

PLANNING STATEMENT - CONDITION 4

Site set for Development Works at Kingsgate Shopping Centre

Description of the anticipated works

The project for Kingsgate Shopping Centre is required to ensure that vacated retail space is occupied to maintain the busy retail / leisure hub in the heart of Huddersfield.

The planned conversion of existing retail space into a combination of retail and leisure facilities will entail extensive structural alterations to the current building. The alterations will include the removal of the high-level roof to the current House of Fraser retail unit, the removal of large sections of the existing cladding, masonry and glazing to the elevations facing Zetland Street and Queens Street. The new structural alterations will raise the building height by 6m to the roof, and plant deck areas, by a further 4m.

Much of the steel structure from level 4 to the roof level will need to be removed to allow the new steel columns and beams to be installed to the new roof level.

Site Logistics to Facilitate the works

To facilitate the construction works, NU Construction have considered the following arrangements (also indicated on the Site Plan) to undertake the works in a safe manner.

1 Scaffold on Zetland Street

To enable the demolition work to large areas of the existing elevation, a scaffold is required to the full height of the building. The scaffold is also required to provide edge protection at roof level.

NU have allowed for installing a 7-board wide scaffold (approx. 2m wide) to the full elevation. The scaffold will be protected by a 2m solid hoarding at ground level and suitable mesh / monar-flex to the elevation.

2 Tower Crane and Loading Bay

NU have considered the site logistics of removing materials from site; including

- Roof cladding
- Metal decking to roof
- Roof steel beams
- 4th floor columns
- Roof mount Plant and equipment
- NU have considered the site logistics of removing materials from site; including

NU have also considered the site logistics of delivering and installing new materials; including

- New steel columns circa 10m in length
- New steel roof beams
- New roof decking
- New cladding to the high-level elevations
- Roofing materials

- Temporary works equipment (Scaffold, propping)

To lift the materials to the new roof position, a tower crane will be required. We have considered a mobile tower crane, located on Zetland Street. The problems associated with attempting to use a mobile tower crane are :-

- One-way traffic to Zetland street would have to be redirected for a 6 month duration while the crane is in position.
- Alternatively, the crane would have to be de-rigged daily to allow access to service traffic. This would lead to too much down time for the crane.
- With the scaffold in position, there is limited room to rig up for a mobile tower crane with a 60m jib. It would impact on pedestrian traffic routes.

NU Construction's proposal for the tower crane and loading bay are summarised as follows.

- Locate a tower crane in the existing escalator opening in the House of Fraser demise.
- The tower crane will be a 45m Luffing jib to prevent any over sail issues with neighbouring properties.
- A solid hoarding will be fixed to the scaffold to provide a secure barrier between the public and the construction site.
- A loading bay area will be sectioned off from the public by a timber hoarding along the kerb line on Zetland street. The hoarding will be illuminated for public safety. The loading bay area will be opened at night until 10:00am in the morning to allow service access for vehicles delivering to King Street. The hoarding line will be stepped in to allow vehicle access to the Warehouse Pub on Zetland Street.
- The loading bay area will be cleared daily to allow the gates to be opened at either end of the hording line. The area will be monitored by either remote CCTV or an on site guard.

3 Welfare Facilities

The welfare facilities will be located within the demise of the Kingsgate Centre. Facilities will be provided for 50 operatives and will include offices, canteen, drying room, showers and toilets.

The site will be suitably marked up with signage for the convenience of the site team and for informing the public of details of the project.

