

Audley Square House Presentation

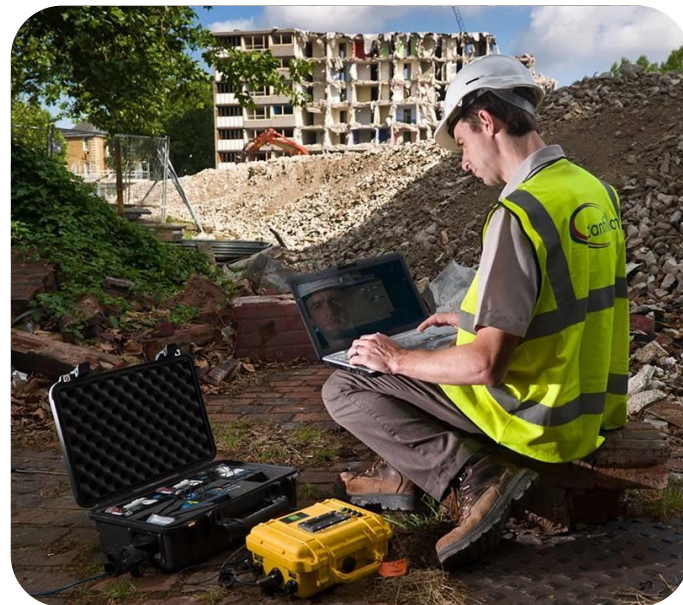


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Our history and ethos

- Second generation family run business
- Successfully trading for 50 years
- Annual turnover £25 - 30m
- Full client and team focus – big enough to deliver, small enough to care.
- Investment in our people, growth from within.
- Repeat business – 74% of contracts are from a repeat established client base
- Safety is our priority – Just awarded our eighth consecutive RoSPA Gold Medal – a demolition first.
- Our aim is to provide a high quality and professional service with the minimum risk to our clients



Recent Project - Seymour Street

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Client : Portman Estates

Duration : 45 weeks

Value : £5,000,000

District : Marylebone, Westminster City Council

Project Details

- Existing reinforced concrete 1960s six storey building constructed over a double basement
- Situated within sensitive *Portman Estate* largely residential district
- Asbestos removal, structural demolition and clearance down to top of basement slab
- Significant party wall support towers to four party walls – Fully occupied hotels, two Michelin Star Restaurants, numerous residents
- Sympathetic temporary works solution to follow on works
- Vault filling, pile probing, UK Power Networks (UKPN) substation base



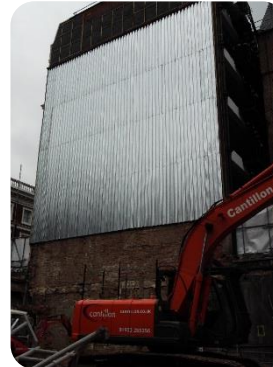
Grosvenor Hill and Davies Street, Mayfair

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Client : Grosvenor Estates
Duration : 40 and 30 weeks
Value : £2,000,000 and £2,000,000
District : Westminster

Scope and Risks

- Demolition of several buildings located within sensitive residential Mayfair – Italian and Argentinian Embassies in Three Kings Yard, Claridges and Grosvenor Offices
- Significant asbestos removal and soft strip prior to demolition and clearance of existing buildings
- Design and installation of temporary works façade retention system to four number retained masonry facades
- Secant wall capping beam break out and installation of capping beam
- Installation of significant temporary works support struts to enable 12,000m³ bulk excavation



International House, Chiltern Street

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Client : Ronson Capital Partners (Heron)

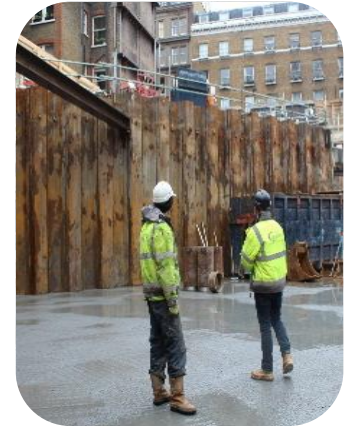
Duration : 42 weeks

Value : £4,070,000

District : Marylebone, Westminster City Council

Project Details

- Demolition and clearance of existing 1960s 14 storey reinforced concrete building constructed over a double basement
- Situated within exclusive largely residential Marylebone district of Chiltern Street – residents meetings
- Asbestos removal, structural demolition and clearance down to top of lowest slab
- Party wall tie back system, in lieu of clients steel frame support towers
- Mini piling, reinforced concrete foundations, sheet piling and temporary works, reduced level excavation to two storey basement



Committed to a Safe Environment

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- **Eight** consecutive RoSPA Gold Awards
- **Eight** consecutive British Safety Council International Safety Awards
- Asbestos Removal Employee of the Year 2016 – voted by the NFDC
- The Cantillon team – trained to the highest possible standards
- Appointed as the UK's Green World Ambassador by the Green apple Organisation in 2014
- UKAS certificated to OHSAS 18001, ISO 14011 and ISO 9001
- Investors in PPE personalisation, health monitoring and healthcare for our team members





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 - 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

