



Audley Square House

Neighbourly Monthly Meeting No. 7

Careys Civil Engineering

16th March 2021

CAREYS
Civil Engineering
A Carey Group Company

Agenda

1. Introductions
2. Project Overview
3. Site Operational Information
4. Key Project Timeline
5. Recent Activities
6. Improvements & Innovations
7. Upcoming Activities
8. Completion of Piling Works
9. Typical Pile Installation Timeline Sequence (Photo Images)
10. Commencement of Basement Works
11. Considerate Contractors Scheme
12. Our Charity Partnership
13. Dates of Next Monthly Meetings
14. AOB / Q&A



1. Introductions



Jon Croxford
Head of Delivery



John McInerney
Contracts Manager



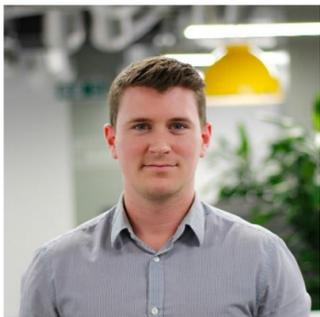
Michael Bassett
Project Manager



Alahna Dunbar
Neighbour Liaison
Manager



Daniel Botma
HSE Manager



Jack Hughes
Senior Engineer



Mark Ruane
Project Engineer



Steve Payne
Project Engineer



Praba Perayeravar
Project Engineer



2. Project Overview

Careys Civil Engineering have been appointed by Caudwell Properties (109) Ltd to deliver the Groundworks and Reinforced Concrete elements of the Audley Square Development.

The works commenced in July 2020, with completion scheduled for March 2023.

Scheme Overview:

- a) Pile Installation (Including Ground Source Heat Pump Piles)
- b) Bulk Excavation for 5 levels of basement (Top Down and Blue-Sky zones)
- c) Waterproofing system installation to basement
- d) Drainage installation throughout building
- e) Construction of Reinforced Concrete basement and superstructure elements



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 rig 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

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

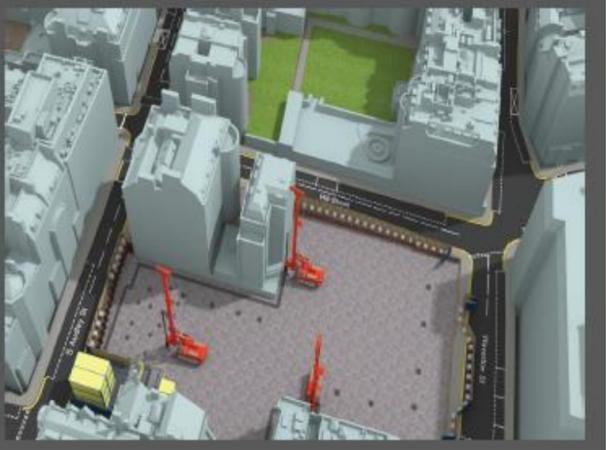


4. Key Project Timeline

Stage 1
Monitoring, Site Establishment, Piling /GSHP Piling

15-33 weeks

Current Stage



Stage 2
Piling and Capping Beam Works

29-64 weeks

Transition



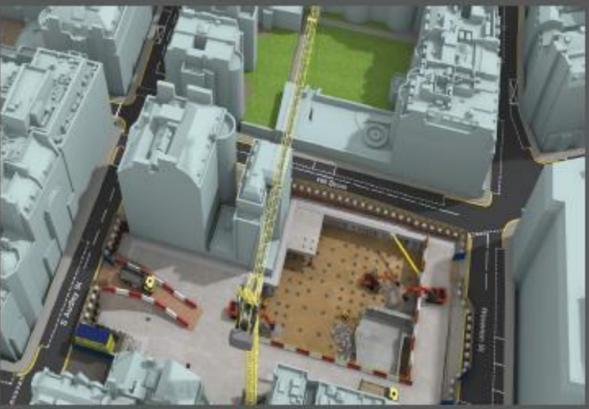
Stage 3
G0 Slab Top-down construction

56-62 weeks



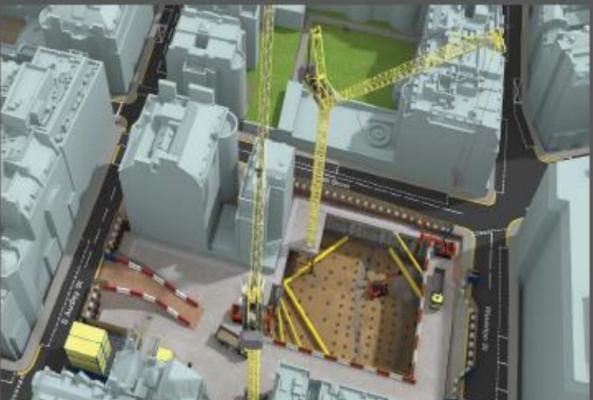
Stage 4
Bulk Excavation Commences within the Open-cut

64 week



Stage 5
Bulk Excavation Commences within Top-down

65 week



Stage 6
Bulk Excavation Completed within Open-cut

90 week



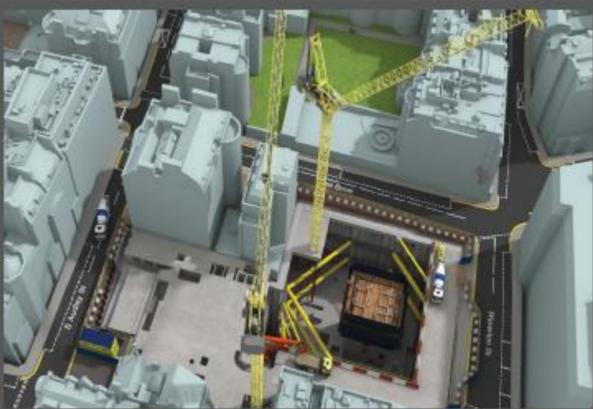
Stage 7
B5 Raft formation
Top-down excavation continued

90-98 weeks



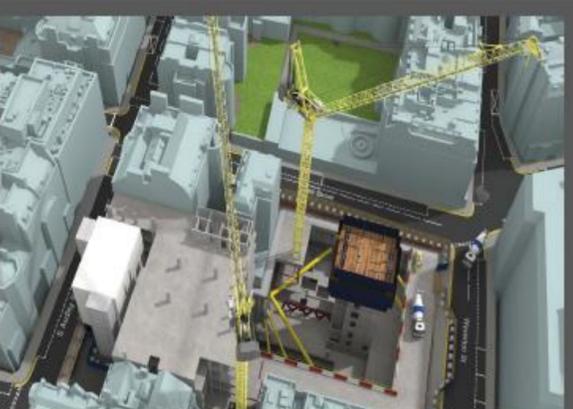
Stage 8
Jumpform launched.
Top-down excavation continued

