



# Audley Square House

## Neighbourly Monthly Meeting No. 8

Careys Civil Engineering

13<sup>th</sup> April 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. Upcoming Activities
7. Completion of Piling Works
8. Improvements & Innovations
9. Commencement of Basement Works
10. Considerate Contractors Scheme
11. Our Charity Partnership
12. Dates of Next Monthly Meetings
13. AOB / Q&A
14. Additional Information



# 1. Introductions



**Jon Croxford**  
Head of Delivery



**John McInerney**  
Contracts Manager



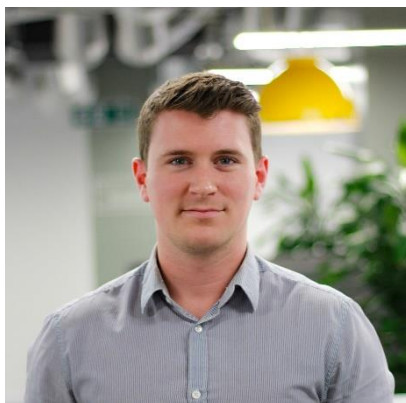
**Michael Bassett**  
Project Manager



**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)

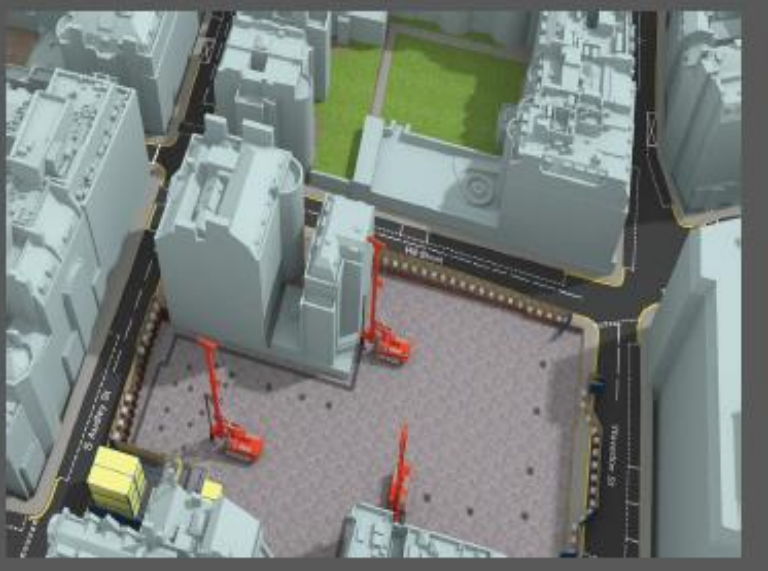


# 4. Key Project Timeline

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 west, north and south of site.
- Nearing completion of secant piling on Waverton Street and 51 Hill Street elevations to the east of site.
- Ground Source Heat Pump (GSHP) borehole piles ongoing. Only 1 mini rig onsite.
- Bearing pile installation ongoing across the middle of the site. Nearing completion.
- Vehicle access through Gate 2 and Gate 3 on Waverton Street. Temporary vehicle pitlane on Waverton Street will be removed on 16<sup>th</sup> April.



# Recent Activities - Photos



Rig – Installing New Perimeter Secant Piles To North of Site along Corner of 51 Hill Street



