



Audley Square House

Neighbourly Monthly Meeting No. 3

Careys Civil Engineering
13th October 2020

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. Upcoming Activities
7. Piling Works
8. Date of Next Meeting
9. AOB / Q&A



1. Introductions



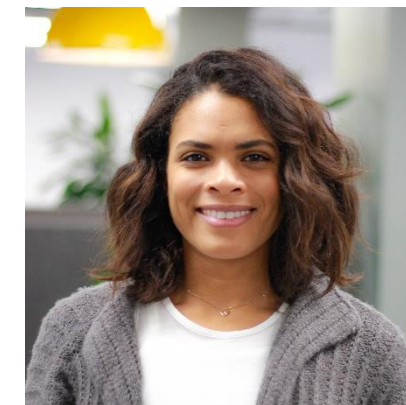
Marc Daly
Head of Delivery



John McInerney
Contracts Manager



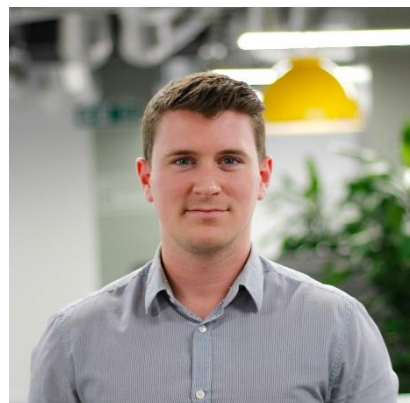
Michael Bassett
Project Manager



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.

The works commenced 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

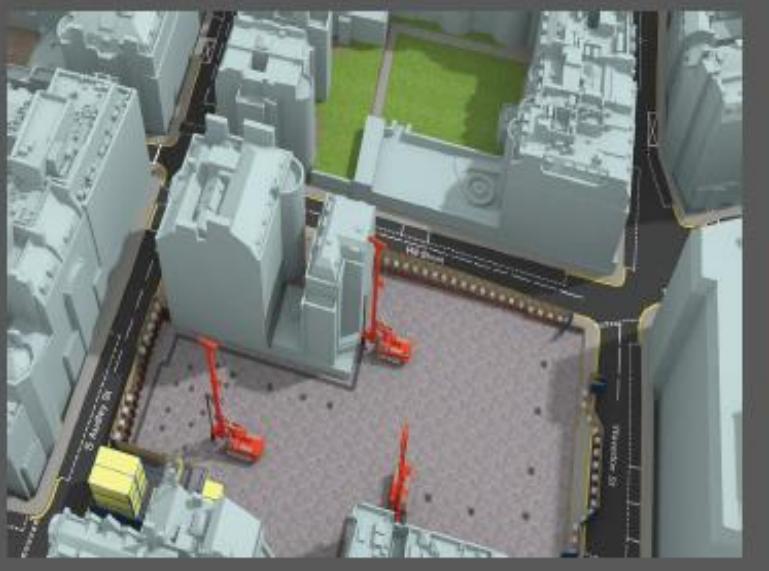


4. Key Project Timeline

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

- UXO probing ongoing and near completion
- Guidewall installation for secant piled wall ongoing and near completion
- Piling works commenced – Concrete coring works through existing slab ongoing and nearing completion
- Ground Source Heat Pump (GSHP) borehole piles ongoing
- Hoarding replacement works ongoing and nearing completion



GSHP Drilling



5. Recent Activities - Photos



Guidewall Construction



Building of Rig 2



Pile Auguring In Action



Recent Activities - Photos



Slab Core Works In Action



Existing Pile Coring Works In Action
(Inc Noise Barriers)



Recent Activities - Photos



Existing Pile Coring Works In Action
(Inc Noise Barriers)



Recent Activities - Photos



**New Corner Access Gate Installed on Waverton Street –
Keeping Traffic off Surrounding Streets**



Recent Activities - Photos



**Installation of Wheel Wash Grillage – Washing Area To
keep Vehicle Wheels and Surrounding Roads Clean**



Recent Activities - Photos



General Overview



6. Upcoming Activities

- Completion of coring works for Ground Source Heat Pump (GSHP)
- Ongoing GSHP boring works
- Completion of existing secant pile coring works
- Commencement of the installation of the new secant piles
- Establishment of stacked welfare units at South Audley Street



7. Piling Works

Piling Phase Duration: September 2020 to April 2021 (8 months)