95-98 weeks



Stage 9
Top-down excavation complete

116 week

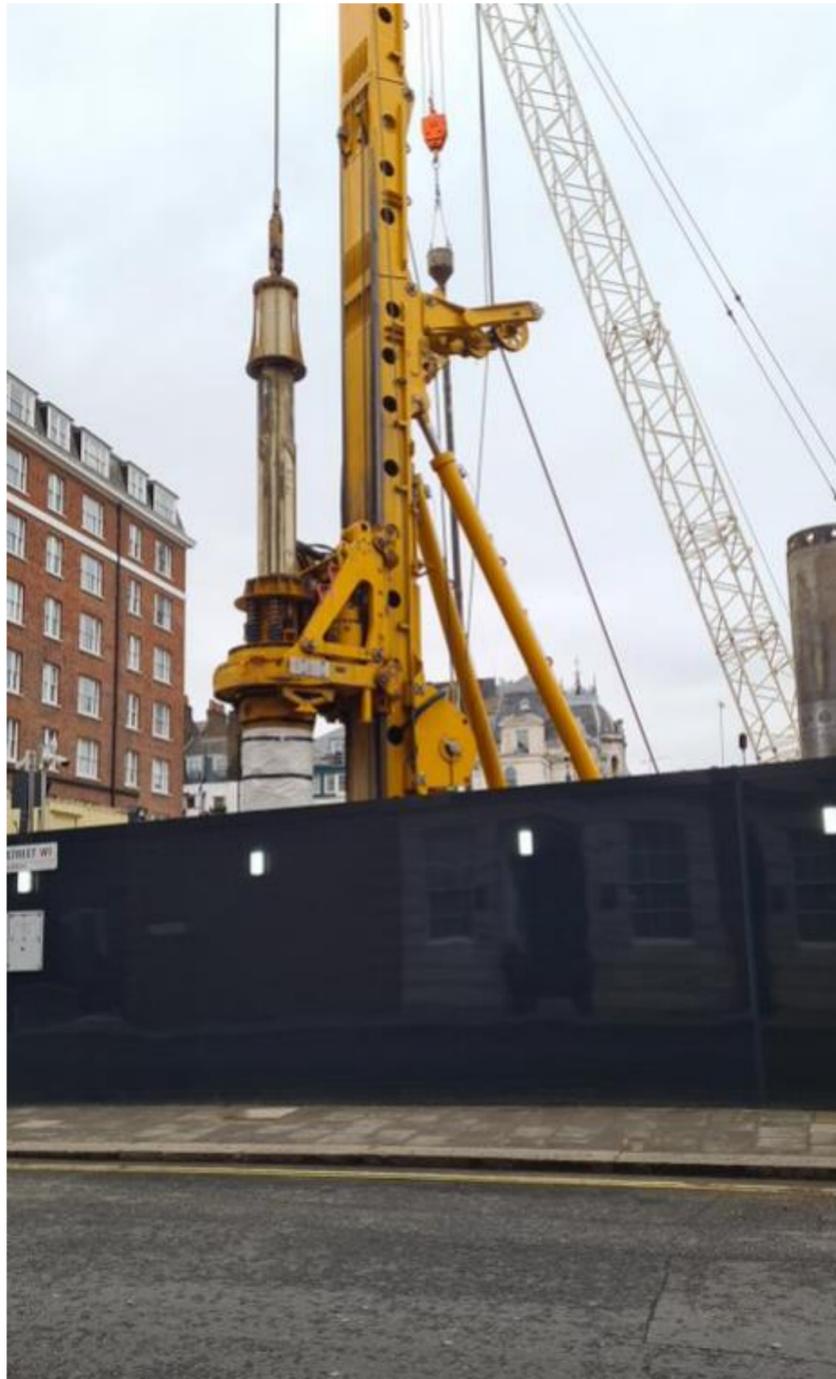


5. Recent Activities

- 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 – 26th March.



Recent Activities - Photos



Rig – Installing New Perimeter Secant Piles To North of Site along Corner of Waverton Street



