



# Audley Square House

## Neighbourly Monthly Meeting No. 6

Careys Civil Engineering  
16<sup>th</sup> February 2021

**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. Completion of Piling Works
9. Commencement of Basement Works
10. Logistics and Traffic Management – Access Gates
11. Considerate Contractors Scheme
12. Our Charity Partnership
13. Dates of Next Monthly Meetings
14. AOB / Q&A





# 1. Introductions



**Jon Croxford**  
Head of Delivery



**John McInerney**  
Contracts Manager



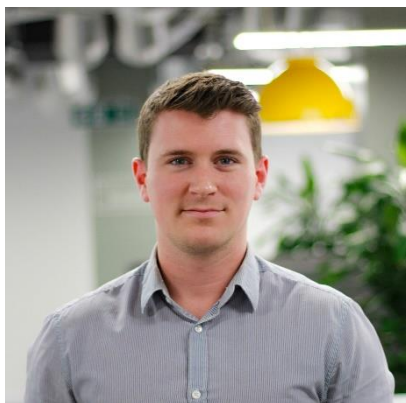
**Michael Bassett**  
Project Manager



**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 demobilisation). 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)

To contact our site after-hours, please contact site security at 07553 891981.

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



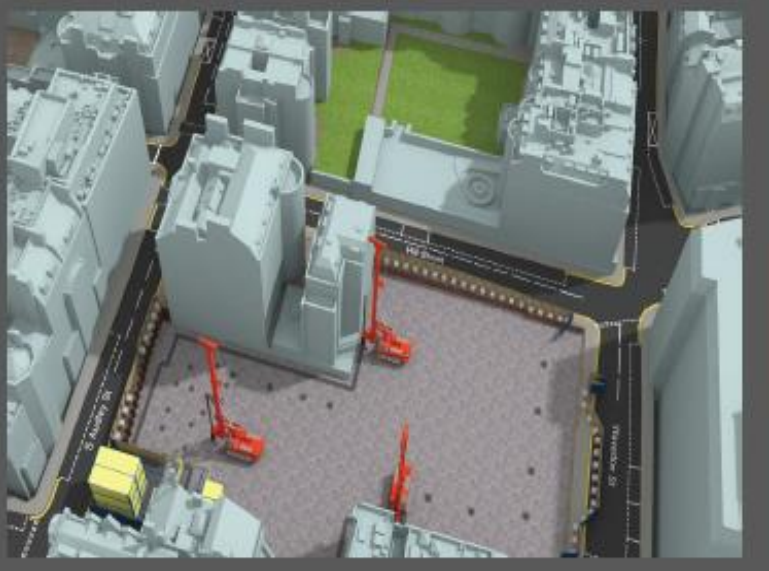


# 4. Key Project Timeline

Stage 1  
Monitoring, Site Establishment, Piling /GSHP Piling

15-33 weeks


Current Stage



Stage 2  
Piling and Capping Beam Works


29-64 weeks

Transition



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 and along the South Audley Street elevation.
- Ground Source Heat Pump (GSHP) borehole piles ongoing. Only 1 mini rig onsite.
- Secant pile installation ongoing to the south elevation of site and the east elevation along Waverton Street.
- Bearing pile installation ongoing across the middle of the site.
- Gate 3 on Waverton Street opened for vehicle access. Temporary vehicle pitlane established on Waverton Street from 15th February – 19<sup>th</sup> March.





