



RWinvest

CROSBY GARDENS

Construction Update
February 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
- Structural Engineer – SWF Consultants
- 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 working together to finalise the designs with final plans nearing completion.

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.

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.
- 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.
 - One of the current lifts needs 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 the 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

- An asbestos survey has been completed, with a number of Asbestos Containing Materials (ACM's) identified.
- Asbestos removal works are due to commence imminently.
- Following the removal of the ACM's, enabling/soft strip works will commence.
- The site hoarding is in the process of being erected.
- A drainage survey has been completed and works have commenced with regards to the alterations.
- A Letter of Intent has been issued and contracts are to be finalised in due course.

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

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