

**CORNER GREEN RESIDENTS' SOCIETY LIMITED**

**EXTRAORDINARY GENERAL MEETING**

**THURSDAY 16<sup>TH</sup> MARCH 2023 at 7.30pm at 21 Corner Green**

**Attendees:**     **Nikolaj Thuesen – No 2 (Director)**  
                      **Rosie & Dick Hewson – No 21 (Director)**  
                      **Jane & Michael Shakespeare – No 12**  
                      **Kate Sabapathy – No 19**  
                      **Finisterre and Matthew Sellman – No 20**  
                      **Juliet Cairns – No 11**  
                      **Mac Cochrane – No 10**  
                      **David Howes – No 7**  
                      **Nadine White – No 15**

**Apologies:**     **Andrew Gibson – No 6 (Director)**  
                      **Tristan West – No 14 (Director)**  
                      **Fiona Colbeck – No 5**  
                      **Claude Perera - No 18**

**Guests:**         **None**

Subject	Action
<p><b>Extension 12:</b> Jane and Michael to present extension to no 12 for approval. Plans are included below.</p> <p>Discussion about dimensions and position. Under 20 m<sup>3</sup></p> <p>Conditions:</p> <ul style="list-style-type: none"><li>• The dimensions are as stated in the plans are not exceeded</li><li>• The external materials are as specified in the plans</li><li>• Construction work is only undertaken at the times permitted by BCER Ltd (Mon-Fri 8:00-18:00)</li><li>• Materials, skips or other plant or equipment associated with the construction are not stored on CGRS land without the Company's prior consent</li><li>• Contractors do not obstruct the rear access lane with their vehicles or materials</li><li>• Contractors do not play amplified music or other noise through radios or other device</li><li>• Contractors do not display any advertisement</li></ul> <p>Skip needs to be approved by directors</p> <p>Work to take ca. one month.</p>	Approved

<p><b>Proposal:</b> Approve motion following CGRS procedure with standard CGRS conditions and no advertising.</p> <p><b>Proposer:</b> Dick <b>Second:</b> Mac</p> <p><b>For:</b> All <b>Against:</b> None</p>	
<p><b>Tree work:</b> Directors to present recommended tree works .</p> <p>Description of tree situation explain trees have been looked at by Alan Brignall + arborists.</p> <p>No second opinion – might be a good idea. Tomography required on ministers and brank at upper carpark (corner keep) within directors limits</p> <p>Other work members want to get second opinion and clearer overview of situation. What work involves and what is actually needed.</p> <p><b>Proposal:</b> Tree behind no 18 and tomography on minister’s tree completed. Full details of other proposed work at AGM, if not satis. Get independent advice.</p> <p><b>Proposer:</b> Mac <b>Second:</b> David</p> <p><b>For:</b> All <b>Against:</b> None</p>	Approved
<p><b>New signs:</b> Directors to explain quotes and options for new signs</p> <p>Best option expensive but high quality. Proven used by other Span estates</p> <p>Members supportive – good signage important to look smart, people respect property, old signs need replacing.</p> <p>Feedback:</p> <ul style="list-style-type: none"> <li>- Very durable good</li> <li>- Fonts that match what we use (sans serif)</li> <li>- Consistency with Cator estate</li> <li>- different material and style options and price points.</li> <li>- get samples</li> <li>- have something to actually vote on at the AGM</li> </ul>	N/A
<p><b>Other:</b></p> <ul style="list-style-type: none"> <li>• Rosie to stand down at AGM</li> </ul>	N/A

<ul style="list-style-type: none"><li>• Use deputies to carry out duties</li><li>• Painting next year</li><li>• Carpenters to be recommended</li></ul>	
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KEY

