

# AUDLEY SQUARE DEVELOPMENT

AUDLEY  
SQUARE  
DEVELOPMENT

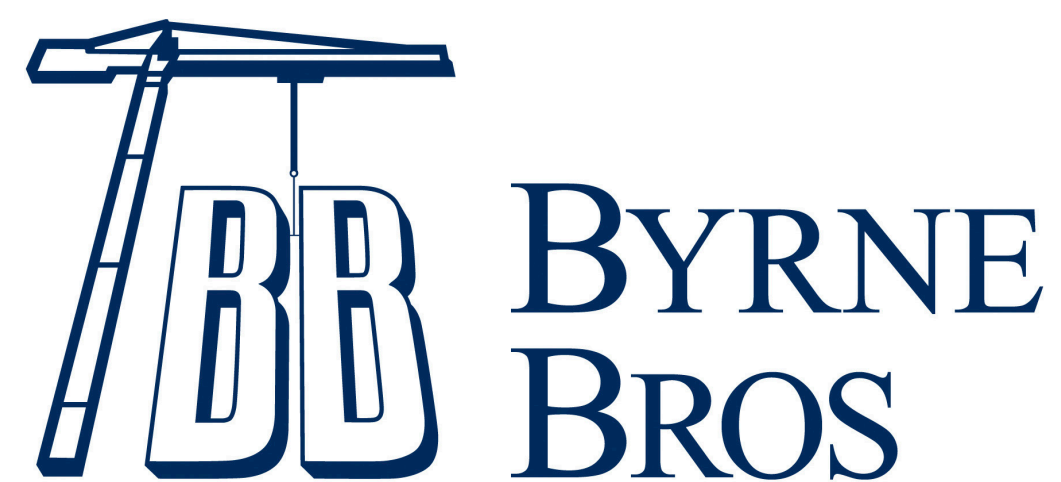
PUBLIC EXHIBITION - OCTOBER 2018



WELCOME







# INTRODUCTION TO BYRNE BROS.

AUDLEY  
SQUARE  
DEVELOPMENT

Formed in 1969 by Patsy & Johnny Byrne, Byrne Bros. are the UK's premier concrete contractor and a leader in concrete solutions

- Over 450 Major High Quality London Projects Delivered
- Excellent Safety & Environmental Track Record
- In House Temporary Works Department
- In House 3D/4D & BIM Modelling Facility
- A Substantial Plant & Equipment Facility in Mitcham
- In House Reinforcement Coupler Facility
- In House Precast Facility In Purfleet
- Assured Delivery



BBC West One Television Centre



Battersea Power Station Phase 1



Olympic Stadium



The Shard of Glass



Tate Modern



All England Club - Wimbledon





# CURRENT BYRNE BROS. PROJECTS

## Aykon Towers

- Scope: Top Down Construction with Superstructure
- Duration: 65 weeks
- Value: £38 million
- Location: Vauxhall



## One Nine Elms

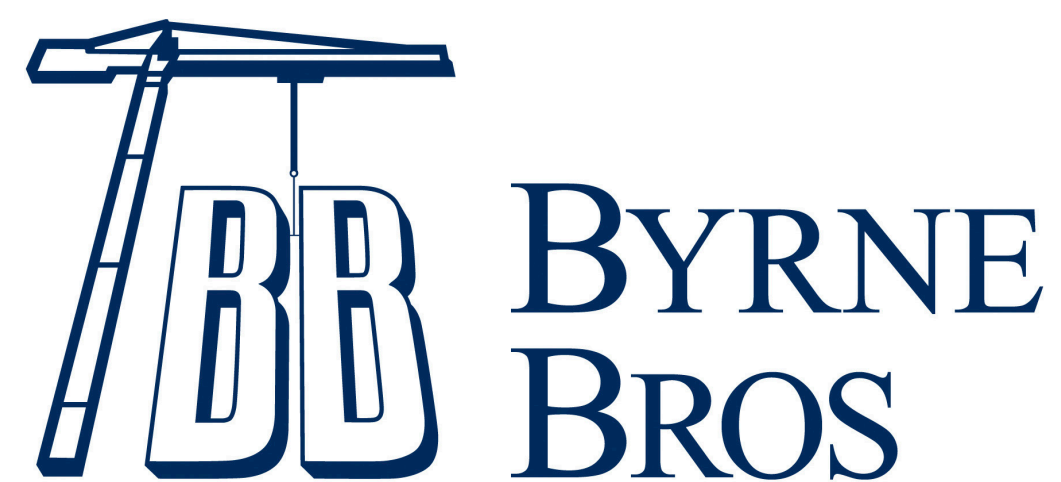
- Scope: Top Down Construction with Superstructure
- Duration: 154 weeks
- Value: £65 million
- Location: Vauxhall

## Mayfair Park Residence

- Scope: Concrete Frame
- Duration: 23 weeks
- Value: £3 million
- Location: Mayfair







# THE BYRNE BROS. AUDLEY SQUARE DEVELOPMENT TEAM



**Don Houston**  
Operations Director  
(Visiting)

Reinforced  
Concrete Frame  
& Groundworks  
specialist for over  
40 years.



**Bob Lloyd**  
Project Director

Reinforced  
Concrete Frame  
& Groundworks  
specialist for over  
40 years.

Leads  
Neighbourhood  
Liaison



**Paul Billing**  
Project Manager

Reinforced  
Concrete Frame  
& Groundworks  
specialist for over  
25 years.

Programming  
& Resource  
Management



**Rob McLoughlin**  
Construction  
Manager

Reinforced  
Concrete Frame  
& Groundworks  
specialist for over  
30 years.



**Adam Meadows**  
Project Engineer

Reinforced  
Concrete Frame  
& Groundworks  
specialist for over  
13 years.



**Steve Dent**  
H&S Manager  
(Visiting)

Reinforced  
Concrete Frame  
& Groundworks  
specialist for over  
20 years.





We are committed to working tirelessly for the health, **SAFETY** and well-being of our colleagues and those around us.

We want the **PEOPLE** who work with us - our clients, delivery partners and colleagues - to be part of our team, not just for one project but for life.

We want to build success based upon customer satisfaction, collaboration, value for money and reliable **DELIVERY**.

We believe in customer service and in creating long lasting, trusting **RELATIONSHIPS**.

We provide the resources and environments, for learning and creativity, to assist everyone to achieve the highest standards of performance and to inspire **INNOVATION**.

## HEALTH & SAFETY VISION

- In-House Mental Health First Aiders
- Employee Assistance Programme
- In-House Training Centre, Including CPCS Accredited centre
- FORS (Fleet Operator Recognition Scheme) Gold Accredited
- BES 6001 Responsible Sourcing of Construction Products Certified
- FSC (Forest Stewardship Council) & PEFC (Programme for the Endorsement of Forest Certification) Certified
- Quality Assurance Systems - ISO 9001
- Environmental - ISO 14001
- Health & Safety - ISO 18001

*'We believe all accidents and injuries are preventable, and we drive a culture where safety is an integral part of every business decision.'*

## WORK SAFETY





# NEIGHBOURHOOD LIAISON

It is our wish to develop a collaborative and friendly relationship with all of our neighbours.

We want you to know that we will use 'Best Practicable Means' to control the level of disturbance from our construction activities. We will always take time to listen to any concerns you may have and respond positively.

## Early Stakeholder Engagement

- Identify Key Local Area Users
- Engage with Local Stakeholders
- No Surprises. Plan the Works & Work to the Plan
- Present To The Community
- Keep Local Stakeholders informed

## Maintain Effective Communication

- Provide Easy Access To The Project Team
- Informative And Timely Issue Of Newsletters
- Periodic Email Updates - If you would like to receive these updates, please email your details to: [info.ASD@byrne-bros.co.uk](mailto:info.ASD@byrne-bros.co.uk)
- Keep the website up to date



**Should you need to contact the Project Team our Contact details are below:**

During working hours - please contact Bob Lloyd

Outside working hours - Please leave a message on the answering service\* giving details of 1) Name, 2) Address, 3) time and Date, 4) Details of the query. We will respond the following working day.

## Key Project Contacts

**Bob Lloyd - Project Director**  
07867 488787  
[Bob.Lloyd@byrne-bros.co.uk](mailto:Bob.Lloyd@byrne-bros.co.uk)

**Paul Billing - Project Manager**  
07860 259278  
[Paul.Billing@byrne-bros.co.uk](mailto:Paul.Billing@byrne-bros.co.uk)

**In an Emergency - Please contact Axis Security**  
**Axis Security**  
0800 612 7727

[www.audleysquareredevelopmentmayfair.com](http://www.audleysquareredevelopmentmayfair.com)

**Considerate Constructors Scheme**  
0800 783 1423

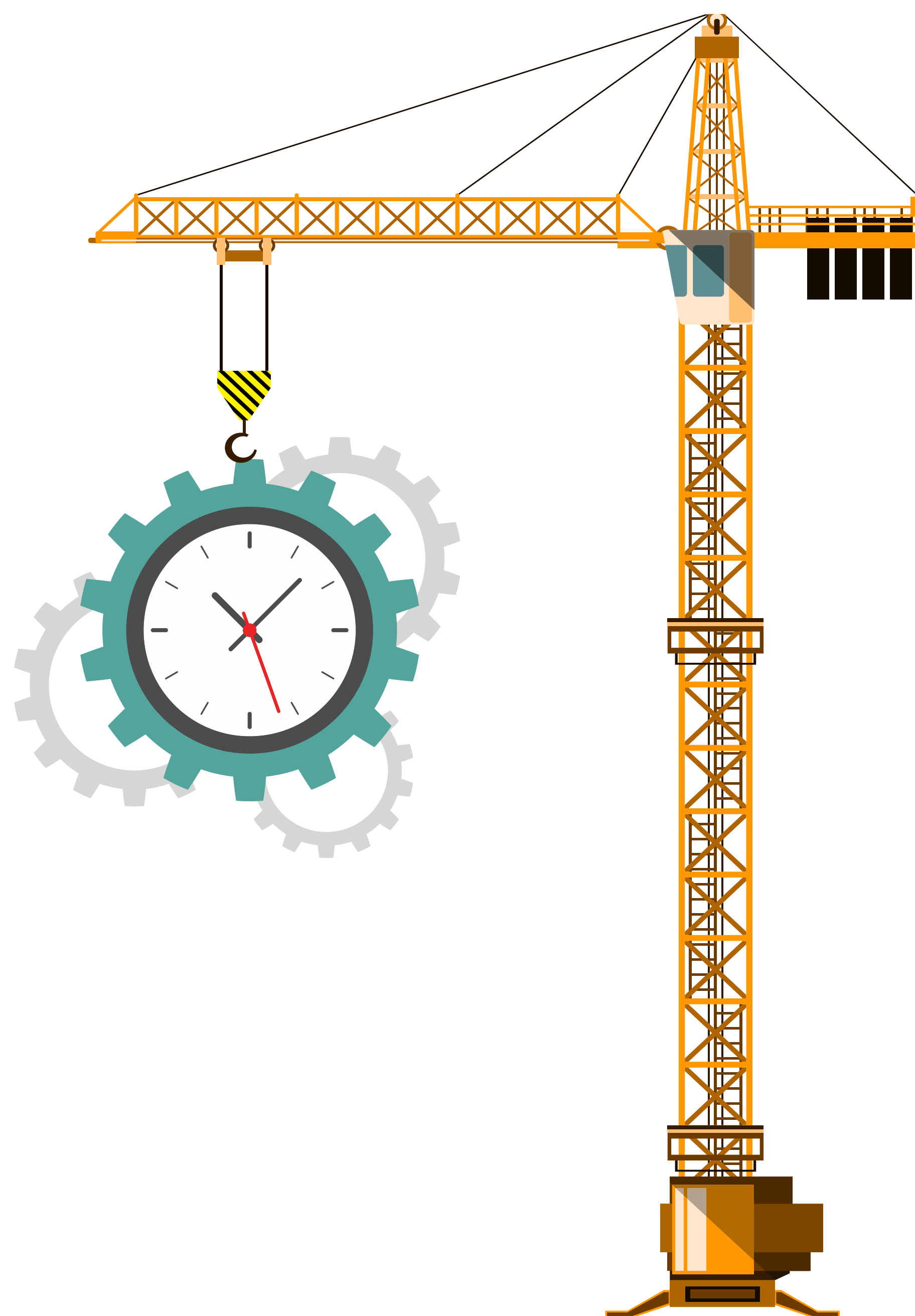
\*Details to be confirmed and communicated in our next Newsletter



