

Directors Building Committee

Minutes of the meeting held on Tuesday 6th November, 1962

Present: Mr. T. B. Le Cren - Chairman
Mr. D. J. Crabb
Mr. G. W. Dixon
Mr. R. M. Fishenden
Dr. J. E. Johnston
Mr. J. Raby - Secretary

Also Present: Mr. T. D. Martin - W.E.G.
Mr. B. S. Phillips - for item 4
Mr. C. G. Shaw - S.W.O.
Col. N. Wilson - S.W.O.
Mr. W. F. Wood - for item 3

Apologies for absence were received from Mr. J. E. Bown and Mr. N. N. Ferguson.

1. Minutes of the last meeting

Subject to the amalgamation of 4 (i) and 4 (ii) to read "(i) No suitable existing building was available; the cost of moving and re-using inside an existing building", the minutes of the last meeting were accepted.

2. Matters arising from the minutes

(a) Road improvements near the contractors' entrance to A.E.R.E. site (Min. 2(a))

Mr. Shaw presented a plan of revised proposals (for which the quantity surveyors were preparing an estimate). This provided for a dual carriageway, as recommended by the Director, with the limits of the approach roads marked in white (without curbing) and their centres with cats eyes. It was agreed that, while curbing appeared unnecessary, the straw bales should be retained for the present and their removal considered later.

JR
CGS

After further discussion the proposals were approved in principle subject to the comments of the Road Safety Committee and to the estimated cost being reported at the next meeting.

(b) Contractors Areas on Site (Min. 2 (b))

GWD

Mr. Dixon stated the report was in draft and would be circulated before the next meeting.

(c) Road widening and car parking outside the Reactor School (Min. 2 (c))

Mr. Martin presented two schemes:-

(1) To widen the road on the south side, increasing the width to 18', on the lines of the original proposal but without car parks. The cost of the original and reduced schemes were not proportional to the areas involved as a substantial amount of the work, e.g. curbing, was common to both schemes. The simple widening was estimated at £680 (including an allowance of £100, all of which might not be required, for work on an old R.A.F. duct).

(2) To widen the road to 20' and straighten it from the northern side. The estimated cost was approximately £1,200, and Works Engineering Group favoured the scheme.

The committee considered that scheme (1) was too expensive, that both schemes would probably lead to parking on the road, and that scheme (2) had no advantage over the original proposal with car parks while costing approximately the same. (Mr. Martin confirmed that the estimate for the original scheme of £1,100 still held).

TBLC

The Chairman said he would recommend that the Director should either approve the original proposal with a car park at a cost of £1,100 or agree the road be left unwidened.

DJC
RMF
GWD

(d) Cost per square foot and cubic foot of various types of buildings (Min. 2 (d))

Mr. Dixon said that on reflection he had no objection to comparisons being made provided he had an opportunity of assuring himself that like was being compared with like. Mr. Crabb said he could not reconcile certain of the figures with the information available in the Finance Branch and it was agreed that he should discuss these with Mr. Dixon (with any other points of detail members might wish to raise). Mr. Dixon agreed to expand the notes to make comparison with other similar tables easier.

(e) Provision of Additional Lock-up garages on the main housing estate at Wantage (Min. 6)

Mr. Martin presented a table comparing the cost of brick and prefabricated garages.

During discussion the following points were made:-

- (1) While there was no obligation to provide garages, a rent of 8/6d. per week gave a reasonable return and increased the saleable value of the property.
- (2) Costs in the table were based on term contract prices. Tender prices were likely to be lower (with reductions greater on brick than on prefabricated garages).
- (3) It was necessary to balance economy in spending public money against the public duty of good building.
- (4) On grounds of good building and planning:-
 - (a) there was a strong case for brick garages at Tirrold Way and Hampden Road
 - (b) prefabricated garages could be accepted at Upthorpe Drive (using a brick end) and Foliat Drive
 - (c) the case was more doubtful at Courtenay Road but prefabricated garages could be used provided they were treated to match the houses. The additional cost of maintaining the finish might however be greater than the saving on construction cost.

It was agreed

CGS
TDM

- (1) that tenders should be obtained for brick garages at Tirrold Way and Hampden Road and for both brick and prefabricated garages at Upthorpe Drive, Foliat Drive and Courtenay Road; a report being made to the Committee at its next meeting.
- (2) that lighting and power points should be provided by those tenants who wanted them and not by the Authority.
- (3) that concrete drives were accepted as a natural extension of the existing concrete strips between pathway and road.

3. Alternative temporary office accommodation - Reactor area - HC(62)53

Mr. Wood presented a paper seeking approval to rehouse the Shielding Group (Water Reactor Physics Division, A.E.E. Winfrith), which had at present a two year programme, in part of Building 510/T.

Dr. Johnston said Health Physics and Medical Division had no objections to the move of the shielding group from Building 451.3/T. However they considered that the question of using B.510/T on its present site on a long term basis should be included in a general review of siting policy in the DIDO/PLUTO area; and in particular whether buildings should be confined within the existing boundary fence or whether the fence should be altered to enlarge this area.

After discussion it was agreed that

- (1) The shielding Group should move to 510/T on its present site and that 451.3/T be demolished.

JEJ (2) The Research Reactor and the Health Physics and Medical Divisions should consider whether there are adequate safety considerations to justify moving the 510/T terrapins subsequently to another site.

4. A.E.A. Constabulary Training School - BC(62)52

Mr. Phillips presented a paper seeking approval for the replacement of existing nissen huts by Mark XXIV terrapin huts.

After discussion it was agreed

BSP (i) that in view of the possibility of accommodation being available elsewhere
TBLC in the Authority the Chairman would ask the Chief Constable to set out formally, in the light of the current situation, the case for retaining the school at Harwell.

TDM (ii) that Mr. Martin would consider the possibility of siting the proposed brick central link nearer the Police Club to reduce the cost of service runs and provide joint facilities which benefitted the Club.

Any Other Business

GWD Administrative Extension to Building 220. In answer to a question from the Chairman Mr. Dixon confirmed that the scheme would be ready for submission to the Committee at its next meeting.

Car Park for Electronics Division. The committee endorsed the chairman's approval given for a car park behind Building 347.3 accommodating 8 cars at a cost of £50. The car park used existing metal tracking and was in one of the more crowded parking areas away from the main spare parking space.

Report on the Working Party on Building and Civil Engineering Contracts. The Chairman said he could arrange for copies of the report of the working party set up by Sir Donald Perrott on Building and Civil Engineering Contracts to be circulated to Members who wished to have, or to see, the report.

TBLC Detailed design on major buildings. The Chairman reported that he had been asked by Mr. Flook if detailed design could be undertaken on the Ceramics, Analytical and Electronics buildings prior to the issue of the I.T.P's. The Committee agreed with the Chairman that since the Group could not be certain, in the current situation, that all these schemes would eventually go forward in their present form it would be wrong to risk the high cost of redesign by allowing detailed design to begin at this stage. It was accepted that this might lead to delay in the building programme. The Chairman said he would reply to Mr. Flook accordingly.

* Purchase of Land by the Rutherford Laboratory. Reference was made to the possibility of the Rutherford Laboratory requiring more land and the Chairman undertook to consult N.I.R.N.S. on this point.

The next meeting will be held on the 11th December, 1962 at 11.a.m. in the Conference Room of the Cockcroft Hall.

J. Raby
Secretary

Finance Branch,
Building 329.
Ext. 2783.

9th November, 1962.