



# Audley Square House

Neighbourly Monthly Meeting No. 11

Careys Civil Engineering  
13<sup>th</sup> July 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. Ground Level Slab Construction
8. BPM Improvements & Innovations
9. Tower Crane 1 Erection
10. Logistics /Traffic Management
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



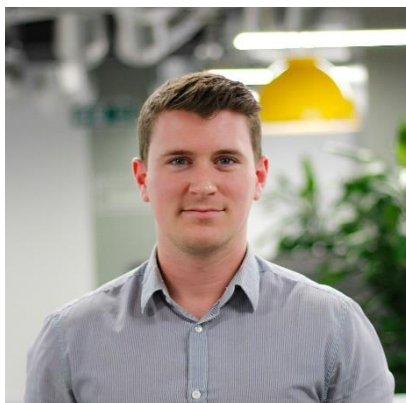
**Michael Bassett**  
Project Manager



**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](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



Stage 3  
G0 Slab Top-down construction

56-62 weeks

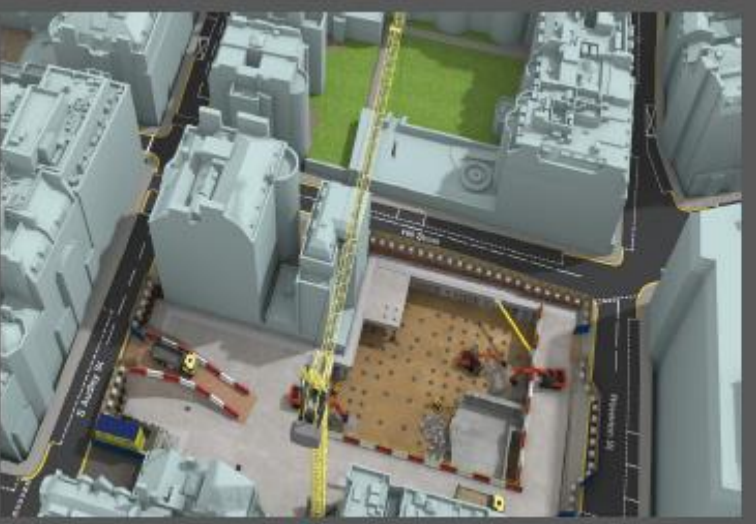
Current Stage



Stage 4  
Bulk Excavation Commences within the Open-cut

64 week

Transition



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

- Careys completed pile mat excavation in Zone 1 to West of site.
- The site team continued with pile mat excavation in Zone 2 to the East of the site.
- Ground Source Heat Pump (GSHP) boreholes ongoing until end of July.
- Concrete guidewall removal was completed across the site.
- Ground Floor Slab construction continues to the west of site in zone 1 with reinforcement and drainage installation ongoing.
- Vehicles are continuing to access through Gate 2 on Waverton Street.





# Recent Activities - Photos



General Overview – Pile mat excavation complete to West of site. Ongoing excavation to East of site







Pouring Concrete blinding for slab preparation





Concrete blinding complete in Zone 1. Slab Plywood installation ongoing.





Garden Level Slab reinforcement fixing to West of site





Plan View - Garden Level Slab reinforcement fixing to West of site





Typical slab formwork installation  
along 3 Audley Square



Typical waterproofing installation to piles



Slab preparation along Red Lion Yard elevation







Ground Source Heat Pump Boreholes Ongoing –  
Surrounded by Acoustic Noise Barriers