# KEY DATES & WORKING TIMES

## Standard Site Working Hours

- Monday – Friday 08:00 – 18:00
- Saturdays 08:00 – 13:00
- No Planned Works On Sundays Or Bank Holidays
- In exceptional circumstances (For example, Tower Crane erection/dismantle), it may be necessary to work outside these hours. In such instances, agreement will be sought in advance with Westminster City Council and local stakeholders informed.
- In the event that unforeseen circumstances necessitate extended working, we will inform Westminster City Council immediately and ensure that the over running works are concluded as quickly as possible.
- During the hours of 10:00 to noon and the hours of 14:00 to 16:00 non-percussive works will be undertaken as detailed in our Section 61 application.



## Christmas Holiday Period

- Shut Down On Friday 21st December 2018
- Restart Monday 7th January 2019



## Road Closure

A road closure will be required for the installation of the welfare facility over Hill Street. Details of this will be communicated well in advance.



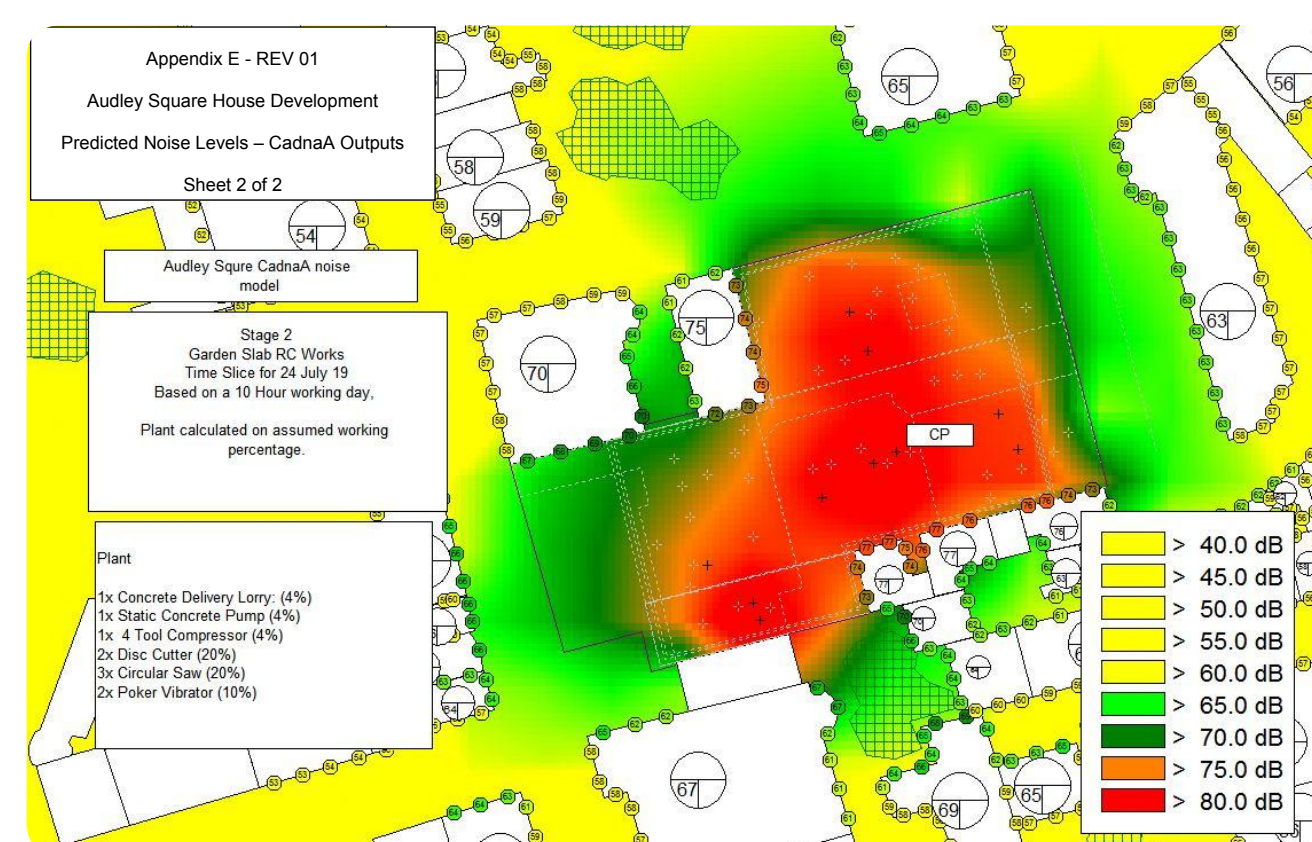


WE HAVE ANALYSED OUR SCOPE OF WORKS AND FOUND THESE SOLUTIONS TO MINIMIZE DISRUPTION TO YOU



## Noise Management

Predictive Noise Modelling has been carried out and was included within the Section 61 Application (prior consent for work on construction sites) made to Westminster City Council (WCC). WCC's Environmental Health Officer (EHO) has granted consent, which requires us to stay within defined noise limits. To manage this, we will install real-time noise monitoring equipment. This will allow us to monitor noise levels and plan future works accordingly.



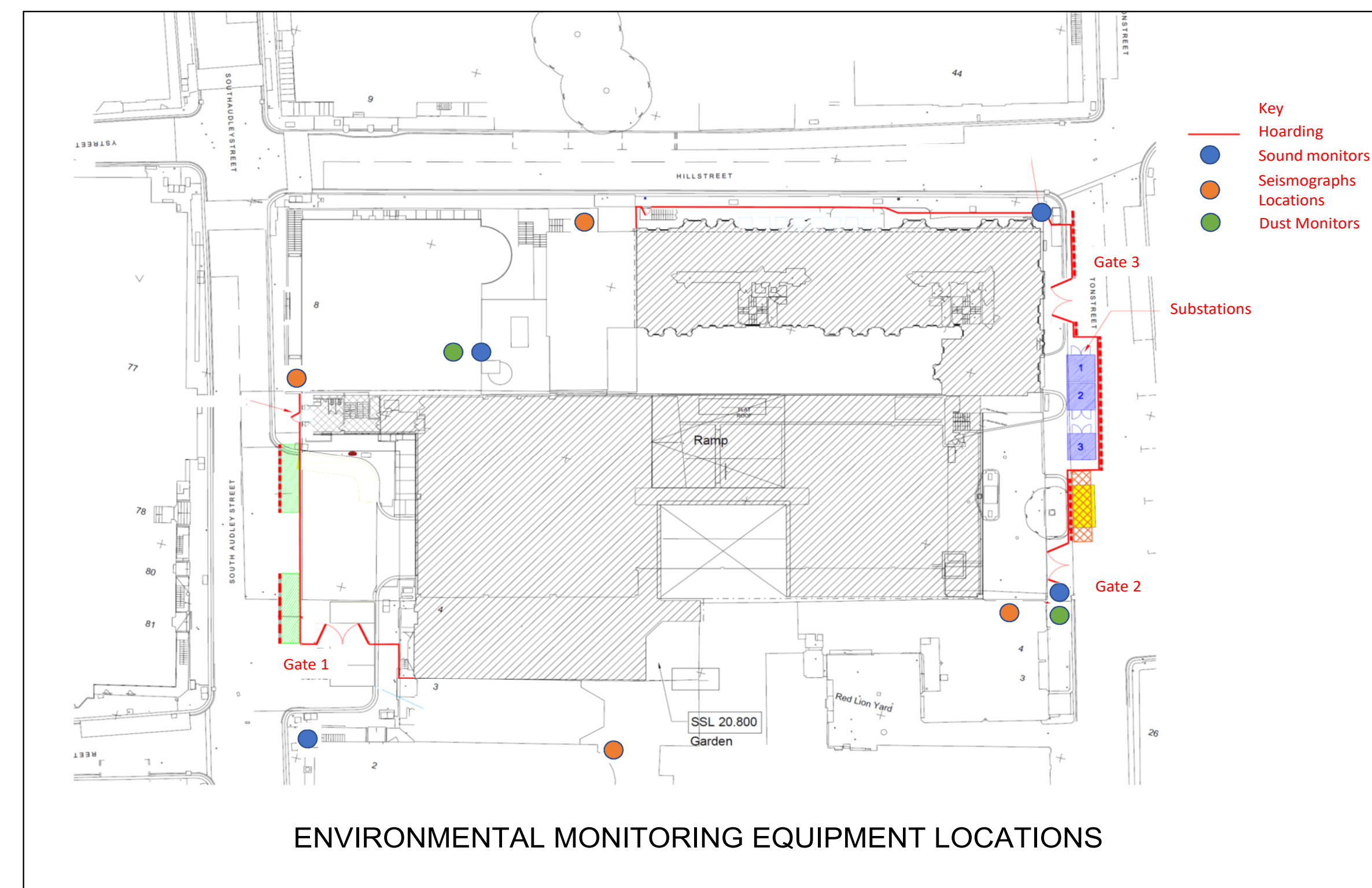
Noise	Sequence
Trigger Levels	75 dB LAeq (10hr)
Action Levels	78 dB LAeq (10hr)

## Vibration Monitoring

Vibration limits have also been determined in the Section 61 Consent. Vibration monitors are already in place. These too will provide real-time data.

## Dust Management

Dust-Acommon disturbance from construction sites – will be monitored in real time.





