

# Neighbour Liaison Meeting - February 2021

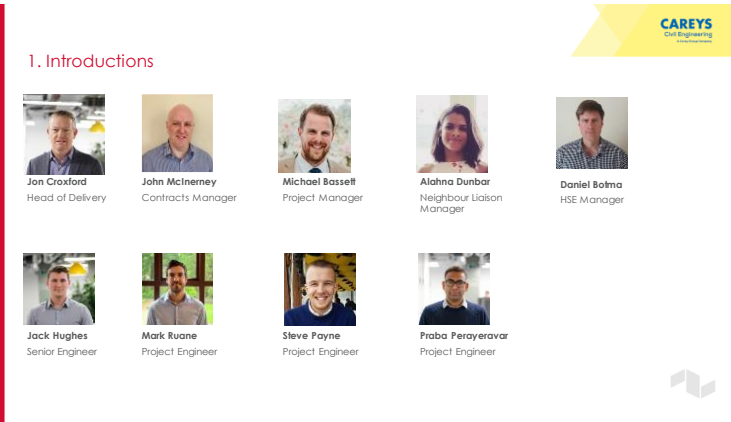
Date and time		Location
Tuesday 16 <sup>th</sup> February 2021, 5:30pm		Held via video call on Microsoft Teams
Attendees		
<b>Attendees from the community</b> <ul style="list-style-type: none"><li>• Philippa Somerset, 77 Mayfair</li><li>• Richard Cutt, Residents' Society of Mayfair &amp; St. James's</li></ul>		<b>Project team attendees</b> <ul style="list-style-type: none"><li>• Alahna Dunbar (Careys) - Neighbour Liaison</li><li>• John McInerney (Careys) - Contracts Manager</li><li>• Jon Croxford (Careys) - Head of Delivery</li><li>• Mark Ruane (Careys) - Project Engineer</li><li>• Thomas Kane (CP109) - Dir. Asset Management</li><li>• Kevan Buckley (CP109) - Project Director</li><li>• Clementine Sketchley (CP109) - Office Manager</li></ul> <b>Apologies</b> <ul style="list-style-type: none"><li>• Kevin Mutimer (WCC)</li></ul>
<b>Project recap</b>	<p>Careys Civil Engineering have been appointed by Caudwell Properties (109) Ltd to deliver the Groundworks and Reinforced Concrete elements of the Audley Square Development.</p> <p>Our works on site are scheduled to commence in July 2020, with completion scheduled for March 2023.</p> <p>Scheme Overview:</p> <ul style="list-style-type: none"><li>• Pile installation</li><li>• Ground Source Heat Pump scheme installation</li><li>• Bulk Excavation for 5 levels of basement (Top Down and Blue Sky zones)</li><li>• Waterproofing system installation to basement</li><li>• Drainage installation</li><li>• Construction of Reinforced Concrete basement elements</li></ul>	

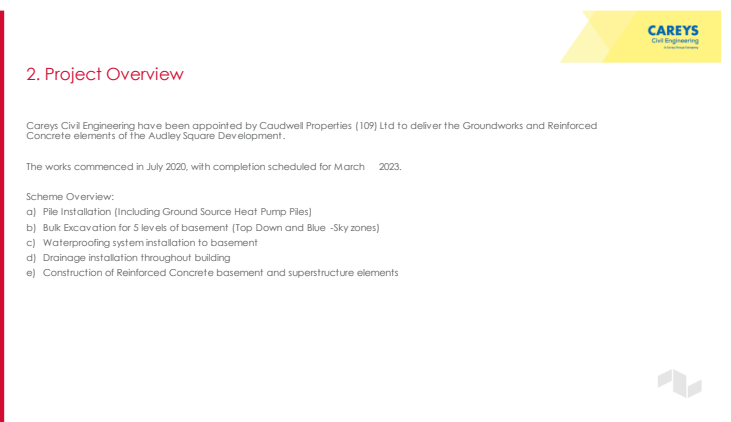
- Construction of Reinforced Concrete and Post-tensioned Concrete Superstructure elements