# Recent Activities - Photos



Rig – Installing New Perimeter Bearing Piles To North of Site



Rig – Installing New Perimeter Secant Piles To South of Site



Rig – Installing New Perimeter Secant Piles To South of Site



# Recent Activities - Photos



Plan View – Site Operations



GSHP –Ground Source Heat Pump  
Mini Rig Drilling





# Recent Activities - Photos



General Overview





# Recent Activities - Photos



General Overview





## 6. Improvements & Innovations



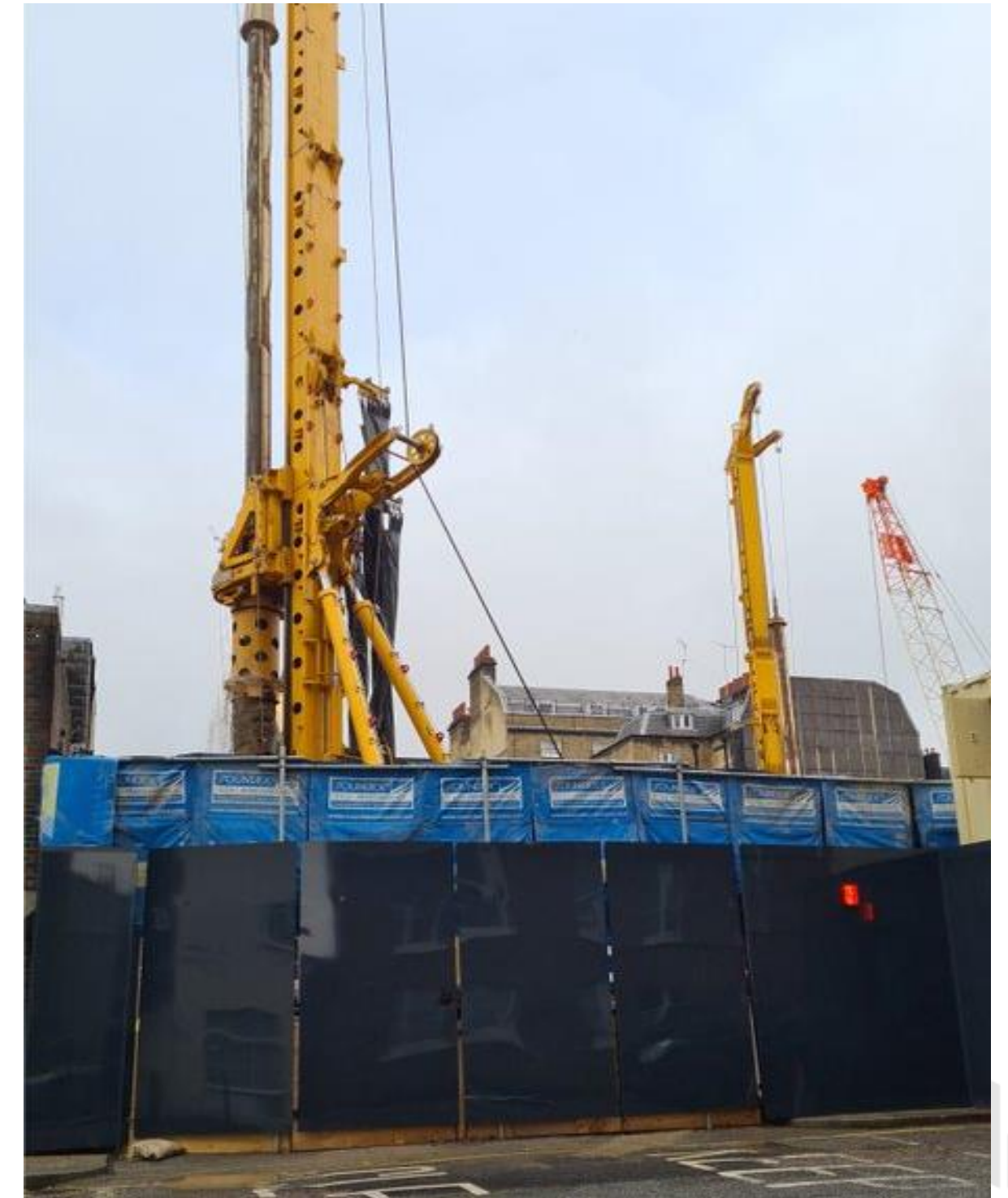
- The Piling Contractor has introduced extra long auger heads to site as shown on the below photo. The auger is 1m longer. The increased length means that more clay is excavated each time and the number of soil spin-offs required are reduced for each pile by 50%.
- The angle of the blades on the auger 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.
- All 3 piling rigs are staggered in their location as much as possible throughout the day to reduce noise impact on sensitive receptors and the surrounding community.
- A prototype cleaning attachment for the rig was delivered to site which may help reduce the spin off noise coming from the rig during spoil removal. The attachment will be tested this month.





## 6. Improvements & Innovations

- As well as local acoustic screens around smaller plant, acoustic screens have also been installed along the full length of Waverton Street, as well as partial coverage on South Audley Street.





## 7. Upcoming Activities (This Month)

- Ongoing GSHP boring works.
- Ongoing secant pile installation – Along south elevation & Waverton Street elevation.
- Ongoing bearing pile installation across middle of site.

