

Audley Square House Presentation



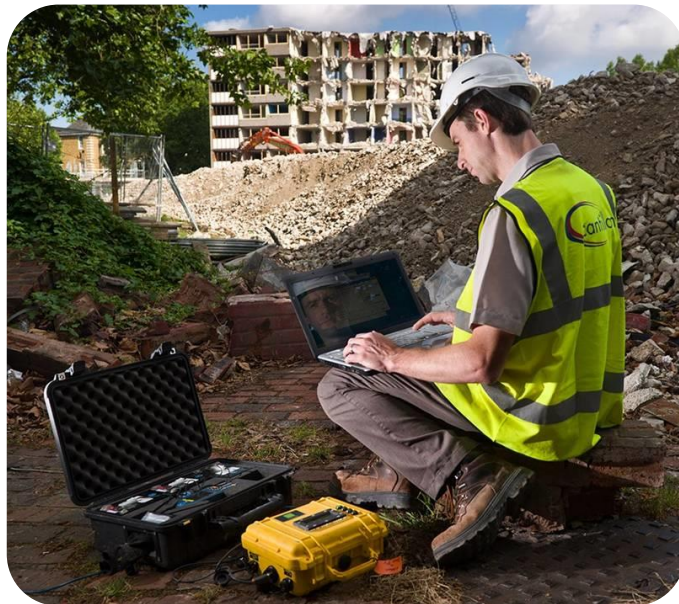
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Progress To Date

Key Activities

- The demolition to ground floor of Audley square house was completed on time in June 2017
- Cantillon have since been undertaking investigations to inform the continuation of works on site.
- Over 72,000 man hours have been undertaken so far without a single safety incident.
- The waste removed from site included;
 - Hardcore : 12,780t
 - General waste : 496t
 - Metal : 330t
 - Asbestos : 2t
- Total waste amount 13608t with 98% of it being recycled and not going to land fill.



Audley Square Team

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Operations Director – Paul Moody

- A demolition specialist for over 21 years
- Extensive industry experience of all forms of demolition and ground works
- Responsible for overall project delivery
- Visiting



Safety Health and Environment Manager – John Rimmer

- A demolition specialist for over 15 years
- Highly experienced and respected within industry
- Provides Health, Safety and Environmental leadership
- Visiting



Operations Manager – Andrew Stevens Cox

- A demolition specialist for over 14 years
- Extensive Westminster CC experience
- Responsible for managing and supporting the team
- Visiting daily



Project Manager – Mike Weller

- A demolition & Groundworks specialist for 20 years
- Extensive Industry experience in all forms of demolition, groundworks and temporary works
- Responsible for the project delivery
- On site 100%



Site Manager – Henry Brooks

- Demolition specialist for over 30 years
- Leads neighbourhood liaison
- Highly commended and Extensive Westminster CC experience
- On site: 100%



Substructure demolition and Piling and Enabling works

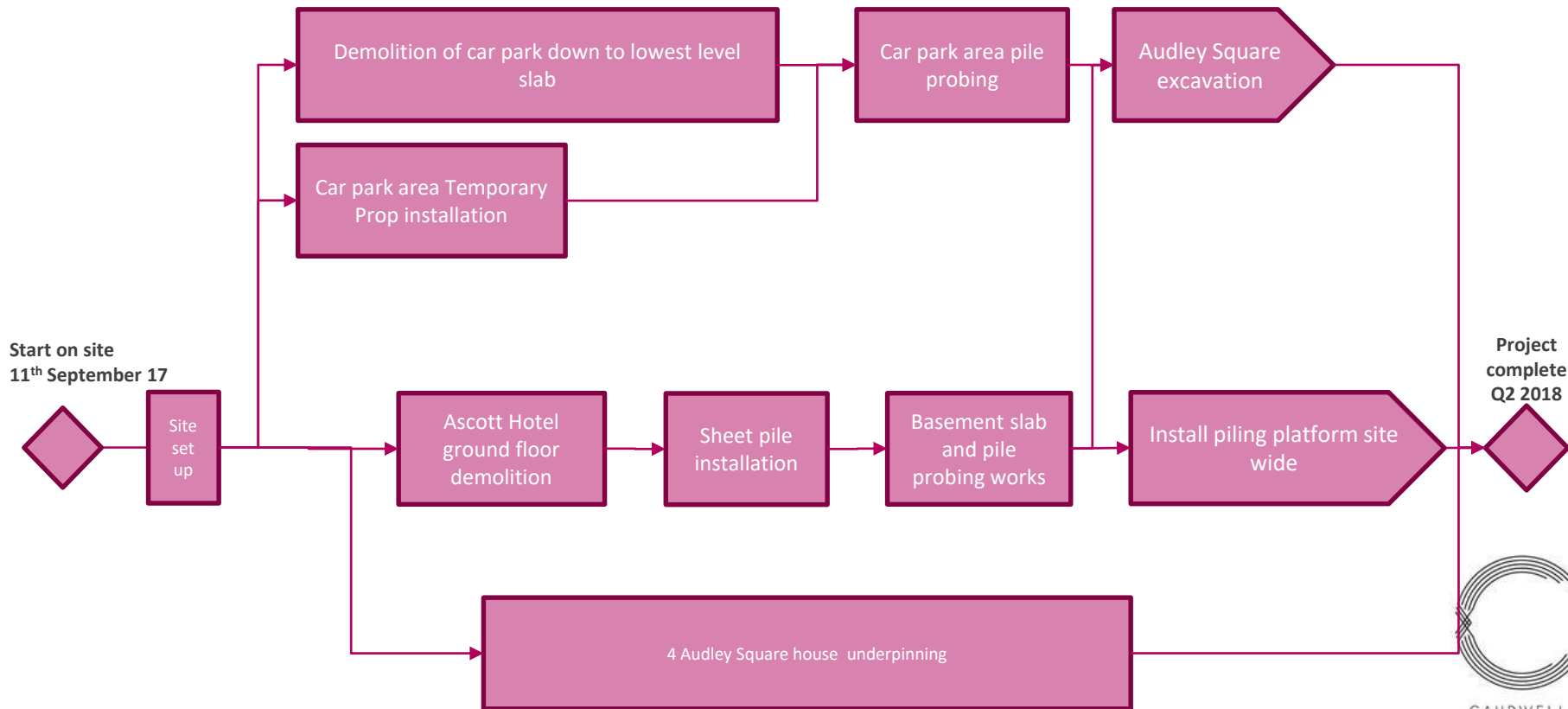
Outline scope of works

- Demolition and clearance of existing substructures to top of basement slabs.
- Install temporary props and sheet piling to sections of the basement to ensure the ground is stable throughout the works
- Manage the decommissioning of 2 existing UKPN substations.
- Demolition and clearance of existing lowest level basement slab.
- Pile probe and remove any obstructions below the ground bearing slab.
- Install piling platform for future follow on contractors.