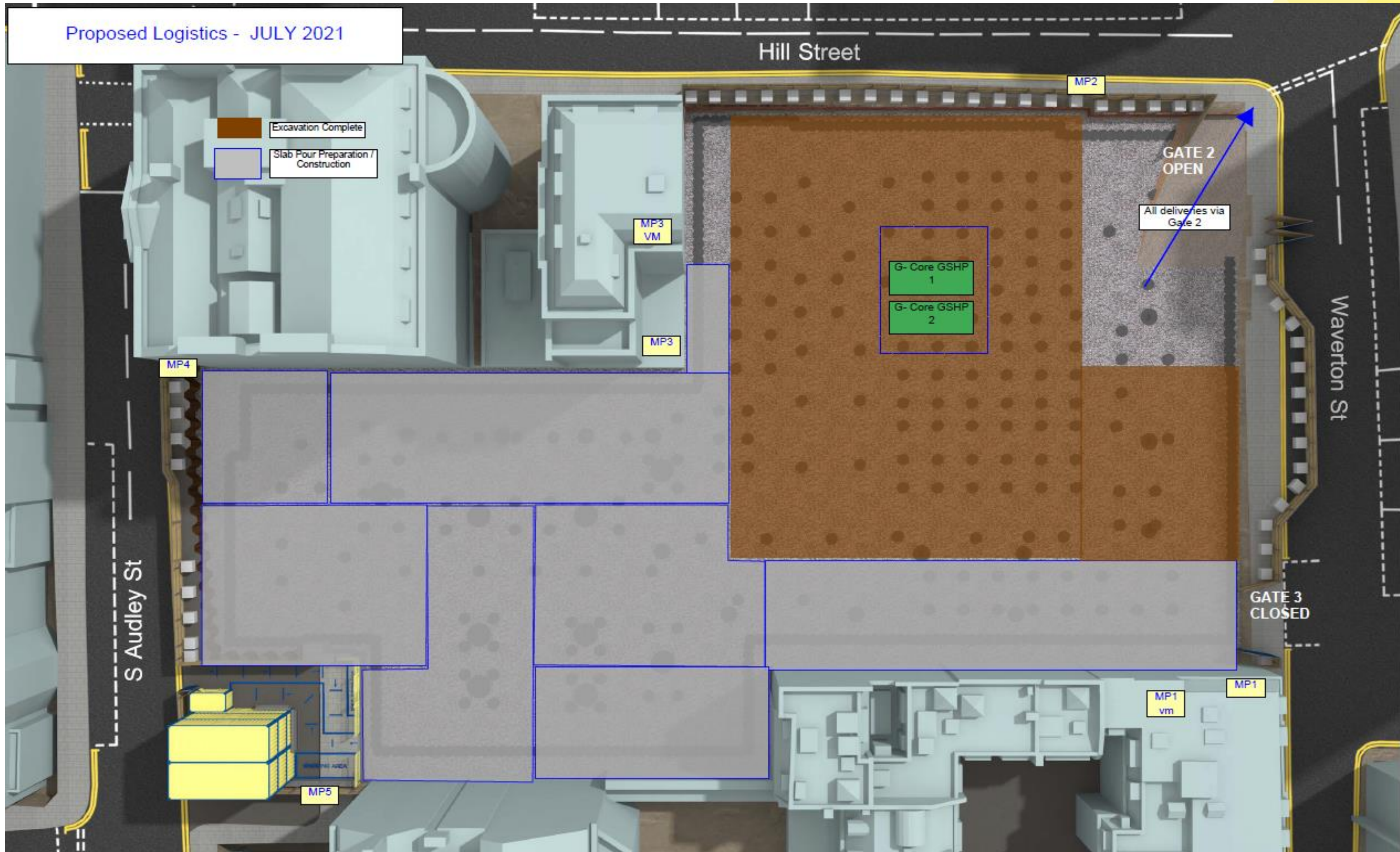
## 6. Upcoming Activities (This Month)

- Careys will complete the pile mat excavation in Zone 2 to East of site.
- The construction of the new Garden/ Ground Level Slab will continue across the site from west to east.
- Reinforcement fixing and concrete delivery will continue in Zone 1 to the West of site.
- Ongoing GSHP boring works will continue until end of July.
- Careys and Caudwell Properties will be hosting a charity softball tournament on 5<sup>th</sup> August to raise money for Caudwell Children.





