



# Audley Square House

## Neighbourly Monthly Meeting No. 5

Careys Civil Engineering  
8<sup>th</sup> December 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. Improvements & Innovations
7. Upcoming Activities
8. Piling Programme
9. Annual Public Exhibition
10. AOB / Q&A



# 1. Introductions



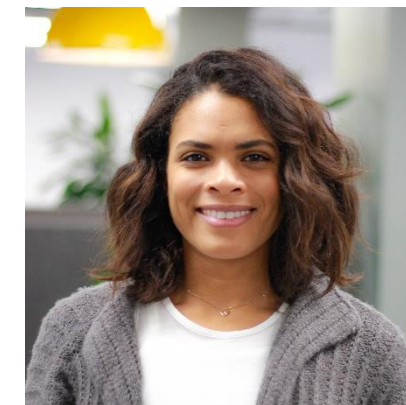
**Marc Daly**  
Head of Delivery



**John McInerney**  
Contracts Manager



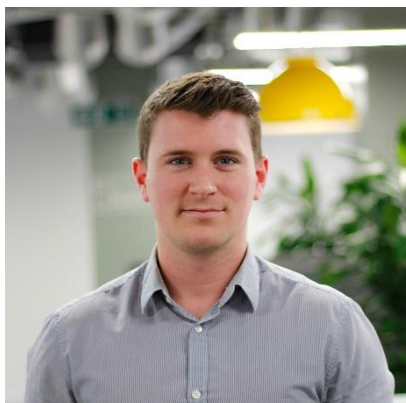
**Michael Bassett**  
Project Manager



**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.

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](mailto:audleysquareneighbourliaison@careysplc.co.uk)

Any wider development queries should be directed to [audleysquare@kandaconsulting.co.uk](mailto:audleysquare@kandaconsulting.co.uk)

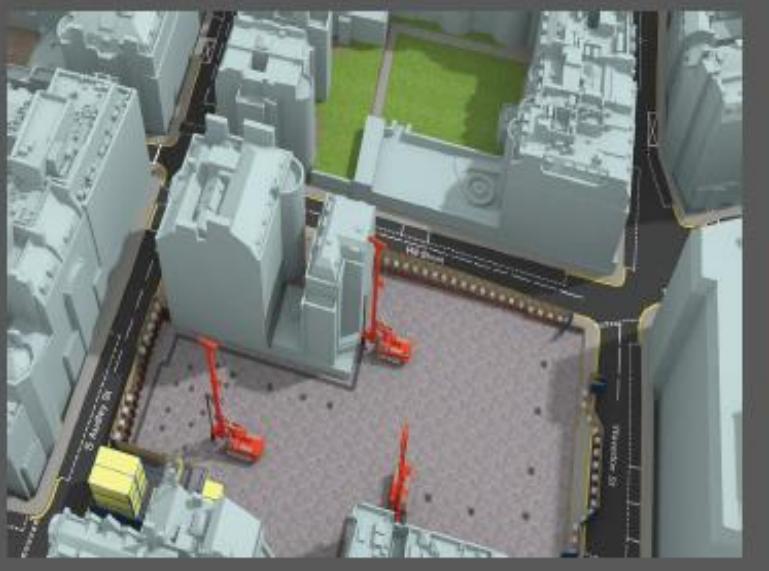


# 4. Key Project Timeline

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

- Secant Piling works complete along the Hill Street Elevation
- Secant Pile installation complete to the rear façade of Nehru Centre. Secant Pile installation ongoing along the South Audley Street Elevation
- Ground Source Heat Pump (GSHP) borehole piles ongoing. Only 1 mini rig onsite
- Hoarding replacement works on all elevations complete. Installation of dibond panels to hoarding complete
- Installation of new welfare block on South Audley Street complete. Installation of temporary Office cabins on Waverton Street complete.
- 24-hour site security presence established. Security office is on South Audley Street. Security Phone Number: 07553 891981
- Gate 3 on Waverton Street opened for vehicle access



