

10 and 11 Montague Street Briefing Session

Friday, June 9, 2023 1:59 PM

Rachael Wadsworth, IIPP administrative assistant, day to day running of 11 MS)
Vicky Smith (Gerald Eve, work with Estates Team, providing advice regarding to Estate Management)
Perrie Thornton (10MS), facilities administrator for number 10
Dominique Gracia (11MS) institute manager at IIPP occupy number 11
Brendan O'Dwyer (Working with Sarah Knox)
Sarah Knox (Area facilities manager with UCL, 10 and 11MS her and Brendan look after them as a group of buildings),
Megan Putt (Senior estates surveyor, responsible for managing landlord and tenant relationships)

- Noted that UCL have a party wall right as ongoing tenants of 10/11. GIA will be issuing notice to UCL around August, once planning has been granted.
- BM proposed to UCL that they can provide shortlist of party wall surveyors could use in order to progress the negotiation. BM would cover the cost of the surveyor but UCL would need to pay for a negotiator. UCL did not respond to this proposal in the meeting.
- Noted that the construction work for ERB will be working in close proximity to 10 and 11 MS.
 - The Museum would like to erect a hoarding along the railing line. In order for the hoarding to be structurally sound, the supports may need to fall into 10/11MS. Noted that there shouldn't be regular access from 10/11MS demise. O
 - Noted that the project team are designing the building so it is not built from UCL's demise.
 - Piling, pouring of concrete mat and piling rig will drive up to the boundary from the Museum's side up to 10/11 MS.
 - Hoarding installation could be via the Museum's demise, cutting a section of the fencing out to avoid access into the buildings of 10/11MS.
 - Noted uncertainty on scaffolding, but this will be confirmed over the next 3 months.
 - Project team are looking to adjust the construction methodology to limit vibration and noise that is created.
- Noise and vibration concerns
 - Noise mitigation will be identified as part of the contractor procurement for the enabling works.
 - Reducing noise as much as practically possible. A further discussion will be required to discuss suitable hours of noisy work, noting that out of hours work will have LBC restrictions as well as hotel in close proximity to the work. Noted that construction work will not be able to be stopped to fit around meetings or activity that UCL have in 10/11MS. **Action: SWEC team to set up meeting in the next month to discuss this further with the UCL teams.**
- Noted that it was useful to be sent week by week updates during the trial pit investigations, this can be carried forward into the ERB enabling and building works.
- Noted that 10/11MS have basements up to the boundary line. Noted that the new ERB will not be right up to the boundary line in the basement area and that there is a step inbetween to mitigate risk.
- Noted that planning application is live and that more detailed drawings can be found there.
- **Action: WH to check whether we have 10/11MS as a receptor that we're looking to monitor from for our acoustic surveys.**
- **10MS**
 - Spaces that would be affected are 2 boardrooms and 1 teaching space in the basement as they are the closest rooms to the rear of the building.
 - Department in 10MS have other buildings across the UCL portfolio that they can use whilst the noisy works are ongoing as part of the ERB enabling and building works.
- **11MS**
 - Basement room is a teaching and study space. Noted that whilst piling and excavation work is ongoing, the basement will be impacted.
 - 11MS is the only building the innovation department occupy.
 - Noted UCL sometimes teach in 11MS but not regularly.
 - During term time, UCL house research seminars, catering, and the Director holds high profile meetings.
 - Noted and acknowledged by UCL that they will need to consider other spaces for these events and meetings to take place whilst the noisy works are ongoing as part of the ERB enabling and building works.
- **Contacts going forward**
 - BM - Will Horton to be main point of contact for UCL with Rachel Williams as and when required.
 - 10MS UCL - Day to day activity (noise, hoarding, access) - Perrie Thornton (noted that Perrie is leaving UCL at the end of June and further contact will be via: bseer-facilities@ucl.ac.uk) Copying in Sarah Knox and Brendan O'Dwyer.
 - 11MS YCK 0 Day to day activity noise, hoarding, access) Dominique Gracia. Copying in Sarah Knox and Brendan O'Dwyer.
 - Party wall negotiation – Vicky Smith