



Audley Square House

Neighbourly Monthly Meeting No. 10

Careys Civil Engineering
08th June 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.

Remaining Scheme Overview:

- a) Bulk Excavation for 5 levels of basement (Top Down and Blue-Sky zones)
- b) Waterproofing system installation to basement
- c) Drainage installation throughout building
- d) 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). 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

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



4. Key Project Timeline

Stage 1
Monitoring, Site Establishment, Piling /GSHP Piling

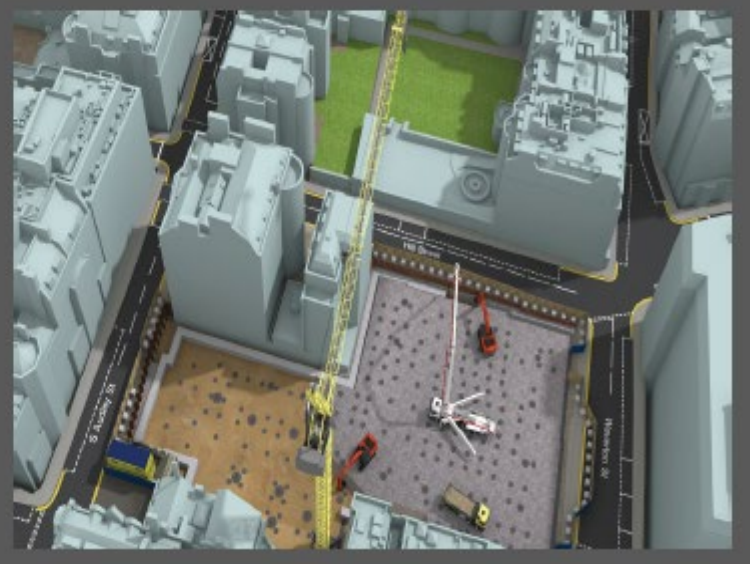
15-33 weeks



Stage 2
Piling and Capping Beam Works

29-64 weeks

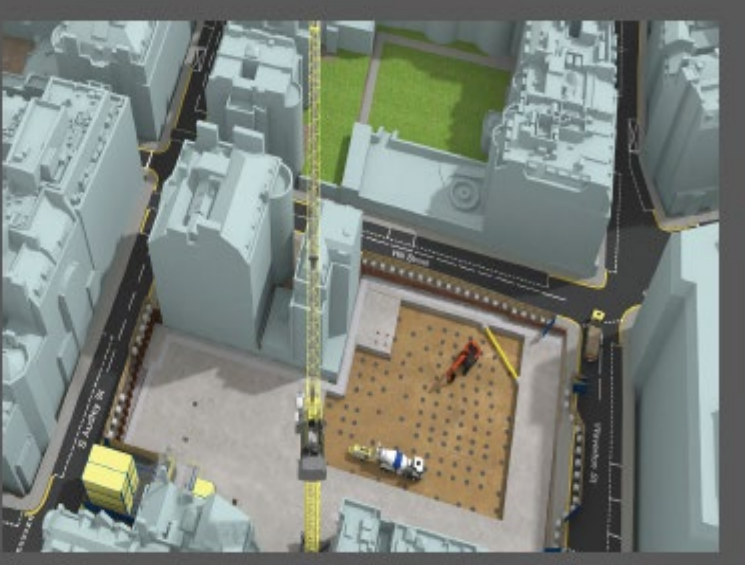
Current Stage



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

- Ground Source Heat Pump (GSHP) borehole mini piles ongoing until end of June.
- Careys are continuing with pile mat excavation across the site from the west elevation towards the east of site.
- Concrete guidewall removal is ongoing around the perimeter of site.
- Ground Floor Slab construction has started to the west of site in zone 1.
- Vehicles are continuing to access through Gate 2 and Gate 3 on Waverton Street.