## ENVIRONMENTAL VISION - BPM (Best Practicable Means) & Process Management

- Predictive Noise Survey - To understand the issues and plan accordingly
- Real-time Noise, Dust & Vibration Monitoring
- Real-time Movement Monitoring of surrounding buildings
- Continuous Dust Suppression by mist spray
- Acoustic Muffling of Site Hoarding and mobile acoustic screens where practical
- Non-Percussive Coring Through Obstructions With Tungsten Carbide Tipped Casings
- Kelly Bar modification to reduce piling noise
- Use of Release Agent on the Piling Auger To Ease The Pile Arisings From The Auger
- Sound Reducing Enclosures For Major items of Plant i.e. Static Concrete Pump
- Wheel washing of vehicles exiting site and mobile road sweeping of surrounding roads as required.
- Pile Coring Will Be Aborted If It Becomes Apparent That The Pile Cannot Be Concreted Before 6pm





## TRADITIONAL 'BLUE SKY' CONSTRUCTION

Traditionally basements were excavated as a deep hole. This is referred to as 'Blue Sky', which can be very disruptive:

- Multiple Levels of Propping
- Visually Unpleasant
- Props Clashing with Permanent Works
- Significant Secant Wall Movements
- Difficult to control noise
- Slow build time

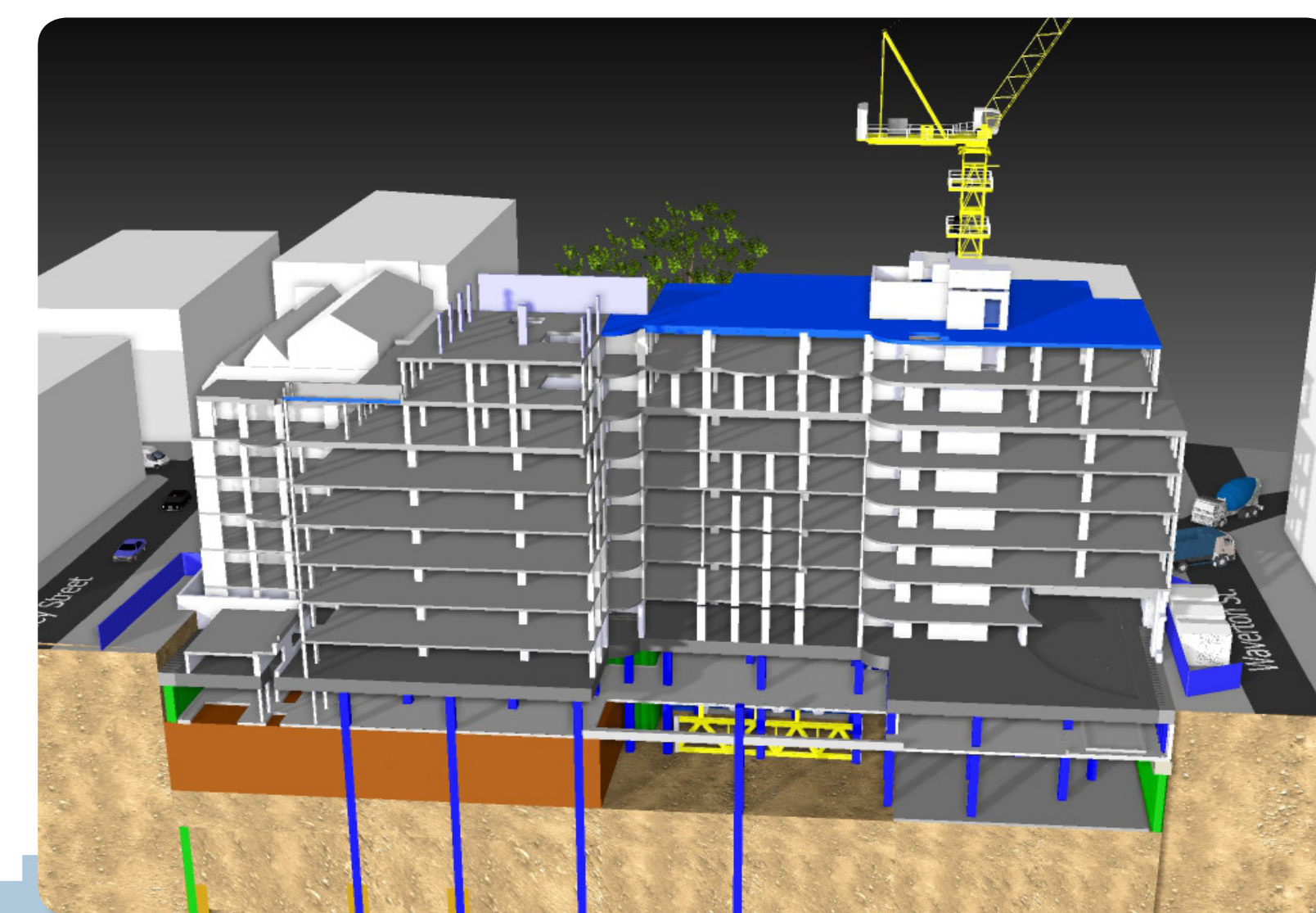


**VS**

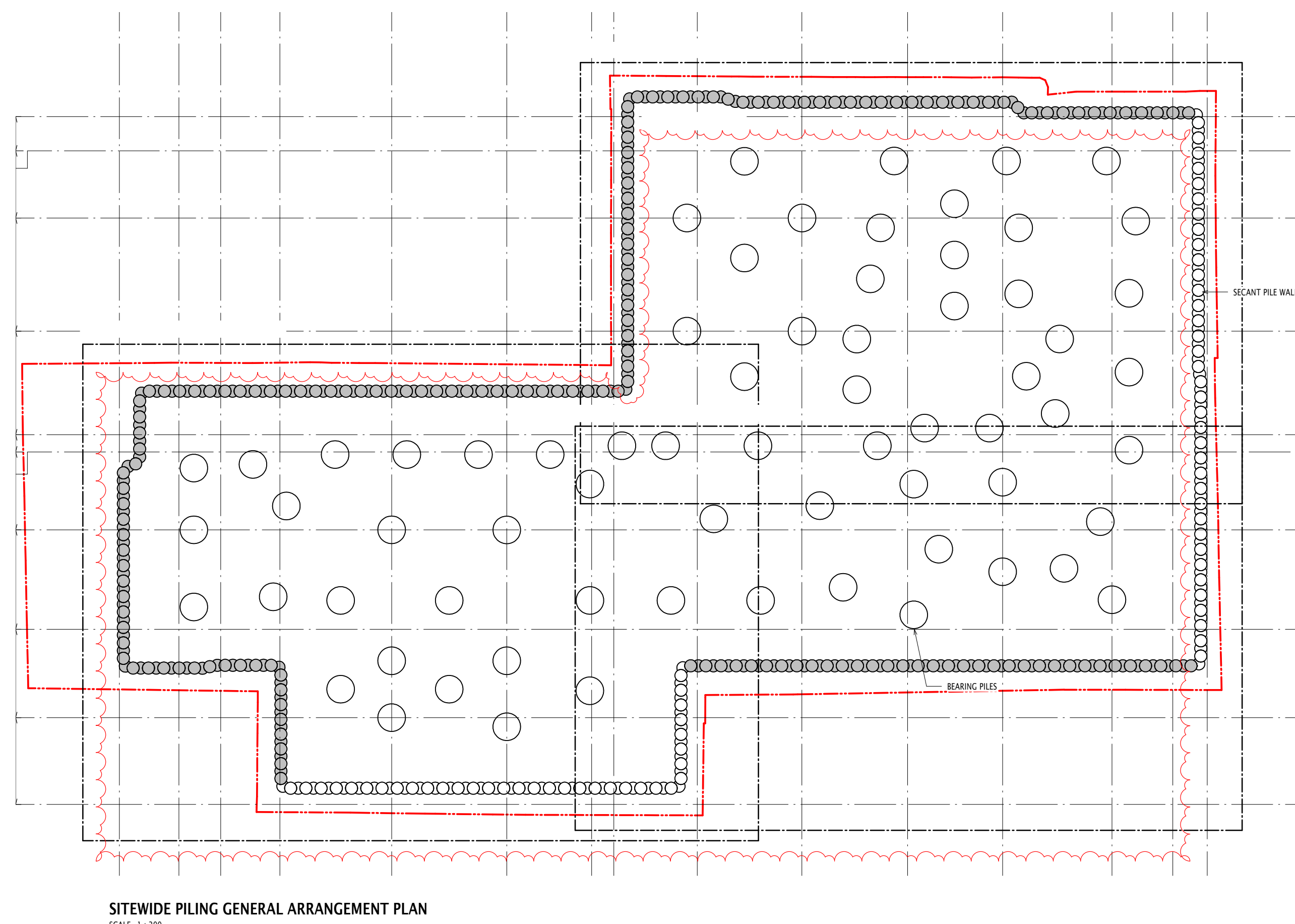
## BYRNE BROS. 'TOP-DOWN' CONSTRUCTION

'Top-down' construction entails casting a slab at garden level, supported off the secant & plunged piles. This allows simultaneous construction above and below:

- Quicker construction programme albeit more costly
- Noise disruption from excavation greatly reduced
- Permanent works props (RC Slabs) are installed before the excavation commences
- No temporary props required therefore no relaxation in the secant wall when prop loads are released
- Garden slab (1275mm Thk R/C Slab) installed prior to excavation, propping the secant wall with a very stiff slab.
- Disturbance from below ground works greatly reduced by garden slab shielding
- Reduced secant wall movements







Anticipated Start on Site (November 2018):

Week 1 -3 = Major Plant Deliveries  
\*Install Guide Wall for Secant Piles

Week 3 - 26 = Secant Piling

Week 24 - 38 = Bearing/Plunge Piles

Building the basement and concrete frame will continue from Week 38 to Week 161.

A follow on public exhibition will be held before week 36 to explain the next phase of works.

## Key Programme Activities

Works will commence the formation of the deep secant piling (Secant piles are a series of interlocking reinforced male and unreinforced female concrete piles). This will form the basement box.

Prior to installation of the secant piling, concrete guide walls will be constructed to ensure that the secant piles are accurately positioned. The guide walls are initially, adjacent to 51 Hill Street, along Hill Street and part of Waverton Street.

