



Audley Square House

Neighbourly Monthly Meeting No. 12

Careys Civil Engineering
14th September 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. Logistics /Traffic Management
10. Considerate Contractors Scheme
11. Our Charity Partnership
12. Dates of Next Monthly Meetings
13. AOB / Q&A



1. Introductions



Jon Croxford
Regional
Director



John McInerney
Contracts Manager



Michael Bassett
Project Manager



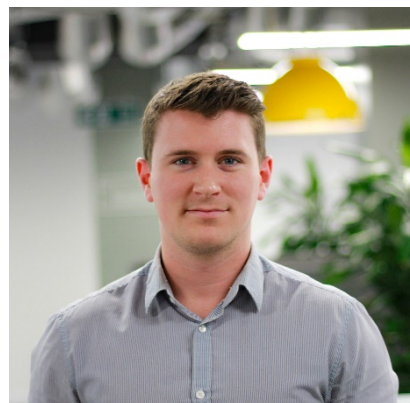
Rory Galvin
Project
Engineer/Manager



Alahna Dunbar
Neighbour Liaison
Manager



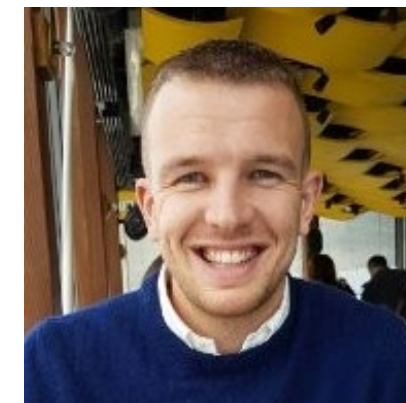
Daniel Botma
HSE Manager



Jack Hughes
Senior Engineer



Mark Ruane
Project Engineer



Steve Payne
Project Engineer



Praba Perayeravar
Project Engineer



Tomos Davies
Senior 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@careys.co

