

Audley Square House Presentation – January 2017



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CAUDWELL
COLLECTION



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



Operations Manager - David Strzelecki

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



Project Manager – Niall Lynam

- A demolition & groundworks specialist for over 15 years
- Highly commended Westminster CC experience
- 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%



Audley Square House – Demolition to ground level

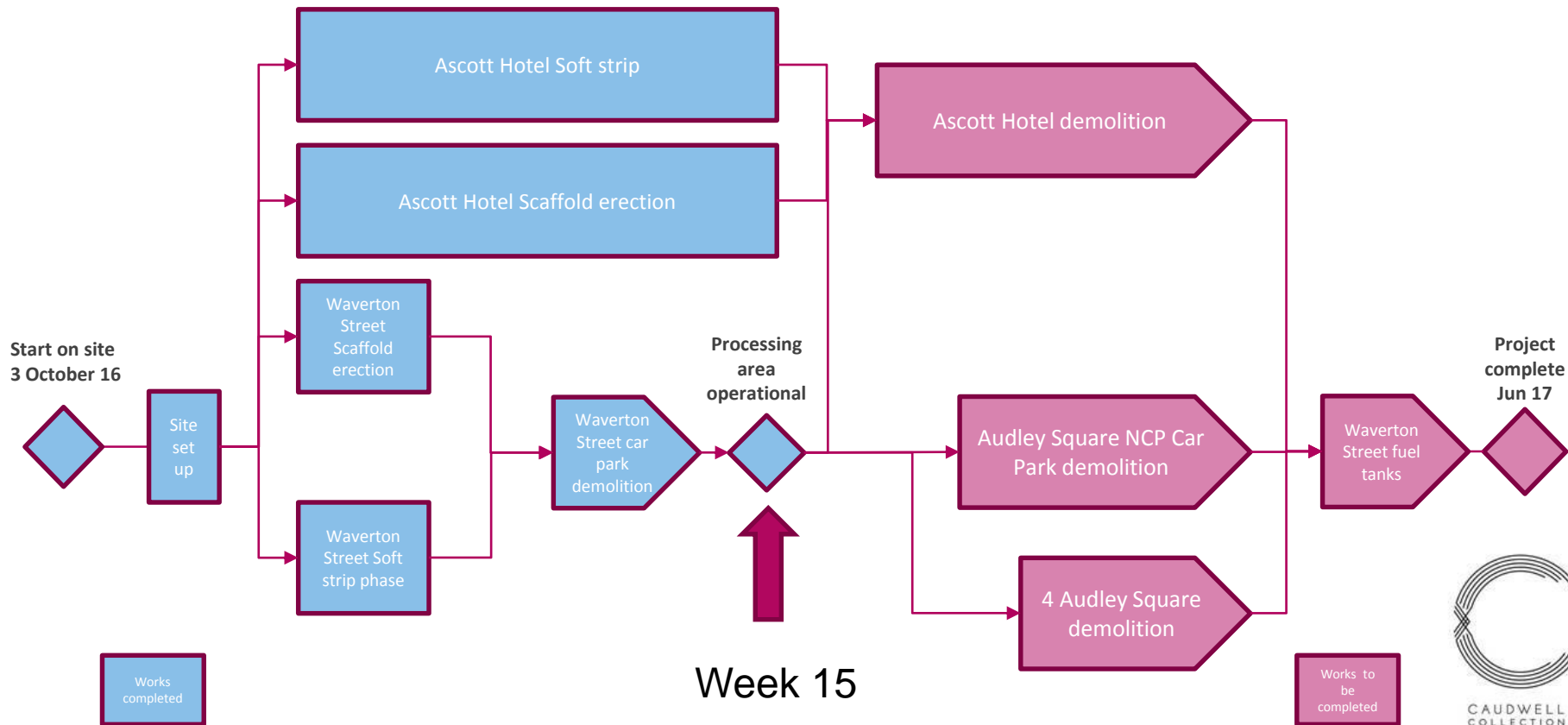
Outline scope of works

- Internal surveys prior to commencement
- Soft strip and deleterious materials removal to existing buildings including basement areas
- Demolition and clearance of existing buildings down to **top** of existing ground floor level
- Agreed temporary support to party walls
- Retaining and protecting two UKPN network electrical substations insitu
- Removal of redundant petrol tanks from Waverton Street forecourt and remediation works



Key Milestones

Key activity flowchart



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Project progress to date

Perimeter security and hoardings



Key notable activities

- WCC licences issued w/c 18 October 16
- Hoardings have been completed to all public facing elevations
- CCTV out of hours systems installed and operational
- 24hr security team employed



Project progress to date

External Scaffolding and Protection

Key notable activities

- Scaffold erection commenced on site w/c 3 Oct 16
- Encapsulation sheeting installed to the perimeter elevations
- Public protection fans and gantries installed
- Scaffolding complete ready for demolition



Project progress to date

Soft strip and deleterious materials removal

All buildings

- Isolated all electrical and water supplies and made safe ahead of demolition
- Asbestos and hazardous materials surveys completed prior to works commencement

Car park

- Stripped all soft strip materials and cleared from site

Ascott Hotel

- Stripped all materials to each floor level above ground
- Materials to be cleared from site during January 17

