

**Subject:** CEPC - Chester Terrace, Balustrade

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**Date:** 01/03/2021, 15:25

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Dear Nick

I thought it would be useful for me to expand briefly on the view that I expressed at Friday's very useful meeting.

1. I think that Options 2 and 3 are non-starters and that we should not waste any more time and money exploring them.
2. Were it not for the CEPC confirming that the cost of work to the foundations would be payable by all Park Residents, then I would have most definitely favoured Option 1, but with all the bottles replaced.
3. If the costs are to be split, then Option 4 would be the obvious choice, EXCEPT for the destruction of the trees and the fact that the garden would be out of use for several seasons and the CEPC will not know the final cost of the foundation work. Whilst it is currently costed at £1.16m, it could easily escalate to £1.4m or more and it is unlikely that we could negotiate a satisfactory fixed price contract, given the number of unknowns.
4. My proposal - which I believe makes the most sense for both Chester Terrace residents and the CEPC, is a hybrid proposal.
  - (a) We replace all the balustrades with new balustrades. For present purposes I will assume the QS estimate of say £600k.
  - (b) Michael Chung designs the new balustrades with movement joints AND with the 3 principal components - plinths, bottles and coping - all designed so that they bolt together, rather than being held together by mortar. I have no doubt whatsoever that this is technically possible with hopefully hidden internal fixings and will not detract from the balustrade appearance.
  - (c) Our initial works should only be the replacement of the balustrade and selective repairs/reinforcement of the foundations where there is major deterioration. CEPC would be paying for the limited selective foundation repairs/reinforcement.
  - (d) Once the new balustrade is installed it should be carefully monitored - with tell-tales if necessary - on an annual basis. There are three possibilities:
    - (i) Much to our surprise, we may find that the new balustrade does not move significantly and that minimal repairs are required over a 20-30 year period;
    - (ii) We find that only a few sections of the balustrade exhibit movement. If this occurs, local repairs to the foundations - either as originally proposed by Michael with new piled foundations or, if the movement is less severe, then using the screw pile bracket/cleat as proposed for Options 2 and 3;
    - (iii) We find that movement over the first 5-10 years is significant along the entire balustrade and that we have no alternative but to rebuild all, or the vast majority of, the foundations as set out in Option 4.
5. In each of the three scenarios set out in paragraph 4(d) above, the CEPC wins, assuming that the balustrade can be disassembled and rebuilt quickly and easily.

In:

4(d)(i) - they save the entire cost of replacing the foundations;

4(d)(ii) - they could save 50% or 75% of the cost, limit the damage to the trees, and also benefit by the expenditure being deferred for 10 years or more;

4(d)(iii) - they will eventually have to pay for the new foundations, but the total cost - balustrades and foundations - should not differ significantly from the cost of Option 4 if it was carried out now.

6. Moreover, if Michael can come up with some good design detailing it might be possible to adjust the balustrades using the screw fixings if minor movement and cracking occurs. This could be a very useful feature.

Assuming we adopted my approach, we should be able to go out to tender for the new balustrade in say 2-3 months and start the works in late Autumn (when the garden is not heavily used) and complete the works by Spring 2022 (i.e. 25 weeks on site). Moreover, the garden works could also start in the Autumn so we could have a new balustrade and a useable garden by Spring/Summer 2022.

If there is a small supplement for the cost of the new balustrade so that it can be disassembled and reassembled, then this supplement should be paid by the CEPC who could be benefiting from the major financial savings compared to Option 4.

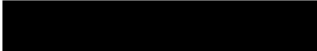
Warm regards

Richard

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