Proposed Logistics - JULY 2021





# 7. 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.

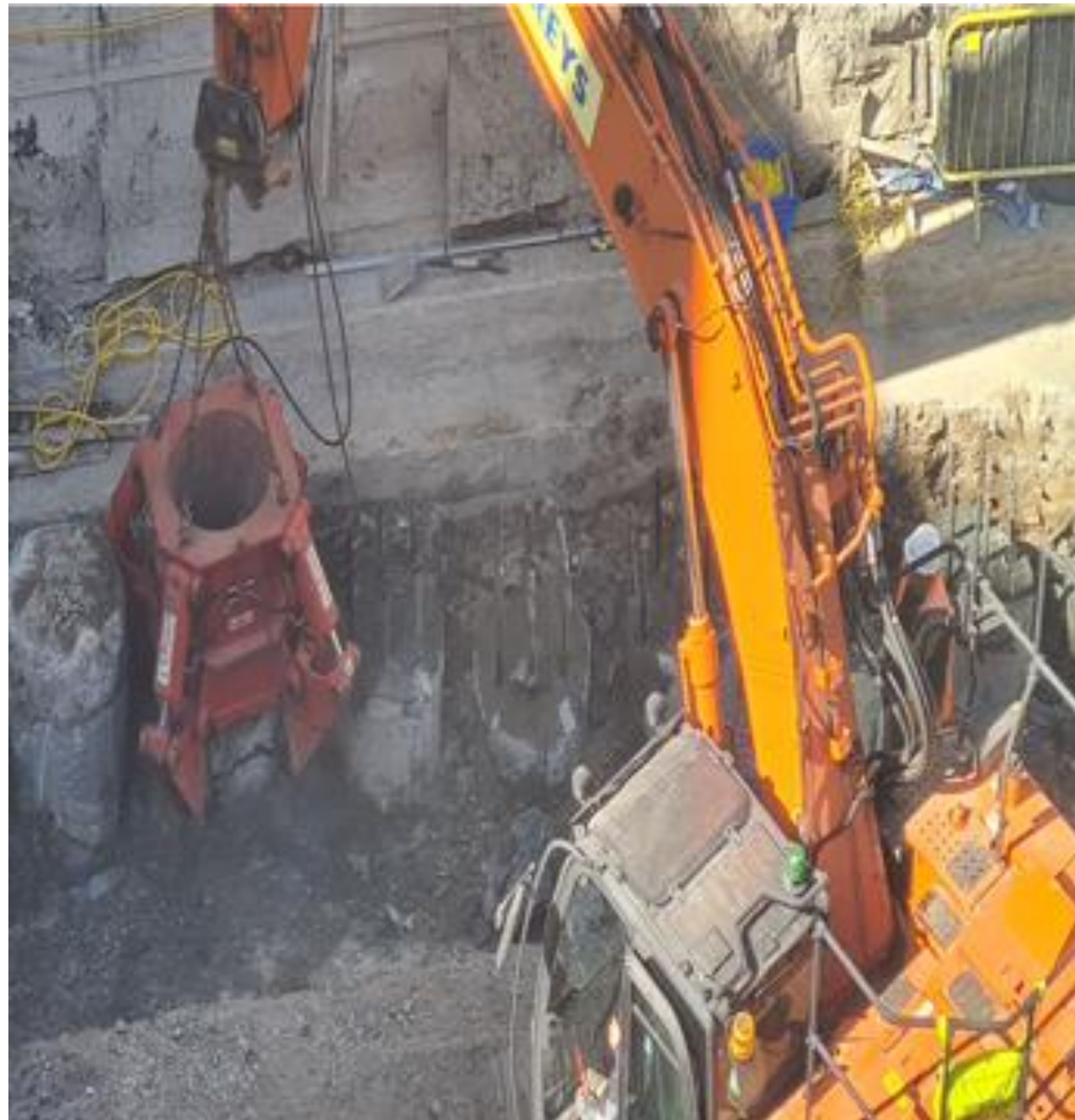
Each pour will take place on a different day. The size of each pour has been determined based on achievable supply of concrete on any given day. These slabs will be cast by circa September 2021. Once the slab is complete, it will provide a vehicle traffic slab across the site.





## 8. 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. These will be used throughout the basement excavation also.
- 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 and will be used for removing concrete during bulk basement excavation also.