Recent Activities - Photos



General Overview – Pile Cropping & Excavation

Recent Activities - Photos



Commencement of GF Slab Construction to West Elevation of Site

Recent Activities - Photos



Preparation For Slab Construction



Removal of Perimeter Guidewall & General Excavation – RLY Elevation

Recent Activities - Photos



Removal of Spoil in Tipper Trucks

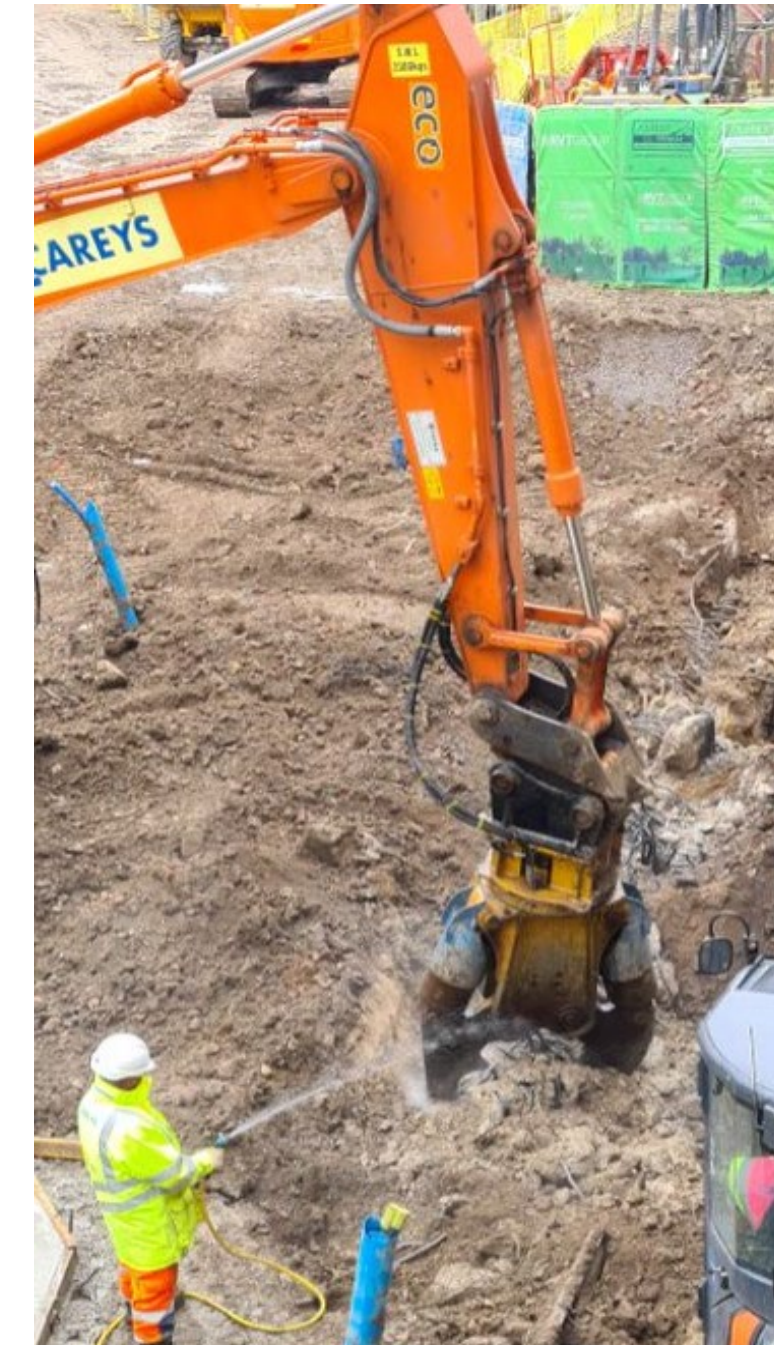
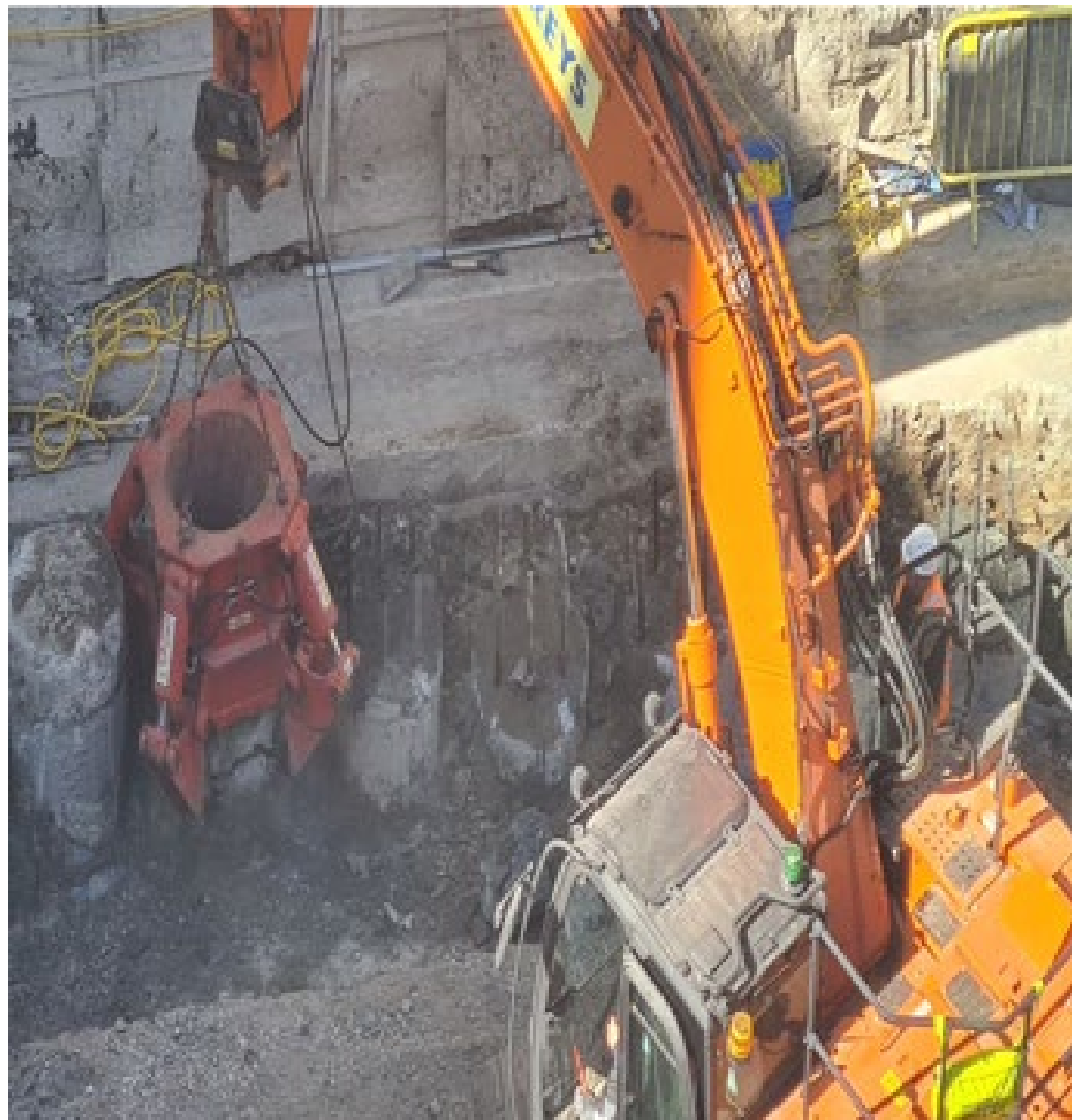
6. Upcoming Activities (This Month)

