

FILE BRANDON MEWS  
HOUSEGRAP

COURT OF COMMON COUNCIL

4th June 1987

QUESTION OF THE CHAIRMAN OF THE BARBICAN RESIDENTIAL COMMITTEE BY  
MR. PALMER

My Lord Mayor,

To ask the Chairman of the Barbican Residential Committee, that following the Report from his Committee of the 9th February and presented to this Honourable Court on the 12th of March this year, the Committee will reconsider the Option recommended concerning the roof canopy over Brandon Mews, following the representation from the residents of Willoughby House. Further, will the Chairman confirm that neither the initial costs nor the subsequent maintenance costs will fall on to the residents' service charges.

SUGGESTED REPLY BY THE CHAIRMAN OF THE BARBICAN RESIDENTIAL  
COMMITTEE

My Lord Mayor,

I thank the Honourable Member for giving the notice of his question. *Brandon Mews has been a running sore for many years. How can it be remembered?*

I am aware and appreciate that the principal concern of the Willoughby House residents is that the proposed roof canopy to be constructed over Brandon Mews will impinge to a greater or lesser extent upon their presently uninterrupted view across the "wigwam"

structures and the lake beyond. Whilst the canopy will undeniably be visible to those residents, I can assure the Honourable Member that, by means of the vaulted design and the use of transparent materials, every effort has been made to minimise the obtrusiveness of the canopy and to maximise its blend with the style of the surrounding buildings. Indeed <sup>I think</sup> it is accepted by the Willoughby House Group that, whatever else, the barrel-vault design is attractive and in keeping with the look of the Estate.

2 Cont

The object and consequent careful design of this project has inevitably involved a major attempt at a compromise between the need of Brandon Mews for a watertight structure and the aspect of the Estate from the surrounding blocks. As this Honourable Court is aware, Brandon Mews has been subject ~~for a number of years~~ to severe water penetration problems which have defied two previous attempts at remedy, during which time a number of residents <sup>currently</sup> experienced considerable disruption and inconvenience <sup>and with flats inc/vacant</sup>. It is essential that these problems are finally <sup>beaten</sup> ~~vannquished~~ and as soon as possible: that, therefore, must be the prime objective of the project and a delay ~~at this stage~~ will not only frustrate completion before the worst of the winter weather is with us, <sup>also</sup> ~~but~~ also risk the loss of substantial fees already incurred in preparing such a complex project.

①

put at risk

In these circumstances, your Committee and I are confident that the present proposals represent the <sup>best</sup> ~~optimum~~ compromise from an aesthetic point of view consistent with achieving a watertight environment for the residents of Brandon Mews. We would not, therefore, wish to see the project put back for reconsideration ~~at this stage.~~

③

As it happens the

③ However, ~~I say this in the knowledge that~~ residents of both Brandon Mews and Willoughby House are meeting tomorrow with the Corporation's officers and project consultants at which time all aspects will be discussed and, I hope, any anxieties on the residents' part allayed. Certainly, your Committee will be informed of the outcome of that meeting, together with all the ~~other~~ observations received from residents, ~~and they will,~~ therefore, ~~at that time be in a proper position to decide whether or not a major re-think is necessary.~~

As to the second part of the question, I can confirm that neither the capital cost of the proposed project nor the future maintenance costs will fall upon existing ~~long~~ lessees.

Polycarbonate plastic.  
Athens Sheppard Fidler

File.

BRANDON MEWS

A meeting was held in the Barbican Estate Office at 9.30 am on 20th October, 1987.

Present:

- Mr Bailey, Chairman Brandon Mews Housegroup
- Mr Dudley and Mr Reaser of the Housegroup
- Mr T C Berry District Manager, John Laing Construction Ltd.
- Mr Dean, John Laing Construction Ltd.
- Mrs Heather Jones - Architect, Atkins Shepherd, Fidler
- Mr G A Roberts, Director of Building and Services Dept.
- Mr D J Amies, Barbican Manager
- Mr A S Kelly, Assistant Barbican Manager
- Miss C. Carmichael, Senior Management Officer, Barbican Estate Office.

1. a) Mr Berry stated that work is due to commence on 23rd November 1987, it being anticipated that available materials will arrive on site on that day and subsequently.  
  
