



# Audley Square House

## Neighbourly Monthly Meeting No. 13

Careys Civil Engineering  
12th October 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



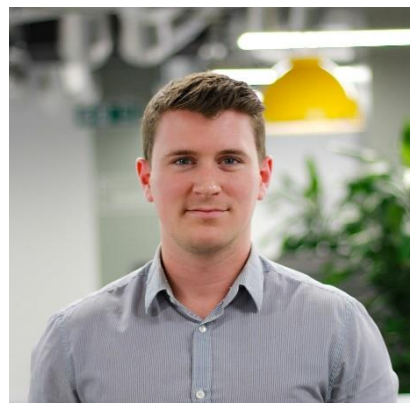
**Rory Galvin**  
Project  
Engineer/Manager



**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](mailto: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](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



Stage 4  
Bulk Excavation Commences within the Open-cut

64 week



Current Stage

Stage 5  
Bulk Excavation Commences within Top-down

65 week



Transition

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

- Garden Level Slab construction was completed in Zone 1 to the West of Site along South Audley Street.
- Garden Level Slab construction is ongoing in Zone 2 to the East of site close to Waverton Street.
- The traffic slab was completed along the Red Lion Yard elevation as evident from photos. This will serve as the primary vehicle access route across site for the majority of the project.
- All site vehicles are continuing to access through Gate 3 on Waverton Street. Gate 2 is temporally closed until the slab directly inside the gate is constructed.
- Wall construction has started in Zone 1 close to South Audley Street.
- Bulk excavation has commenced in the middle of the site and also in under the garden level slab as part of the basement construction works.



# Recent Activities - Photos



Current Overview of Site





# Recent Activities - Photos



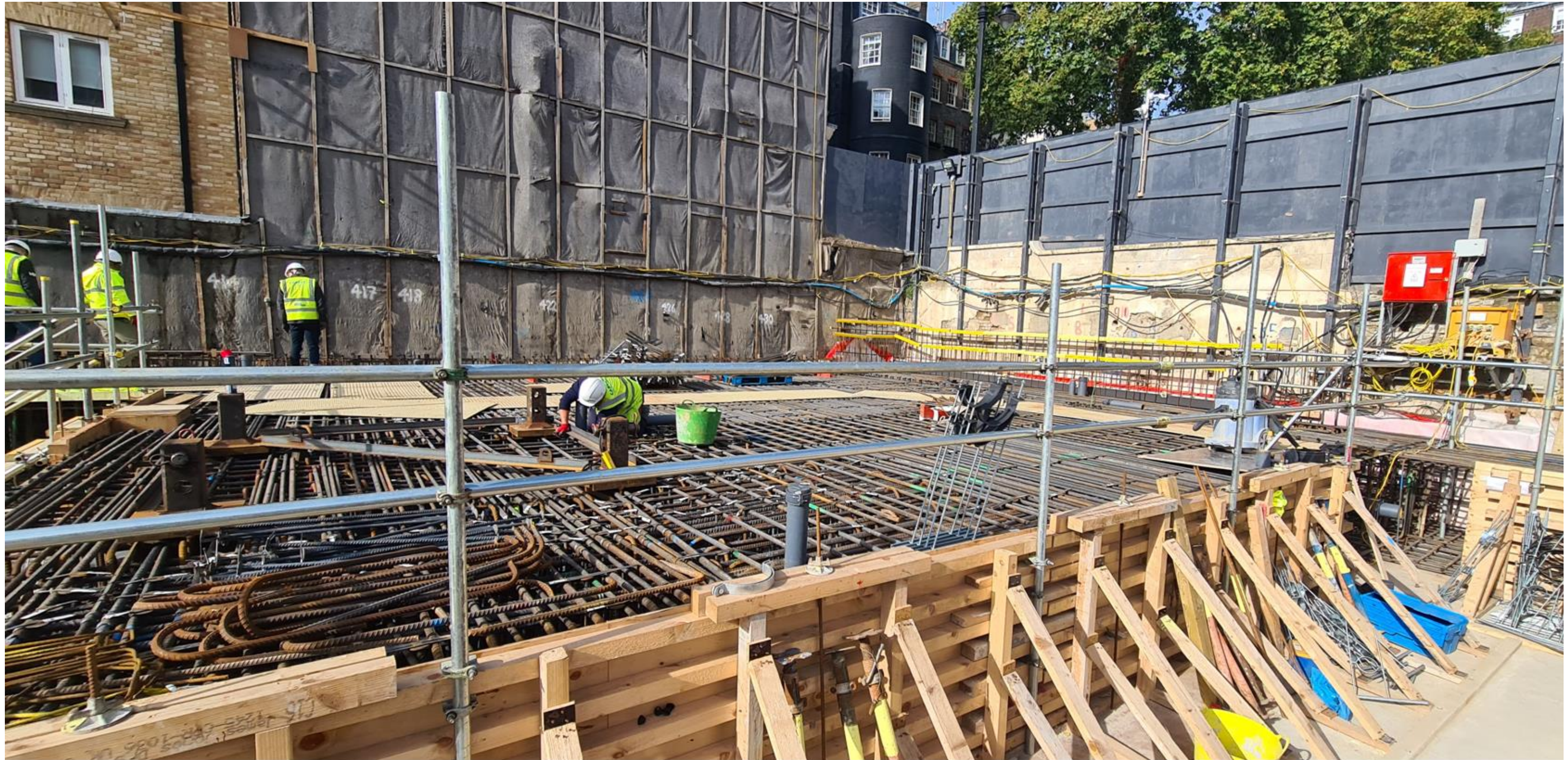
Wall Construction Close to South Audley Street Elevation

# Recent Activities - Photos



Excavator Set up on Garden Slab – Used to Remove Spoil From The Basement





Steel Fixing For Slab Preparation Close To 51 Hill Street Elevation





Excavator Loading Tipper Truck On The Traffic Slab





Typical View of Excavation Under The New Slab (Small excavator feeding larger excavator and stockpile)



View into the basement area as excavation progresses (Looking in the direction of Red Lion Yard)