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

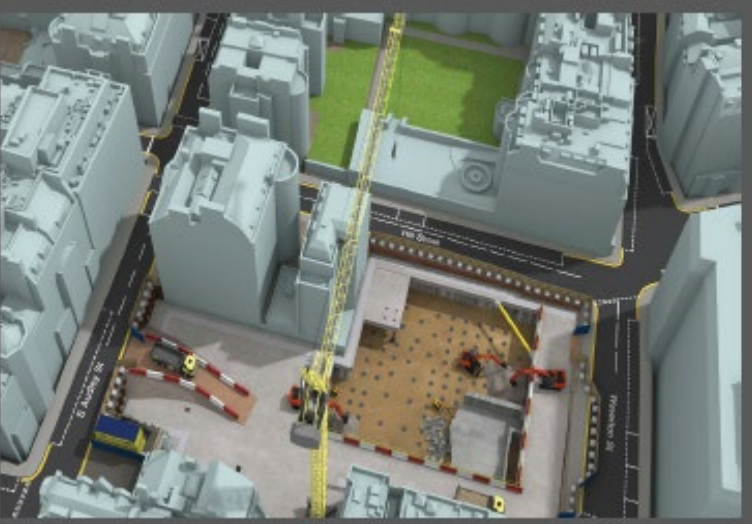
Current Stage



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

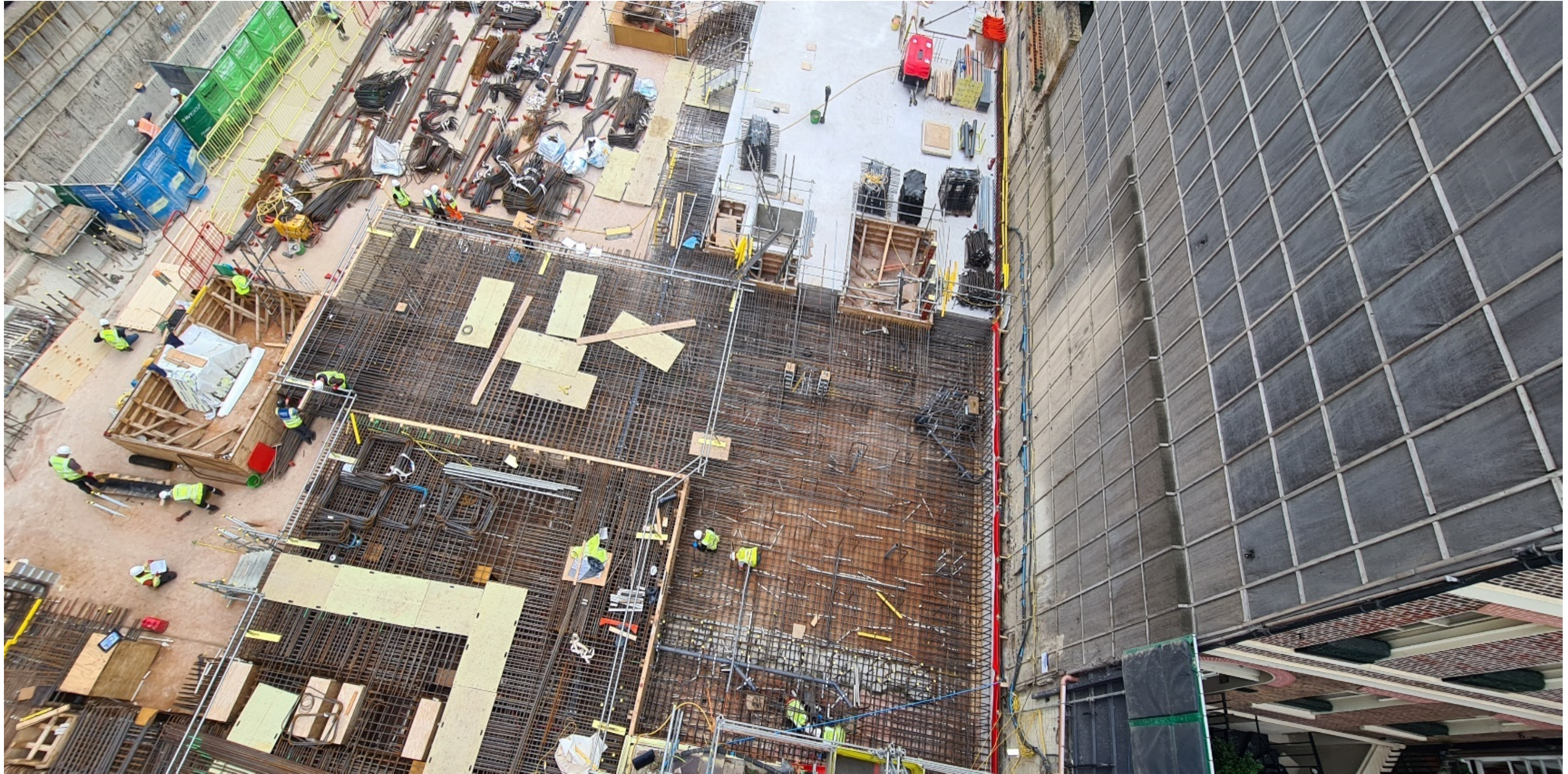


5. Recent Activities

- Ground Floor Slab construction continued to the west of site in zone 1 as well as zone 2 in the east with reinforcement and drainage installation ongoing. 5 sections of the Ground Floor slab were cast during the month of August.
- Steel fixing for slab construction was ongoing along Red Lion Yard elevation as well as Waverton Street.
- All site vehicles are continuing to access through Gate 2 on Waverton Street.



Recent Activities - Photos



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



Recent Activities - Photos



Typical plan view of steel fixing ongoing for slab construction beside the South Audley Street / Nehru Centre elevation