Rig – Installing New Perimeter Secant Piles To South of Site

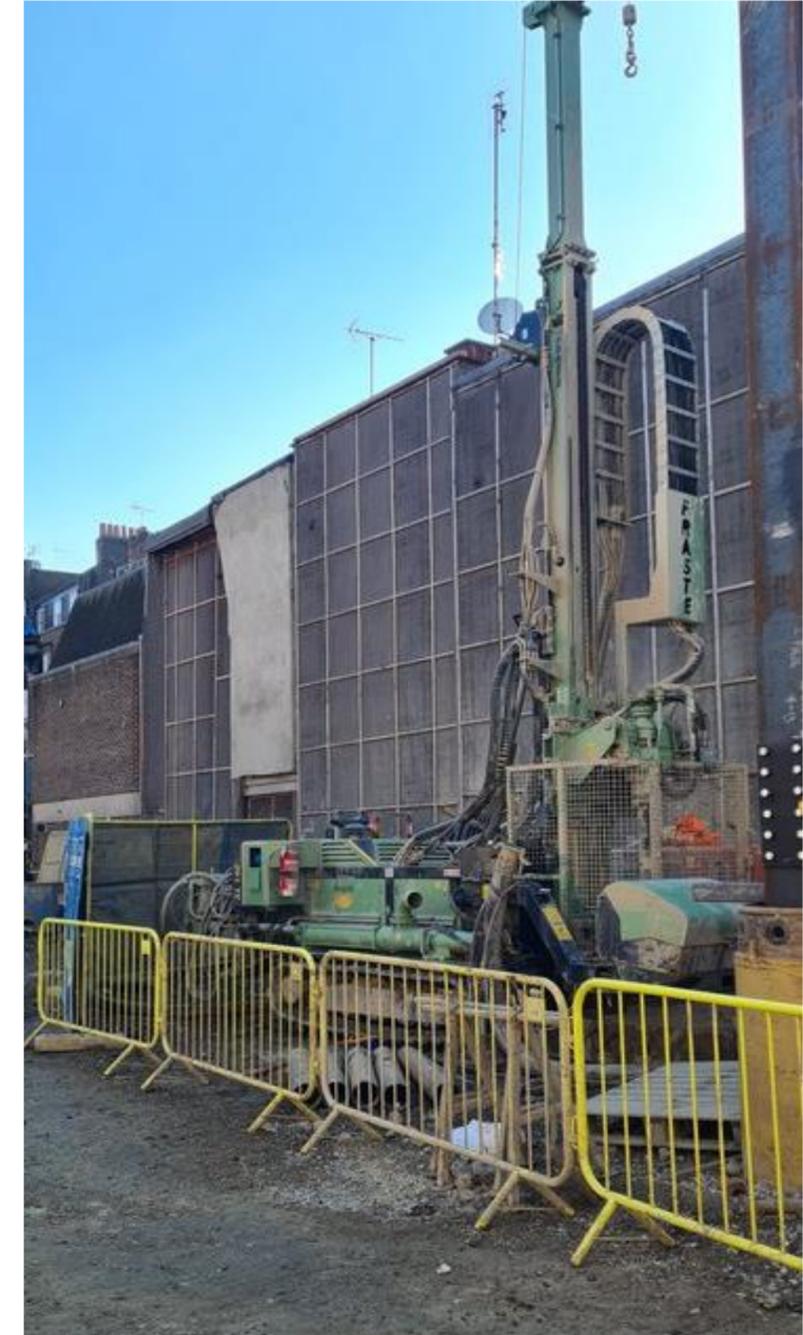


Installing plunge steel into Pile

Recent Activities - Photos



**GSHP –Ground Source Heat Pump
Mini Rig Drilling**



**GSHP –Ground Source Heat Pump
Mini Rig Drilling**



Recent Activities - Photos



Waverton Street Vehicle Pitlane



Waverton Street Vehicle Pitlane



Recent Activities - Photos



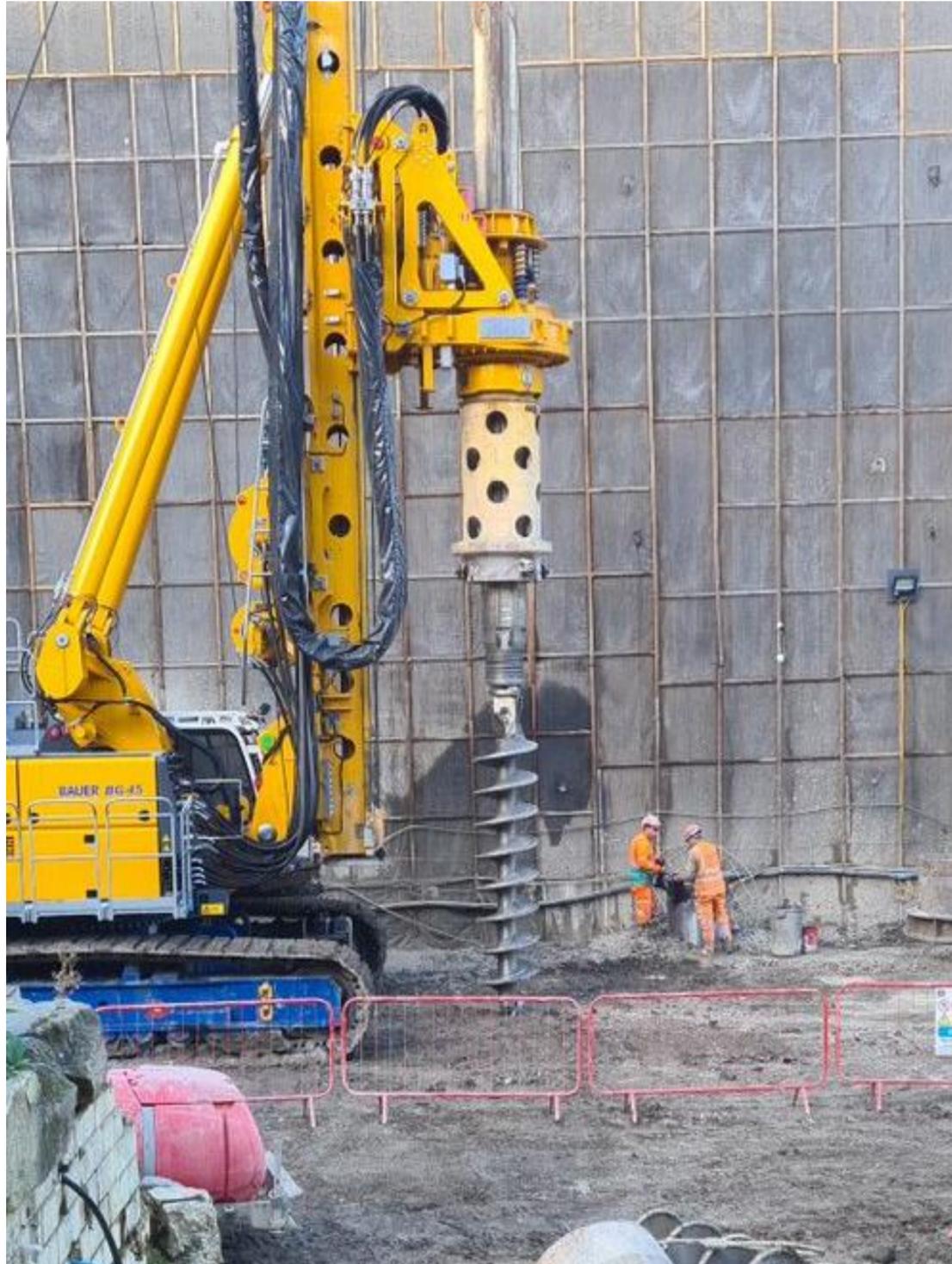
General Overview

Recent Activities - Photos



General Overview

6. Improvements & Innovations

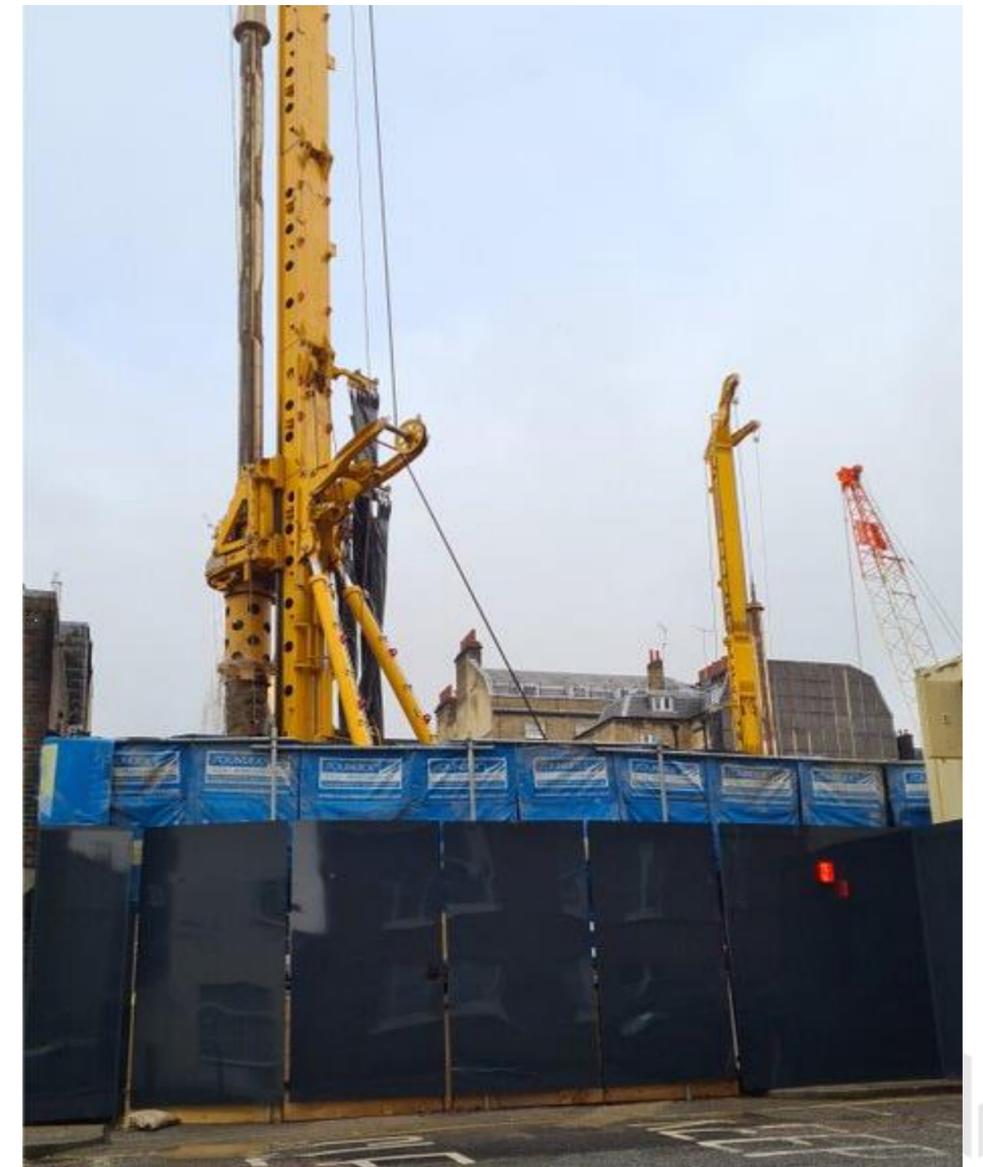
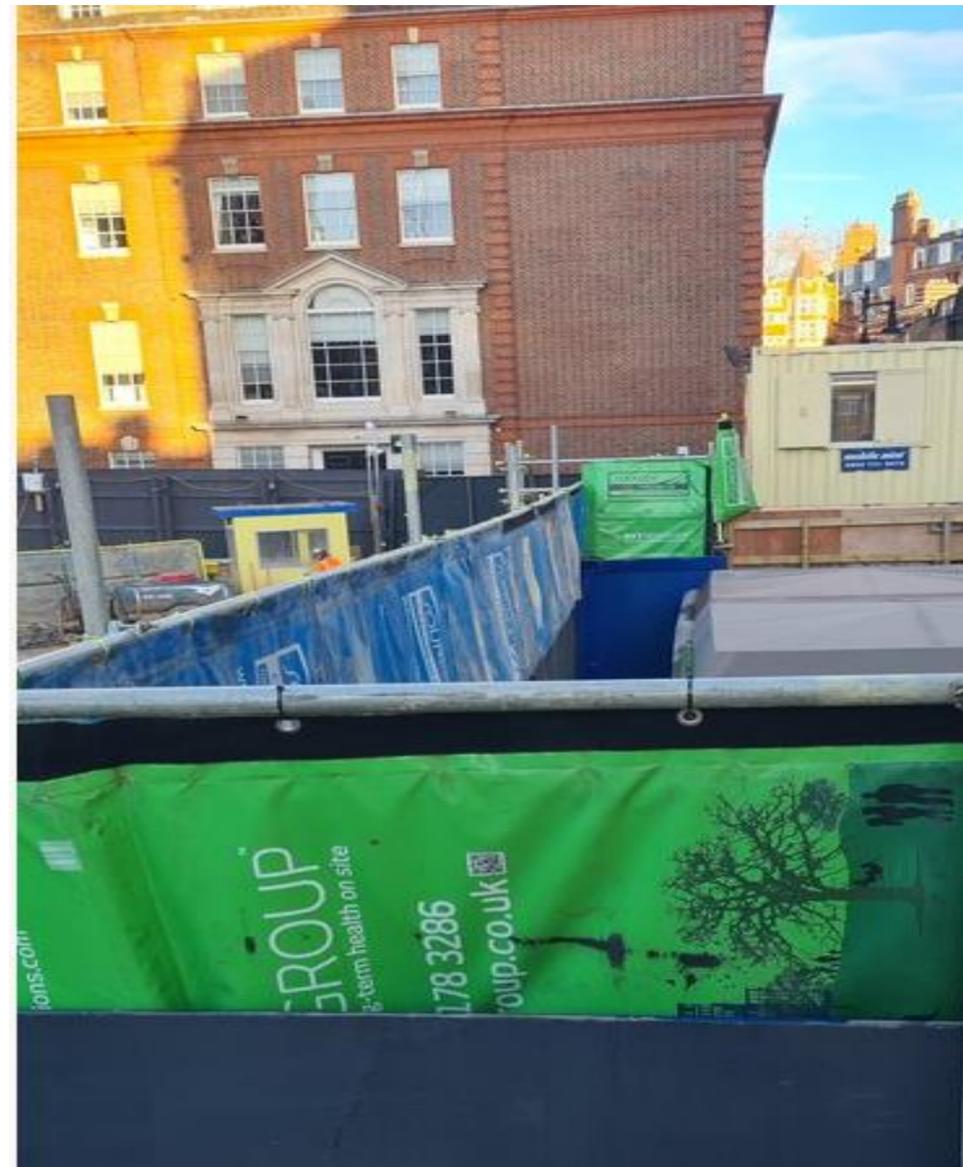


- The Piling Contractor continue to use extra long auger heads as shown on the below photo. The auger is 1m longer than standard heads. The increased length means that more clay is excavated each time and the number of soil spin-offs required are reduced for each pile by 50%.
- The Piling Contractor 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 was trialled at the ASH project but was deemed unsuitable as it was causing the rig auger to malfunction. Therefore, we will continue our piling works without the use of the prototype and continue to employ the previous measures in place to reduce noise emissions, as best as possible. Furthermore, the piling contractor will continue to develop the prototype in the hopes they will get it to function more effectively in the future.



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 and will remain in place during the piling phase.



