



Audley Square House

Neighbourly Monthly Meeting No.1

Careys Civil Engineering
11 August 2020



Agenda

1. Introductions
2. Project Overview
3. Site Operational Information
4. Key Project Timeline
5. Recent Activities
6. Upcoming Activities
7. Piling Works / Traffic Management
8. Westminster Section 61 Requirements / Agreements
9. Date of Next Meeting
10. AOB / Q&A



1. Introductions



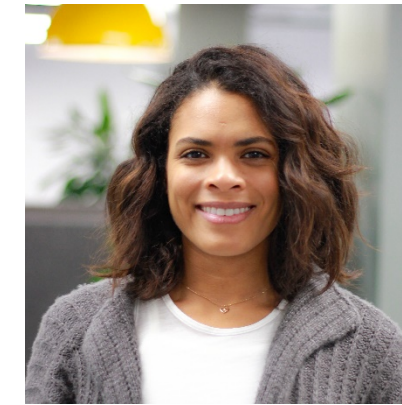
Marc Daly
Head of Delivery



John McInerney
Contracts Manager



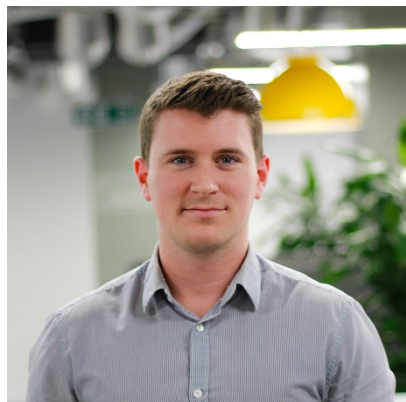
Michael Bassett
Project Manager



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.

Our works on site are scheduled to commence in July 2020, with completion scheduled for February 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 delivery). 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

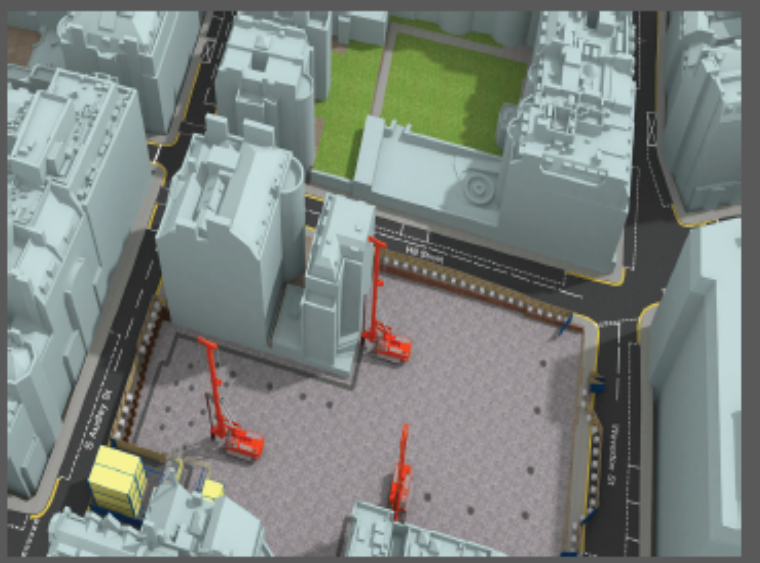
Any wider development queries should be directed to audleysquare@kandaconsulting.co.uk