Excavation Progress Under New Garden Level Slab





Excavation Progress Under New Garden Level Slab





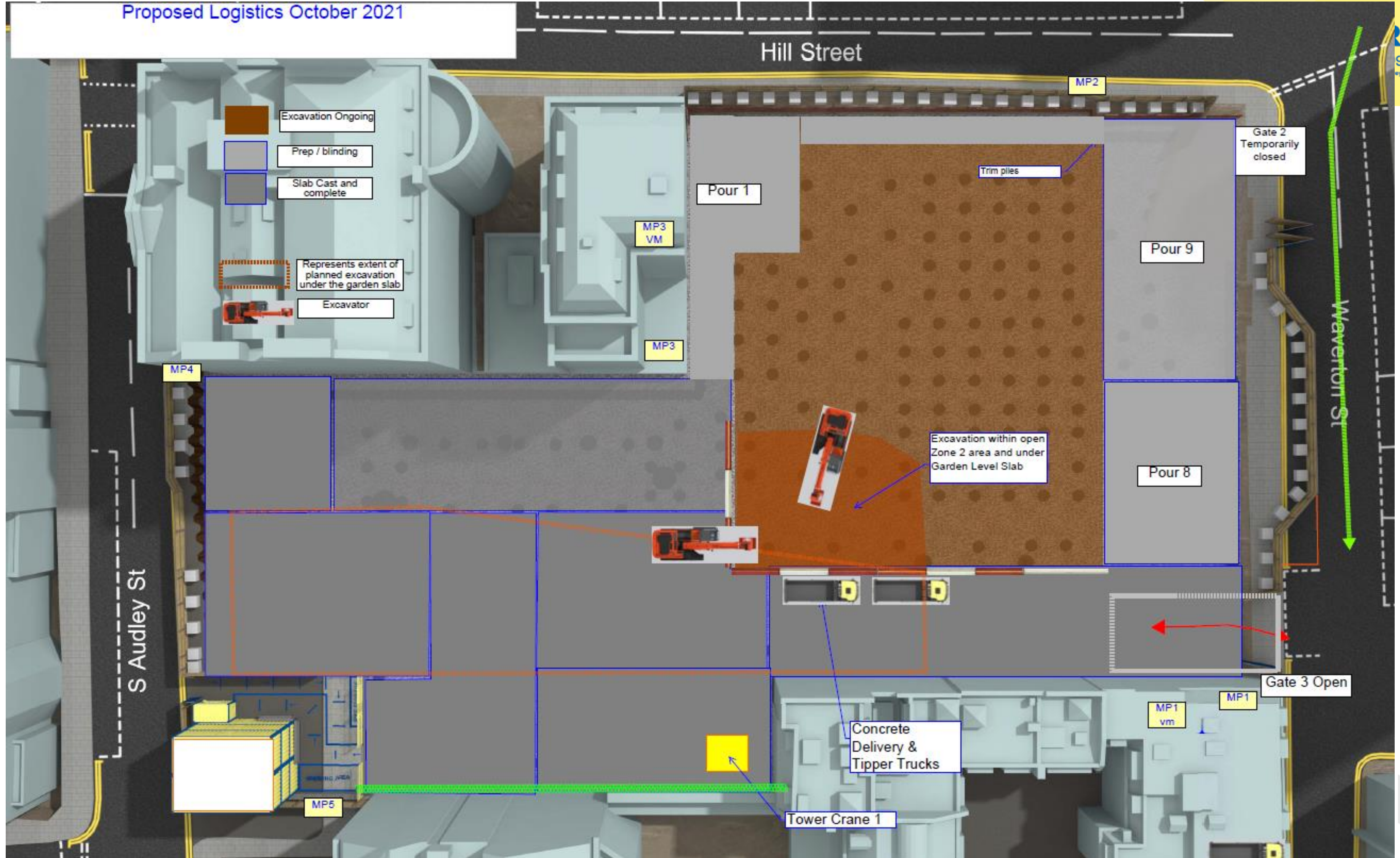


Excavation Progress Under New Garden Level Slab

## 6. Upcoming Activities (This Month)

- Careys will complete the Garden Level Slab construction.
- Bulk excavation will continue across Zone 1 & Zone 2 in line with the basement construction phase.
- The site team will commence the breaking/cutting and removal of the old existing car park slab that is present approximately 4m below the new garden level slab. The site team at Careys have gone to great lengths to ensure this operation runs smoothly and have come up with the concept of building a large scale temporary acoustic enclosure across the full extent of the slab to be removed. The removal works will take place from inside the acoustic enclosure which minimises noise and vibration from the works. The slab removal phase will start at the end of October and will take approximately 6 weeks. The works are benefited by the fact they are hidden within the new basement area.
- The Vehicle Access Ramp will be installed close to South Audley Street. Gate 1 will be established and opened to provide a 1 way traffic flow system across site.