Key Milestones

Key activity flowchart



Project working times and key dates

Standard site working hours

- Monday to Friday 08:00 to 18:00
- Saturdays 08:00 to 13:00
- No Planned works on Sundays or Bank Holidays
- Only in exceptional circumstances beyond these hours and in agreement with Westminster City Council.
(Advance notice shall be given unless an emergency for safety reasons)

Christmas Holiday Period

- Shut down on Friday 22nd Dec 17
- Return to work on Tuesday 2nd Jan 17

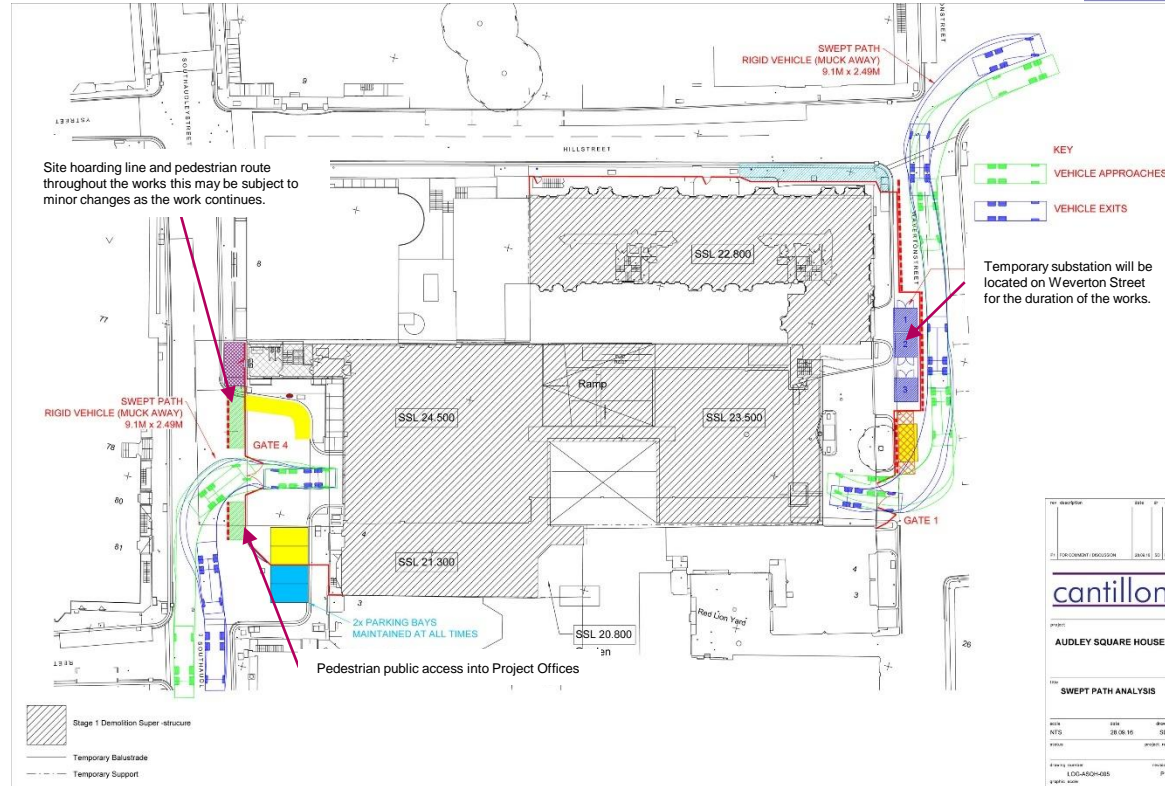
Key notable activities

- Waverton Street and Audley Square service diversions to be completed by others, once dates for this activity have been confirmed all affected neighbours will be made aware of the works in advance.
- Cantillon will be adhering to a section 61 notice meaning restricted works can only happen during designated hours. See table below.

	Sequence 1 Mondays to Fridays 10 hour	Sequence 2 Mondays to Fridays 2 hour	Sequence 3 Saturdays 5 hour
Trigger levels	75 dB LAEQ (10 hour) Mondays to Fridays	77 dB LAEQ (2 hour) Mondays to Fridays	75 dB LAEQ (5 hour) Saturdays
Action levels	78 dB LAEQ (10 hour) Mondays to Fridays	80 dB LAEQ (2 hour) Mondays to Fridays	78 dB LAEQ (5 hour) Saturdays

Key logistics

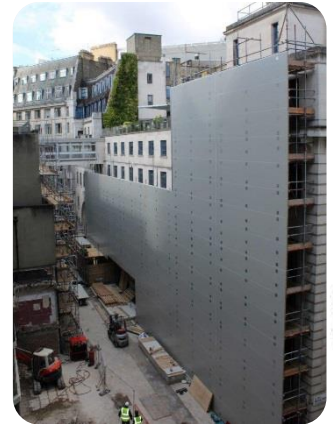
- 24 Hr security team
- CCTV security to perimeters
- Perimeter security hoardings
- Visible traffic marshalling
- Public access to project offices and management
- Visual Contact numbers and information posting
- No stacking lorries in local highways



Environmental Management Strategy

Best practicable means

- Recognition that it is our duty to manage the process
- Liaison with Westminster City Council Highways and Environmental Health Officer teams
- Use of predictive models to evaluate areas of concern
- Use of acoustic abatement screens to minimise areas of noise concern where practicable to do so
- Reduce percussive demolition to the minimum – maximise non-percussive techniques
- Agree suitable working periods for sensitive works
- Suppress dust at source and maintain encapsulation wherever possible
- Real time monitoring of noise, dust and vibration as required

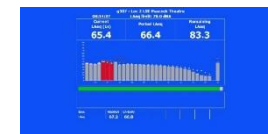
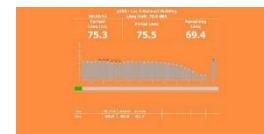
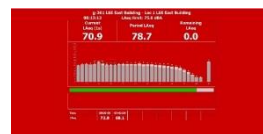
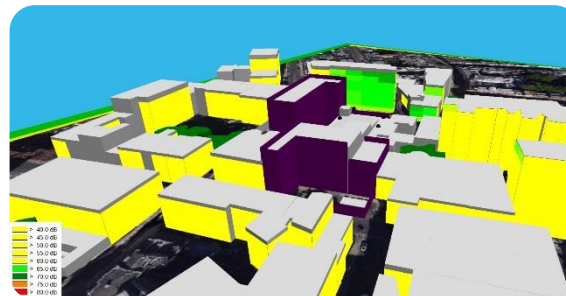


