

Neighbour Liaison Meeting - August 2020

Date and time	Location
Tuesday 11 th August 2020, 6:30pm	Held via video call on Microsoft Teams
Attendees	
Attendees from the community <ul style="list-style-type: none">Linda Renkwitz (Resident)Alex Maitland (University Women's Club)Ruth Allington (University Women's Club)	Project team attendees <ul style="list-style-type: none">Alahna Dunbar (Careys) - Neighbour LiaisonJohn McInerney (Careys) - Contracts ManagerMark Ruane (Careys) - Project EngineerClementine Sketchley (CP109) - Office Manager Apologies <ul style="list-style-type: none">Marc Daly (Careys) - Project DirectorThomas Kane (CP109) - Dir. Asset ManagementKevan Buckley (CP109) - Project DirectorKevin Mutimer (WCC)
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)Waterproofing system installation to basementDrainage installationConstruction of Reinforced Concrete basement elements

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

For more information, please visit AudleySquareRedevelopmentMayfair.com.

Item

Minutes

1. Introductions

Alahna Dunbar of Careys opened the meeting, and all attendees introduced themselves.

2. Audley Square Project Team

3. Audley Square House Project Team



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



Mark Ruane of Careys took over to deliver the presentation. He reminded all attendees that further information about the project could be found in the Public Exhibition Presentation and Minutes found on the project website.

He also noted that Careys would normally like to host their monthly meetings in-person, but given the current pandemic conditions, we will continue to host meetings via Microsoft Teams until a safe alternative is presented as per government guidelines.

Mark introduced the project leadership team who were not present on the call:

- Marc Daly, Project Director
- Michael Bassett, Project Manager, will oversee the day-to-day operations on site.
- Daniel Botma is our Health, Safety and Environmental Manager
- Jack Hughes, Senior Engineer, will directly oversee a number of engineering projects, specifically piling works

- Steve Payne, Project Engineer, will oversee temporary works
- Praba Perayeravar, Project Engineer, will oversee monitoring building movements

3. Project Overview

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



Mark 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 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



Mark reviewed the site working hours which are:

Monday - Friday 8:00am to 6:00pm

Saturdays 8:00am to 1:00pm (quieter works only)

Mark informed the group that there will be very exceptional works that will require delivery outside of normal working hours (i.e. crane delivery on a weekend or larger plant delivery before 7:00am as directed by Met Police). Any planned abnormal working hours will be communicated with neighbours with a minimum of one week in advance, but typically at least two weeks to one month in advance.

5. Key Project Timeline

4. Key Project Timeline

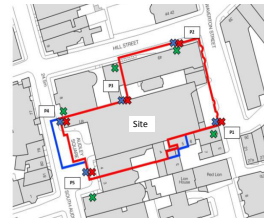


Mark shared the high-level timeline of all project activities with corresponding images and time frames of each activity, as pictured here.

6. Recent Activities

5. Recent Activities

- 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



CAREYS
Civil Engineering
Established 1985



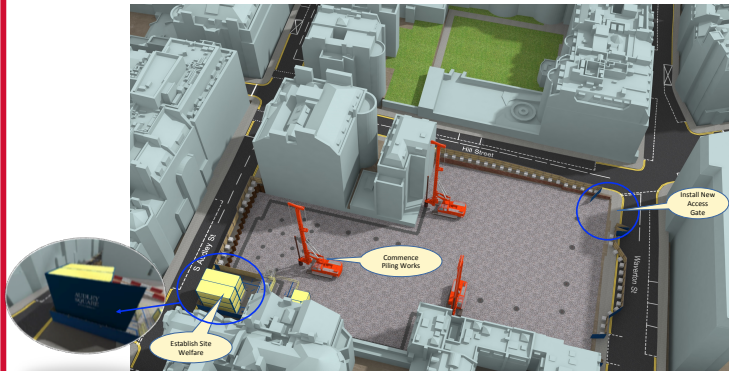
Mark reviewed recent activities up until the meeting date, which included:

- Installation of noise, dust and vibration monitors around the boundary of the site
- Installation of structural monitoring prisms around the boundary of the site

7. Upcoming Activities

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.