4 Audley Square

- Existing building has been stripped in preparation for demolition



Project progress to date

Structural Demolition Progress

NCP Car Park – Low level

- Hard demolition commenced w/c 31 Oct 17
- Down to ground level to form vehicle access route by Jan 2017



Weekly email updates

- We have a dedicated project email address

audleysquaredemo@cantillon.co.uk

Monthly Newsletter updates

- Formal issue of newsletter by hand and electronically

Public meetings

- Regular meetings held to discuss progress and future events

Complaints and compliments

- Complaints procedure to log and immediately meet and discuss any issues arising

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KEY PROJECT CONTACTS

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Should you require further copies of this publication via email, please email newsletters@cantillon.co.uk stating the project

audleysquarepark@fourcommunications.com
www.audleysquaredevelopmentmayfair.com

Audley Square House Soft Strip, Asbestos Removal, Demolition

NEWSLETTER

ISSUE: 01

September 2016

Dear Resident

We would like to introduce our company, Cantillon Limited. We have been appointed to undertake the demolition of the existing buildings to ground level and enabling works phase of the new development project known as Audley Square House on behalf of the Developer, Caudwell Collection.

We are a highly regarded contractor with extensive recent experience working on high-profile projects in the City of Westminster and we are pleased to be associated with this exciting project.

We would also like to take the opportunity to say thank you to all who attended the recent public meetings, where we could take the time to highlight our approach and to build the start of what we hope to be a successful relationship on the outset of this project.

Planned works to be carried out during October 2016

Cantillon Limited shall take possession of the site on 3 October 2016, initially installing a functioning Project Office and site welfare facility within the Ascott Hotel, with access from Hill Street. We shall install a manned site security team who will monitor the site at all times. A 24/7 contact number for this team is listed in the blue panel on the left.

To enable the future construction it shall be necessary by agreement with WCC to erect a 2.4m high perimeter security hoarding along Audley Square, Hill Street and Waverton Street elevations.

This will require part of the Waverton Street footpath and part of Audley Square to remain closed to pedestrians for the duration of the works. We shall endeavour to reduce the disruption that this may cause by ensuring that suitable and safe pedestrian diversion routes are installed as necessary in coordination with the Westminster Highways team.

The car park will be permanently closed from 3 October 2016. In addition, to facilitate the works, the Audley Square motorcycle bays and two parking bays outside 4 Audley Square shall be suspended for the duration of the project.

Our team shall undertake internal initial pre-demolition studies and surveys within the buildings, prior to commencement of the initial soft strip phase which is due to commence on site on Monday 3 October 2016.

During the soft strip phase, we shall isolate existing services and commence removal of the internally fitted fixtures and fittings from the existing Ascott Hotel and car park building, in preparation for the follow-on structural demolition phase.

All materials are individually removed by our experienced team, segregating the material at source into various waste streams so that they can later be taken to off-site recycling and recovery facilities. We aim to target a minimum of 95% of all materials removed off site to be diverted away from landfill.

Other key activities include the erection of a robust scaffold to each elevation of the existing buildings to encapsulate the works in order to minimise noise and dust emissions to the surrounding environment.

The project working hours will be from 8am to 6pm Monday to Friday and 8am to 1pm on Saturday. Should you have any queries or concerns at any time, then please feel free to contact our Site Team on the details noted on this newsletter.

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Project working time constraints

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)

WCC additional constraints

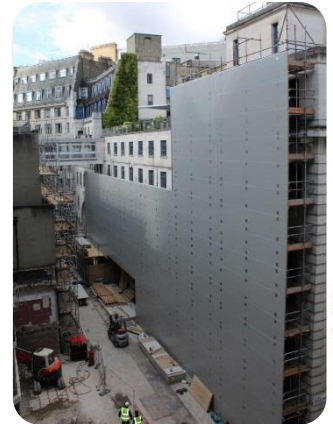
Quiet periods

- Monday to Friday 10:00-12:00 and 14:00-16:00
- Saturdays 08:00-09:00

	Sequence 1	Sequence 2	Sequence 3
Trigger levels	75dB L _{AEQ} (10 hr) Mondays to Fridays	80dB L _{AEQ} (2 hr) Mondays to Fridays	75dB L _{AEQ} (5 hr) Saturdays
Action levels	78dB L _{AEQ} (10 hr) Mondays to Fridays	83dB L _{AEQ} (2 hr) Mondays to Fridays	75dB L _{AEQ} (5 hr) Saturdays

Best Practicable and Beyond

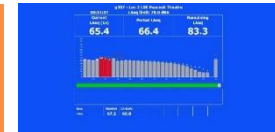
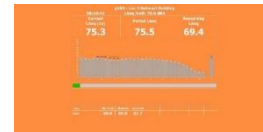
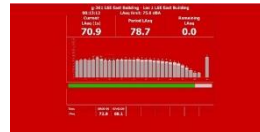
- Recognition that it is our duty to manage the process
- Liaison with Westminster City Council Highways and Environmental Health Officer teams
- Use of predictive models to evaluate areas of concern
- Use of acoustic abatement technology to minimise areas of noise concern
- Reduce percussive demolition 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



Existing site measures

Key items

- Water supply installed exclusively for dust suppression
- Encapsulation sheeting and screens installed
- Monitoring equipment installed and providing real time updates within the site offices
- Levels are within the S61 limits