Proposed Logistics Layout - Upcoming Works

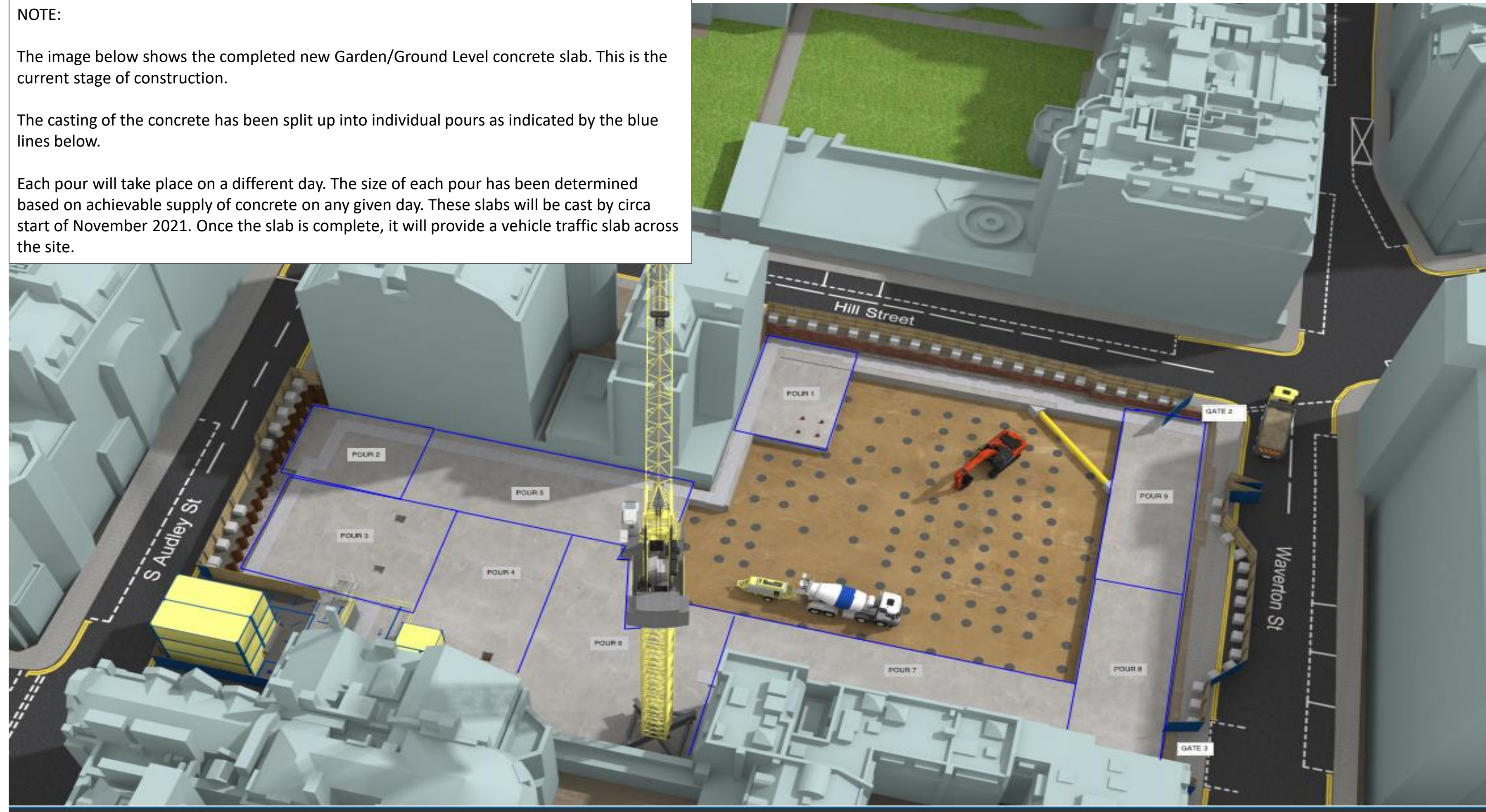
# 7. Garden / Ground Level Slab Construction

**NOTE:**

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

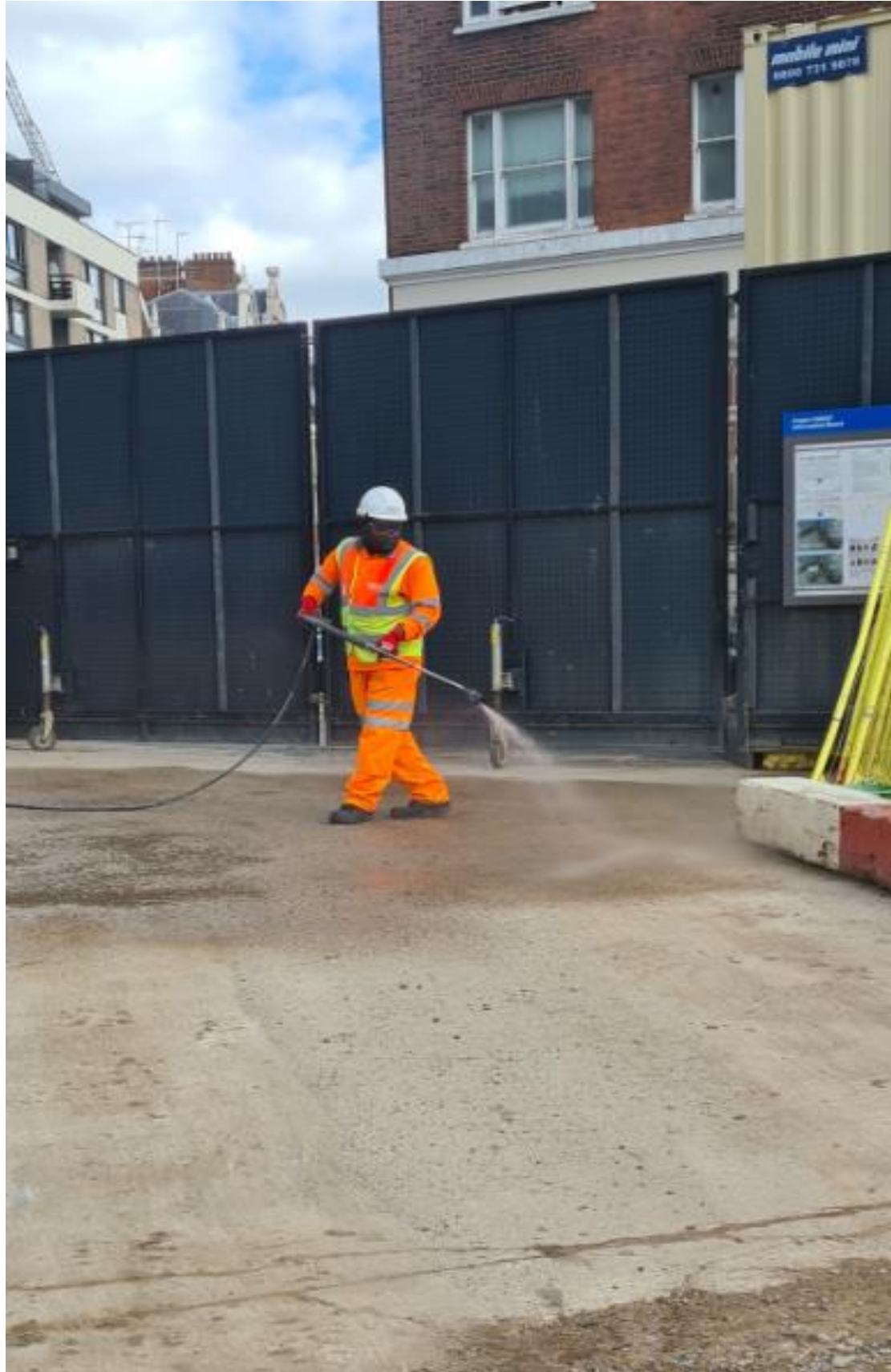
The casting of the concrete has been split up into individual pours as indicated by the blue lines below.

