# 28-30 Park Street

MA
MARTIN ARNOLD

Martin Arnold were initially appointed to advise on the feasibility stage of a cladding remediation scheme at a mixed commercial/residential development. This followed the Ministry of Housing, Community, and Local Government's (MHCLG) Consolidated Advice Note (CAN), advising building owners of the risks associated with combustible cladding materials in the wake of Grenfell Tower.  The original scope included remediation of all wall types containing combustible materials.

In early 2022, PAS9980:2022 was published and the MHCLG withdrew their CAN. PAS9980 introduced a new standard for carrying out fire risk appraisals of external walls (FRAEWs) and shifted the industry towards a risk-based approach. This was subsequently adopted for Park Street, and the scope was reduced to the aluminium composite cladding (ACM) and cladding to residential units only.

The property is located in Southwark, just behind Borough Market and overlooking the Cannon Street railway bridge. The property spans 7 storeys, with commercial units from ground to fifth floor, and 8 two-storey residential units on the sixth and seventh floors. The residential units have private terraces on the sixth and seventh floors.

The works comprised removal and replacement of ACM cladding to the northern and southern elevations for the full height of the building, removal and replacement of timber cladding to the residential units, and removal and replacement of timber decking to the terraces.

Martin Arnold's engagement at 28-30 Park Street consisted of Contract Administrator, Architect, Clerk of Works, Cost Consultant, Applicant Fund Advisor, and CDM Principal Designer. As part of these roles, we designed the remedial works, tendered the scheme, produced the JCT contract, and applied for funding on behalf of the client. The works were fully eligible for funding under the private sector ACM cladding remediation fund for ACM elements and the Building Safety Fund for non-ACM elements.

**Client**
Property Class England 2 KG

**Contractor**
Quinn London

**Contract Value**
£1.89m

**Duration**
1 year 7 months

**Address**
28-30 Park Street, London SE1 9EQ

**Contract Type**
JCT - IBC with Contractor's Design

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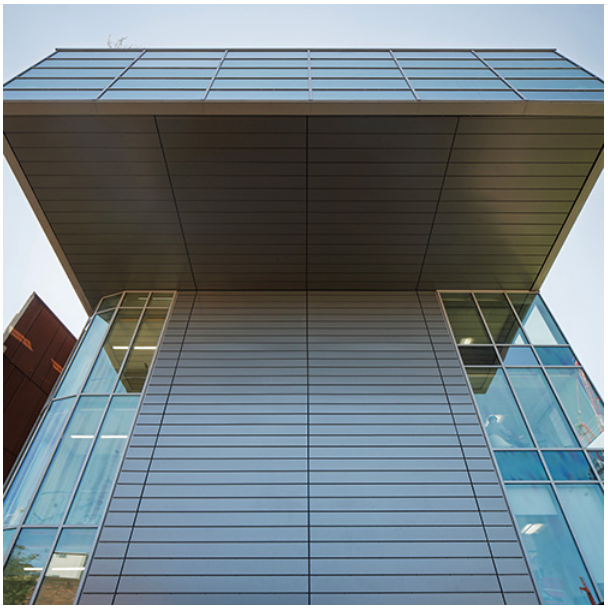

## Critical challenges

A number of critical challenges on this project required careful planning due to design complexity, fire risk, and the nature of the funding process, these included:

Remediation of combustible insulation in areas that were not detected during the initial investigations, leading to variations
Encapsulation of combustible insulation lining the terraces on the sixth and seventh storeys
Anchoring of the new aluminium decking system to resist wind uplift
Waterproofing works to the sixth and seventh floors necessitated by the addition of the anchoring system for the decking
The appropriate choice of the proposed cladding material to suit a curved staircase

## Services Provided

- Architecture
- Bills of Quantities
- Building Surveying
- CDM Advice / Principal Designer
- Clerk of Works & Quality Control Inspectors
- Contract Administration
- Cost Planning & Cost Management
- Development Appraisals
- Development Services
- Feasibility Estimating
- Health & Safety
- Planning
- Procurement Advice
- Project Management
- Quantity Surveying
- Risk Management
- Technical Design
- Value Engineering