Rig – Installing New Internal Bearing Piles To West of Site



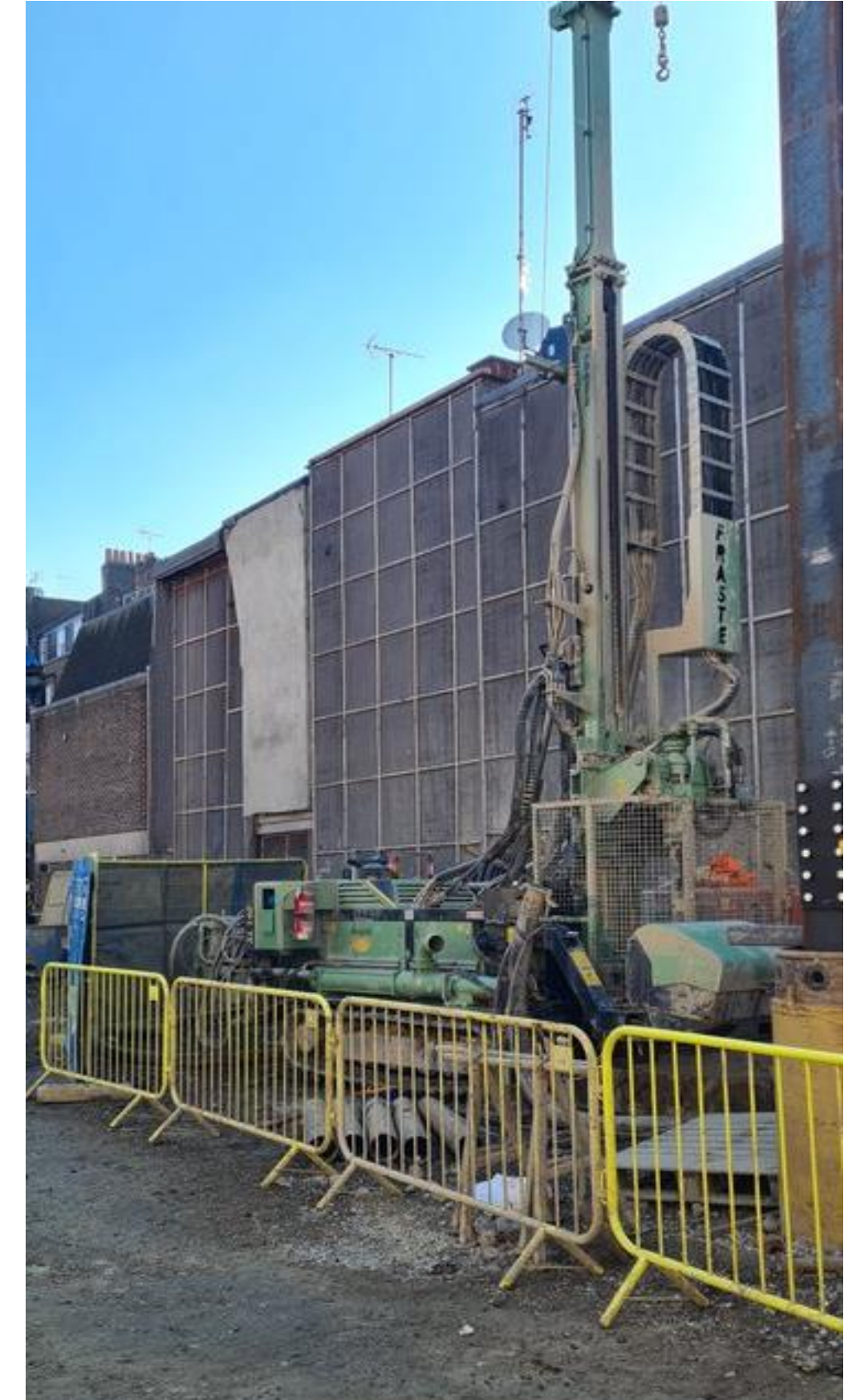
Rig Installing Secant Piles at Waverton Street



