



# Audley Square House

## Neighbourly Monthly Meeting No. 9

Careys Civil Engineering

11<sup>th</sup> May 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. BPM Improvements & Innovations
8. Tower Crane Erection
9. Ground Level Slab Construction
10. Basement Excavation Works
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



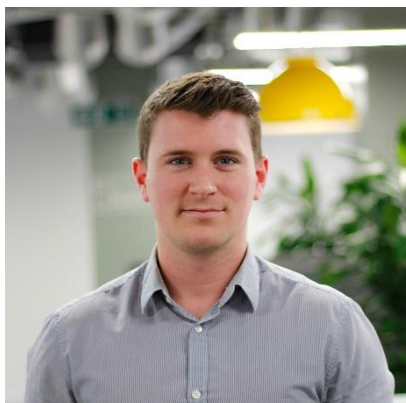
**Michael Bassett**  
Project Manager



**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

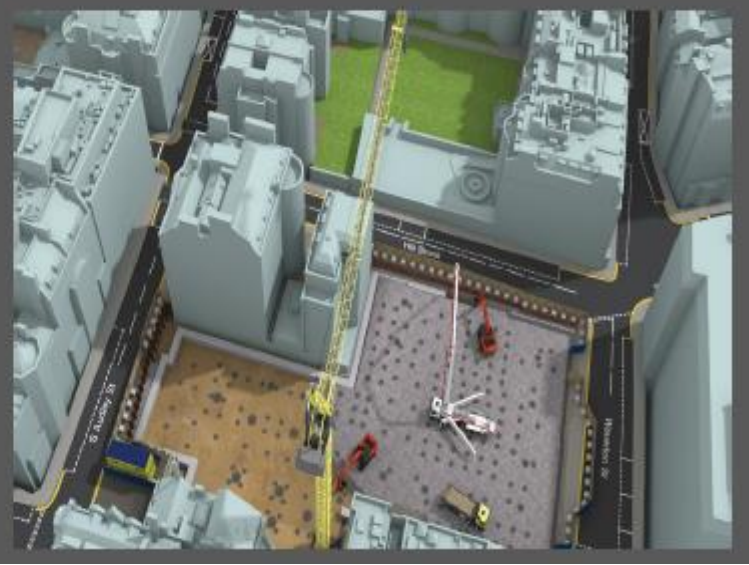
15-33 weeks



Stage 2  
Piling and Capping Beam Works

29-64 weeks


Current Stage



Stage 3  
G0 Slab Top-down construction

56-62 weeks

Transition



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

- Completed secant piling along all elevations of site. Currently completing the last section beside 51 Hill Street.
- Bearing pile installation complete across the site.
- 2 Piling Rigs and 2 crawler cranes have been demobilised and removed from site.
- Ground Source Heat Pump (GSHP) borehole mini piles ongoing until early June.
- Careys have commenced pile mat excavation to the west elevation of site and started to remove the perimeter Guidewall.
- Vehicles are continuing to access through Gate 2 and Gate 3 on Waverton Street.