- 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.
- The construction of the new Garden/ Ground Level Slab has commence to the west elevation of site and progress will be from west to east.
- Ongoing GSHP boring works will continue until end of June/July



7. BPM Improvements & Innovations

- Site continue to use water suppression throughout the day dampen down potential dust onsite along vehicle routes and stockpiles.
- 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.
- Careys are using a hydraulic excavator mounted cutting jaw to chew up concrete where possible instead of traditional pin breaking. This method reduces noise output around the site.



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.



8. TC1 Tower Crane Erection – 31st July



TC1 is provisionally booked to be erected on the weekend of 31st 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

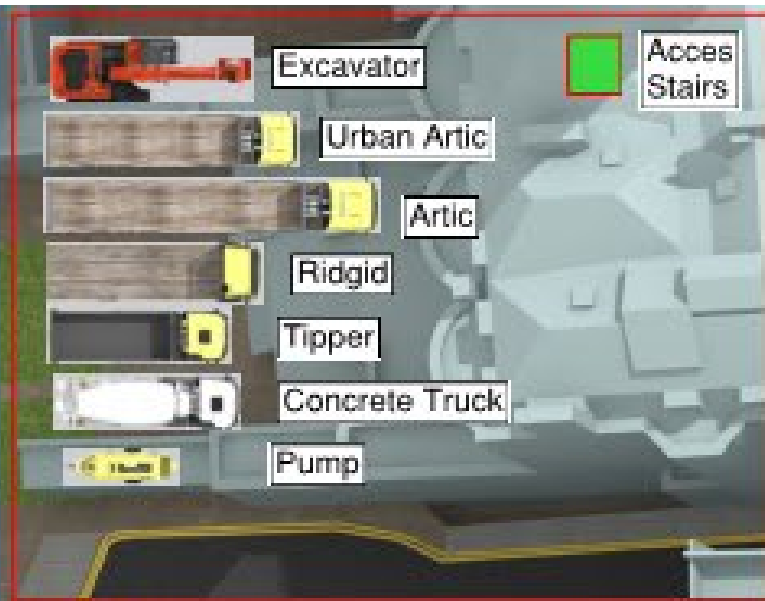
NOTE:

The image below shows the completed new Garden/Ground Level concrete slab. This is the current stage of construction.