Traffic Management Strategy

Key

We have an agreed management strategy for vehicles visiting sites

- 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
- To date, typically we have had 4 lorry movements per day
- We commenced removal of hardcore tipper lorries in mid December - 24 lorry movements on average



Traffic Management Strategy



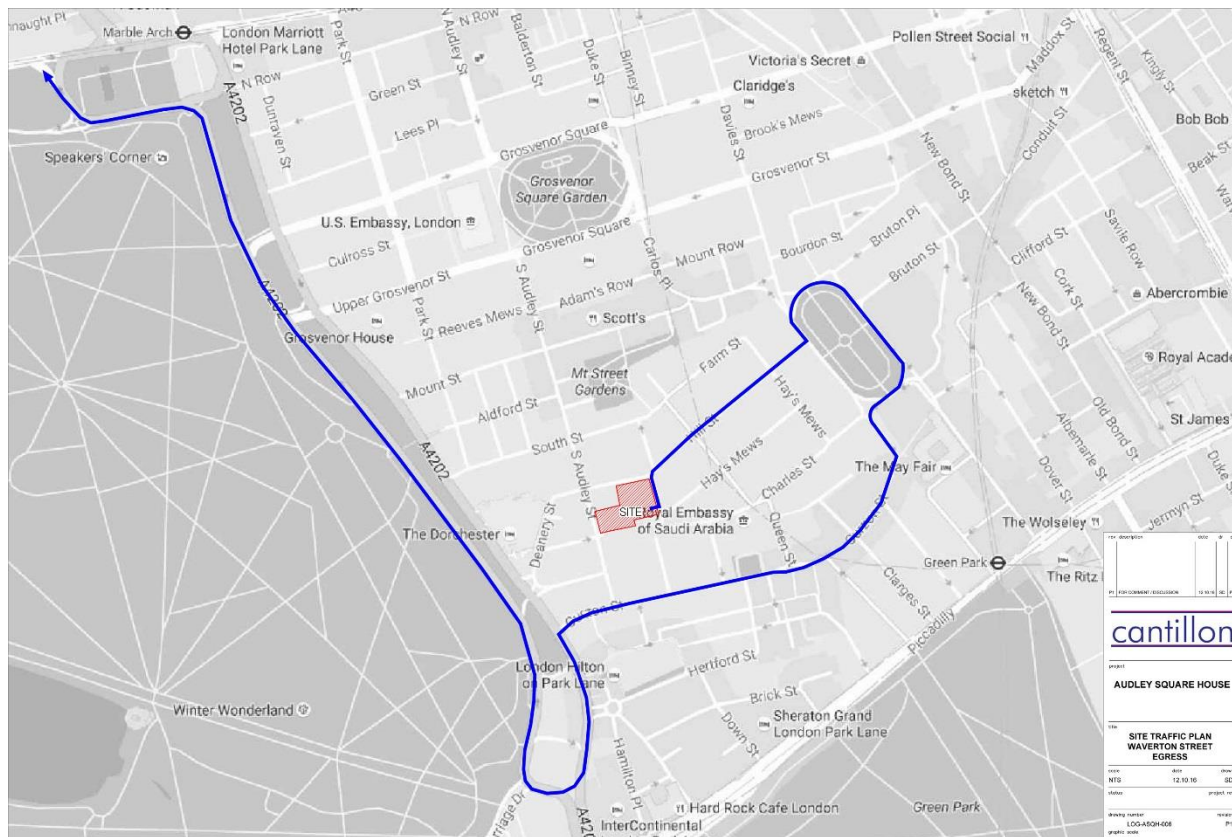
Waverton Square Street access

- 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

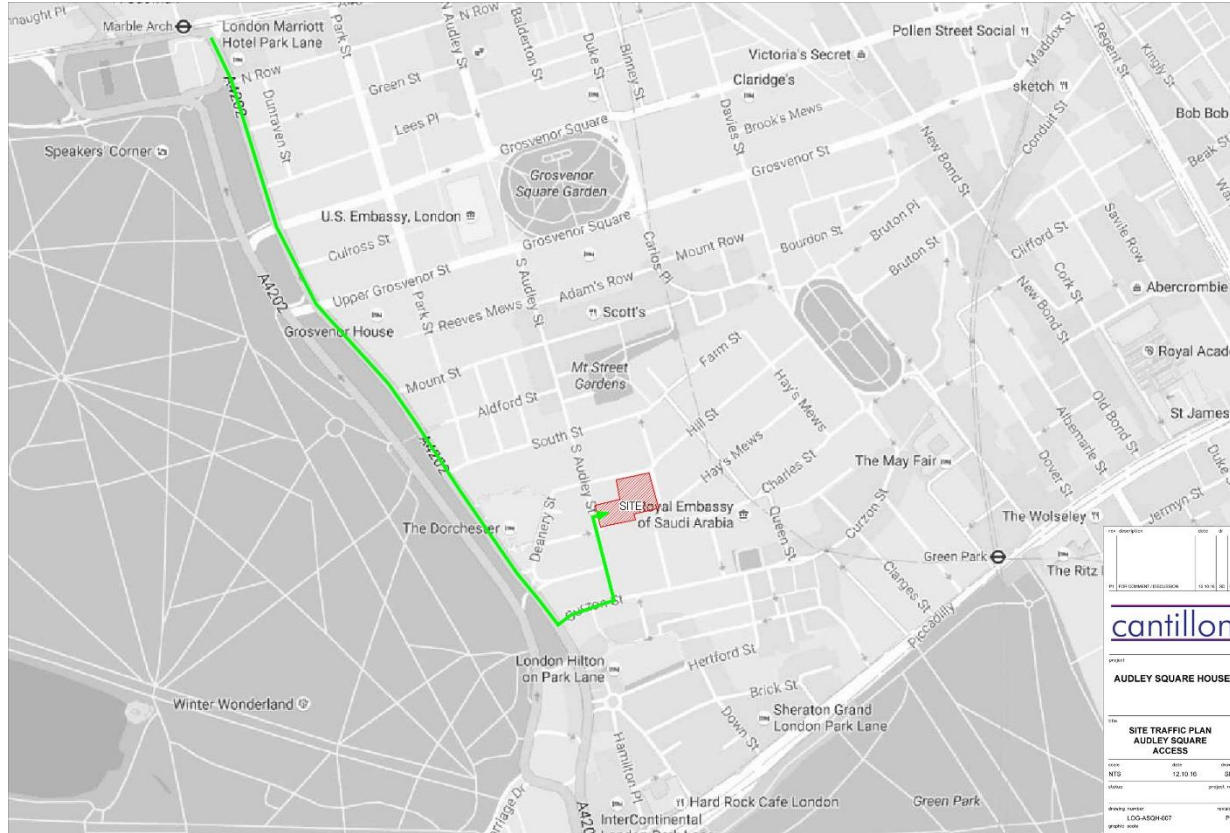