# Recent Activities - Photos



Layout highlighting Piling Complete



Rig Installing Last Remaining Secant Piles at 51 Hill Street



# Recent Activities - Photos



General Overview

# Recent Activities - Photos

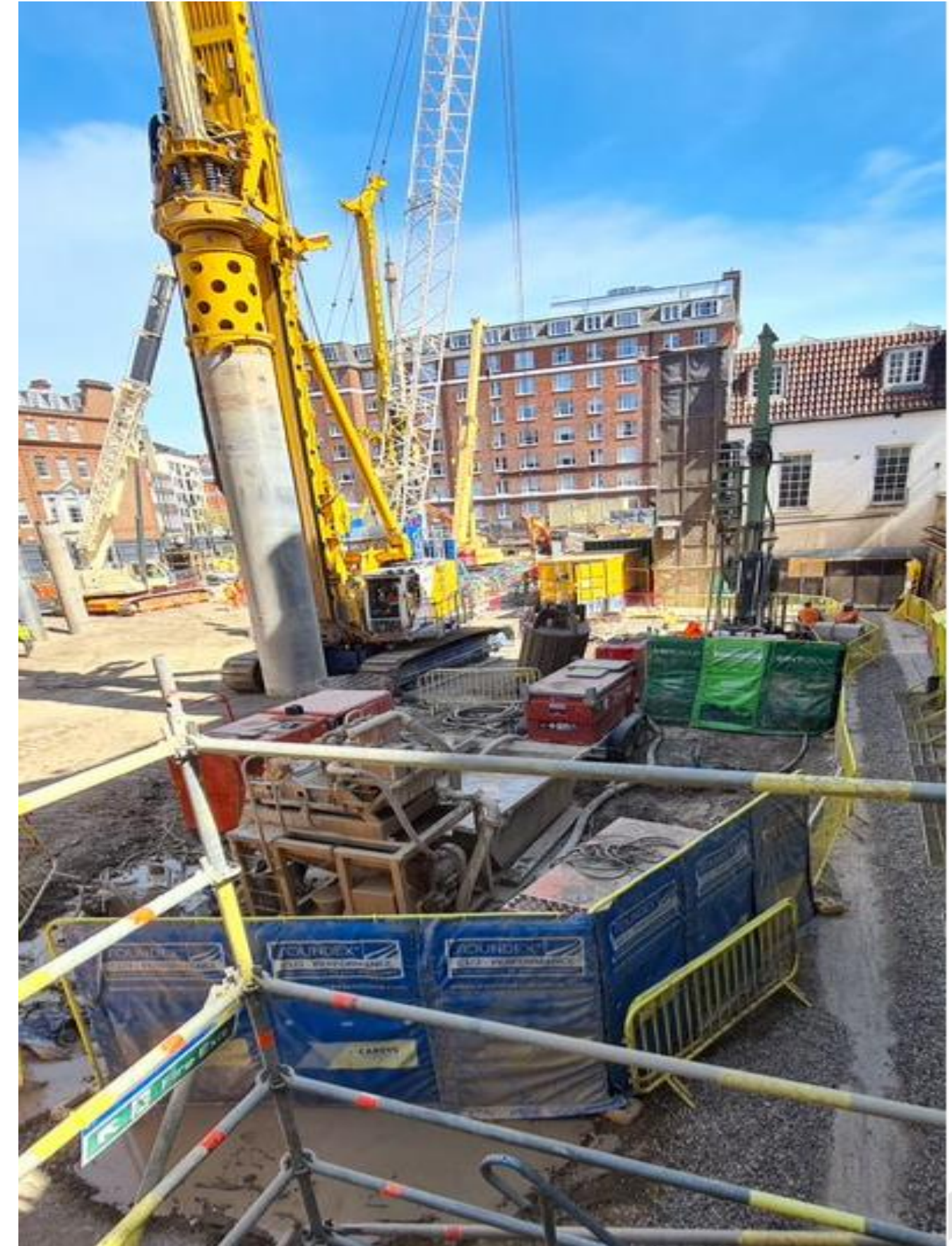


Demobilisation & Removal of Rigs /Cranes From Site



Current Site Overview

# Recent Activities - Photos



Typical GSHP Mini Piles – With Noise Barriers

# Recent Activities - Photos

Careys Works



West Elevation of Site – Guidewall Removal & Pile Cropping



# Recent Activities - Photos



West Elevation of Site – Guidewall Removal & Pile Cropping Close to South Audley Street