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

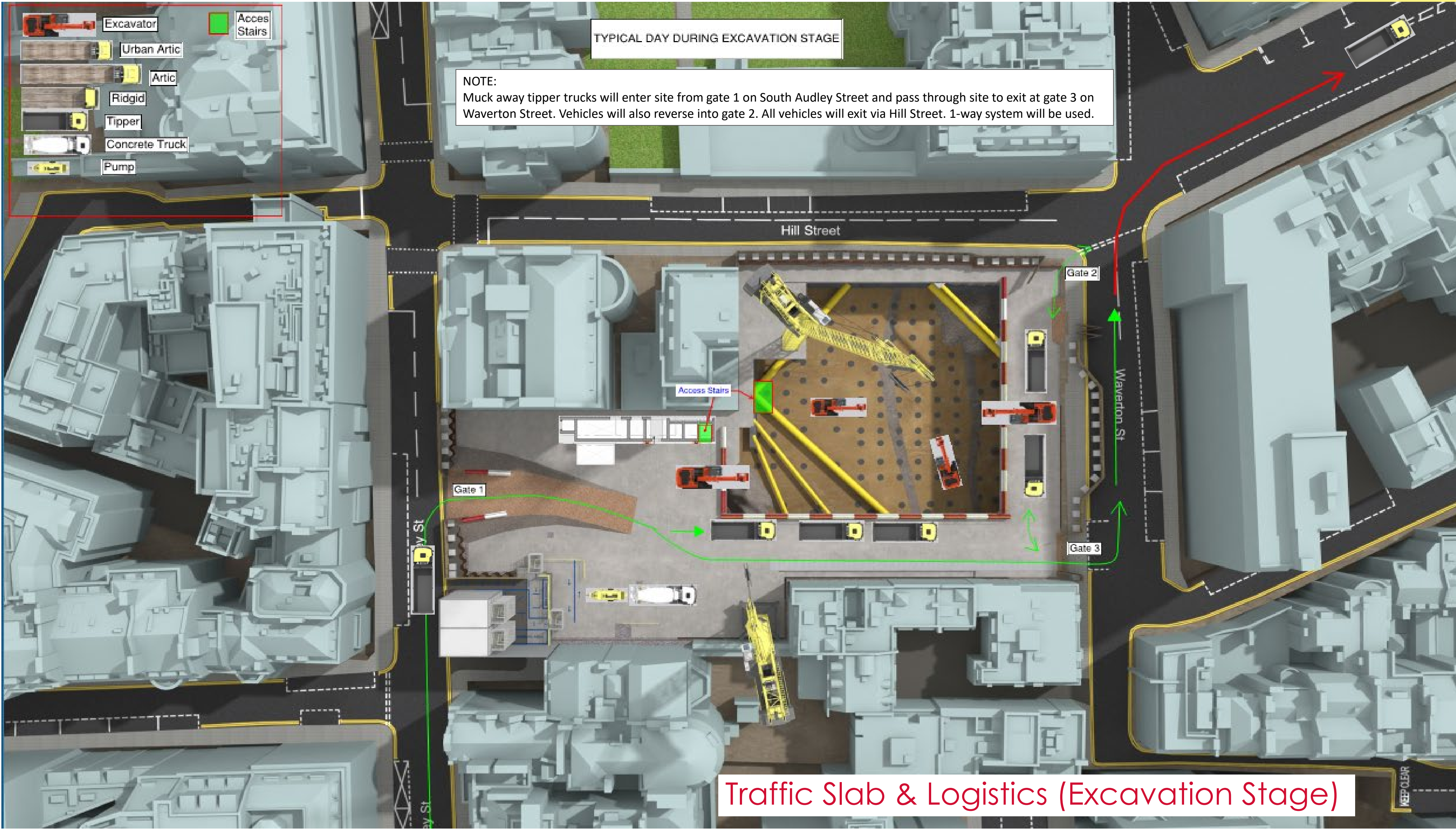
Each pour will take place on a different day. The size of each pour has been determined based on achievable supply of concrete on any given day. These slabs will be cast by circa August 2021. Once the slab is complete, it will provide a vehicle traffic slab across the site.