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 start of November 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.



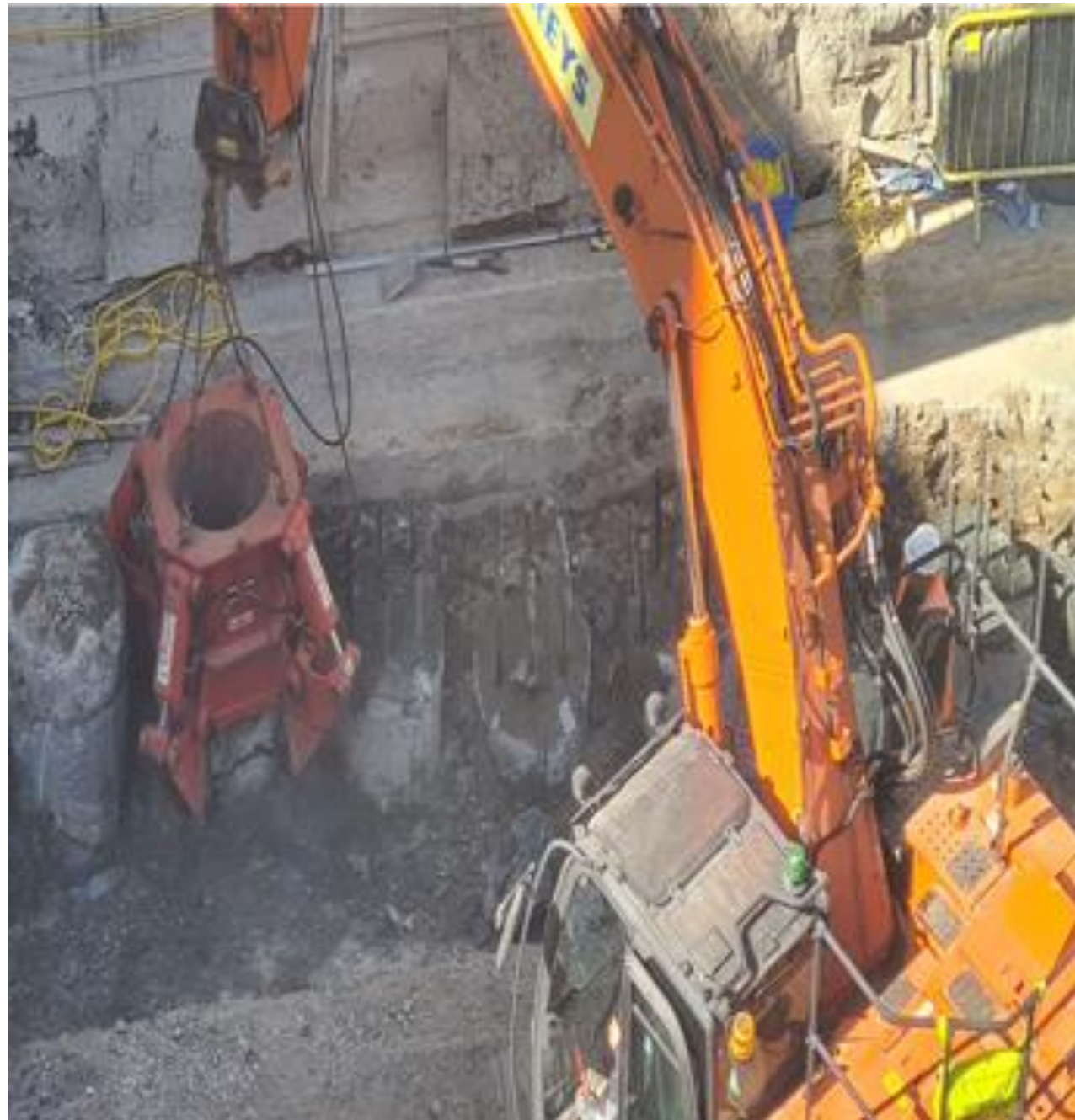
## BPM Improvements & Innovations

- As well as local acoustic screens around smaller plant, acoustic screens have also been installed along the partial length of Waverton Street where possible, as well as partial coverage on South Audley Street and will remain in place during the excavation phase.
- Once the Garden Level Slab is fully complete, a low-level acoustic screen will also be installed on the boundary beside 51 Hill Street