# Recent Activities - Photos



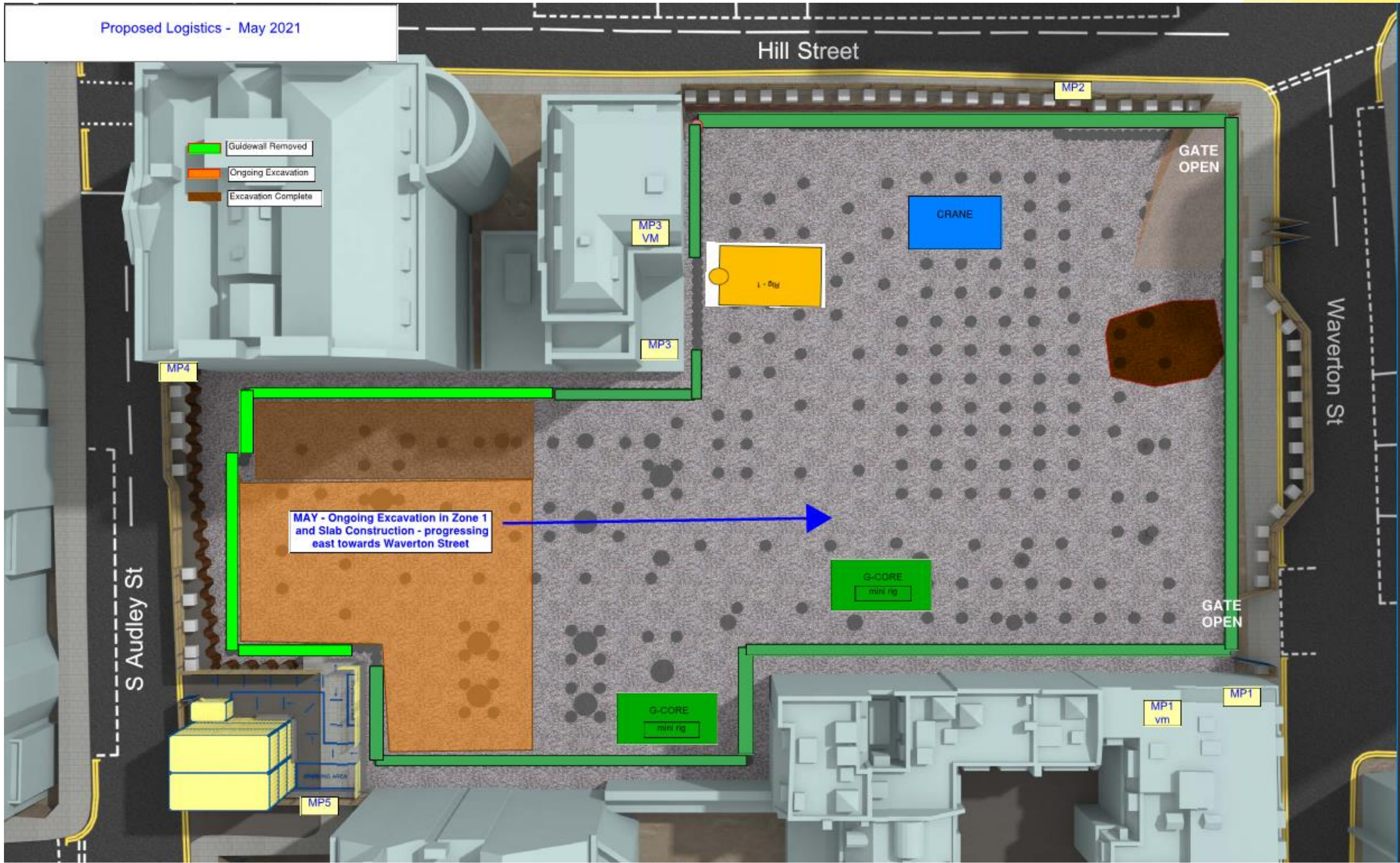
Typical Overview – Pilemat excavation from West to East across site in progress

## 6. Upcoming Activities (This Month)

- Ongoing GSHP boring works.
- Demobilisation and removal of last Bauer Piling Rig & Crane on 20/05/21
- Careys will continue with the Pilemat excavation and guidewall removal across the site. The team are working from the west elevation of site in Zone 1 and making their way across site towards Zone 2 in the east.
- Once the Pilemat is removed in the given areas, the construction of the new Garden/ Ground Level Slab will commence, again working from West to East.