Noise and Dust Strategy

Predictive Noise Assessment

Cantillon's in-house team utilise CADNa software:

- Prior to commencement on site a CADNa predictive noise model will be undertaken on site
- This will form the basis for any future Section 61 requirements and identifies noise emissions on the local area. This is a legal agreement with Westminster City Council



Real Time Noise and Dust Management

- Cloud based access to real time Noise and Dust monitoring equipment
- Site team have visual alert system using colour coded screen technology
- Audible text alert system to key management team
- Enables the site activities to be tailored to suit statutory agreements ie: WCC S61



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Traffic Management Strategy

Defining the Process

Consultation with Westminster City Council Highways and Environmental Health Officer teams

- Implement a robust traffic management marshalling process
- Identify and agree suitable vehicle routes to and from site using London Lorry Approval Scheme
- Identify and agree off site holding areas, to minimise vehicle stacking
- All of our supply chain are Fleet Operator Recognition Scheme (FORS) Silver accredited
- Focus on vulnerable road users, eg cyclists and pedestrians



Traffic Management Strategy



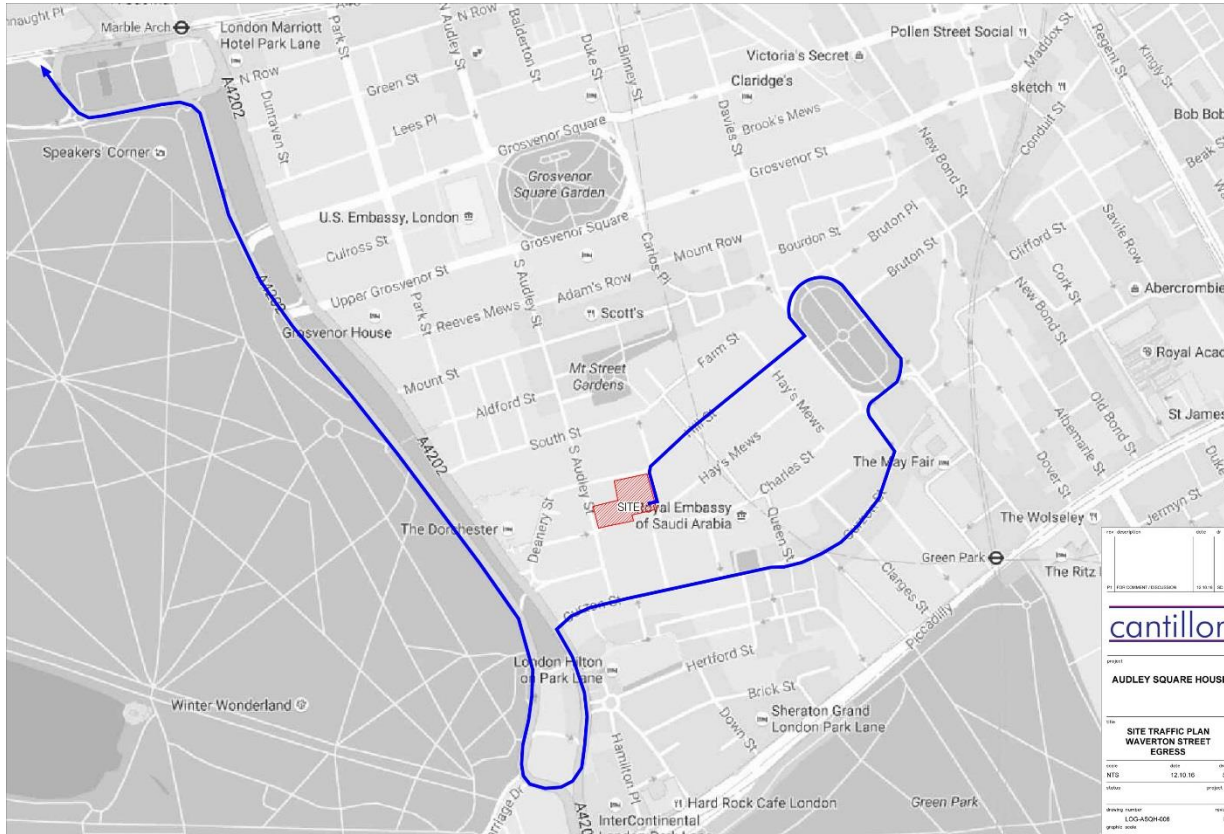
Waverton Square Street access

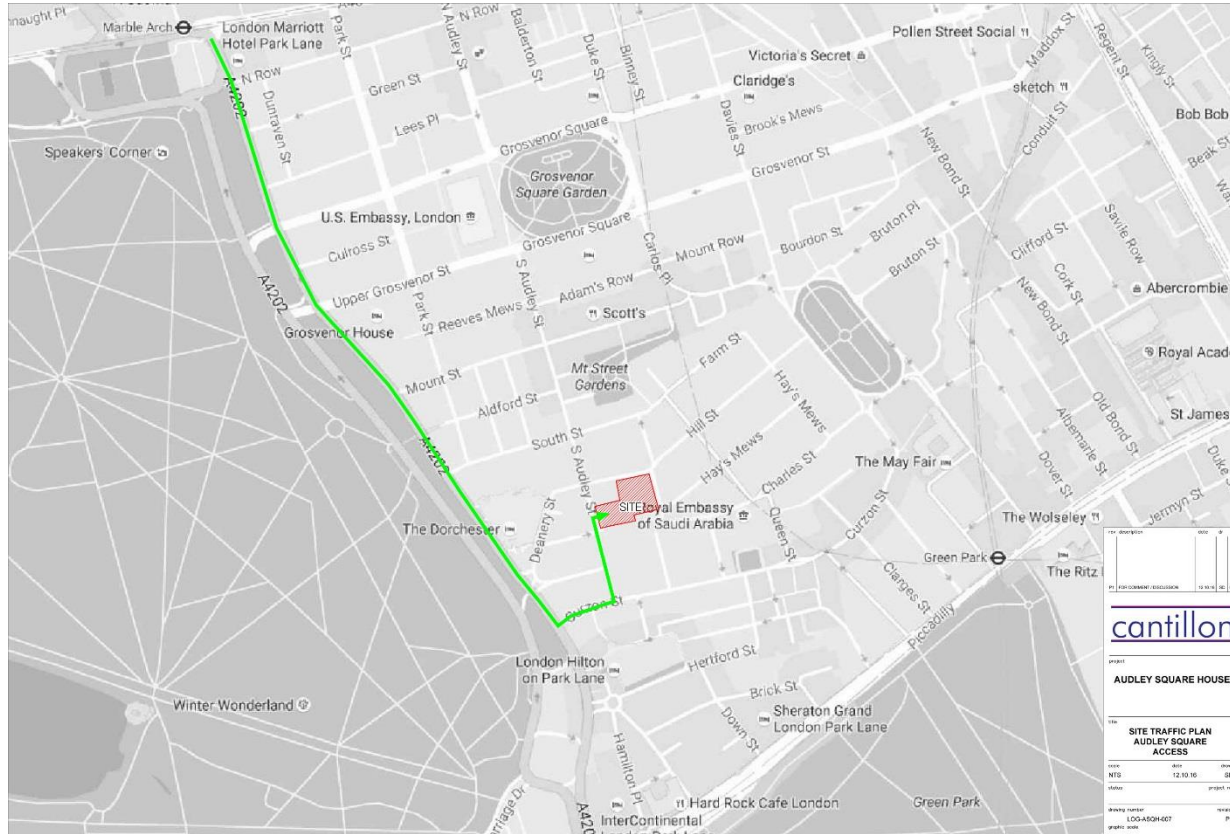
- HGV vehicles enter London from North London A5
- Routed via Park Lane into left turn Curzon Street
- 4th left turn into Queen Street followed by left onto Charles Street followed by right turn onto Chesterfield Hill
- Left turn into Hill Street and left turn into Waverton Street
- Arrive on site