For more information, please visit [AudleySquareRedevlopmentMayfair.com.](https://www.audleysquareredev.com)

Item	Minutes
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1. Introductions	Alahna Dunbar of Careys opened the meeting, and all attendees introduced themselves.
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2. Audley Square Project Team	 <p>1. Introductions</p> <p>Jon Croxford Head of Delivery</p> <p>John McInerney Contracts Manager</p> <p>Michael Bassell Project Manager</p> <p>Alahna Dunbar Neighbour Liaison Manager</p> <p>Daniel Belma HSE Manager</p> <p>Jack Hughes Senior Engineer</p> <p>Mark Ruane Project Engineer</p> <p>Steve Payne Project Engineer</p> <p>Praba Perayeravar Project Engineer</p> <p>Alahna went over the key members of the Careys project team.</p>
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3. Project Overview	 <p>2. Project Overview</p> <p>Careys Civil Engineering have been appointed by Caudwell Properties (109) Ltd to deliver the Groundworks and Reinforced Concrete elements of the Audley Square Development.</p> <p>The works commenced in July 2020, with completion scheduled for March 2023.</p> <p>Scheme Overview:</p> <ol style="list-style-type: none"> <li>Pile Installation (Including Ground Source Heat Pump Piles)</li> <li>Bulk Excavation for 5 levels of basement (Top Down and Blue -Sky zones)</li> <li>Waterproofing system installation to basement</li> <li>Drainage installation throughout building</li> <li>Construction of Reinforced Concrete basement and superstructure elements</li> </ol>
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Alahna reviewed the high-level works for the Audley Square Redevelopment, including:

- Pile Installation
- Bulk Excavation
- Waterproofing the basement
- Drainage installation
- Construction of reinforced concrete basement and superstructure

#### 4. Site Operational Information

##### 3. Site Operational Information

Standard Site Working Hours:

Monday to Friday: 08:00hrs – 18:00hrs  
Saturdays: 08:00hrs – 13:00hrs – (There will be quieter works taking place on Saturday)  
Sundays: No works

In exceptional circumstances it may be necessary to work outside these hours (for example, tower crane erection and piling followed by demobilisation). In such instances we will ensure that Westminster City Council are informed and that you are informed in advance.

Any construction queries or concerns to be directed to our Neighbour Liaison Manager, Alahna Dunbar. Alahna can be reached Monday to Friday from 8:30am to 5:30pm on 07738 621992, or by email at [audleysquareneighbourliaison@careysplc.co.uk](mailto:audleysquareneighbourliaison@careysplc.co.uk).

To contact our site after-hours, please contact site security at 07553 891981.

Any wider development queries should be directed to [audleysquare@kandaconsulting.co.uk](mailto:audleysquare@kandaconsulting.co.uk)

Alahna reviewed the site working hours which are:

Monday - Friday 8:00am to 6:00pm, Saturdays 8:00am to 1:00pm (quieter works only)

Alahna also highlighted the 24-hour security phone number: 07553 891981.

## 5. Key Project Timeline

### 4. Key Project Timeline



Mark Ruane of Careys took over to deliver the rest of the presentation. Mark shared the high-level timeline of all project activities with corresponding images and time frames of each activity, as pictured here.

## 6. Recent Activities

### 5. Recent Activities

- Secant piling works complete along the Hill Street Elevation.
- Secant pile installation complete to the rear façade of Nehru Centre and along the South Audley Street elevation.
- Ground Source Heat Pump (GSHP) borehole piles ongoing. Only 1 mini rig onsite.
- Secant pile installation ongoing to the south elevation of site and the east elevation along Waverton Street.
- Bearing pile installation ongoing across the middle of the site.
- Gate 3 on Waverton Street opened for vehicle access. Temporary vehicle pitlane established on Waverton Street from 15th February – 19th March.

