



Audley Square House

Neighbourly Monthly Meeting No. 4

Careys Civil Engineering
10th November 2020



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



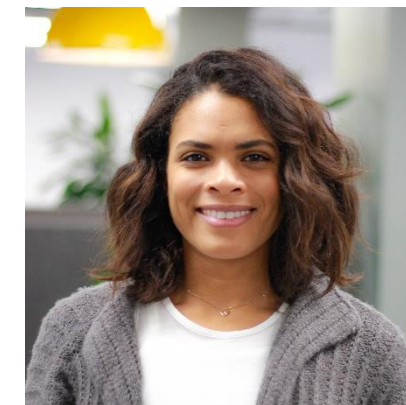
Marc Daly
Head of Delivery



John McInerney
Contracts Manager



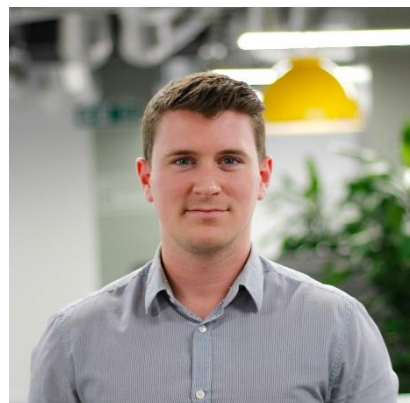
Michael Bassett
Project Manager



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 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 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

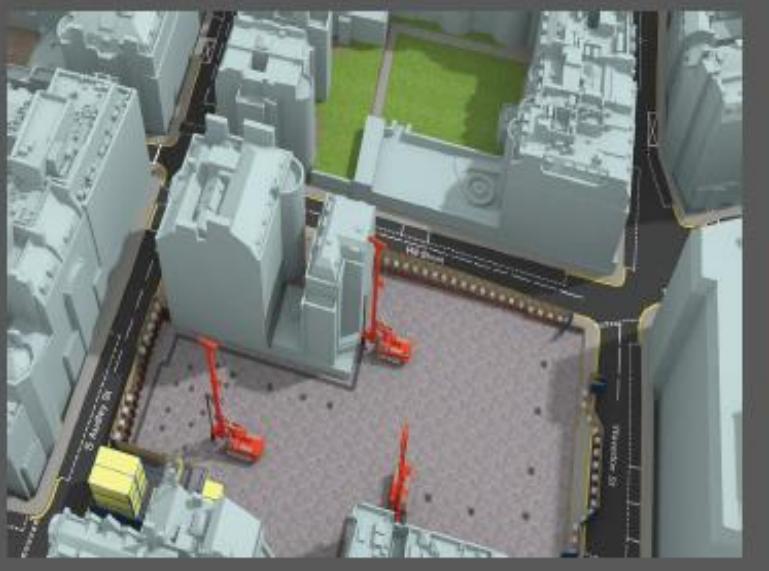


4. Key Project Timeline

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 for this stage. Further stage of UXO probing required at areas of Basement 1 later in the programme
- Guidewall installation for secant piled wall completed
- Secant Piling works commenced
- Concrete coring works through existing slab nearing completion
- Ground Source Heat Pump (GSHP) borehole piles ongoing
- Hoarding replacement works ongoing and nearing completion
- 24-hour site security presence established
Security Phone Number: 07553 891981



