

Progress Report

Project:	Barbican Podium Waterproofing and Landscaping Project Phase 2		
Subject:	Progress Report		
Author:	Neil Manthorpe		
Date:	23/04/2021	Project No.:	5200501
Distribution:	Michael Gwyther-Jones, Dean Elsworth	cc:	David Clampin, Andrew Clarke

1.1 Project Overview

The existing podium deck is leaking into the buildings below including the Exhibition Halls. The feasibility study demonstrated several reasons for this – the drainage system, damage to the waterproofing, crossfalls and detailing of the expansion joints. The podium deck will be taken up and replaced with the same finish to fit with Historic England requirements. The drainage system will need to be part repaired and part replaced following a full drainage survey.

The City of London have appointed Atkins to carry out the design and project management services for the Barbican Podium Phase 2 Waterproofing project. The site location plan and extent of the site area is illustrated on the aerial plan shown below. Atkins/F&G have been appointed to undertake RIBA stages 3-4.



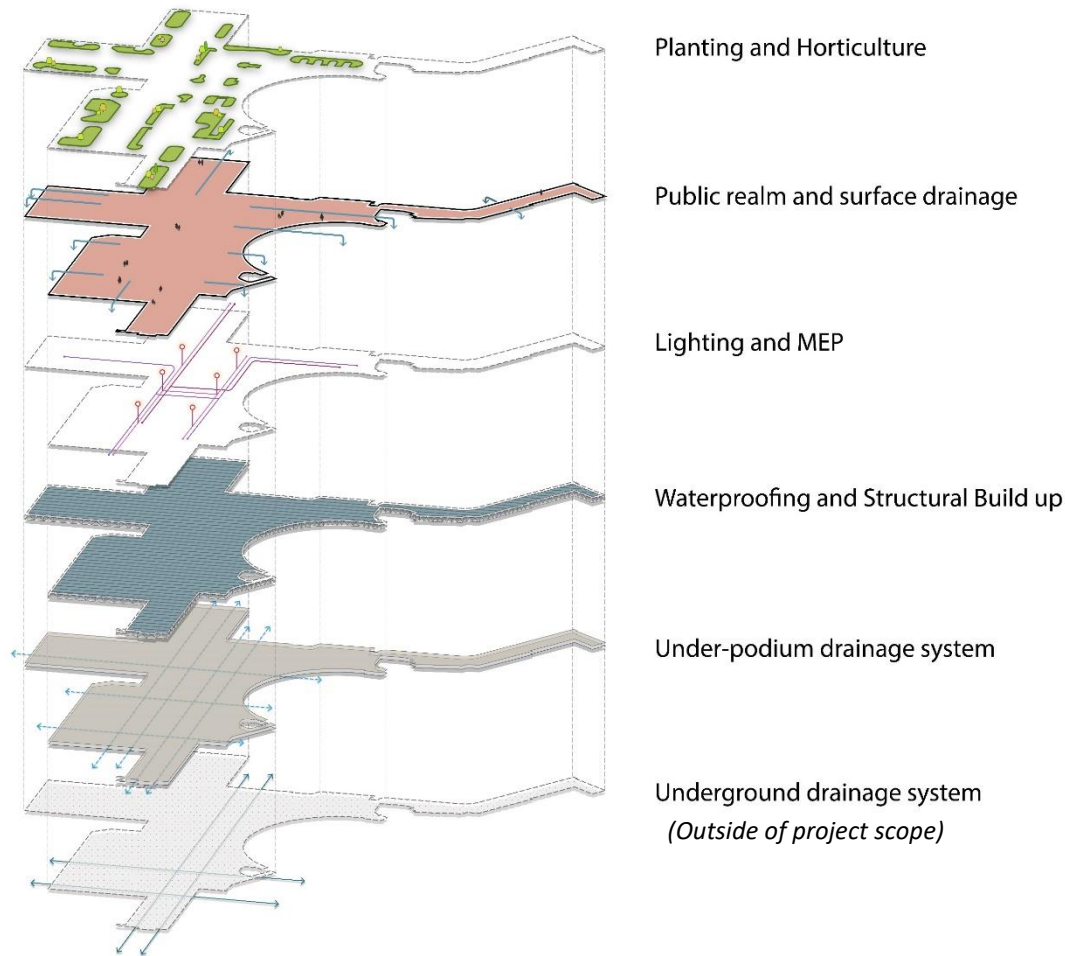
1.2 Site Photographs

The photographs below show some of the areas affected across phase 2 of the podium. The leaks through the podium have caused damage at surface level of the podium, within the drainage system and within the buildings below including the photographed Exhibition Halls. Interim mitigations have been adopted to collect the water to try to minimise further damage but have in turn created their own management issues and not an effective or sustainable solution.



1.3 Scope of Services

A full design brief has been provided for the project. The below diagram summarises the different key components for the delivery of the project. An outline of the scope is included below for reference.



1.2.1 RIBA 3 Planning Application

- To include drainage survey, concrete survey and irrigation survey.
- Planning application, Listed building Consent, Design and Access Statement, Outline design drawings and survey analysis.
- Fortnightly design team meetings and weekly client project management meetings.
- Consultation with key stakeholders including City of London, Barbican Estate, Historic England and the Barbican Residents Association.