# Recent Activities - Photos



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



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



# Recent Activities - Photos



Waverton Street Vehicle Pitlane



Waverton Street Vehicle Pitlane



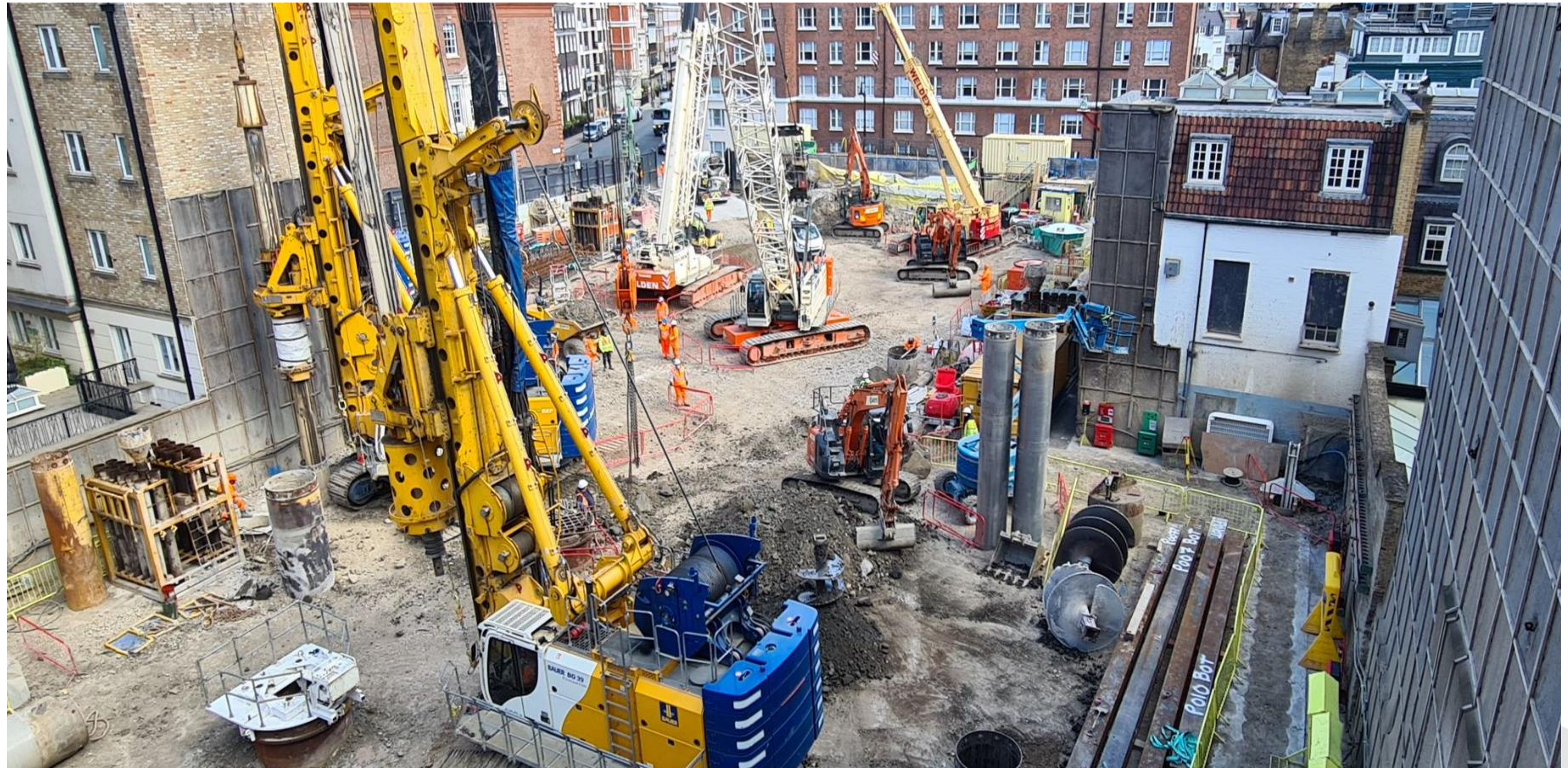
# Recent Activities - Photos



General Overview



# Recent Activities - Photos



General Overview

## 6. Upcoming Activities (This Month)

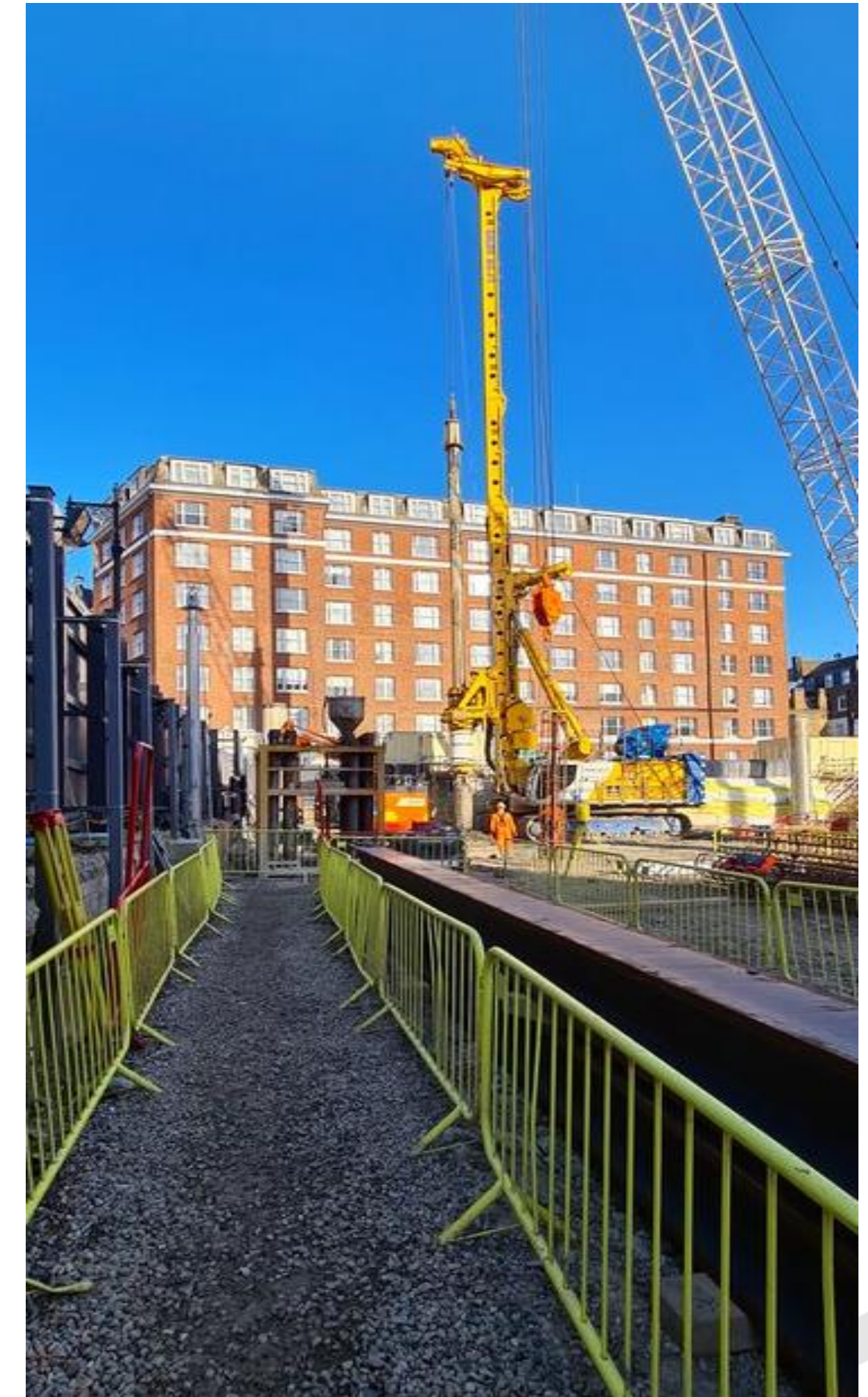
- Ongoing GSHP boring works.
- Ongoing secant pile installation – Along 51 Hill Street elevation & Waverton Street elevation. Once complete on these elevations, the piling rigs will be demobilised.
- Ongoing bearing pile installation across middle of site in Zone 1.
- Demobilisation of Rig 2 week commencing 3/5/21
- Careys will commence the Pilemat excavation and removal to the West elevation of site in Zone 1.