Waverton Square Street egress

- HGV vehicles leave site and enter Waverton Street
- Right turn onto Hill Street and proceed eastbound
- Enter Berkley square and proceed clockwise to Curzon Street
- Follow Curzon Street and access Park Lane Gyratory to head North toward Marble Arch

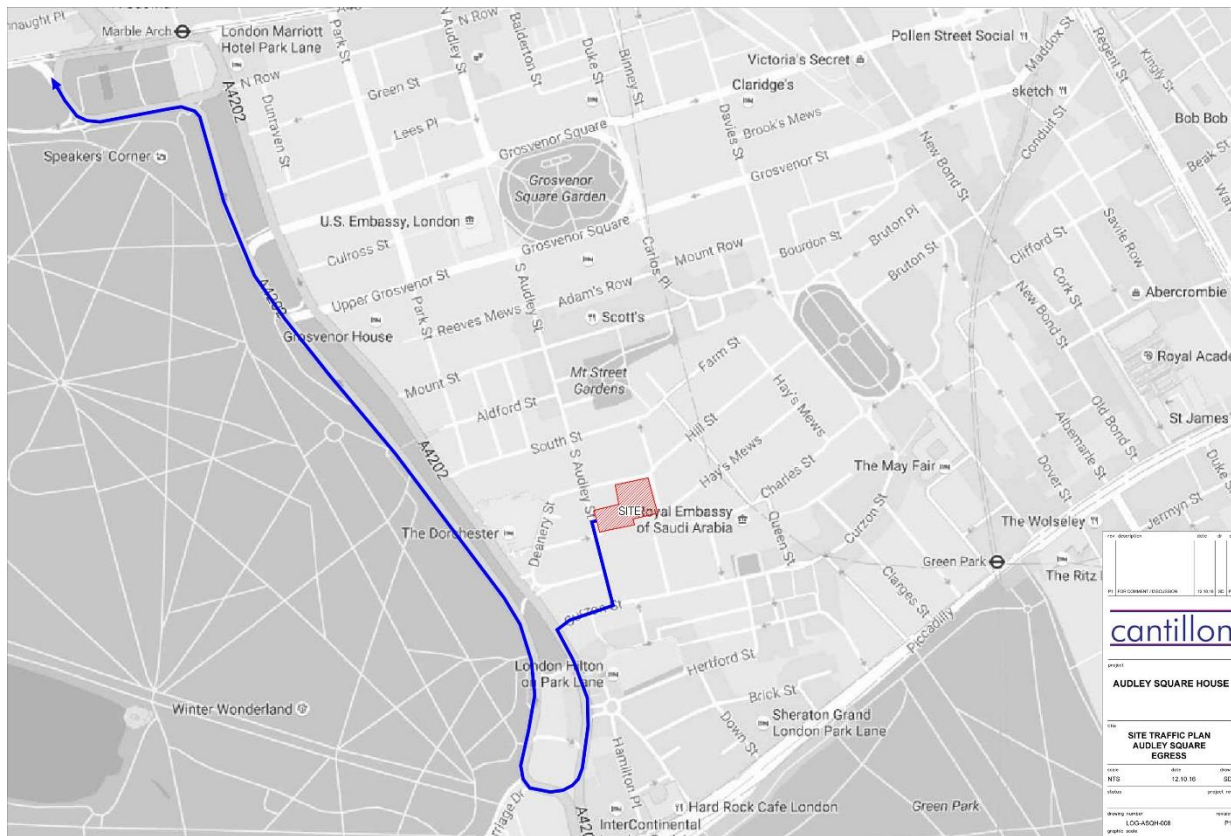




Audley Square Street access

- HGV vehicles enter London from North London A5
- Routed via Park Lane and left turn into Curzon Street
- First left into South Audley Street and arrive at Audley Square compound

