

42 KBR

In Attendance

Meeting 28 August 2014

Martyn Brooks (Bugler), Stephanie Henderson Brown & David Nightingale (Regatta Point)

Mark Fullalove, Sally Hudson & Liz Morton (Thames Row), James Muggoch (Chilham)

Proposed Building Program	Start (est)	Duration	End (est)	Notes
Construction Phase				Programme being accelerated to meet delivery dates
Augered Piles	14-Jul	8 weeks	08-Sep	Now 2 rigs to accelerate programme/Will not affect working or delivery hours Piling delayed by ongoing discoveries of underground pockets of concrete These were mostly along boundaries and needed to be removed first This resulted in extra disturbance to the neighbours over past month
Clearance to basement level	TBC	1 month?	15-Sep	Potentially Dusty/'Muck Away' = lots of spoil removal lorries
Reinforced Concrete Framing	15-Sep		Jan-15	Reddingtons don't work Saturdays Construction method has been revised to minimise concrete pouring on site
Internal works	Nov-15			Riverside block first, assuming accelerated programme
Construction Scaffolding	Jan-15			Positioning on all sides yet to be confirmed. Will be kept within site perimeter where possible
Bricklayers on site	Jan-15			Depends on progress/For rebuilding of RP boundary wall
Long Stop Date			Nov-15	
Site Offices	19-May		Nov-15	
Completion Roadside Building			Jul-15	Must be complete by this date to ensure government funding
Completion Riverside Building			Oct-15	
Bugler Contract Completion Date			Nov-15	May be earlier: will depend on sequencing meeting/confirming construction

Party Wall All agreed and signed off

Thames Row Issues:

Thames Row Boundary Wall MF mentioned that wall is showing further signs of cracking
 MB agreed that Reddingtons would conduct regular laser measures of this wall to establish any further movement
 Cracking will be repaired, and the wall will be rebuilt where it has been removed completely

Thames Row Access Visibility Mirror has been installed, and has improved visibility.

Thames Row Planting Beds MB advised LM that due to the return of scaffolding in January, it was not wise to replant the Thames Row side bed
 This will be reinstated, possibly with stock from the 42KBR landscapers, on completion of all the works
 LM agreed that potted plants would be kept there in the interim

42 KBR Planting Plan MF raised the issue of the LPA approved planting plan for the courtyard, and discussions with the planning officer
 (MF also sent on follow up email after the meeting: this approval appears to be pending)

Lighting on Thames Path MB advised that council were aware of change in scaffold status, and would be dealing with this
 JM advised that he would prefer the existing sodium lights to remain there for as long as possible
 MF queried whether new LED Thames Path streetlights, missed out because of scaffolding, were to be replaced

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Regatta Point Issues

Shared Wall RP/42 KBR

1. Noise transfer

2. Balconies

2. Regatta Point Mural

Next Meeting

Meeting 28 August 2014

DN again raised issue of noise transfer between balcony of 42KBR and RP main building

His concern is in respect of South East corner, i.e. the fabric of the RP building itself

MB advised that he would need to pursue this with RP directly, as it was outside his remit for the 42KBR works

The positioning of the balconies was discussed, but it is unclear from the existing drawings how they communicate across the two buildings, although the 42KBR balconies appear about 500mm higher than the RP ones

The 42KBR ones will also extend beyond the line of the RP building

The integrity of the mural was raised again: MB reiterated that it was 'live' and the mural unstable.

This has no bearing on the integrity of the shared wall itself

Monday 17th Nov 9 a.m. TBC