



Audley Square House

Neighbourly Monthly Meeting No. 12

Careys Civil Engineering
10th August 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
Regional
Director



John McInerney
Contracts Manager



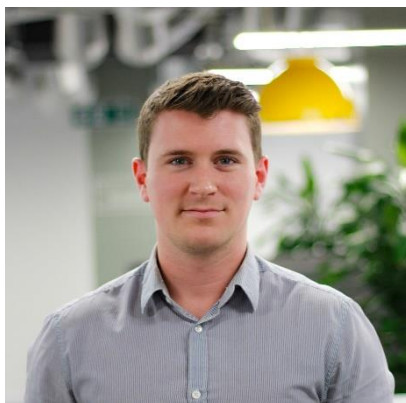
Michael Bassett
Project Manager



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

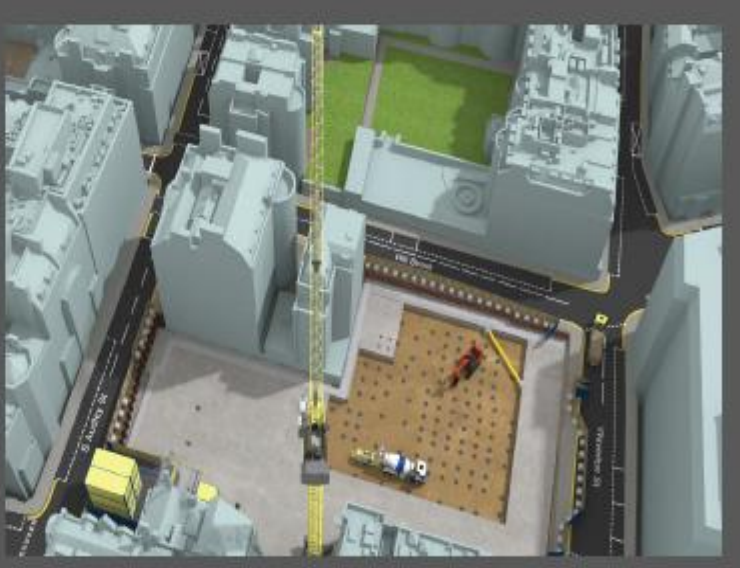
29-64 weeks



Stage 3
G0 Slab Top-down construction

56-62 weeks

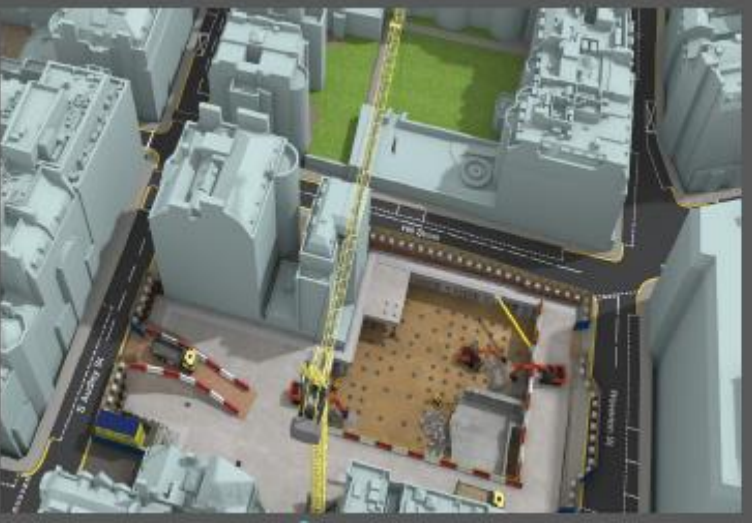
Current Stage



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

- Ground Floor Slab construction continues to the west of site in zone 1 with reinforcement and drainage installation ongoing. First slab was pour completed on 5th August 2021.
- Ground Source Heat Pump (GSHP) boreholes rig fully complete and demobilised from site.
- Careys completed pile mat excavation in Zone 2 to East of site.
- Concrete blinding ongoing in Zone 2 for slab preparation works.
- All site vehicles are continuing to access through Gate 2 on Waverton Street.
- Careys and Caudwell Properties recently hosted a charity softball tournament on the 5th August to raise money for Caudwell Children. The team would like to sincerely thank everyone who participated and supported the charity foundation.