7. Upcoming Activities (This Month)

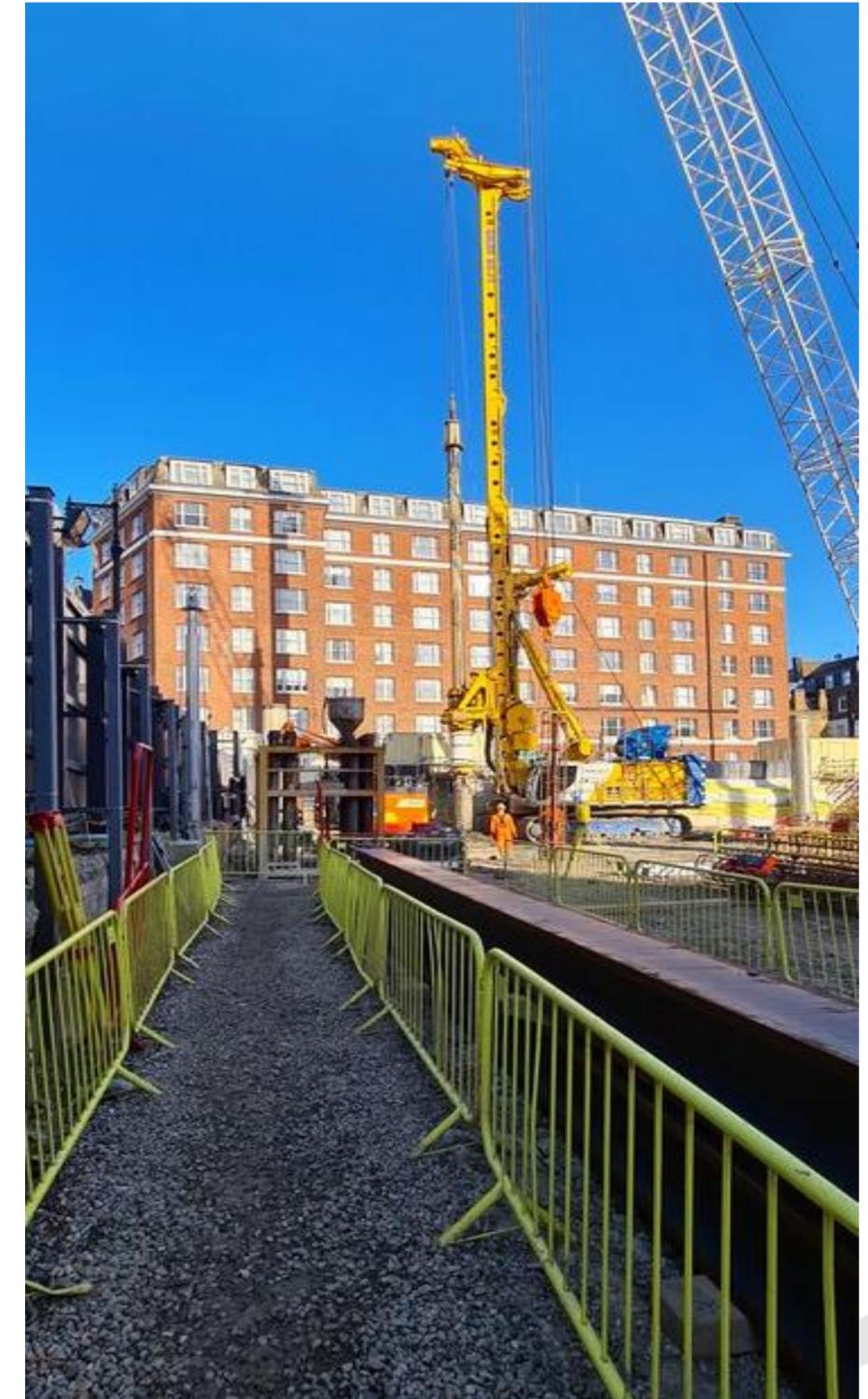
- Ongoing GSHP boring works.
- Ongoing secant pile installation – Along south elevation & Waverton Street elevation.
- Ongoing bearing pile installation across middle of site.



8. Completion of Piling Works

Piling Phase Duration: Proposed Completion by Mid-May 2021

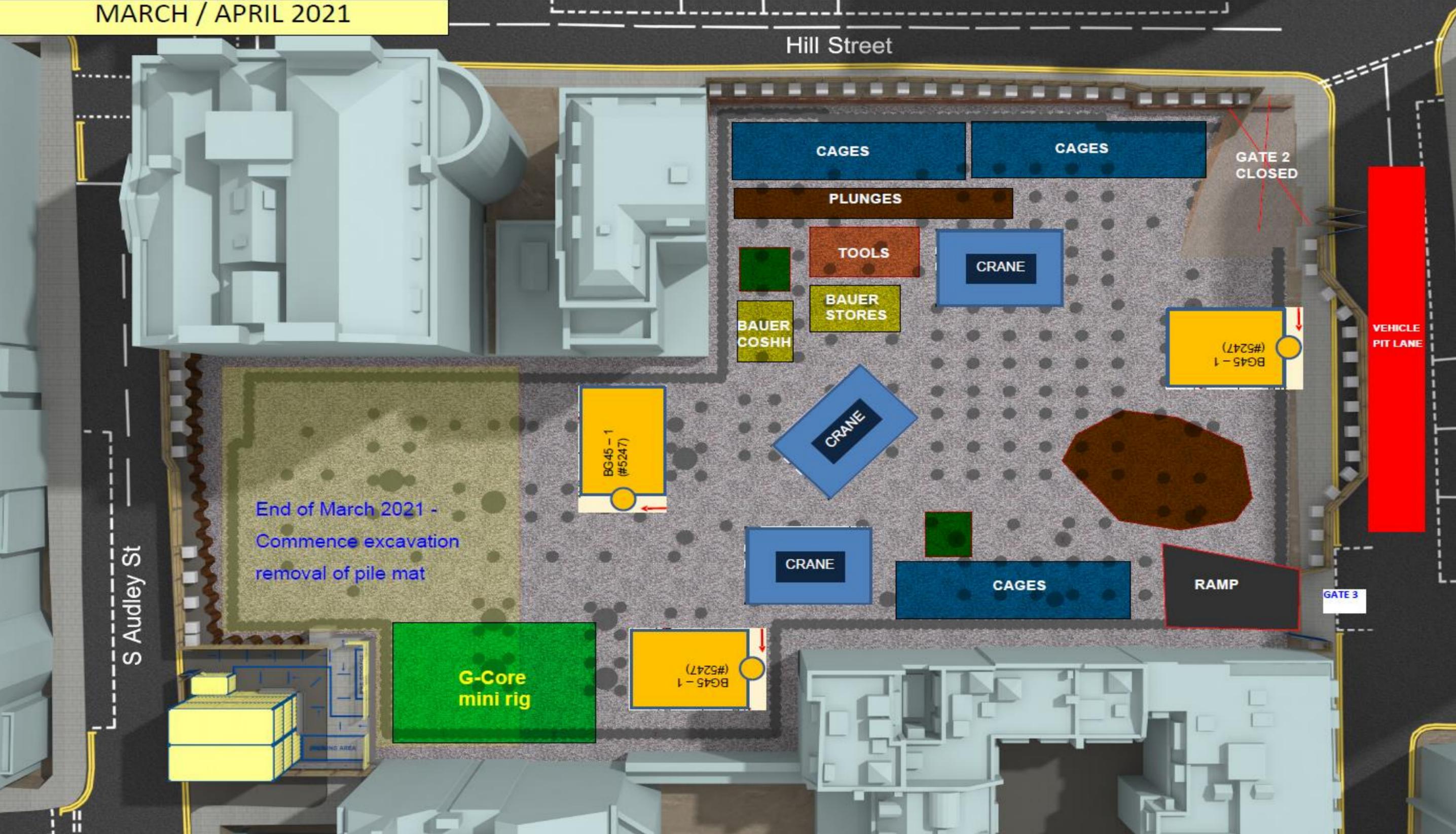
- Careys recognise that piling operations by their nature can create noise and vibration, however the impact on those living and working in the vicinity must be minimised as far as is reasonably practicable. Careys are doing everything they can to listen to any concerns of the neighbours and implement improvements where possible.
- Careys will continue to demonstrate BPM control measures across site 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