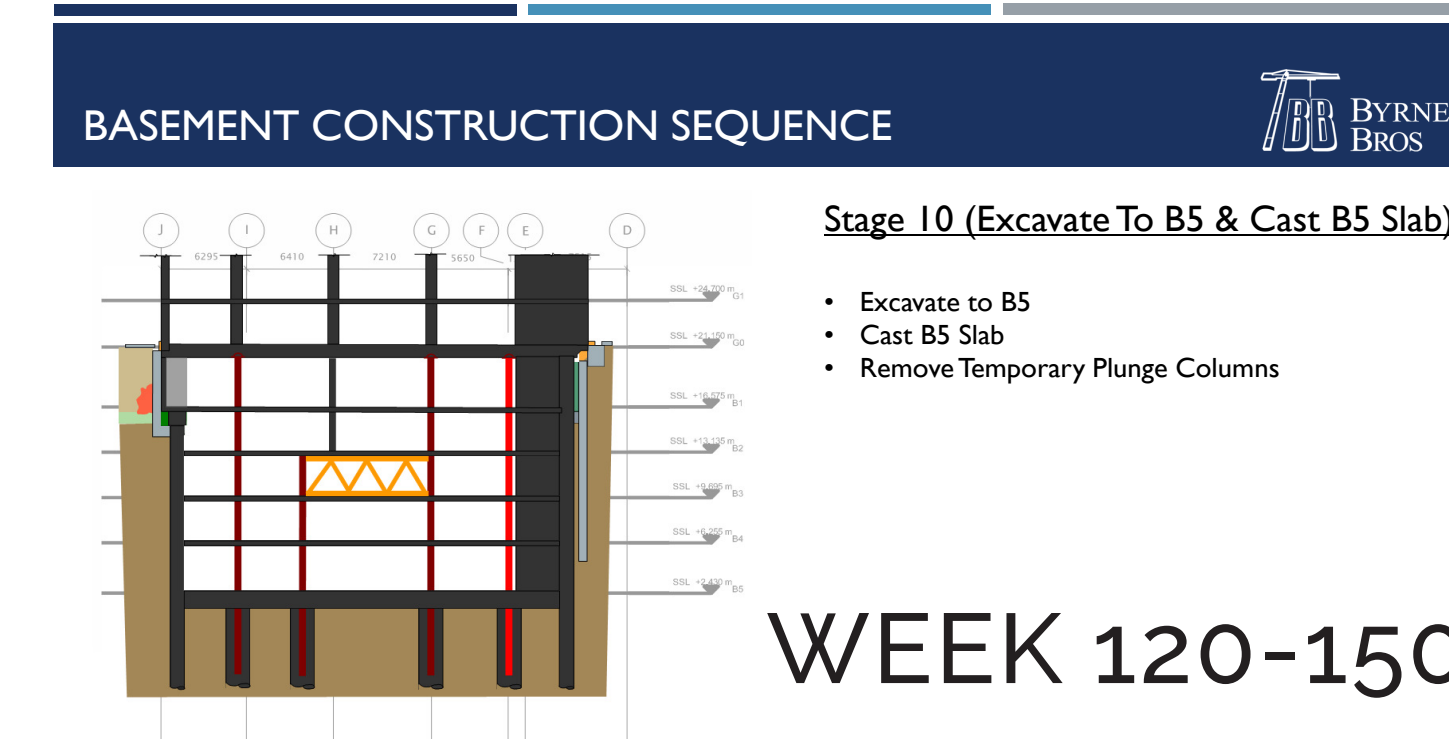
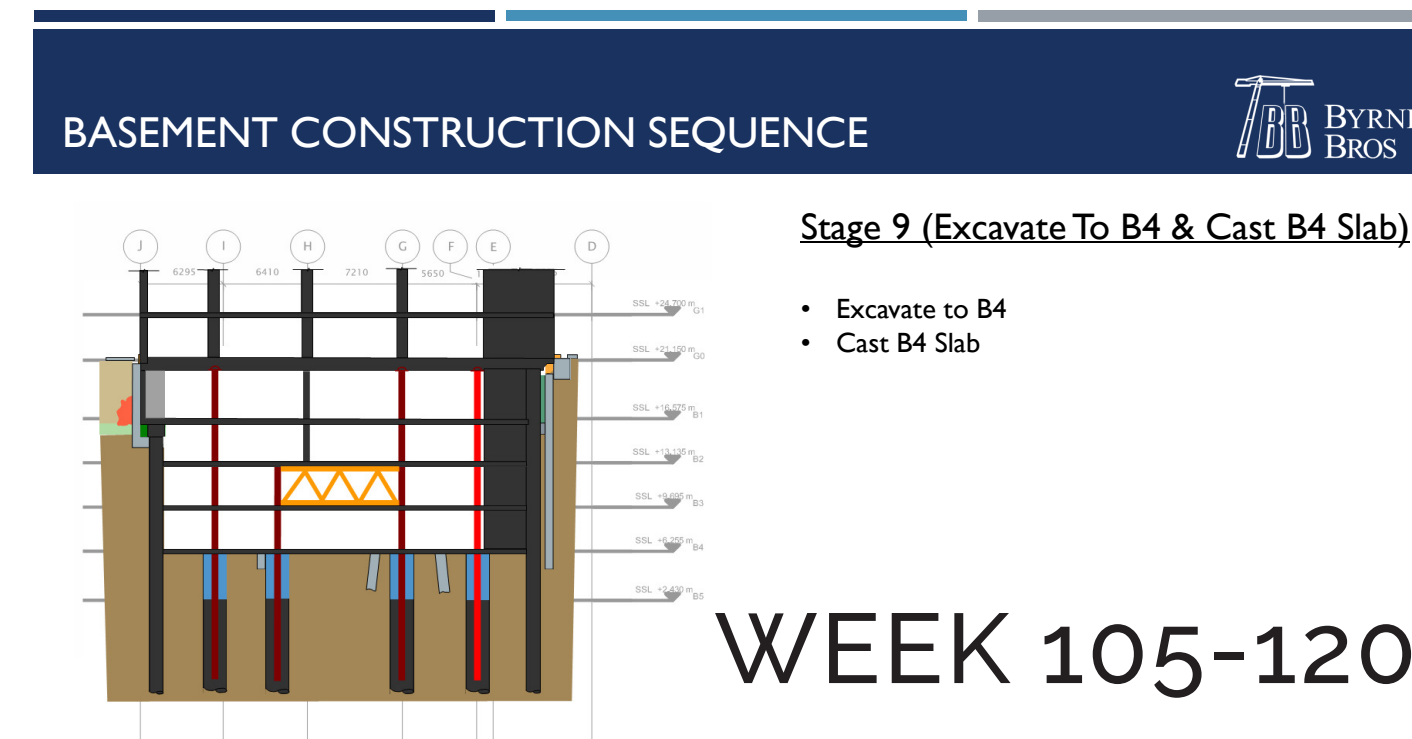
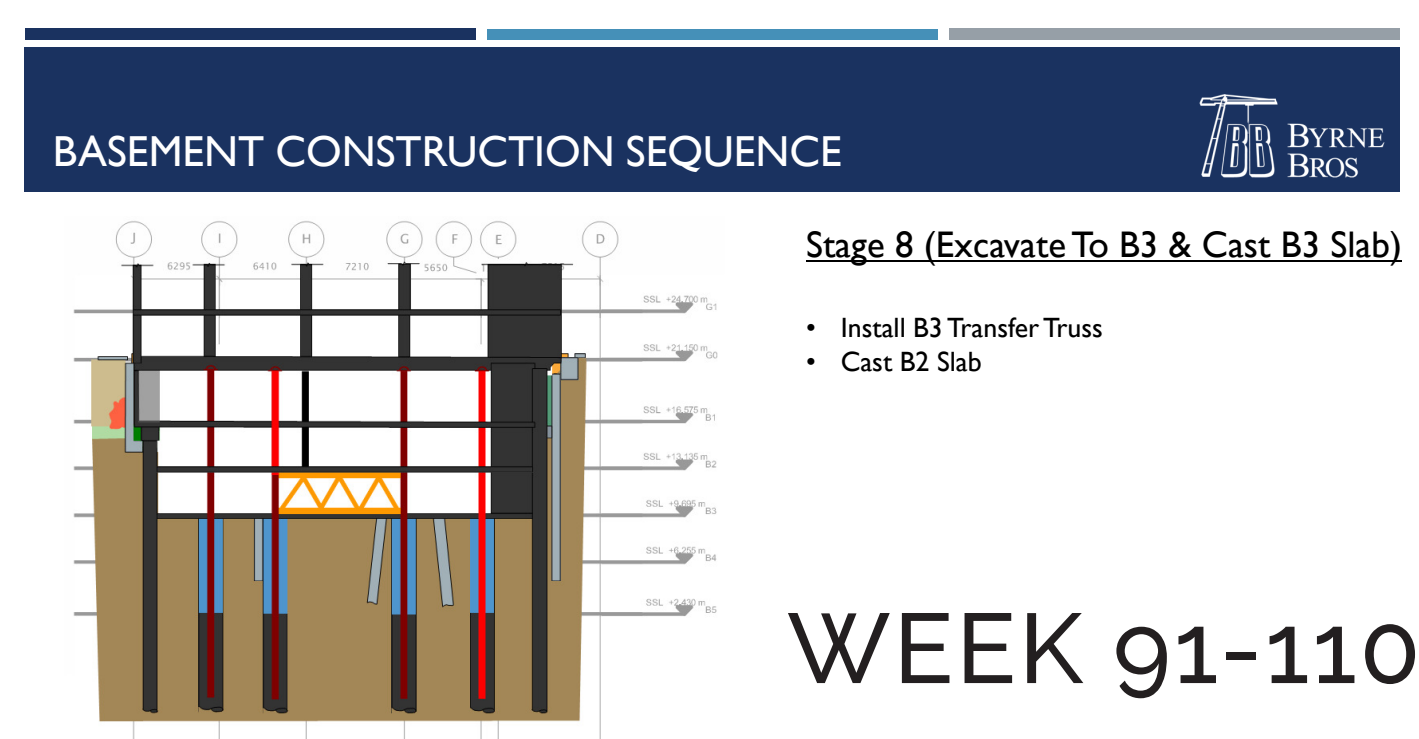
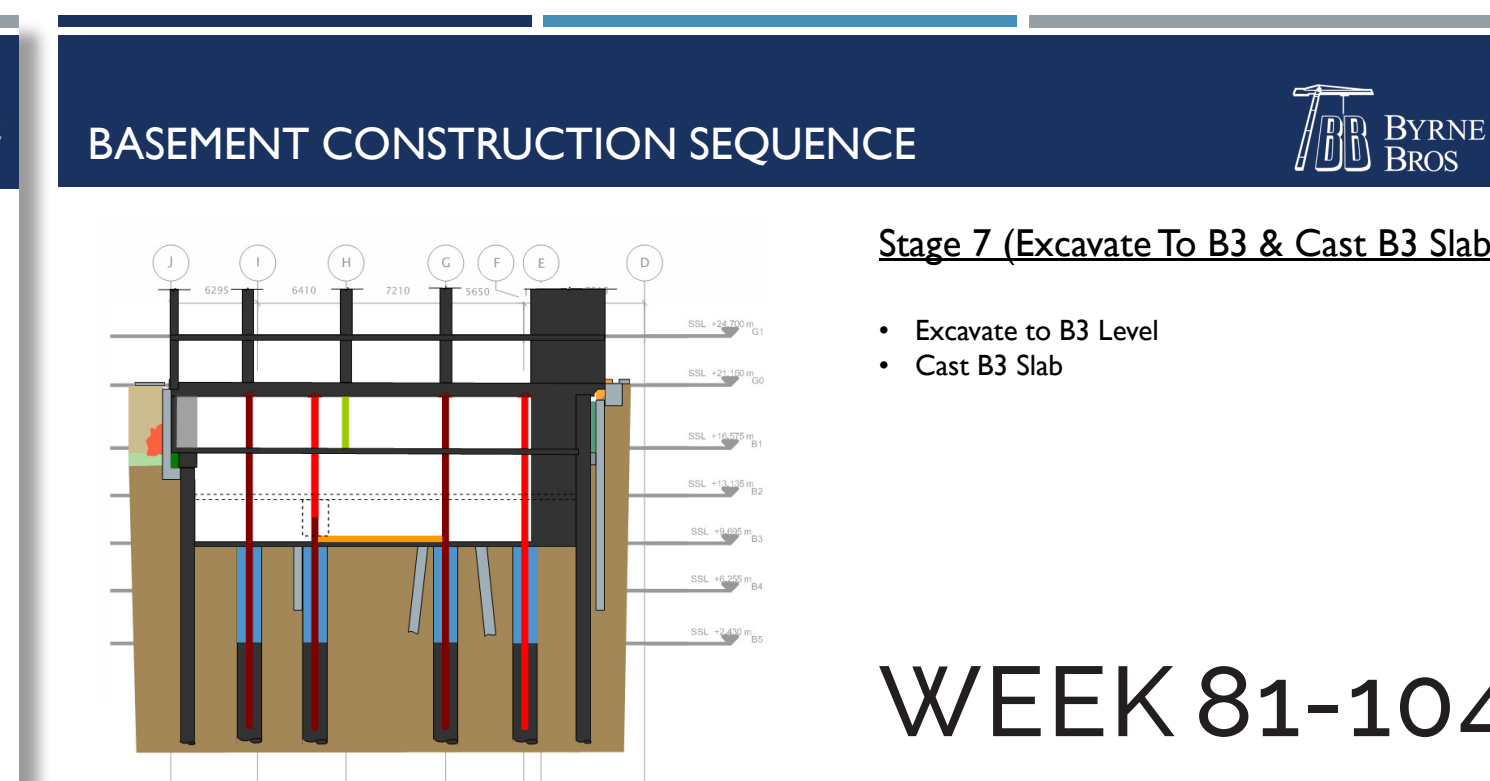