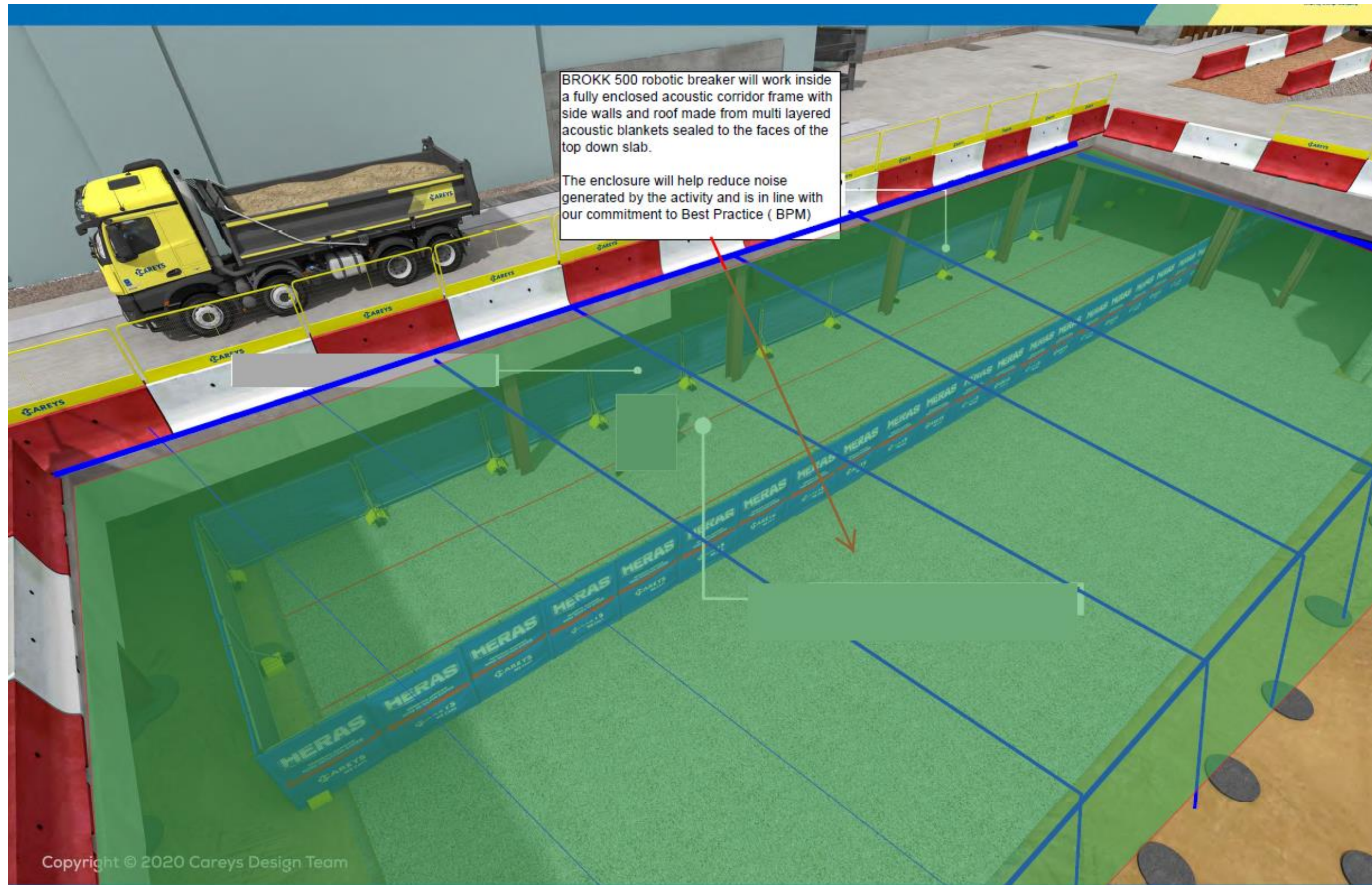


## BPM Improvements & Innovations

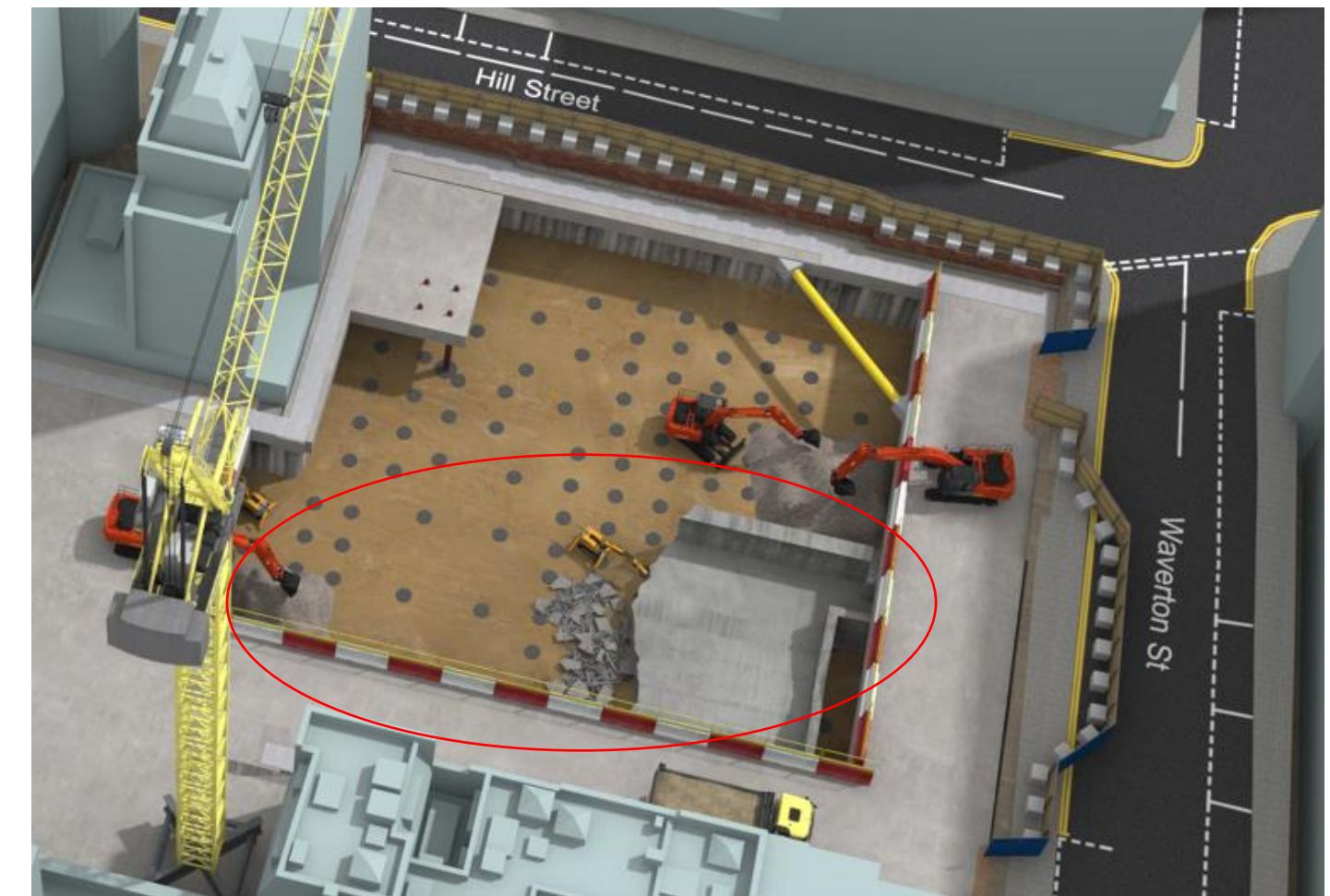
- During the ongoing bulk excavation, Careys are using hydraulic excavator mounted “Pile Croppers” to cut the new bearing piles down as the excavation progresses. The cropping method produces little noise compared to traditional breaking methods. See below photo showing cropper in practice.
- Careys 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 and will be used for removing concrete walls where required during bulk basement excavation phase.