Waverton Street egress

- 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



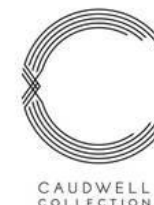
Traffic Management Strategy



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

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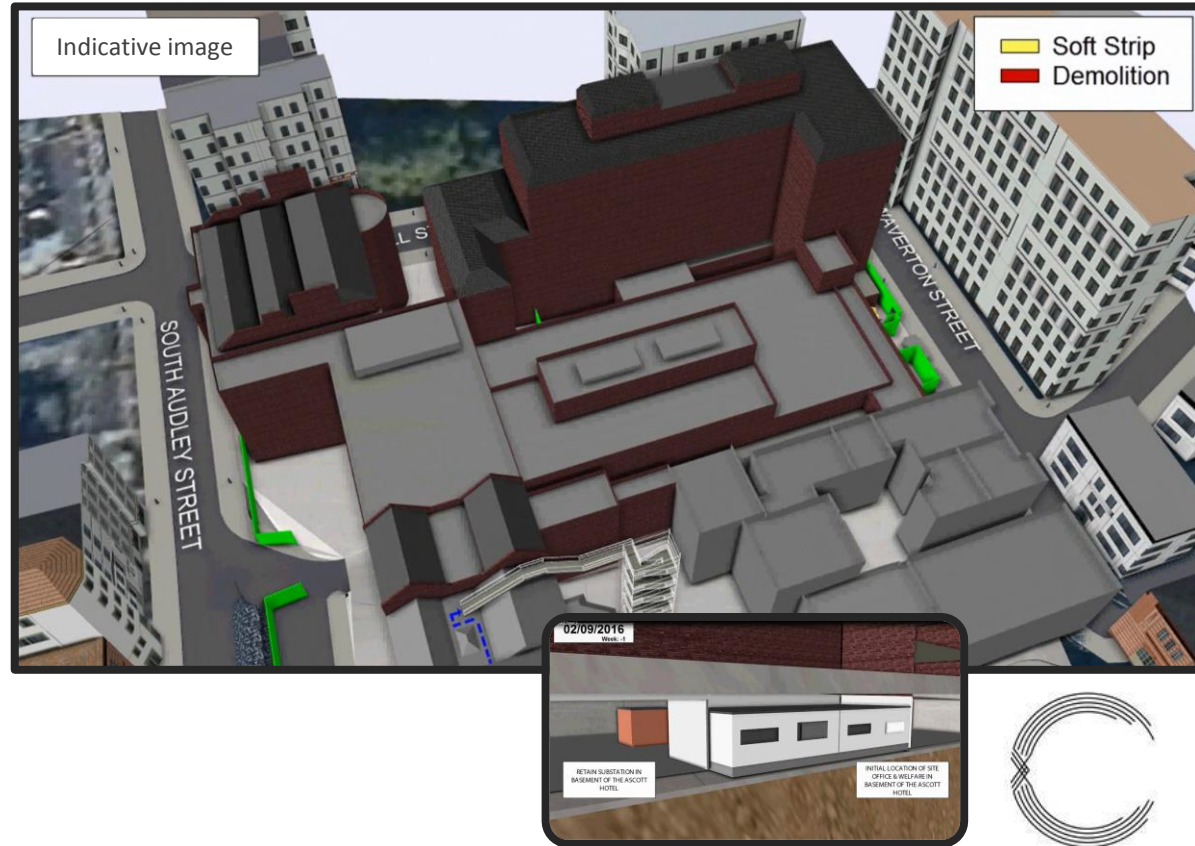


- HGV vehicles leave site and access South Audley Street in Southbound direction
- Right turn into Curzon Street
- Right turn into Curzon Street and access Park Lane Gyratory to head North toward Marble Arch