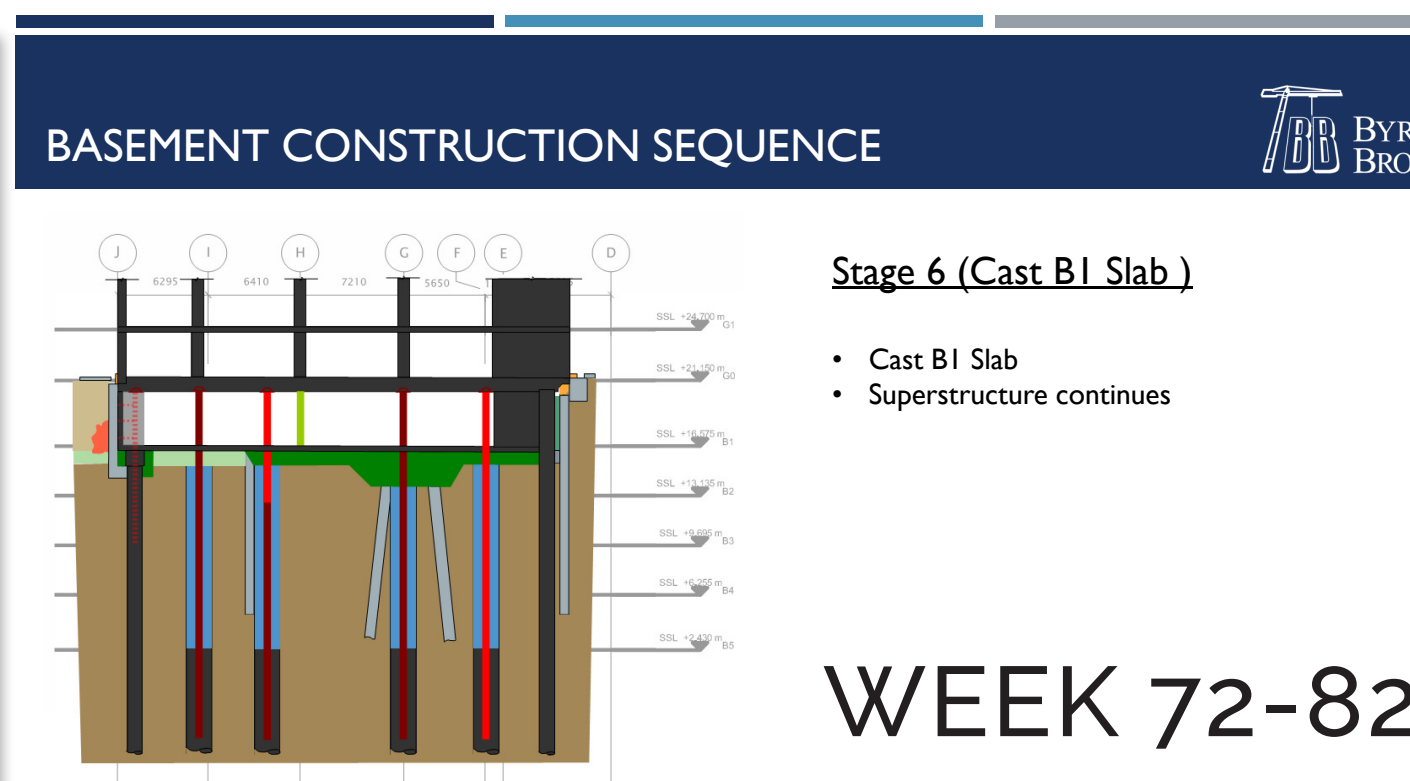
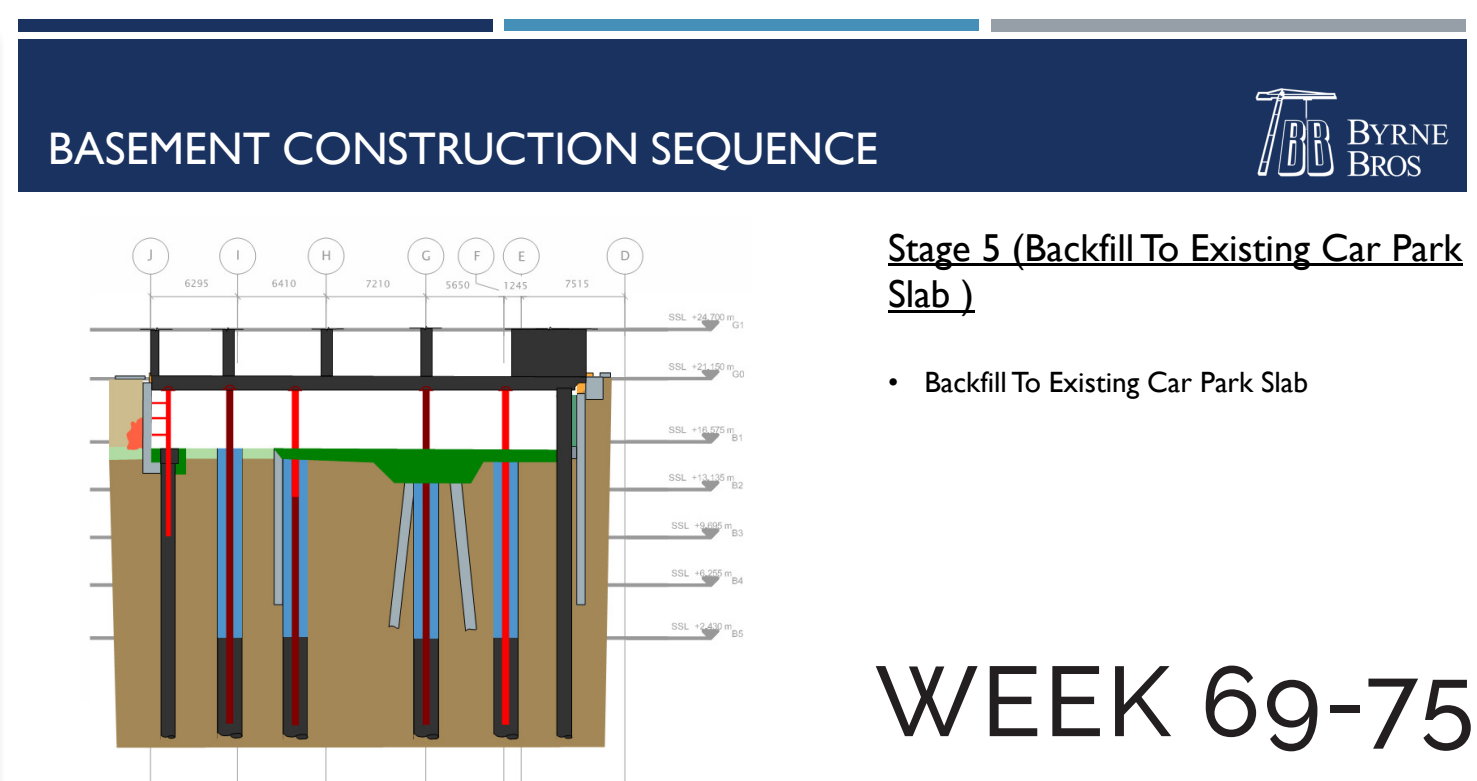
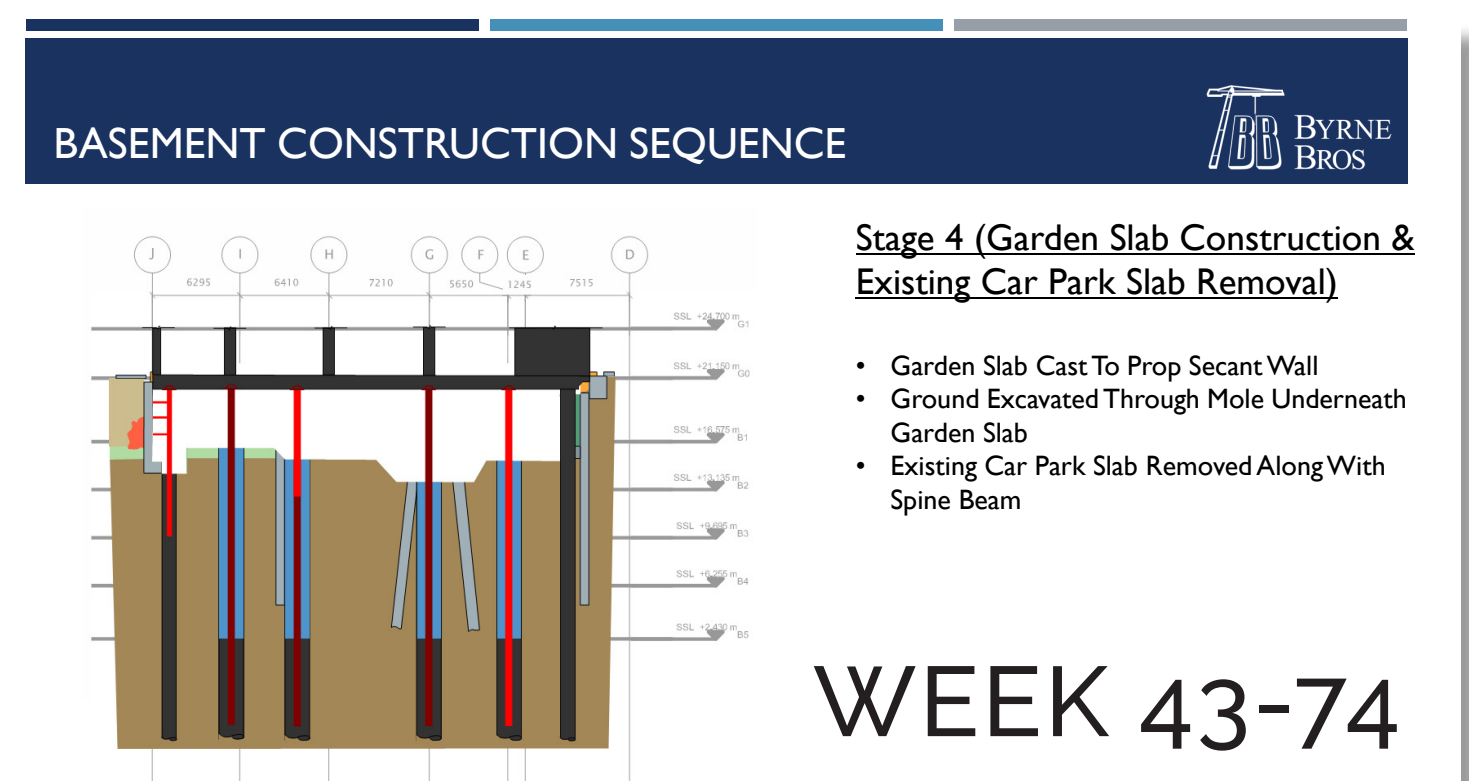
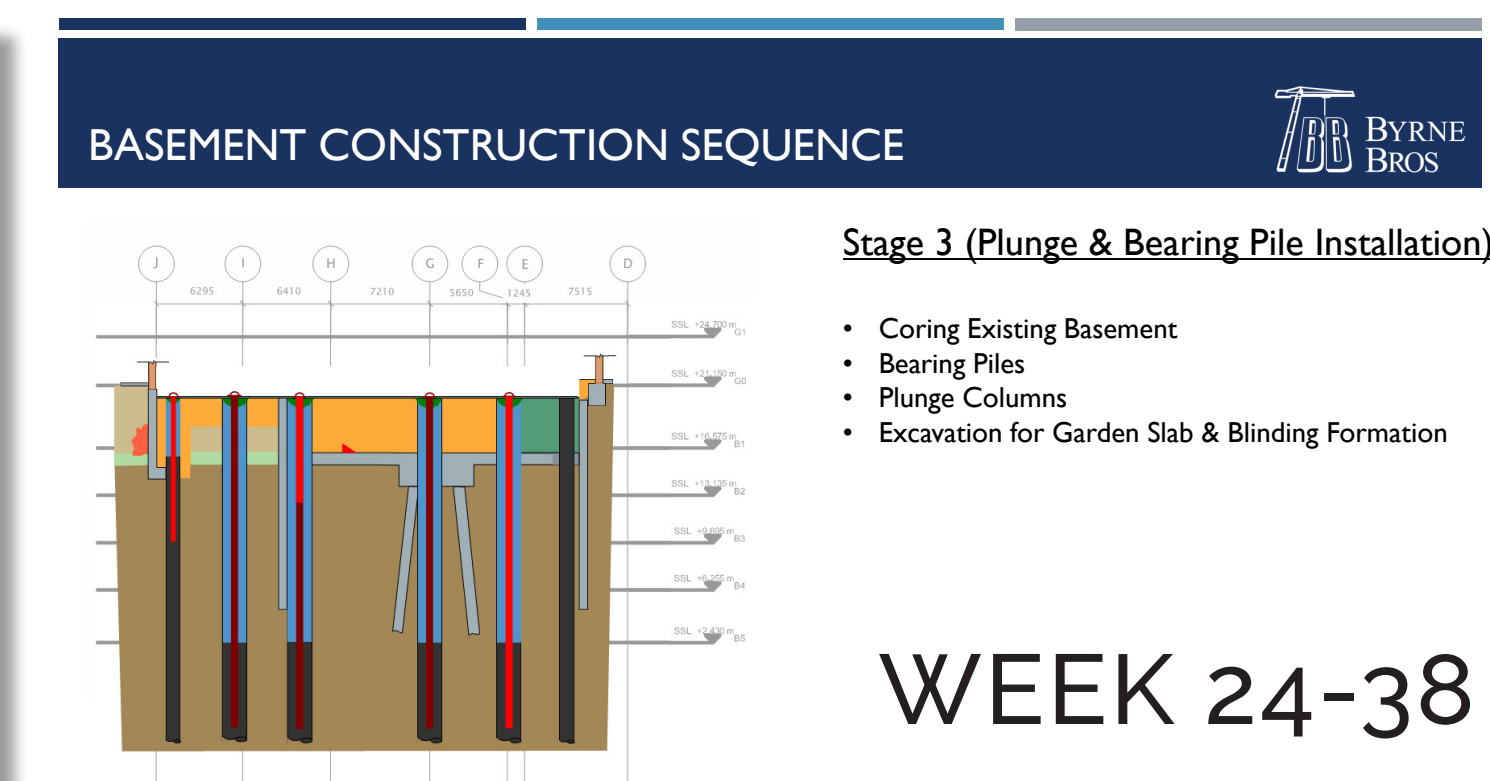
