

# Neighbour Liaison Meeting - April 2021

Date and time		Location
Tuesday 11 <sup>th</sup> May 2021, 5:30pm		Held via video call on Microsoft Teams
Attendees		
<b>Attendees from the community</b> <ul style="list-style-type: none"> <li>Alex Maitland, University Women’s Club</li> <li>Marie-Louise Burrows, RSMSJ</li> <li>Rachel Milliams, 77 Mayfair</li> <li>Richard Cutt, RSMSJ</li> <li>Cllr Tim Barnes, WCC</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></li> </ul>
Item	Minutes	
1. Neighbour Liaison Meeting Presentation	To download this month’s PDF presentation, please visit <a href="http://www.audleysquareredevelopmentmayfair.com/">http://www.audleysquareredevelopmentmayfair.com/</a> For any questions regarding the presentation materials, please contact Neighbour Liaison Manager, Alahna Dunbar, at <a href="mailto:audleysquareneighbourliaison@careysplc.co.uk">audleysquareneighbourliaison@careysplc.co.uk</a> or 07738 621992.	
2. Main Presentation	Alahna Dunbar (Careys) opened the meeting and presented the introduction slides, as follows:	

## Agenda

1. Introductions
2. Project Overview
3. Site Operational Information
4. Key Project Timeline
5. Recent Activities
6. Upcoming Activities
7. BFM Improvements & Innovations
8. Tower Crane Erection
9. Ground Level Slab Construction
10. Basement Excavation Works
11. Considerate Contractors Scheme
12. Our Charity Partnership
13. Dates of Next Monthly Meetings
14. AOB / Q&A



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## 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

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## 1. Introductions



Jon Croxford  
Head of Delivery



John McInemey  
Contracts Manager



Michael Bassett  
Project Manager



Alahna Dunbar  
Neighbour Liaison  
Manager



Daniel Bolma  
HSE Manager



Jack Hughes  
Senior Engineer



Mark Ruane  
Project Engineer



Steve Payne  
Project Engineer



Prabha Perayyaravar  
Project Engineer



## 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 0738 621992, or by email at [audleysquareneighbourliason@careysplc.co.uk](mailto:audleysquareneighbourliason@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)

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Alahna Dunbar (Careys) highlighted the Site Security/ After-Hours number on the Site Operational Information slide:  
**07553 891981**

Mark Ruane (Careys) took over to present the remainder of the meeting, as follows:

#### 4. Key Project Timeline



We are currently coming to the end of our piling phase. We are completing secant piling near 51HS and bearing piling is complete. Two piling rigs and crawler cranes have been demobilised. The final piling rig and associated crane will be demobilised 20<sup>th</sup> May 2021 and we will commence focussing on constructing the Ground Level (GL) concrete slab until August 2021. Ground Source Heat Pump borehole digging is still ongoing until early June. We have also commenced pile mat excavation and guidewall removal in preparation for constructing the GL slab.

#### 5. Recent Activities

- Completed secant piling along all elevations of site. Currently completing the last section beside 51 Hill Street.
- Bearing pile installation complete across the site.
- 2 Piling Rigs and 2 crawler cranes have been demobilised and removed from site.
- Ground Source Heat Pump (GSHP) borehole mini piles ongoing until early June.
- Careys have commenced pile mat excavation to the west elevation of site and started to remove the perimeter Guidewall.
- Vehicles are continuing to access through Gate 2 and Gate 3 on Waverton Street.

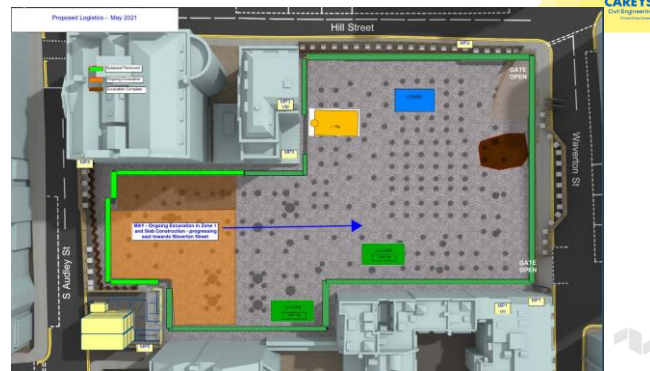
#### 6. Upcoming Activities (This Month)

- Ongoing GSHP boring works.
- Demobilisation and removal of last Bauer Piling Rig & Crane on 20/05/21
- Careys will continue with the Pilemat excavation and guidewall removal across the site. The team are working from the west elevation of site in Zone 1 and making their way across site towards Zone 2 in the east.
- Once the Pilemat is removed in the given areas, the construction of the new Garden/ Ground Level Slab will commence, again working from West to East.

### Recent Activities - Photos



This is our piling progress where green represents the piles complete. As you can see, we have completed most piles.



These are our working locations for the month of May. The green line represents our guidewall removal, where the bright green represents the completed removal areas.

### 7. BPM Improvements & Innovations

- Site continue to use water suppression throughout the day dampen down potential dust onsite along vehicle routes and stockpiles.
- The Piling Contractor continues to use extra long auger heads. The auger is 1m longer than standard heads. The increased length means that more clay is excavated each time and the number of soil spinoffs 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 and reduce noise.



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### BPM Improvements & Innovations

- Careys are using hydraulic excavator mounted "Pile Croppers" to cut the new piles down to the design level during the slab construction. The cropping method produces little noise compared to traditional breaking methods. See below photo showing cropper in practice



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Infrastructure

### BPM 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 excavation phase. Additional barriers have also been installed to the front of 51 Hill Street until the remaining piling is complete.