Outline Demolition Sequence

Upon Vacant Possession – Week 1

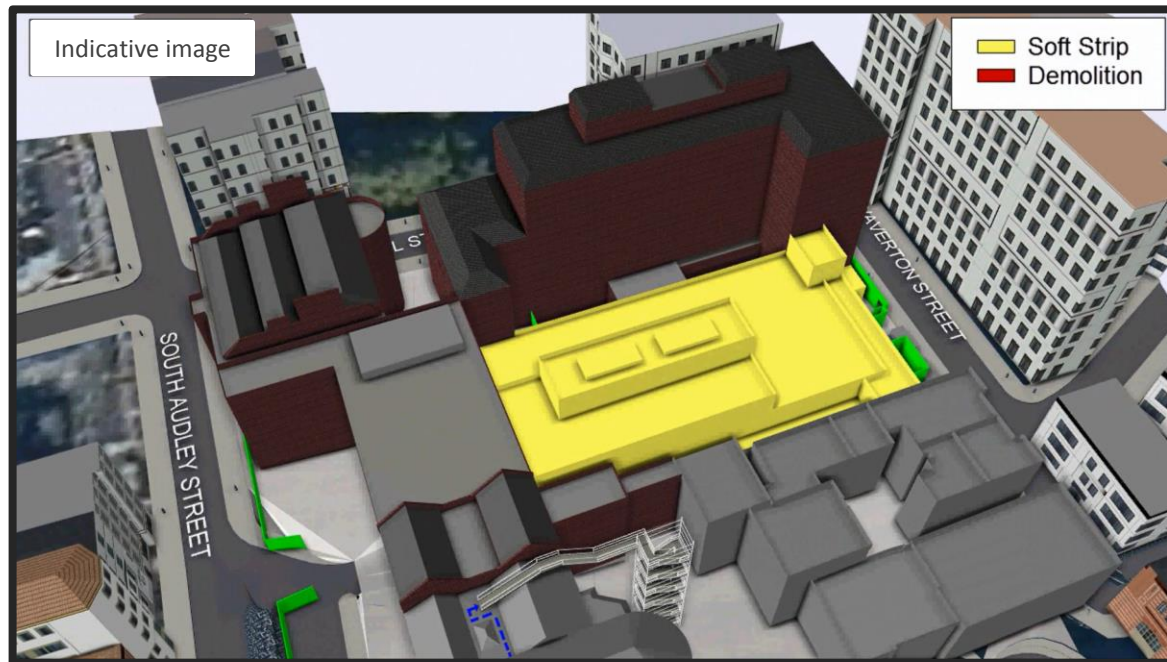
- Erect hoardings and establish site perimeter security
- Isolate existing site services and establish temporary supplies
- Undertake site wide surveys
- Early condition surveys of highways and local areas
- Establish project welfare and offices within the Ascott Hotel



Outline Demolition Sequence

Early works – Week 2 to 5

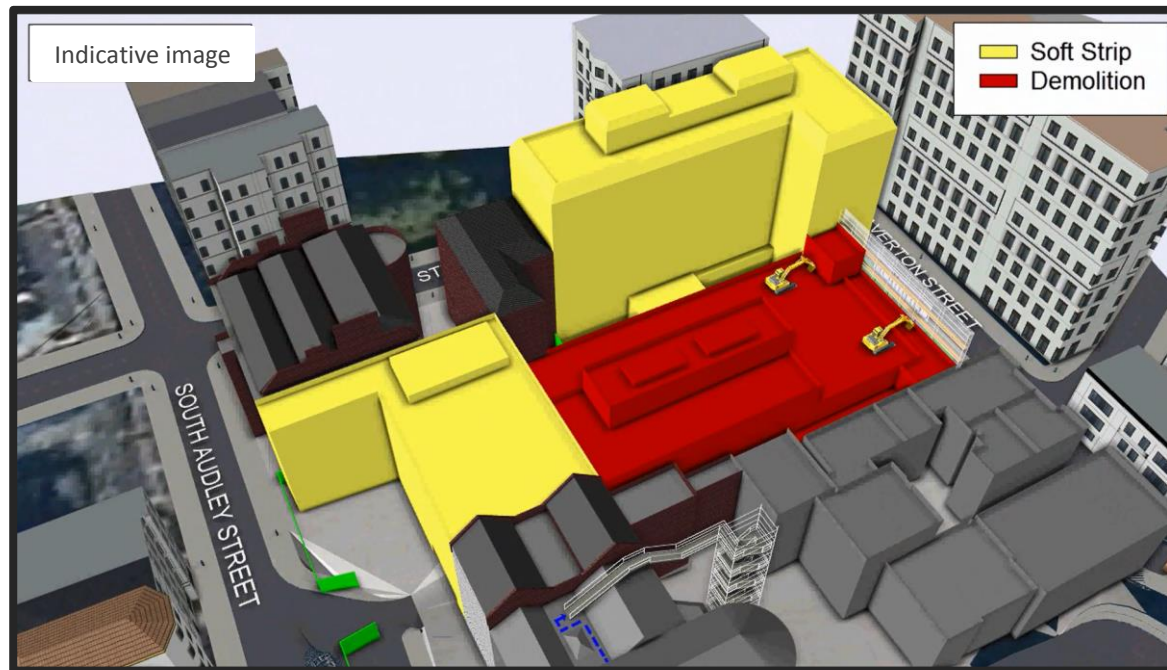
- Commence erection of demolition scaffolding to perimeters (Not shown for clarity)
- Commence soft strip and deleterious materials removal to low level car park
- Structural validation investigations to inform party wall support designs
- Commence setting up movement monitoring
- Continue hoardings erection to Waverton Street and South Audley Square



