

<b>Committee(s):</b>	<b>Date(s):</b>	<b>Item no.</b>
Barbican Residential Consultative Committee	1 Sept 2014	
Barbican Residential Committee	15 Sept 2014	
<b>Subject:</b> Beech Gardens (NW Podium) Waterproofing Project - Progress Report		<b>Public</b>
<b>Report of:</b> Director of Children and Community Services		<b>For Information</b>
<b><u>Summary</u></b>		
<p><b>Brief description of project</b> To provide a suitable waterproofing remedy, with appropriate guarantees, for the North West Barbican Podium covering the areas known as White Lyon Court, John Trundle High Walk, Beech Gardens and Bryer Court Pond.</p> <p><b>Purpose of report</b> The purpose of this report is to provide the committee with a position statement on the progress of the project.</p> <p><b>Recommendation</b> The report is for information only.</p>		

### **Overview**

<b>1. Success Criteria</b>	<p>Replacement of waterproofing membrane to remedy leaks within the Barbican podium in the areas of White Lyon Ct, John Trundle High Walk, Beech Gardens and Bryer Court Pond.</p> <p>Replacement of tiling, hard and soft landscaping.</p> <p>Provision of a 20 year manufacturer's guarantee on the competence of the waterproofing remedy.</p>
<b>2. Project Scope and Exclusions</b>	<p>The project scope includes the design and implementation of a suitable waterproofing membrane to remedy leaks within the Barbican podium in the areas of White Lyon Ct, John Trundle High Walk, Beech Gardens and Bryer Court Pond.</p>
<b>3. Link to Strategic Aims</b>	<p>Provide valued services to London and the nation</p>
<b>4. Within which category does the project fit</b>	<p>Asset enhancement/improvement</p>
<b>5. What is the priority of</b>	<p>Urgent to remedy leaks and comply with terms of</p>

the project?	commercial lease agreements.
6. Governance arrangements	Project Manager reports to internal Project Board & SRO and then to Project Subcommittee.
7. Resources Expended / Committed To Date	Within budget.

### Progress

8. Reporting Period	February 2014 to August 2014
9. Summary of progress since last report	<p>Due to inclement weather over the January to March 2014 period, it was not possible to proceed with the waterproofing element of the project as the waterproofing membrane must be applied in dry weather and have sufficient time to cure (1 – 2 hours) before getting wet.</p> <p>This resulted in the need to carry out more excavation work in parallel so that the workforce were fully occupied and to ensure that the project timescales were not detrimentally affected by the lack of progress on the waterproofing.</p> <p><b>Waterproofing Works progress update:</b></p> <ul style="list-style-type: none"> <li>• Works to the area above Beech Street (excluding open walkways) are 95% complete, with minor works such as tile cleaning to be completed.</li> <li>• Works at John Trundle high walks have been excavated and have insulation and waterproofing applied and are 50% complete. Delays have occurred in this area due to issues regarding the use of hot works and the impact to air intake vents into commercial premises.</li> <li>• Below Bryer Court – Area completed, pending tile cleaning</li> <li>• Beech Gardens (including space under Bunyan &amp; Bryer blocks) – excavated, except areas above offices, which were curtailed due to statutory nuisance impact (noise). Excavation works to these areas are now restricted to Saturday mornings only.</li> <li>• White Lyon Court – trial areas completed. Excavation completed along side Virgin Active gym.</li> </ul> <p>Whilst the project progress suffered delays during the first 3 months of work, due to the very heavy rainfalls experienced, the contractors have made good progress during the recent drier months and are on target to complete the majority of the work by January 2015, which</p>

will enable the filling of the raised beds with soil in Jan / Feb 2015, ready for planting in the spring, and the reinstatement of the pond.

The project has also experienced recent waterproofing delays of approximately 3 weeks, due to issues arising from the use of hot bitumen in windy weather. To prevent similar issues throughout the project an alternative adhesive solution was sought and tested and approvals for the design change agreed.

This has extended the overall project timescales to mid February 2015.

Whilst Volker Laser is committing additional resources to the project to try to meet the original 62-week deadline, it is likely that some areas of tiling (not main walkways) will be completed beyond this timescale.

#### **Soft Landscaping (sub project) progress update:**

- The landscaping working party has worked alongside Landscape Architects to develop the new planting scheme. Although a scheme was developed earlier this year, officers from Open Spaces, along with those from the BEO and working party had some concerns regarding the original concept design. These concerns were primarily in regard to:
  - The type and number of trees planned.
  - The sustainability of the planting scheme.
  - The viability of the proposed water retention system.
  - The overall loading of the scheme, given the number and type of trees proposed.
  - The lack of colour / variations in the scheme
  - The on-going maintenance requirements for coppicing etc. of the trees.
  - The ability for growth of other plants beneath the trees.

In view of this an alternative landscaping designer was approached and using information from the working party's brief an alternative scheme has been developed, which addresses the above concerns yet delivers an exciting planting scheme. This scheme was then the subject of wider consultation with residents.

The format of the consultation included:

- An open afternoon and evening where residents

	<p>were invited to see the designs and meet with the designer to put forward any questions or suggestions.</p> <ul style="list-style-type: none"> <li>• Completion of a free format survey, where residents could comment on the proposed design.</li> </ul> <p>Overall, we have received very positive feedback about the planting scheme, with some constructive suggestions for improvement, which have been passed to the landscape designer. The next step is to provide a detailed brief for the soft landscaping work and to secure the funding required. A report on the soft landscaping will go to project Sub committee in October 2014</p>
<p><b>10. Programme</b></p>	<p>Please refer to Appendix A for phasing programme. A time extension of 2 weeks has been agreed as a result of the change in design from the use of hot bitumen as the adhesive to a cold adhesive. The use of the cold adhesive is slightly more expensive than using hot bitumen but has positive benefits such as reduced health &amp; safety risks and improved conditions for residents and commercial tenants as there is no smoke or fumes with the cold adhesive. The additional cost will be met from within the existing budget due to savings accrued as a result of other design items which are no longer required, e.g. removal of the garden bed up-stands.</p>
<p><b>11. Communications</b></p>	<p>Project board, which includes BEO Officers, City Surveyors, 1 elected member and representatives from the 5 houses immediately surrounding the Beech Gardens work site (Defoe, Lauderdale, John Trundle, Bryer and Bunyan) meet on a monthly basis.</p> <p>The Residents' meetings, previously held on a monthly basis have now been moved to a quarterly basis (subject to review) in lieu of a weekly update which is provided to residents. See Appendix B</p>
<p><b>12. Benefits achievement</b></p>	<p>Areas of waterproofing have been successful in preventing water penetration in those areas completed. However, this has meant that the water in areas that are still "work in progress" is simply finding other outlets. The areas will therefore not be free from leaks until the whole project is complete. We are continuing to actively work with commercial tenants who are affected by the leaks.</p>
<p><b>13. Lessons</b></p>	<p>N/A</p>

## **Appendices**

<b>Appendix A</b>	Phasing programme and programme position
<b>Appendix B</b>	Example of weekly update notice to residents

## **Other**

Soft Landscaping – Design and Survey results hard copy for viewing will be made available at the committee meetings

## **Contact**

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