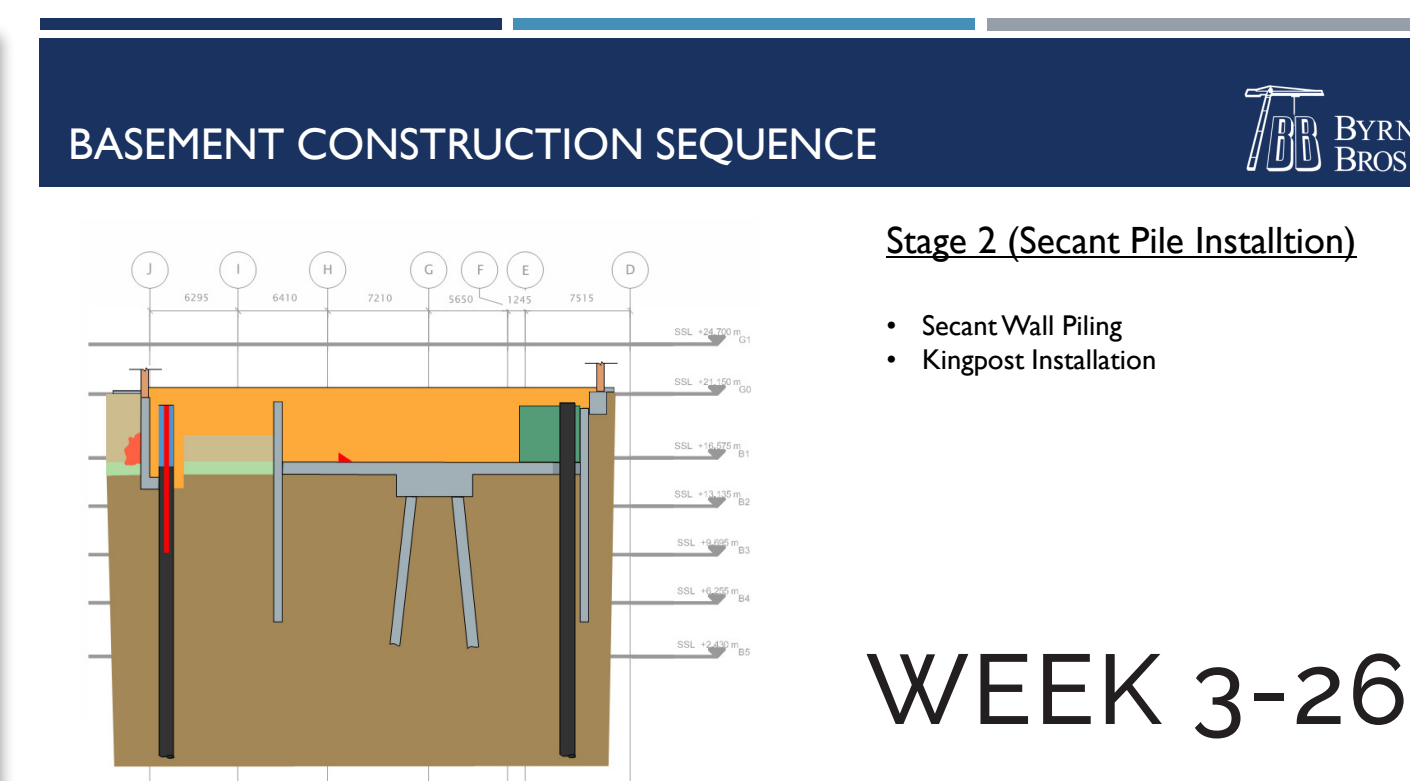
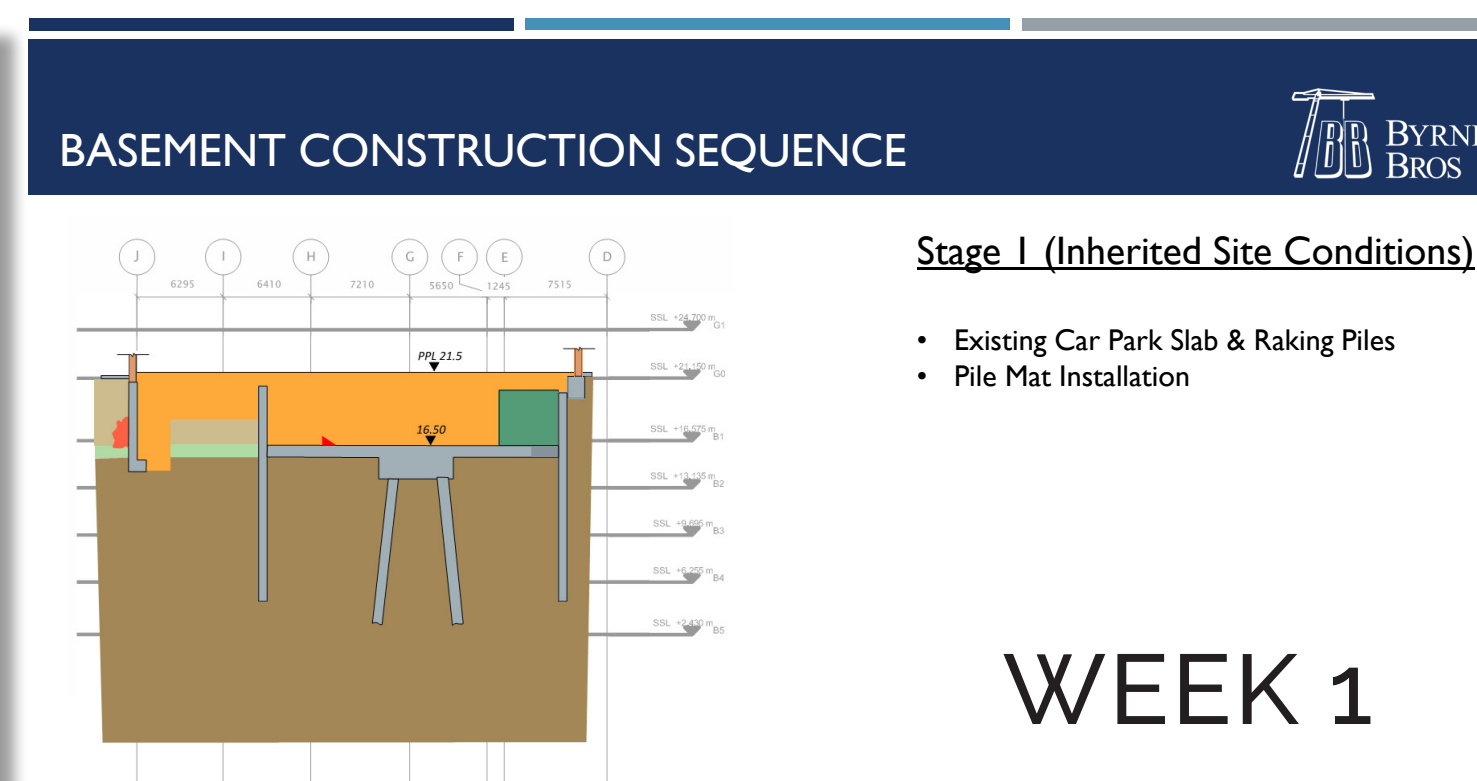
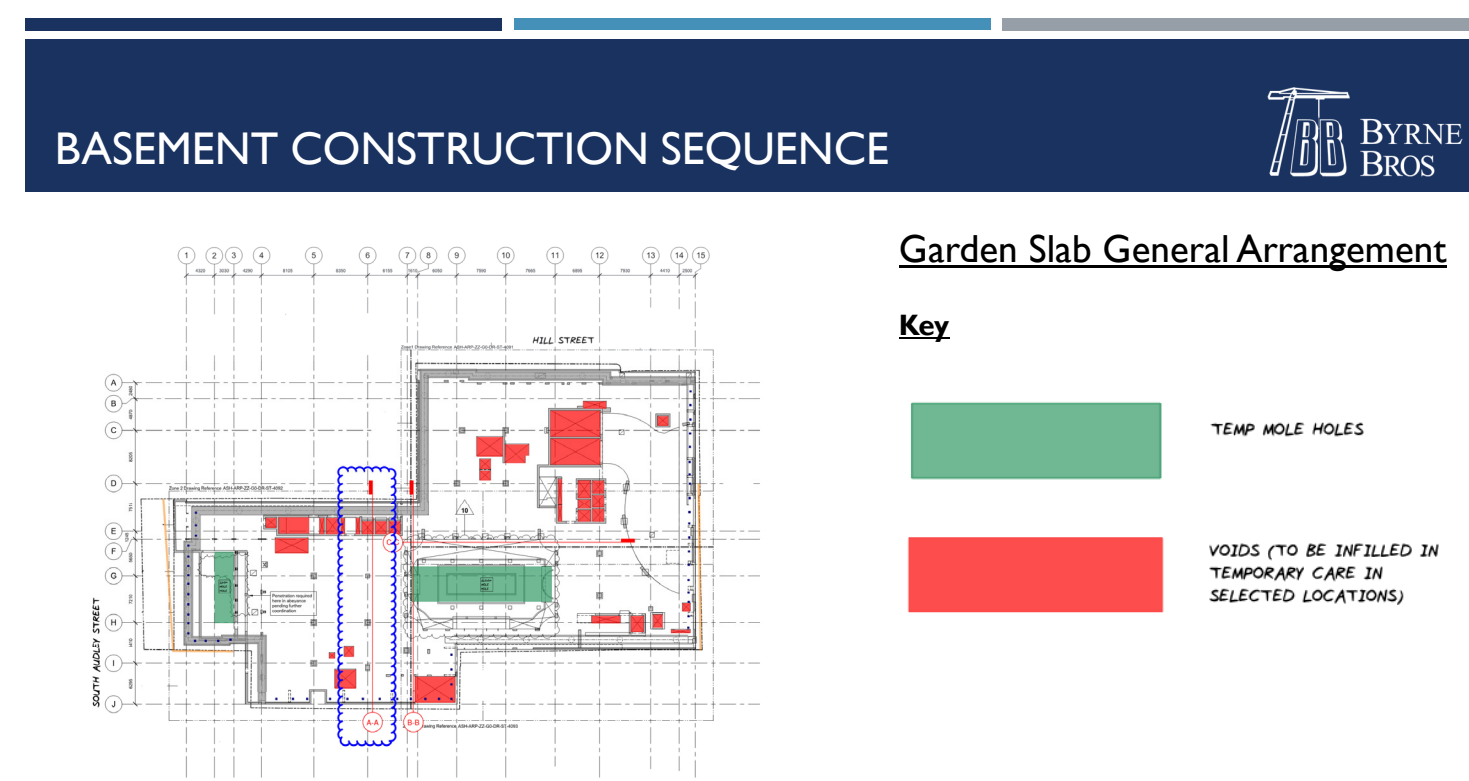
On completion of secant piling, bearing piles will be installed.