## 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.





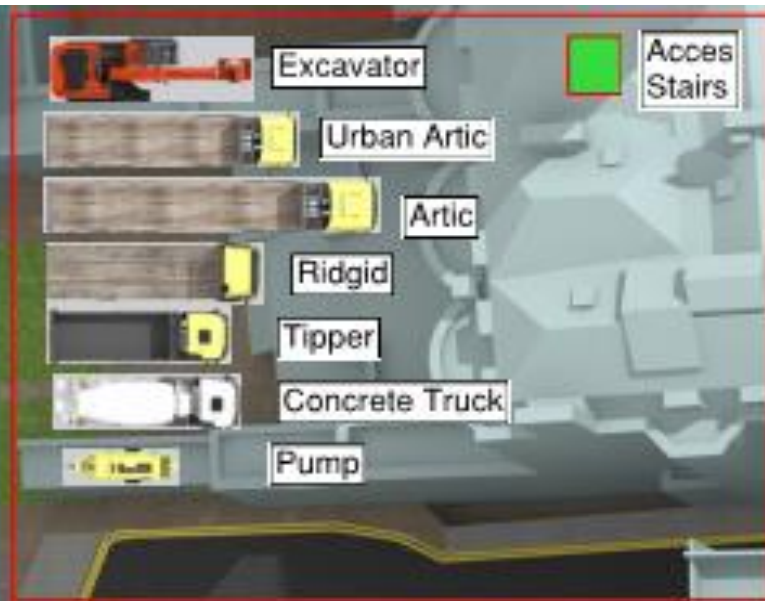
## 9. TC1 Tower Crane Erection – 14<sup>th</sup>/15<sup>th</sup> August



TC1 is provisionally booked to be erected on the weekend of 14&15<sup>th</sup> August. There will be no road closures required for this activity, it will take place from within site boundary. The PJC community liaison officer will update residents if there is any changes to the dates.