TYPICAL DAY DURING EXCAVATION STAGE

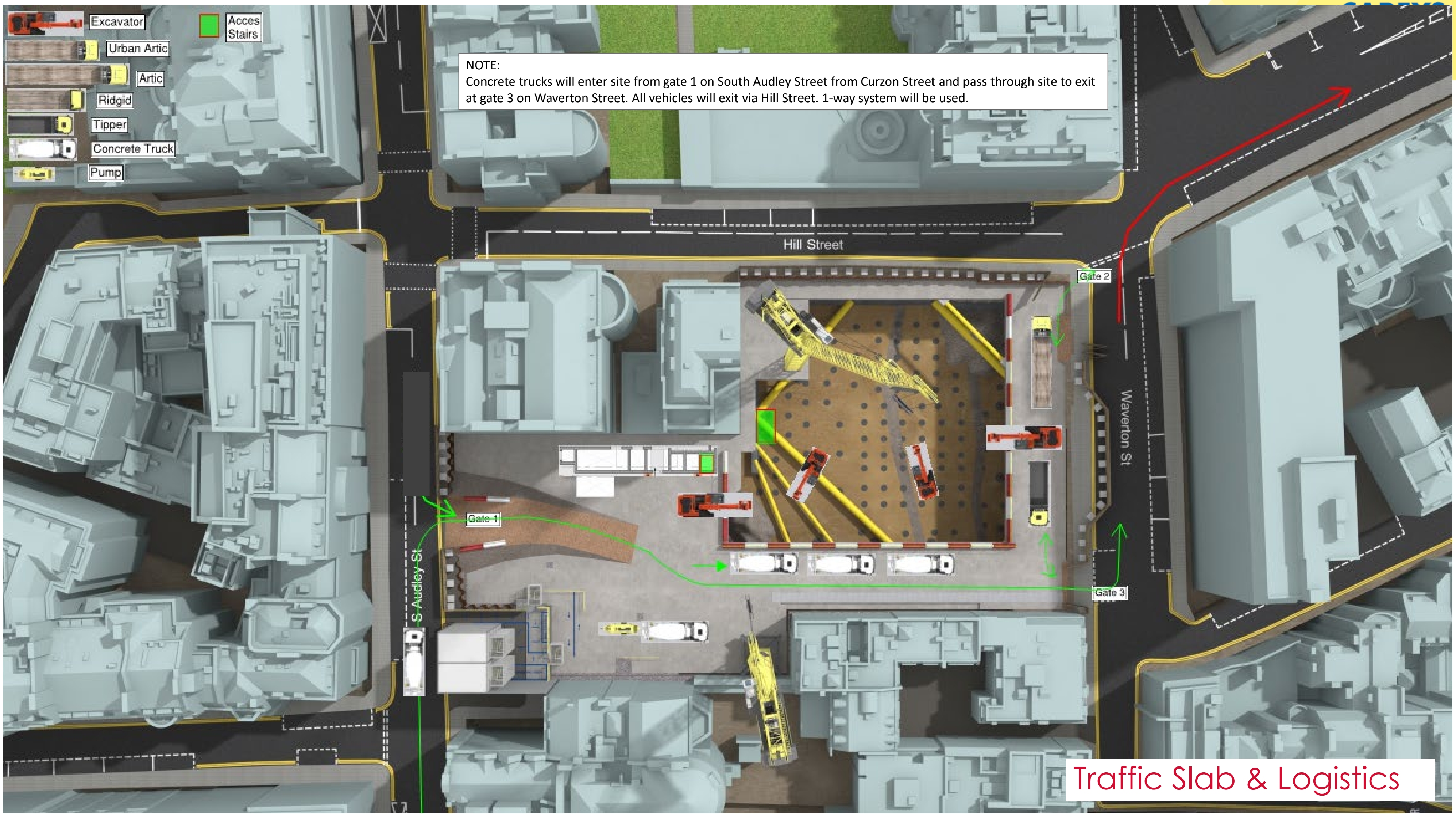
NOTE:
Muck away tipper trucks will enter site from gate 1 on South Audley Street and pass through site to exit at gate 3 on Waverton Street. Vehicles will also reverse into gate 2. All vehicles will exit via Hill Street. 1-way system will be used.