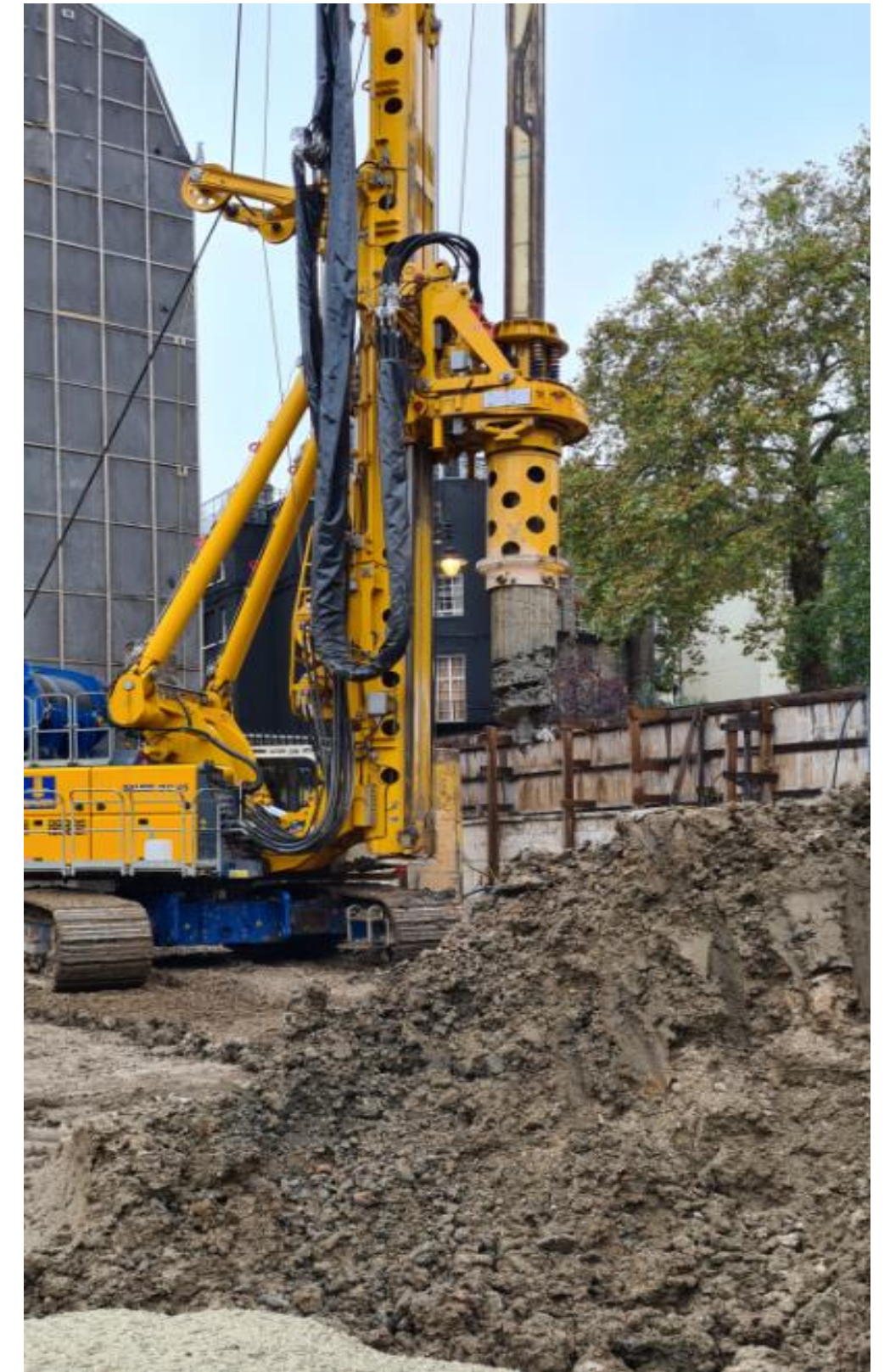
5. Recent Activities - Photos



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



**Rig 1 Installing New Secant Piles To
West of Site**



**Rig 2 – Installing New Perimeter
Secant Piles To East of Site**



Recent Activities - Photos



Slab Concrete Core Works In Action



Existing Spine Beam Concrete Coring Works In Action (Inc Noise Barriers)



