HIGH STANDARD OF WORKS WITH ONGOING LIAISON

Accel Consulting Ltd

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Montague Quarter: High Standard of Works with On-going Liaison

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Montague Quarter: High Standard of Works with On-going Liaison

1 Introduction

1.1 This document has been prepared by Accel Consulting Ltd for Cayuga 013 LLP

1.2 Accel Consulting Ltd were appointed by Cayuga 013 LLP to provide documentation as required by Worthing Borough Council to satisfy planning condition 3 of planning consent AWDM/1624/22

1.3 Condition 3 states:

High Standard of Works with On-going Liaison

Prior to commencement of any works (including any works of dismantling of external fabric), a programme and timetable of development works shall be submitted to and approved in writing by the Local Planning Authority. This shall describe key stages of the implementation of development directed towards the attainment of a high standard of implementation and workmanship, including:

i) Any dismantling of existing external fabric and construction of new fabric,
ii) Arrangements for on-going liaison with the Local Planning Authority for the prior agreement of external materials, design details and working techniques during key stages,
iii) Arrangements for early stage review of works as they are implemented and provision to remove such works if they are deemed by the Local Planning Authority to be of an unsatisfactory standard

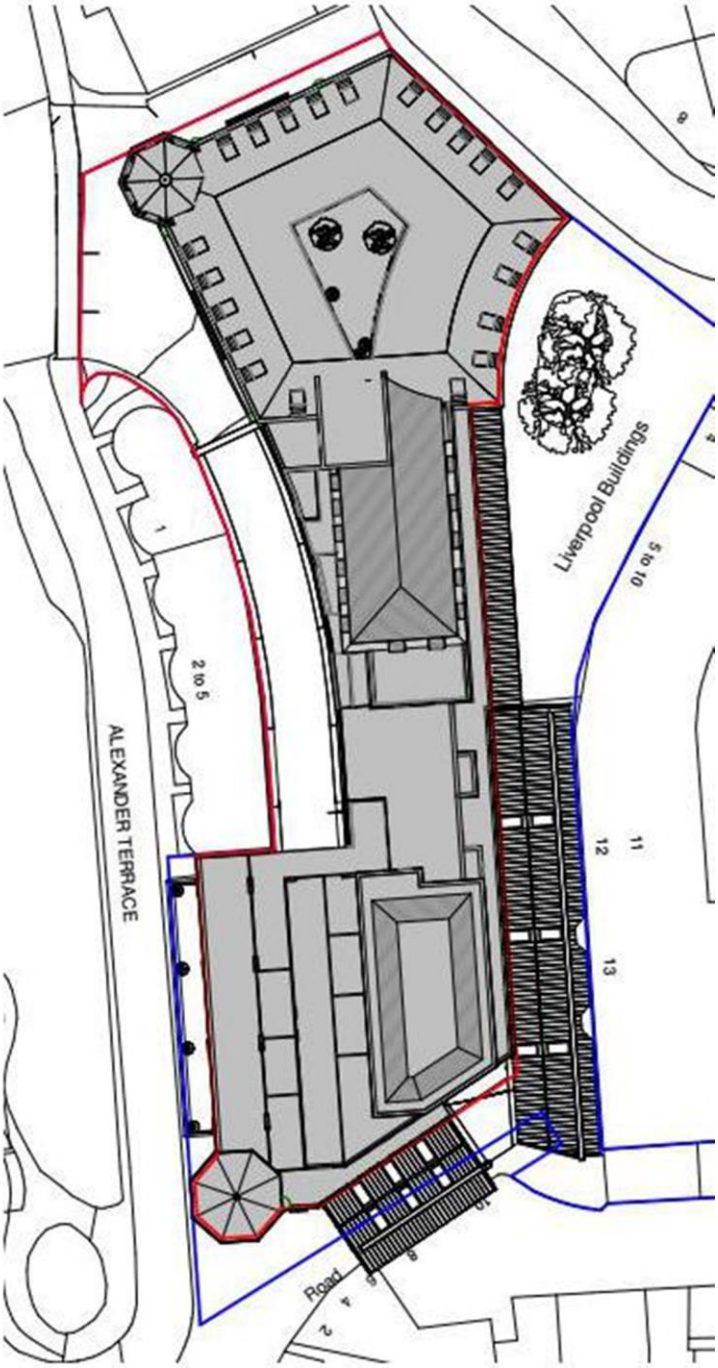
The development shall only be carried out in accordance with the details thereby approved

Site Context

1.4 The development consists of adding an additional 3 storeys above the Montague Quarter shopping centre in Worthing to provide 42 new residential units, including a new ground floor residential entrance via an existing shop-front, which is to be redesigned (unit 11).