Recent Activities - Photos



Typical plan view of slab formwork ready to receive concrete. (Location 3AS elevation)



Recent Activities - Photos



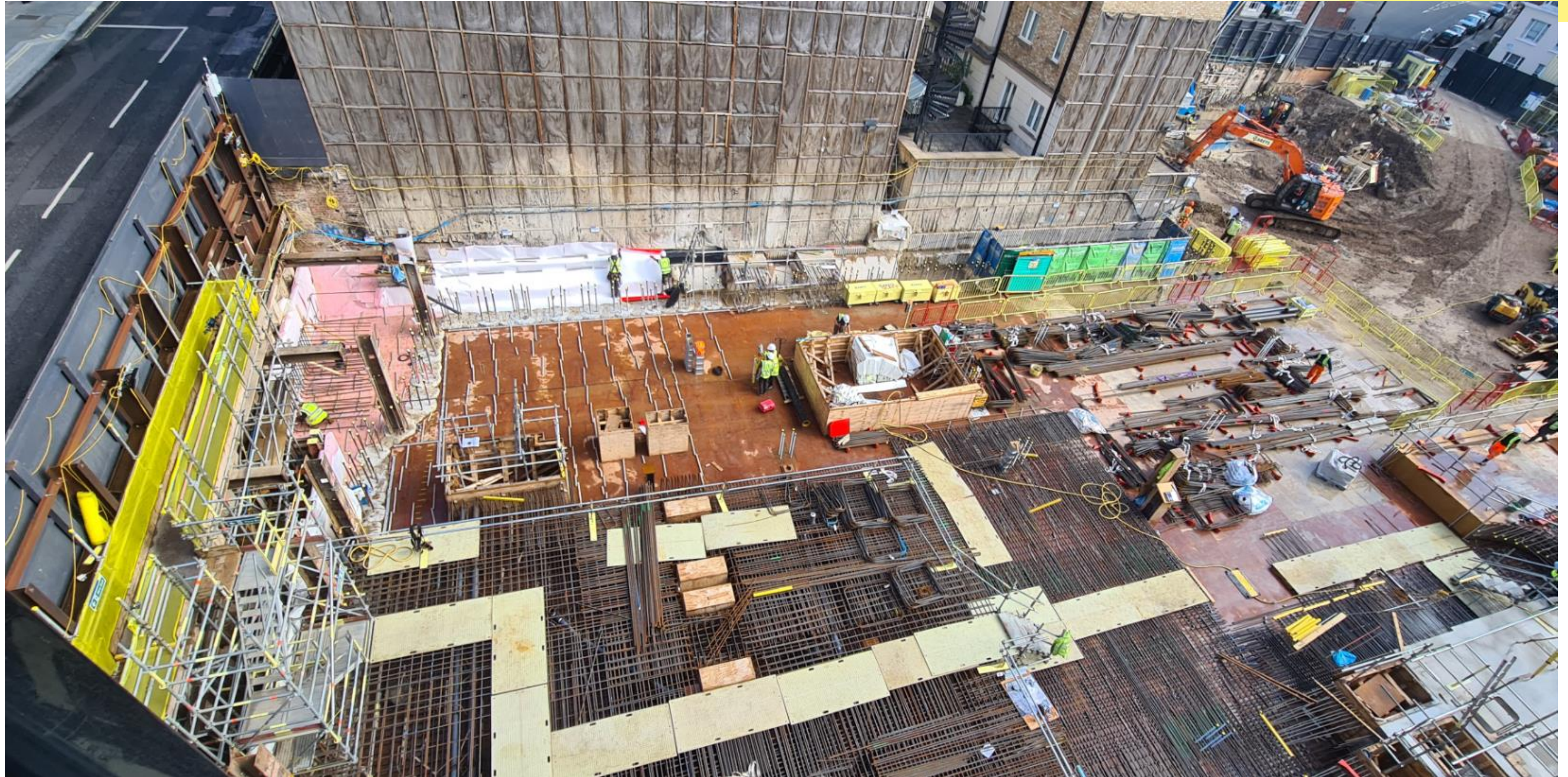
Team placing concrete using mobile concrete pump



Recent Activities - Photos



Typical completed concrete slab pour. (Location 3AS elevation)



Completing steel fixing for next slab pour along South Audley Street elevation.



Typical steel fixing for slab construction along South Audley Square elevation.



Steel fixing about to commence for slab construction along Nehru Centre elevation.



Typical example of concrete trimming works along 51 Hill Street elevation surrounded by acoustic noise barriers to reduce any potential noise.



Groundworks ongoing in Zone 2 in preparation for slab construction. Vehicle access continues through Gate 2 on Waverton Street.