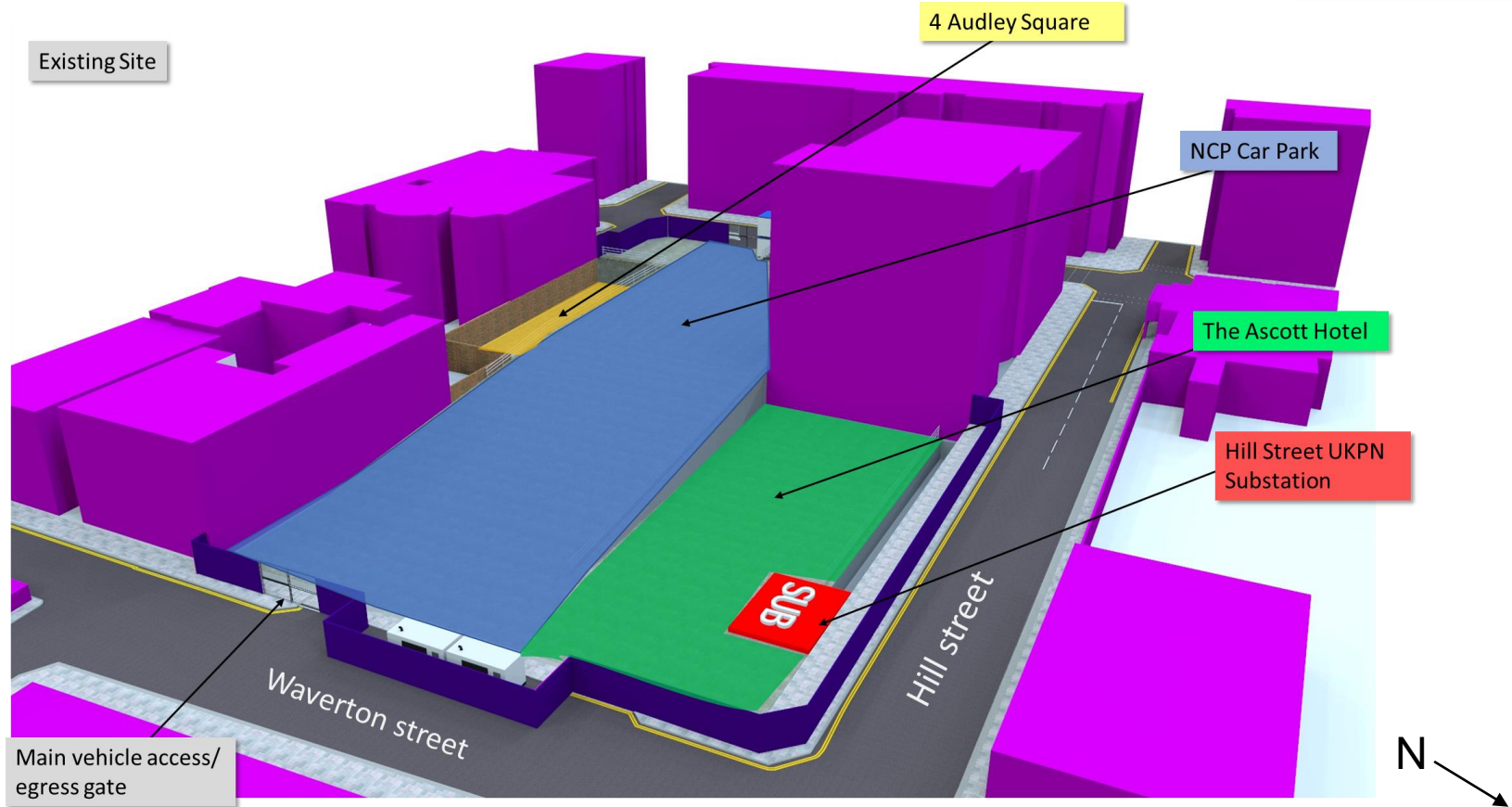




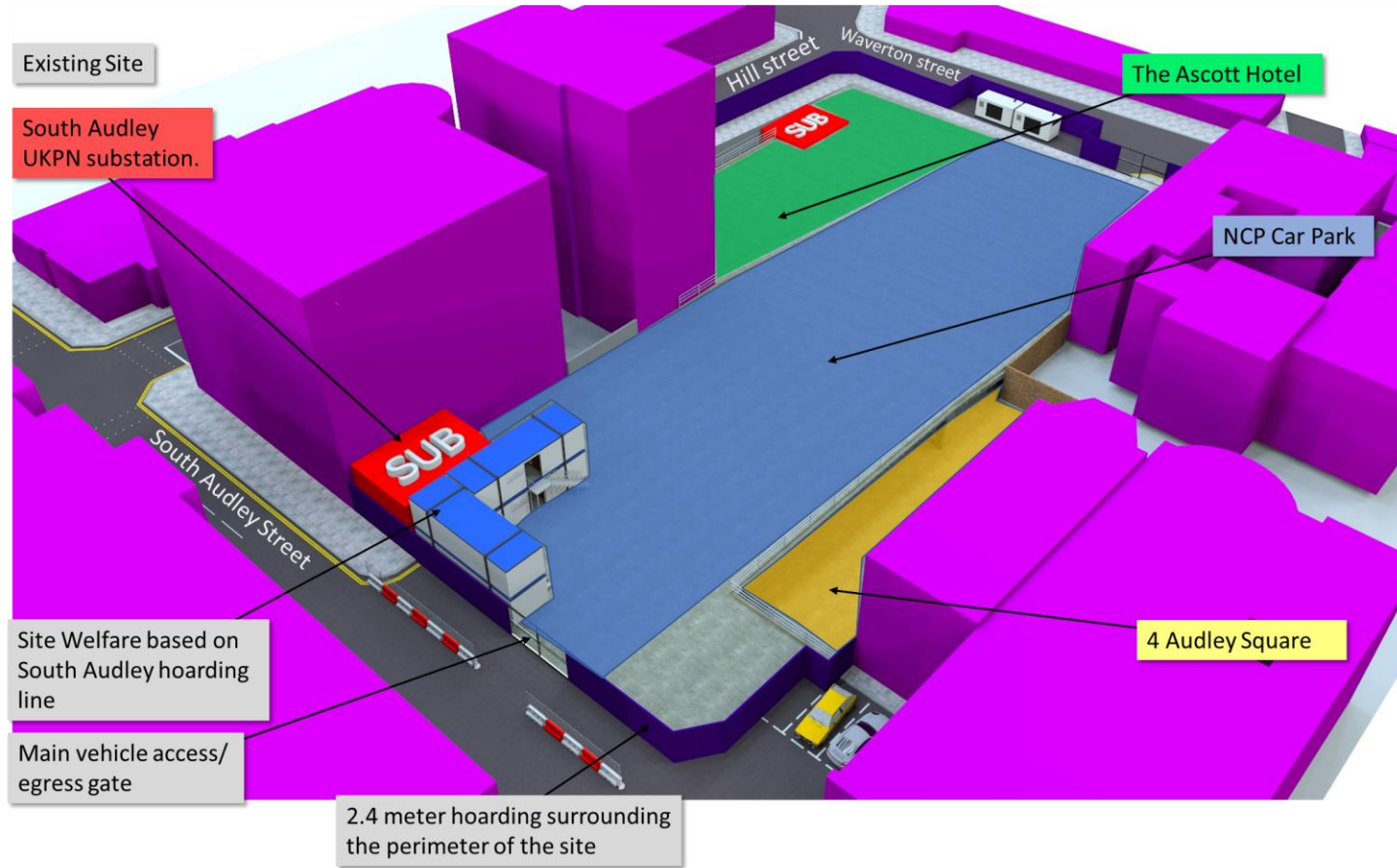
Audley Square Street access

- HGV vehicles leave site and access South Audley Street in Southbound direction
- Right turn into Curzon Street
- Right turn into Curzon Street and access Park Lane Gyratory to head North toward Marble Arch