## 6. Improvements & Innovations



- The Piling Contractor has introduced extra long auger heads to site as shown on the below photo. The auger is 1m longer. The increased length means that more clay is excavated each time and the number of soil spin-offs required are reduced for each pile by 50%.
- The angle of the blades on the auger are also steeper, allowing the clay to dislodge and spin off easier. Mould oil is also being applied to the auger to allow the clay to come off more easily.
- The Piling contractor will continue to use the “manual spin off” method to remove the spoil from the auger.
- A prototype cleaning attachment for the rigs is in development in Germany which may help reduce the spin off noise coming from the rig during spoil removal. We are hoping to get this to site for a trial in early February.
- As we prepare to receive our 3<sup>rd</sup> and final rig on 7<sup>th</sup> December, we have coordinated with the Piling Contractor to stagger the location of the rigs around site, so as to mitigate the impact of an additional noise source.





## 6. Improvements & Innovations

- Additional Cabins have been installed tight to the hoarding on Waverton Street. These sit 3m above the hoarding line and help to act as natural noise barriers for the site. The cabins will be painted to suit the hoarding colour. A 1.2m high barrier will be installed between the 2 sets of cabins.



## 6. Improvements & Innovations

### Additional Improvements:

- When carrying out hoarding works, our operatives close the pedestrian walkways with clear signage providing plenty of warning to pedestrians to ensure safety
- Noise barriers have been installed to our Vehicle Gate 3 on the southern end of Waverton Street
- We reduced the noise output from one of our mini rigs by building a scaffold frame with acoustic barriers around the engine which helped contain the noise at source



# Recent Activities - Photos



Rig 1 Installing New Secant Piles To West of Site

GSHP –Ground Source Heat Pump  
Mini Rig Drilling



# Recent Activities - Photos



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

# Recent Activities - Photos



**Modular Welfare Cabins on  
South Audley Street Installed**



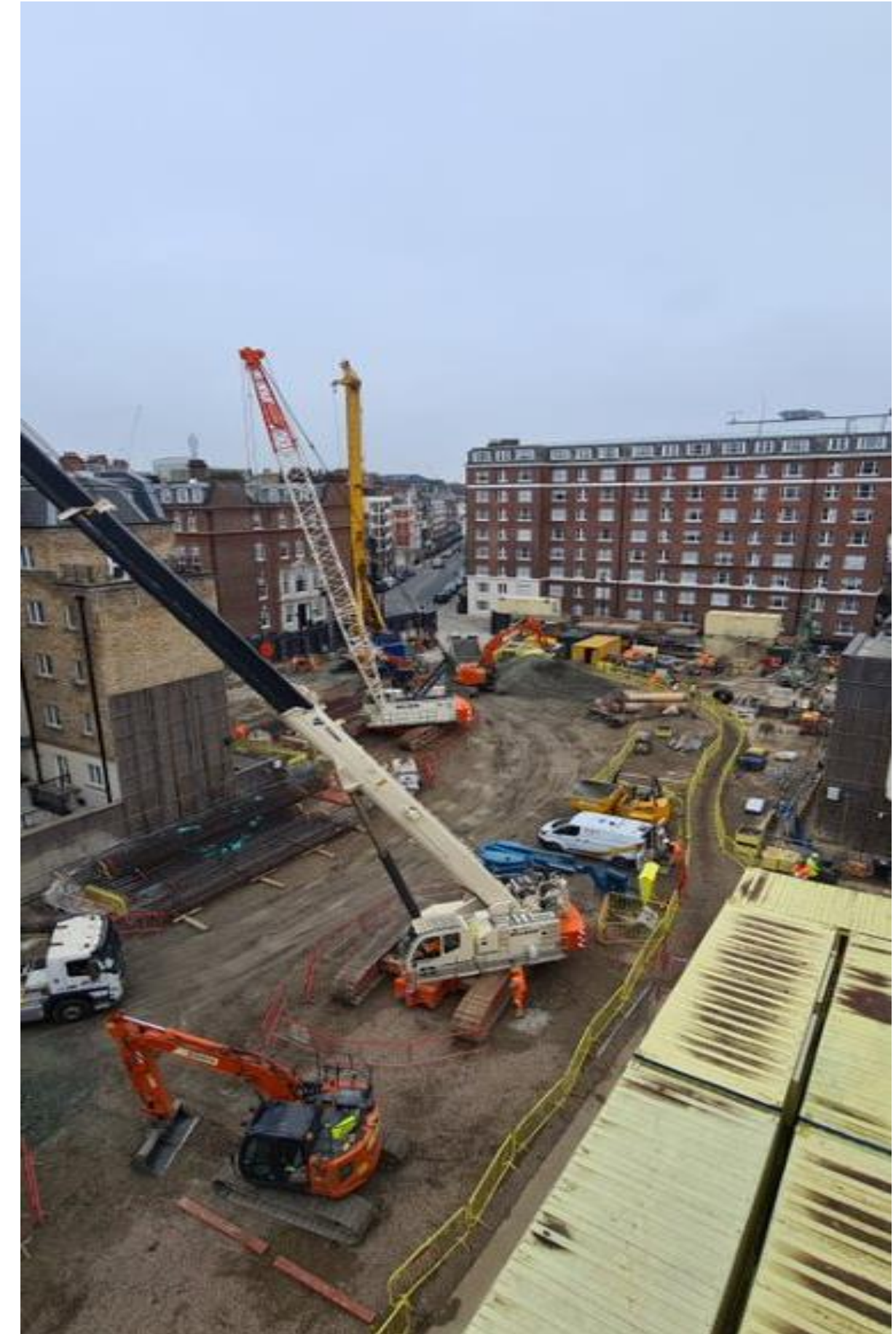
**Dibond Sheetting Installed to  
Hoarding**