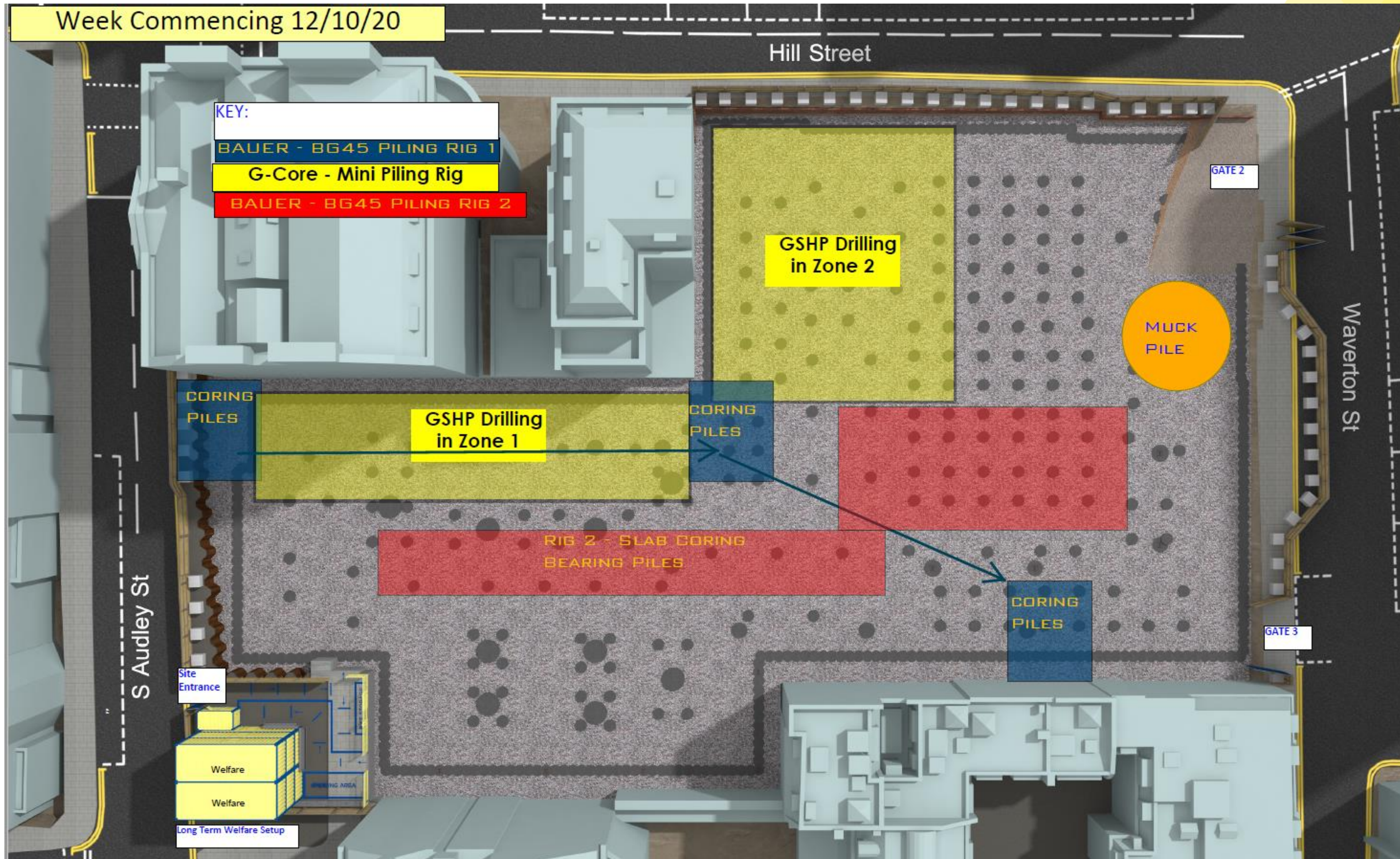
- Careys recognise that Piling operations by their nature can create noise and vibration, however the impact on those living and working in the vicinity will be minimised as far as is reasonably practicable.
- Careys will implement and demonstrate that we have introduced numerous BPM control measures 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 in advance of the activity.
- 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.