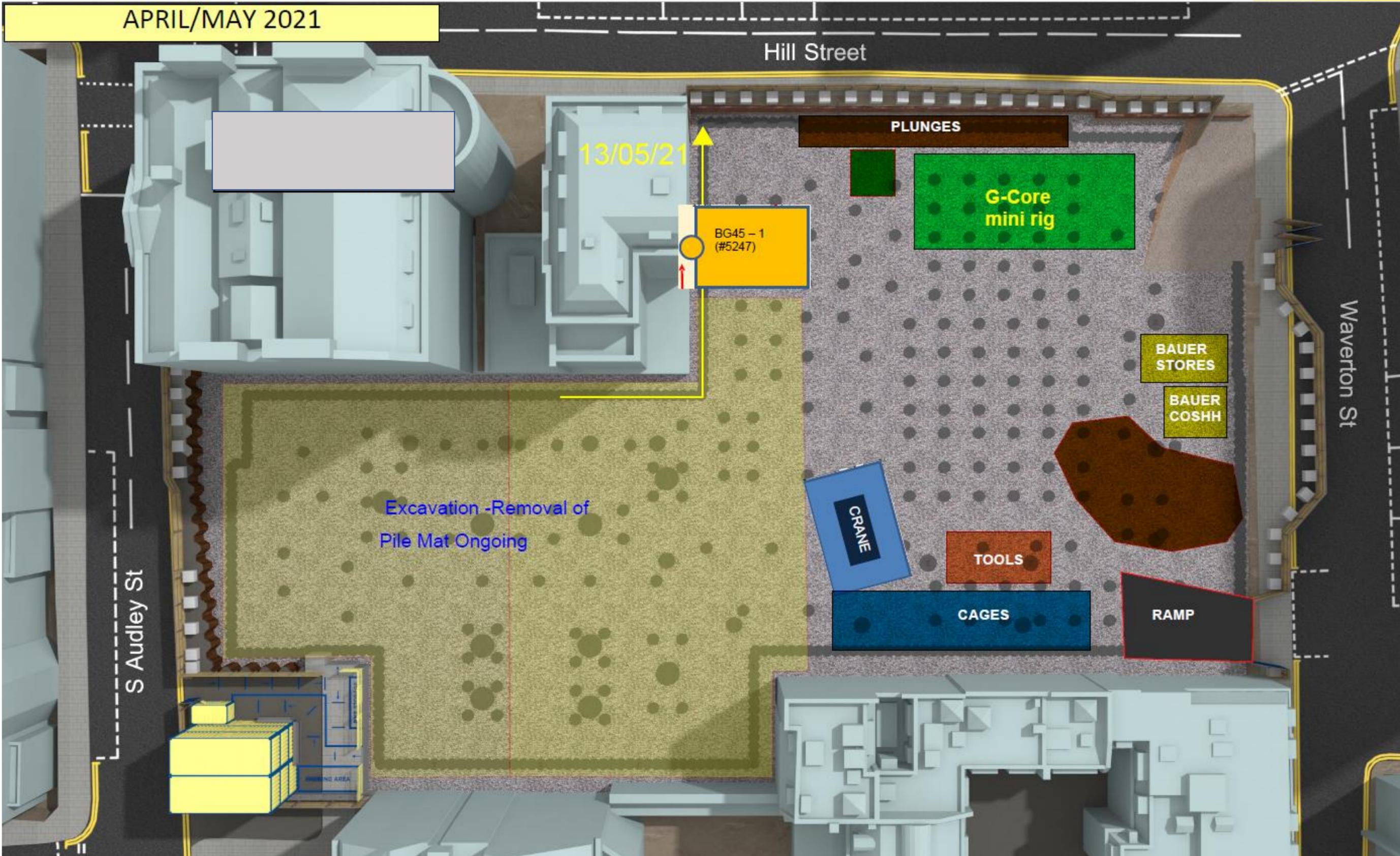


Piling Works – Progress

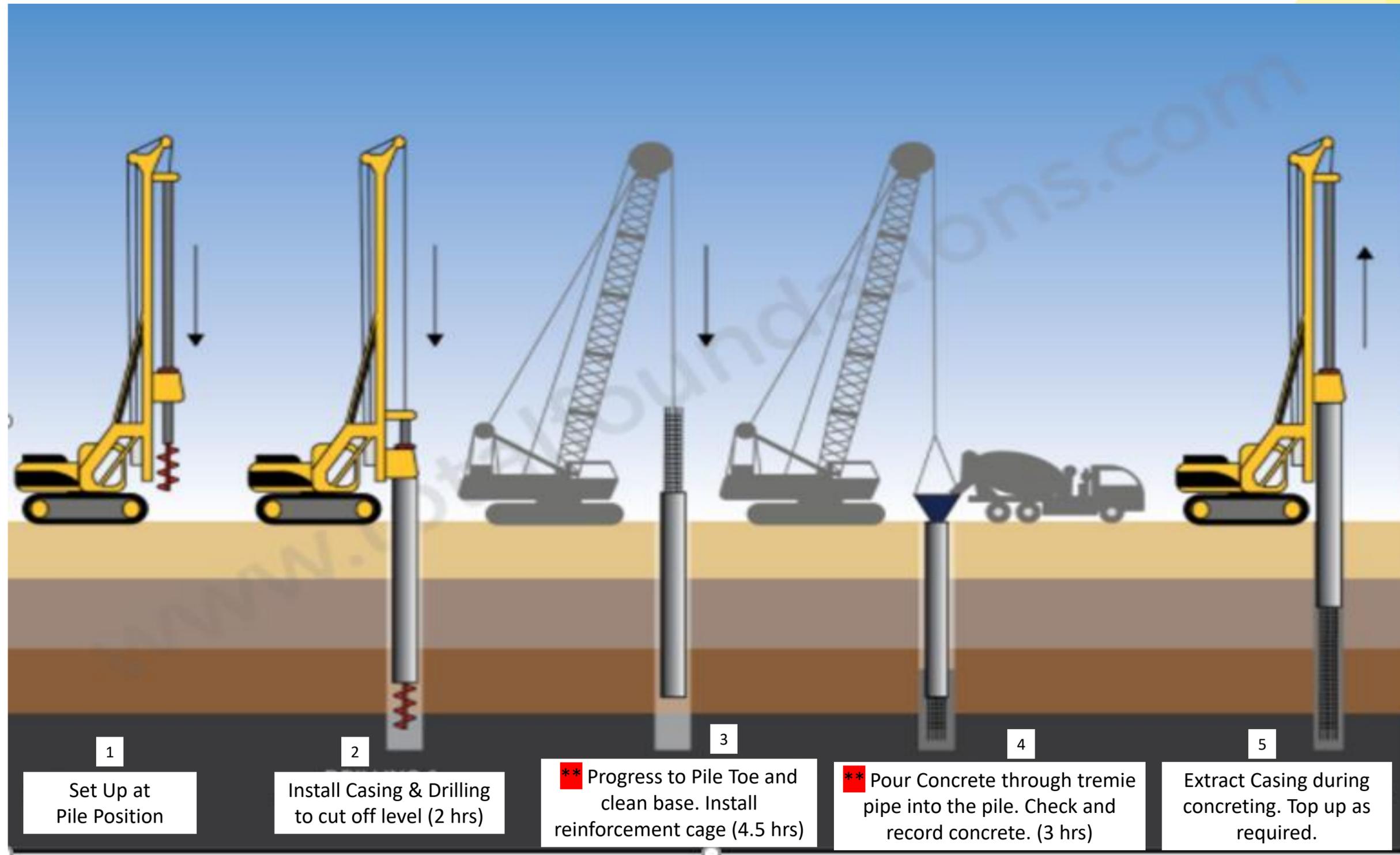


Piling Works – Programme To Completion





9. Typical Bored Pile Installation Timeline Sequence



**** Identified construction hold-points to avoid overruns**

- 3) Pile excavation beyond cut-off-level into London Clay (LC) – Hold Point Latest Start 10:30am
- 4/5) Pile concreting and casing extraction (including wash-out) -Hold Point: Latest Start 15:00pm



Typical Bored Pile Installation Timeline Sequence

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(1) Set Up at Pile Position



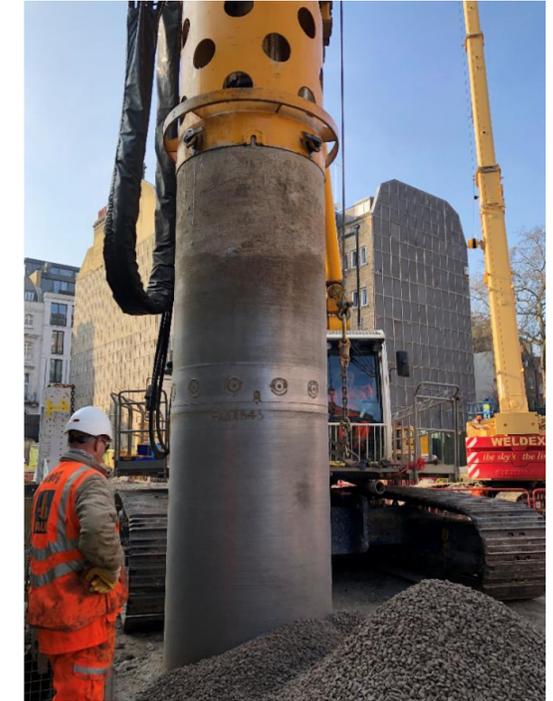
(2) Install Casing & Drilling to cut off level (2 hrs)