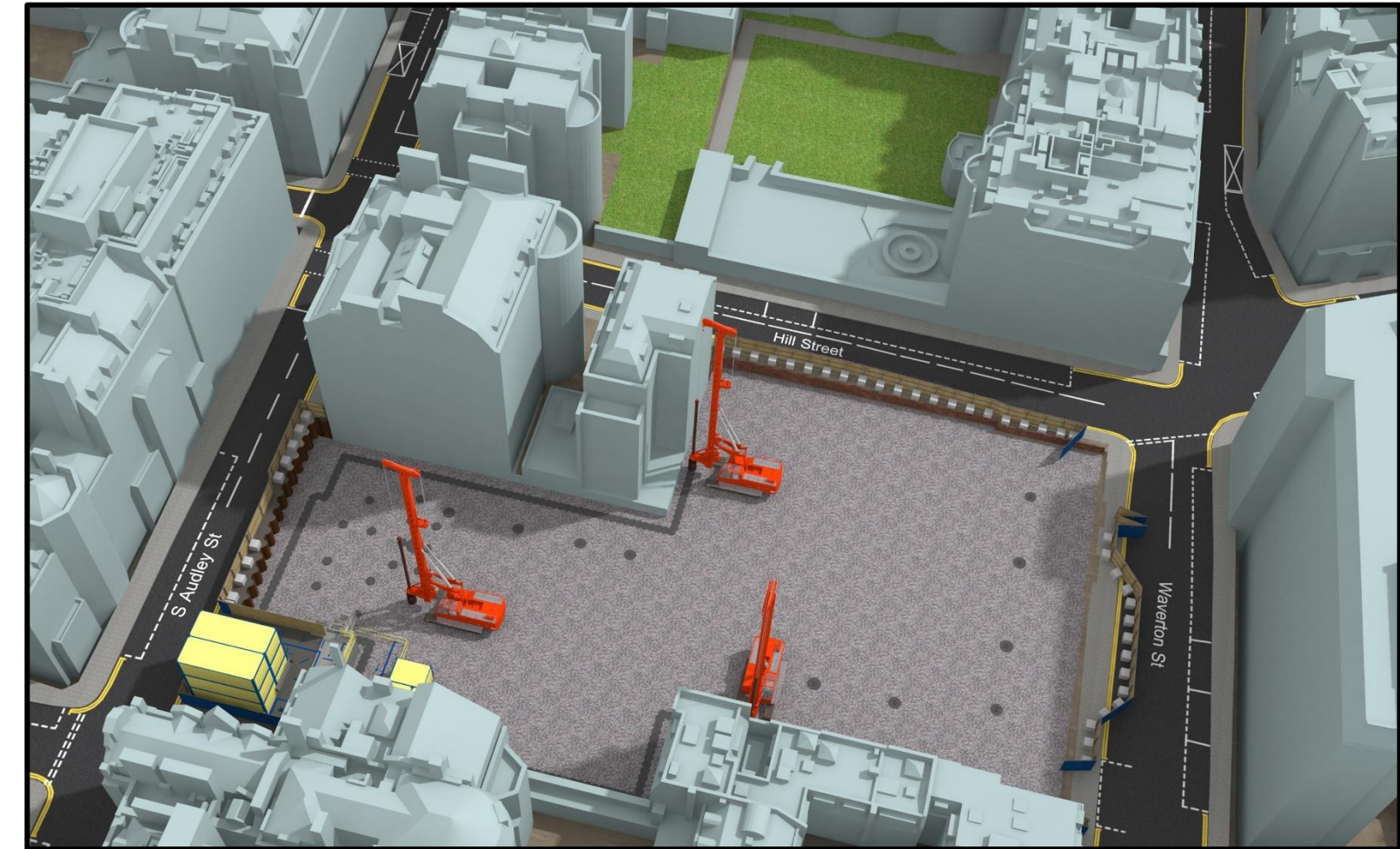




## 8. Completion of Piling Works

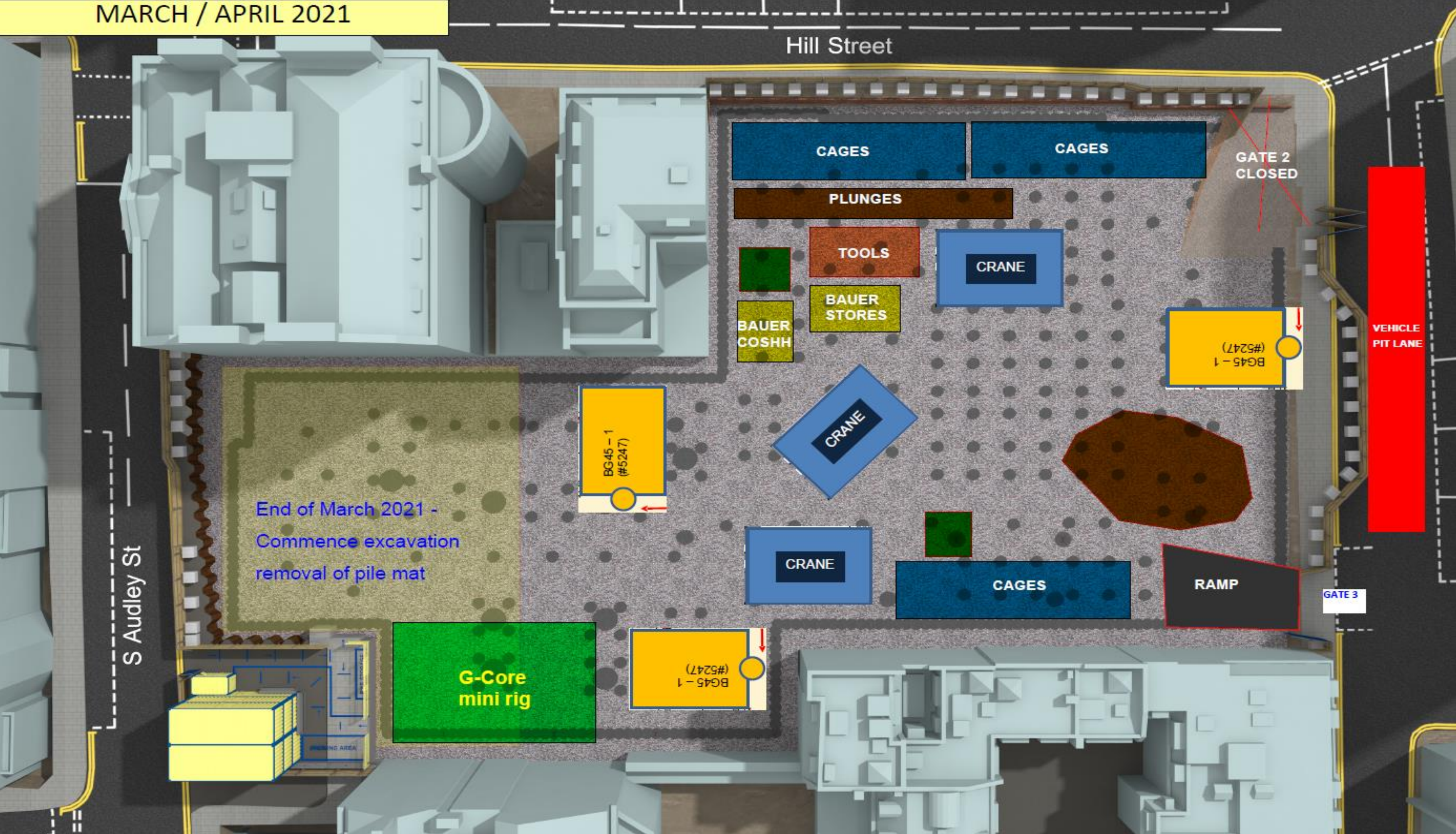
### Piling Phase Duration: Proposed Completion by Mid-May 2021

