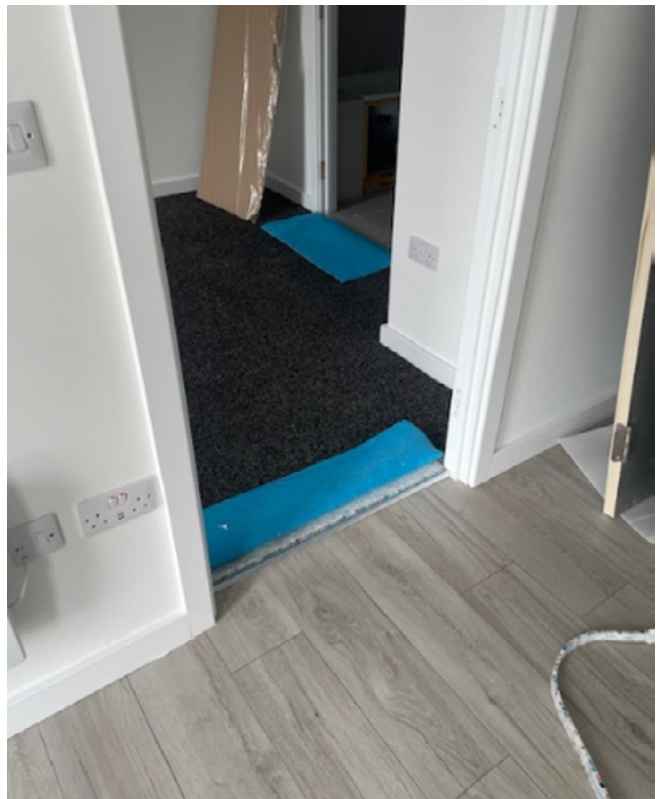
On site construction images



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