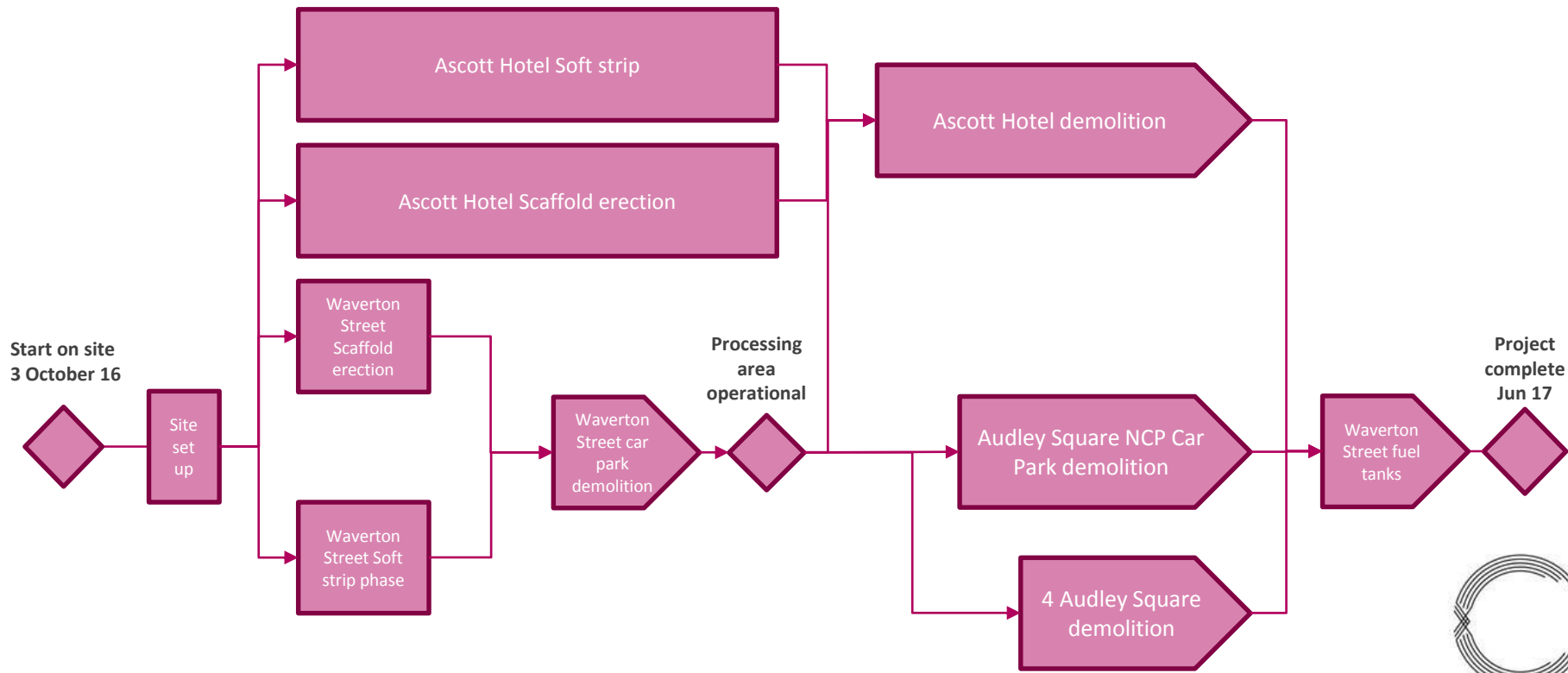
Outline scope of works

- 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



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 23 Dec 16
- Return to work on Tuesday 3 Jan 17

Key notable activities

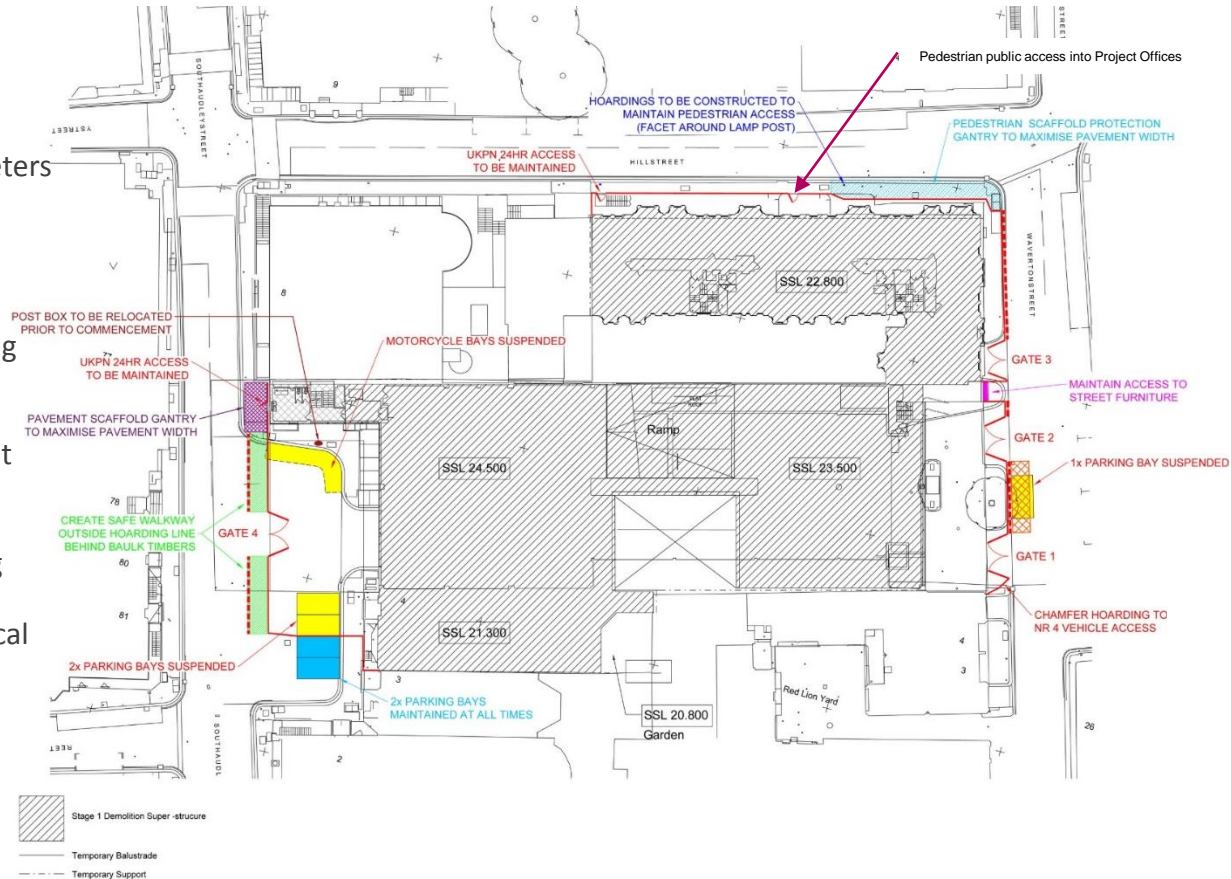
- Parking suspensions to Audley Square and Waverton Street commence 3 October 16
- Audley Square post box relocated 3 October 16
- Audley Square compound site hoarding erection commences 3 October 16
- Erection of scaffolding to Hill Street week commencing 3 October 16
- Waverton Street site side pavement closure 3 Oct 16



Project Logistics

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



Early Stakeholder Engagement

- Identify key local area users
- Key to engage the local area early
- No surprises
- Presentation to the community

Maintain Effective Communication

- Provide easy access to the Project Team
- Informative and timely issue of newsletters
- Do what we say. Be accountable
- Proven recent track record of excellence in management of local area users
- Robust comments and complaints procedure



66 Chiltern Street Soft Strip, Asbestos Removal, Demolition NEWSLETTER



ISSUE: 01 A

July 2014

INTRODUCTION TO CANTILLON LIMITED

Dear Resident:

We would like to introduce our company, Cantillon Limited. We have been appointed to undertake the demolition and remediation works of the new development project known as 66 Chiltern Street on behalf of the Developer, Hanson Capital Partners LLP. We are a highly regarded contractor with over 47 years' experience working on high-profile projects in Central London and we are pleased to be associated with this development.