- Careys recognise that piling operations by their nature can create noise and vibration, however the impact on those living and working in the vicinity must be minimised as far as is reasonably practicable. Careys are doing everything they can to listen to any concerns of the neighbours and implement improvements where possible.
- Careys will implement and demonstrate that we have introduced numerous BPM control measures in order to reduce the impact of noise during the Piling phase.
- **Key Dates For Piling Demobilisation:**
  - Rig 1 – approx. 20/05/2021
  - Rig 2 – approx. 06/05/2021
  - Rig 3 – approx. 26/04/2021

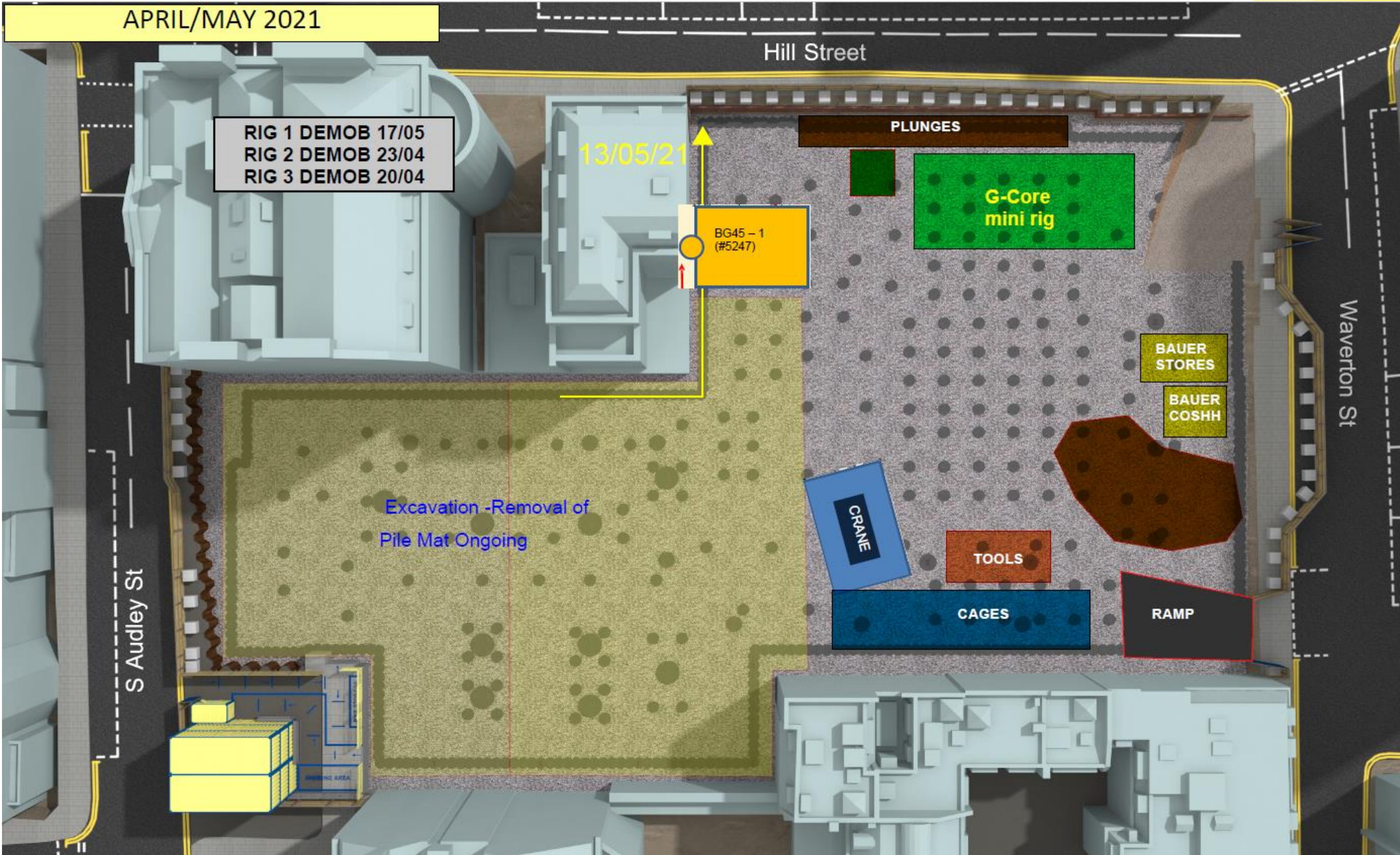




# Piling Works – Programme To Completion

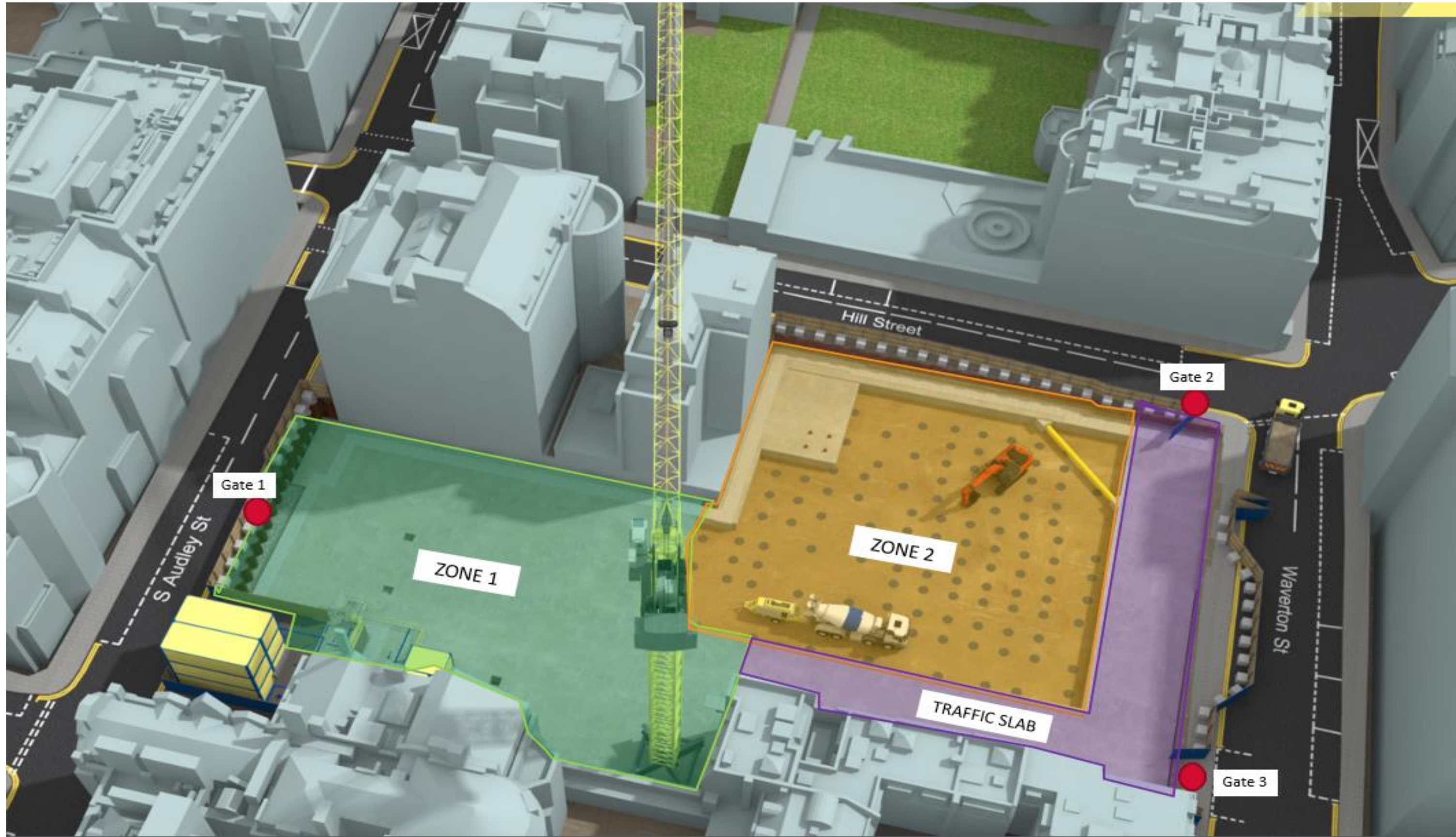








## 9. Commencement of Basement Works-Upcoming Activity 2021



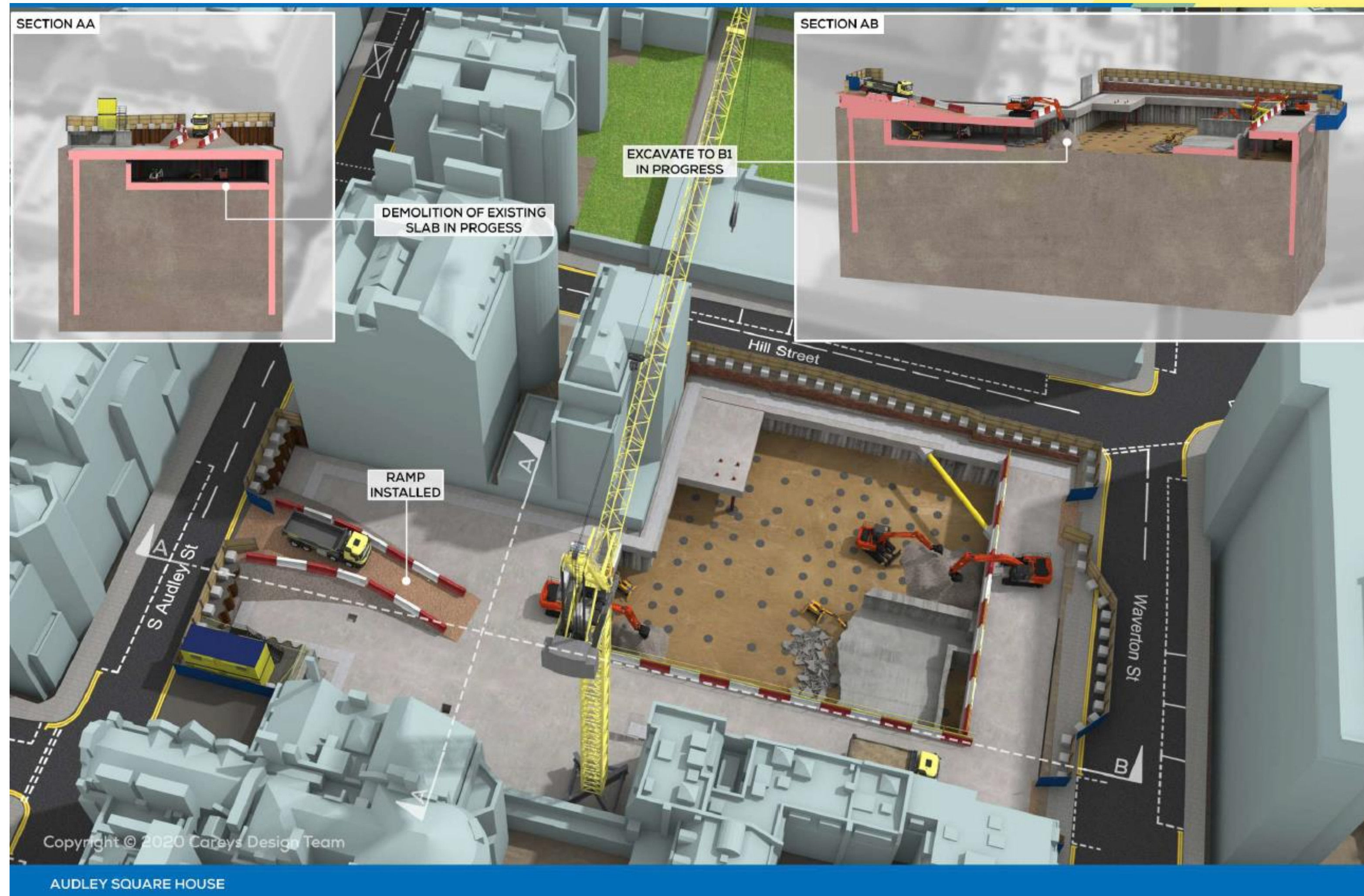
The Garden Level Concrete Slab Construction will be the primary site activity after the Piling is complete. Once the slab is complete, it will provide a vehicle traffic slab across the site. Our hybrid scheme allows us to cast the Zone 1 Garden slab and Zone 2 traffic route as early as possible to provide on site capacity to hold wagons for loading/off-loading. These slabs will be cast by Q2 of 2021. (Circa July)