1.5 The site is located in Worthing town centre adjacent to Alexander Terrace as shown in figure 1.1 and is within a Conservation Area and in the setting of the listed Liverpool Terrace. The Desert Quartet sculpture on the west elevation is also a Grade ii listed structure.

Figure 1.1 Existing Site Location



1.6 The following contact details are provided for on-going liaison purposes –

Developer:
Cayuga 013 LLP – 01273 556109

Contractor:
Trinity Homes (UK) Ltd – 01323 514390

Project Managers:
Accel Consulting Ltd – 01273 93492

Design Standards Guardianship:
Lomax Architecture - 07977 432 790

2 Project Overview:

Purpose of this document

2.1 Montague Quarter is a high quality example of Neo-classical architectural form and historic context.

2.2 The new external architectural design will be developed through the planning permissionAWDM1624/22) in close conjunction with Worthing planning officers. This relationship will continue in achieving detailed designs as required by planning conditions to ensure the new development integrates seamlessly with the original design and use of materials and detailing, including Alexandra Terrace, which was part of the original development.

2.3 The document serves to ensure that the LPA has comfort that the architectural detail is maintained during the lifetime of the project including for any variations to the design through section 73 or 96A applications.

2.4 The aim of the new design and detailing is to make sure joints between new and existing

materials will be seamless, this extends to the quality of workmanship – including detailing and execution of the new work

2.5 With the above in mind, weathering of materials and the need for cleaning of existing brickwork to ensure best possible match for new materials

Purpose of condition 3

2.6 Requires a programme of key stages of the development

2.7 The programme will identify when details required under condition 4&5 will be approved and is outlined in section 3 below

2.8 To ensure the high on-going quality of design control and construction techniques to achieve seamless extension and consistency of design Lomax Architecture has been appointed to design the external façade and all details required under conditions 4&5.

2.9 Lomax will liaise closely with Worthing planning to agree materials, design details and finishes in keeping with the approved planning consent and the existing setting as detailed in section 2.1

2.10 Lomax will act as consultant architects working in dialogue with Accel Consulting and Trinity Homes to produce architectural details and proposed materials for the new development.

2.11 During the course of construction Lomax will attend site to review sample panels and early construction techniques to assure high standards of installation and construction.

3 Programme

Dismantling

3.1 The glazed canopy above units 8-11 will be the first dismantling job on the project, estimated to start early April 2024, drawing P02 shows the extent of the glazed canopy to be removed.

3.2 During January & February 2025 the 2nd floor and roof above units 11 & 12 will be carefully dismantled this work will be in close co-ordination with the existing tenants TK Maxx, Worthing planning and the Council's Place & Brand officer. Drawing P02 shows the full extent of the dismantling.

3.3 Drawing P03A and any subsequent revisions should any further demolition be found necessary and first discussed and agreed with the LPA, will show the connection lines between new and existing

3.4 All holes/gaps left following removal of canopy structure to be locally over clad with Perspex panels with clear silicone sealant pending permanent making good as agreed with LPA.

3.5 Demolition will be conducted in such a manner that if required and / or practical materials can be reused on site.

Construction

3.6 The construction will be phased in 2 stages; this is primarily to accommodate TK Maxx.

3.7 Phase 1 & 2 are shown on drawing P01, Phase 1 is expected to commence May 2024.

3.8 Phase 2 includes the large dismantling of 2nd floor and roof above TK Maxx – this work is planned to start in January 2025.

3.9 As mentioned previously the development aims to seamlessly connect the new development with the existing, key to the success of this is the brickwork. Planning, conservation, Lomax and Accel will work closely to agree brick, bond and mortar colour. Sample Panels will be produced for agreement with the LPA. There may be options (alternatives?) for these details so sample panels are likely to be proposed adjacent to a cleaned section of existing brickwork.

3.10 Due diligence will be undertaken when selecting a brickwork subcontractor, examples of previous work completed and references will be taken, continuity of operatives will be a prerequisite of the contract.

3.11 Lomax will be involved in early assessment of the brickwork on-site and the site manager will be responsible for daily quality checks, providing updates to Lomax for review.