Cantillon Limited will take possession of the site on the 5th July 2014 and install a functioning Project Office and site welfare facility, including a married 24hr site security house, located with access from Paddington Street and who will monitor the site at all times.

To enable the future construction it shall be necessary by agreement with WCC to erect a 2.4m high perimeter security hoarding along Chiltern Street and Paddington Street footpaths.

This will require the Chiltern Street footpath to remain closed to pedestrians for the duration of the works. We will endeavour to reduce the disruption that this will cause by using our experienced traffic management team.

The project working hours will be from 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays.

PLANNED WORKS TO BE CARRIED OUT DURING JULY 2014

The initial soft strip phase shall commence on site on Monday 7th July 2014. This is required to remove all of the internally fitted fixtures and fittings from the building, in preparation for the following 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 significant scaffold to each elevation of the existing building. This scaffold frame shall provide the fundamental perimeter protection to enable the building to be safely demolished. Additionally, the scaffold shall be fully clad with robust sheeting to encapsulate the works in order to minimise noise and dust emissions to the surrounding environment.

The predicted noise levels for this stage of the demolition will be minimal, though there will be a slight increase when the plaster in front of the building gets broken out, but these works will last for approximately one week.

PLANNED WORKS ACTIVITIES DURING AUGUST 2014

During August, we plan to complete the soft strip removal phase and complete the external scaffold structure, which will be clad with the sheeting ahead of demolition due to commence in early September 2014.

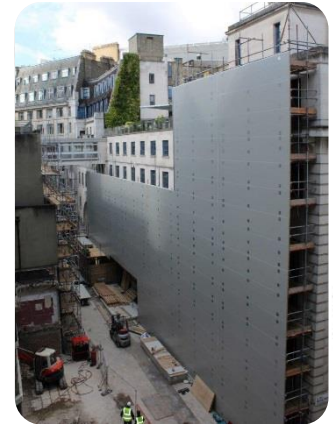
We will also erect a site Tower crane at the Start of the month which shall be used to lift plant and equipment to and from the building as it is carefully demolished.

Should you require further copies of this publication via email, please contact jenny.fowler@cantillon.co.uk



Best Practice 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

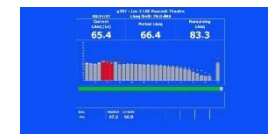
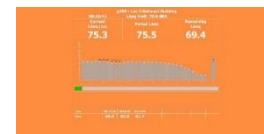
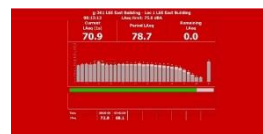
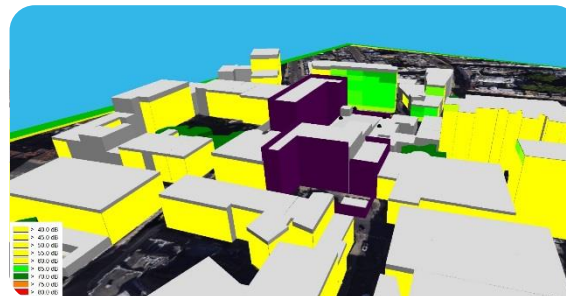


Noise and Dust Strategy

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 normally 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