## 9. Commencement of Basement Works-Upcoming Activity 2021

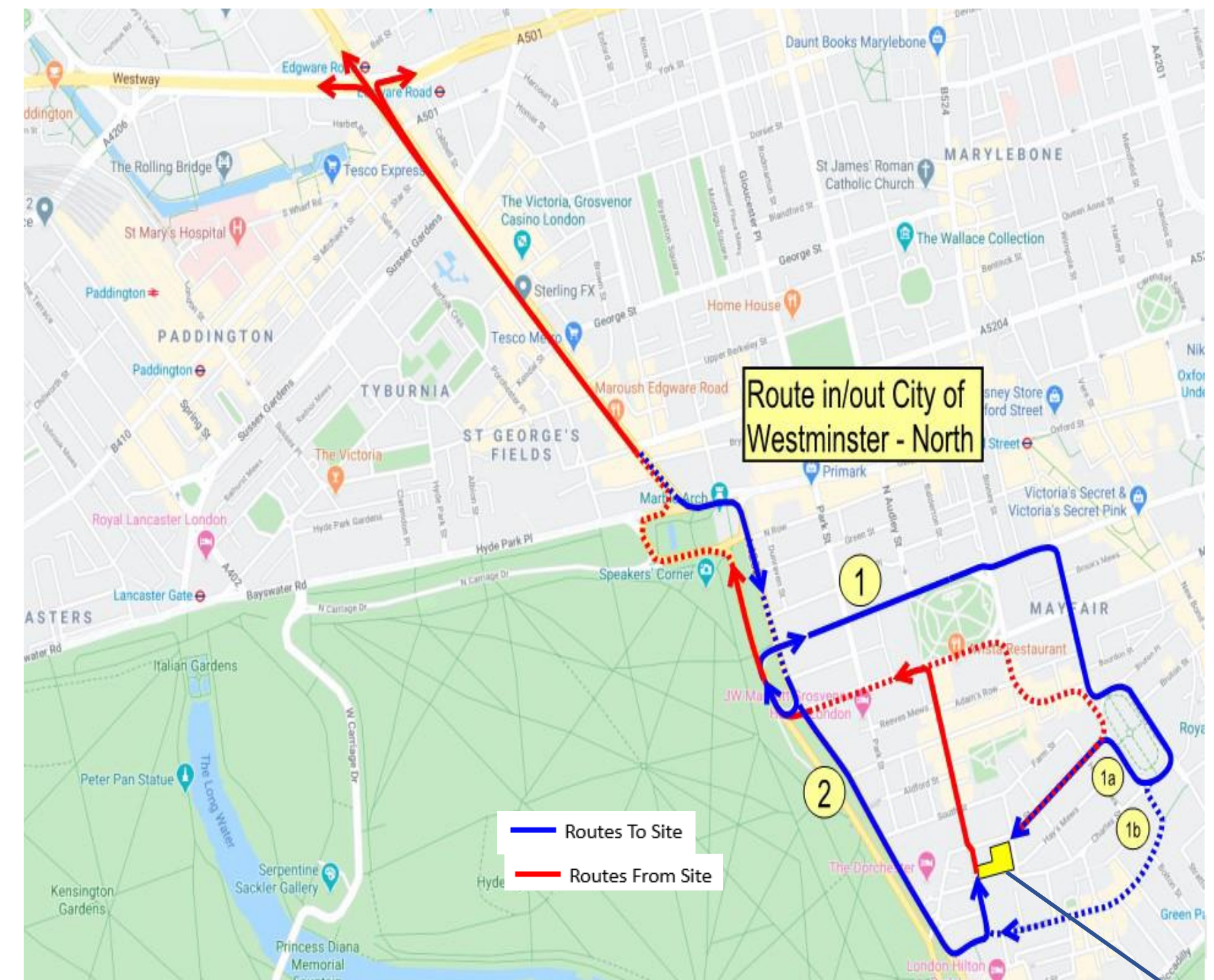
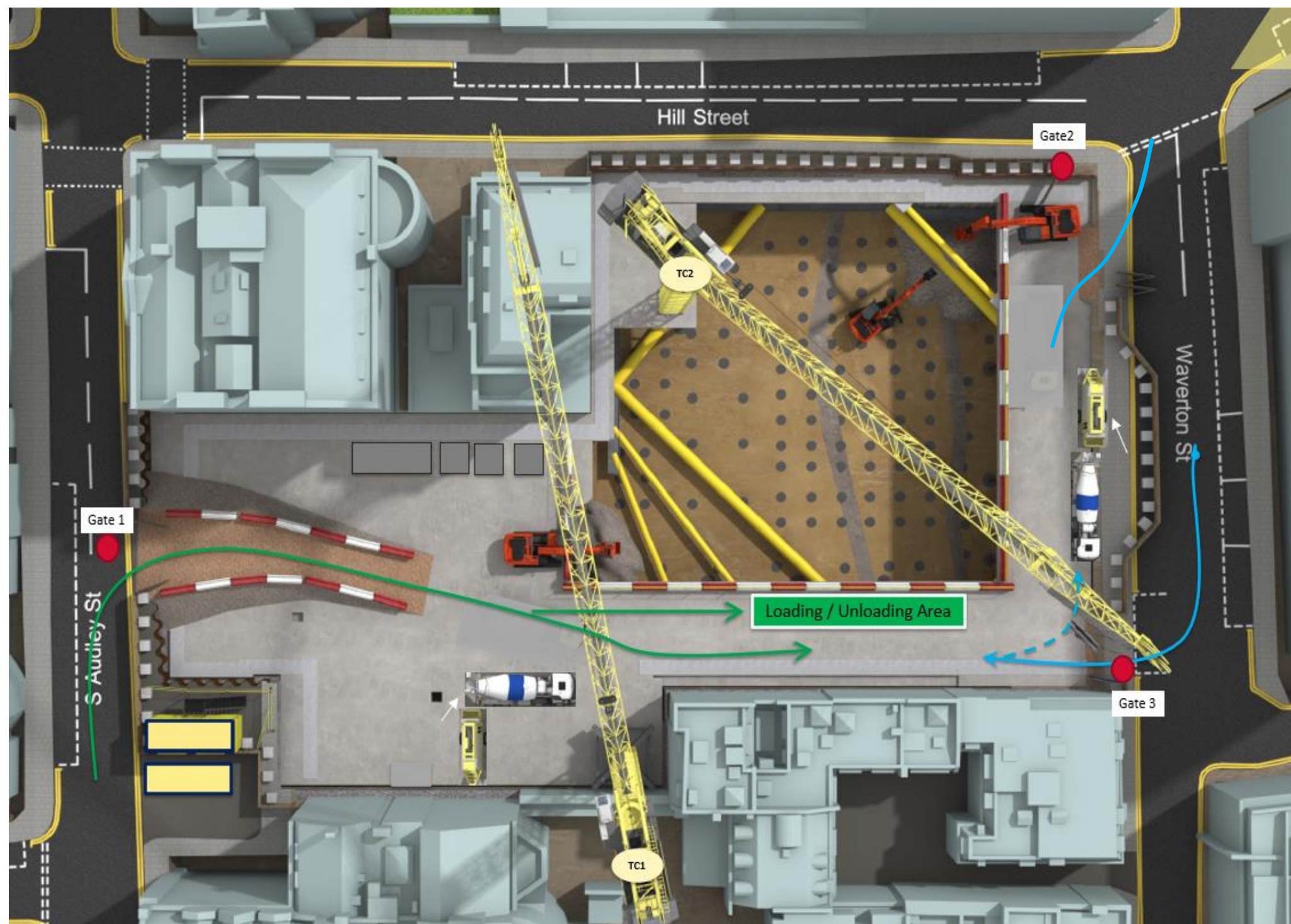
- Cast Garden Level Slab across site.
- Commence excavation.
- Cut and remove the existing car park slab at B1 level using non-percussive techniques such as drill and burst, and wire saw cutting. Removal of slab will be done with BPM in mind.
- The fact that the slab removal works is taking place below the ground floor slab, the surrounding structure and overhanging slab will help reduce noise emissions.