- Provide Principal Designer services.
- QS services and risk assessment to be delivered by Stace. Consultation and communication services to be delivered by Comm Comm.

1.2.2 RIBA 4 Detail Design

Detail design construction package. To include all detail design components of the podium, planting, drainage, MEP and structures. Demolition drawings for the link building. Written specification to accompany all detail packages. The drawings will be prepared ready to be send out to tender to appoint a contractor. General arrangement drawings with developed details to include:

- Planters
- Planting
- Hard landscape
- Expansion joints
- Entry and access
- Crossfalls
- Structural build up
- Interfaces
- MEP
- Drainage
- Gullys
- Link Building

1.3 Project Progress

1.3.1 Surveys

- Consultant site visits, desk top studies and scoping undertaken.
- Briefs for all surveys prepared.
- Detail building surveying assessment undertaken.
- Drainage survey out to tender – to also include phase 1 and Lauderdale areas.
- Electric survey out to tender.
- Structural and concrete testing survey contractor appointed.
- Chemical analysis survey contractor appointed.
- Fire assessment survey undertaken.
- CEEQUAL assessment undertaken

1.3.2 Planning

- PPA Process agreed and established.
- Confirmation that planning permission and listed building consent required.
- Initial planning meeting held.
- Initial PPA meeting held.
- Met with 20th Century Society and supporting feedback received.
- Meeting with Historic England 26th April.

1.3.3 Design

- The consultant design team has been appointed and briefed.
- Site work, analysis and design research has been undertaken.
- The principal designer has been appointed and notified. They are liaising with the CDMA.
- There have been two landscape strategy meetings.
- There have been 9 minuted project design team meetings.
- Risk workshops for consultation and design undertaken.
- Meetings held with potential suppliers of waterproofing membrane and brick supplier.

1.3.4 Construction

- Early contractor meetings held with prospective contractor.
- Initial phasing plan established.