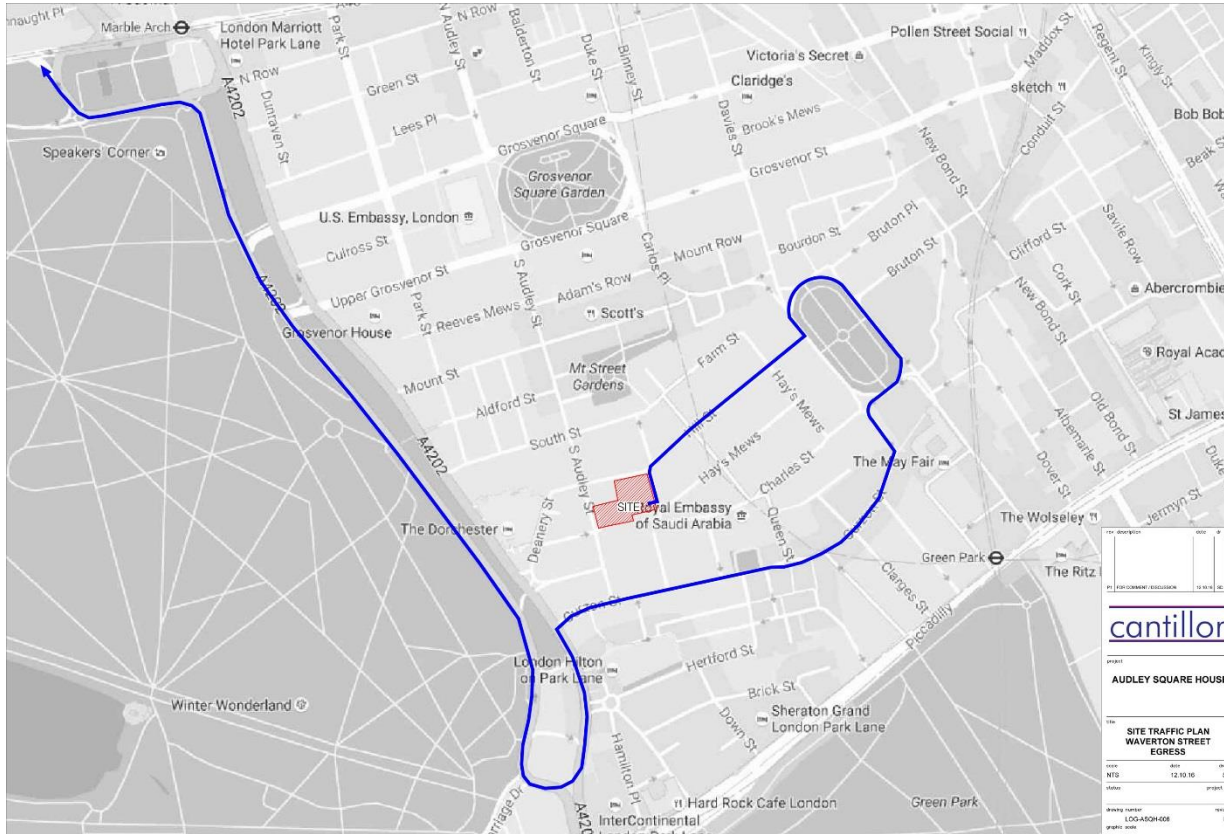
Waverton Square Street access

- 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

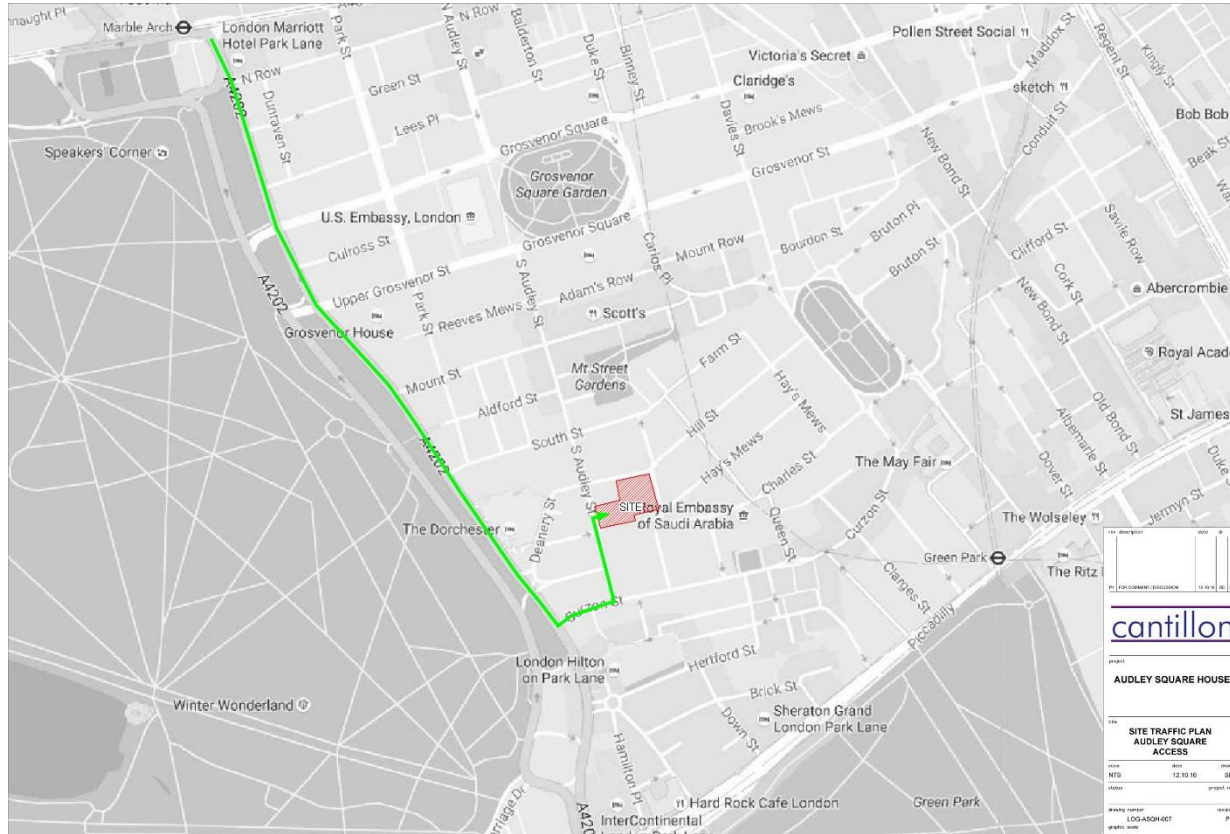


Waverton Street egress

- 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

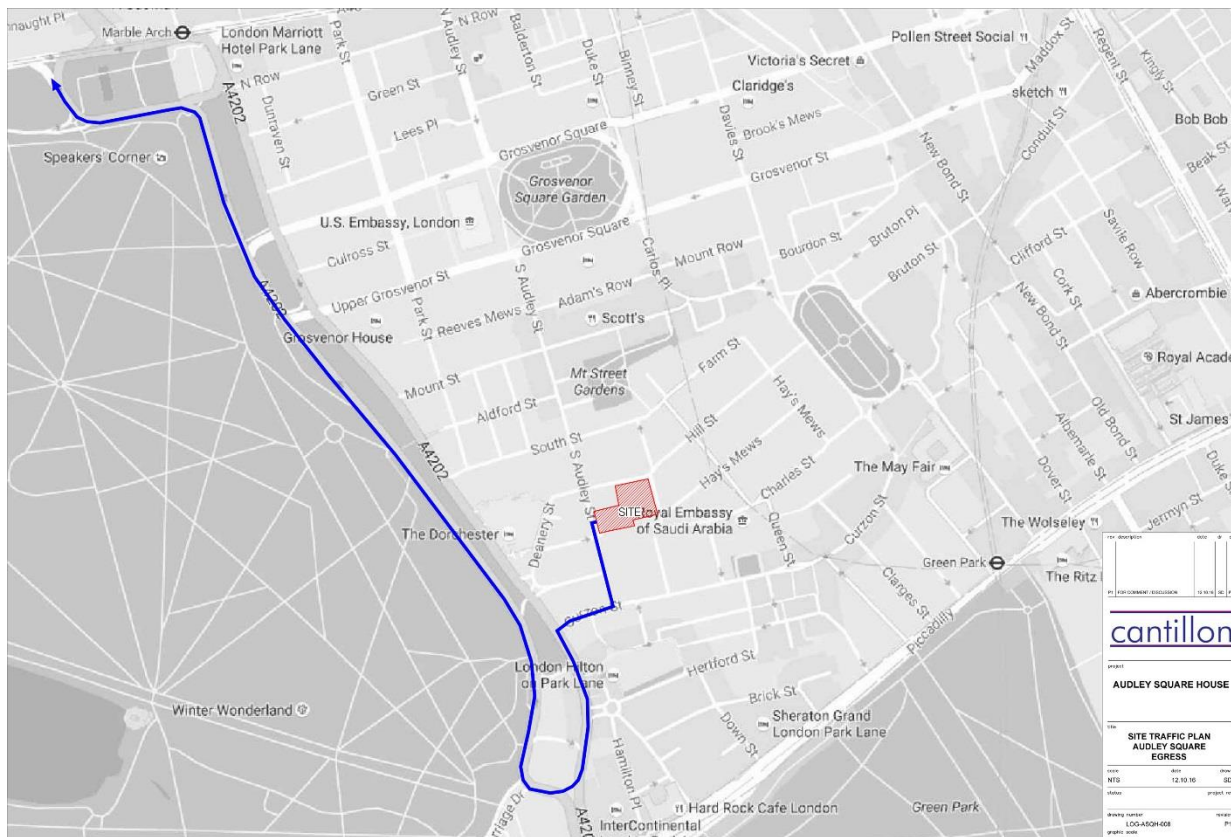


Traffic Management Strategy