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Established 1985

Mark discussed the upcoming month's activities on site, including:

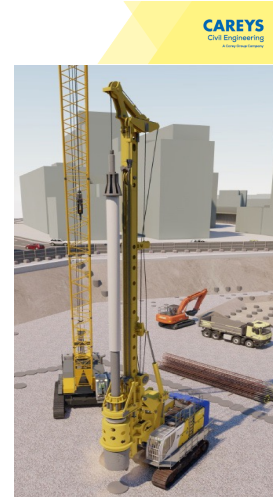
- Mobilising piling equipment to site

- Commencement of piling
- Installation of the project welfare facilities, which will be wrapped in an aesthetically-pleasing image
- Installation of a corner access gate off Waverton Street and Hill Street to aid vehicles on and off site without disrupting neighbours

8. Piling Works & Traffic Management

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/have been 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.



Mark acknowledged that piling works and traffic management were of key importance to neighbours, so he designated time to review these in more depth.

Our piling machinery was due to arrive week commencing 24th August 2020; however, this has been pushed back pending final agreement date with CP109. Once CP109 have given us an agreed date, we will inform residents of the piling equipment delivery which will have to take place before 7:00am on the specified delivery date, as directed by Met Police's movement order for 'abnormal load' deliveries. To reduce disturbance to neighbours, we will have these delivery vehicles park alongside the site hoarding and the vehicle turned off until working hours commence at 8:00am, at which point the vehicle will be brought onto site. Neighbours will be notified at least two weeks in advance of this delivery. Traffic marshals will be on-hand during the delivery to ensure community safety.

The delivery route will be from Berkeley Square down Hill Street to avoid small residential streets.

It will take approximately 1 week to setup and mobilise the piling rigs and equipment, after which piling will commence.

9. Piling Works

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.audleysquaredevelopmentmayfair.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 of 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 Rotary 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.



The duration of piling is from September 2020 to March 2021 (7 months). We previously anticipated piling to start in August, but as we are awaiting final approval to commence from CP109, we anticipate piling to start in September 2020 and to remain as completing in March 2021.

We recognise piling, in its nature, can create disruption to neighbours so we have introduced several robust measures to reduce the impact of noise, dust and vibration at source to ensure disruption is minimised. For additional details of these measures, see the slide pictured here and for further details of how we will manage piling disruption, see our Public Exhibition Presentation and more information on the Audley Square Redevelopment website. Please direct any additional questions to our Neighbour Liaison Manager.

Some of the measures employed are:

- Ultramodern equipment that reduces disturbances
- Noise dampeners on the machines
- Acoustic blankets wrapped around smaller works
- The rotary method employed is the least disruptive method of piling
- Real-time monitoring with set trigger levels for us to respond promptly to any disturbance

10. Westminster Section 61 Requirements & Agreements

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.



Mark reviewed our noise and vibration trigger levels as agreed with WCC. He noted that while these are the maximum trigger levels we will be working to, we have employed a number of measures to ensure we remain well below these levels, as often as possible.

Noise Levels

- Trigger level of 75db over 10 hour period
- Piling Stage Only - Trigger level of 85db over 10 hour period; Once the piling stage is over, we revert back to the 75db trigger level

Vibration

- Trigger Level set to 1 mm/s PPV for residential and other sensitive receptors and 3 mm/s PPV for commercial receptors
- Action Level set to 3 mm/s PPV for residential and other sensitive receptors and 5 mm/s PPV for commercial receptors

11. Next Meeting

Our next Neighbour Liaison Meeting will be held via Microsoft Teams at 6:30pm on Tuesday, 15th September 2020. To RSVP and receive meeting details, please email Alahna, our Neighbour Liaison Manager, at

audleysquareneighbourliaison@careysplc.co.uk.

12. Q&A

Q: What is the minimum advanced warning for out-of-hours activities?