## 9. Existing Basement Slab Removal



**Acoustic Enclosure Frame**

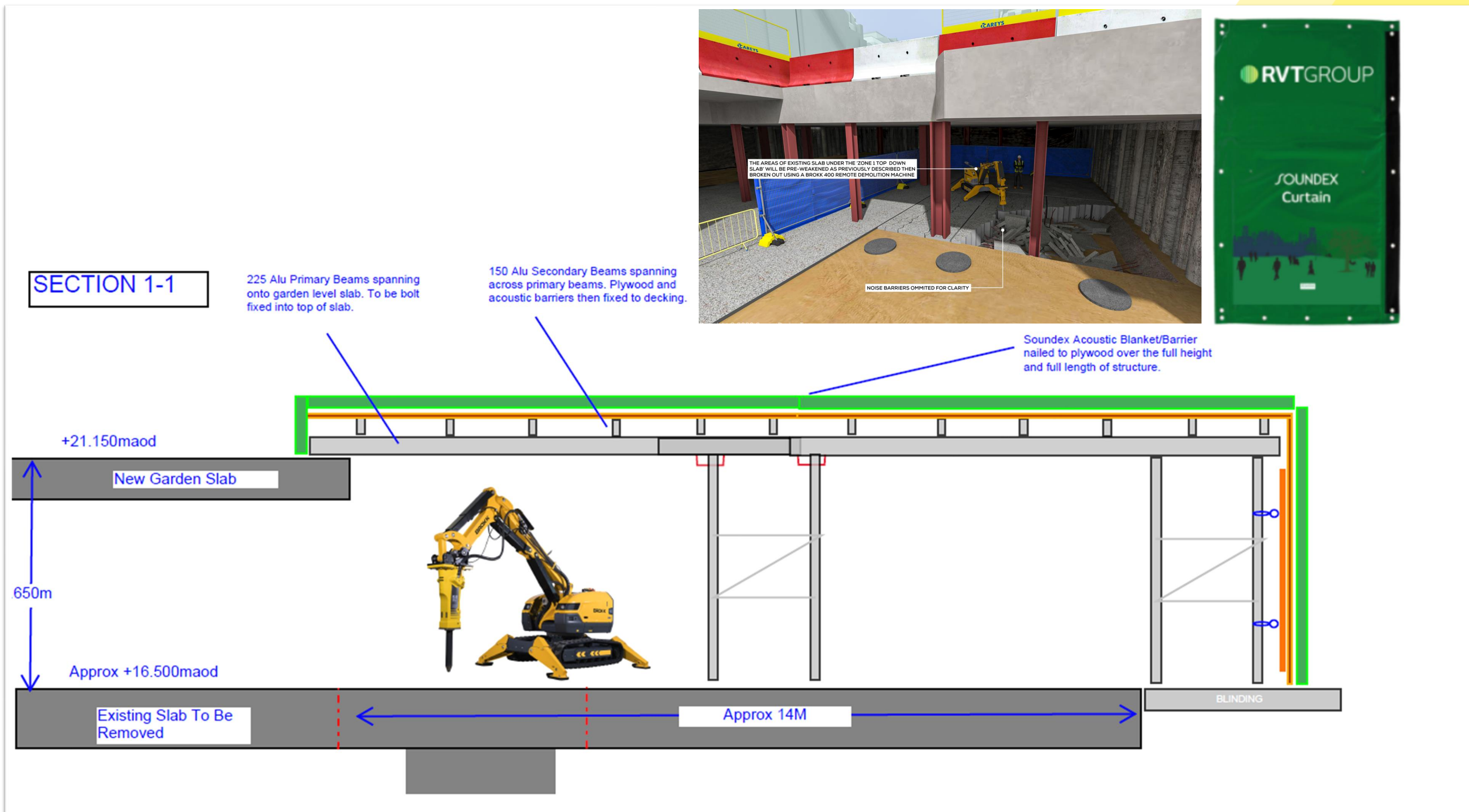


**Typical Location Plan**

The site team will commence the breaking/cutting and removal of the old existing car park slab that is present approximately 4m below the new garden level slab. The site team at Careys have gone to great lengths to ensure this operation runs as smoothly as possible and have come up with the concept of building a large scale temporary noise acoustic enclosure across the full extent of the slab to be removed. The removal works will take place from inside the acoustic enclosure which minimises noise and vibration from the works. The slab removal phase is due to start at the end of October and will take approximately 4-6 weeks. The works are benefited by the fact they are hidden within the new basement area.