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



Audley Square Street access

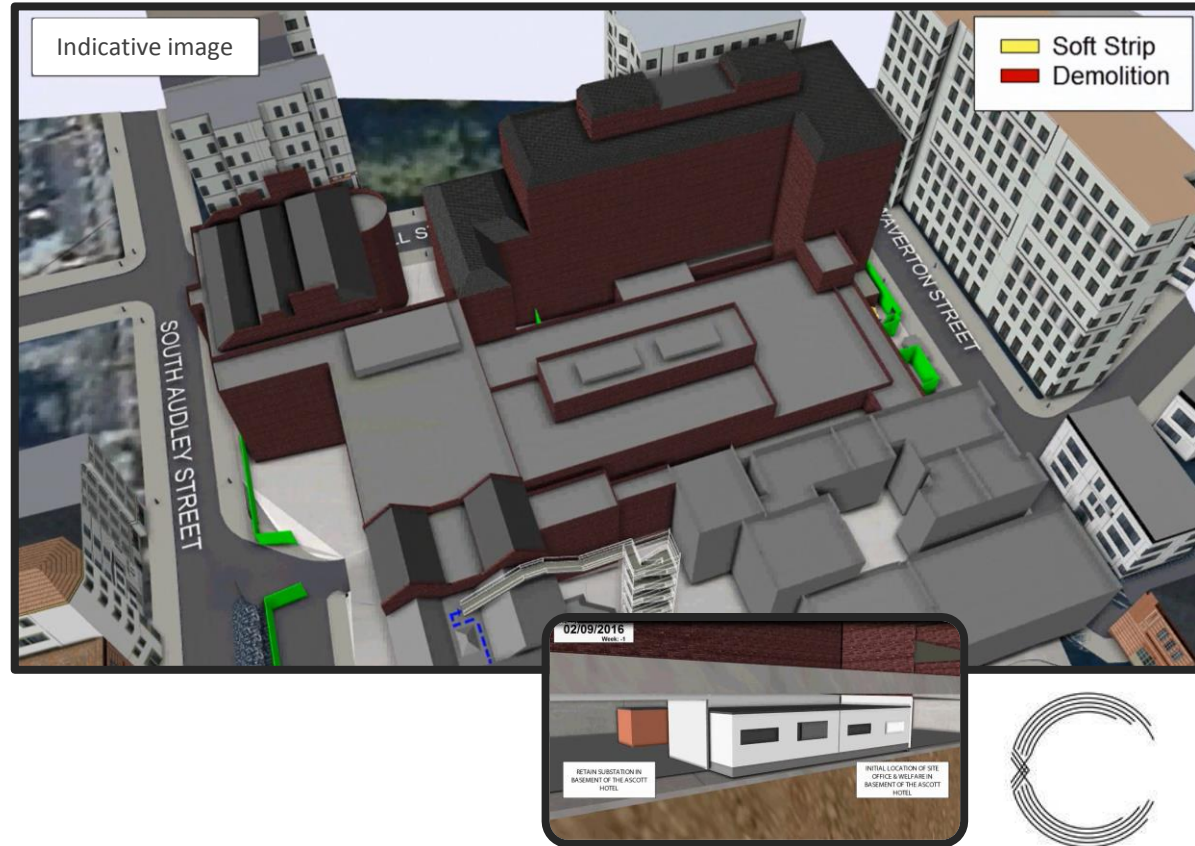
- HGV vehicles leave site and access South Audley Street in Southbound direction
- Right turn into Curzon Street
- Right turn into Curzon Street and access Park Lane Gyratory to head North toward Marble Arch