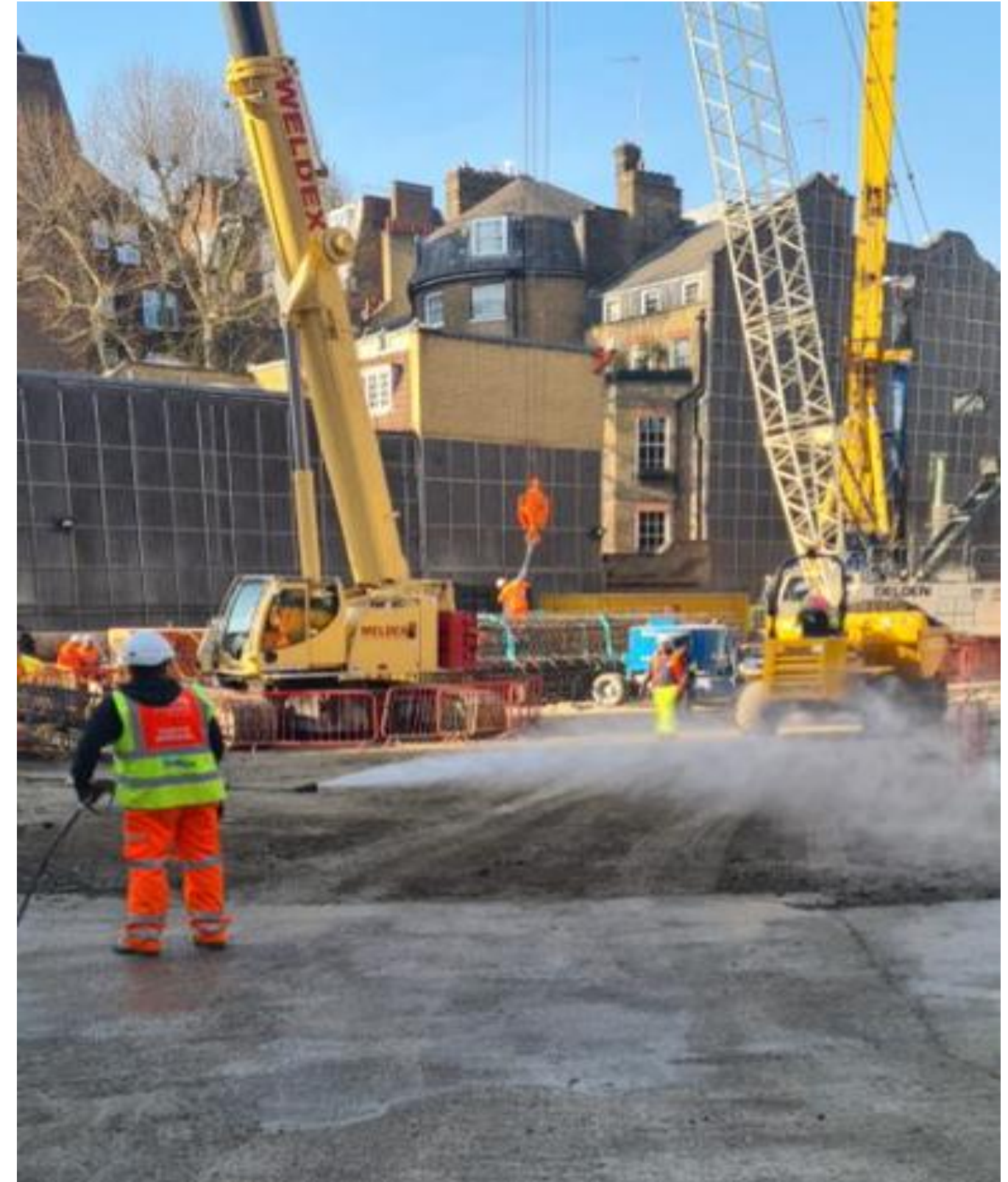






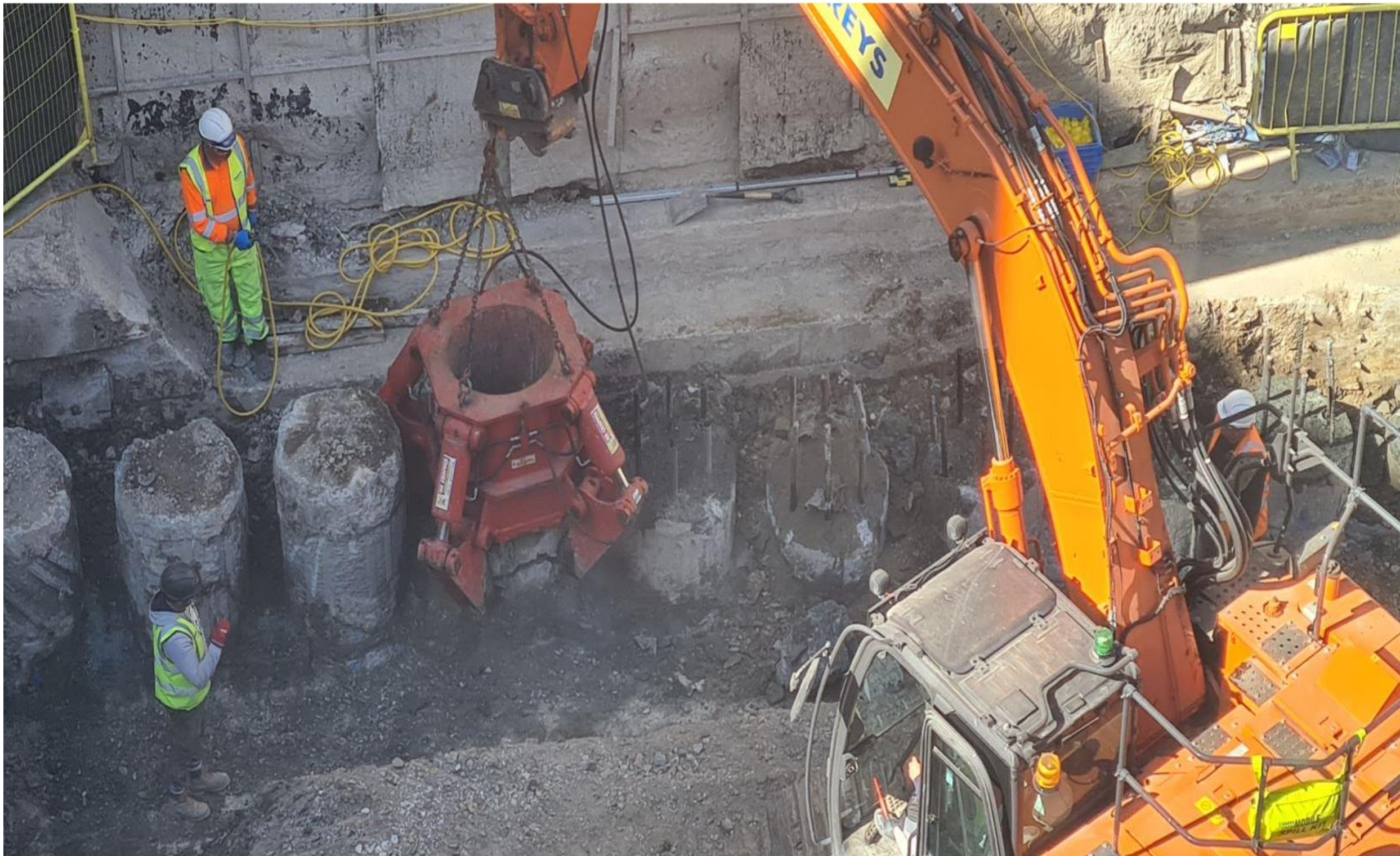
## 7. BPM Improvements & Innovations

- Site continue to use water suppression throughout the day dampen down potential dust onsite along vehicle routes and stockpiles.
- The Piling Contractor continues to use extra long auger heads. 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 and reduce noise.



## BPM Improvements & Innovations

- Careys are using hydraulic excavator mounted “Pile Croppers” to cut the new piles down to the design level during the slab construction. The cropping method produces little noise compared to traditional breaking methods. See below photo showing cropper in practice.



## BPM 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 excavation phase. Additional barriers have also been installed to the front of 51 Hill Street until the remaining piling is complete.



## 8. TC1 Tower Crane Erection – 31<sup>st</sup> July



TC1 is provisionally booked to be erected on the weekend of 31<sup>st</sup> July. There will be no road closures required for this activity, it will take place from within site boundary.



## 9. Garden / Ground Level Slab Construction

**NOTE:**

The image below shows the completed new Garden/Ground Level concrete slab. This is the next stage of construction after piling is complete.

The casting of the concrete will be split up into individual pours as indicated by the blue lines below.