2. Project and Design Team Structure Chart

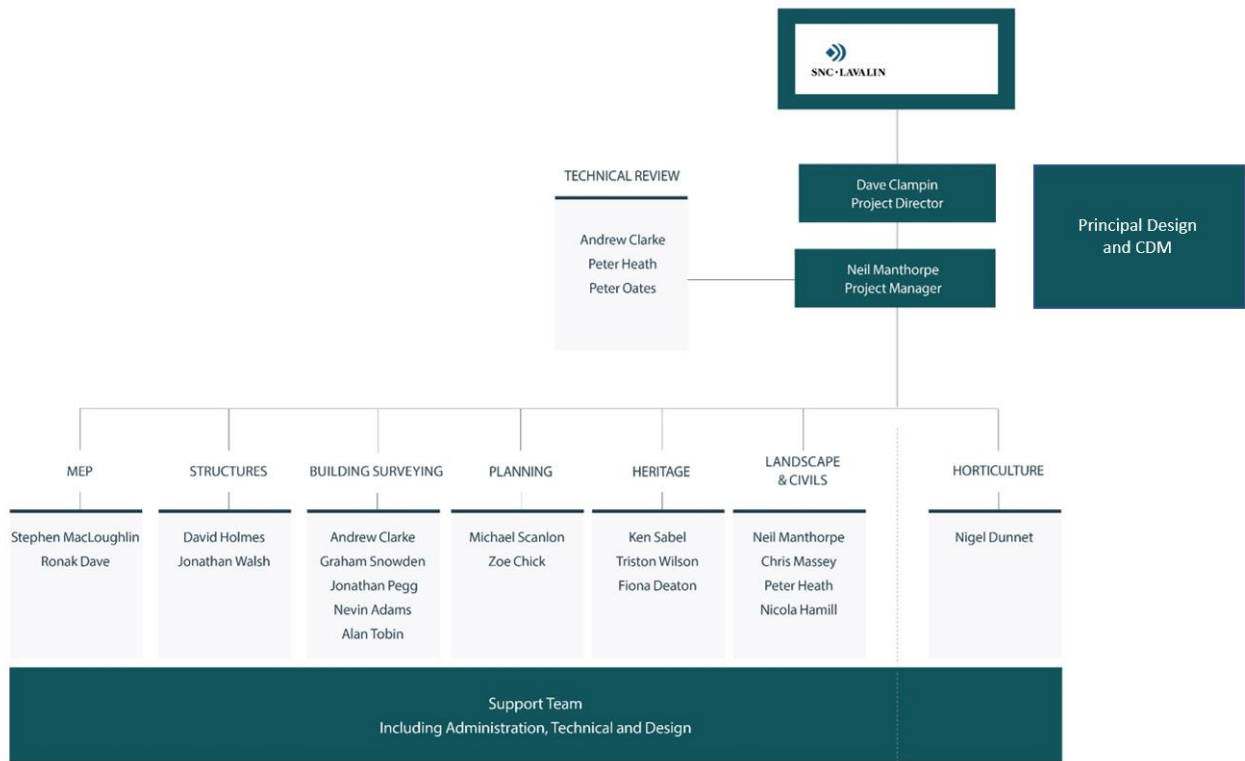
2.1 Project Team

The city of London have appointed Atkins/F&G for project management and design services. Comm Comm will oversee communication. Stace will undertake quantity surveying and project administration. Andrew Lord has been appointed as an access consultant and Colin Talbot for CDMA.