# Recent Activities - Photos



General Overview



## 7. Upcoming Activities

- Ongoing GSHP boring works
- Ongoing secant pile installation – Rigs 1&2
- Commencement of Bearing Pile Installation – Rig 3



## 8. Piling Works

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

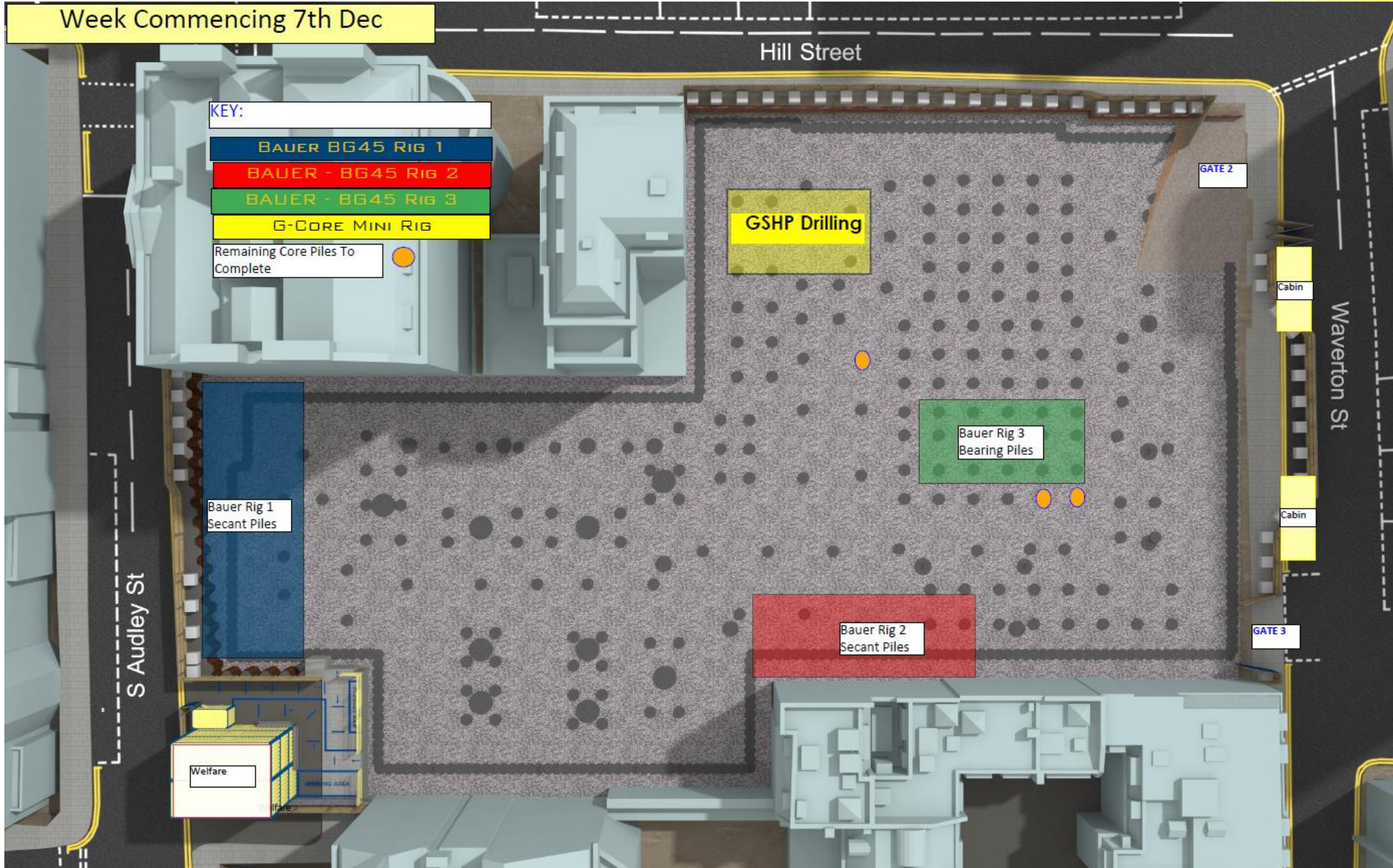
- Careys recognise that Piling operations by their nature can create noise and vibration, however the impact on those living and working in the vicinity will be minimised as far as is reasonably practicable.
- Careys will implement and demonstrate that we have introduced numerous BPM control measures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