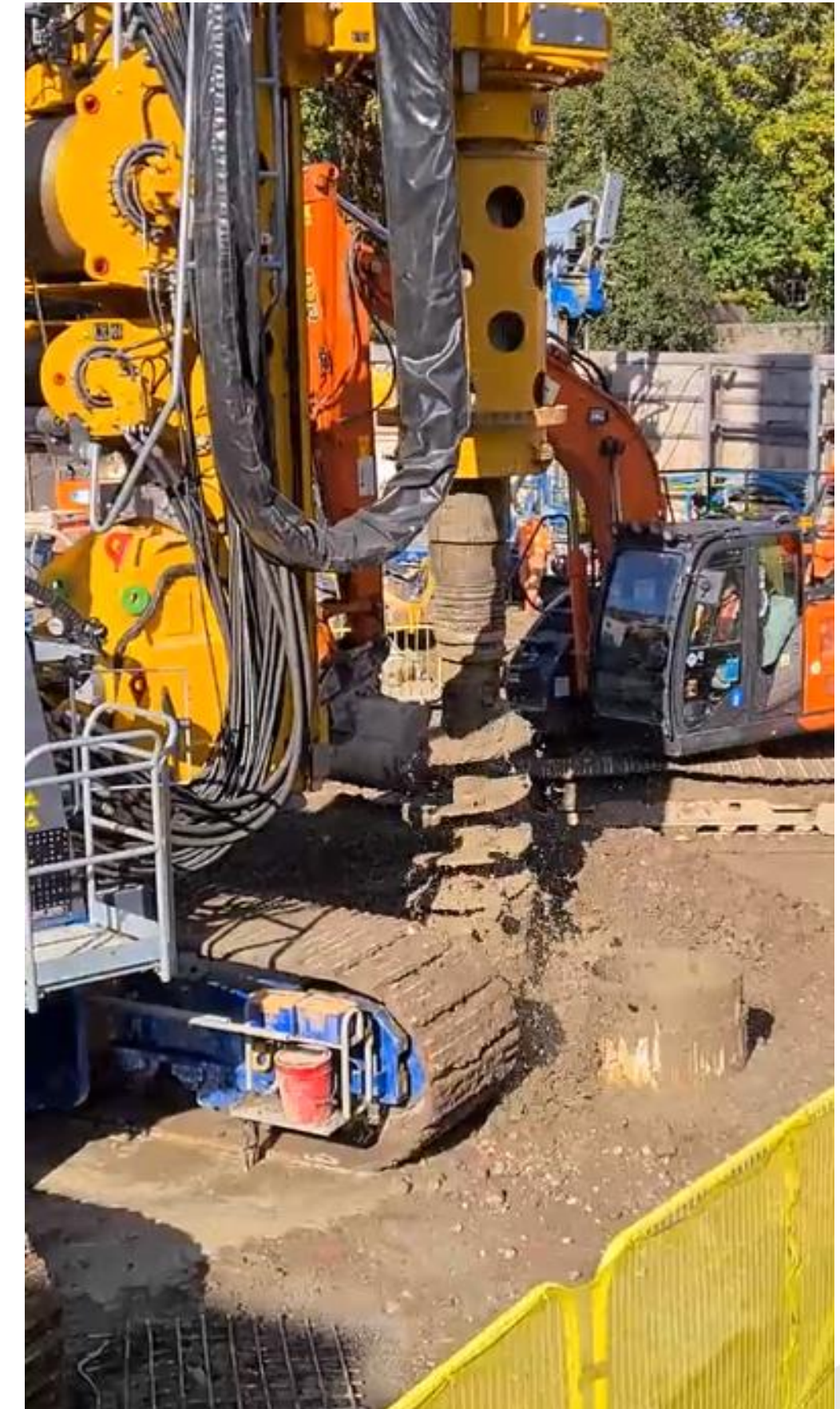
Recent Activities - Photos



BPM – Use of Excavator Bucket Teeth To Remove Stubborn clay from auger



BPM – Spoil discharge, Spin into ground. Can only be used when safe to do so and no danger of hitting pipes in ground