4. Key Project Timeline

Stage 1
Monitoring, Site Establishment, Piling /GSHP Piling

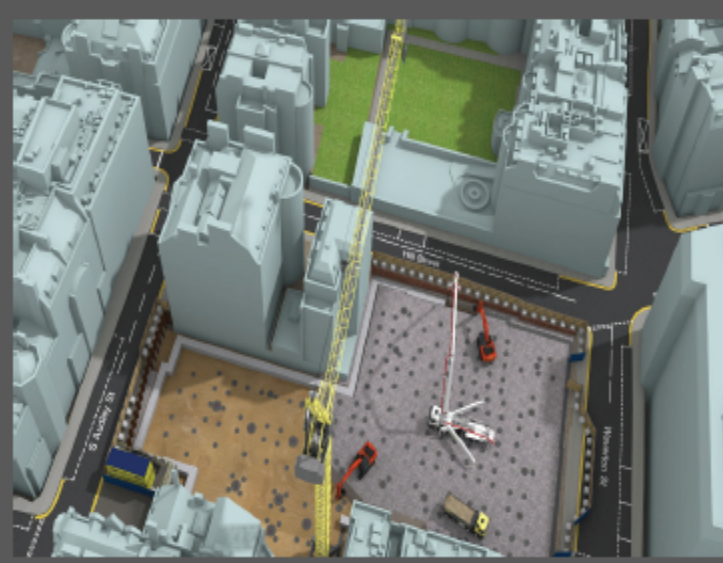
15-33 weeks



Current Stage

Stage 2
Piling and Capping Beam Works

29-64 weeks



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



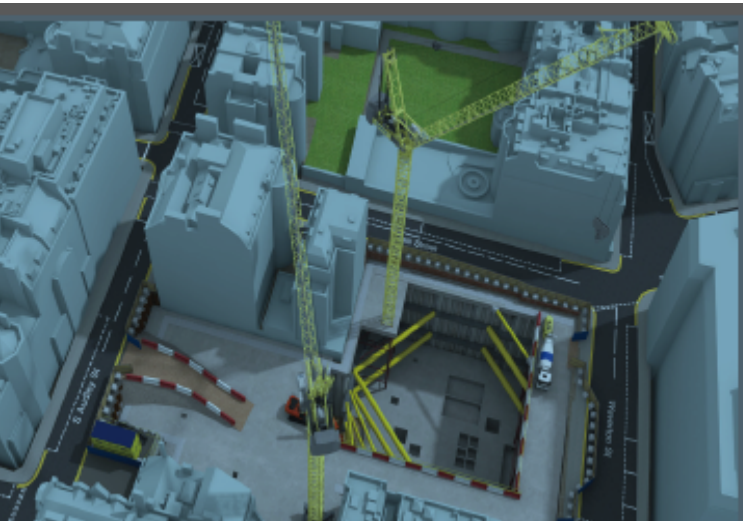
Stage 6
Bulk Excavation Completed within Open-cut

90 week



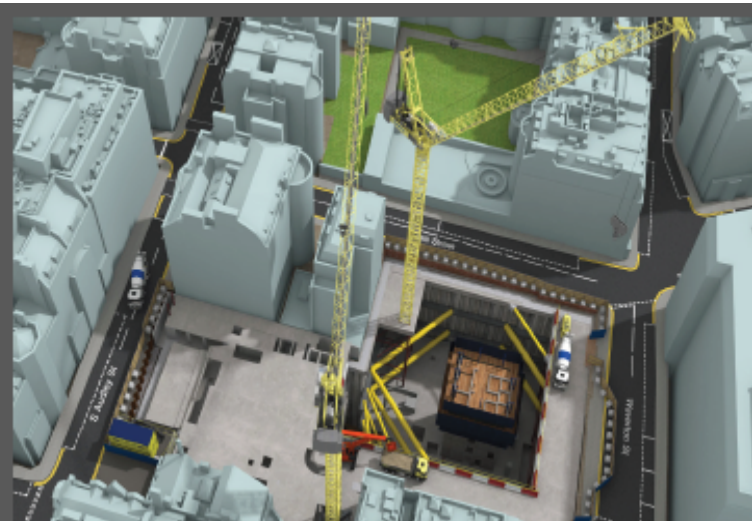
Stage 7
B5 Raft formation
Top-down excavation continued

90-98 weeks



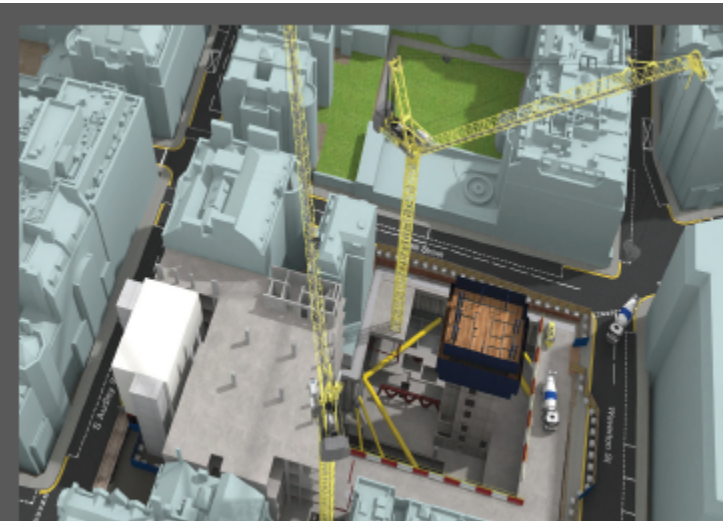
Stage 8
Jumpform launched.
Top-down excavation continued