The contract will be spread over four months with a two week period off site over Christmas from 18th December 1987 until 4th January 1988.
- b) It was explained that noisy drilling into the concrete for steel work bases will be inevitable and Mr Dean pointed out also that work on the bridge links will be noisy. Mr Amies pointed out the restriction for exceptionally noisy works of drilling etc. from 10 am to 4 pm only and Mr Dudley said on behalf of the Housegroup how important it is to ensure noise is not excessive out of these noisy working hours above mentioned.
- c) Mr Berry stressed that there would be no radios whatsoever used by workmen on the site.
- d) Laings will have the use of a flat for their site office purposes and another will be used by the Architect and by the Clerk of Works. Mr Dudley wishes to ensure that there will be a liaison with Laings Site Officer who can be contacted for information. This was agreed.
- e) Mr Dudley stressed how important it is that we tell Willoughby House, Speed House and Andrewes House residents in the locality of the work as to the extent of it.

2.

- f) Mr Dean pointed out that the installation of 48 bases will involve a noisy drilling work. The first couple of months will be the noisiest.
- g) It was stressed that we must move Mrs Richards of No.6 Brandon Mews, out of the immediate vicinity whilst noisy work is being carried out, Mr Bailey again stressing the importance of no unnecessary noise from the site before 10 am or after 4 pm.
2. a) The Housegroup Committee questioned the access for deliveries, it being explained that delivery of the canopy materials, to be stored on Brandon Mews Roof, will be hoisted over the podium from the area of the street corner with Willoughby House and Andrewes House. (near the corner with Moor Lane and Fore Street). It was stressed that this could be a very restrictive operation trafficwise and it may be necessary to review locations. Limitations may also be imposed by the Police. Mr Dudley hopes that everything possible will be done to limit noise and inconvenience of delivery at Brandon Mews. Mrs Jones pointed out that wooden pallets would be laid in any event. She also assured the meeting that considerable trouble is being taken to ensure the least possible noise in every aspect of the work.
- b) Mr Berry explained that debris from the site will be packed in plastic sacks and taken down by hoist to the car park below as and when necessary. A van will then collect the sacks. He said limited dust is anticipated, but residents will be advised to close windows.
- c) Mr G A Roberts will arrange for paper dust sheets to be made available to each house, just in case drilling loosens any flaking paint or plaster.
- d) Mr Dudley asked if similar work to the internal ceilings could be carried out as was done in 12 Brandon Mews recently to limit the risk of falling plaster and he would like this minuted. Mr Roberts said he could not guarantee there would be no fallen plaster, either old or new.
3. a) Mr Bailey expressed his concern that reverberation from train noise could well increase. Mrs Jones explained that from tests taken all over Brandon Mews, in one particular spot 68 hz was recorded with much reduced hz readings taken elsewhere. She further explained that the method of fixing of the canopy has been carefully analysed and will be ...

4. Mr Bailey asked about costs. The fans in the toilets will be connected to the light switch and will therefore come off of the tenants supply.

The canopy itself will be paid for by the Corporation. Under the present legislation it is believed that existing lessees will not be required to contribute towards maintenance costs.

The cost of any replacement in the future may devolve upon new leaseholders.

5. a) It is thought that access underneath the canopy will be for emergency and maintenance purposes only. Brandon Mews residents, however, will be granted access on request to the Housekeeper. Mrs Jones explained that the gutters will, in effect, be maintenance walkways and that hosing of the structure for cleaning purposes is recommended by the manufacturers as the surface must not be abraided.

- b) Mr Amies, in reply to Mr Bailey, said that we are responsible for making good including re-decorative work.

Mr Roberts stated that a drying out period of up to 12 months is likely for water in the structure. Each flat, however, is likely to be different. It is suggested that residents should contact Miss Carmichael. She will arrange for a Surveyor to inspect and assess whether redecoration is feasible or whether further drying out is necessary.

6. The LFCDA request that the building is divided into 3 sections at podium level by the erection of 2 walls which have one hour fire resistance.

7. Mr Reaser wished to stress that there is no blanket access for keys to his flat but that this can be a day at a time only. This was also noted for other flats. Access will be required to install and connect fans.