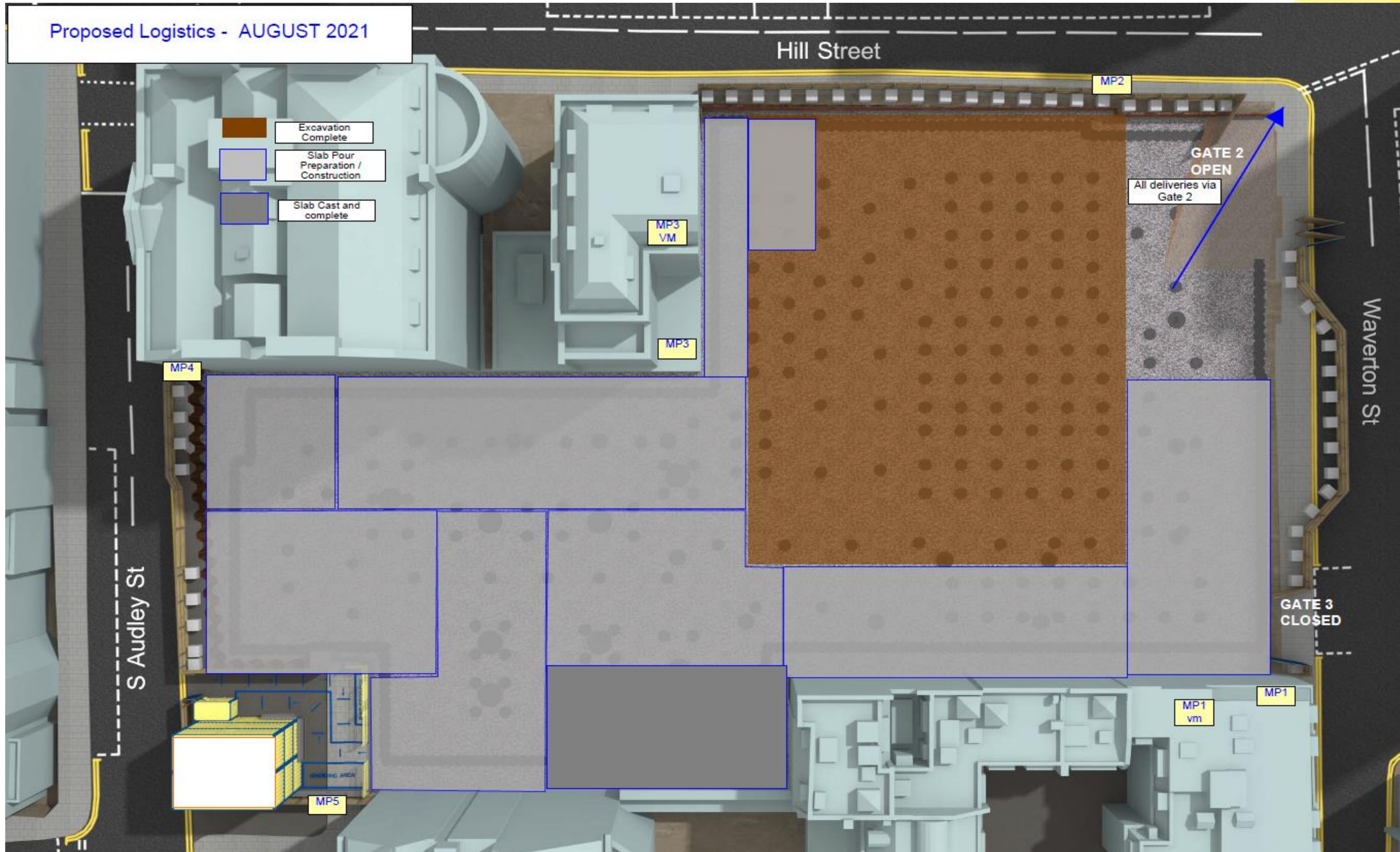
Groundworks ongoing in Zone 2 in preparation for slab construction. Machines grading the ground to the correct level.

6. Upcoming Activities (This Month)

- Careys will complete the groundworks in Zone 2 to East of site in preparation for steel fixing and slab construction.
- The construction of the new Garden/ Ground Level Slab will continue across the site from west to east. The slab pours have been divided up into individual manageable sizes.
- Reinforcement fixing and concrete delivery will continue in Zone 1 to the West of site via gate 2 on Waverton Street.



Proposed Logistics - AUGUST 2021



Proposed Logistics Layout - Upcoming Works



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.