BPM – Slow Speed one directional spoil spin off with automatic dampened stop

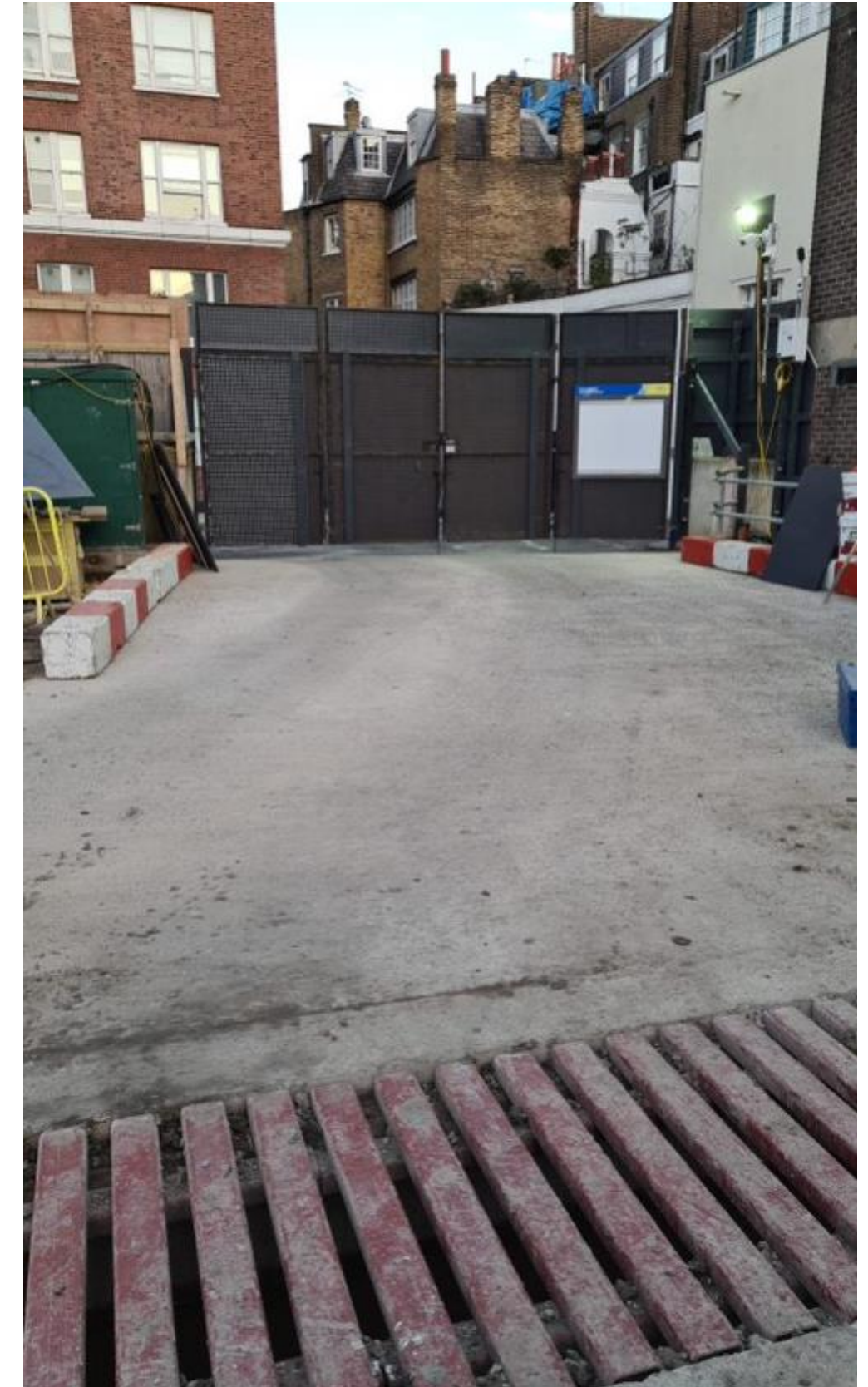
Recent Activities - Photos



Perimeter Hoarding Increased to 3m in Height on Waverton Street, Hill Street & South Audley Street To Reduce Noise Output



