

Chester Terrace Balustrade working committee meeting 13 July 2020

In person: Loretta Balfour, Richard Loftus, Nick Packard

On phone conference: Allan Murray – Jones, Stuart Ballantine

Before the meeting the Hurst Pierce + Malcolm report had been circulated along with an estimate of £3,470 + VAT for QS advice on the cost of proposed new foundations (including piling along 240 linear meters) and replacing the balustrades after the foundations have been replaced.

Asked for his view on the HP+M report, RL commented that the issue with the foundations eclipsed the issue of the balustrade. It was accepted that there is a requirement to deal with the foundations. RL expressed concerns about the impact of the foundation works as currently proposed:

- the cost
- impact on the garden planting and trees
- on residents – timescale for works, access for plant/machinery, possible closure of road
- the practical problems of disposing of the contaminated materials – the retaining walls, strip foundations and spoil.

Whilst it was accepted that option 2 suggested by HP+M was the textbook method to deal with the issues of the foundations' lateral and vertical movement, it was agreed that HP+M should be asked if there was an alternative less intrusive way of dealing with the issues. RL noted that the made ground will have compacted over the last 60 years and further vertical movements would be more limited than in the past and suggested that some piles on the road side tied to the existing retaining wall might deal with the lateral movement. If this was the case, the question needed to be asked of HP+M whether the balustrades could be designed in such a way to cope with limited ongoing vertical movement.

Whilst it might technically be possible to retain much of the existing parts of the balustrades, significant time would be spent on dismantling, assessing and strengthening them and it would most probably be more economic to replace them once the issue of the foundation movement had been resolved.

There was a discussion of when to involve the owners of the two private sections of balustrade that connect at either end of the terrace to the CEPC's balustrade. It was agreed that should be discussed with them at the same time as the proposed works were discussed with all residents of Chester Terrace.

It was agreed that the balustrades themselves would need to be replaced.

It was agreed that NP would put RL in contact with Michael Chung of HP+M to ask about potential alternative options for the foundations, but that all correspondence would be copied to the CEPC (including LB and AM-J).

It was agreed that the costing from the QS should be obtained and they/HP+M should be asked for comment on the likely timescale and methodology of such works, with additional comment from relevant contractors. NP to instruct.

It was agreed that further works to assess the extent of the ground contamination should be undertaken as establishing the extent of contamination would limit the costs of disposing of any material removed from the site. NP to discuss with HP+M and instruct subject to cost.

It was agreed that once the costings were received and consensus reached on the appropriate methodology for dealing with the foundations, it would be time to talk with the residents of Chester Terrace. NP to check with HP+M it would be acceptable to eventually share their report with residents.

**Draft indicative timetable for the period until the start of main contract works
to repair/replace balustrades at Chester Terrace**

(A) Investigative works by Listers Geotechnics		
(i)	Mobilisation from appointment, say	3 weeks
(ii)	Works on site	1 week
(iii)	Preparation of report	6 weeks
		<u>10 weeks</u>
(B)		
(i)	Analyse Listers report and recommendation from HP&M re the options available to repair/replace	4 weeks
(ii)	Additional survey/investigation	4 weeks (?)
(iii)	Analysis of HP & MS final report, prepare provisional costings by QS for options available, recommendation and selection of preferred option and decision to proceed. Assume 4 weeks for any QS input.	<u>Minimum 8 weeks</u>
(C) Preparation of tender documents for 3 tenderers		6-8 weeks
(D) Tender submissions by contractors		6 weeks
(E)		
(i)	Analysis of tenders received and selection of contractor	6 weeks
(ii)	Appointment of contractor and finalisation of contract documents	4 weeks
(F) Mobilisation by contractor to commence works		6 weeks
Total time to start repair/replacement works		<u>Minimum 54 weeks</u>

Note on above timetable:

- (a) No allowance for additional investigative works in B(ii)
- (b) Assumes no delays in decision-making process at CEPC
- (c) No allowance for holiday periods
- (d) No allowance for disruption/delays due to coronavirus