Recent Activities - Photos



Typical Mobile Pump Set Up – Casting Concrete to Slabs



Example of Completed Slabs cast along South Audley Street Elevation



Site team working on typical Ground Floor Slab Construction





Overview of Zone 2



Tower Crane 1 – Erected in Month of August





Commencement of Pour 1 G0 Slab along 51 Hill Street Elevation





Pour 7 G0 Slab ready to cast along Rey Lion Yard Elevation



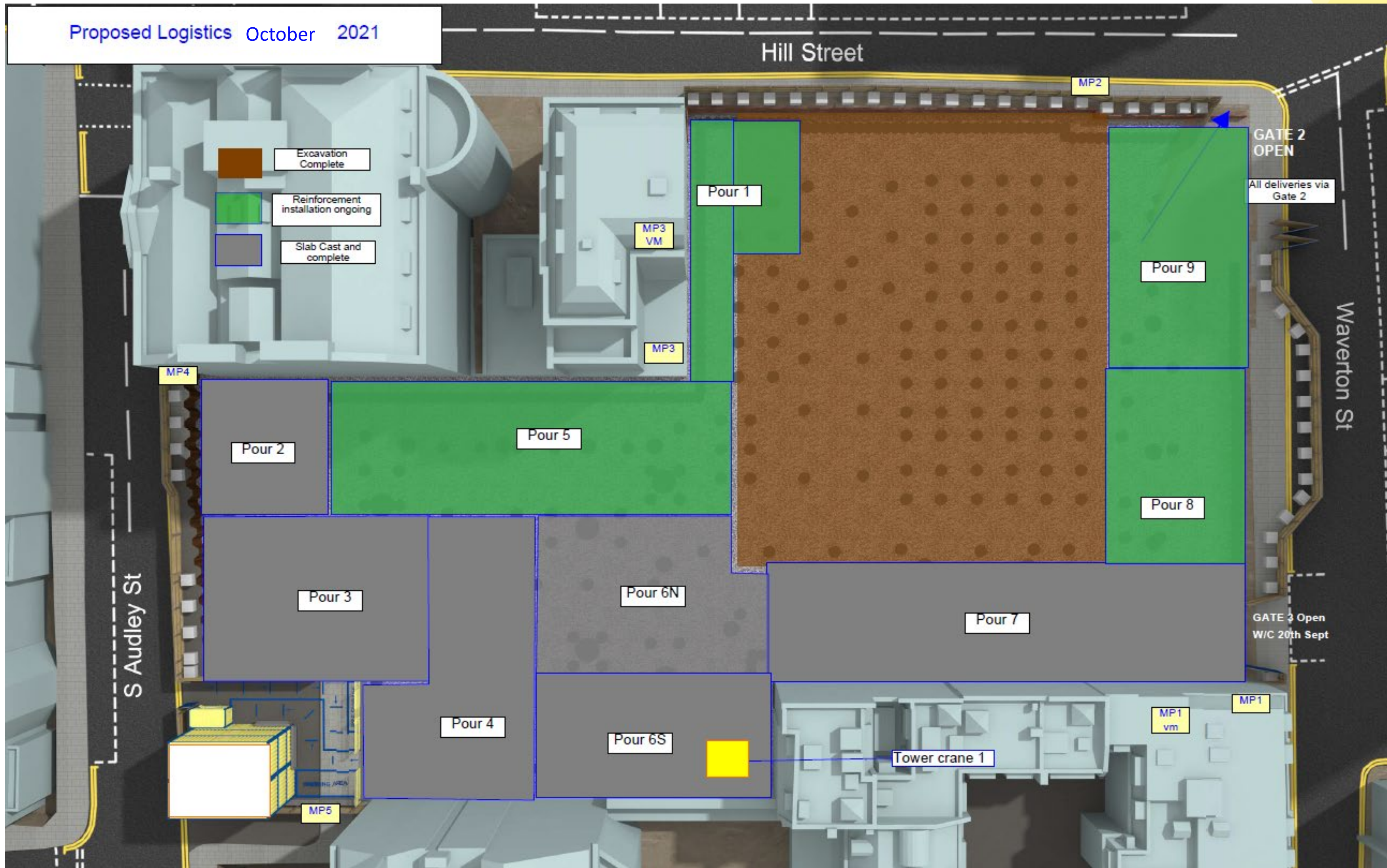
Pour 7 G0 Slab along RLY – Completed 14/09/21 (Today)



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 2 to the East of site via gate 2 on Waverton Street.
- Gate 2 will be closed for a number of weeks when the site team are constructing the slab directly behind it. During this period, all site delivery vehicles will access and egress site via Gate 3 on Waverton Street.





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.