# Typical Cross Section View From Inside The Acoustic Enclosure



## 10. TC2 Tower Crane Erection – November 2021



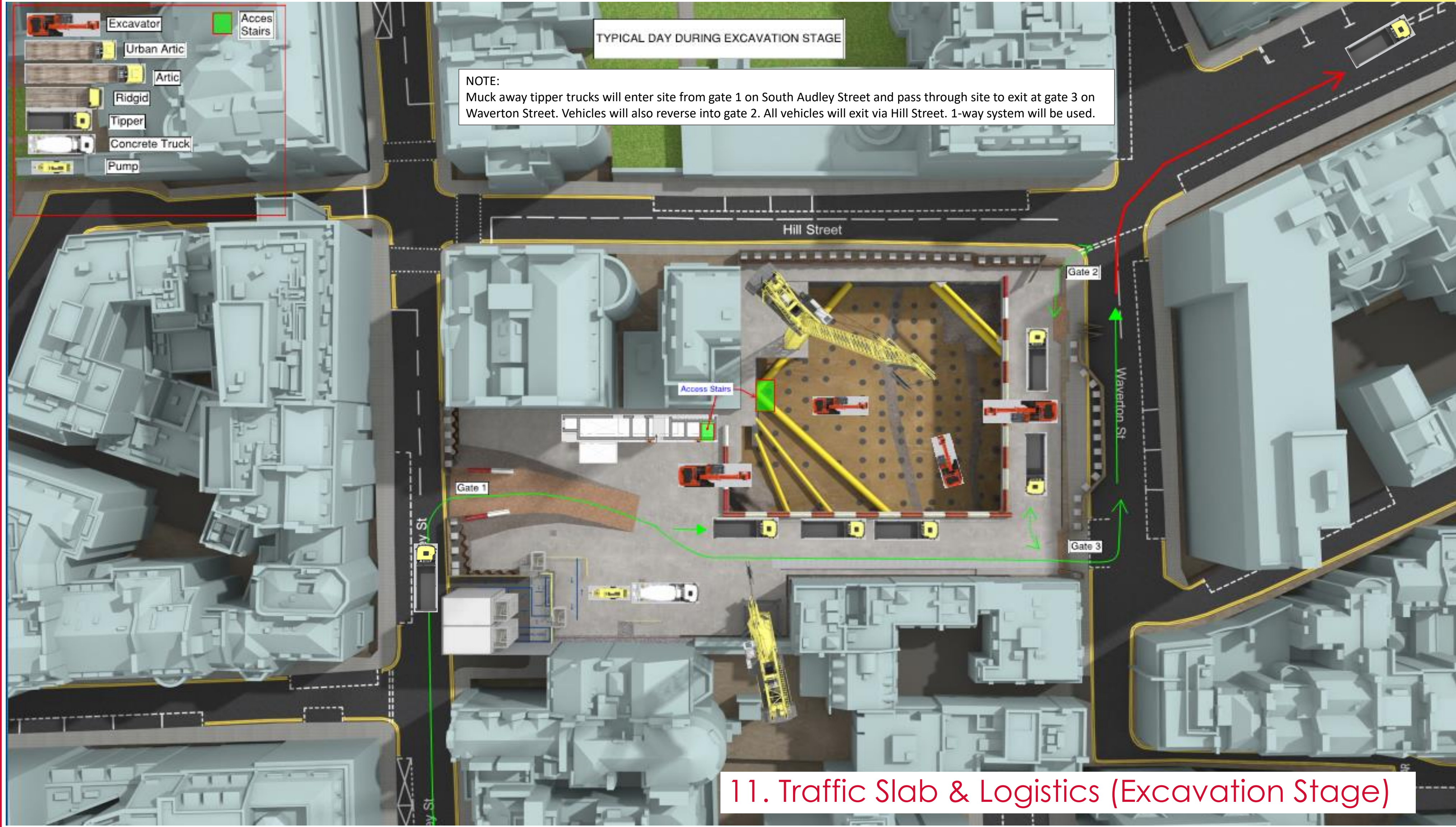
TC2 is booked to be erected on the weekend of 6/7<sup>th</sup> November. A temporary road closure will be required on Hill Street over certain periods of the weekend.




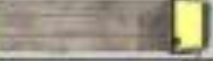
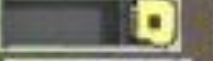


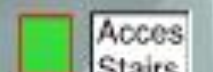
-  Excavator
-  Urban Artic
-  Artic
-  Ridgid
-  Tipper
-  Concrete Truck
-  Pump
-  Access Stairs

TYPICAL DAY DURING EXCAVATION STAGE

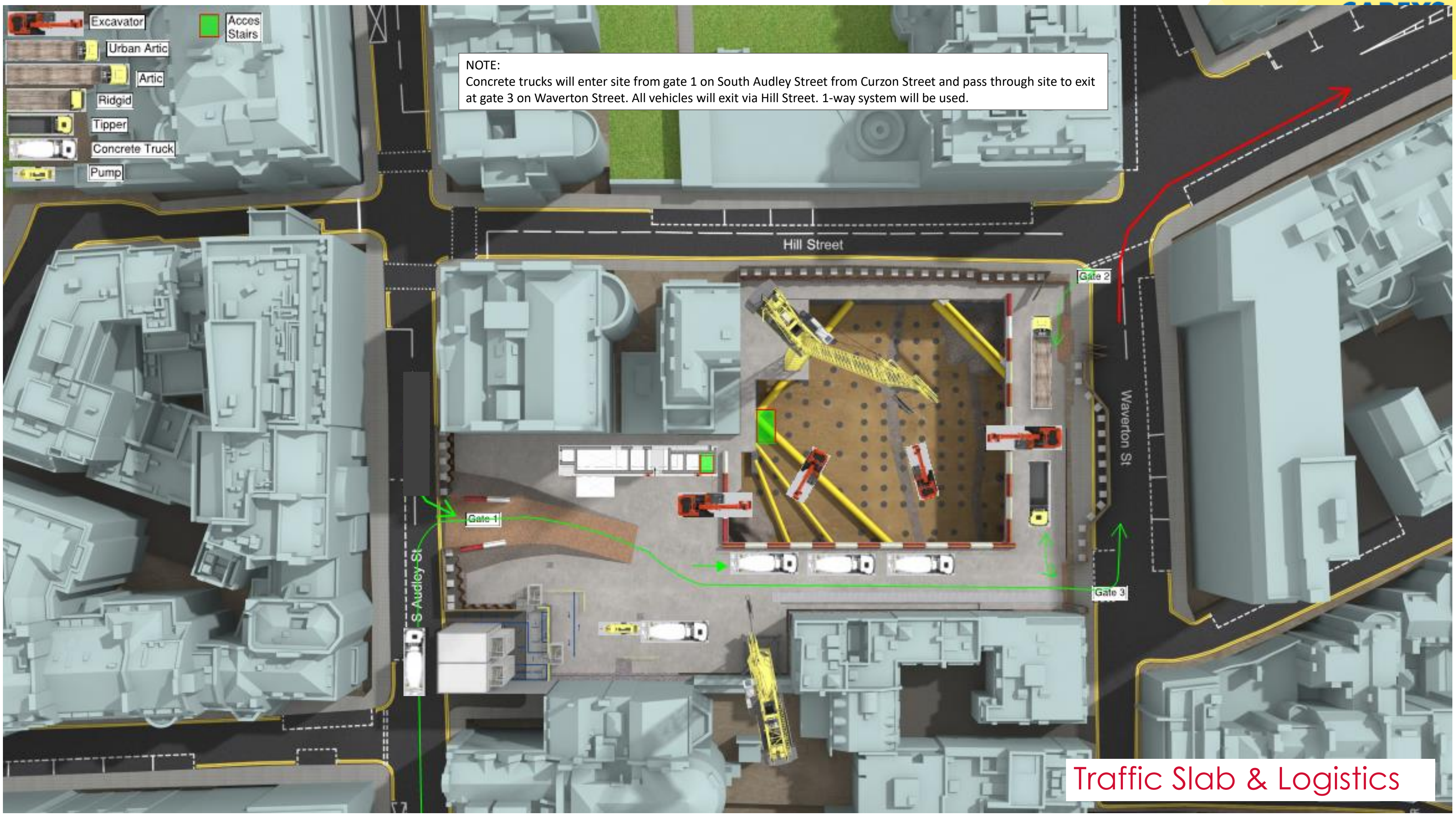
NOTE:  
 Muck away tipper trucks will enter site from gate 1 on South Audley Street and pass through site to exit at gate 3 on Waverton Street. Vehicles will also reverse into gate 2. All vehicles will exit via Hill Street. 1-way system will be used.