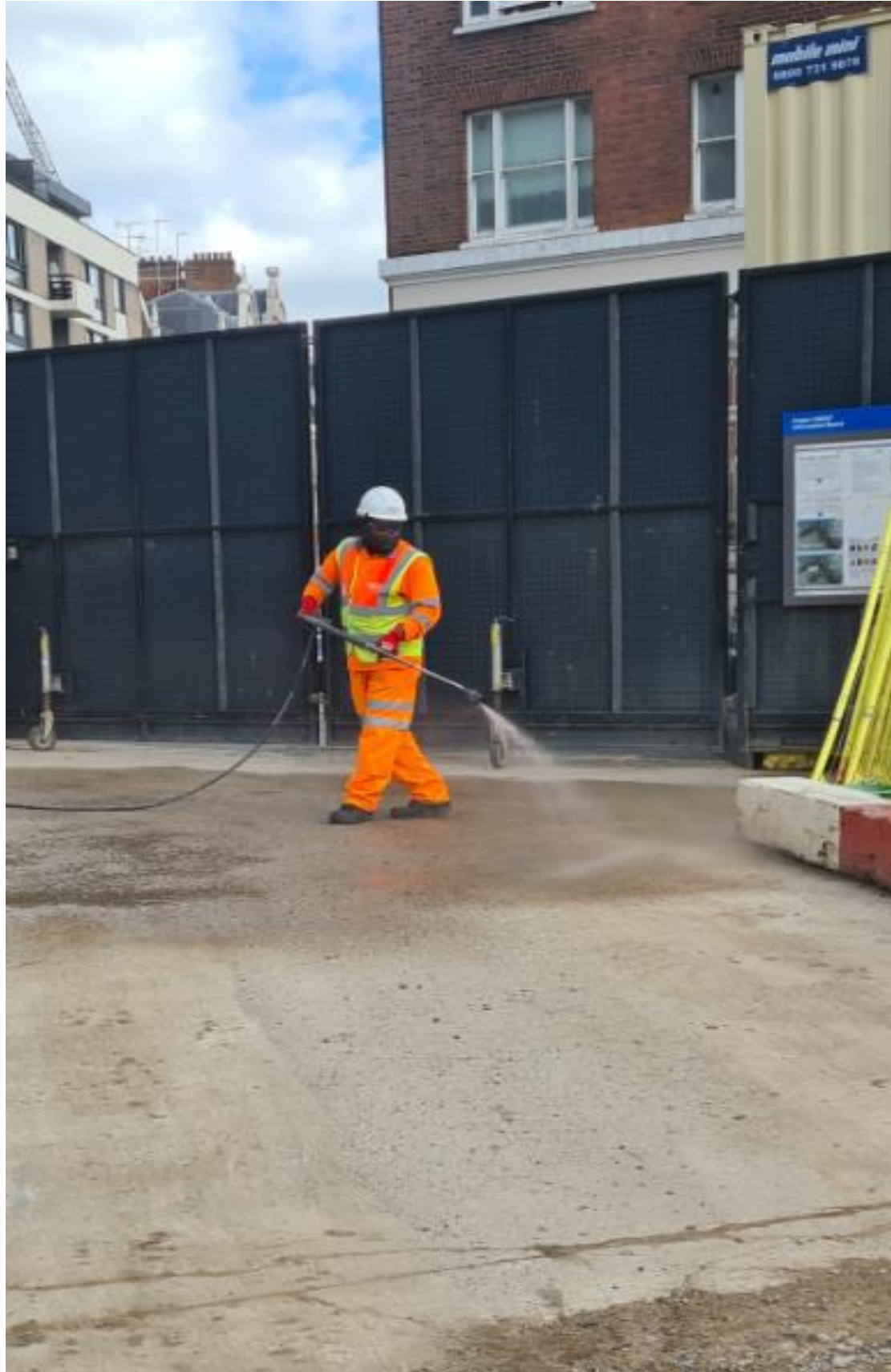
The casting of the concrete will be split up into individual pours as indicated by the blue lines below.

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.