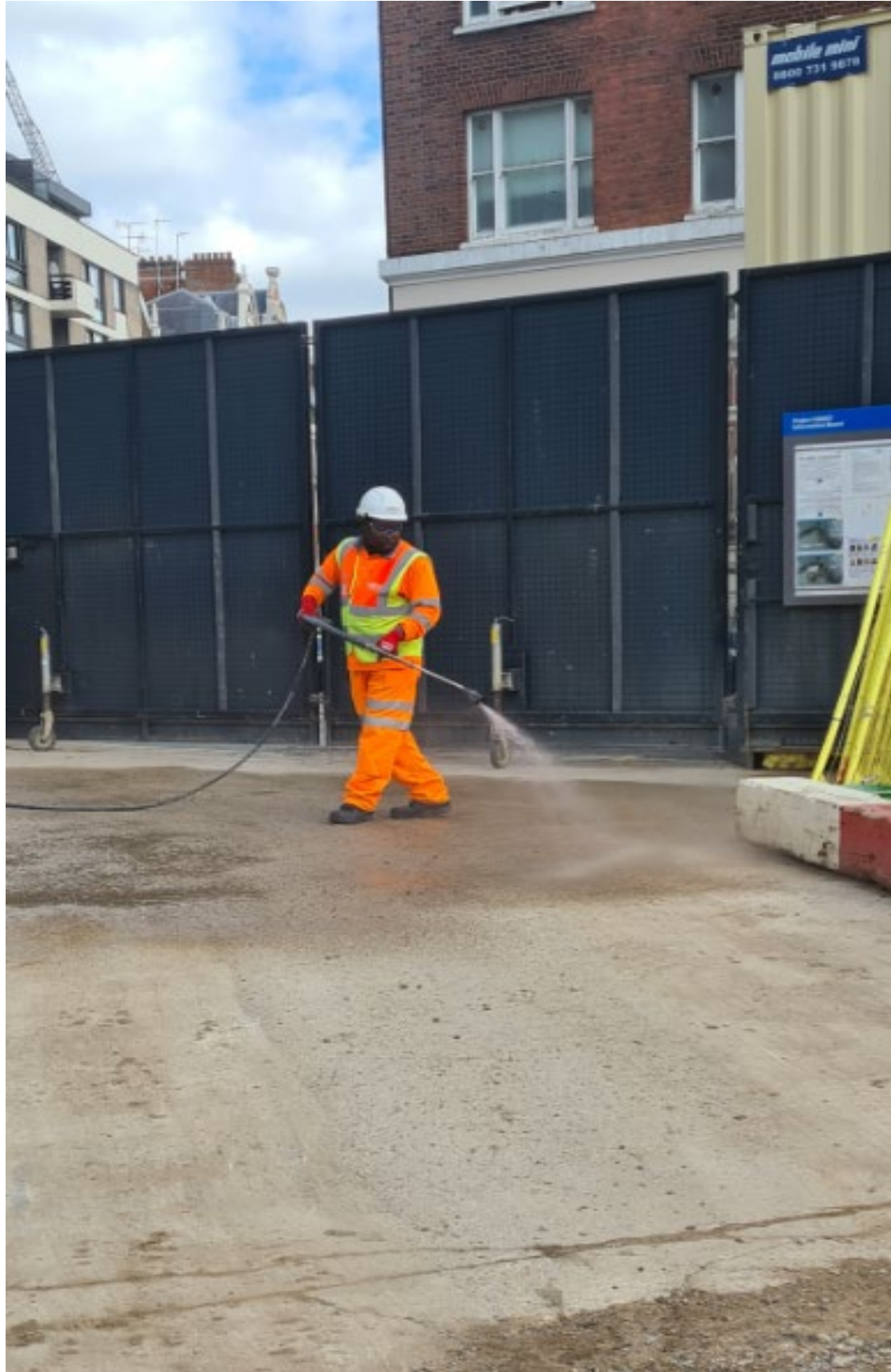
The casting of the concrete will be split up into individual pours as indicated by the blue lines below.

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.