Mark went did an overview our activities carried out over the last month, including secant piling, ground source heat pump works, bearing pile installation and the temporary pitlane installation on Waverton Street.

## 7. Recent Activities Photos

### Recent Activities - Photos



Rig - Installing New Perimeter Bearing Piles To North of Site



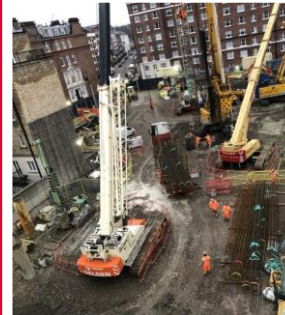
Rig - Installing New Perimeter Secant Piles To South of Site



Rig - Installing New Perimeter Secant Piles To South of Site

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Construction

### Recent Activities - Photos



Plan View - Site Operations



GSHF - Ground Source Heat Pump Mini Rig Drilling

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### Recent Activities - Photos



General Overview

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### Recent Activities - Photos



General Overview

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Construction

Photos of recent activities were included in the presentation.

## 8. Improvements & Innovations

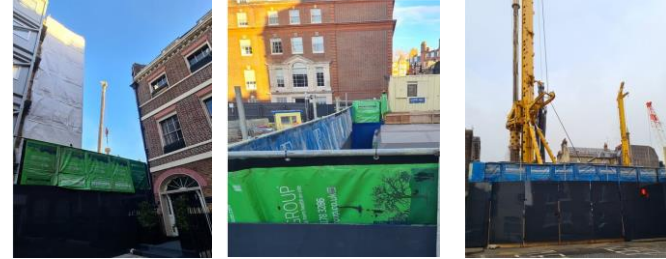
### 6. Improvements & Innovations



- The Piling Contractor has introduced extra long auger heads to site as shown on the below photo. The auger is 1m longer. The increased length means that more clay is excavated each time and the number of soil spin-offs required are reduced for each pile by 50%.
- The angle of the blades on the auger are also steeper, allowing the clay to dislodge and spin off easier. Mould oil is also being applied to the auger to allow the clay to come off more easily.
- The Piling Contractor will continue to use the "manual spin off" method to remove the spoil from the auger.
- All 3 piling rigs are staggered in their location as much as possible throughout the day to reduce noise impact on sensitive receptors and the surrounding community.
- A prototype cleaning attachment for the rig was delivered to site which may help reduce the spin off noise coming from the rig during spoil removal. The attachment will be tested this month.

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### 6. Improvements & Innovations



- As well as local acoustic screens around smaller plant, acoustic screens have also been installed along the full length of Waverton Street, as well as partial coverage on South Audley Street.

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Infrastructure

Mark went over recent measures implemented or continued to help reduce the impact of works on neighbours, including a number of adjustments made to the piling rigs to reduce overall impact of noise from the rig functioning.

## 9. Upcoming Activities

### 7. Upcoming Activities (This Month)

- Ongoing GSHP boring works.
- Ongoing secant pile installation – Along south elevation & Waverton Street elevation.
- Ongoing bearing pile installation across middle of site.

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Infrastructure

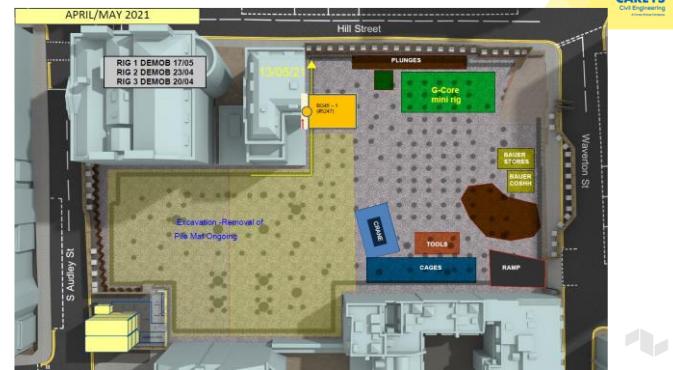
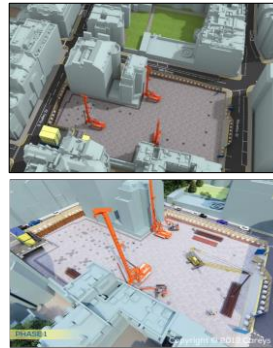
Mark reviewed the next month's upcoming activities, including ongoing ground source heat pump works and ongoing piling.