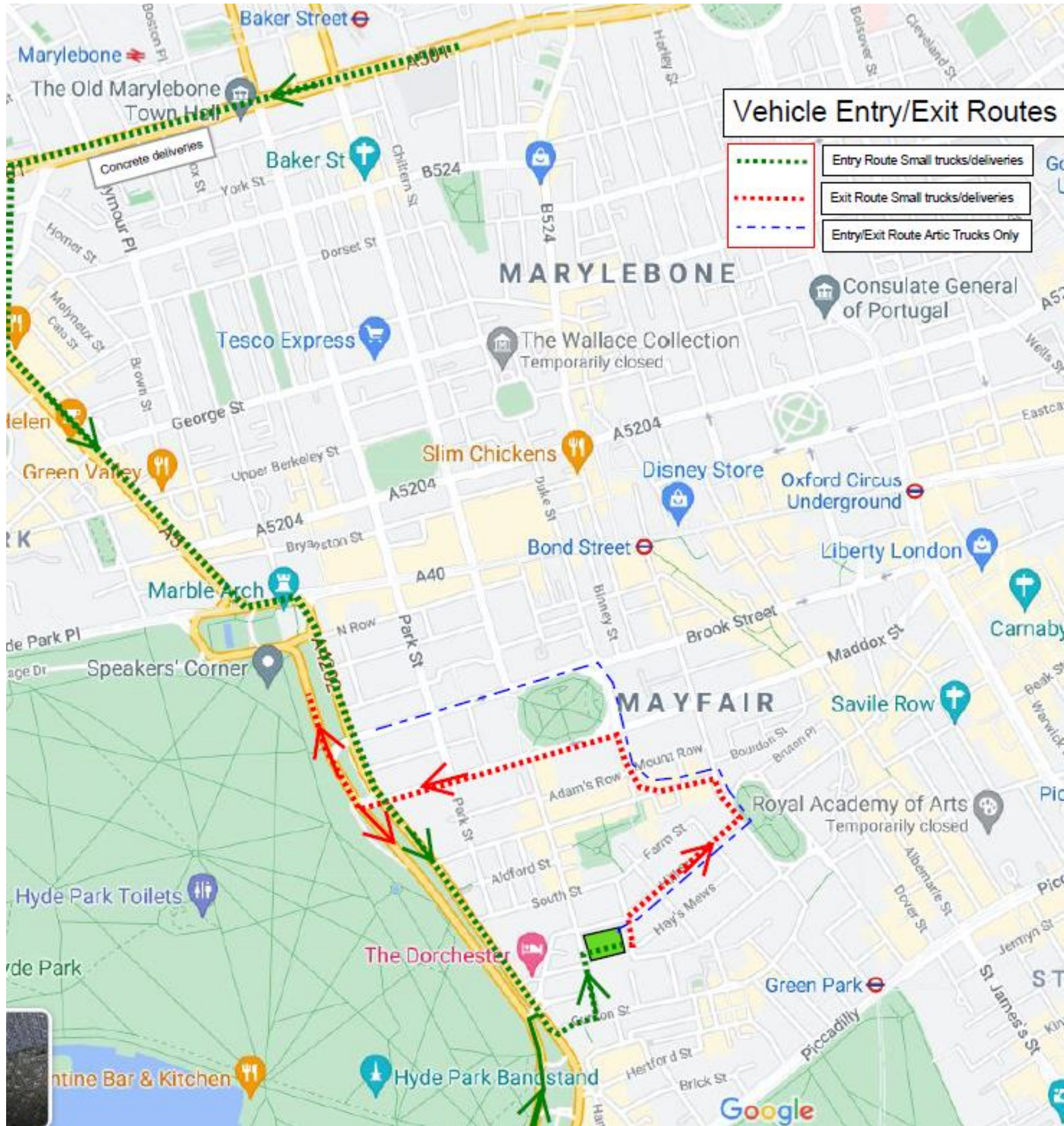
11. Traffic Slab & Logistics (Excavation Stage)

-  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



## 12. 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**

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Considerate constructors protect the **environment**

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Considerate constructors value their **workforce**

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Considerate constructors secure everyone's **safety**

This site is registered with the Considerate Constructors Scheme  
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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 <b>Appearance</b>	Respect the <b>Community</b>	Protect the <b>Environment</b>	Secure everyone's <b>Safety</b>	Value their <b>Workforce</b>
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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

## 13. Our Charity Partnership

As you know, the Audley Square Redevelopment project team are committed to leaving a legacy of positive impact from our time working on the site in Mayfair. We have partnered with national children's charity, Caudwell Children, with whom we aim to raise a total of £1 million to help support disabled children and their families living in the UK.

For our first charity event, we held a project-wide Softball Tournament. 10 teams and over 100 people gathered on a rainy August day to play softball and raise money and awareness for Caudwell Children.

We have raised £112,693 towards our £1 million goal and are excitedly planning our next fundraising event to be held before the year is out.

For more details about the charity please visit  
[www.caudwellchildren.com](http://www.caudwellchildren.com).

To donate to the Audley Square Charity Project visit the campaign webpage at [www.justgiving.com/campaign/audleysquare](http://www.justgiving.com/campaign/audleysquare).



## 14. 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 Q4 MEETINGS

9th November

14th December

18th January 2022





AOB / Q&A

THANK YOU FOR YOUR TIME