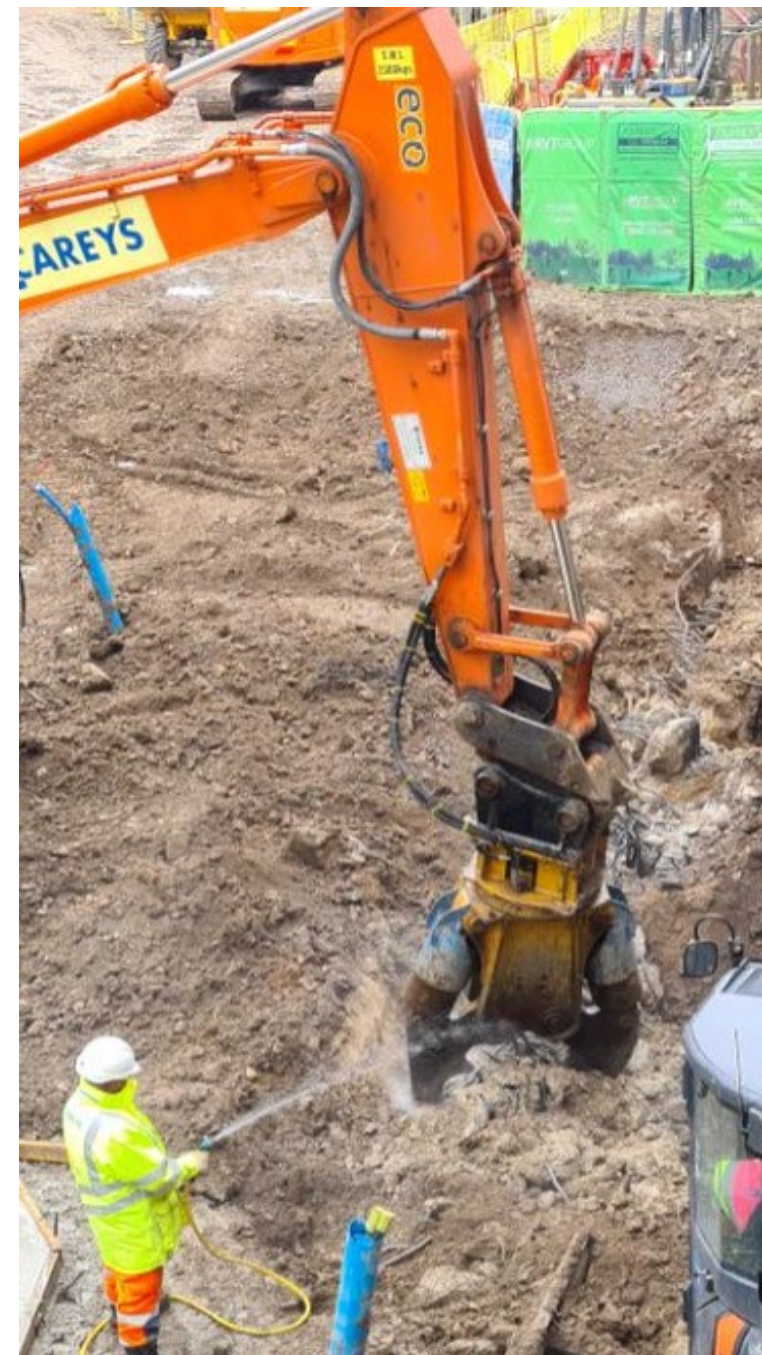
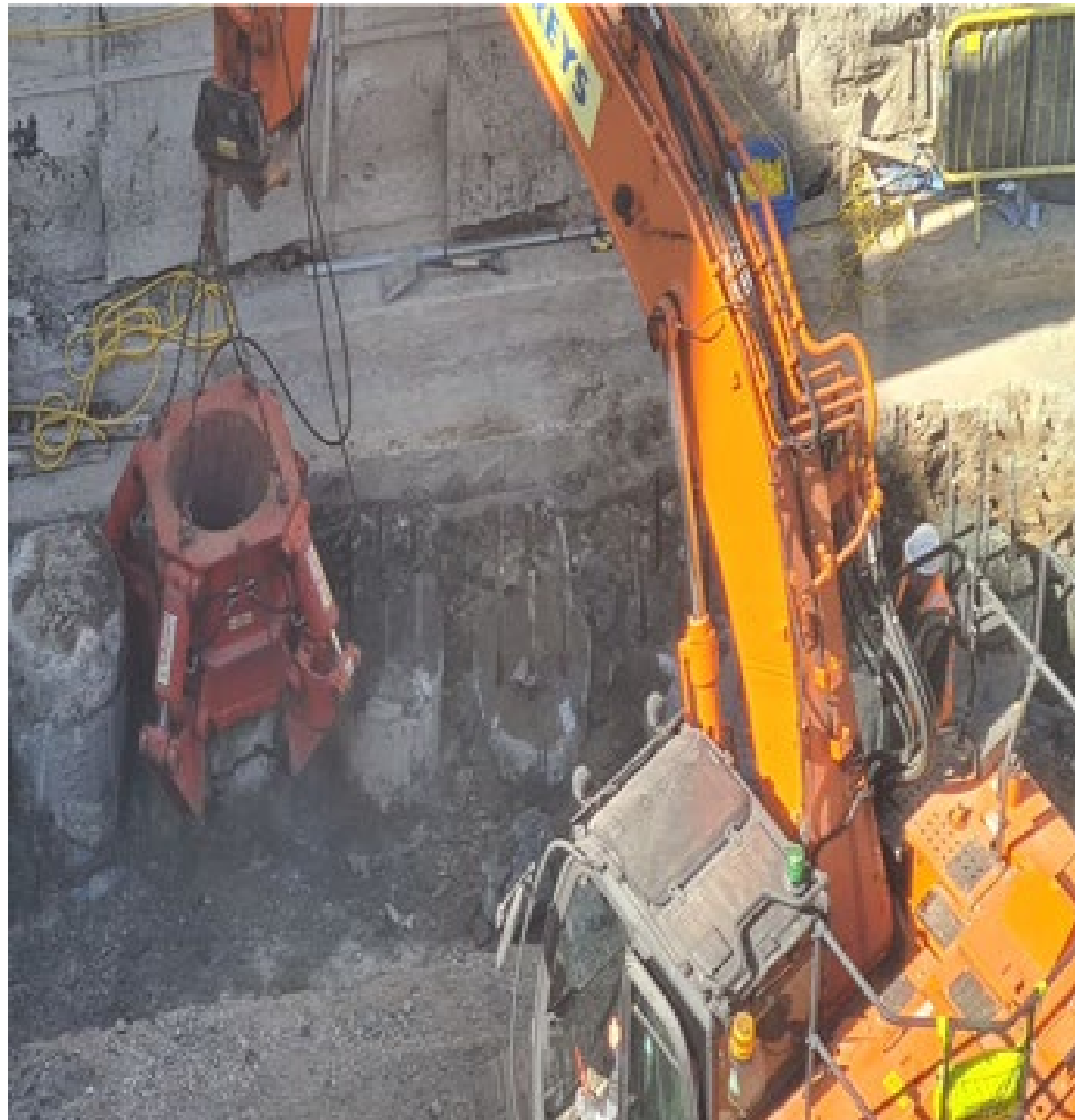
BPM Improvements & Innovations

- 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.