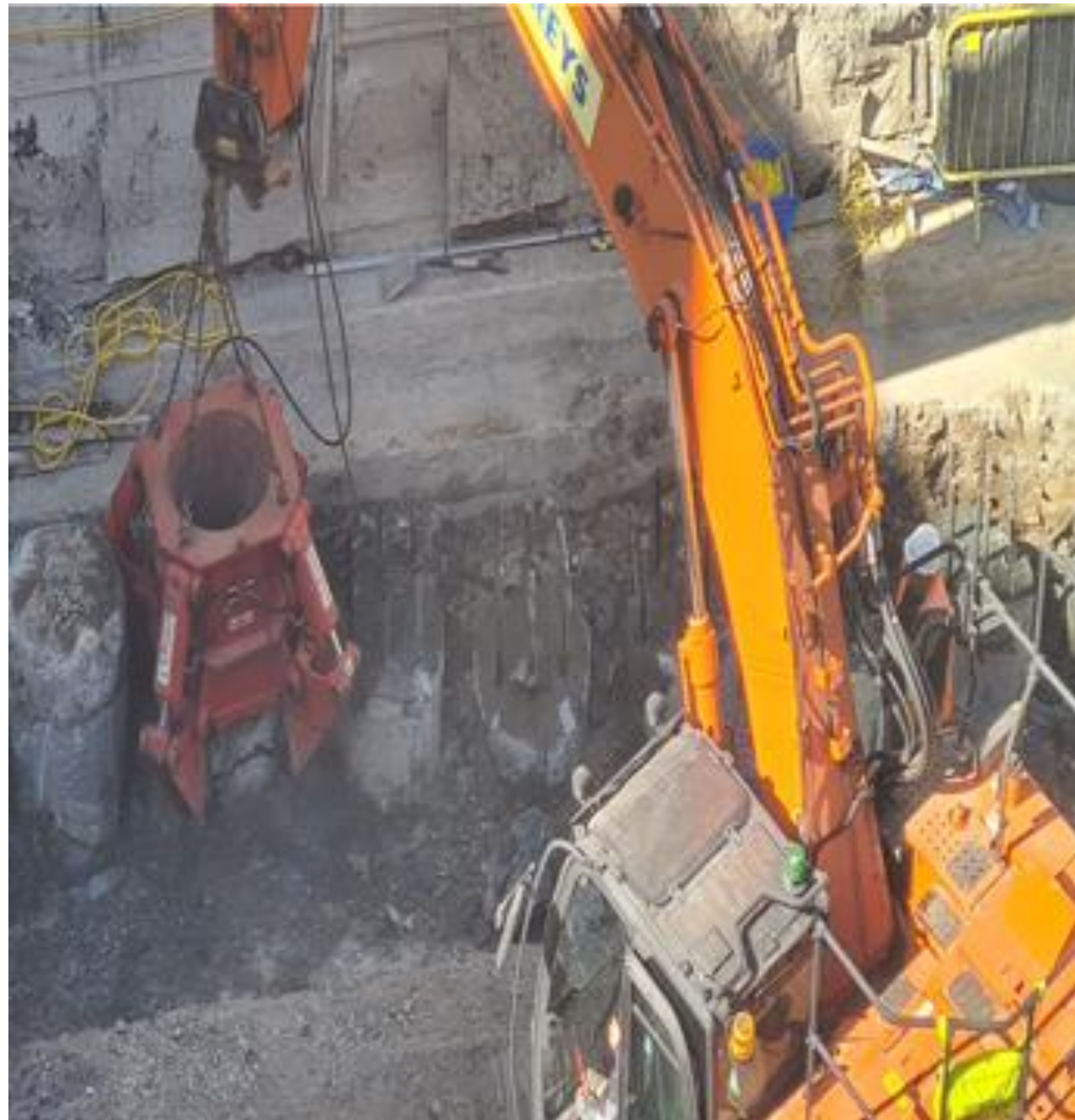
8. BPM Improvements & Innovations

- Site continue to use water suppression throughout the day to dampen down potential dust onsite along vehicle routes and stockpiles.



