

Public Exhibition - January 2021

Date and time	Location
Tuesday 26 th January 2021, 5:30pm	Held via video call on Microsoft Teams
Attendees	
Attendees from the community <ul style="list-style-type: none">Alex Maitland (University Women's Club)Philippa Somerset (77 Mayfair)Richard Cutt (Resident's Society of Mayfair & St. James)	Project team attendees <ul style="list-style-type: none">Alahna Dunbar (Careys) - Neighbour LiaisonJohn McInerney (Careys) - Contracts ManagerJon Croxford (Careys) - Head of DeliveryMark Ruane (Careys) - Project EngineerClementine Sketchley (CP109) - Office ManagerKevan Buckley (CP109) - Project DirectorThomas Kane (CP109) - Dir. Asset ManagementUri Mizrahi (CP109) - Chief Construction Officer Apologies <ul style="list-style-type: none">Marc Daly (Careys) - Project DirectorKevin Mutimer (WCC)Linda Renkwitz (Resident)
Project recap	Careys Civil Engineering have been appointed by Caudwell Properties (109) Ltd to deliver the Groundworks and Reinforced Concrete elements of the Audley Square Development. Our works on site are scheduled to commence in July 2020, with completion scheduled for March 2023. Scheme Overview: <ul style="list-style-type: none">Pile installationGround Source Heat Pump scheme installationBulk Excavation for 5 levels of basement (Top Down and Blue Sky zones)

	<ul style="list-style-type: none"> • Waterproofing system installation to basement • Drainage installation • Construction of Reinforced Concrete basement elements • Construction of Reinforced Concrete and Post-tensioned Concrete Superstructure elements <p>For more information, please visit AudleySquareRedevelopmentMayfair.com.</p>
Item	Minutes
1. Introductions	<p>Alahna Dunbar of Careys opened the meeting, and all attendees introduced themselves.</p> <p>The presentation was recorded and the recording is available on the project website at www.audleysquareredevelopmentmayfair.com under 'Latest Information'.</p> <p>In order to respect the privacy of participants, the Q&A portion of the presentation was not recorded. However, the minutes from the Q&A are below.</p>
2. Public Exhibition Presentation	<p>To review the full presentation, please visit www.audleysquareredevelopmentmayfair.com to watch the recorded meeting. The presentation slides are also available for download on the website.</p>
3. FAQs	<p>Q. What is being developed at Audley Square House?</p> <p>R. In 2016 Caudwell Properties received planning permission from Westminster City Council to redevelop the former Audley Square car park, Ascott hotel and 4 Red Lion yard to introduce a world-class new residential scheme in Mayfair. The redevelopment will create a legacy building that is both respectful of its surroundings and makes its own positive statement, reinforcing the historic character of this important area.</p> <p>Q. What has been happening at the site over the past year?</p> <p>R. Demolition of the previous buildings completed with the initial phase of work undertaken by Cantillon. Careys have been appointed to undertake the piling, excavation, installation of ground source heat pumps, to make the new basement watertight and to build the new superstructure of the building at above ground.</p>

Q. What else have Careys done?

R. We have accumulated vast experience in delivering some of the country's most complex and challenging basements and structures, delivering bespoke solutions for our clients and overcoming numerous challenges. Some of our flagship projects include; Battersea Power Station, Principal Place Tower London, 22 Bishopsgate London. Within the area of Mayfair, we are currently constructing a luxury hotel at 30 Grosvenor Square, the former US Embassy.

Q. What are ground source heat pumps and why do you need them?

R. Ground source heat pumps absorb the energy from the sun warming the ground. They comprise a series of pipes buried underground which extract this solar energy. This energy is then converted into heat for use in the home. They are a more efficient way and environmentally-friendly way of heating homes.

Q. Will the piling be noisy and how long will it go on for?

R. We recognise that any development can be disruptive. We are doing everything we can to minimise disruption for our neighbours, this includes adopting a methodology whereby we will be screwing the piles into the ground (as opposed to hammering them). The Rotatory Method of Piling chosen causes the least noise & vibration compared to any other method suitable for the project. The Japanese quiet piling method would be much quieter but it's not suitable on this project. We commenced piling in July 2020 and expect to have completed the piling of the site by mid-May 2021.

Q. Why are you seeking to dig out the basement and build the structure above ground at the same time?

R. This is the quickest and least disruptive way to undertake the redevelopment. After undertaking the piling, we will build a concrete slab over much of the site and start digging out the basement beneath this whilst also building the structure above ground. It also means we can accommodate more trucks onto the site itself whilst works are underway.

Q. What are you doing to monitor noise and vibrations? How did you choose the locations for the noise and vibration sensors?

	<p>R. The locations were chosen following a technical analysis of neighbouring properties and consultation with Westminster City Council. The locations chosen cover all the sensitive receptors capturing an accurate noise and vibration output for the site.</p> <p>Q. If I have concerns, who should I contact?</p> <p>R. Please contact Alahna Dunbar, Careys Neighbour Liaison Manager. Alahna can be reached Monday to Friday from 8:30am to 5:30pm on 07738 621992, or by email at audleysquareneighbourliaison@careysplc.co.uk. You may also contact our site security after hours or on the weekend by calling 07553 891981.</p> <p>Q. Will you be hosting a Community Liaison Group?</p> <p>R. At the beginning of each year, we host an Annual Public Exhibition during which we present the upcoming works for the year and address any community questions. We also host a monthly Neighbour Liaison Meeting as well as providing quarterly newsletters, updating on progress, to our neighbours. Our next monthly meeting will be held on 16th February 2021 at 5:30pm. For further details and to RSVP for a webinar or monthly meeting, please email Alahna.</p> <p>Q. When is the development due to conclude?</p> <p>R. Carey's phase of work is expected to complete in Q2 2023. After this a contractor will be introducing the façade and roof and internal works will commence. This is with a view to open the Audley Square House in 2025.</p>
<p>4. Q & A</p>	<p>Q. When will the fitout be completed?</p> <p>R. The fitout will be complete in 2025.</p> <p>Q. Who will be the main contractor for the fitout?</p> <p>R. There will be a main contractor for the fitout, who we have identified but cannot yet disclose. However, there will be a separate contractor for the façade-only.</p>

Q. Why have you chosen to go from Berkeley Square and down Hill Street as part of your vehicle delivery route?

R. We worked closely with Westminster City Council to determine the best vehicle and logistic routes for site. We identified that the route from Berkeley Square and down Hill Street was the only one that could accommodate our lorry traffic.

Q. Will you be providing additional information on your charity partnership with Caudwell Children? It would be useful to know more about the great work the charity does for children with disabilities.

R. Absolutely! The official launch of the charity will go live in a few weeks, at which point we will distribute more information about the charity and our project partnership to support this cause.

Q. Will your vehicles be allowed to reverse on South Audley Street from your vehicle gate located there?

R. No. There will be no reversing onto South Audley Street. Vehicles leaving from our access gate located there will be required to turn on site and exit facing forward.

Q. Will the presentation be available to download?

R. Yes, the Public Exhibition materials, and all community meeting materials, are uploaded to the project website and available for download.