Outline Demolition Sequence

Upon Vacant Possession – Week 1

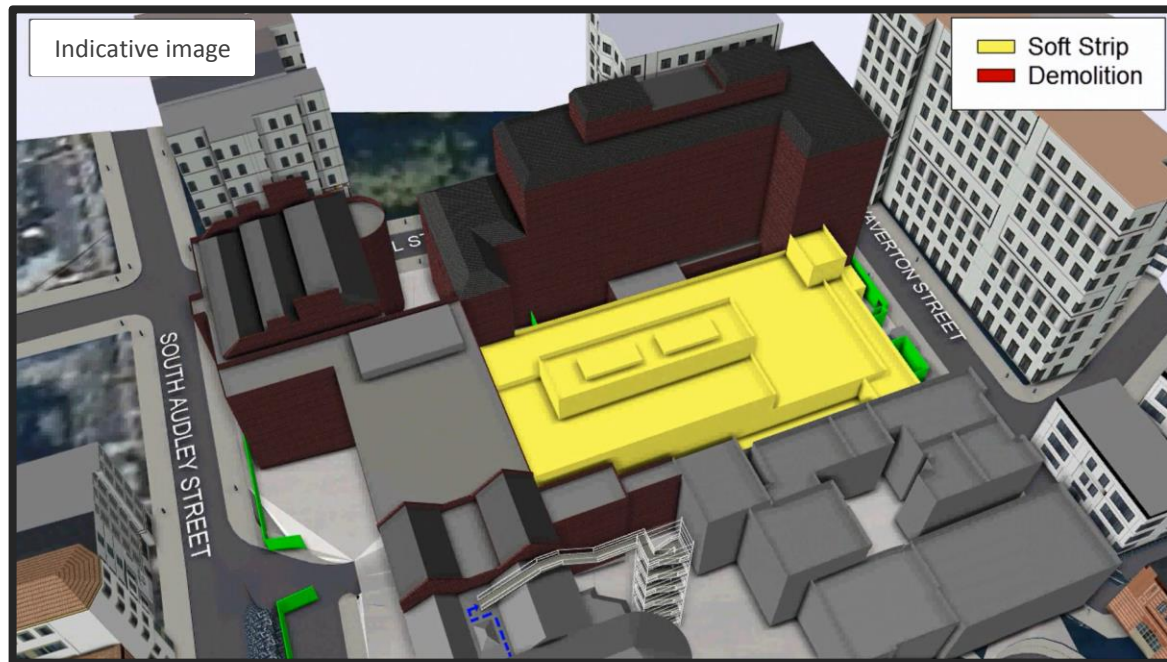
- Erect hoardings and establish site perimeter security
- Isolate existing site services and establish temporary supplies
- Undertake site wide surveys
- Early condition surveys of highways and local areas
- Establish project welfare and offices within the Ascott Hotel



Outline Demolition Sequence

Early works – Week 2 to 5

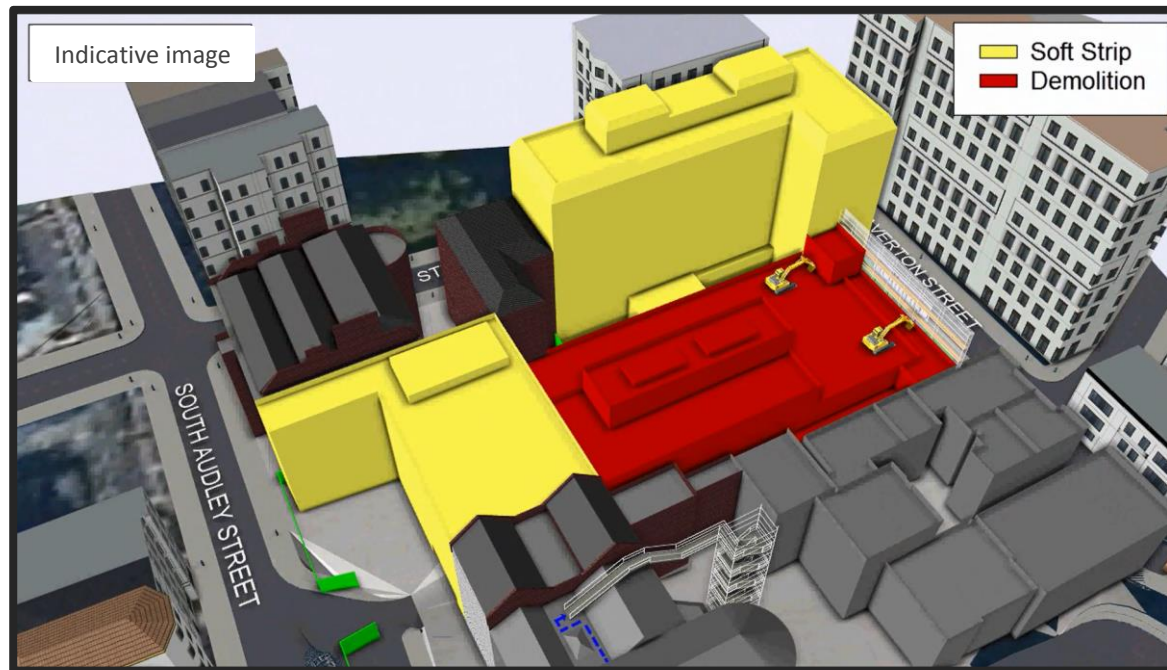
- Commence erection of demolition scaffolding to perimeters (Not shown for clarity)
- Commence soft strip and deleterious materials removal to low level car park
- Structural validation investigations to inform party wall support designs
- Commence setting up movement monitoring
- Continue hoardings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



Outline Demolition Sequence

Demolition Phase – Weeks 5 to 10

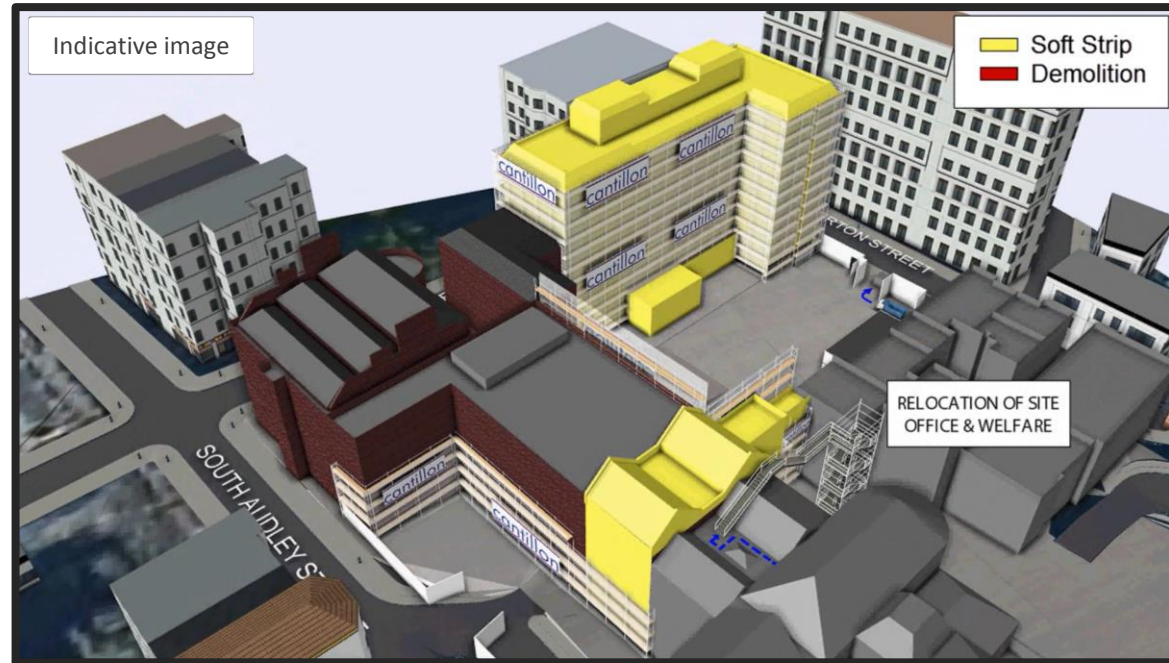
- Continue erection of demolition scaffolding to perimeters (not shown for clarity)
- Commence soft strip and deleterious materials removal to Ascott Hotel and High level car park
- Undertake remodelling works to nr3 Audley Square
- Commence hard demolition to low level car park