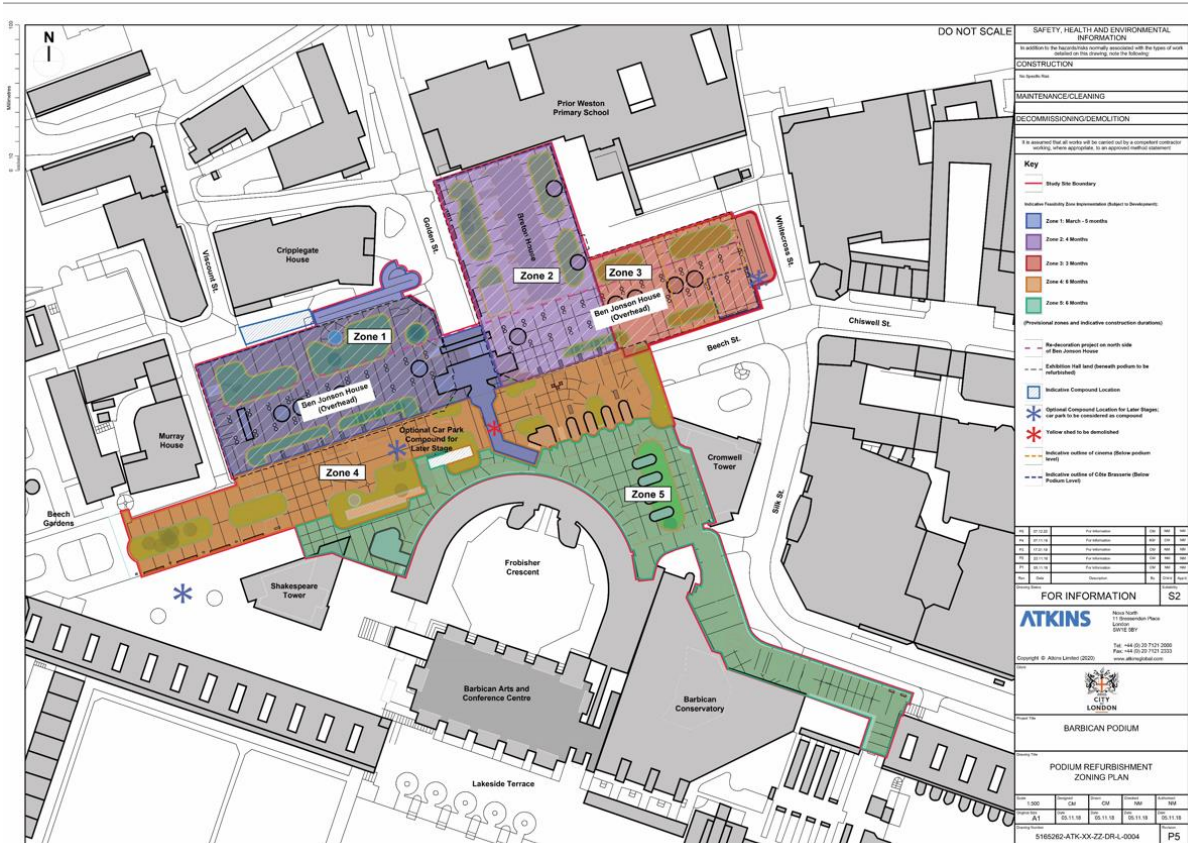
2.2 Project Management and Design Team

The Atkins project team is outlined below. As part of our team we have one sub contractor in Nigel Dunnet, a horticulturist who carried out the Phase 1 planting and a requirement to form part of our project team. He is an approved supplier that has worked for Atkins before.