## 7. 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 continue to demonstrate BPM control measures across site 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. 13/05/2021



# Piling Works – Progress



# Piling Works – Programme To Completion





MAY 2021

Hill Street

Waverton St

S Audley St

MP3 VM

MP2

GATE OPEN

MP3

MP4

G-CORE

MAY - Ongoing Excavation in Zone 1 and Slab Construction

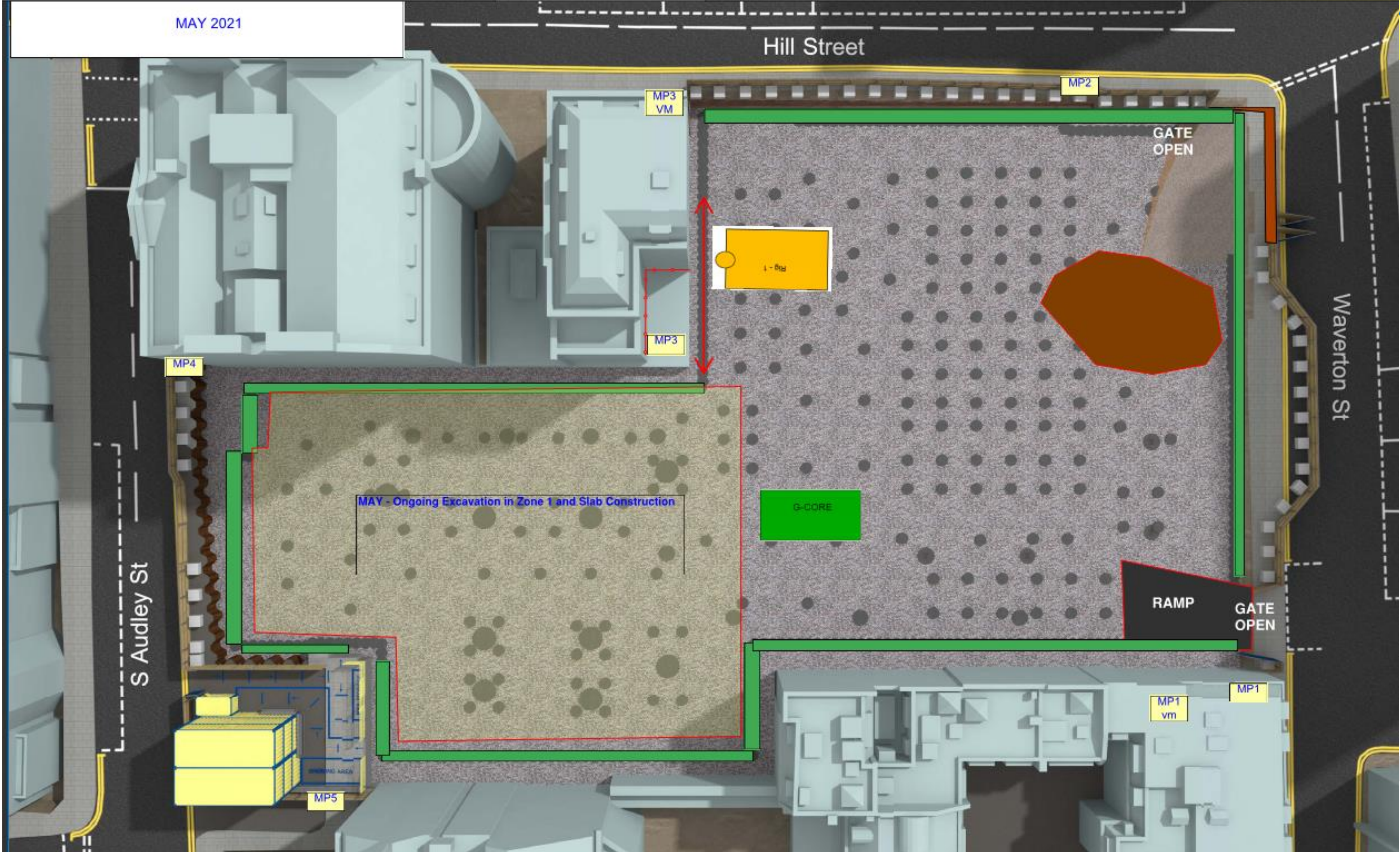
RAMP

GATE OPEN

MP1 vm

MP1

MP5



## 8. Improvements & Innovations



- The Piling Contractor continues to use extra long auger heads as shown on the below photo. The auger is 1m longer than standard heads. 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 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.
- Site continue to use water suppression throughout the day dampen down potential dust onsite along vehicle routes and stockpiles.