95-98 weeks



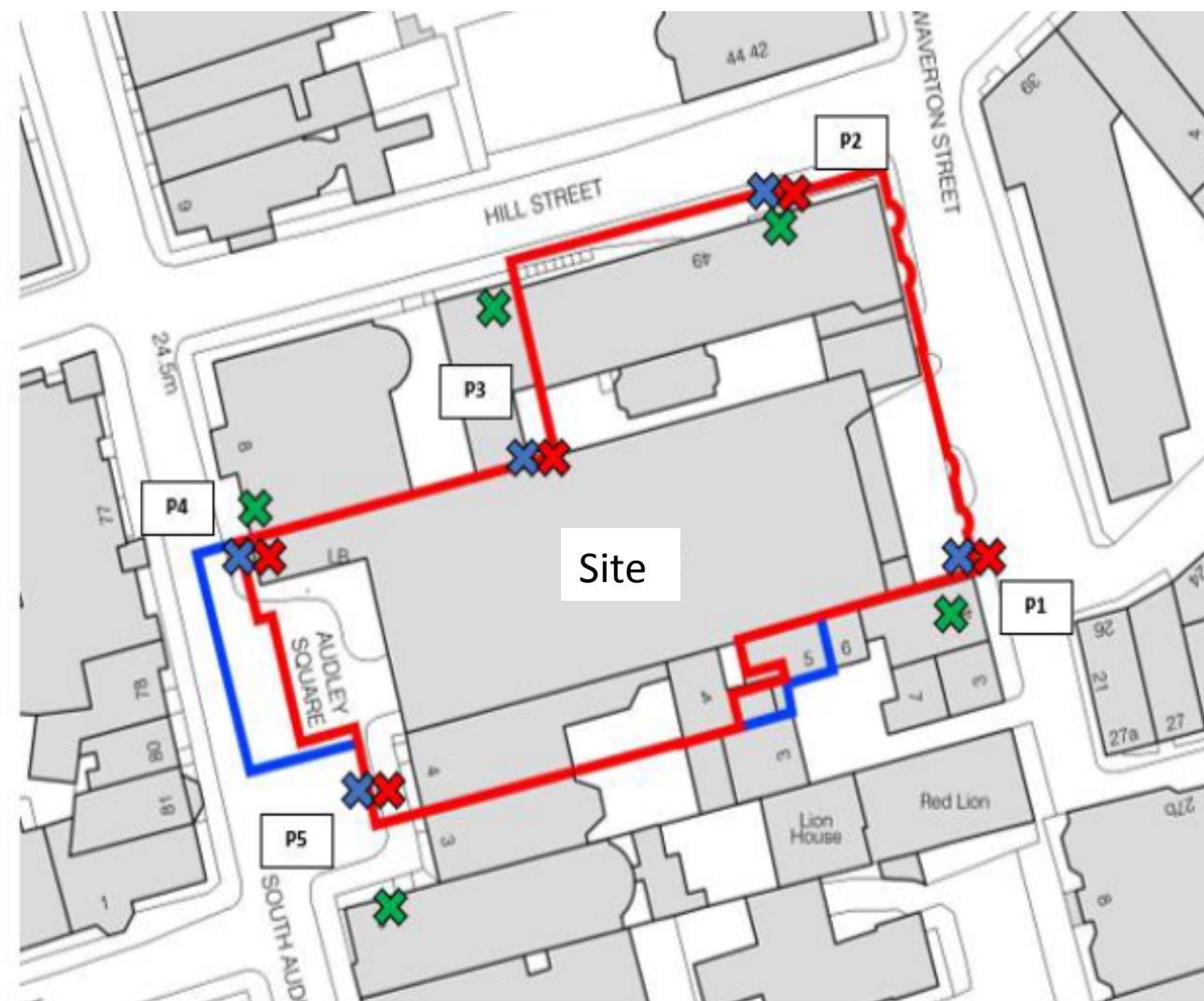
Stage 9
Top-down excavation complete

116 week



5. Recent Activities

- Establishing site monitoring system.
- Installed Noise, Dust & Vibration Monitors around the site boundary and within some party wall properties.