existing building fabric

new load bearing structure. refer to annotations

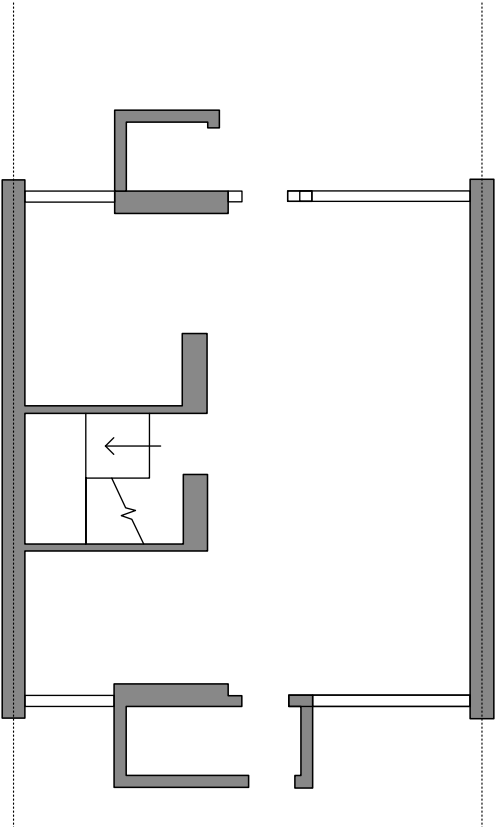
demolition

new non loadbearing partitions. refer to architect's drawings

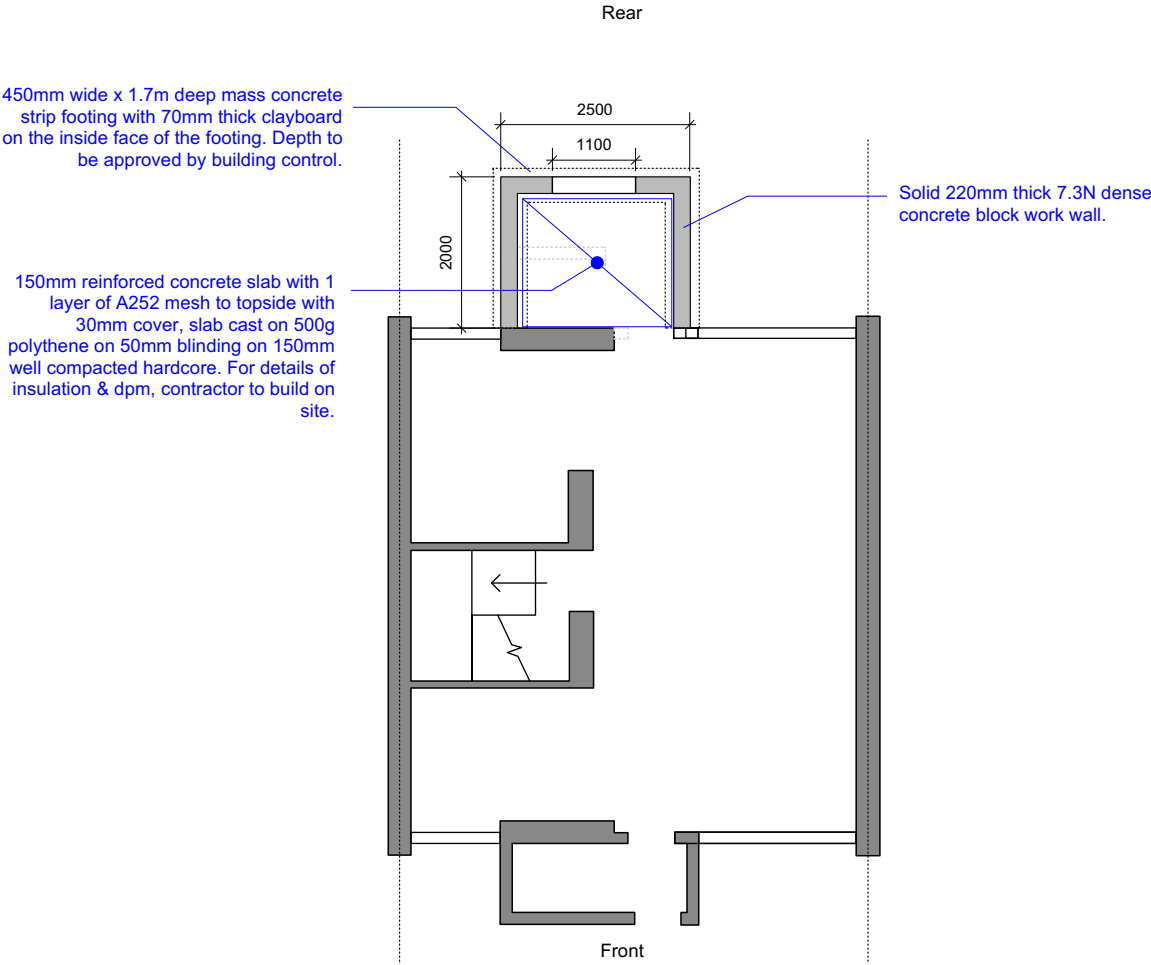
under structure

Preliminary

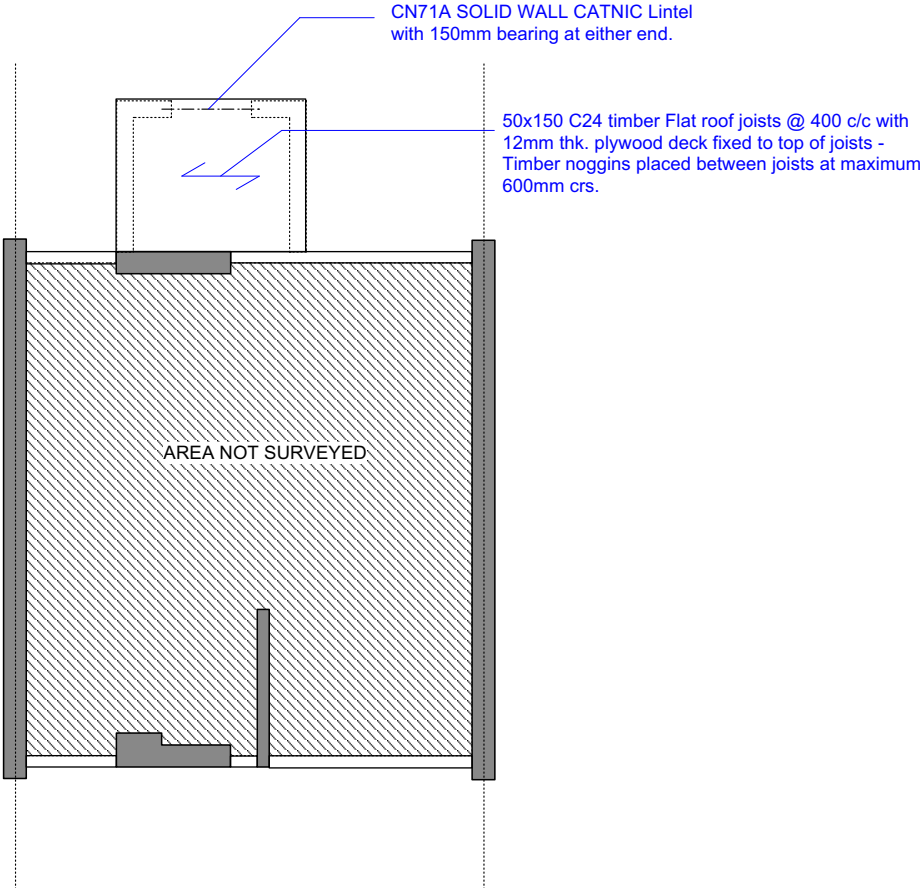
- General Notes:
- Do not scale from this drawing.
  - This drawing is to be read in conjunction with all relevant Engineers and Architects drawings and specifications.
  - Report any discrepancies between this drawing and on site to the engineer prior to commencement of works.
  - Concrete to be RC35 where decribed to be reinforced concrete and FND2 where described as mass concrete with 40mm cover to steelwork unless noted otherwise.
  - All steel beams to be painted with zinc phosphate primer prior to installation of frame.
  - All necessary temporary propping to existing structure is the sole responsibility of the contractor.
  - All foundation depths to be approved by building control and founded on virgin sub-soil. Mass concrete strip/pad foundations FND2 founded min. 1.0m below existing ground level. To be founded below any drains.
  - New sections of new masonry to be joined to existing masonry with stainless steel wall starters unless notified otherwise.
  - Where elements of structure are specified by third parties, all responsibility and liability for said elements of structure belongs to the third parties that specified them.
  - Brick ties in cavity wall construction to architects specification and in accordance with the relevant building regulations.
  - All doubled up (DJ) / tripled up (TJ) beams to be fixed together with 10mm diameter threaded bars @ 600mm centres with square end plates and nuts.
  - Where WBP plywood is specified the plywood is to comply with EN636, Class 3
  - Where resin anchors are listed, resin should be HIT HY by HILTI or equivalent approved. Hilti HIT HY200+HIT-V resin anchors for foundations. HIT-HY170+HIT-V resin anchors when used for timber wall plates or timber fixings.
  - Where a joist hanger is specified for a filch beam, refer to the manufacturer's literature for number of fixings required.



