

Construction Working Group Minutes

project: 106 King Henry's Road
reference: 1606_Minutes_CWG_002
date: 17.02.20
issued by: Keith Carver

Attendance:	Steven Adams	Camden Councillor
	Jonathan Berman	5 Lower Merton Rise – Adjoining Owner
	Lilly Berman	5 Lower Merton Rise – Adjoining Owner
	Charles Rudgard	108 King Henry's Road - Adjoining Owner
	Kate Wood	108 King Henry's Road - Adjoining Owner
	Sau Kwok	104 King Henry's Road – Adjoining Owner
	Ian Braidman	Hawtrey Residents Association
	Phil Hudson	Karrada – Contractor
	James Gray	Karrada – Contractor
	Michael Tierney	Murnells – Basement Subcontractor
	Keith Carver	Studio Carver - Architects

Apologies:

Construction Working Group (CWG) – Minutes

1. Introductions

Members of the group introduced themselves.

Karrada have been the successful Contractor who priced for the project. They have a wealth of experience in basements throughout London. Phil Hudson (Karrada's Head of Project Design + Construction) confirmed that their turn-over last year was over £17million.

James Gray (Karrada's Business Development Manager) confirmed that they are currently working on other basement schemes in Camden.

Michael Tierney introduced himself. Michael works with Murnells the subcontractor who will be carrying out the demolition, temporary works and building the basement and structural works at King Henry's Road.

Karrada are the main contractor on the project and all contractual responsibilities flow through them.

Karrada and Mike Tierney commented on the thoroughness of the detail put together for a project of 106 King Henry's Road scale.

Both Karrada and Murnells have a wealth of experience in basement design in and around central London.

2. Construction Management Plan

James stepped everyone through their Construction Management Plan. Binders were provided to each member of the Construction Working Group (CWG) that included all documents that make up part of the plan and have been shared with and signed off by Camden.

James presented drawings that illustrated their site set up and traffic flows to and from site and lorry swept path analyses.

James confirmed that the CMP has been signed off by Camden. As an addendum to the CMP Camden have asked for an air quality assessment to be carried out prior to works commencing. Karrada are in the process of commissioning this.

James stepped everyone through the party wall movement monitoring that will be carried out during the works. A surveyor will routinely be coming to site and measuring if there has been any movement at critical points around the adjacent properties.

Keith confirmed that this analysis and all points to be monitored were set out by the engineer and agreed by all Party Wall Surveyors.

Karrada confirmed that they were a member of the Considerate Contractors Scheme and that all information relative to this and the project in general would be posted on the site hoarding.

The Considerate Constructors Scheme is a not-for-profit, independent organisations founded to raises standards in the construction industry.

Phil Hudson commented that there would be a Site Foreman on site throughout the duration of the project who would not be 'on the tools' (physically working on the site). The Site Foreman will make himself known to all neighbours and Karrada have asked that if there are any concerns during the works that they are in the first instance directed to him.

Clr Steve Adams queried if an enforcement officer had yet been appointed to the project. Karrada confirmed that nobody yet had been signed up but commented that they were working with officers from Camden on other projects of theirs in the Borough.

Steve said that he would find out who would be overseeing King Henry's Road from Camden and report back to the group.

3. Construction Method Statement

Karrada stepped everyone through the critical elements of the Construction Method Statement (CMS). The CMS forms part of the CMP issued to Camden and has been shared with all Party Wall Surveyors and their reviewing structural engineers

At the first CWG Meeting adjoining owners raised concerns relative to the noise/vibration and potential damage the demolition and construction of the basement may cause to their properties.

Keith explained that in response to these concerns non percussive forms of demolition and basement constructions are being utilised for the construction.

Karrada and Mike Tierney carefully explained these techniques which include; diamond drilling, hydraulic bursting and diamond wire cutting. Keith and Karrada

explained that Gidon and Debra have agreed to these methods of constructions which cost substantially more than traditional forms of demolition.

Karrada explained that the concrete slab will be broken out by drilling a series of holes throughout the slab (diamond drilling) and then break out the slab via these holes with hydraulic bursting. The toe of the existing foundations will be cut off by diamond wire cutting.

Karrada commented that all the above strategies have very low decibel levels when compared to normal percussive forms of demolition – with most being quieter than a domestic vacuum cleaner or washing machine.

Karrada agreed to demonstrate how a diamond drill works in the upcoming weeks so that all members of the CWG could assess the sounds themselves. James and Mike to coordinate a time that is convenient with everyone.

