

Construction Working Group Minutes

project 106 King Henry's Road

reference: 1606_Minutes_CWG_001

date: 25.09.19

issued by: Keith Carver

Attendance: Steven Adams Camden Councillor
Jonathan 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
Ian Braidman Hawtrey Residents Association
David Nash Solid Geometry – Structural Engineers
Keith Carver Studio Carver - Architects

Apologies: Sau Kwok 104 King Henry's Road – Adjoining Owner

Construction Working Group (CWG) – Minutes

1. Introductions

Members of group introduced themselves

Keith said he would be acting as the Community Liaison Officer within the Construction Working Group. Until a contractor has been appointed should anyone have any questions or comments relative to the project, they should be directed to him.

2. Construction Working Group

Keith explained purpose of the Construction Working Group (CWG).

The group give members the opportunity to review and discuss the construction process, programme and construction management. The project team and contractor will at all stages of the project look at ways of minimising the inconvenience the works have on the adjoining owners and local community.

The CWG will allow members to make recommendation and voice their concerns relative to the works. Gidon and Debra and their contractor will use all endeavours to give effect to implementing any reasonable recommendation.

The CWG is to meet at regular intervals during the construction period and lead up to the project starting on site. The next meeting will be held in early December once a Contractor has been appointed for the project.

3. Construction Documentation

David Nash explained the structural strategy for the project, in particular for the construction of the basement and the temporary works associated with the basement.

David spoke about how stringent Camden Council are relative to basements and that substantial technical detail was included in the planning submission and reviewed and approved by Camden's engineers Campbell Reith.

All this detail, including ground and soil investigations, reports and correspondence between David and the Campbell Reith is available to download on the Camden Council web page.

David explained that now the final structural designs will be scrutinised even further once they are submitted to the Party Wall Surveyors and reviewed by the adjoining owners appointed structural engineers.

David explained that temporary works designs have been carried out by specialist temporary works engineers. The temporary works are the structural elements that are installed during the demolition to ensure the adjacent properties remain supported and safe during the demolition. The temporary works remain in place until the new elements of the structure are installed.

David explained that the temporary works is often designed by the contractor, however in the case of 106, Debra and Gidon and the project team decided to engage their own independent temporary works engineers to develop the designs and ensure they were of the highest possible standard.

These designs together with the structural and architectural designs will form part of the Contract between Debra and Gidon and the Main Contractor.

Jonathan and Ian asked why prefabricated methods of construction weren't considered and wouldn't they be a better way of building the project. David explained that the methods of constructing 106 were in fact very simple, in particular he commented that the basement designs was straight forward and low tech with limited risks associated with it.

David commented there are greater challenges and risks associated with prefabrication; large cranes needed, roads needing to be closed etc. Overall it could cause more disruption and risk to the community and neighbouring properties.

Keith briefly explained the architectural drawings and details that have been developed in conjunction with the structural designs. The architectural detailing pertains mainly to the building envelope (facades/walls/roof) and its waterproofing.

Kate requested if acoustic insulation could be included along the party walls with the adjoining neighbours. She commented that sound currently easily transfers between the party walls. Keith confirmed he would discuss this further with Debra and Gidon.

Keith offered copies of the architectural and structural drawings to any member of the CWG when they are finished.

4. Party Wall Awards

Keith confirmed that all adjoining neighbours have had Party Wall surveyors and structural engineers appointed to review the structural designs when complete. The complete set of structural drawings including the temporary works drawings will be issued to everyone's Surveyor in early October.

Schedules of Conditions have been taken of all properties and a drainage survey has been commissioned of the surrounding drains. Copies of the survey will be shared with the group when complete.

Ian Braidman queried what happens for residents that live near the property but that aren't adjoining owners and that don't have Party Wall Awards in place with 106. Councillor Adams suggested that if this was a concern, he should take his own photographic schedule of conditions and should any damage be caused to the property he could take this up with Debra and Gidon and if necessary, seek compensation in the courts via common law.

5. Pre-Construction Programme

Keith presented the Pre-Construction programme to members of the CWG.

The project is being tendered the middle of October with the aim of having a contractor signed up by December 2019.

No works will commence until the Party Wall Awards are agreed with all adjoining neighbours and the Construction Management Plan is produced by the Contractor and agreed with Camden Council.

Keith commented that they are targeting starting on site in January 2020

Councillor Adams added that he felt this timetable was ambitious considering that the Construction Management Plan needed to be approved by Camden and that there was typically a lot of back and forth between the contractor and Camden agreeing the Plan before works commence.

6. Construction Management Plan (CMP)

Keith explained that as part of the planning consent for the project Debra and Gidon have entered into a Section 106 Agreement with Camden.

A Section 106 Agreement is a private legal agreement between councils and property owners that sets out obligations that the property owner must legally comply with.

Members of the CWG requested to see copies of the agreement. Keith confirmed he was not aware if this was a public document and he would look into this and discuss sharing it with the group with Debra and Gidon.

One of the conditions of the Section 106 agreement is that a Construction Management Plan (CMP) be produced and agreed with Camden Council before any works can commence.

The CMP outlines the approach to be taken for managing construction works. The document ensures that possible impacts that may arise from the works have been appropriately identified, managed and minimised.

The CMP will be authored by the contractor. Once appointed they will consult the CWG on its detail and development. The CWG members comments and concerns will then inform the development of the CMP.

All members of the CWG raised concerns around the noise relative to project and works, in particular relative to the demolition. Keith explained that as part of the CMP the contractor will present a programme of works that will outline when each stage or works is to commence.

Members of the CWG requested that certain loud works don't happen at particular hours of the day – for example, Jonathan Berman was concerned about noise interrupting his son's timetable and studies. He queried whether loud works could be managed around this.

Keith explained that all this could be raised with the contractor once appointed and that they would were reasonable accommodate these requests.

As part of the CMP an acoustic survey is required of the existing street and noise levels. Noise generated from the works will then be benchmarked back against the existing noise in the area.

David Nash and Councillor Adams discussed that there are various methods for demolition that make less noise than standard percussive strategies.

Keith confirmed that the contractor will be requested to consider some of these alternative strategies and asked to comment on the implications they will have on the programme.

7. AOB

Keith suggested the next meeting be held in early December once the contractor has been appointed.

Charlie and Kate kindly offered to host the next meeting at their house again.

Members of the CWG asked to see the insurances the contractor will have during the construction works. Keith will share the policies that are being requested of the contractors as part of the tendering process

8. Post Meeting Note

Sau Kwok arrived at the end of the meeting. Keith joined her at her property following the meeting to discuss what she had missed during the CWG. Keith informed her notes were taken and would be circulated to the group.

Sau Kwok was concerned about her ailing father and the noise associated with the project. Keith asked that she raise any specific concerns with the CWG so that the contractor and project team could do their best in addressing them. Sau Kwok agreed but also commented that she would have to make Camden Council directly aware as well.

Sau Kwok also raised specific concerns about their grand piano that is along the party wall with 106 King Henry's Road and how the vibration may impact this. She commented that it cannot be relocated in the house.

This is currently being addressed by the Party Wall Surveyor and Keith suggested it was best that we leave it for them to resolve and agree in the Party Wall Award.