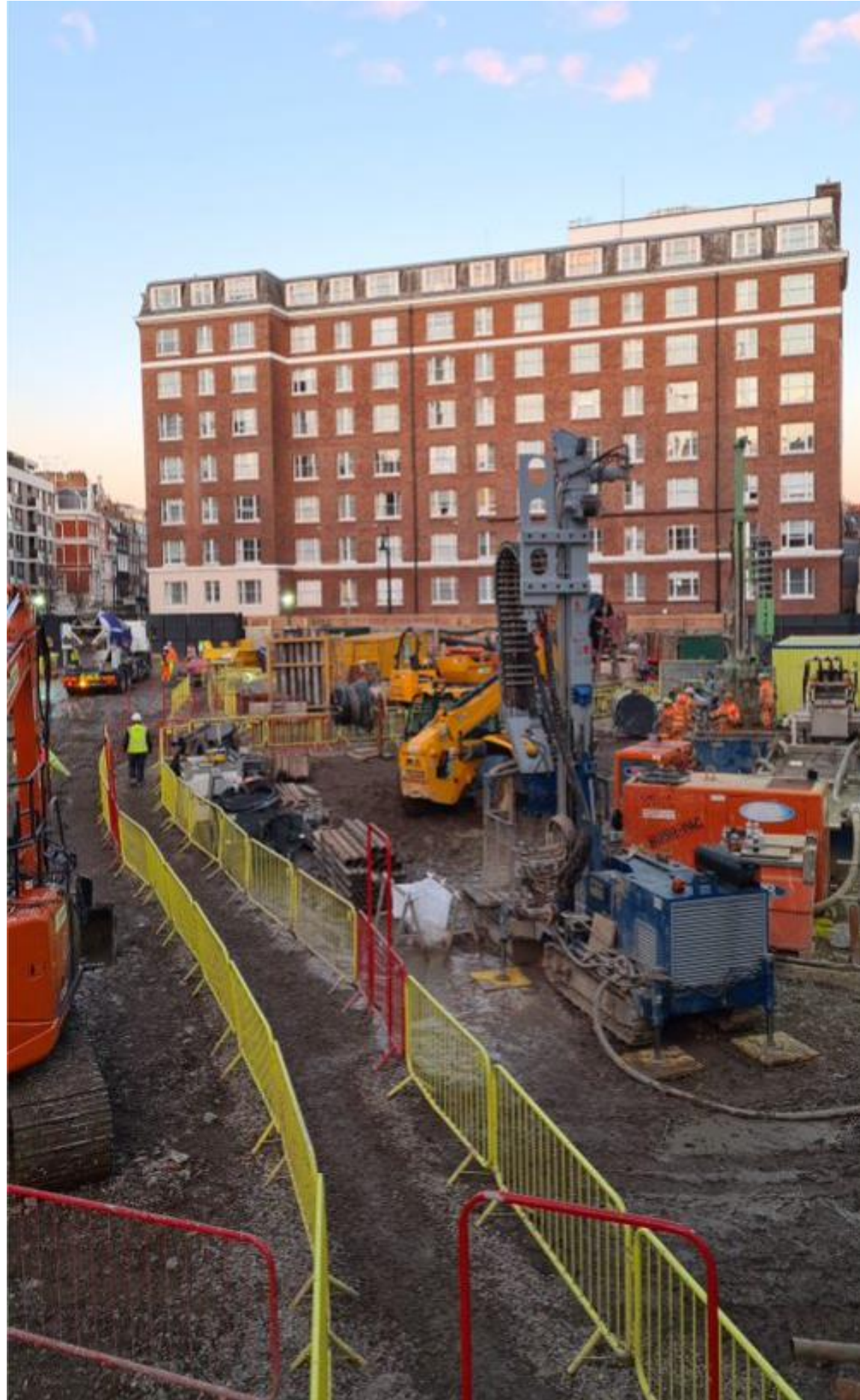
Recent Activities - Photos



Installation of Wheel Wash Grillage at Gate 1 & 2 – Washing Area To keep Vehicle Wheels and Surrounding Roads Clean



Recent Activities - Photos



General Overview

6. Upcoming Activities

- Ongoing GSHP boring works
- Ongoing secant pile installation
- Isolated UXO probing works as required
- Establishment of stacked welfare units at South Audley Street (scheduled for week ending 14th and 15th November)
- Installation of dibond panels to hoarding



