



Construction Update

April 2024



Current status on site

Block C Internals

Apartments Level 2-7

Level 7-2 all partitions completed and 1st coat of decoration applied.

Levels 7, 6 & 5 now have decoration commenced, carpets fitted to floor 7 & 6 and underway for floor 5, all vinyl floors have been completed to floors 7-2

Levels 7-3 all 2nd fix electrical and plumbing works are completed, with floor 2 in progress.

Levels 7-3 all kitchens are installed with appliances fitted. Floor 2 is in progress.

Levels 7-3 have all tiling to bathrooms completed. Floor 2 is in progress.

Level 3 & 2 internal joinery fixes ongoing with internal doors being installed shortly.

All communal spaces are ongoing with ceilings now being enclosed to corridors, following completion of the services infrastructure.

Townhouses Ground to First floor

All partitions have now been installed to all properties.

First fix plumbing and electrical is complete to 6 of the 12 properties, with boarding to partitions ongoing.

All kitchens have been measured and are in manufacture and are due to be delivered shortly.

Car park / Bin store / Common Areas / Plant room

Plant room installations with sprinkler tanks and water boosting equipment is due to be installed shortly.

Circulation stair cores have been boarded, patched and are 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.

Roofing guarantee works are ongoing in readiness for final sign off.

Automatic opening vents are now installed as an additional safety feature for the building

Planned works in the next period

Block C Floors 2-7

Complete decoration & final finishes to floors 7-4.

Complete kitchens and final fixes to floors 3 & 2.

Carpets to be installed to levels 5-3.

All fixtures and fittings to apartments on level 7-4 to be fitted.

Townhouses

Install boarding and apply finish.

Install kitchens.

Install second fix plumbing and electrical fittings.

Externals

Complete brickslip cladding to floors 4-2.

Install parapet cappings.

Strip mast climber access equipment and remove from site.

Preparation for external hardstanding areas underway.

Lifts are due to be delivered and installed July 24.

Power on expected by end of July 24 to allow testing and final commissioning of the building.

Building Control / Consultants Reports and Tests

Building Control

Building control are visiting site, the last visit undertaken 16/04/24, with all works noted to be fully satisfactory in accordance with Regulations.

Checkmate

Checkmate visited 02/05/24, with all works noted to be of high standard and all documentation in place.

EWS1 Form

Specialist façade inspections visited site 26/03/24 and verified all works to the façade to be compliant 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 complete
- 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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