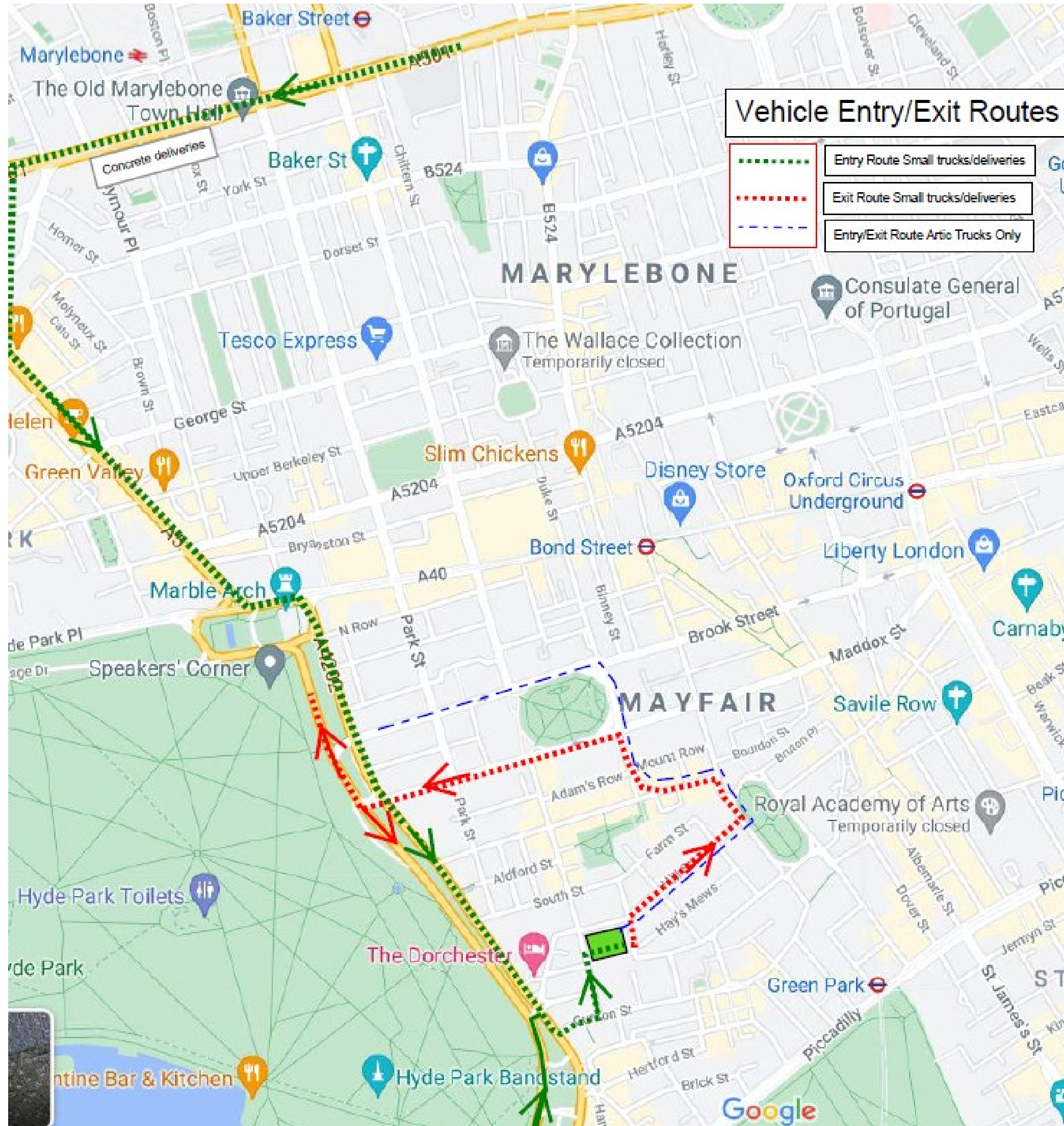
Traffic Slab & Logistics (Excavation Stage)

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

NOTE:
 Concrete trucks will enter site from gate 1 on South Audley Street from Curzon Street 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



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



Considerate constructors respect the **community**

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



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



Considerate constructors value their **workforce**

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



Considerate constructors secure everyone's **safety**

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



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



12. Our Charity Partnership

SAVE THE DATE

**THURSDAY
1ST JULY 2021**

**AUDLEY SQUARE CHARITY
SOFTBALL
TOURNAMENT**

**REGENTS PARK 5PM – 7PM
DETAILS TO FOLLOW**

**AUDLEY SQUARE
DEVELOPMENT**

**caudwell
children**
Changing Children's Lives

The Audley Square charity taskforce is pleased to announce plans for our first event, a summer softball tournament in Regent's Park.

Further details will follow but please save the date in your diary to join with colleagues and associates from across the project team in London's Regent's Park to have some fun and learn more about our charity partnership with Caudwell Children .

No previous experience of softball required!

Thank you for your support.

**AUDLEY
SQUARE**
DEVELOPMENT



ARUP



GT GARDINER & THEOBALD

EPR

0345 300 1348

charity@caudwellchildren.com

caudwellchildren.com

caudwellchildren

@caudwellkids

@caudwellchildren



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.

UPCOMING Q2 MEETINGS

TUESDAY 13TH JULY – 5:30PM

TUESDAY 10TH AUGUST – 5:30PM

TUESDAY 14TH SEPTEMBER – 5:30PM



14. AOB / Q&A

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