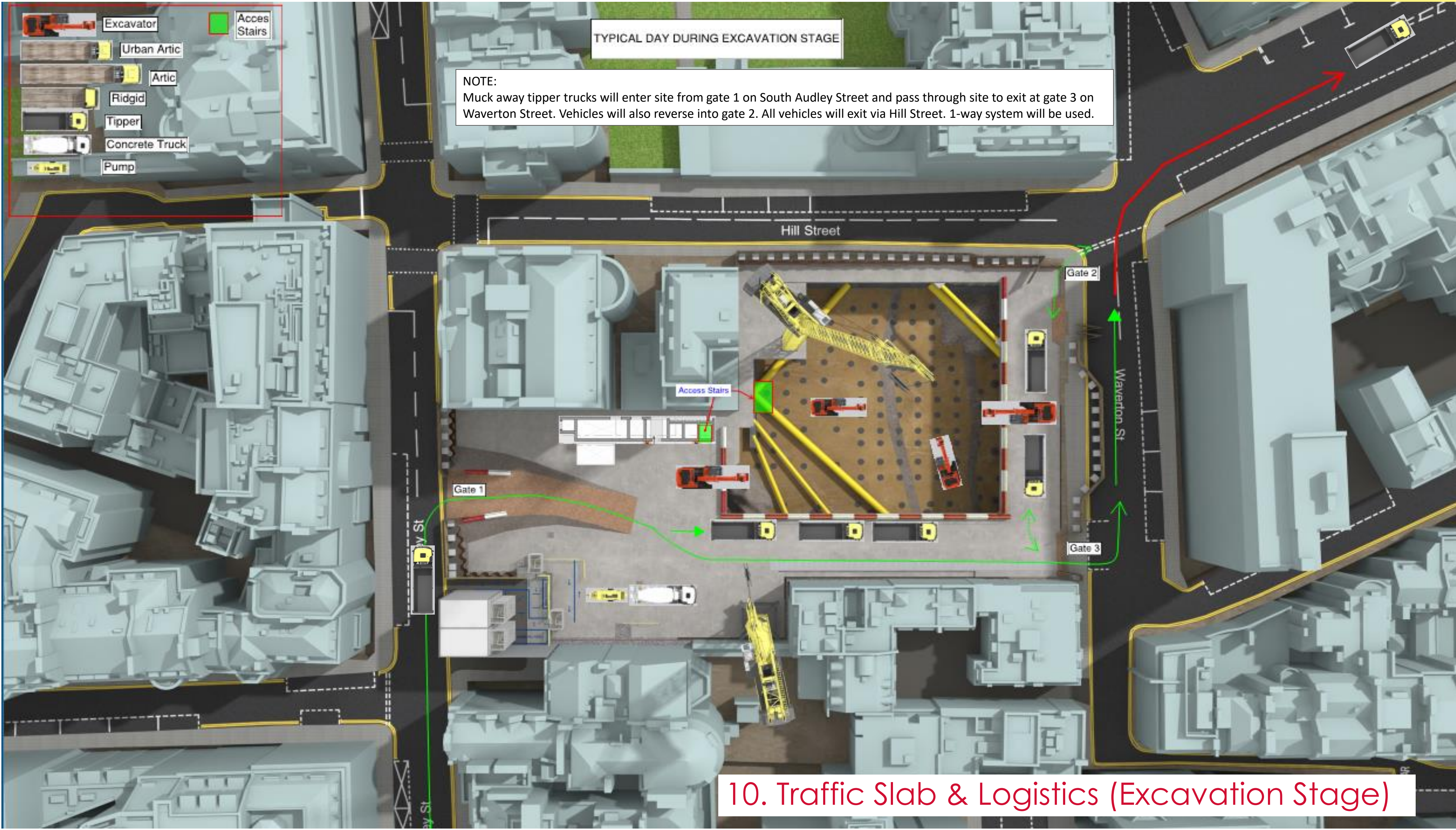






TYPICAL DAY DURING EXCAVATION STAGE

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.