3.10 Lomax will apply the above principles of collaborative design to the list of details and materials required to be submitted for approval in conditions 4&5:

- Windows, including dormers and doors
- Balconies and balustrades/rails
- Roof intersections, soffits and eaves; including flashings and how installed
- Rainwater goods
- Decorative stonework and copings
- Pedestrian entrance to the new dwellings in the former ground floor retail unit 11
- Balcony screen for flat 1

4 Details and material, schedule and timetable

4.1 Conditions 4&5 require detailed 1:20 drawings and material approval of external materials to be used in the new development. Submissions to the Council as required by these conditions will include comment from Lomax to explain how these provide a high quality design well-related to the existing building and any important guidance which will be given to contractors and/or suppliers to ensure that this is carried through to execution.

4.2 No external elements will proceed until conditions 4&5 have been discharged and details/materials approved.

4.2 Samples of the proposed materials will be issued where appropriate or required. Sample panels for the brickwork will be made available for inspection for comment.

4.3 Material liaison with planning & conservation will be initiated early by Lomax to allow review and discussion to ensure the implementation of these details and of the development generally delivers the high standard of work expected by all parties and the programme of work is not delayed.

5 On-going Liaison

5.1 Lomax will oversee the production of external detailed design drawings and the onsite execution to ensure consistency of supervision and quality of construction and installation.

5.2 Lomax will be involved during design development and any 73 or 96A applications – written confirmation can be obtained on request

5.3 An initial meeting between Lomax, LPA and Accel will be arranged to agree key stages for LPA site visits, frequency of Lomax site attendance and sign off process.

5.4 A photographic record will be taken at each site visit indicating progress and any issues raised.

5.5 After each Lomax inspection a short report covering the quality of workmanship and materials including any recommended remedial work, the report will be issued to the LPA and Accel.

5.6 Any remedial work noted during visits by the LPA and/or Lomax must be raised at the time of the visit with the site manager and confirmed to the LPA and Accel within 24 hours of the visit.

Example Table of Design Guardianship Meetings to be agreed by parties

Design Guardianship Meetings – Frequency, Purpose and Attendees					
Frequency	Purpose	Attendees	Date	Place	Time
Weekly					
Monthly					
Key Stage					

6 Design Standards Guardianship – Scope and Methodology

Lomax Architecture Addendum to and to be read in conjunction with:

"High Standard of Works with On-going Liaison" prepared by Accel Consulting Ltd

Dismantling Canopy

It is intended to commence dismantling the glazed canopy structure above units 8-11 in early April 2024. Prior to dismantling, LOMAX will attend site to make a photographic record of the existing structure and attachments to the façade and review the methodologies for the dismantling process, safeguarding of the retained façade and proposals for matching reinstatement of both material and detail.

Dismantling of Upper Parts

The Second Floor and Roof above units 12 and 13 will be carefully dismantled during January/February 2025. Similarly, prior to any works, Lomax will undertake a photographic survey of the existing façades and detailed features.

- Drawing 1983/P02 shows the full extent of the dismantling.
- Drawing 1983/P03 shows the connection lines between new and existing

Methodologies will be submitted for all works and will be carried out in close coordination with existing tenants, Worthing Planning and Place & Brand officers.

LOMAX will attend at regular pre-determined intervals to ensure works are carried out to the agreed methodologies and that existing retained elevation fabric is preserved and protected.

Design Details and Materiality Relating to Planning Conditions 4 and 5

To enable discharge of Conditions 4 and 5 detail drawings will be submitted for LPA approval to cover the following elements showing materials, profiles and attachment:

- 1:20 x circa 9 wall sections/plans to cover the differing situations/locations
- 1:20/1:5 window/door elevations/sections/details
- 1:20/1:5 balustrade/balcony/flat 1 screen elevation/sections/details

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- 1:10/1:5 spot details of:

  - Cornices/mouldings/copings
  - Roof intersections/soffits/eaves
  - Brickwork features and junctions in plan and section
  - Visible rainwater goods
  - Elements of pedestrian entrance

No works will be undertaken to specific areas/elements until each is approved by the LPA.

Monitoring of On-going Works

Prior to the commencement of any works, LOMAX will review construction details and proposed materials, products and components to ensure compliance with principles agreed and approved by the LPA together with the assessment of sample materials including sample panels of brickwork and incorporation of embedded elements such as string courses, cills, cornices and the like.

During the course of the works LOMAX will attend site in line with the construction programme to ensure all external façade elements are executed in accordance with the approved details and materials and to the high quality of workmanship required by the Planning Conditions and will report on same with statement as to immediate remedial actions as required.

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