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Mark highlighted the latest improvements we've made in our practices to reduce disturbance and creating a better site, generally.

#### 8. TC1 Tower Crane Erection – 31<sup>st</sup> July



TC1 is provisionally booked to be erected on the weekend of 31 July. There will be no road closures required for this activity, it will take place from within site boundary.

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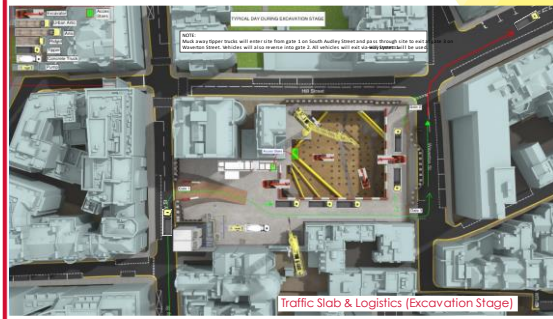
Our first Tower Crane (TC1) Erection is scheduled for the weekend of 31<sup>st</sup> July 2021. This TC1 Erection will not require any road closures, but due to the size and nature of the mobilisation we are required to carry out these works over a weekend. We will provide more definitive information about the TC1 Erection closer to the date.

#### 9. Garden / Ground Level Slab Construction

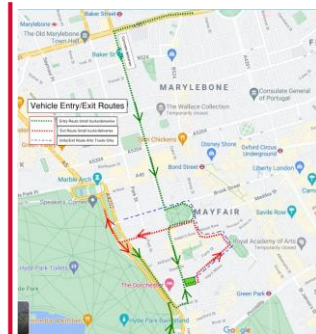


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Mark reviewed the images of the GL slab construction. The blue lines of Image 1 outline concrete pour areas which help us manage the pouring schedule. The finished slab will serve as a laydown area and traffic route for site.



These images show a typical day in our excavation programme.



Vehicle Routes



The image above shows our updated logistics plan; however, based on comments from attendees in the meeting, we will likely be changing the northern route into site to reduce the traffic congestion risk. We will share these changes once confirmed.

## 10. Considerate Constructors Scheme

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



As previously mentioned, we are registered with the Considerate Constructors' Scheme (CCS). We dedicated to improving the image and impact of construction through participation in the scheme.



## 11. 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).



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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 Alohna Dunbar at [audleysquareneighbourliaison@careysplc.co.uk](mailto:audleysquareneighbourliaison@careysplc.co.uk).

UPCOMING Q2 MEETINGS

TUESDAY, 8<sup>th</sup> JUNE – 5:30PM  
 TUESDAY 13<sup>th</sup> JULY – 5:30PM  
 TUESDAY 10<sup>th</sup> AUGUST – 5:30PM  
 TUESDAY 14<sup>th</sup> SEPTEMBER – 5:30PM



Our next monthly meeting is scheduled for 8<sup>th</sup> June 2021 at 5:30pm. To RSVP please email [audleysquareneighbourliaison@careysplc.co.uk](mailto:audleysquareneighbourliaison@careysplc.co.uk).

3. AOB

Q: Have you had any contact from WCC regarding other upcoming building works in Mayfair so you can coordinate traffic logistics?

R: We have not been approached by WCC, so we have requested someone from the Council to speak to us about other building works in the area. Once we get this information from WCC, we will reach out to other sites in the vicinity to ensure we coordinate our traffic plans appropriately. We are already in communication with the site at Grosvenor Square to coordinate traffic.

Q: How will you prevent site vehicles parking up on Hill Street, while simultaneously ensuring vehicles do not use residential roads to circle the area while waiting to be allowed onto site?

R: We are currently constructing our Ground Level traffic slab which will have one vehicle gate at our hoarding on South Audley Street and two gates at our hoarding on Waverton Street. When our vehicle gate on South Audley Street is open, we will be able to call vehicles to site that will drive down Park Lane and drive directly onto site through this new gate. We are able to hold 6-7 trucks on site at a time and have programmed our daily vehicle deliveries to ensure we only receive as many vehicles at a time as we can get off the roads and onto our site, so they will not have to wait on public roads. Furthermore, trucks standing still on site will be turned off and not permitted to idle while waiting. The trucks on site will then exit our site at the vehicle gate at Waverton Street and Hill Street, towards Berkeley Square. All of our suppliers are given details of the appropriate routes to use to and from site and are not permitted to use smaller residential roads to approach or leave site. We anticipate our

Ground Level/ traffic slab to be completed in August 2021.

Q: Will you have a parking bay for vehicles that are waiting to come to site?

R: No. Once, we open our vehicle gate on South Audley Street, we have programmed our logistics so that the optimum number of vehicles will arrive to site at the same time and can be driven directly onto site, thus there is no need for an off-site parking bay. Additionally, there are no available or reasonable parking bays within Mayfair where lorries can park up and wait, which is why we will be calling in vehicles from farther afield.

Q: Your current plan for small vehicle and truck deliveries coming from the north is to have them drive down Baker Street onto Orchard Street onto N. Audley Street and around Grosvenor Square to site. With the current congestion on these roads due to Crossrail works, other building works and shopping traffic, will you consider an alternative northerly route to help reduce congestion.

R: These are all excellent points, and we will look into using an alternative route into site. We are looking at the feasibility of having vehicles from the north coming down Park Lane, instead.