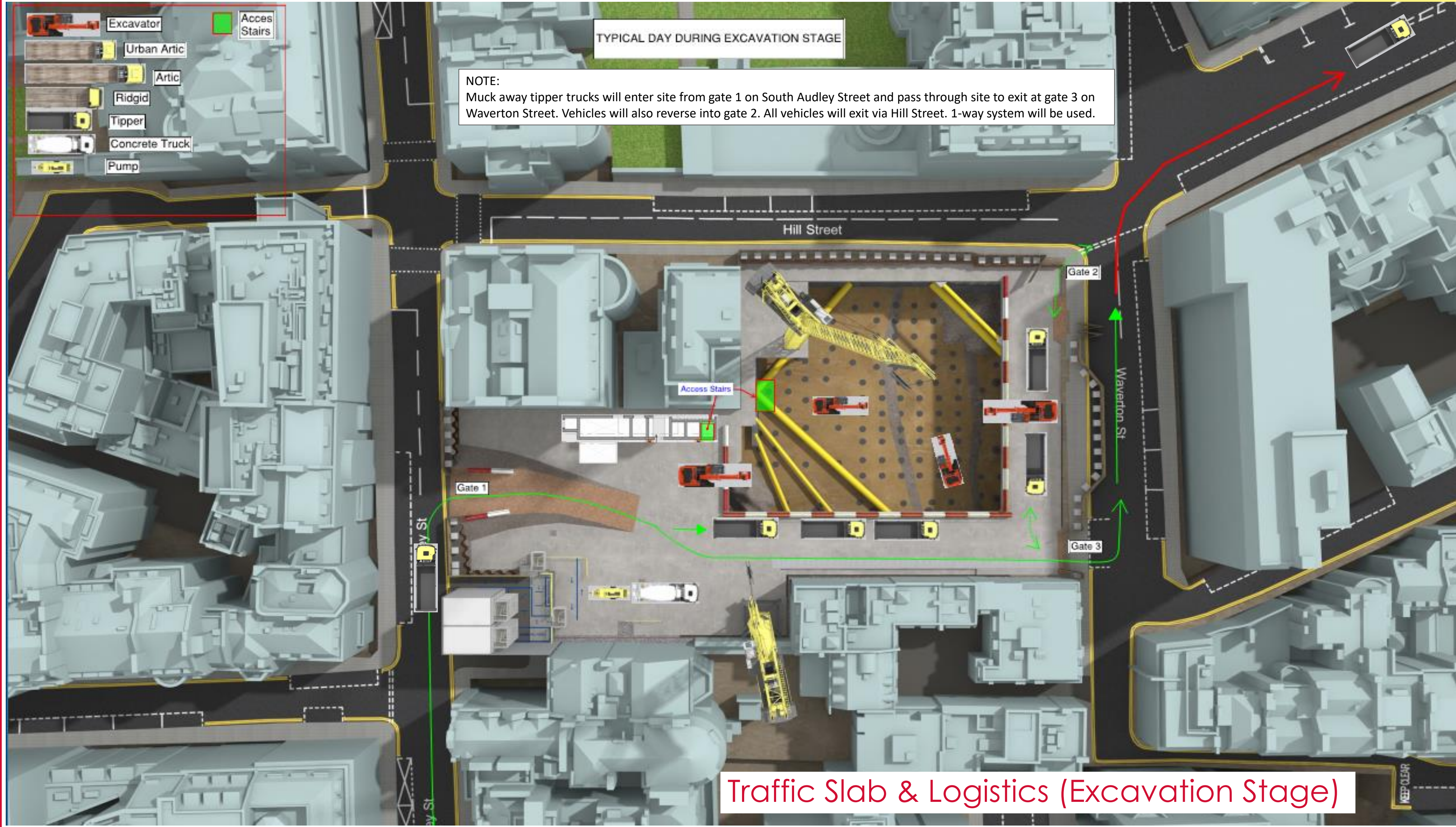
Each pour will take place on a different day. The size of each pour has been determined based on achievable supply of concrete on any given day. These slabs will be cast by circa August 2021. Once the slab is complete, it will provide a vehicle traffic slab across the site.



-  Excavator
-  Urban Artic
-  Artic
-  Ridgid
-  Tipper
-  Concrete Truck
-  Pump
-  Access Stairs

TYPICAL DAY DURING EXCAVATION STAGE

NOTE:  
 Muck away tipper trucks will enter site from gate 1 on South Audley Street and pass through site to exit at gate 3 on Waverton Street. Vehicles will also reverse into gate 2. All vehicles will exit via Hill Street. 1-way system will be used.