7. Piling Works

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

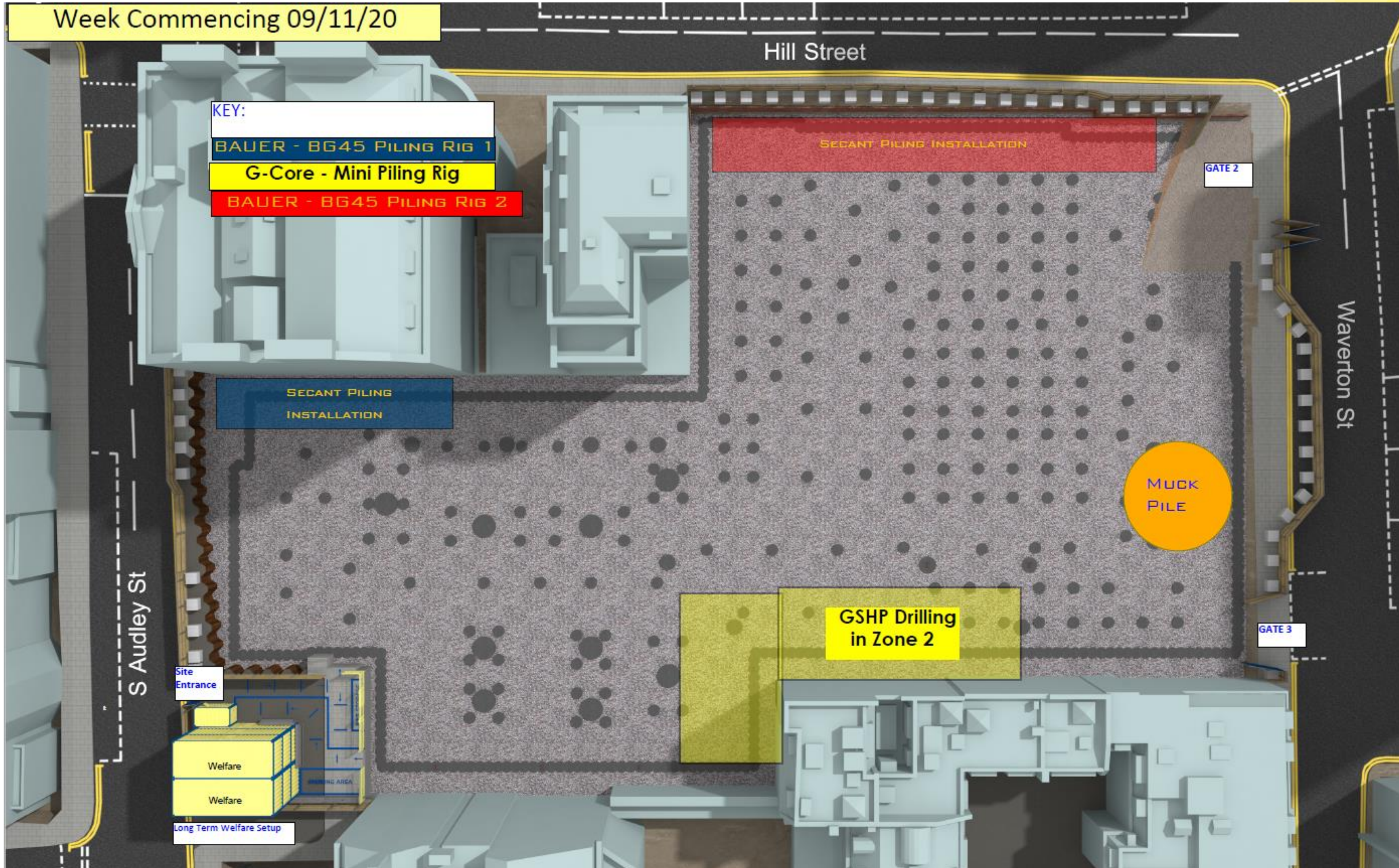
- Careys recognise that Piling operations by their nature can create noise and vibration, however the impact on those living and working in the vicinity will be minimised as far as is reasonably practicable.
- Careys will implement and demonstrate that we have introduced numerous BPM control measures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

