WORTHING DISTRICT COUNCIL LIAISON & WORK METHODOLOGY

Accel Consulting Ltd
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Montague Quarter: High Standard of Works with Ongoing Liaison

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Montague Quarter: High Standard of Works with Ongoing 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 Ongoing 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 ongoing 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

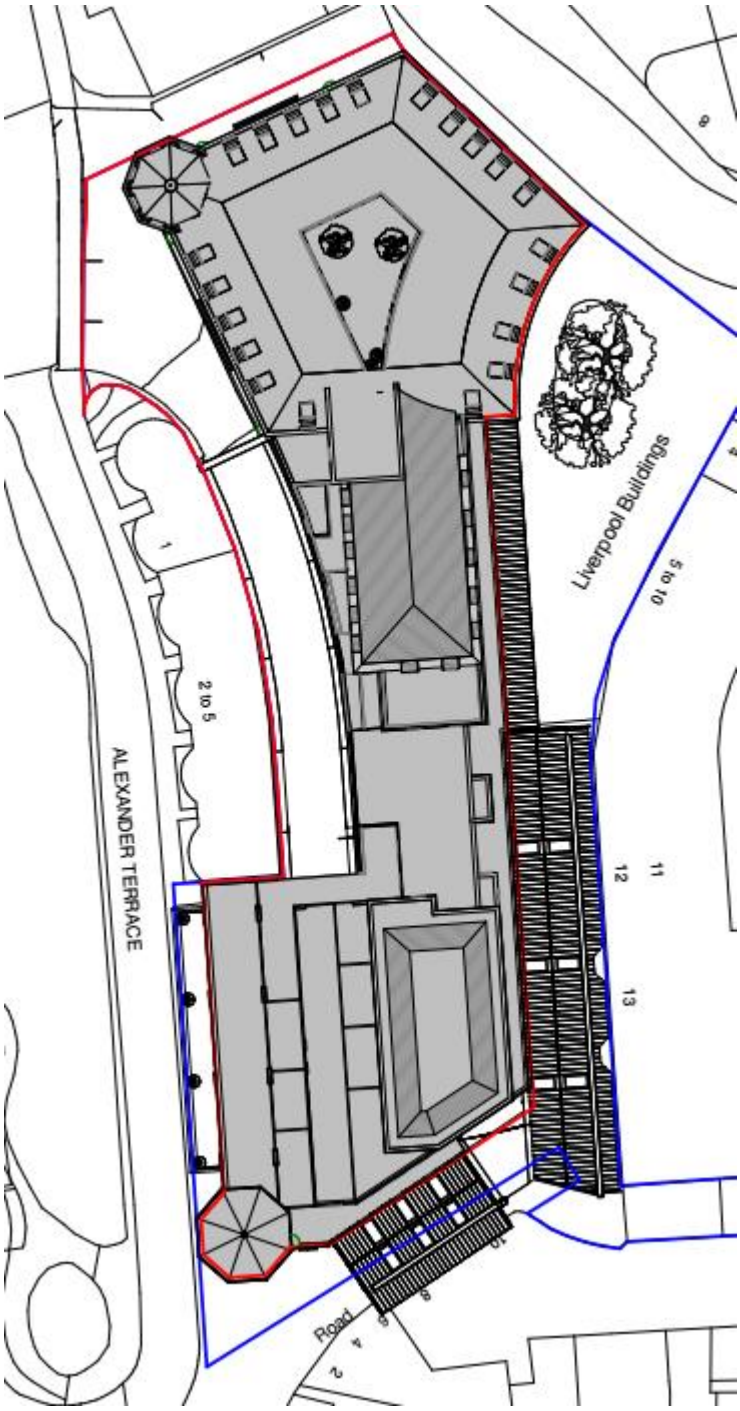
Site Context

1.4 The development consists of adding an additional 3 storeys above the Monague Quarter shopping centre in Worthing to provide 42 new residential units.

1.5 The site is located in Worthing town centre adjacent to Alexander Terrace as shown in figure 1.1

Montague Quarter: High Standard of Works with Ongoing Liaison

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 934920

2 Project Overview

2.1 Full details of the proposed development were provided with the planning application and supporting documentation. The following section sets out the anticipated methodology and programme of demolition and construction works to deliver the scheme. It is an appropriate basis on which the contractor can reasonably undertake the works. The contractor will be responsible for delivering and implementing the plan, if there are any significant changes Worthing BC will be informed.