100.1 EXISTING GROUND FLOOR PLAN



100.2 STRUCTURAL GROUND FLOOR PLAN AS PROPOSED



100.3 STRUCTURAL FIRST FLOOR PLAN AS PROPOSED SHOWING REAR ROOF

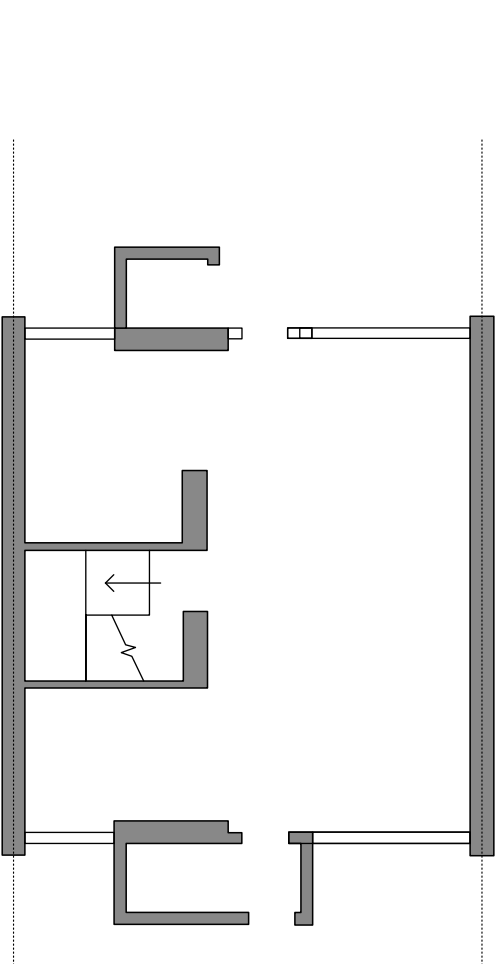
Revision	Date	Notes
Project		
12 Corner Green, SE3 9JJ		
Drawing No.	130 100	Revision
Drawing Title		
Ground floor plans		
Date	16/02/2023	Scale
1:50@ A1		
Status	Stage D	Project No.
130		
CAD Ref.	130 Proposed	Drawn & Designed by
RK		
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Allan Goldstein Engineers Ltd		
26 Vivian Avenue, Hendon Central, London, NW4 3XP		
enquiries@allangoldstein.info		