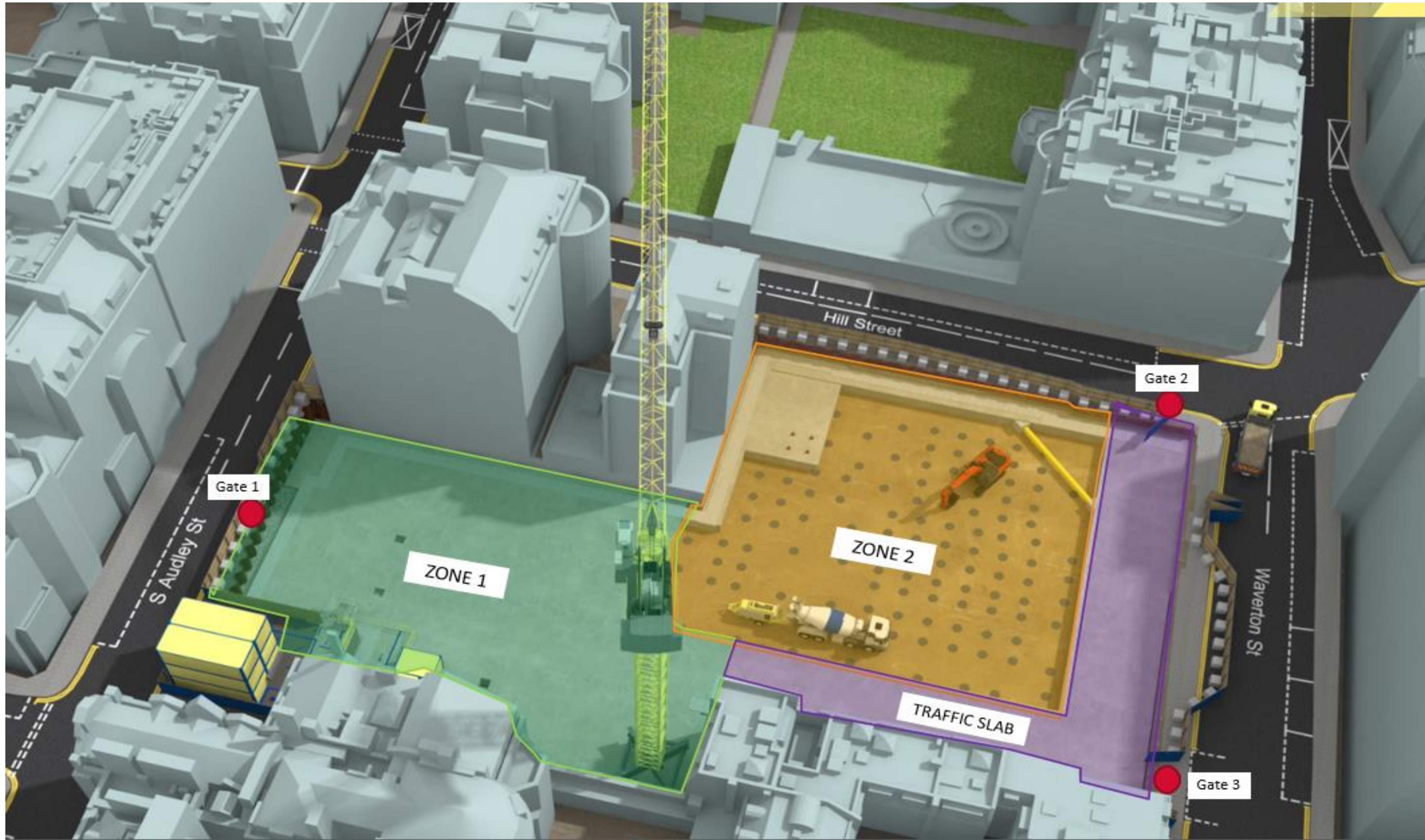


## Improvements & Innovations

- 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 and will remain in place during the piling phase. Additional barriers have also been installed to the front of 51 Hill Street.



## 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)



# TC1 Tower Crane Erection – 12-13<sup>th</sup> May



TC1 is provisionally booked to be erected on the weekend of 12/13<sup>th</sup> June. There will be no road closures required for this activity, it will take place from within site boundary.



# 10. 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)



## Considerate constructors care about **appearance**

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)



## Considerate constructors respect the **community**

This site is registered with the Considerate Constructors Scheme  
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## Considerate constructors protect the **environment**

This site is registered with the Considerate Constructors Scheme  
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## Considerate constructors value their **workforce**

This site is registered with the Considerate Constructors Scheme  
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## Considerate constructors secure everyone's **safety**

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Improving the image of construction call: **0800 783 1423** visit: [www.ccscheme.org.uk](http://www.ccscheme.org.uk)



## 11. 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 £1million 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)