Site location



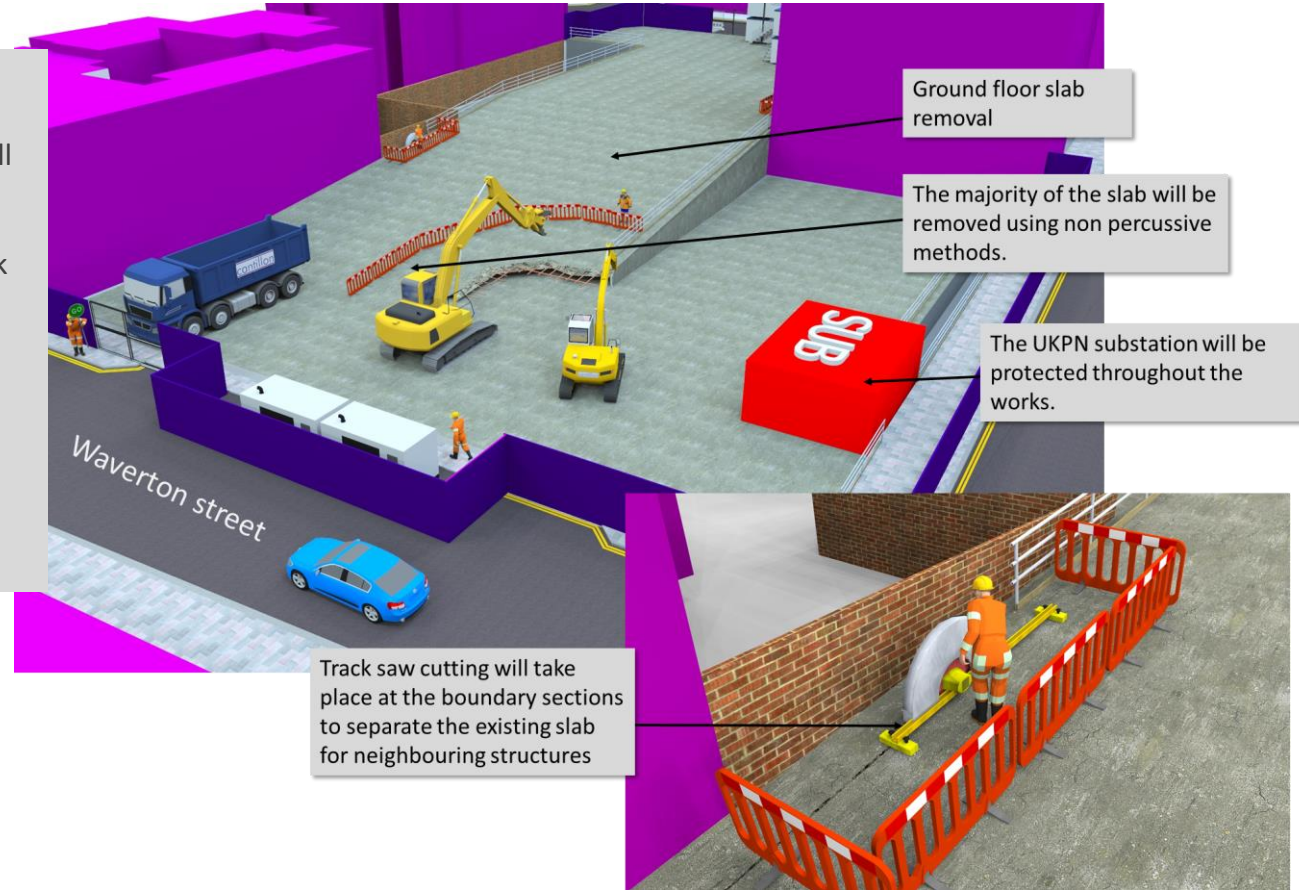
Site location



Outline Demolition Sequence

Ground Floor Demolition

- Specialist separation of party wall in advance of demolition.
- Careful demolition of the carpark ground floor and supporting structure, to expose the level below.
- Ongoing clearance of demolition materials.



Outline Demolition Sequence

Ground floor demolition and Temporary Prop Installation

- Install supporting props from lower basement level to ground floor level, ensuring maximum stability as the demolition continues.
- Continue careful demolition of the Ascott Hotel ground floor moving in a northerly direction.
- Ongoing clearance of demolition materials.

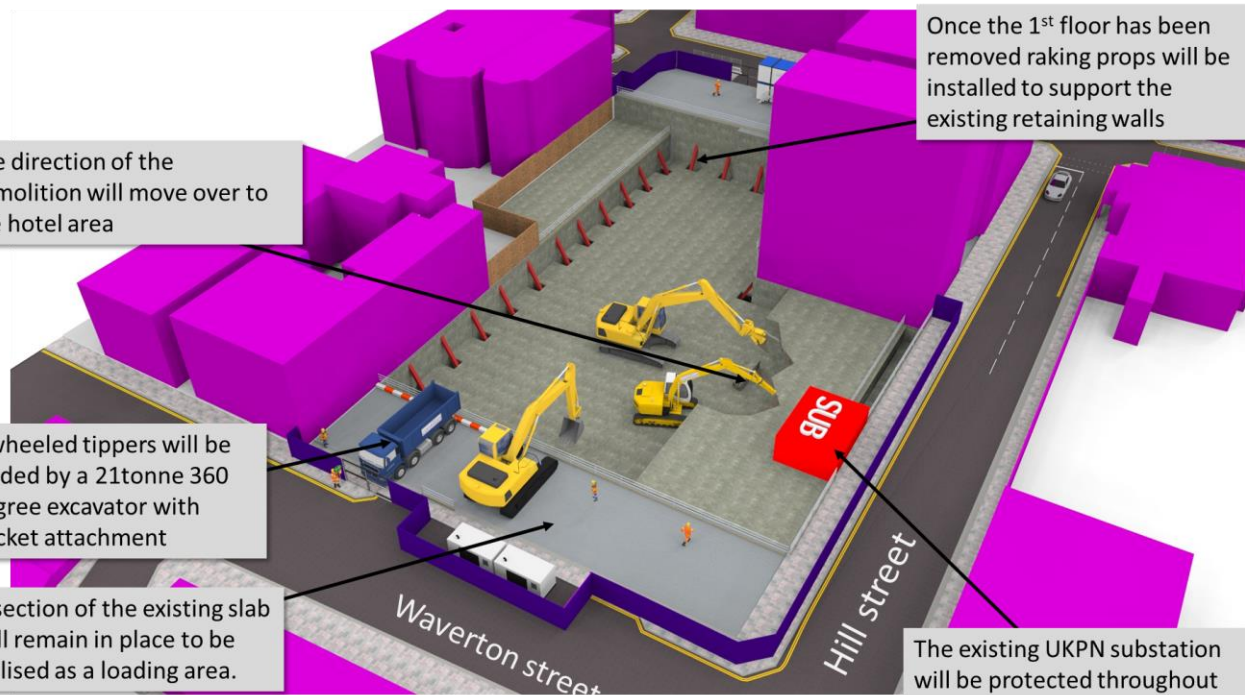
The direction of the demolition will move over to the hotel area