Outline Demolition Sequence

Demolition Phase – Weeks 5 to 10

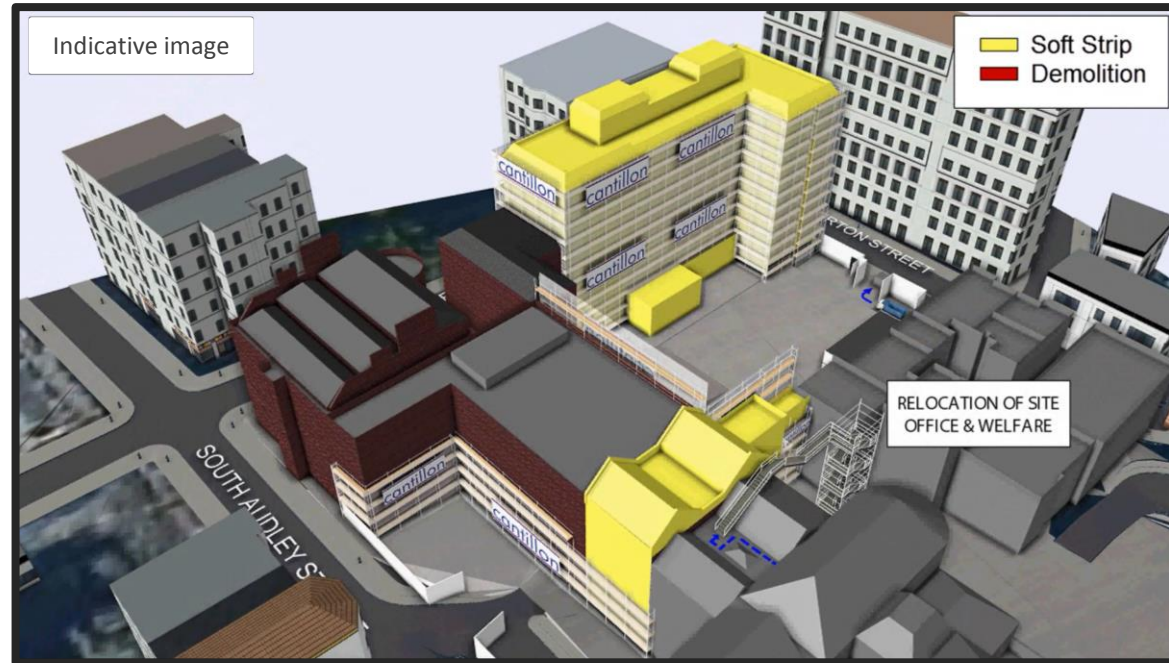
- Continue erection of demolition scaffolding to perimeters (not shown for clarity)
- Commence soft strip and deleterious materials removal to Ascott Hotel and High level car park
- Undertake remodelling works to nr3 Audley Square
- Commence hard demolition to low level car park



Outline Demolition Sequence

Demolition Phase - Weeks 10 to 13

- Continue hard demolition to low level car park
- Continue erection of encapsulation scaffolding to Ascott Hotel and high level car park
- Continue soft strip and asbestos removal to Ascot House and high level car park, clear materials via central processing area
- Commence soft strip and deleterious material removal to Nr 4 Audley Square following sealing up works



Outline Demolition Sequence

Demolition Phase - Weeks 13 to 15

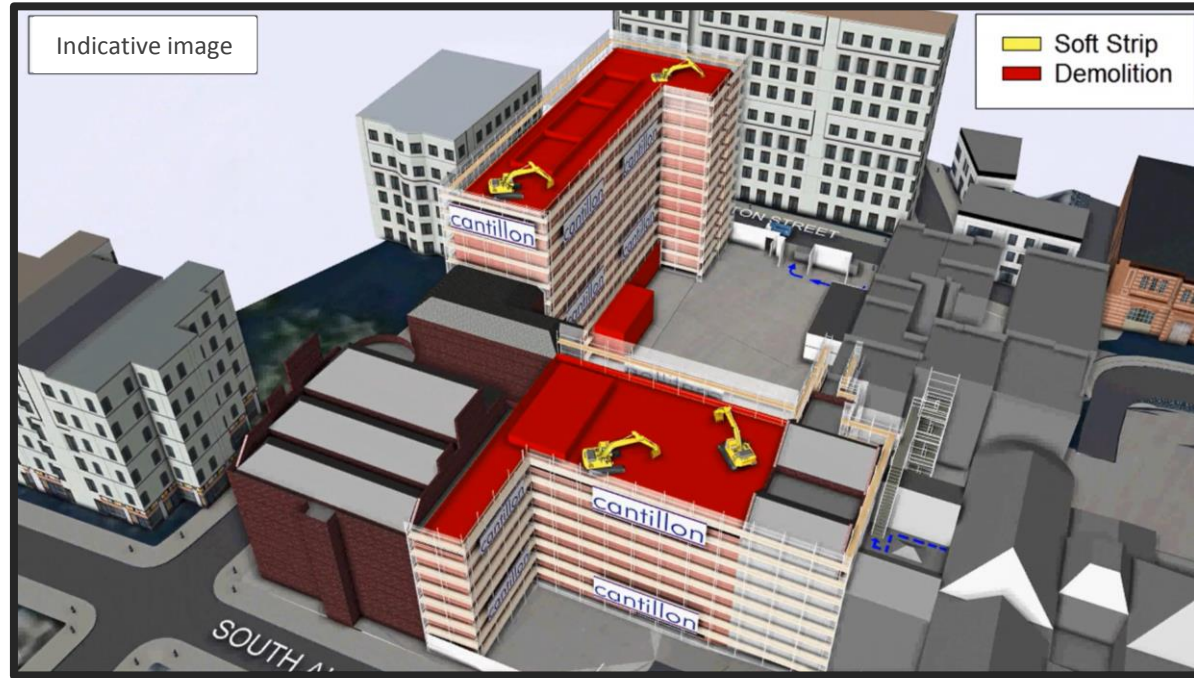
- Complete low level NCP demolition down to ground level
- Relocate welfare facilities from Ascott Hotel to external units located in completed demolition area
- Commence floor by floor hard demolition to Ascott House