A: Our tower crane delivery is a three-week notification minimum and piling deliveries will be a two-week notification minimum.

Q: Will you be using reversing beepers?

A: No, we have communicated with all our supply chain to disable any reversing beepers. White noise reversing alerts will be used instead.

Q: What is the background noise in Westminster? 89dB seems quite high for a one-hour action level.

A: Westminster background noise for the last five weeks is around 60dB. 89dB is our set one-hour action level during the piling phase and 85dB is our set trigger level over 10 hours. However, while these are the levels we have been set during the piling phase, we have employed certain measures and will be closely monitoring noise levels to ensure we stay below these levels. We are also mindful of the proximity of our neighbours and, therefore, have taken this into consideration as we planned our works and our piling operatives will be fully briefed to ensure we mitigate noise as much as possible.

Q: Are you going to monitor vibrations at higher levels of buildings?

A: We have not been advised to monitor vibrations at higher levels; however, we will be monitoring structural movements at the higher levels, which will pick up any movement at the higher levels of the buildings.

Q: Will the welfare containers be wrapped? And when will the containers be going in?

A: Yes, we are looking at plausible wrap options that will be aesthetically-pleasing and fitting for the surrounding area. We have given CP109 some options to review. The containers are expected to be erected within 6 to 7 weeks from this meeting.

Q: How will you be controlling dust on site?

A: We will be closely monitoring our dust levels via our monitoring scheme around the site boundary. We will use water cannons and hoses to suppress dust at source by dampening down working areas and construction activities.

Q: Will there be noisier work periods and periods of less noise as during the demolition phase?

A: It depends on the nature of the work being carried out at the time. During the piling phase, there will be no designated periods of less noise as piling is not designated as a 'noisy' activity. Due to the continuous nature of the piling work (i.e. once a pile has begun, it must be completed) and the fact that noise produced by piling is not continuous it requires that the work be carried out throughout the day. However, once piling is complete and we commence demolition and construction activities, we will be subject to designated periods of less noise, which we will communicate with neighbours once agreed with WCC.

Q: Will we be providing records to WCC of our weekly decibel levels?

A: Yes, the monitoring is live and feeds back to a system for a report to be generated and shared with WCC.

Q: How do we measure vibration and how do we mitigate vibrations? How do you handle complaints of suspected damage?

A: We measure vibrations via our seismograph monitors around the site boundary. In order to mitigate vibrations, we forecast our works to determine where vibrations would be a possibility and we design and plan our methodologies to reduce the possibility of vibrations. If suspected damage is reported, we stop works immediately to investigate further.

Q: How many vehicles do you plan on receiving per day?

A: During the piling phase, we anticipate 10-15 vehicles per day. During the excavation phase, we anticipate around 40 muckaway vehicles per day. However, we have planned our site vehicle route to ensure we receive vehicle deliveries with minimal impact to our neighbours.

Q: Why have the Caudwell branding and previous consultations been removed from the project website?

A: As part of Careys taking over construction activities at the Audley Square Redevelopment, the project website has been adjusted to reflect the Careys' construction works. However, Caudwell Properties still hold all previous consultations and are happy to provide these to members of the public upon request. To request these documents, please email Alahna Dunbar. Clementine Sketchley also noted that Amanda James no longer works for Caudwell. Clementine and Thomas Kane have taken over for Amanda.

Q: Will there be an onsite Community Liaison Officer?

A: Yes. Once non-essential workers are encouraged to return to work and once our welfare cabins are erected, Alahna will be designated onsite as the Neighbour Liaison Manager.

Q: Will future meetings be held in-person and remotely?

A: This is something we are happy to look into once we are permitted to hold in-person meetings.

Q: Will you be holding site tours?

A: We are happy to look into this. Of course, any site tours will need to follow current guidelines around social distancing and pandemic safety measures.

Q: Will vehicles be permitted to enter and exit site outside of business hours?

A: This will not be permitted, unless prior consent is given by WCC.