8 wheeled tippers will be loaded by a 21tonne 360 degree excavator with bucket attachment

A section of the existing slab will remain in place to be utilised as a loading area.

Once the 1st floor has been removed raking props will be installed to support the existing retaining walls

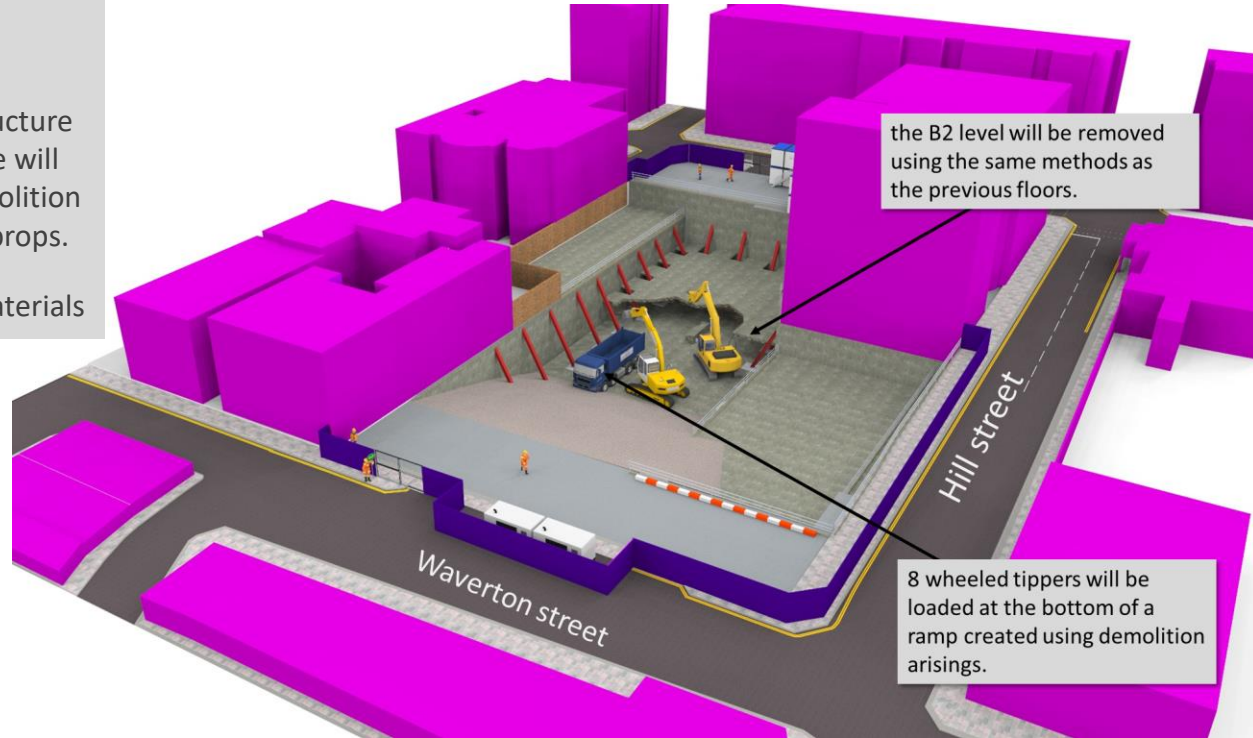
The existing UKPN substation will be protected throughout the works.



Outline Demolition Sequence

Basement Demolition and Removal

- Specialist separation of party wall in advance of demolition.
- Careful demolition of the carpark basement levels and supporting structure to expose the level below, extra care will be taken to make sure that the demolition works do not effect the temporary props.
- Ongoing clearance of demolition materials