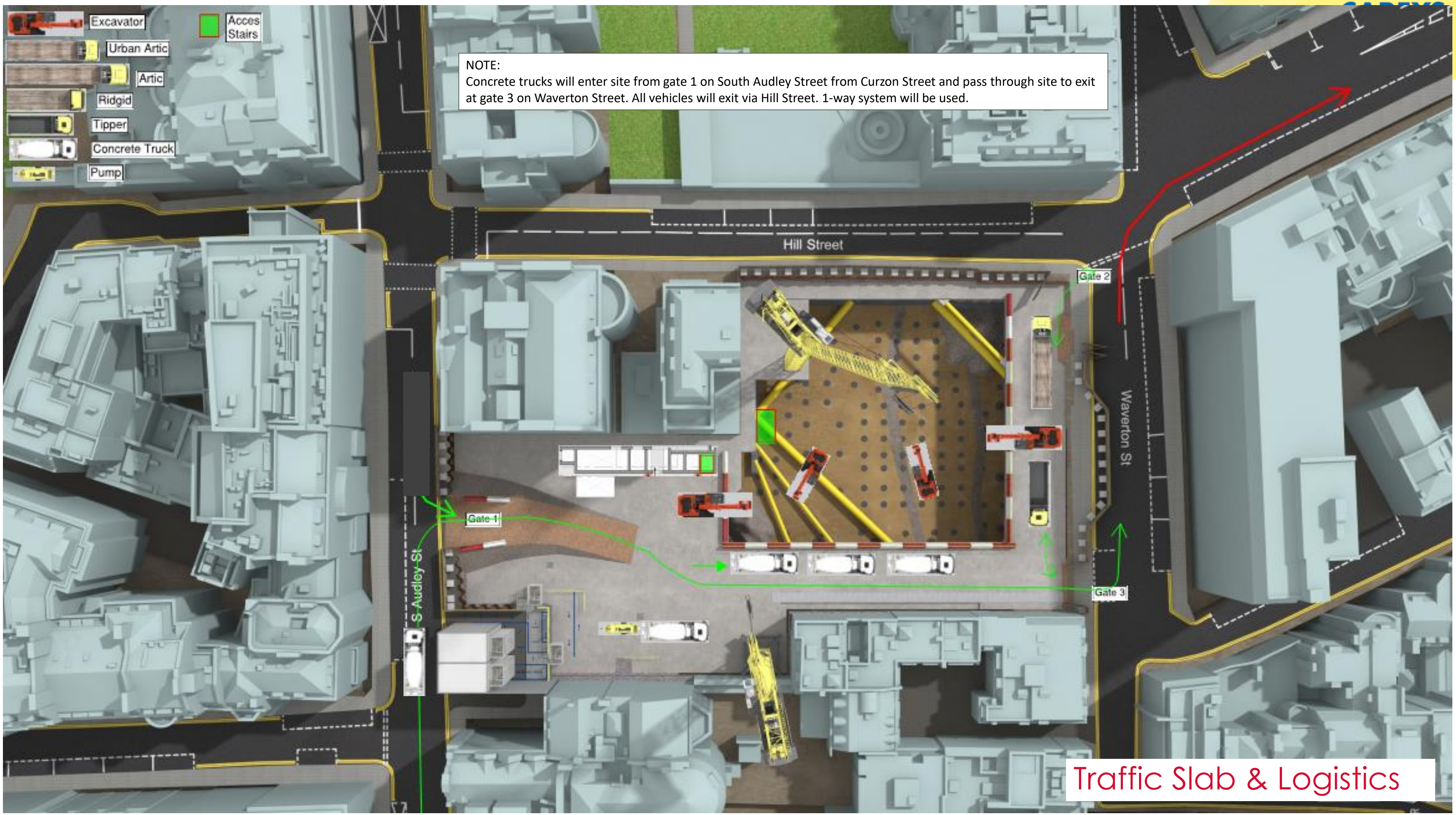


10. Traffic Slab & Logistics (Excavation Stage)



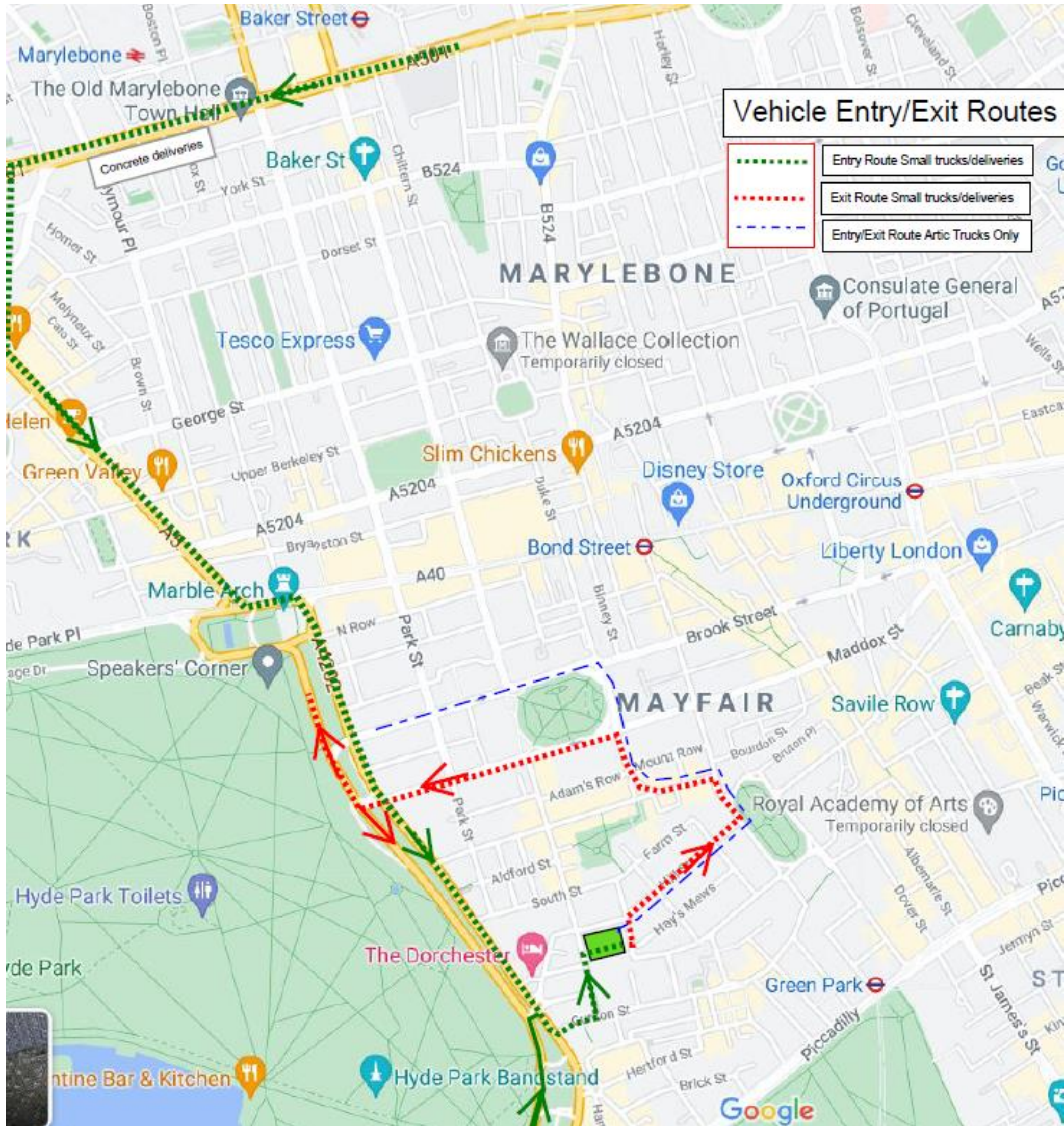
- Excavator
- Urban Artic
- Artic
- Ridgid
- Tipper
- Concrete Truck
- Pump
- Acces Stairs