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. Although not currently being used at the moment, these will be used throughout the basement excavation phase.
- 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 walls where required during bulk basement excavation phase.

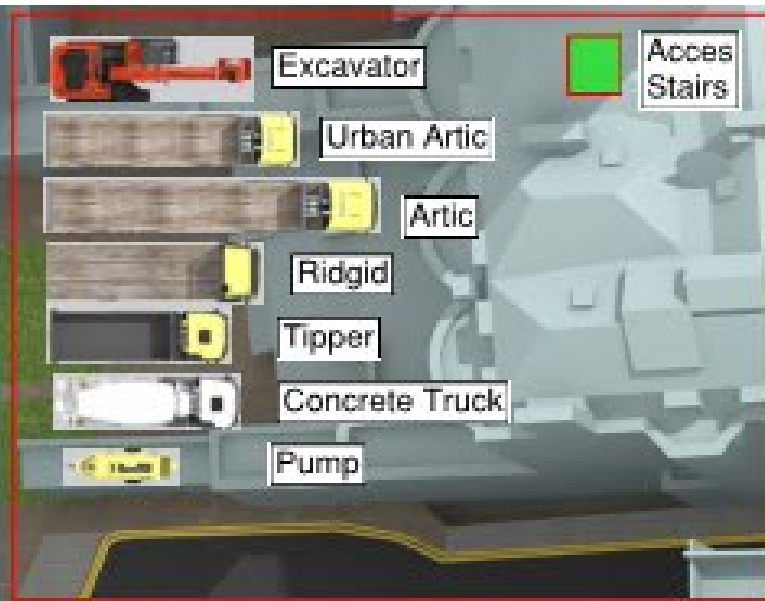


9. TC2 Tower Crane Erection – November 2021



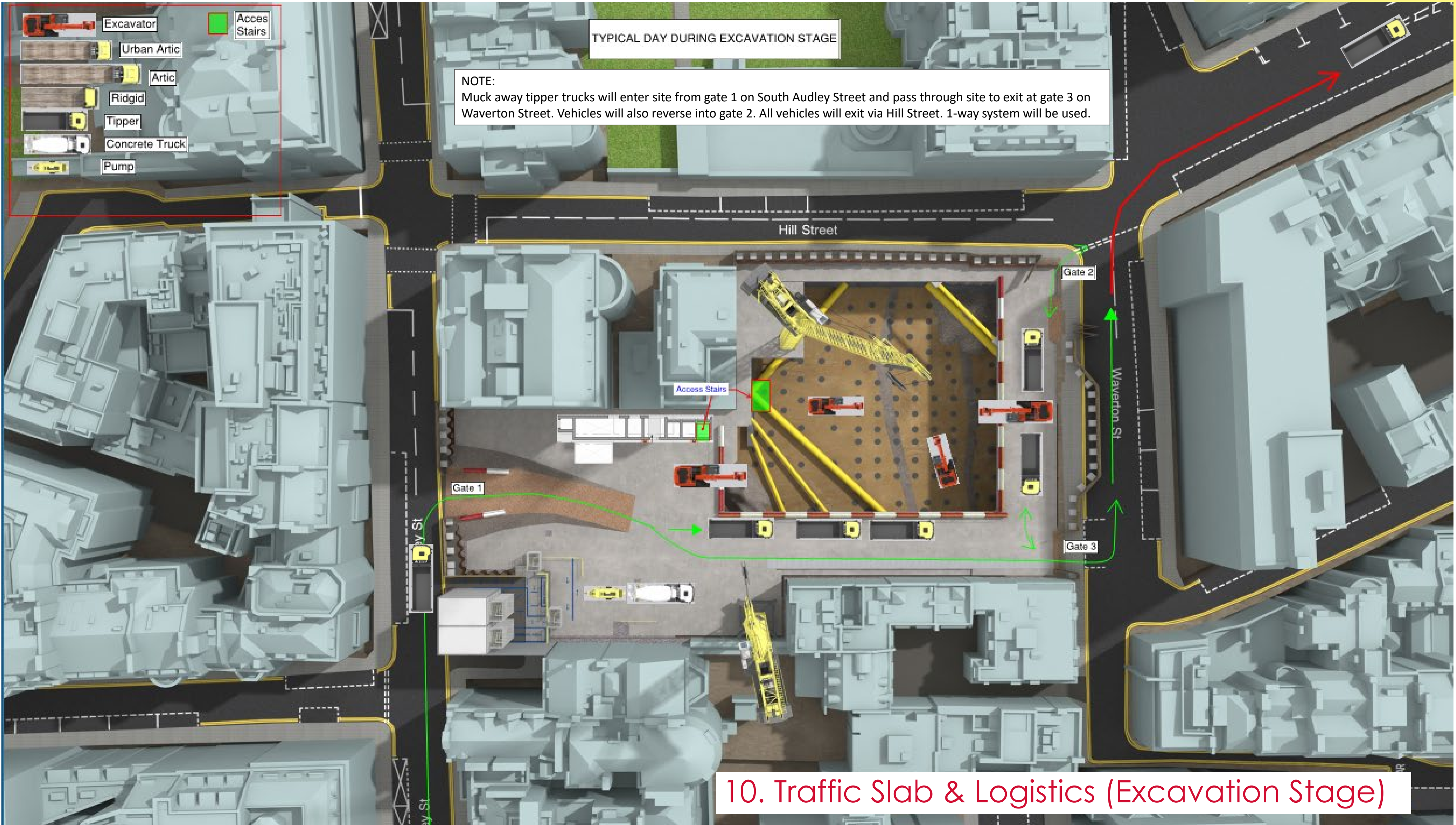
TC2 is booked to be erected on the weekend of 6/7th November. A temporary road closure will be required on Hill Street over certain periods of the weekend.