# TOP DOWN BASEMENT EXCAVATION SEQUENCE

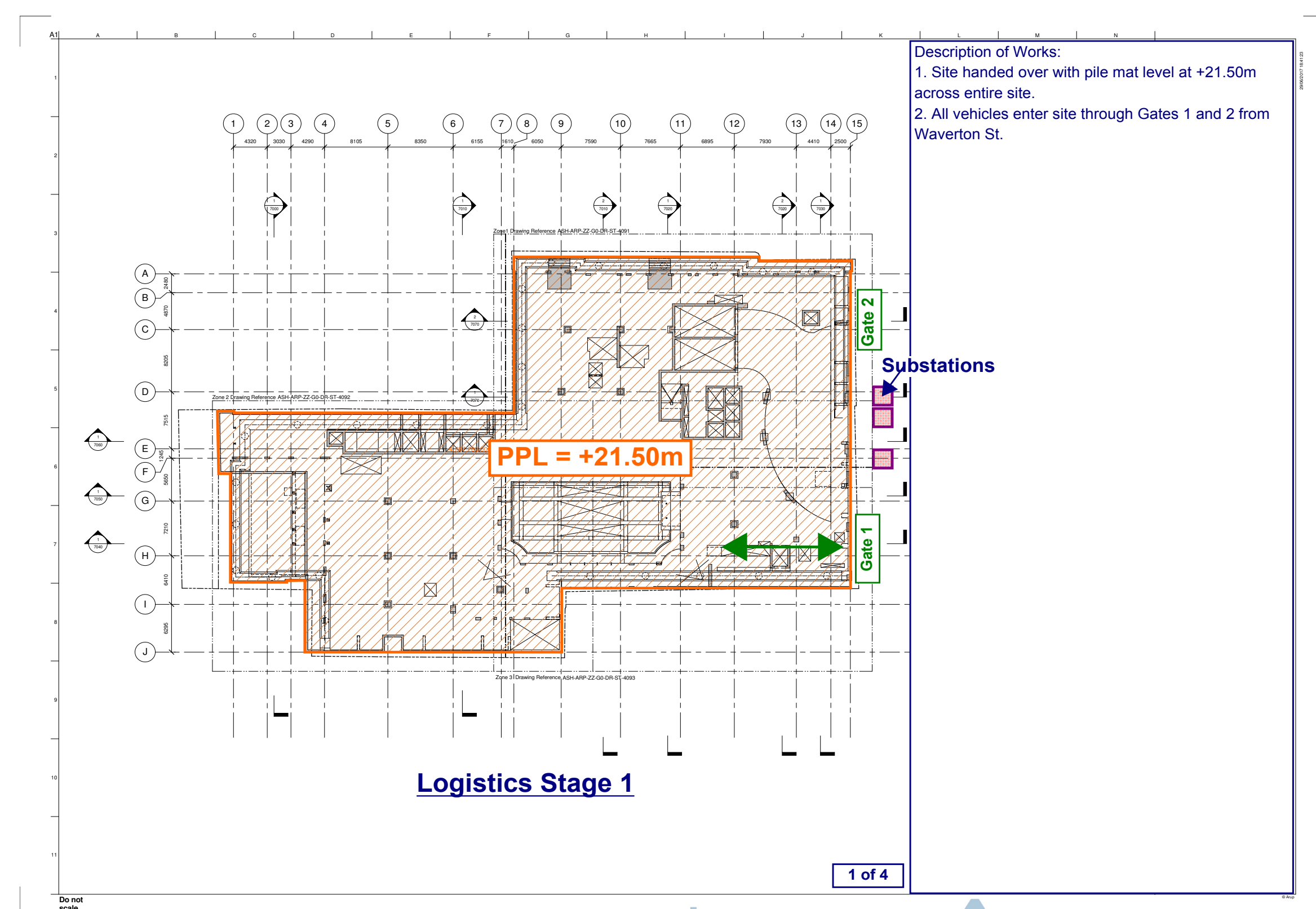
For the full basement and superstructure sequence, please view the animation