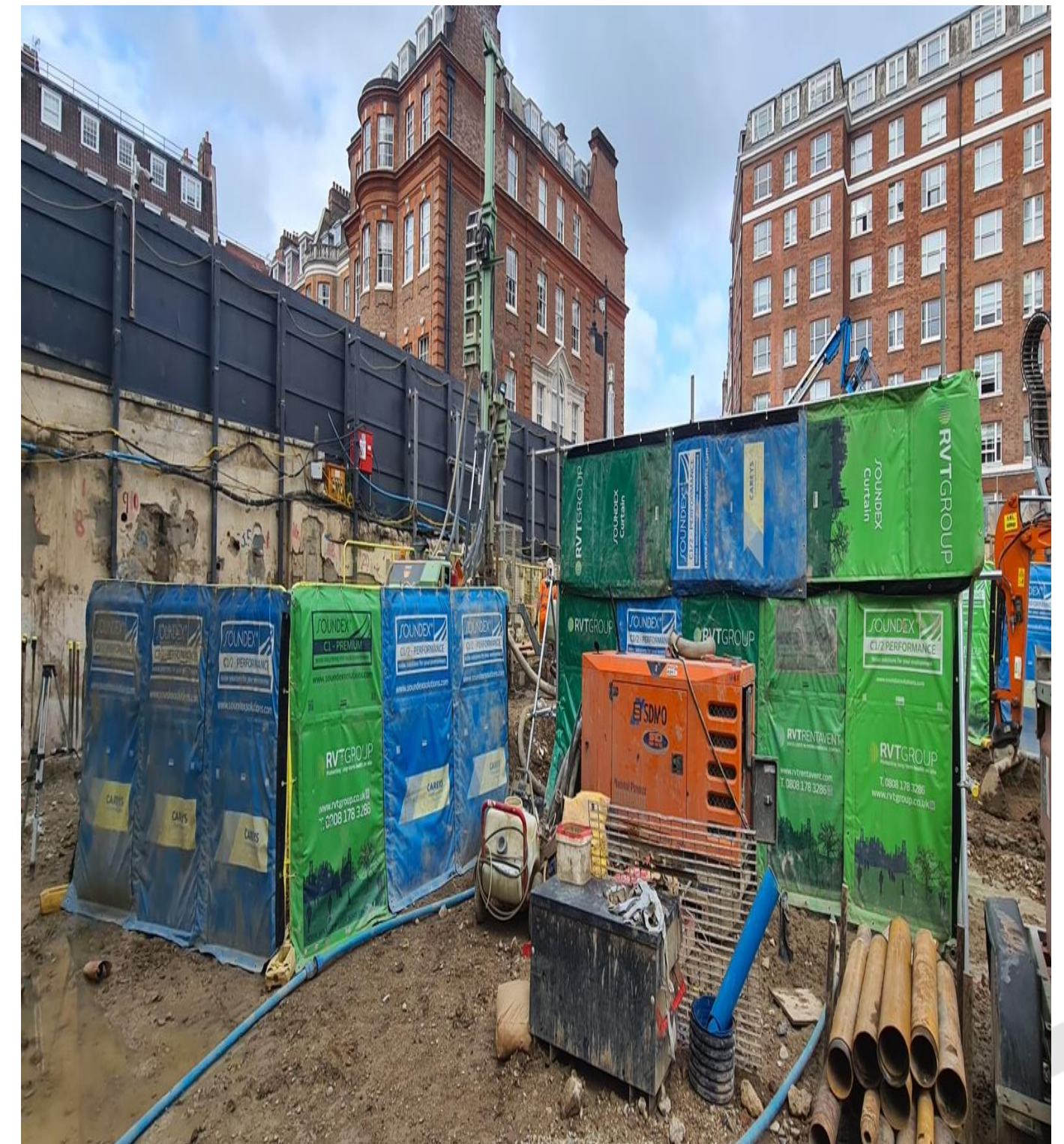
BPM Improvements & Innovations

- 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. 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 where possible, as well as partial coverage on South Audley Street and will remain in place during the excavation phase.
- Although the noise barriers are not currently required on the perimeter hoarding for the current and less noisy works over the next 2 months, the site team left them in place as added additional protection during this period.



9. TC1 Tower Crane Erection – 14th/15th August



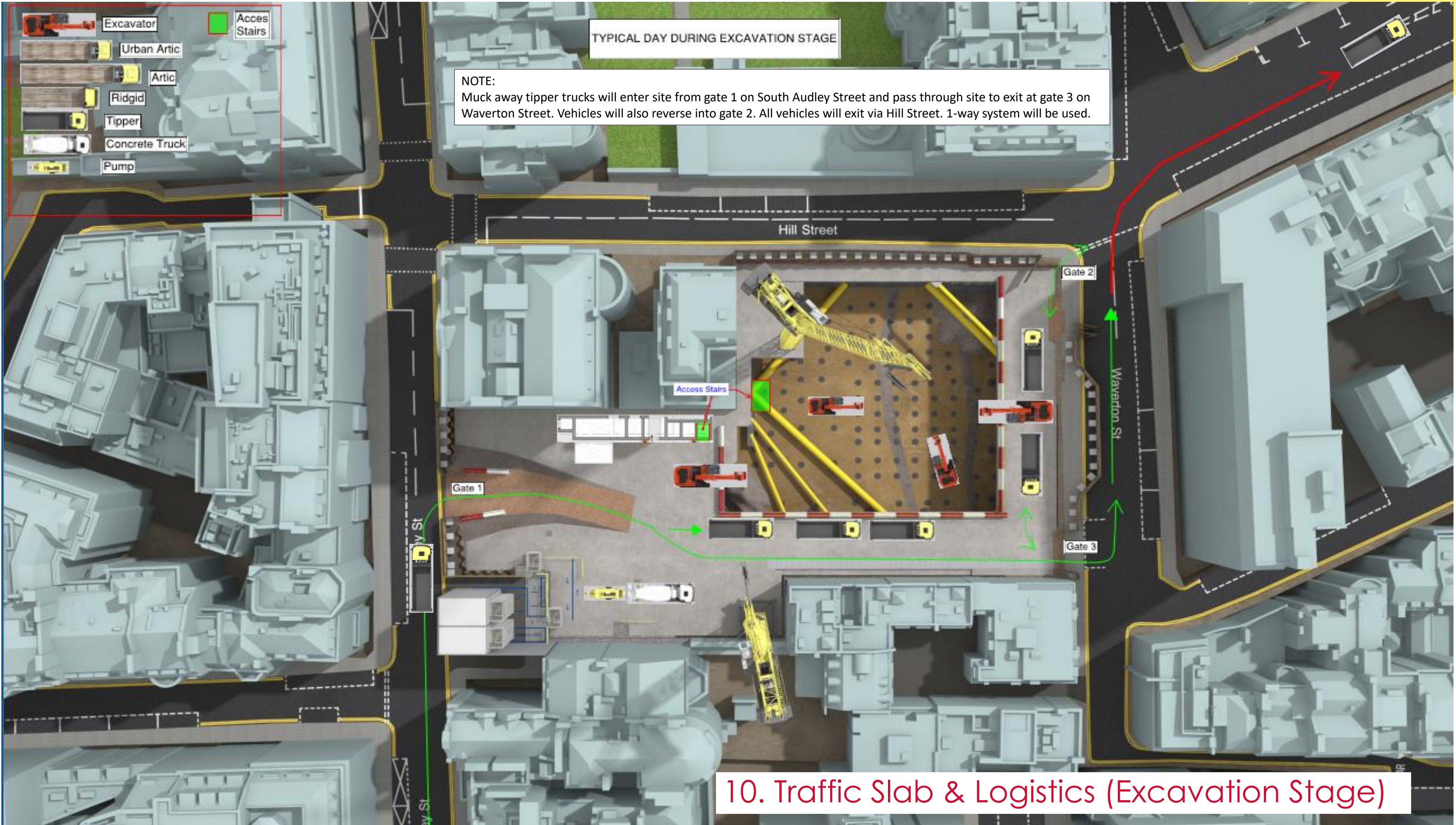
TC1 is booked to be erected on the weekend of 14&15th August. There will be no road closures required for this activity, it will take place from within site boundary. A small team of people will be onsite to aid with the installation. The PJC community liaison officer has updated the residents on the procedure and logistics via email.