TYPICAL DAY DURING EXCAVATION STAGE

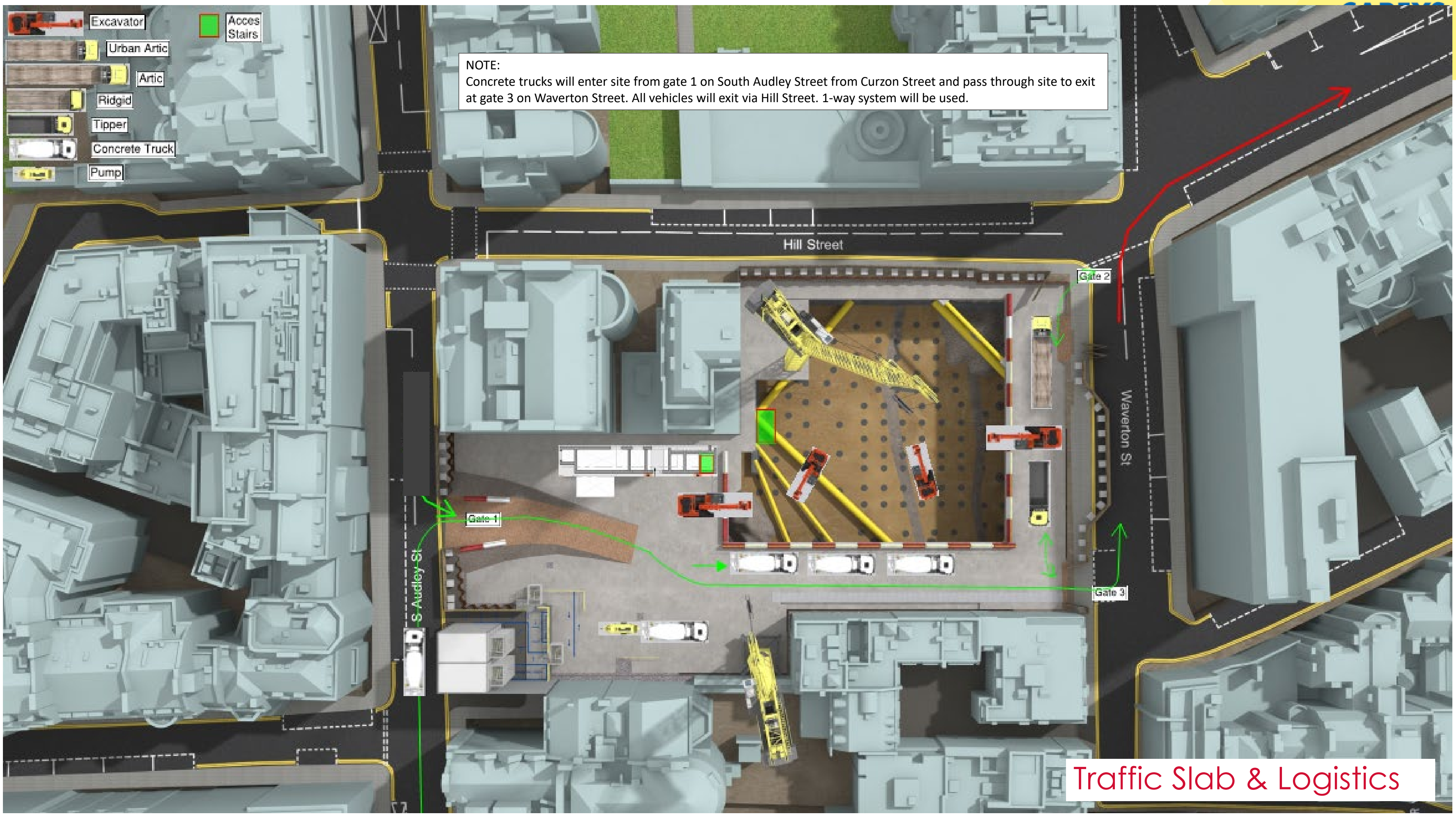
NOTE:
Muck away tipper trucks will enter site from gate 1 on South Audley Street and pass through site to exit at gate 3 on Waverton Street. Vehicles will also reverse into gate 2. All vehicles will exit via Hill Street. 1-way system will be used.