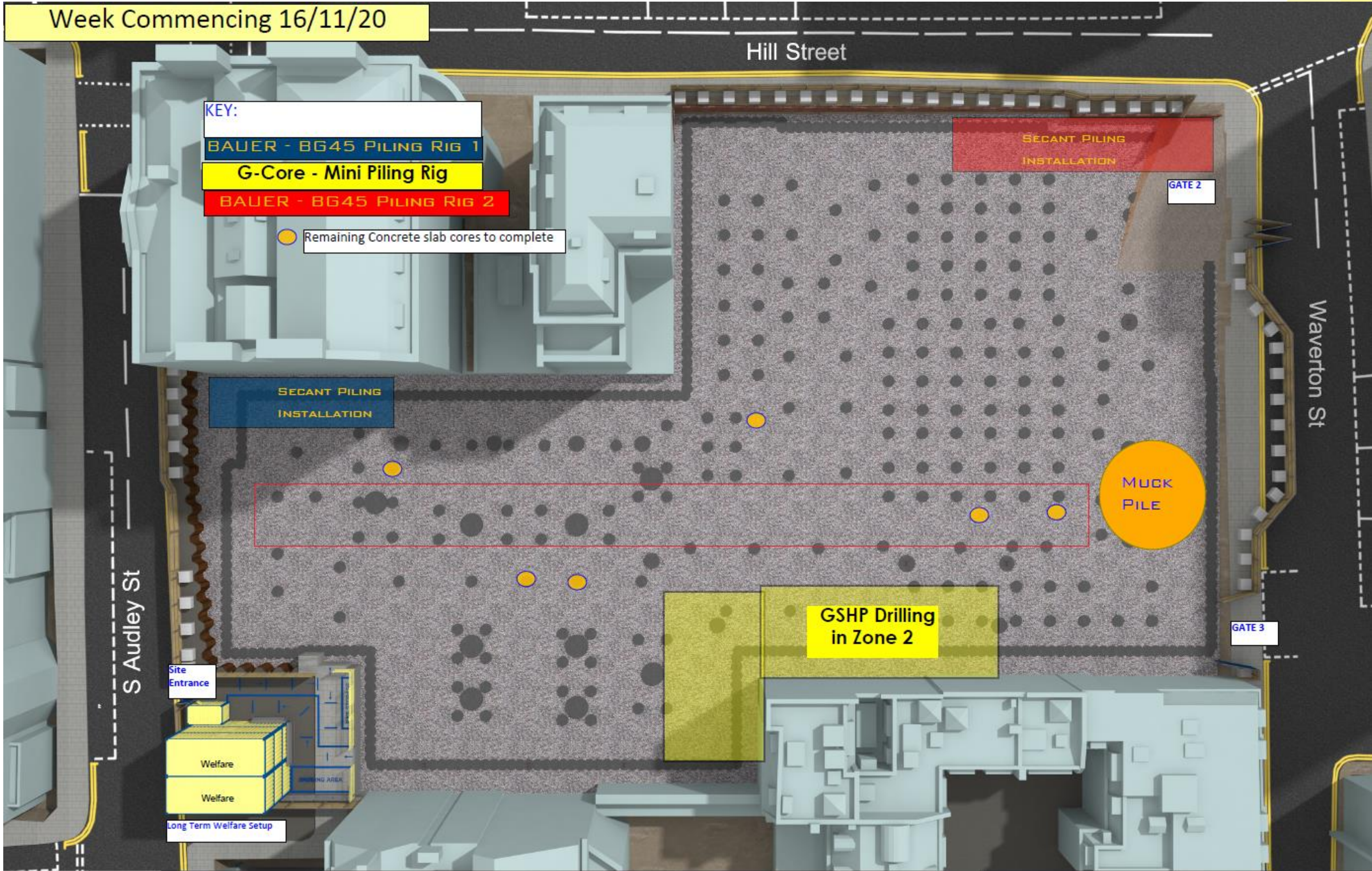
Examples of BPM Best Practice To Be Carried Out During Piling:

