

42 KBR

In Attendance

Meeting 19 January 2015

Martyn Brooks & Mark Varley (Bugler), Stephanie Henderson Brown, Dan Afshar & Barbara Kuszell (Regatta Point)
 Mark Fullalove & Liz Morton (Thames Row)

Proposed Building Program	Original End Date	Revised End Date	Notes
Reinforced Concrete Framing	Jan-15	Mar-15	Weather-related issues (wind etc) has slowed progress May be delayed further still if any cold snap (i.e. below 3 C) sets in
Thames Path Works	22-Dec	02-Feb	Complications with removing old footings/clearance will be complete by 21 Jan Path will continue to be closed during working hours for the moment New wavy wall will not be built yet/but may be possible not to close the path for this
Generator on site	Jan-15	?	Bugler to complete some interim works/electric install will then depend on supplier
Internal works	Nov-15	Mar-15	Riverside block first, access on RP townhouse side has delayed MetSec start
Construction Scaffolding	Jan-15	Feb-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 & TR boundary walls
Long Stop Date	Nov-15		
Site Offices	Nov-15		
Completion Roadside Building	Jul-15	Nov-15	Likely both buildings occupied simultaneously. Delay will not affect government funding
Completion Riverside Building	Oct-15	Nov-15	
Bugler Contract Completion Dat	Nov-15		No longer likely to be earlier

Thames Row Issues:

- Thames Row Boundary Wall MF mentioned that agents for Thames Row noted signs of cracking on recent visit
 MV advised that the laser measures by Reddingtons didn't show any movement
 Cracking will be repaired, and the wall will be rebuilt where it has been removed completely
 New-built part of wall may limit access to side entrance while the footings and lower parts are completed
- Thames Row Planting Beds MB will provide one weeks notice to move plants, as agreed in Aug & Nov
- 42 KBR Planting Plan No detailed planting plan is currently viewable online
 MV advised this is in hand(although not a priority): he will get Steve(architect?) to send over existing planting plan.
 MF emphasized that the height & number of the trees was of interest (i.e. how much immediate privacy TR would have)
 rather than being concerned about species, etc
- Electrical works : Thames Path Given supply problems to date, MV made clear that no further electrical works would be carried out by Bugler on the supply to the boats

Regatta Point Issues

- Shared Wall RP/42 KBR SHB expressed concern about insulation in her flat, now that the mural has been completely removed
 PW Surveyors are meeting later this week to agree resolution, but MV advised this is outside the scope of Bugler works
 MV indicated that remedy would likely be Cavity Bat insulation, but this cannot be done immediately
 Will need to await the completion of the ring beam and the parking ramp, so 3 weeks at least

42 KBR

Shared Wall RP/42 KBR

Meeting 19 January 2015

SHB requested sight of the laser tags on the wall(for monitoring structural movement.)

MB took SHB to show her the locations

SHB mentioned that the tags were lower down than those on the Kew Bridge Development side

MV advised that if there were movement, it would register anywhere on the wall, so the position of the tags could vary

Regular readings by Reddingtons have not recorded movement thus far

On-going noise issues

DA owns the flat above SHB, and also works from home

DA indicated that the proximity of works vehicles 10 feet from his wall means it is impossible for him to work

MB advised that all deliveries are advised to turn off engines and cause minimal disruption, but certain vehicles require constant power (like mixers & flat beds with onboard hoists)

SHB requested that more effort be made to get delivery drivers to turn off their engines eg ask the gatesman to speak to lorry drivers directly, if they did not comply

MB has undertaken to email or text DA directly, whenever a major concrete pour is imminent, to give him a chance to plan his work schedule around known noisy times

MB/MV advised that these concrete pours will continue until March, although they should become smaller/shorter

Tree protection

SHB mentioned that an undertaking had been made by Bugler to protect the tree on the pavement where lorries park

MB advised that this had been impractical, as it restricted access for the lorries

MB agreed that fencing would be placed around the tree, removed when lorries parked, and reinstated when they left

Next Meeting

Monday 23rd March 9 a.m.