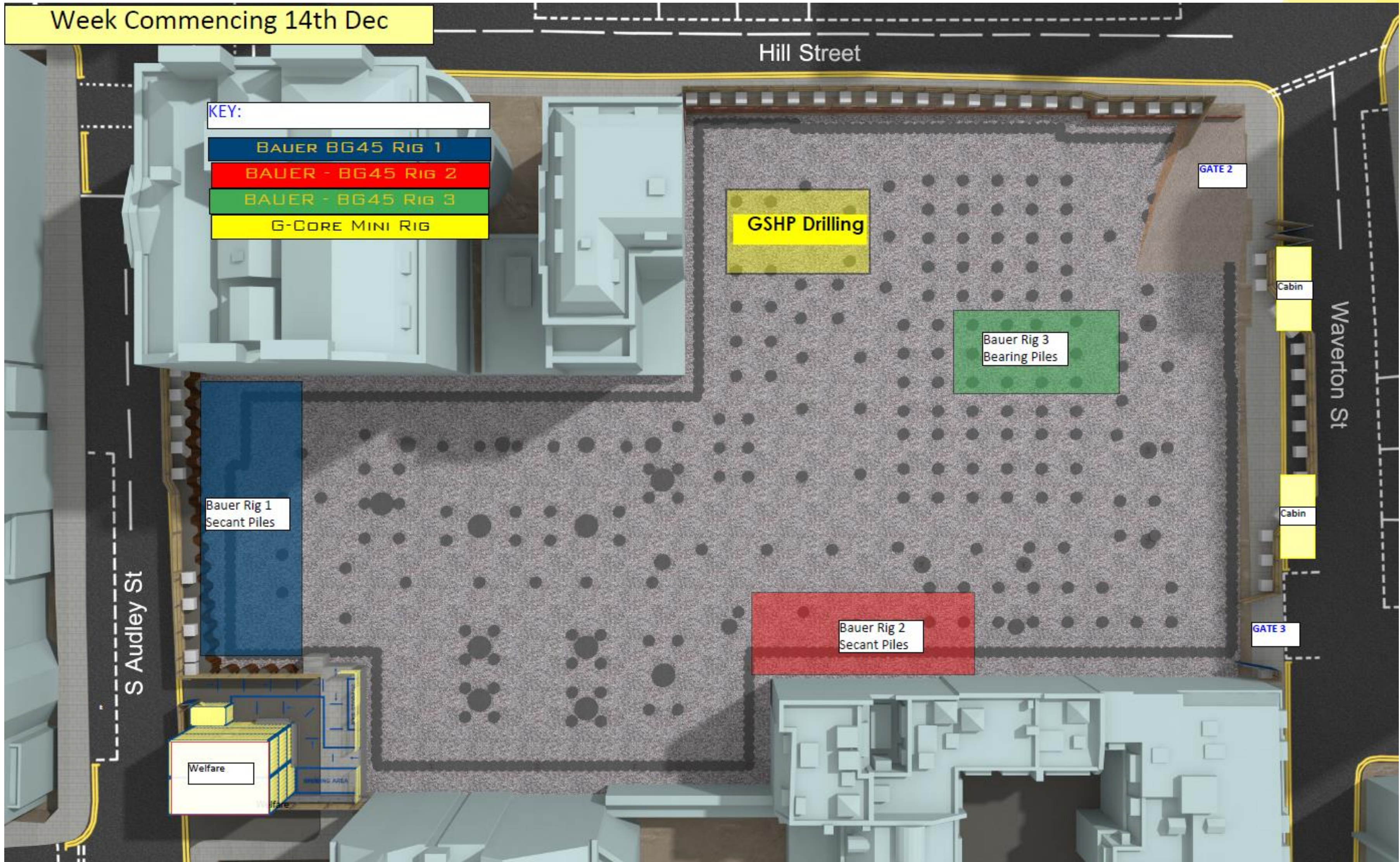
- Ultra Modern & Efficient Equipment : Increasing productivity and reducing overall working durations.
- Piling Rigs manufactured for low noise emission.
- Use of dampened Kelly Bar. This system reduces high-frequency sound emissions.
- Use of slow speed spoil discharge method which reduces noise outputs.
- 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.
- Extra long auger heads used to maximize the spoil removal and therefore reducing the amount of spin-offs required by 50%