To further mitigate the sound and inconvenience caused on the neighbours during the demolition and basement construction, Gidon and Debra have agreed for no works to take place on Saturdays.

Lilly and Jonathan Berman were grateful to Gidon and Debra for agreeing these concessions and for considering their earlier concerns.

Karrada further commented that loud notifiable party wall works would take place on a two on two off strategy – meaning that when works are louder, they would continue for two hours and then pause for two hours.

4. Party Wall Awards

Keith confirmed that he had a discussion with the Party Wall surveyor prior to the meeting who confirmed that the awards with 108 and 104 King Henry's Road were almost in place. The advising engineers have reviewed all the structural information and has signed off Karrada's Construction Method Statement.

Keith confirmed that 108 and 104 King Henry's Road have consented to the 'special' foundation design for the basement underpinning. A 'special' foundation is one that contains re-enforcing.

Keith confirmed that a mass concrete foundation is the alternative should a special foundation not be consented. Keith and Karrada confirmed however that a mass concrete strip foundation increases the number of operations and duration of construction adjacent to the neighbouring properties. There is also more risk associated with carrying them out both for the properties and operators.

Keith commented that the Party Wall Surveyor, Guy Young, was struggling to get feedback from Nigel McDonough the Party Wall Surveyor acting on behalf of Jonathan and Lilly Berman.

Jonathan and Lilly commented that they also were struggling to get any information off of him and only earlier that morning had information relative to the project shared with them. They confirmed that they have a meeting booked with Nigel the following Tuesday or Wednesday to review all the documentation.

Keith confirmed Nigel (and Jonathan and Lilly) are the only adjoining owners that have yet to consent to the special foundation.

Jonathan commented that he briefly reviewed the Non-Negligence Insurance Policy that Karrada have been asked to take out during the works. He commented that as the adjoining owners are not named in the policy they have no recourse to making a claim against the policy

Phil and James commented that they could go after Gidon and Debra for damages who in turn would go after Karrada – where this policy may come into effect. They also commented that all members of the design team, contractor and subcontractor all carried Professional Indemnity Insurance.

Susan Kwok and Jonathan commented that they did not think the £100k+ set aside in escrow as part of the Party Wall process to protect them should any damages happen was sufficient. Keith confirmed that the amount has been agreed between all Party Wall Surveyors.

5. Construction Programme

James presented the construction programme which includes 4 weeks of demolition at the start of the project. There is a tentative start date of mid – late March however further detail needs to be agreed with Camden before this can be fixed.

Jonathan and Lilly Berman and Susan Kwok asked if the project could be delayed till June/July to accommodate their children revising for 'A' Levels.

Keith said that he would take this request back to Gidon and Debra however suggested that he didn't think they would entertain any delay.

Karrada re-iterated that Gidon and Debra were already incurring substantial additional costs to accommodate the earlier requests of the adjoining neighbour's relative to sound and working hours.

Jonathan commented that he didn't want to but if necessary he would consider ways of delaying the start of the project.

6. Any Other Business

Susan Kwok commented that her father has recently passed away and she now had her elderly, grieving mother staying with them. She said with the Corona Virus outbreak she was unable to travel to her home country of Hong Kong. Susan asked that they project be delayed while her mother was living with her.

Lilly Berman and Ian Braidman commented that there was horrible rat infestation in the development. Lilly commented that when the drains were disturbed during the survey one house on the shared garden was so horrible infested the occupants needed to move out.

Ian asked if Gidon and Debra would be willing to install restrictors to all the drains around their property that would prevent the rats from getting into their properties.

It was discussed that we could consider having pest control regularly on site during the first couple months of the project setting and checking traps to help mitigate against any rat migration from one property to the next. Keith said he would raise both these request with Gidon and Debra and report back.

Susan commented she was concerned about visibility when driving in and reversing out of her driveway – and that the hoarding and trucks loading and unloading may

make things unsafe. She commented that there were lots of children from adjacent schools that walked past the house to Primrose Hill.

James responded saying that when any truck was loading or unloading there would be a banksman in a high visibility vest directing traffic to ensure the safety of all passing traffic and pedestrians.

Phil, James and Michael confirmed there would be no mess on the street during the works and the road would be cleaned down multiple times during the day. There would be no mess and no muck on the streets.

Karrada confirmed that sprinklers would be used for dust suppression during demolition.

Michael and Karrada commented that he would be happy to hold weekly Construction Working Group meetings to keep all neighbours aware of the works.