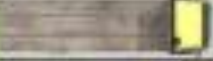
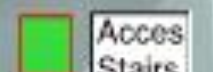


TYPICAL DAY DURING EXCAVATION STAGE

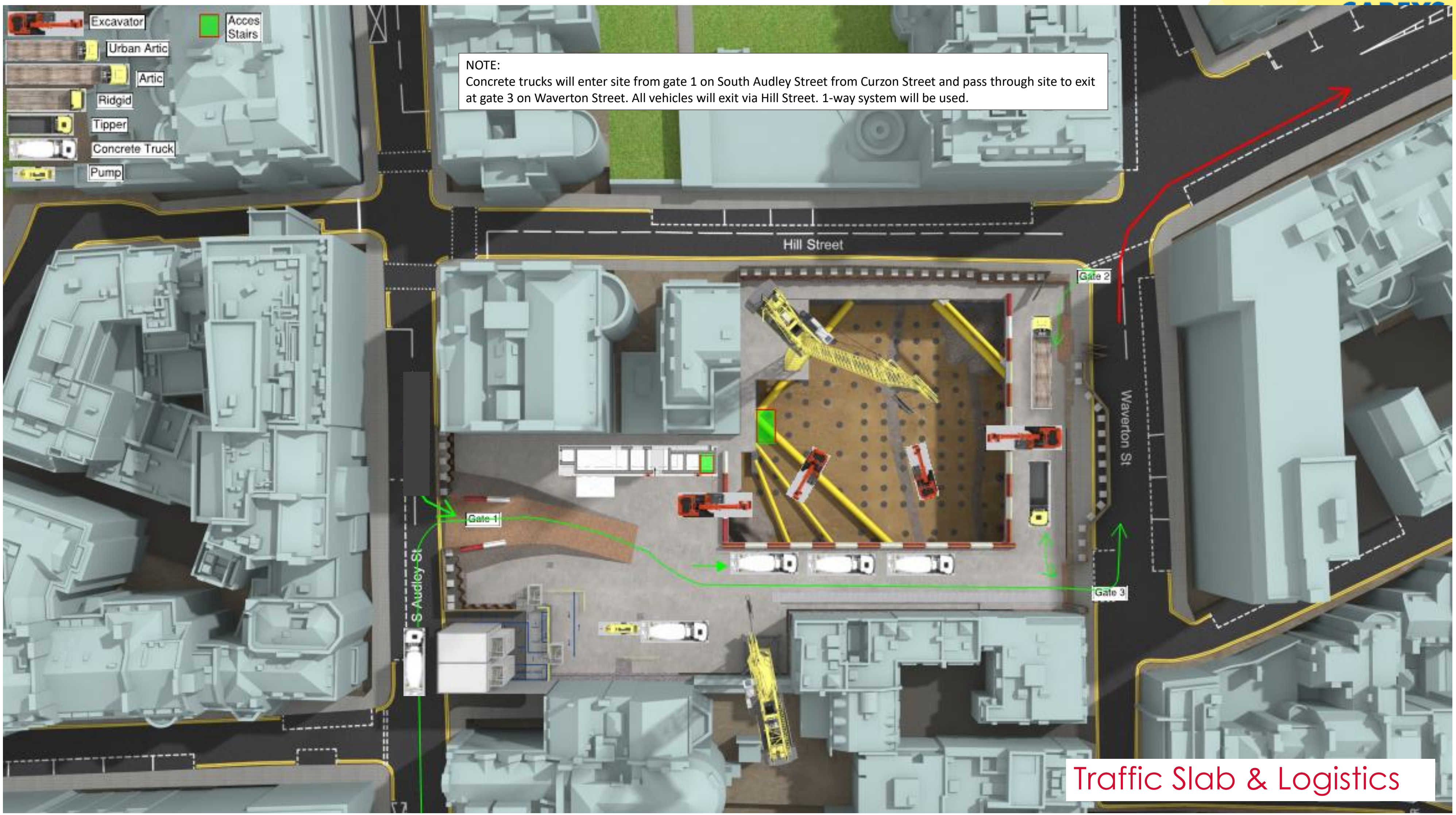
NOTE:
Muck away tipper trucks will enter site from gate 1 on South Audley Street and pass through site to exit at gate 3 on Waverton Street. Vehicles will also reverse into gate 2. All vehicles will exit via Hill Street. 1-way system will be used.