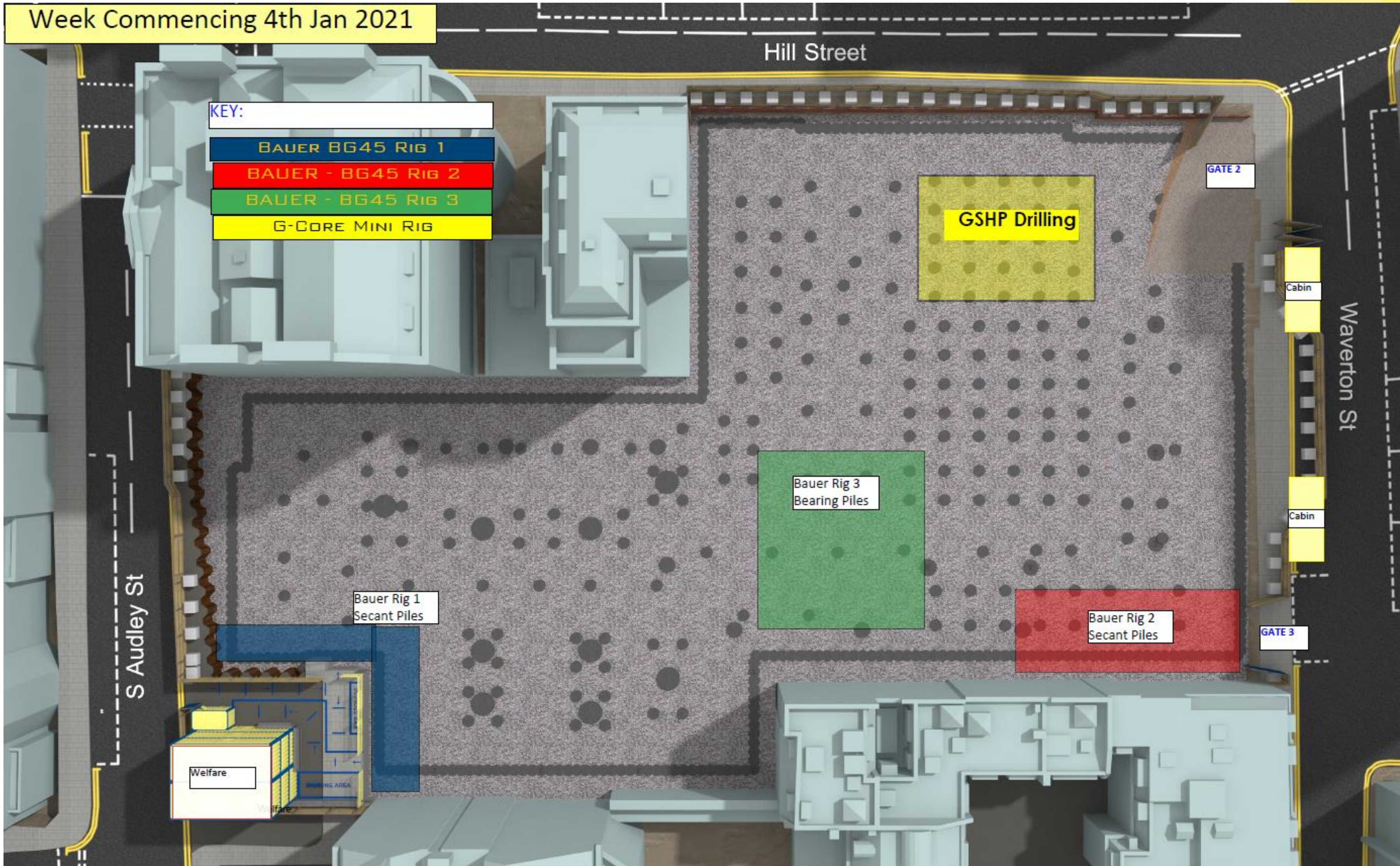




Week Commencing 14th Dec



Week Commencing 4th Jan 2021



KEY:

BAUER BG45 RIG 1

BAUER - BG45 RIG 2

BAUER - BG45 RIG 3

G-CORE MINI RIG

GSHP Drilling

Bauer Rig 3  
Bearing Piles

Bauer Rig 2  
Secant Piles

Bauer Rig 1  
Secant Piles

Welfare

GATE 2

Cabin

Cabin

GATE 3

Hill Street

Waverton St

S Audley St



## 9. Annual Public Exhibition

Each year, at the beginning of annual works, we will host a Public Exhibition in order to familiarise and engage all community members with the project's activities for the upcoming year of works.

Given social distancing guidelines, this year's exhibition will be uploaded to the project website as a PDF presentation at [audleysquareredevlopmentmayfair.com](http://audleysquareredevlopmentmayfair.com)

Furthermore, we will be holding a virtual meeting at **5:30pm on Tuesday, 19<sup>th</sup> January 2021** in order to present the exhibition live and provide an opportunity to address any questions or comments from our community.

To RSVP for the virtual meeting and to receive video conference details, please email Alahna at [audleysquareneighbourliaison@careysplc.co.uk](mailto:audleysquareneighbourliaison@careysplc.co.uk).



10. AOB / Q&A

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