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

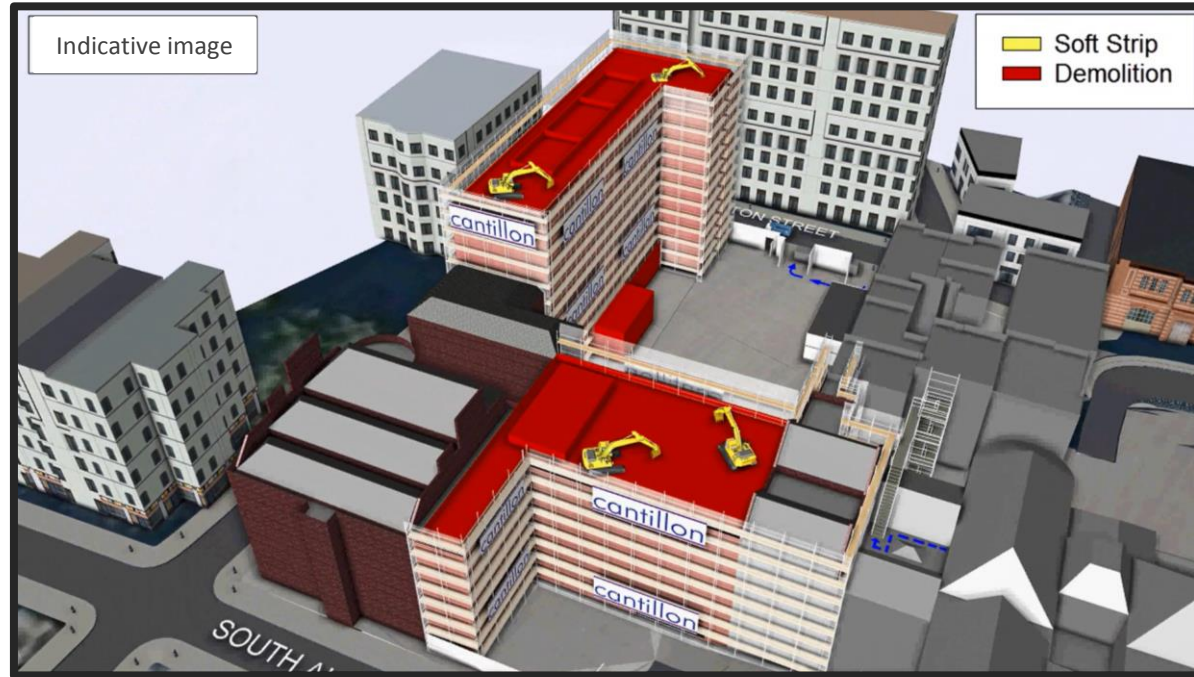
- Complete low level NCP demolition down to ground level
- Relocate welfare facilities from Ascott Hotel to external units located in completed demolition area
- Commence floor by floor hard demolition to Ascott House



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

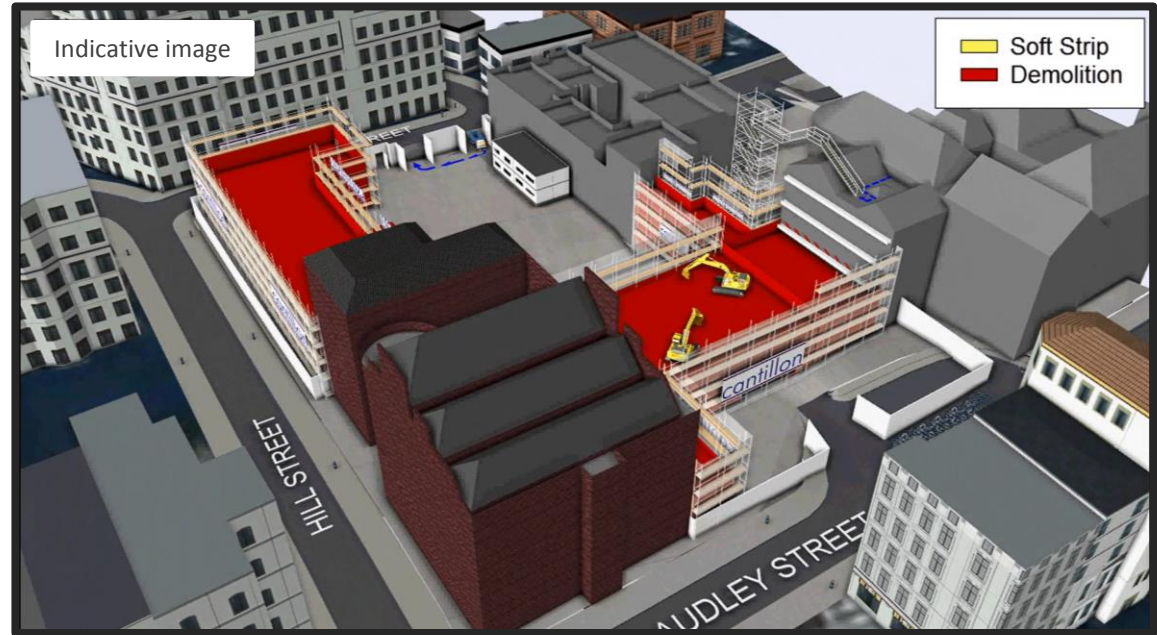
- Continue floor by floor hard demolition of high level car park
- Continue floor by floor hard demolition of Ascott Hotel