Outline Demolition Sequence

Demolition Phase - Weeks 15 to 18

- Commence floor by floor hard demolition of high level car park
- Continue floor by floor hard demolition of Ascott Hotel



Outline Demolition Sequence

Demolition Phase - Weeks 18 to 24

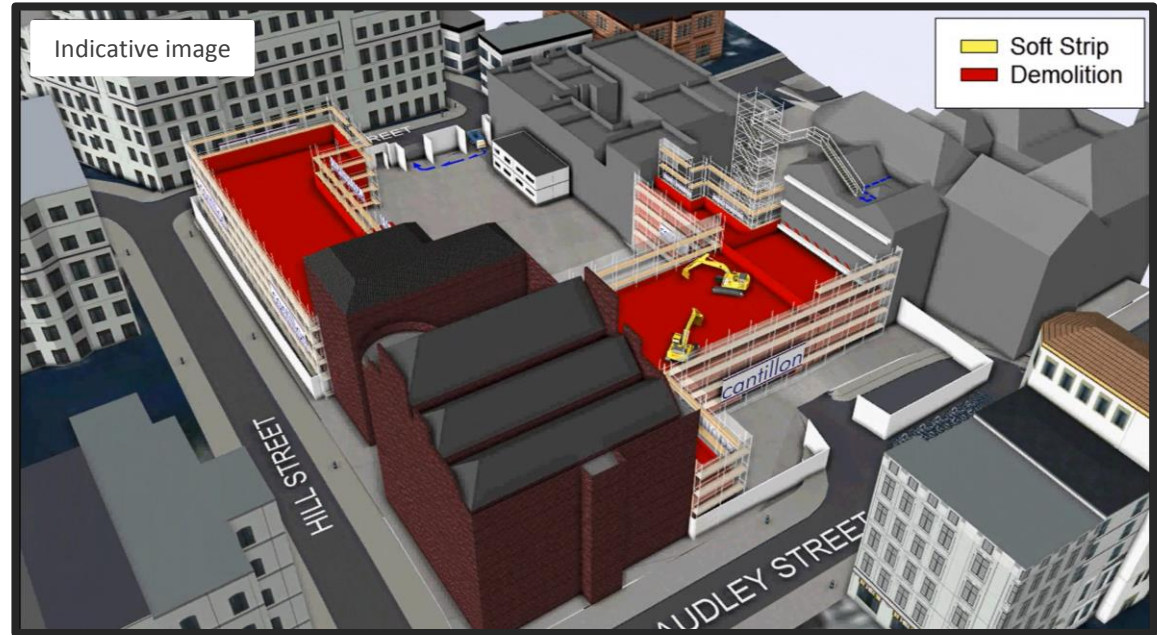
- Continue floor by floor hard demolition of high level car park
- Continue floor by floor hard demolition of Ascott Hotel