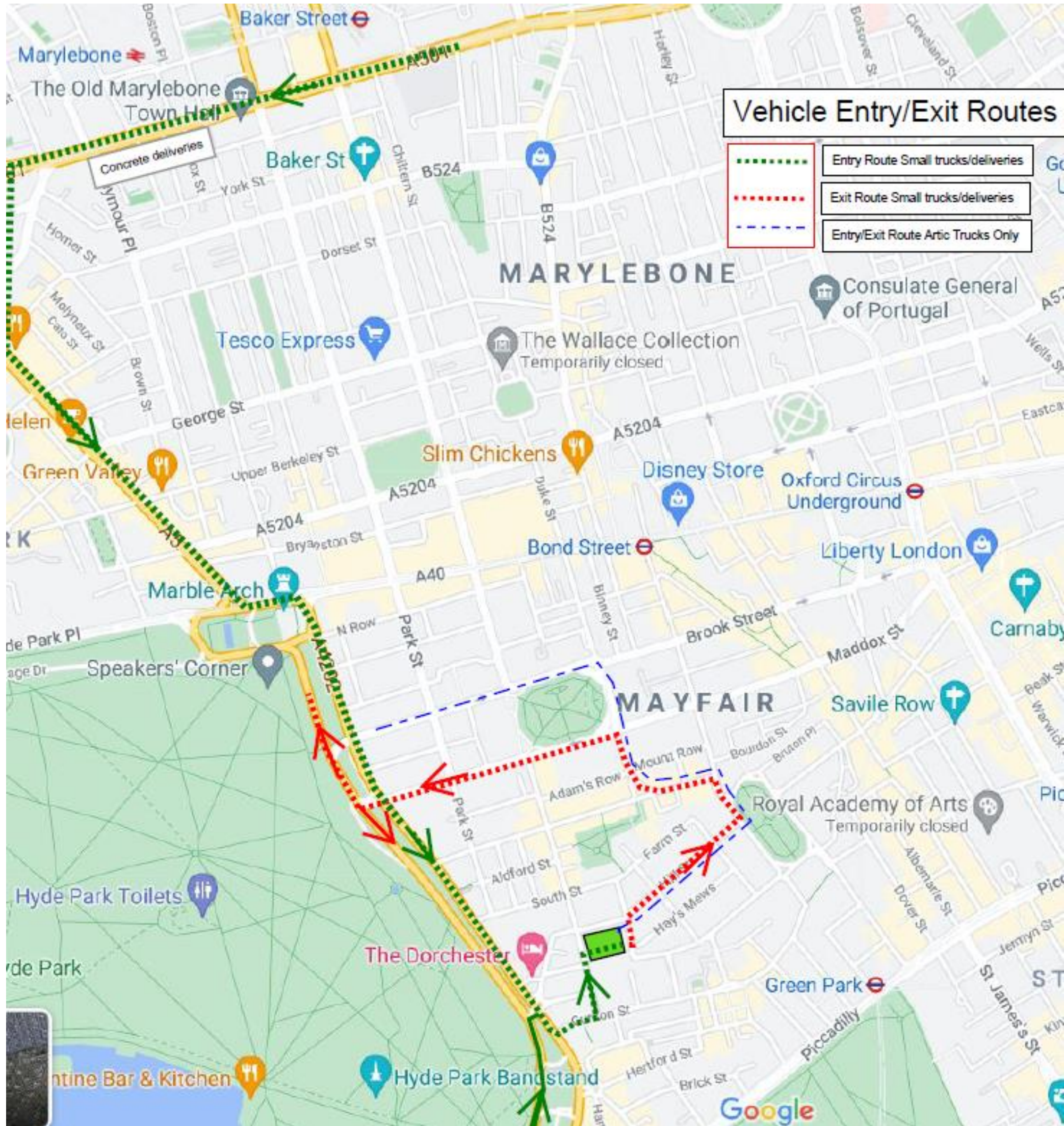
10. Traffic Slab & Logistics (Excavation Stage)

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



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

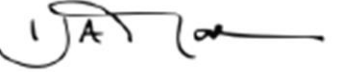



Certificate of Excellence

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 Appearance	Respect the Community	Protect the Environment	Secure everyone's Safety	Value their Workforce
------------------------------	------------------------------	--------------------------------	---------------------------------	------------------------------


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 £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 took place on 5th August with a Softball tournament in Regents Park.

We will be having further events over the coming months and will share with all.

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

For more details about the charity please visit 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.

UPCOMING Q2 MEETINGS

TUESDAY 14TH SEPTEMBER – 5:30PM



14. AOB / Q&A

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