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 Constructors Scheme

- We are proud registered members of the Considerate Constructors Scheme (CCS) and are dedicated to improving the image of construction through participation within the scheme.
- The site team have recently been awarded a Certificate of Excellence from the CCS for their dedication to the below categories.

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

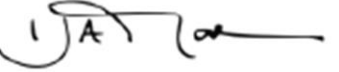



**Certificate of Excellence**

Presented to  
**Alahna Dunbar**  
of  
P J Carey (Contractors) Ltd  
For  
Audley Square House

When visited by the Considerate Constructors Scheme's Monitor, this site achieved a level of excellence by scoring at least 8 points in each of the following five sections of the Scheme's Code of Considerate Practice:

Care about <b>Appearance</b>	Respect the <b>Community</b>	Protect the <b>Environment</b>	Secure everyone's <b>Safety</b>	Value their <b>Workforce</b>
------------------------------	------------------------------	--------------------------------	---------------------------------	------------------------------

  
Isabel Martinson MBE  
Executive Chairman, Considerate Constructors Scheme

Issue Date: 12 July 2021 Site ID: 122628

Improving the image of construction



## 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)





## 12. Our Charity Partnership

**SAVE THE DATE**

**THURSDAY  
5<sup>TH</sup> AUGUST 2021**

**AUDLEY SQUARE CHARITY  
SOFTBALL  
TOURNAMENT**

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

**AUDLEY SQUARE  
REDEVELOPMENT**

**caudwell  
children**  
Changing Children's Lives

The poster features a central graphic of a softball with two wooden bats crossed behind it. The text is arranged in a clean, modern layout with a mix of purple, white, and dark blue colors. The background has a subtle pattern of white squares on a light grey background.

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.



**ARUP**



**EPR**

0345 300 1348 [charity@caudwellchildren.com](mailto:charity@caudwellchildren.com)

[caudwellchildren.com](http://caudwellchildren.com) [caudwellchildren](https://www.facebook.com/caudwellchildren) [@caudwellkids](https://twitter.com/caudwellkids) [@caudwellchildren](https://www.instagram.com/caudwellchildren)



<https://register.enthuse.com/ps/event/softball>



## 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 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