## 10. Completion of Piling Works

### 8. Completion of Piling Works

Piling Phase Duration: Proposed Completion by Mid -May 2021

- Careys recognise that piling operations by their nature can create noise and vibration, however the impact on those living and working in the vicinity must be minimised as far as is reasonably practicable. Careys are doing everything they can to listen to any concerns of the neighbours and implement improvements where possible.
- Careys will implement and demonstrate that we have introduced numerous BPM control measures in order to reduce the impact of noise during the Piling phase.
- Key Dates For Piling Demobilisation:
  - Rig 1 – approx. 20/05/2021
  - Rig 2 – approx. 06/05/2021
  - Rig 3 – approx. 26/04/2021



Mark went over the rest of the piling programme, which is due to be completed in mid-May. Key dates for piling rig removal are Rig 3 around 26<sup>th</sup> April 2021, Rig 2 around 6<sup>th</sup> May 2021 and Rig 1 around 20<sup>th</sup> May 2021.

## 11. Commencing Basement Works - 2021

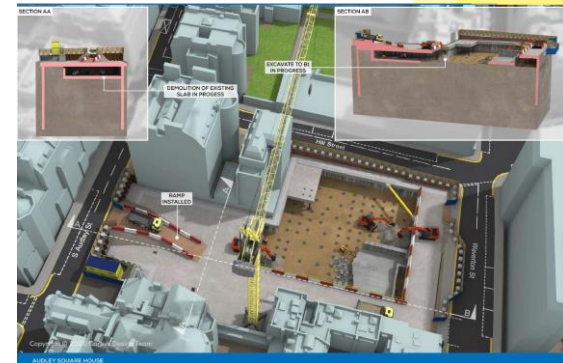
### 9. Commencement of Basement Works -Upcoming Activity 2021



The Garden Level Concrete Slab Construction will be the primary site activity after the Piling is complete. Once the slab is complete, it will provide a vehicle traffic slab across the site. Our hybrid scheme allows us to cast the Zone 1 Garden slab and Zone 2 traffic slab as early as possible to provide on site capacity to hold wagons for loading/unloading. These slabs will be cast by Q2 of 2021. (Circa July)

### 9. Commencement of Basement Works -Upcoming Activity 2021

- Cast Garden Level Slab across site.
- Commence excavation.
- Cut and remove the existing car park slab at B1 level using non-percussive techniques such as drill and burst, and wire saw cutting. Removal of slab will be done with BPM in mind.
- The fact that the slab removal works is taking place below the ground floor slab, the surrounding structure and overhanging slab will help reduce noise emissions.



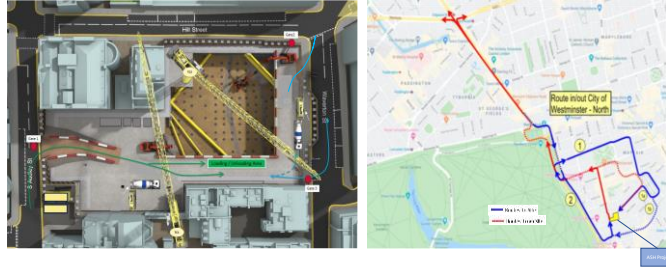
Mark introduced the commencement of basement works towards the summer of 2021. We will be creating a concrete slab in Zone 1 (S. Audley St. elevation) to act as a traffic slab for construction vehicles. We will then commence excavation of the basement in Zone 2 (Waverdon Street elevation) by using a combination of drill and burst and wire saw cutting techniques (as opposed to using heavy breakers), which will help manage noise levels.