** (3) Progress to Pile Toe and clean base. Install reinforcement cage (4.5 hrs)



** (4) Pour Concrete through tremie pipe into the pile. Check and record concrete. (3 hrs)



Extract Casing during concreting. Top up as required.

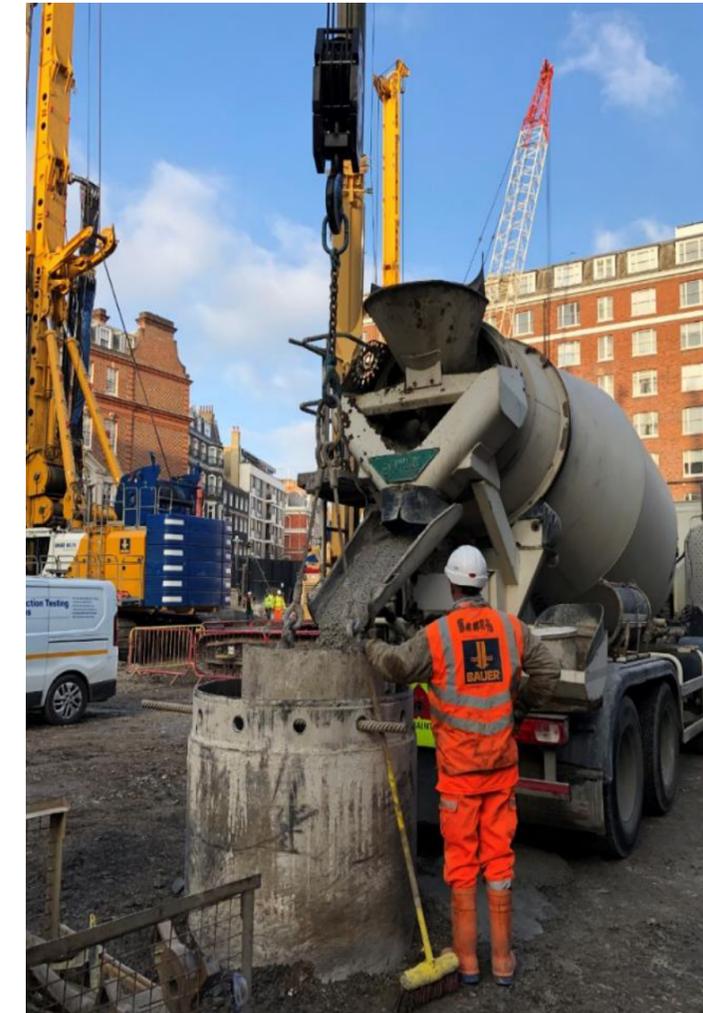
HOLD POINTS TO AVOID OVERRUNS (FINISHING LATE):

- Careys and Bauer have set a strict set of hold points (stated above) which we are adhering to on a daily basis in order to safely install the piles and avoid overrunning past 18:00pm.
- Due to the length of time it takes to install the pile over the course of the day, there is little room for error or delays in the process, as to do so may cause a knock-on effect to the finish time.
- Once the Hold Point (3) has been started, the pile must then be fully complete on the same day, otherwise this would cause a major defect and the pile would not be structurally acceptable.