2.2 The demolition phase will be managed by Trinity Homes (UK) Ltd on behalf of Cayuga 013 LLP. The estimated demolition enabling works is expected to begin in March 2024. The enabling work will include scaffold erection, set up of waste management zone, hoarding and pedestrian segregation, disconnection of services & asbestos survey. The structural demolition period is estimated to take 8 weeks following the enabling. The estimated construction period is 20 months with an expected start date of July 2024

2.3 The site working hours will be between 08:00 – 17:00 Monday-Friday and 08:00 – 13:00 on Saturdays, unless separately agreed. No work will take place on Sundays or Bank Holidays.

3 Demolition Phase

Scope of Works, Methodology and Timetable

3.1 The following section sets out the anticipated methodology for enabling and demolition works.

3.2 The site enabling/set up, including all H&S matters, welfare & office, temporary supplies, scaffolding, waste management and fencing will be undertaken prior to the start of demolition works

3.4 The layout may change as the works & planning progress, therefore Trinity Homes (UK) Ltd will notify Worthing District Council where significant changes are made

3.5 The development site currently comprises of existing commercial buildings over 3no storeys. As such demolition of the existing 2nd floor and roof structure will need to be undertaken prior to the construction works. The sequence of demolition phase as follows:

- Identification of risks and hazards including asbestos survey
- Install site welfare and office facilities
- Ensure operatives are inducted and have appropriate PPE
- Install hoarding, fencing and segregation barriers
- Removal of and ACM's in accordance with H&S requirements
- Erect site scaffolding
- Establish waste management zone
- Structural demolition
- Removal of waste material

3.5 Key environmental considerations for this stage of works are the suppression of dust, segregation of demolition waste off site to minimise vehicle movements and noise control. These have been further detailed in the CMP.

3.6 All necessary licences / permits will be acquired by Trinity Homes (UK) Ltd in liaison with Worthing District Council

Prior to commencement on-site, subject to the approval of details contained within this document, the contractor will meet the following initial requirements:

- The notification of neighbours typically by post
- Existing electric and water supplies will be retained for welfare and damping down dust
- Ensure all permits, licences and agreements for off-site / external works are in place, including hoarding where required, scaffolding., prior to commencement
- Erecting plywood hoarding and effective barriers at the site boundary, including additional barriers where required around dust / noise generating activities

Worthing DC Review Point

3.7 Suggested point of review - post enabling, site set up and prior to demolition during March 2024

4 Construction Phase

Scope of Works, Methodology and Timetable

4.1 The construction period is likely to be 20 months. The work is expected to commence July 2024.

4.2 It is important to note that programme dates could potentially change, Trinity Homes (UK) Ltd will issue a revised programme of works post demolition to the council

4.3 The site layout can be seen in drawing 210 Site Logistics & Site Set Up Plan

4.4 Once the Demolition of existing 2nd floor and roof structure has been completed construction enabling works will be undertaken as shown in the Construction Layout drawing.

4.5 Once the enabling is complete the construction of the new residential units will begin.

Worthing DC Review Point

4.6 Proposed trigger points for Worthing DC to review the works are:

- Superstructure prior to external skin
- Lower roof prior to weathering
- Upper roof prior to weathering

5 Material Schedule & Timetable

Material to be approved	Construction stage for submission
External skin of building inc mortar colour, decorative stonework & cappings	Prior to superstructure completion
Lower roof coverings	Prior to superstructure completion
Upper roof coverings	Prior to superstructure completion
Windows & doors	Prior to superstructure completion
Soffits and eaves	Prior to superstructure completion
Pedestrian entrance in former unit 11 ground floor	Prior to superstructure completion

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

5.2 Material liaison with Worth DC will be initiated early to allow review and discussion to ensure the development delivers the high standard of work expected by all parties.

6 On-going Liaison

6.1 Cayuga 013 LLP and Trinity Homes (UK) Ltd are committed to delivering a standout development in the centre of Worthing

6.2 During the construction of the external envelope of the development the council is invited to attend the site for progress review in between the trigger points listed in 4.6.

6.3 At any stage during the development the council is welcome to contact Trinity Homes (UK) Ltd to arrange a convenient time to attend site, however the above schedule of inspection is deemed suitable for the purposes of delivering the expect high standard of work and materials