KEY

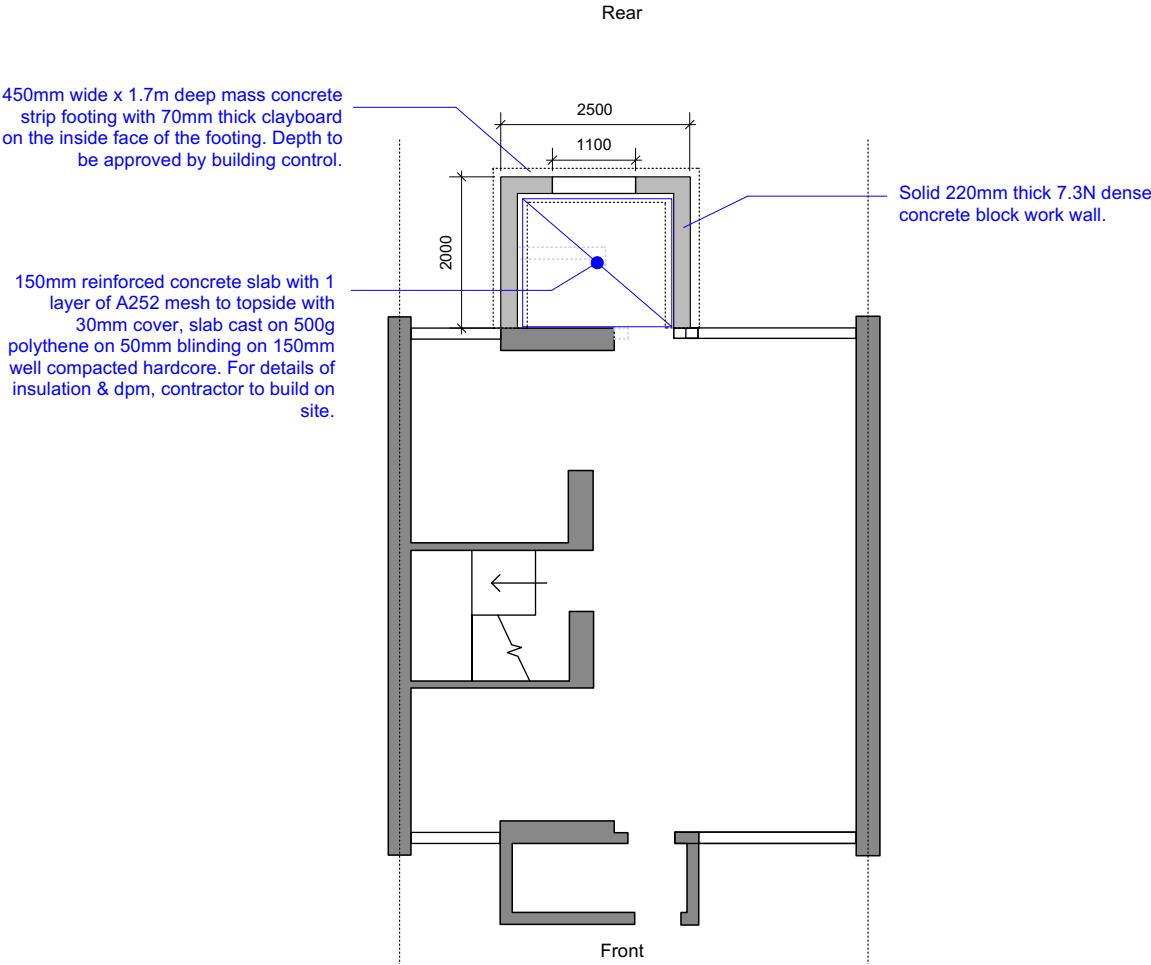
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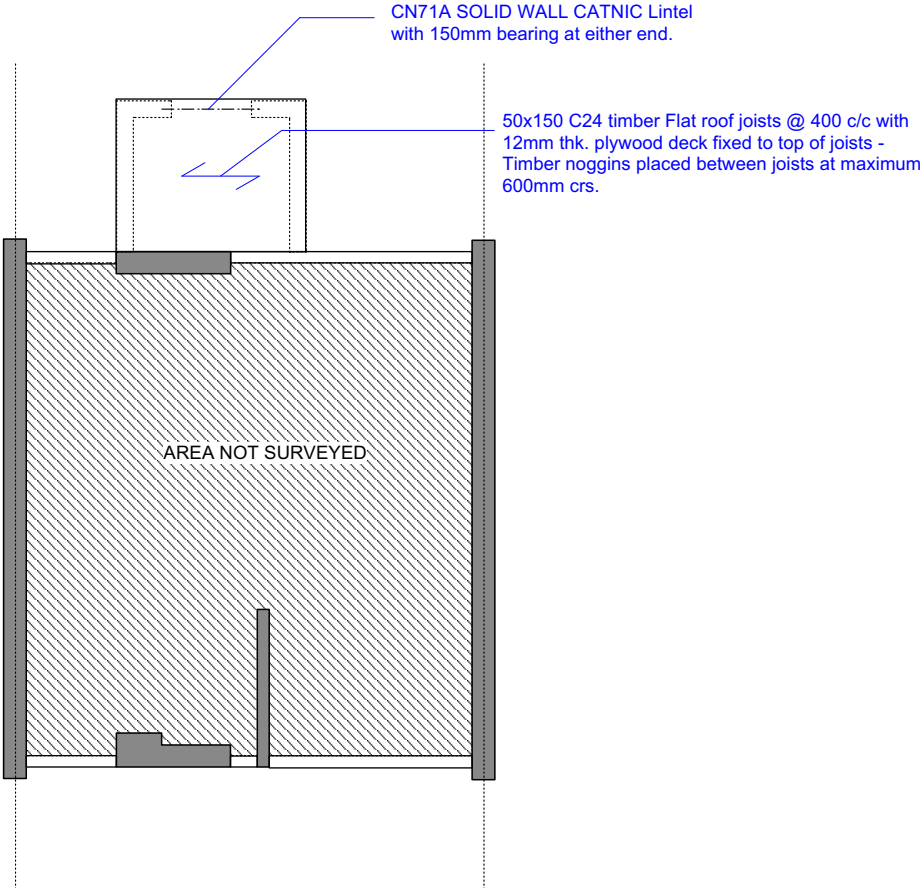
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