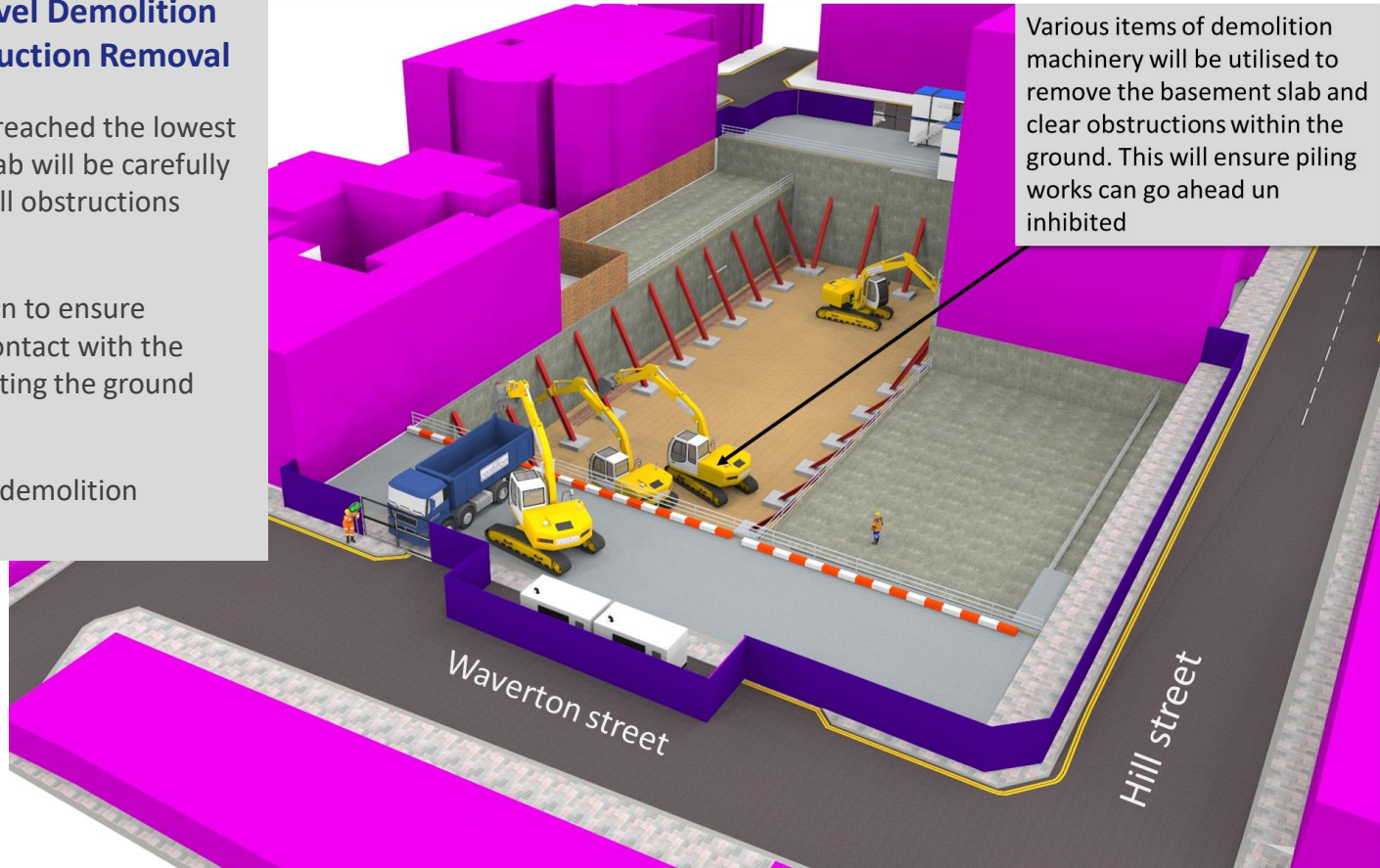


Outline Demolition Sequence

Lowest Basement Level Demolition and Ground Obstruction Removal

- Once demolition has reached the lowest level the basement slab will be carefully removed along with all obstructions within the ground.
- Extra care will be taken to ensure nothing comes into contact with the props that are supporting the ground floor.
- Ongoing clearance of demolition materials

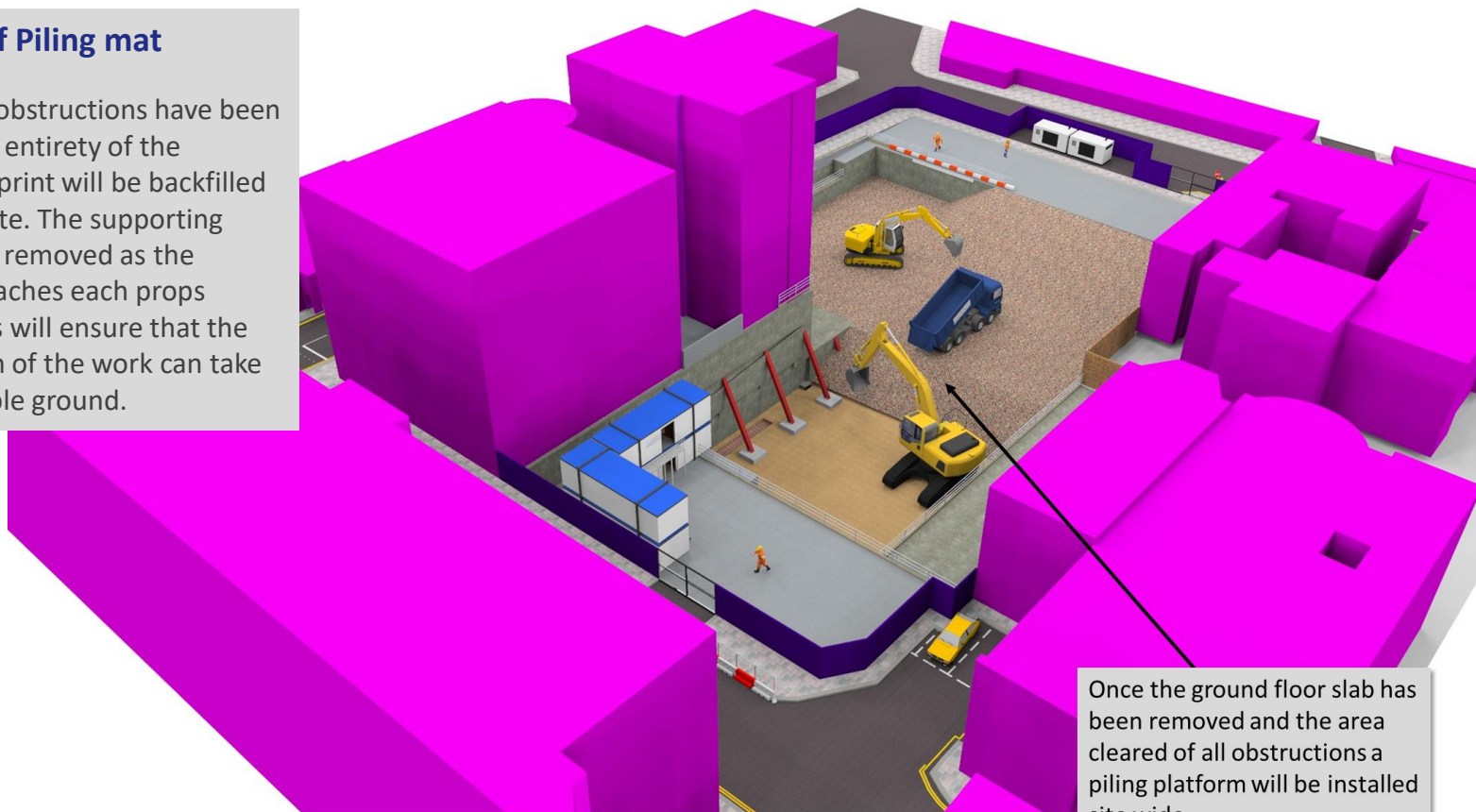
Various items of demolition machinery will be utilised to remove the basement slab and clear obstructions within the ground. This will ensure piling works can go ahead uninhibited



Outline Installing Piling Mat

Installation of Piling mat

- Once all the obstructions have been removed the entirety of the building footprint will be backfilled with aggregate. The supporting props will be removed as the aggregate reaches each props location, This will ensure that the piling portion of the work can take place on stable ground.



Once the ground floor slab has been removed and the area cleared of all obstructions a piling platform will be installed site wide.

Thank you

Project Contact details

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