Outline Demolition Sequence

Demolition Phase - Weeks 24 to 27

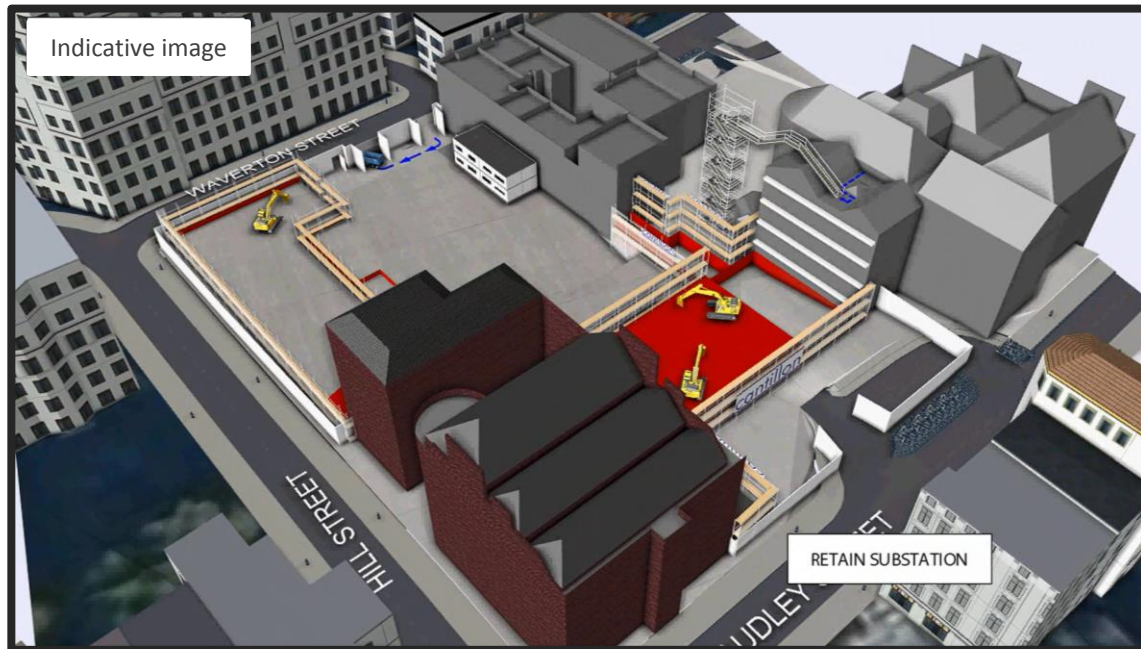
- Continue floor by floor hard demolition of high level car park
- Continue floor by floor hard demolition of Ascott Hotel
- Continue floor by floor demolition of number 4 Audley Square



Outline Demolition Sequence

Demolition Phase - Weeks 27 to 31

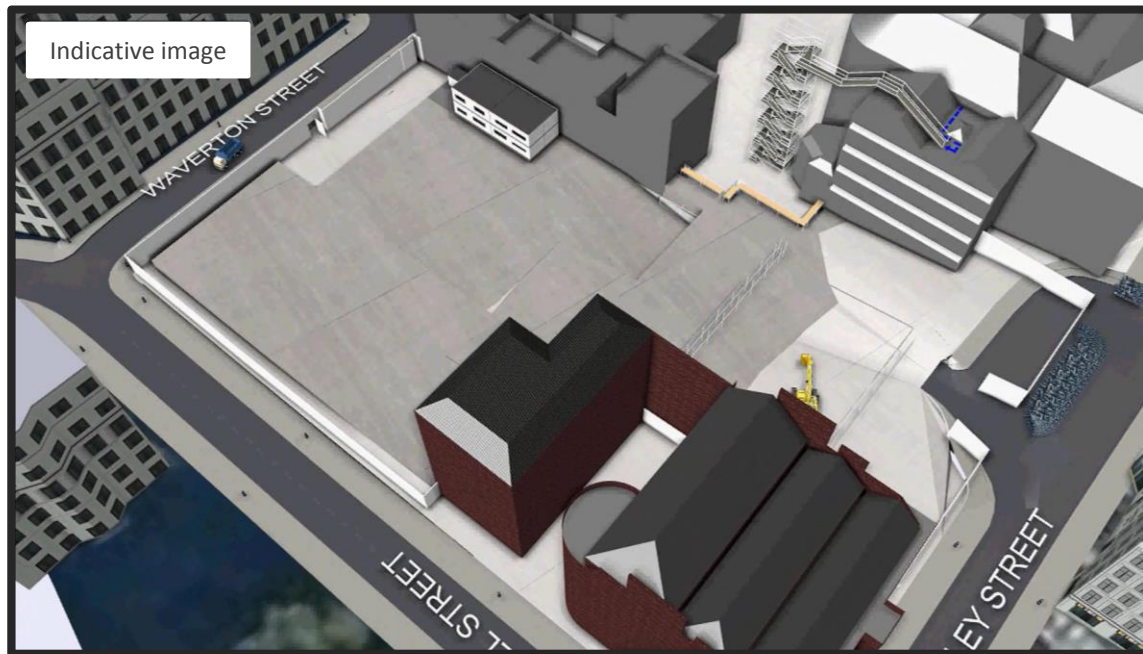
- Continue floor by floor hard demolition of high level car park
- Retain Audley Square electrical substation
- Continue floor by floor hard demolition of Ascott Hotel
- Continue floor by floor demolition of number 4 Audley Square



Outline Demolition Sequence

Demolition Phase - Week 31

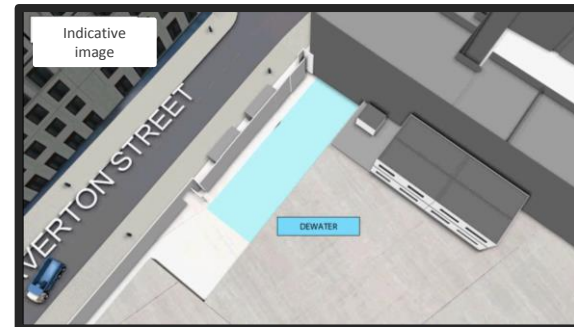
- Complete hard demolition to Ascott Hotel and commence vault opening up works
- Retain Ascott Hotel electrical substation
- Complete floor by floor demolition of number 4 Audley Square



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

Project Contact details

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