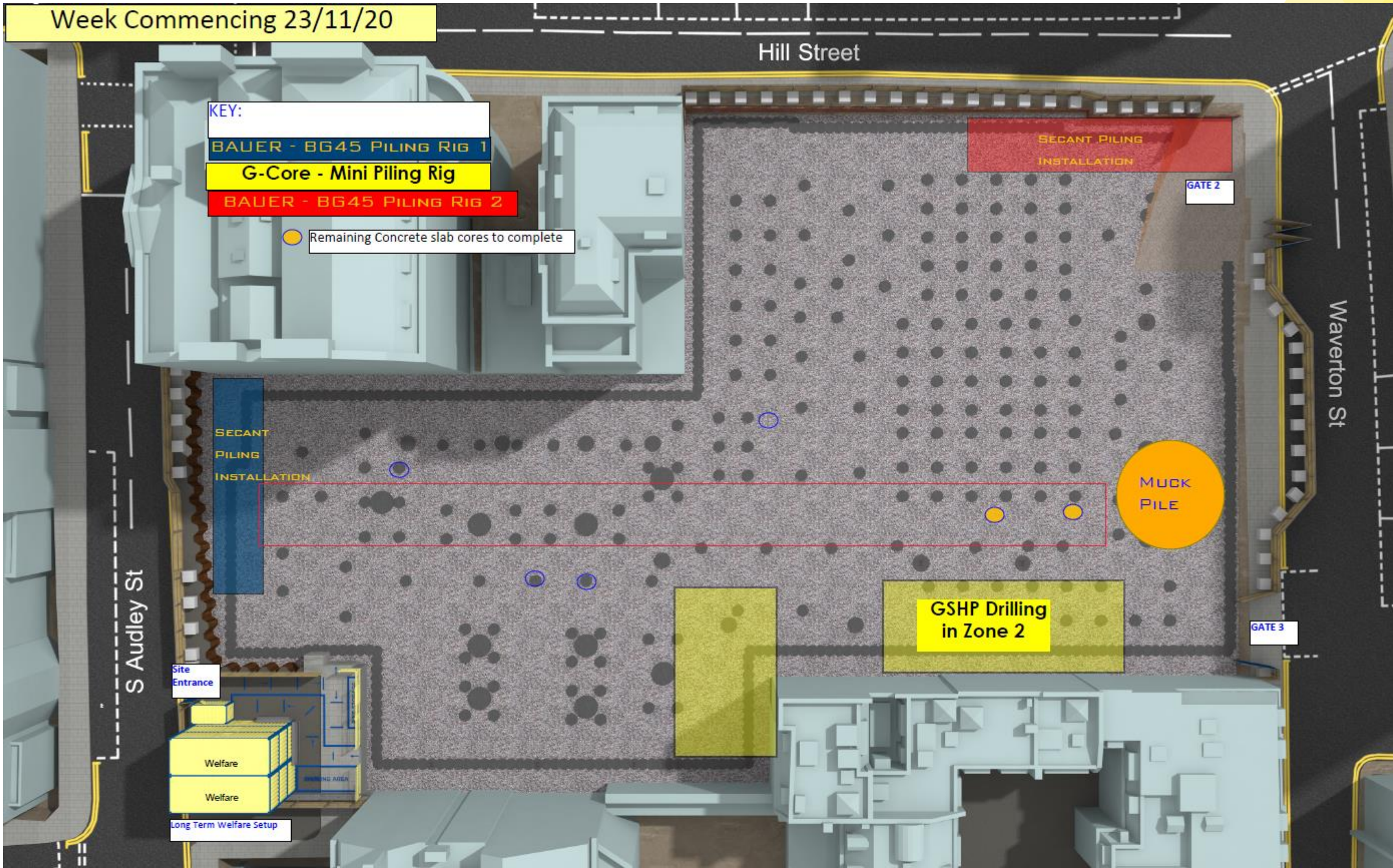
- Ultra Modern & Efficient Equipment : Increasing productivity and reducing overall working durations.
- Piling Rigs manufactured for low noise emission.
- Use of dampened Kelly Bar. This system reduces high-frequency sound emissions.
- Use of slow speed spoil discharge method which reduces noise outputs.
- 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.
- During concrete coring works – The rig is working for 15-30 mins on and then the rig carries out no coring for the remainder of the hour. This is carried out for each working hour of the day. This helps reduce noise impact on the neighbours until these works can be finished. For general piling installation, the drilling and installations will take place for the full working day with no stopping times other than that of natural downtimes.



7. Piling Works - Programme







9. Date of Next Meeting

8th December 2020



10. AOB / Q&A

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