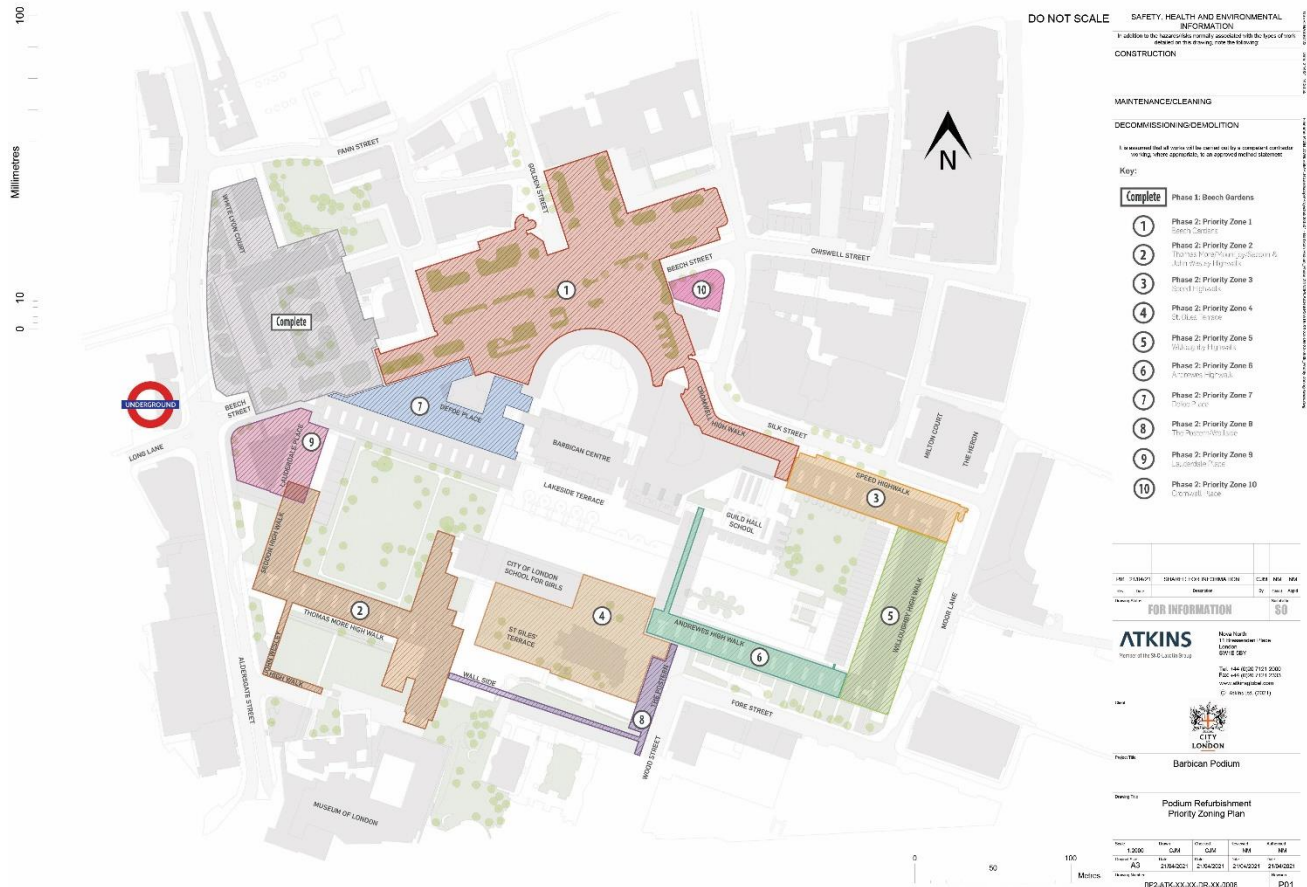
3. Sequence of Implementation for Phase 2

The plan below identifies the high level sequential zoning for the Phase 2 podium works. Zones 1 and 2 sit above the Exhibition Halls which are focal areas for the City of London to enable the upgrade works to commence. Zone 3 is above the cinemas and Cote Brasserie. Zone 4 is above Beech Street Tunnel. Zone 5 is above the Music and Drama School and the Silk Street entrance to the Barbican Centre. A more detailed breakdown of the zoning will be provided once the detail design have been developed and the contractor appointed.



4. Masterplan Illustrating Priority Zones Beyond Phase 2 of the Podium

The plan below highlights the priority zones for the estate wide masterplan for the Barbican Estate. Ten priority zones have been identified including the designs currently being developed for Phase 2.



Masterplan Key

Complete Phase 1 Beech Gardens

Phase 2

- 1 Priority zone 1 – planning application being developed
- 2 Thomas More/Mountjoy/Seddon & John Wesley Highwalk 2nd priority zone
- 3 Speed Highwalk – 3rd priority zone
- 4 St Giles Terrace – 4th priority zone
- 5 Willoughby Highwalk -5th priority zone
- 6 Andrewes Highwalk - 6th priority zone
- 7 Defoe Place – 7th priority zone
- 8 The Postern/Wallside – 8th priority zone
- 9 Lauderdale Place – 9th priority zone
- 10 Cromwell Place – 10th priority zone

5. High Level Programme

The headline programme dates are outlined below. This mainly splits down into 2021 for the design services and the contractor being appointed in 2022 to start work on site in the 2nd quarter of 2022.