Outline Demolition Sequence

Demolition Phase - Weeks 24 to 27

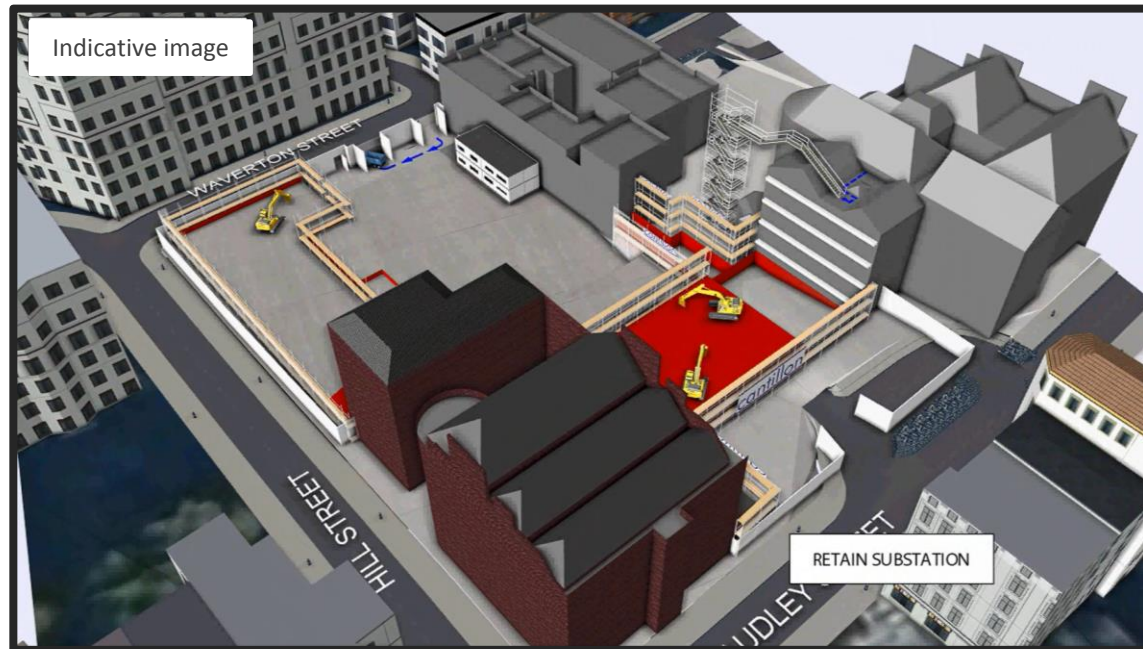
- Continue floor by floor hard demolition of high level car park
- Continue floor by floor hard demolition of Ascott Hotel
- Continue floor by floor demolition of number 4 Audley Square



Outline Demolition Sequence

Demolition Phase - Weeks 27 to 31

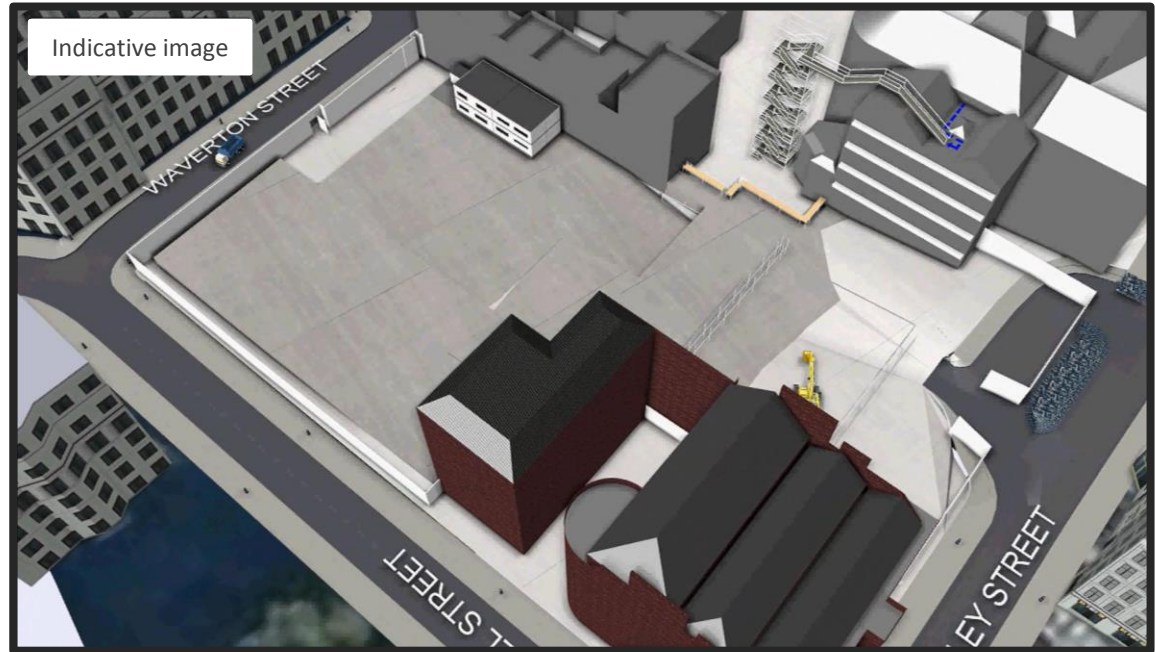
- Continue floor by floor hard demolition of high level car park
- Retain Audley Square electrical substation
- Continue floor by floor hard demolition of Ascott Hotel
- Continue floor by floor demolition of number 4 Audley Square



Outline Demolition Sequence

Demolition Phase - Week 31

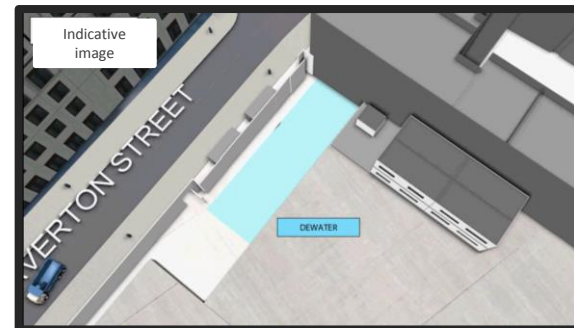
- Complete hard demolition to Ascott Hotel and commence vault opening up works
- Retain Ascott Hotel electrical substation
- Complete floor by floor demolition of number 4 Audley Square



Tank Removal Strategy

Demolition Phase - Week 32 to week 36

- Relocate vehicle access from Waverton Street to Audley Square
- Dewater existing redundant petrol tanks from Waverton St forecourt and make safe
- Sequential excavation and removal of petrol tanks, including remediation of ground levels



Thank you

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