- Installed Prism targets to the surrounding party wall properties for movement monitoring purposes. (We appreciated your cooperation during this installation).

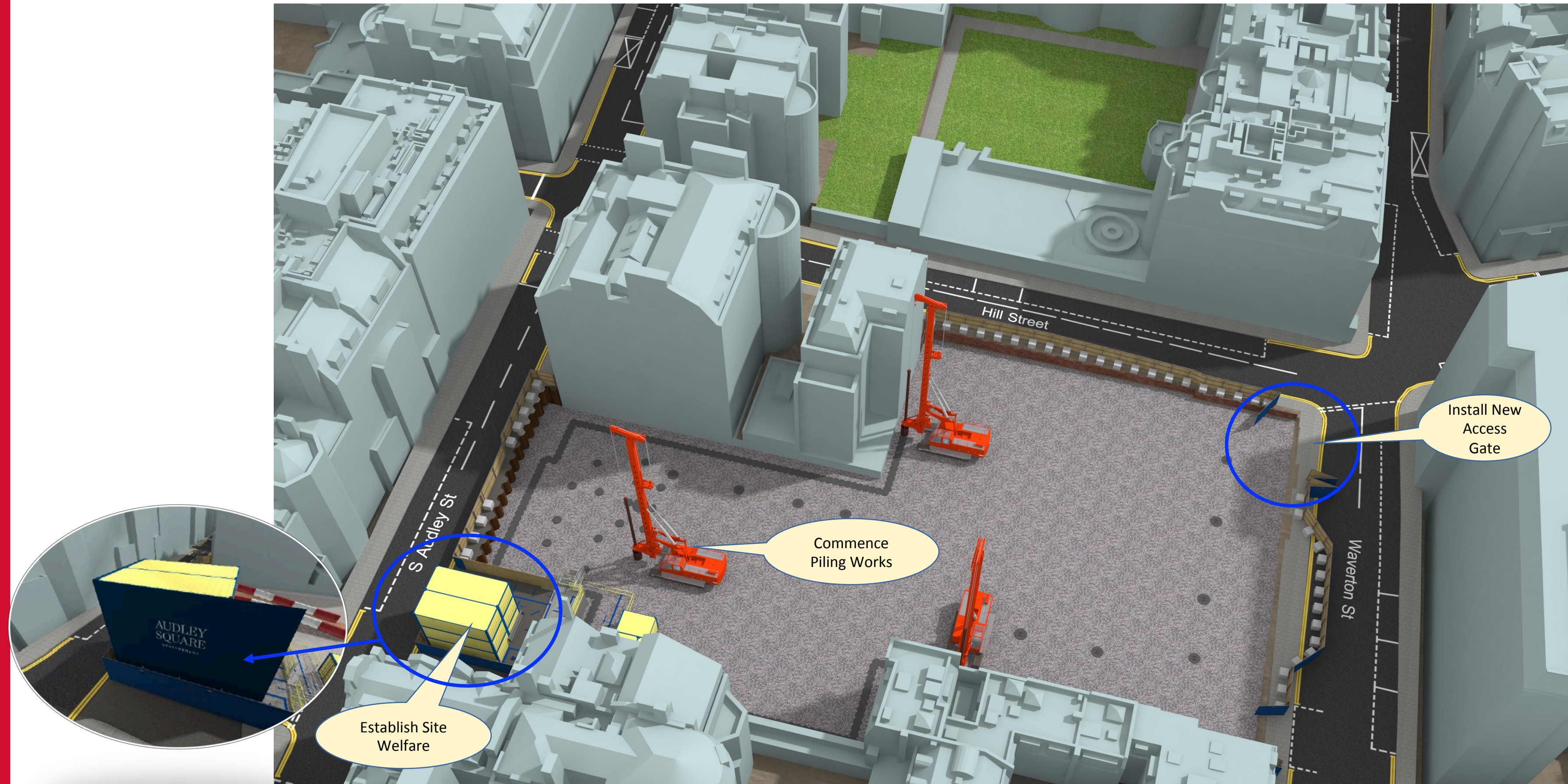


Key	
✖	Noise monitor position
✖	Dust monitor position
✖	Vibration monitor position