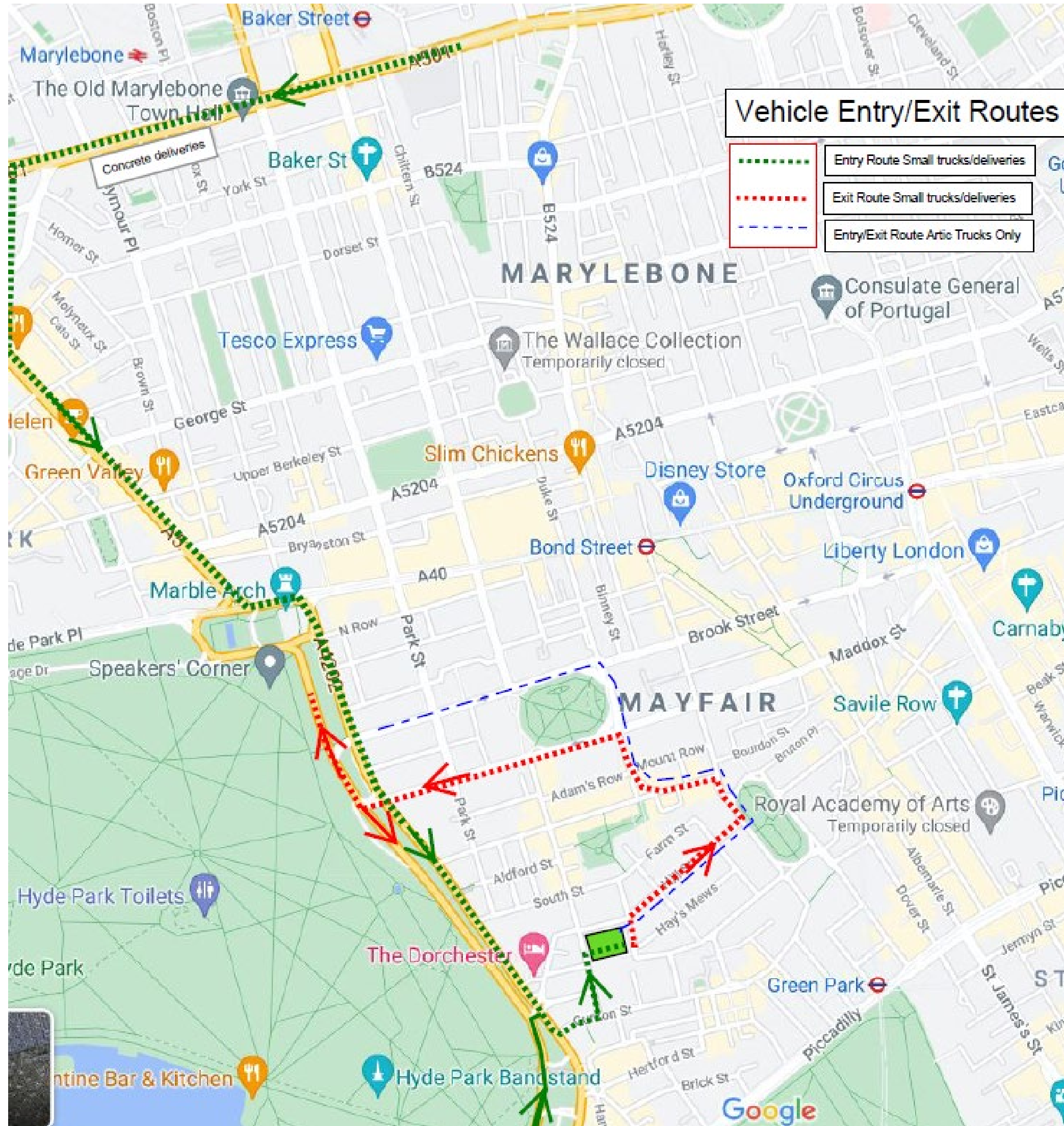
10. Traffic Slab & Logistics (Excavation Stage)

-  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



10. 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



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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
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Isabel Martinson MBE
Executive Chairman, Considerate Constructors Scheme

Issue Date: 12 July 2021 Site ID: 122628

Improving the image of construction

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 £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 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



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.

UPCOMING Q4 MEETINGS

12th October

9th November

14th December

18th January 2022



AOB / Q&A

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