



RWinvest

# CROSBY GARDENS

## Construction Update

### June 2018



# Crosby Gardens

## Crosby Road North, Liverpool, L22 0NY

### Design Team

- The main contractor is LaMorada Construction
- A full project design team has been established to work with LaMorada Construction
- This is comprised of:
  - Project Manager/Cost Consultant – Evolve Project Consultancy
  - Architect – Falconer Chester Hall
  - Structure Engineer – SWF Consultant
  - Mechanical and Electrical Engineer- Viridian Consulting Engineers
  - Fire Consultant – Omega Fire Engineering
  - Acoustician – Hann Tucker Associates
  - Building Control Consultant – Sefton Building Control
  - Landscaping Consultant – Layer Landscaping Architecture
- The design team have been continuing to work together to finalise the designs with final plans nearing completion
- The latest technical meeting took place on 8th June 2018 to progress with the final drawings and plans.
- The latest full design team meeting took place on 15th June with ongoing discussions around the final designs.

### Planning

- The approval notice has been granted from Sefton Council, dated 5th September 2017.
- A transport statement has been prepared with regards to the traffic analysis. This is with the planning consultant for review prior to submission to the Local Authority for discharge of this planning condition.
- Planning - Permitted Development Application was submitted on 21st March 2018 and was approved by Sefton Council on 17th May 2018.
- Full planning application has now been submitted with a determination date of 5th September 2018.

### Structural

- A full survey of the existing building has been carried out by the structural engineer. This includes pull testing of the concrete structure of both the front and rear block in relation to supporting the new cladding system.
- Core samples have been taken of the existing floor slabs to ensure that loading requirements can be achieved.
- Additional core testing on the front block was carried out on 28th April 2018 and 11th June 2018.

### Mechanical and Electrical (M&E)

- A survey has taken place to establish the incoming services, including electrics, water, telecoms and gas. The M&E engineer is working with the architect to finalise the relocation of the existing connections.
- A survey of the existing lift and lift shaft has also taken place, with a further survey carried out on 2nd May 2018.
- One of the current lifts need to be a fire fighting lift. The M&E engineer is sourcing a suitable lift from lift manufacturers.
- Acoustics
- A noise impact assessment has been completed by the acoustician and the recommendations have been shared with the design team to allow specifications to be finalised.
- Fire
- A detailed fire strategy has been produced by the fire consultant and the recommendations have been shared with the design team to allow the specifications to be finalised.

### Landscaping

- A landscaping scheme has been proposed and is awaiting final sign off from the client.
- Main Contract Works
- The site hoarding has been erected
- A drainage survey has been completed and alteration works have progressed
- A letter of intent has been issued and contracts are to be finalised in due course
- Internal strip out continues
- Materials are being removed via skips on site
- Removal of electrical fittings continues
- Removal of toilet cubicles and vanity units has progressed
- Ceiling strip outs continue to progress
- Carpet tile and floor finishes removal is ongoing
- Further asbestos survey is to be completed in the front block once the current occupants have vacated at the end of the month.
- Main contract works are scheduled to commence 2nd July 2018 with site welfare facilities including a cabin to be delivered to site.

If you need any further information in the meantime, please call us at the following offices:

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