## 12. Logistics & Traffic Management

### 10. Logistics and Traffic Management – Access Gates



- The main criteria we set out to satisfy when considering site logistics was to keep more construction vehicles on site and off the surrounding roads and highways.
- As can be seen from the slides, the logistics slab onsite, together with the carefully placed access gates provides greater flexibility in how the site is serviced, while at the same time removes trucks off the surrounding roads that have the potential to cause a nuisance.
- There will be 3 gates with multiple access and egress routes. Gat 2 & 3 are already operational, Gate 1 will become operation June 2021.



We will be creating an additional vehicle access gate on S. Audley Street in June 2021. This will allow greater flexibility in our logistics and traffic movements, which helps us keep our vehicles off the roads. We will continue to use the traffic routes agreed with Westminster City Council.

Richard Cutt noted that the majority of our larger vehicles would access the site from Hill Street by way of Berkeley Square. He suggested that due to the road works around Berkeley Square, we may want to consider alternate routes to avoid traffic congestion. We will review all additional route options with Westminster City Council and any adjustments made will be discussed in the next monthly meeting.

## 13. Considerate Contractors Scheme

### 11. Considerate Contractors Scheme



We are proud registered members of the Considerate Contractors Scheme (CCS) and are dedicated to improving the image of construction through participation within the scheme.



We are a proud registered member of the Considerate Contractors Scheme. This scheme aims to improve construction



practices by evaluating sites based on the criteria of how we show consideration for our Community, Workforce, Appearance, Environment and Safety.

Alahna also encouraged all stakeholders to help us improve our practices and performance by sending in any and all feedback to [audleysquareneighbourliaison@careysplc.co.uk](mailto:audleysquareneighbourliaison@careysplc.co.uk).

## 14. Our Charity Partnership

### 12. Our Charity Partnership

The Audley Square Redevelopment project team are committed to leaving a legacy of positive impact from our time working on site in Mayfair.

Through an exciting partnership with national children's charity, Caudwell Children, we aim to raise a total of £1million to help support disabled children and their families living in the UK.

Through employee fundraising activities, corporate sponsorship and community engagement the project team will deliver on our ambitious target and in doing so fund vital support for disadvantaged children.

The official launch of this charity initiative will take place in the coming weeks and details will be shared on our community website.

Our charity fundraising webpage is <https://www.justgiving.com/campaign/audleysquare>

For more details about the charity please visit [www.caudwellchildren.com](http://www.caudwellchildren.com)



We are very proud to be in partnership with Caudwell Children, a national charity supporting disadvantaged children and their families. Our partnership is aiming to raise £1million to support this worthy cause. For more information and to support our fundraiser, please visit <https://www.justgiving.com/campaign/audleysquare>.

15. Dates of Next Meetings

13. Dates of Next Neighbour Liaison Meetings

Until further notice, all community meetings will take place via Microsoft Teams in order to comply with Government Guidance and maintain social distancing during the coronavirus pandemic. To RSVP for any community meetings, please email Alahna Dunbar at [audleysquareneighbourliaison@careysplc.co.uk](mailto:audleysquareneighbourliaison@careysplc.co.uk).

UPCOMING MEETINGS  
TUESDAY, 16<sup>TH</sup> MARCH – 5:30PM  
TUESDAY, 13<sup>TH</sup> APRIL – 5:30PM  
TUESDAY, 11<sup>TH</sup> MAY – 5:30PM  
TUESDAY, 8<sup>TH</sup> JUNE – 5:30PM



Please make note of our upcoming monthly meeting dates. The next meeting will be held on Tuesday, 16<sup>th</sup> March 2021 at 5:30pm via Microsoft Teams. Email [audleysquareneighbourliaison@careysplc.co.uk](mailto:audleysquareneighbourliaison@careysplc.co.uk) to RSVP.

16. AOB/ Q&A's

n/a