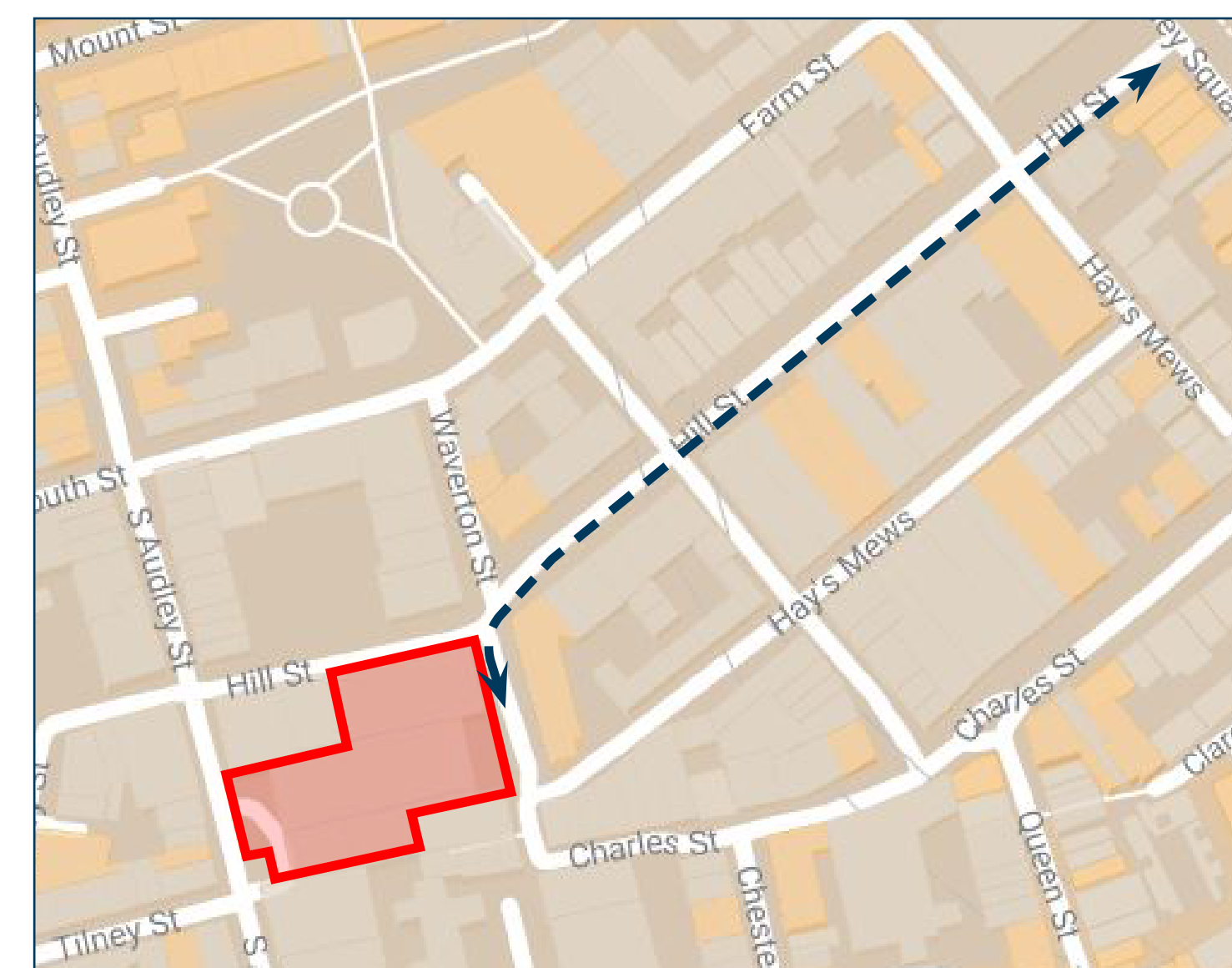


## EARLY LOGISTICS

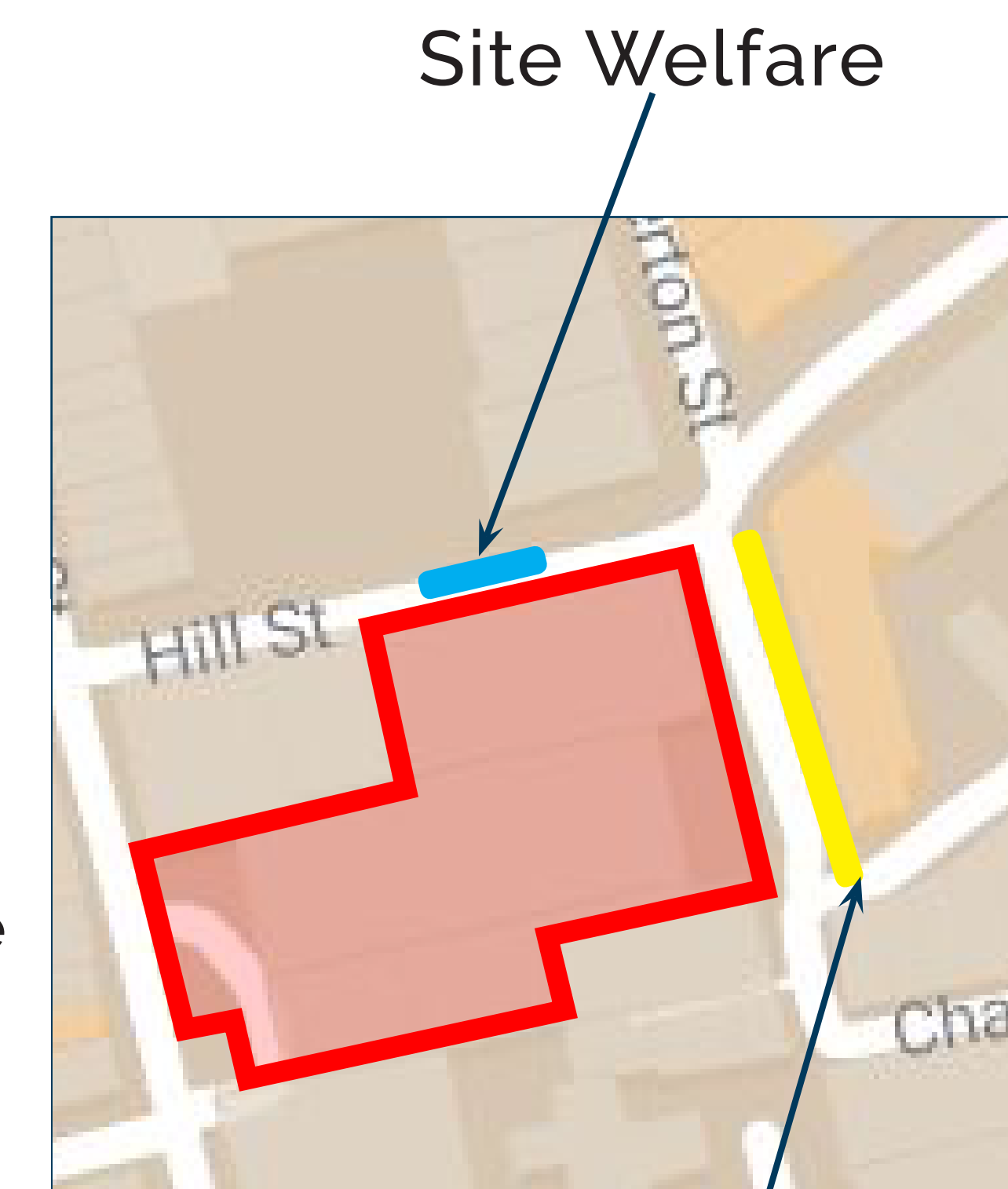
- 24hr Security team
- CCTV Security to perimeters
- Perimeter security hoardings with information notice board
- Visible traffic marshalling
- Public access to project office



## TRAFFIC MANAGEMENT



- Consultation With Westminster City Council Highways And Environmental Health Officer Team
- Approximately 50 vehicles per day during the piling stage.
- Implement a robust traffic management marshalling process
- Identify and agree suitable vehicle routes to and from site using London Lorry Approval Scheme
- All of Our Supply Chain Are Fleet Operator Recognition Scheme (FORS) Silver Accredited





Welfare located on a gantry over Hill Street



Indicative visual - view from South East

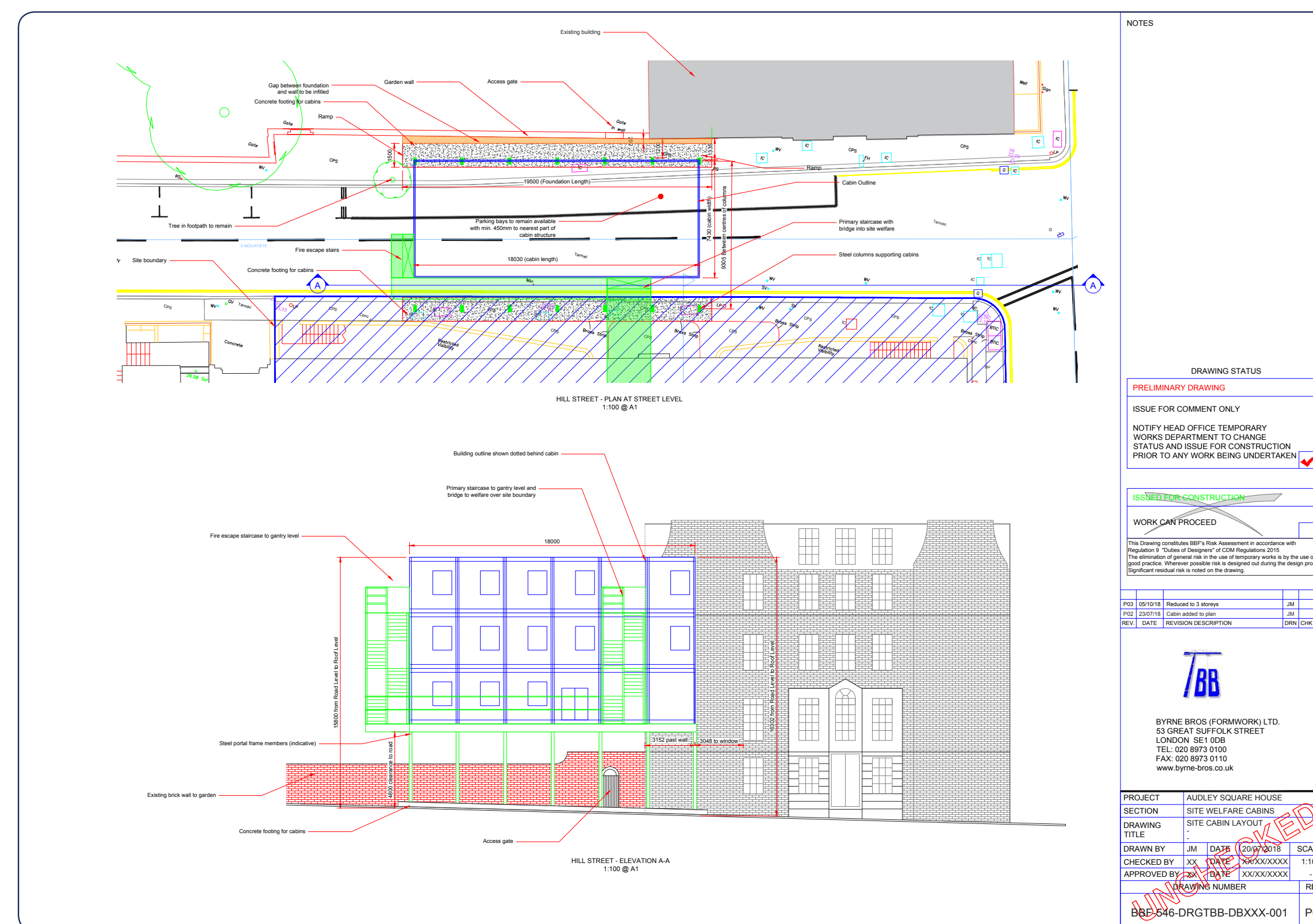


Indicative visual - looking East down Hill Street



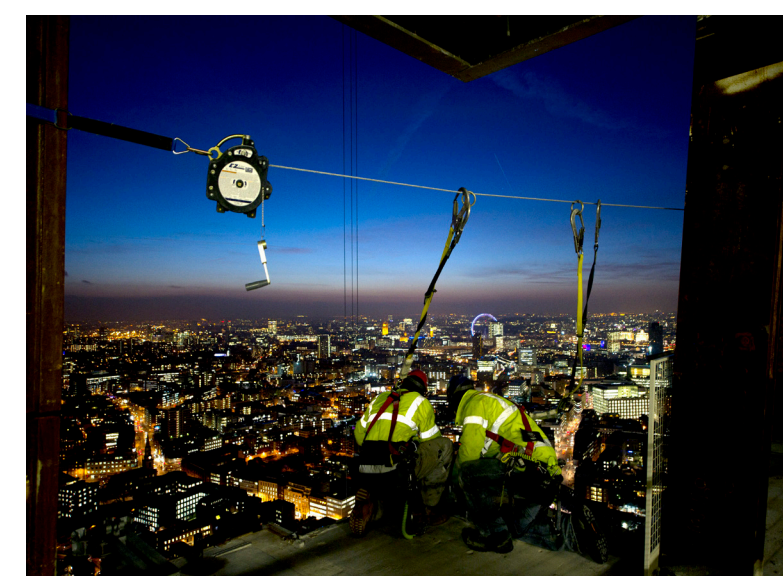
Indicative visual - looking West up Hill Street

We propose to provide site welfare facilities on a gantry over Hill Street. The street and garden facing elevations will be clad in an artistic screen.



Proposed technical drawing - plan & elevation





*THANK YOU FOR YOUR TIME!*

