



Central Park Construction Update

FEBRUARY 2023



February 2023

Estimated Completion date: Q1 2024

Currently, works continue to push forward with the pre-construction and procurement stages for Central Park. The design team have issued Stage 3 design drawings which are currently under review with the Pre-Construction Director. Building control have reviewed the Stage 3 design drawings and confirmed the scheme is compliant and can now proceed to the next stage. The Building Control Officer and Fire Consultant continue to liaise with each other regarding access arrangements, sprinkler requirements, alarms and smoke mitigation strategies.

Design consultant workshops are ongoing to ensure cohesion between the many different appointed parties and sub-contractors on this development. This planning stage is crucial in the 'setting out' process of any site and is simply a process to ensure progression will not be affected by other works onsite. Setting out is the process of mapping out a development, pinpointing key areas where works, plant and construction materials are to be specifically located, stored and kept on the development.

Following this, we have fantastic news that negotiations have concluded with Network Rail and a BAPA Agreement is now confirmed, signed and in place between them and the developer. A BAPA agreement is a Basic Asset Protection Agreement and is required when building works are carried out within five meters of an operational railway. The Construction Director, Architect, Structural Engineer, Project Manager and Network Rail representative continue to have fortnightly calls to ensure compliance with the BAPA Agreement.

The Main Contractor is looking to mobilize on site within the next two months with the initial hoarding and site clearance to commence within the next period.

Great progress is being made in the initial phases of the construction process to move forward with further required design and coordination elements.

Summary of Works Progressed

- Architect, Structural Engineer and Mechanical and Electrical Consultants have fully concluded the basement and foundation design
- Fire Engineers and additional parties continue to review and produce the Fire Assessment Strategy
- EWS1 investigations continue in line with the Fire Assessment Strategy
- Negotiations concluded with Network Rail in regards to BAPA Agreement
- Phase 2 site investigations ongoing alongside appointed consultant searches
- Strategic appraisal of planning considerations continues alongside engineering analysis