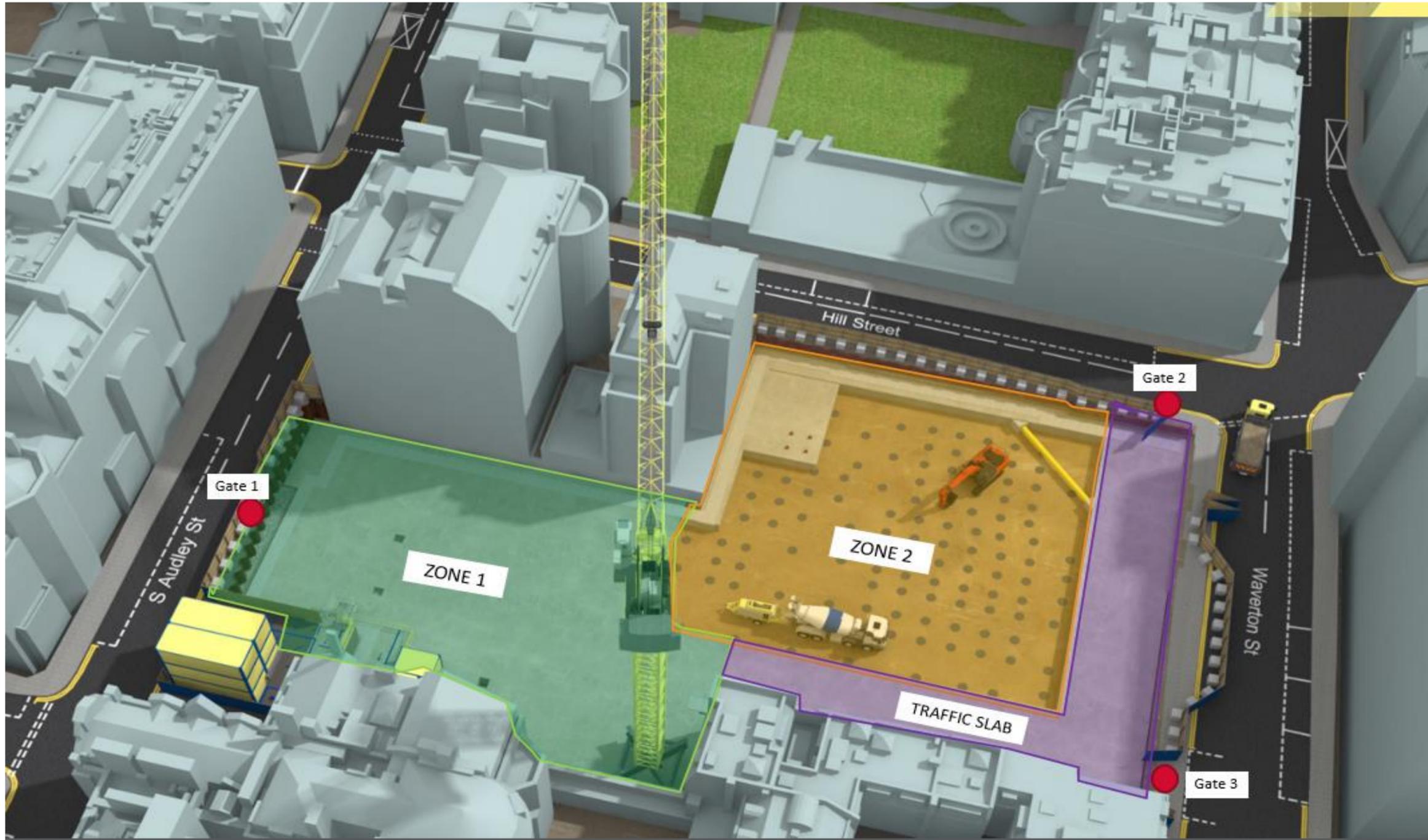


REASONS WHY PILES MUST BE COMPLETE ON THE SAME DAY:

- The pile must be fully complete on the same day once started, otherwise this would cause a major structural defect in the pile. (No joints in concrete are acceptable).
- If the pile had a structural defect in any way, it would need to be fully core drilled out again through the concrete and reinforcement over its full depth which would be incredibly disruptive to the community as well as delaying the piling programme. (2 weeks in each case)
- The Pile also can't be left un-poured without concrete overnight, because the ground will soften, swell up and collapse causing settlement in the surrounding area. Therefore, the only option is to get the pile complete.
- It is important to point out that a 15min to 20min delay of a typical evening, although very inconvenient to the neighbours at times will prevent major re-works and eliminate prolonging the piling programme.
- As always, Careys will endeavor to maintain our strict daily schedule to complete all works by 18:00pm.



10. 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 route as early as possible to provide on site capacity to hold wagons for loading/off-loading. These slabs will be cast by Q2 of 2021. (Circa July)

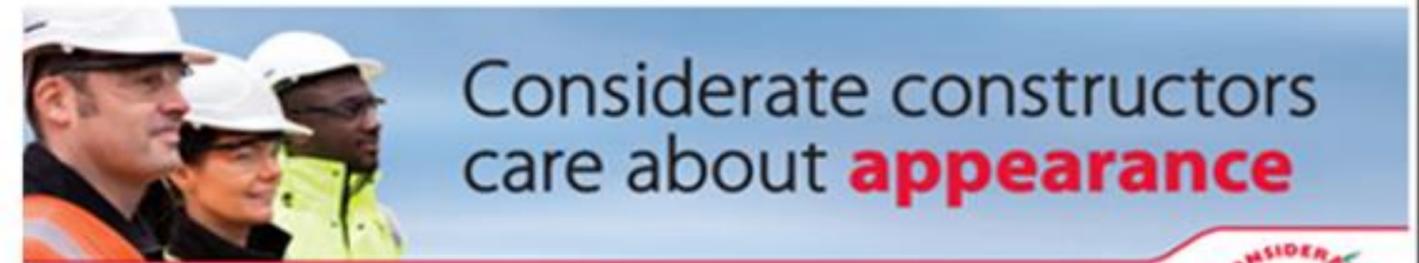


11. Considerate Contractors Scheme

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.

Improving the image of **construction**

This site is registered with the Considerate Constructors Scheme
For more information call: **0800 783 1423** visit: www.ccscheme.org.uk



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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 £1 million 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



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.

UPCOMING MEETINGS

TUESDAY, 13TH APRIL – 5:30PM

TUESDAY, 11TH MAY – 5:30PM

TUESDAY, 8TH JUNE – 5:30PM



14. AOB / Q&A

THANK YOU FOR YOUR TIME AND WE LOOK FORWARD TO WORKING WITH YOU