7. Piling Works - Programme



Week Commencing 19/10/20

Hill Street

KEY:

BAUER - BG45 PILING RIG 1

G-Core - Mini Piling Rig

BAUER - BG45 PILING RIG 2

GSHP Drilling
in Zone 2

GATE 2

MUCK
PILE

RIG 1 - CORE BEARING PILES
FOLLOWED BY COMMENCEMENT OF
SECANT PILE INSTALLATION

RIG 2 - 4 DAYS
OF BEARING
PILE CORING
FOLLOWED BY
SECANT PILE
INSTALLATION

GSHP Drilling
in Zone 1

GATE 3

S Audley St

Site
Entrance

Welfare

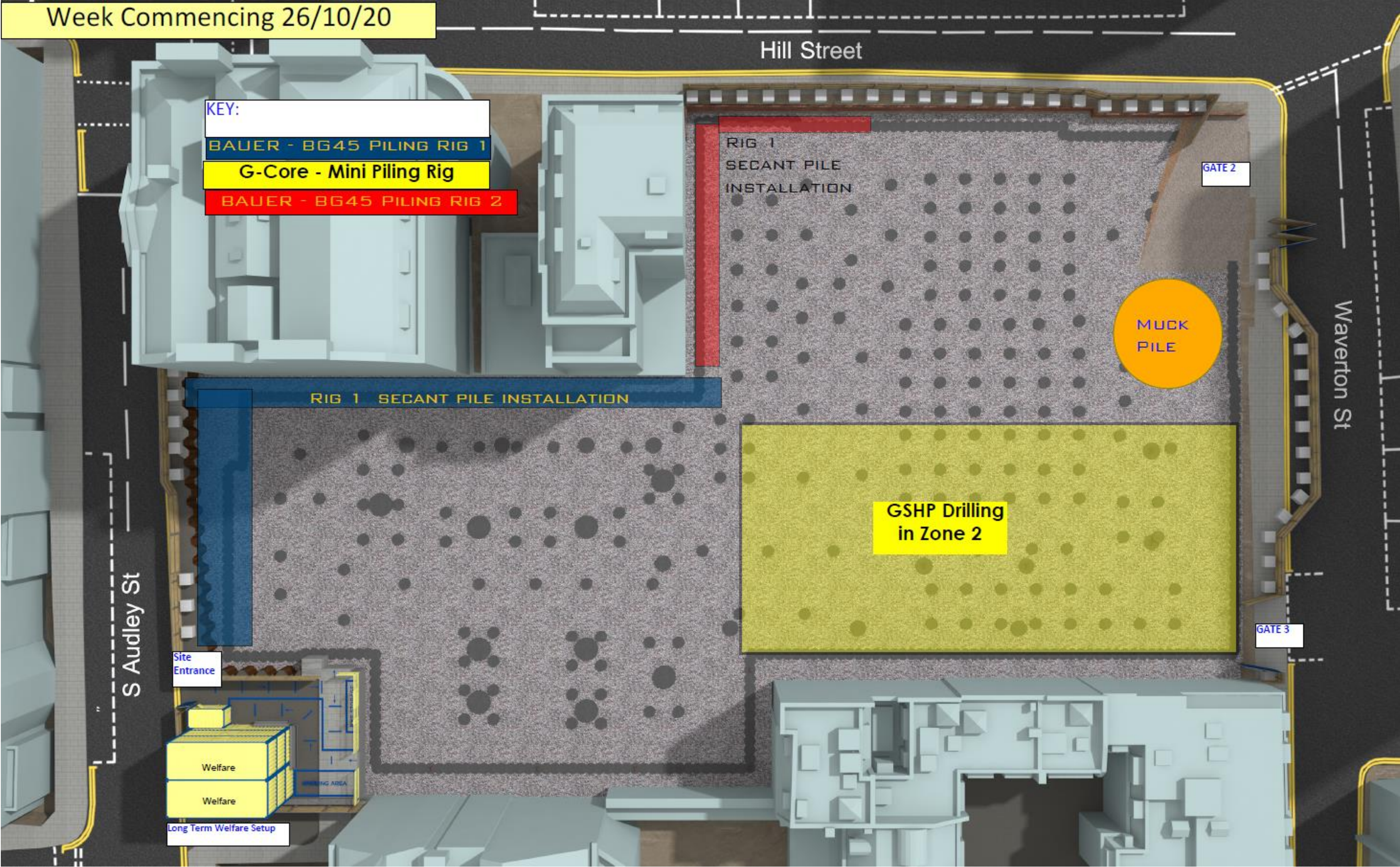
Welfare

Long Term Welfare Setup

Waverton St



Week Commencing 26/10/20



9. Date of Next Meeting

10th November 2020



10. AOB / Q&A

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