# 10. Logistics and Traffic Management – Access Gates

- The main criteria we set out to satisfy when considering site logistics was to keep more construction vehicles on site and off the surrounding roads and highways.
- As can be seen from the slides, the logistics slab onsite, together with the carefully placed access gates provides great flexibility in how the site is serviced, while at the same time removes trucks off the surrounding roads that have the potential to cause a nuisance.
- There will be 3 gates with multiple access and egress routes. Gate 2 & 3 are already operational. Gate 1 will become operational in June 2021.





# 11. Considerate Contractors Scheme

We are proud registered members of the Considerate Contractors Scheme (CCS) and are dedicated to improving the image of construction through participation within the scheme.

## Improving the image of **construction**

This site is registered with the Considerate Constructors Scheme  
For more information call: **0800 783 1423** visit: [www.ccscheme.org.uk](http://www.ccscheme.org.uk)



This site is registered with the Considerate Constructors Scheme  
Improving the image of construction call: **0800 783 1423** visit: [www.ccscheme.org.uk](http://www.ccscheme.org.uk)



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## 12. Our Charity Partnership

The Audley Square Redevelopment project team are committed to leaving a legacy of positive impact from our time working on site in Mayfair.

Through an exciting partnership with national children's charity, Caudwell Children, we aim to raise a total of £1 million to help support disabled children and their families living in the UK.

Through employee fundraising activities, corporate sponsorship and community engagement the project team will deliver on our ambitious target and in doing so fund vital support for disadvantaged children.

The official launch of this charity initiative will take place in the coming weeks and details will be shared on our community website.

Our charity fundraising webpage is  
<https://www.justgiving.com/campaign/audleysquare>

For more details about the charity please visit [www.caudwellchildren.com](http://www.caudwellchildren.com)





## 13. Dates of Next Neighbour Liaison Meetings

Until further notice, all community meetings will take place via Microsoft Teams in order to comply with Government Guidance and maintain social distancing during the coronavirus pandemic. To RSVP for any community meetings, please email Alahna Dunbar at [audleysquareneighbourliaison@careysplc.co.uk](mailto:audleysquareneighbourliaison@careysplc.co.uk).

### UPCOMING MEETINGS

TUESDAY, 16<sup>TH</sup> MARCH – 5:30PM

TUESDAY, 13<sup>TH</sup> APRIL – 5:30PM

TUESDAY, 11<sup>TH</sup> MAY – 5:30PM

TUESDAY, 8<sup>TH</sup> JUNE – 5:30PM





14. AOB / Q&A

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