



Notes of Meeting

Institute of Immunology & Transplantation (IIT)
Detailed Basement Construction Plan: Final Draft

St Pancras, London
6th February 2017 @ 4.00pm

Attendees:

Michael Bye (MB) Diocese of London
Michael Taylor (MT) St Stephen's Trust
Peter Owens (PO) Royal Free Charity
Keith Davies (KD) Buro Four

No.	Description	Actions
1.0	PO provided a brief update for MB on the status of the ITT project. In summary following the planning decision on the 25 th April 2016 Wilmott Dixon (WD) has been appointed under a Pre-Construction Services Agreement to complete activities required to discharge sections of the s106 Agreement. The main activities being the Construction Management Plan (CMP) and the Detailed Basement Construction Plan (DBCP).	Note
2.0	The initial plan was to issue the draft DBCP for public viewing on Friday 20 January '17, with a request for any representations to be submitted circa 4 weeks later. However in the lead-up to this date the WD project team raised a concern regarding the bearing capacity of the soil/foundations around the base of St Stephen's tower. Rather than disclose this information into the public arena it was determined that this information be issued to (1) Diocese of London and (2) St Stephen's Restoration & Preservation Trust [SSRPT], with a proposal that additional site investigation works be undertaken as soon as possible to either validate or correct the recent findings. The Royal Free Hospital had separately written to SSRPT to this effect. A brief description of the findings included in the draft DBCP are provided in item 3.0 below.	Note
3.0	To draft the DBCP the WD team, consisting of (i) HTS: Structural Engineers (ii) L&C: Temporary Support Structural Engineers (iii) Soil Consultants: Ground Investigation and Analysis and (iv) A-squared Studio: Geotechnical Consultants) undertook site investigations in areas outside St Stephen's and using this information and previous site investigation material specific to St Stephen's (i.e. LBHW Report dated 1998) created a 3D ground analysis model of the existing and new buildings. On summarising the findings Soil Consultants raised concern that the bearing capacity of the local soils to adequately deal with the loadings of the tower especially in high water situations was close to failure, having an extremely low factor of safety. As a consequence further investigations should be undertaken to either validate these findings or to demonstrate that the bearing capacity of the soil around the tower is adequate. It was agreed that this model would be shared with St Stephen's professional team so that both teams are content with the inputs and the results. As a result of these finding the Charity has not published 5 reports which question the stability of the tower. These reports would however, be forward to MT and MB as part of the public consultation exercise.	PO
4.0	PO confirmed that as these findings needed further validation, an agreement was needed on how this was to be taken forward. It was noted that whilst the Charity did not want to cause any alarm over a concern which has not been validated neither could the Charity ignore the findings of the WD team. MT confirmed that the tower foundations are sufficient and the tower is safe, highlighting that St Stephen's Restoration & Preservation Trust has reports to substantiate this. MB asked MT to issue these, as these may help to mitigate the Charity's & Royal Free Hospital's concerns. PO highlighted the importance of undertaking these investigations expeditiously and agreed to pay for the additional soil investigations.	MT/MB

5.0	PO suggested that we collectively utilise Soil Consultants to undertake the additional ground investigations. MT declined. KD highlighted that the gathering of the ground/soil information could be collated by a consultant of SSRPT's choosing. MT will discuss this with his specialists and issue a schedule of boreholes/trial pits, to be undertaken. KD asked if Soil Consultants could be in attendance when the surveys are carried out. Once the ground investigation is done this information will need to be issued to the Charity for incorporating into the ground movement model. At this stage the Diocese, St Stephen's and the Charity can consider the outputs.	MT
6.0	MB asked the Charity to provide a list of the consultants working under WD.	KD
7.0	It was confirmed by PO that the Charity had agreed to pay the costs for the attendance of MT Technical Team at meetings, confirming that the Charity would do likewise specific to the appointment of consultants looking at the dilemma surrounding the tower.	Note
8.0	PO confirmed that a hard copy of the DBCP (Final Draft) would be issued to MT on 7 th Feb 2017. This includes the findings discussed above. MT will review these with his team. It was noted that PO would consider pushing the date out to allow St Stephen's team of Consultants further time to review the DBCP and its findings.	PO
9.0	PO confirmed that listed building consent to install the monitors had been received from Camden Council. MB requested a date ASAP to walk the site and agree the methodology for installation. In light of the findings of the draft DBCP it is considered even more important that monitors are installed at the earliest opportunity. MT requested clarification as to how all the monitoring points on St Stephen's could be monitored from the equipment on the roof of the Royal Free Hospital.. KD confirmed that two types of monitors have been proposed (by L&C) in order to accurately monitor both movement and vibration, some will be monitored from the roof of the Royal Free Hospital and others via GPS. MT highlighted the need for monitors located around the cracks. KD confirmed that the requirement of the S106 is to monitor the entire building for movement and not just cracks. The technical proposal issued in July '16 works on the basis that the entire church and school buildings are monitored. MT asked if it was possible to not install any on the west entrance. KD agreed to review this.	KD
	The Technical Proposal and Monitoring Action Plan need to be agreed and the equipment installed as soon as possible.	MB/MT
10.0	MB asked for a copy of the monitoring proposal and any elevational details. PO will forward this on.	PO
11.0	It was agreed that MB and MT will propose a date to undertake a walk around with WD at St Stephen's in order to agree how to install the monitors.	MB/MT
12.0	It was agreed that Principals Meetings should continue whilst the above matters are progressed and that an Issues Log should be prepared which establishes clarity as to what matters are outstanding and where we, as principals, need to focus our attention.	ALL
13.00	PO made reference to representations being received last year from Messrs de Freitas and Eldred which have been included into the final draft of the DBCP, making reference to the Q&A Master Schedule produced following the meeting of technical experts held in July '16. MT made specific reference to the meetings held on 12 & 27 July. PO agreed to issue the schedule to MB. MT was not convinced that all the point raised had been fully considered.	PO
14.00	MB/MT agreed to establish what historic information might be held by Anthony Richardson and Pryce and Myers who were Architects and Structural engineers	MB/MT