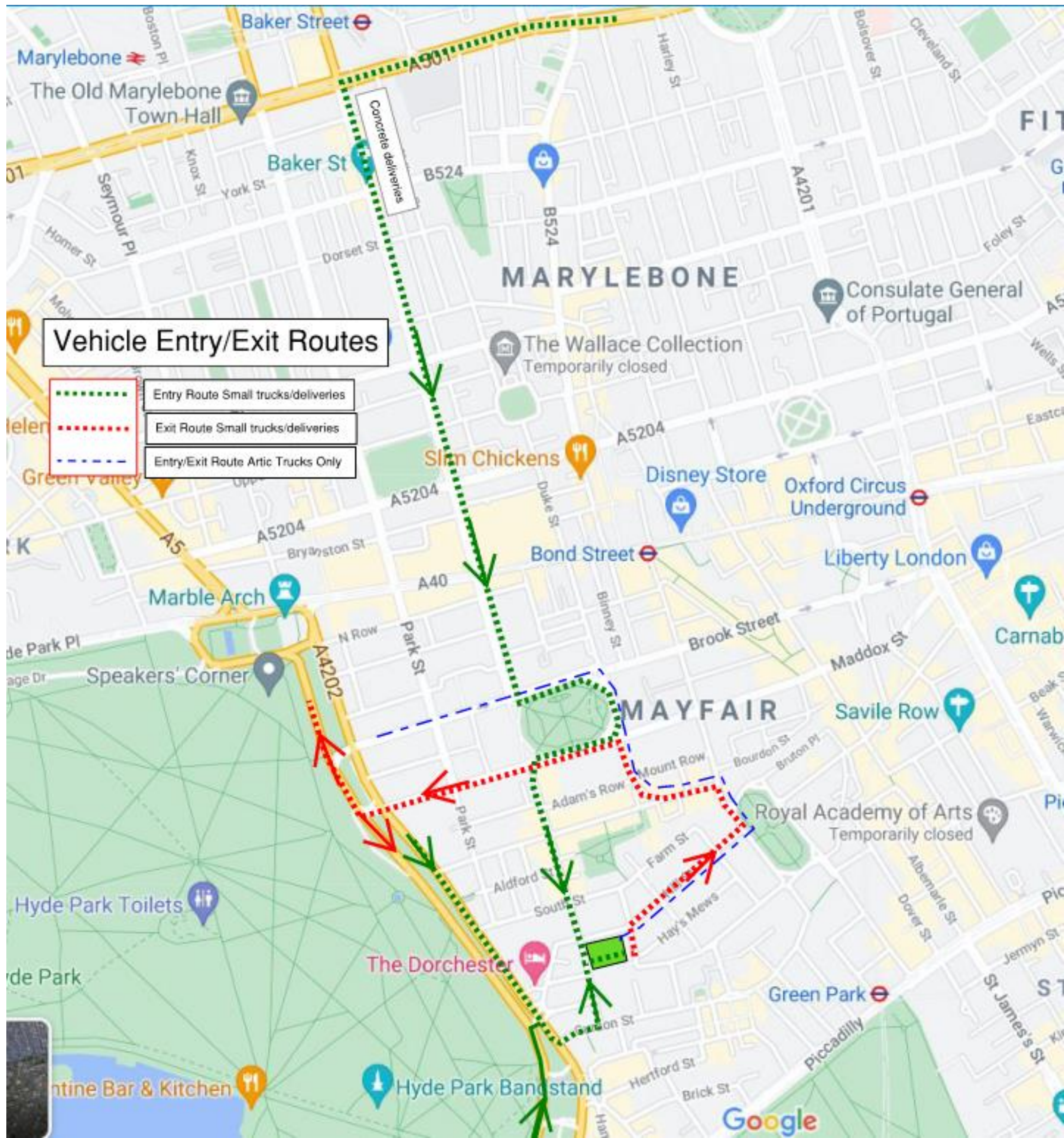
Traffic Slab & Logistics (Excavation Stage)



NOTE:  
Concrete trucks will enter site from gate 1 on South Audley Street from the North and pass through site to exit at gate 3 on Waverton Street. All vehicles will exit via Hill Street. 1-way system will be used.

Traffic Slab & Logistics





Vehicle Routes



# 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)



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



## Considerate constructors value their **workforce**

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

This site is registered with the Considerate Constructors Scheme  
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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 Q2 MEETINGS

TUESDAY, 8<sup>TH</sup> JUNE – 5:30PM

TUESDAY 13<sup>TH</sup> JULY – 5:30PM

TUESDAY 10<sup>TH</sup> AUGUST – 5:30PM

TUESDAY 14<sup>TH</sup> SEPTEMBER – 5:30PM



14. AOB / Q&A

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