## 12. 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 Q2 MEETINGS  
TUESDAY, 11<sup>TH</sup> MAY – 5:30PM

TUESDAY, 8<sup>TH</sup> JUNE – 5:30PM





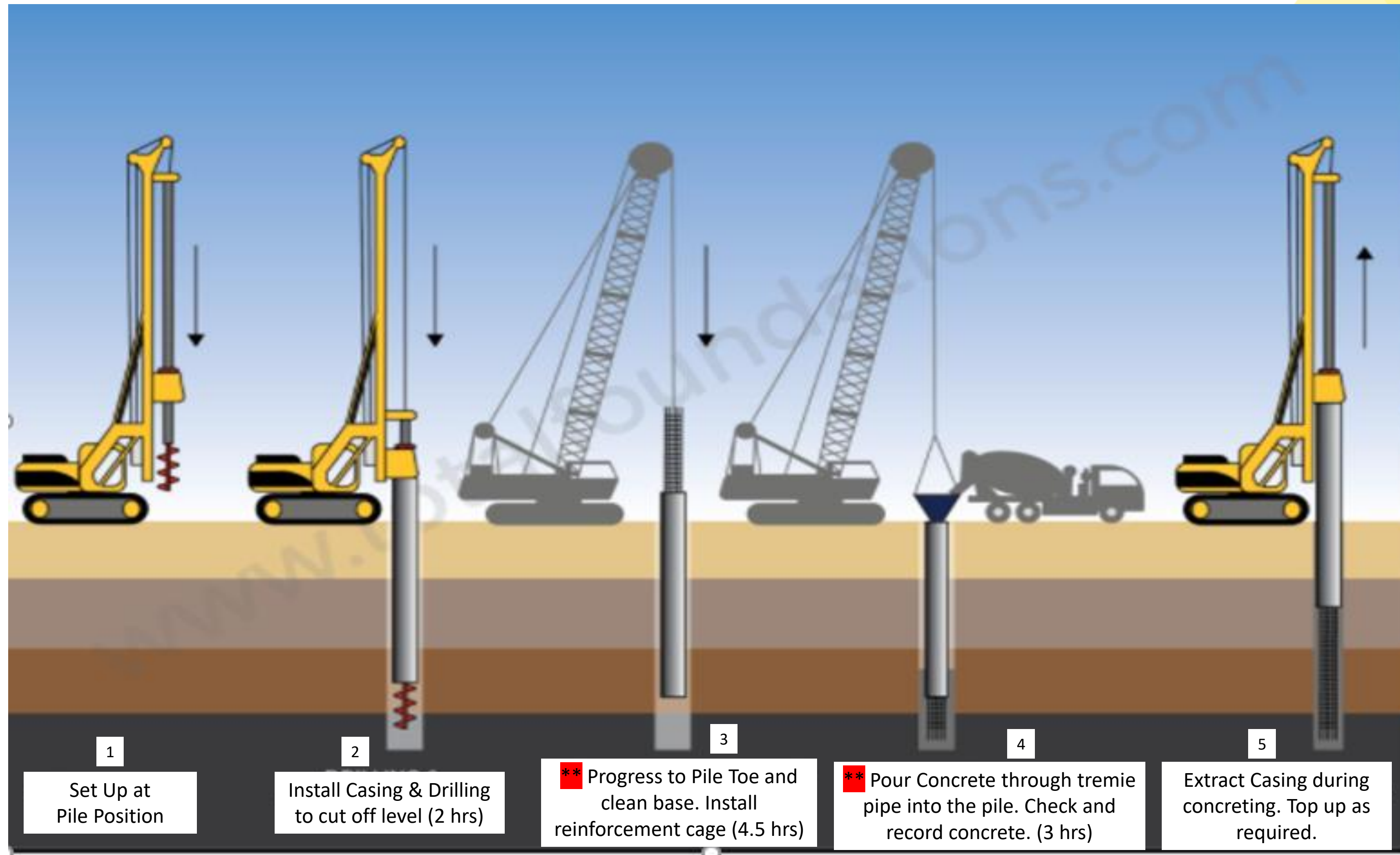
AOB / Q&A

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

## Additional Information



# Typical Bored Pile Installation Timeline Sequence



**\*\* Identified construction hold-points to avoid overruns**

- 3) Pile excavation beyond cut-off-level into London Clay (LC) – Hold Point Latest Start 10:30am
- 4/5) Pile concreting and casing extraction (including wash-out) -Hold Point: Latest Start 15:00pm



# Typical Bored Pile Installation Timeline Sequence

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(1) Set Up at Pile Position



(2) Install Casing & Drilling to cut off level (2 hrs)



\*\* (3) Progress to Pile Toe and clean base. Install reinforcement cage (4.5 hrs)



\*\* (4) Pour Concrete through tremie pipe into the pile. Check and record concrete. (3 hrs)



Extract Casing during concreting. Top up as required.

## HOLD POINTS TO AVOID OVERRUNS (FINISHING LATE):

- Careys and Bauer have set a strict set of hold points (stated above) which we are adhering to on a daily basis in order to safely install the piles and avoid overrunning past 18:00pm.
- Due to the length of time it takes to install the pile over the course of the day, there is little room for error or delays in the process, as to do so may cause a knock-on effect to the finish time.
- Once the Hold Point (3) has been started, the pile must then be fully complete on the same day, otherwise this would cause a major defect and the pile would not be structurally acceptable.



## REASONS WHY PILES MUST BE COMPLETE ON THE SAME DAY:

- The pile must be fully complete on the same day once started, otherwise this would cause a major structural defect in the pile. (No joints in concrete are acceptable).
- If the pile had a structural defect in any way, it would need to be fully core drilled out again through the concrete and reinforcement over its full depth which would be incredibly disruptive to the community as well as delaying the piling programme. (2 weeks in each case)
- The Pile also can't be left un-poured without concrete overnight, because the ground will soften, swell up and collapse causing settlement in the surrounding area. Therefore, the only option is to get the pile complete.
- It is important to point out that a 15min to 20min delay of a typical evening, although very inconvenient to the neighbours at times will prevent major re-works and eliminate prolonging the piling programme.
- As always, Careys will endeavor to maintain our strict daily schedule to complete all works by 18:00pm.