6. Upcoming Activities

- Commencement of Piling Works & delivery of piling rigs and equipment to site.
- Establishing Site Welfare Compound onsite.
- Installation of new corner access gate to site.



7. Piling Works / Traffic Management

- We are aiming for the Piling Rigs and associated equipment to be delivered to site on week commencing 24th August 2020.
- The delivery of the machinery will be at a convenient time within the site working hours.
- However, for specialist machinery such as the piling rig and crawler crane(see image), due to the size and nature of the machine, the Met Police requires delivery before 7:00am, outside of peak traffic hours and as directed by the Met's movement orders for 'abnormal loads.'
- Taking this into consideration and in order to mitigate disturbance to our neighbours, the rig will be delivered to our vehicle gate on Waverton Street and the vehicle will be turned off to wait until our site opening hours at 8:00am to complete the delivery onto site premises. Traffic marshals will be on hand to ensure public safety during this activity.
- The delivery route will be approaching from Berkeley Square along Hill Street to the site entrance. Please refer to the diagram below for additional details. All Neighbours will be contacted in advance via letter or email.
- It will take 1 week to mobilise the plant onsite to get set up and then the pile installation will commence.



Piling Works

Piling Phase Duration: August 2020 to March 2021 (8 months)

- Careys recognise that Piling operations by their nature can create noise and vibration, however the impact on those living and working in the vicinity will be minimised as far as is reasonably practicable.
- Careys will implement and demonstrate that we have introduced numerous BPM control measures in order to reduce the impact of noise, dust & vibration during the Piling phase. If we believe any particular neighbour is directly impacted during different phases of the project, we will contact them individually.
- Please visit our development website www.audleysquareredevelopmentmayfair.com for information relating to the project, the Piling stage as well as the “Best Practice” control measures that we will be implementing as part of our works.

Examples of BPM Best Practice To Be Carried Out During Piling:

- Ultra Modern & Efficient Equipment : Increasing productivity and reducing overall working durations.
- Piling Rigs manufactured for low noise emission.
- Use of dampened Kelly Bar. This system reduces high-frequency sound emissions.
- Use of slow speed spoil discharge method which reduces noise outputs.
- Local acoustic screens around smaller plant and at building receptors.
- Machines will be turned off when not in use and there will be designated access routes to minimise vehicle noise.
- Highly skilled and trained rig operators will be used.
- The Rotatory method of Piling chosen causes the least noise & vibration compared to any other method available.
- Real Time Noise, Dust & Vibration monitoring will be carried out during construction phase.



8. Westminster Section 61 Requirements / Agreements

1. Noise Levels

General Project Trigger Noise Level = 75 dB LAeq 1hour (Max 75 dB LAeq for 10 hours)

General Project Action Noise Level = 78 dB LAeq 1hour

After detailed noise prediction analysis, it was concluded that a dispensation to the above levels was required for the “ Piling Stage” of works only. The reason for this is due to the nature of piling and the requirement for the rigs to work near the boundary. The revised allowable noise levels for the piling stage are stated below: (We will aim not to approach these levels by implementing best practices where at all possible). Real time monitoring will be carried out for full duration of the project.

Piling Stage Action Noise Level = 89 dB LAeq 1hour

Piling Stage Action Noise Level = 85 dB LAeq 10hour

2. Vibration Levels

Trigger level of 1mm/s PPV for Residential and other sensitive receptors and 3mm/s PPV for commercial receptors.

Action Level of 3mm/s PPV for residential and other sensitive receptors and 5mm/s PPV for commercial receptors.

Real time monitoring will be carried out for full duration of the project.

Party wall vibration levels will be as per party wall agreements.



9. Date of Next Meeting

11th September 2020



10. AOB / Q&A

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