

## 17/00470/FULM – 37-39 CLARENDON ROAD

### PLANNING CONDITION 24 – CONSTRUCTION PHASING STRATEGY

#### Planning Condition Wording

*Prior to the commencement of development, a scheme for the phasing of the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. The construction phasing shall secure the construction of the office building prior to the release of residential units for occupation. The development shall only be carried out in accordance with the approved phasing scheme.*

*Reason: The site is located within a designated employment area and to ensure the office building is constructed at the same time as the residential building.*

#### Proposed Phasing Strategy

Appended to this report is a construction programme that details each activity to be undertaken as part of the development at 37-39 Clarendon Road and a Phasing Plan (Drawing No: 150) which indicates the various works phases referenced below. Subject to satisfactorily discharging all pre-commencement planning conditions, construction works are due to commence in March 2021.

#### **PHASE 1 – COMMENCEMENT, ENABLING AND GROUND WORKS**

Site clearance and preliminary ground works, including drainage installation will be undertaken within the first phase works. The drainage installation are the permanent drainage runs to service the final building.

#### **PHASE 2 – DEMOLITION**

Demolition of the two buildings will follow, with both buildings coming down as part of the same phase of works.

#### **PHASE 3 – PILING AND SUBSTRUCTURE WORKS**

Once the site is clear, perimeter piling and excavation of the basement structure will be undertaken. The structural frame to the two buildings will be erected in parallel to each other, with the residential building leading the office by 2-3 floors until the office completes.

#### **PHASE 4 – SUPERSTRUCTURE AND FITOUT**

As the structure of the residential tower reaches the 10<sup>th</sup> floor, the façade works will commence, followed by the internal fit out.

#### **PHASE 5 – OFFICE COMPLETION & OCCUPATION**

Following the fit-out to the office building, external public realm and hard landscaping works will be undertaken to allow the office building to be occupied. Occupation of the office block is forecast for Spring 2024. Works will continue to the residential tower, with the site safely segregated to allow occupation of the office block.

#### **PHASE 6 – RESIDENTIAL COMPLETION & OCCUPATION**

Occupation of the residential units will likely be part of a phased handover process. The units on lower levels will be made available while fit out continues to the upper levels. **No occupation of the residential building will take place prior to completion and handover of the office building.**

## **PHASING SUMMARY**

The below table provides a summary of the construction programme and phasing. The full construction programme is appended to this report.

PHASE	MILESTONE	MILESTONE DATE
	Construction Commencement	March 2021
<b>Phase 1</b>	Commencement, Enabling and Ground Works	Mar '21
<b>Phase 2</b>	Demolition	Mar '21 – Jun '21
<b>Phase 3</b>	Piling & Substructure Work	Jun '21 – Sep '22
<b>Phase 4</b>	Superstructure & Fit Out (Residential)	Apr '22 – Feb '24
	Superstructure & Fit Out (Office)	May '22 – Aug '23
<b>Phase 5</b>	Office Fitout Complete	July 2023
	<b>Office Completion &amp; Occupation</b>	<b>August 2023</b>
<b>Phase 6</b>	Residential Fit Out Complete	February 2024
	Residential Phased Occupation	Sept '23 - Feb '24
	<b>Residential Final Handover</b>	<b>February 2024</b>