



Audley Square House

Neighbourly Monthly Meeting No. 15

Careys Civil Engineering
14th 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. Basement Excavation / Car Park Slab Removal
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



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

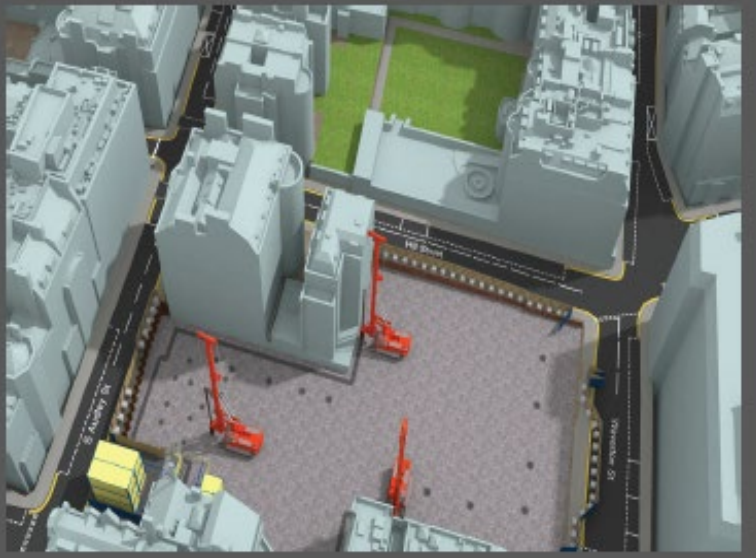
To contact our site after-hours, please contact site security at 07553 891981.



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

- Liner walls at garden level were built along the South Audley Street elevation.
- The vehicle access ramp was completed on South Audley Street elevation.
- Gate 1 was installed on South Audley Street elevation. Gate 1 will be open from 16th of December.
- Bulk excavation within the basement area is ongoing.
- The breaking up and removal of the old car park slab within the basement has been ongoing for the past 6 weeks and will be complete by week commencing 20th December. As a Best practice control measure, the Careys team built a large scale noise acoustic frame over the slab being removed which has been a successful method of reducing noise impact.





Slab removal taking place from inside the acoustic enclosure shown in Zone 2

Recent Activities - Photos



Excavating under Garden Slab along 51 Hill Street elevation.

Recent Activities - Photos



Excavator located on Garden Slab – Used to load tipper trucks for removal offsite

Recent Activities - Photos



View from inside acoustic enclosure

Recent Activities - Photos



View from inside acoustic enclosure

Recent Activities - Photos



Electric Brokk breaker in action removing slab



Recent Activities - Photos



Excavator digging under slab to aid removal



Recent Activities - Photos





Building Acoustic Noise Barrier Frame – To aid removal of car park slab – Zone 2

Recent Activities - Photos



Construction of Vehicle Access Ramp on South Audley Street



Recent Activities - Photos



Completed Gate 1 installed on South Audley Street.

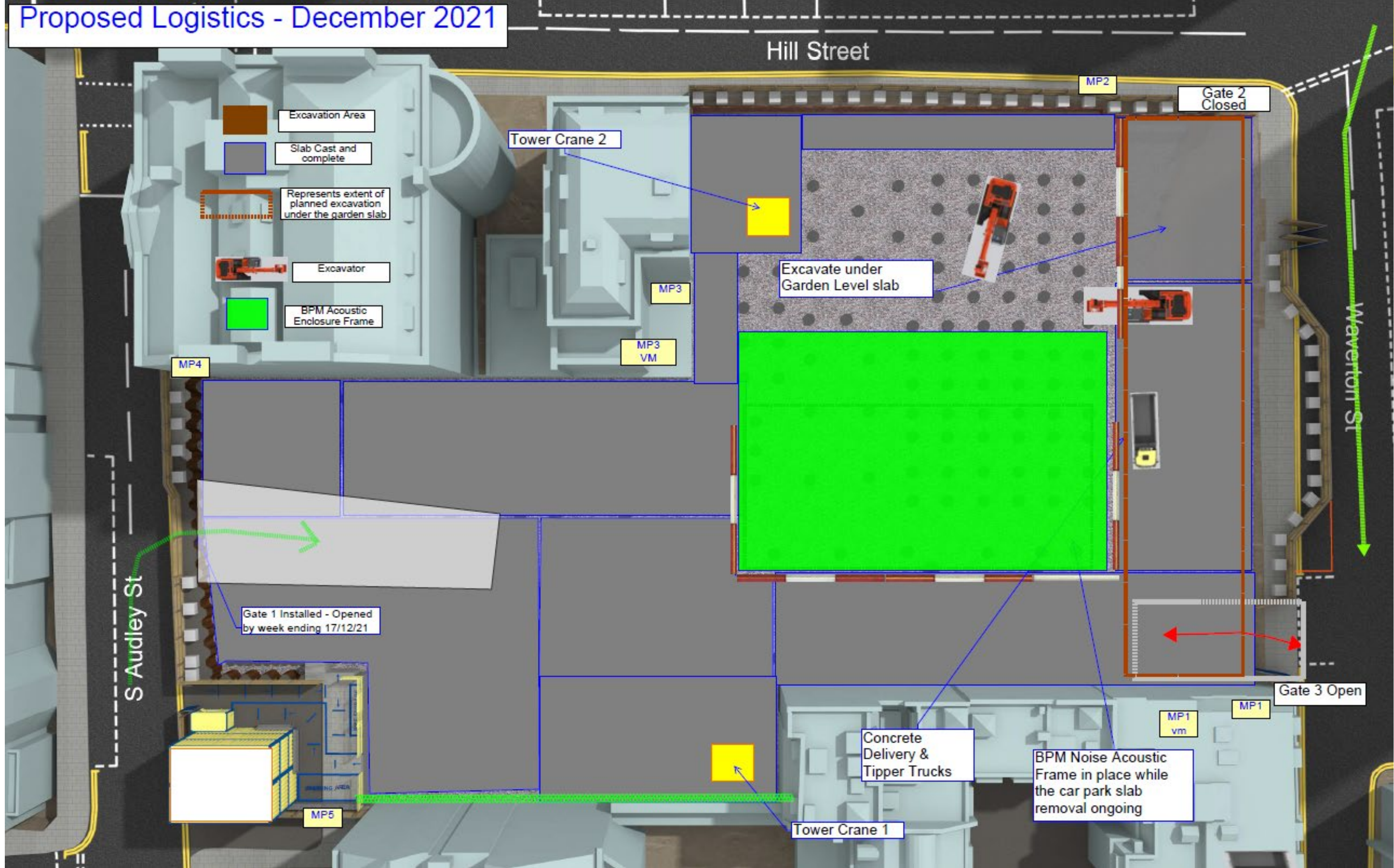


6. Upcoming Activities (This Month)

- Bulk excavation will continue across Zone 1 & Zone 2 in line with the basement construction phase.
- Installation of some basement temporary propping restraints in line with construction programme.
- The site team will complete the removal of the existing car park slab phase.
- Gate 1 will be opened for vehicle access onto site and provide a 1 way traffic flow system across site.
- Tipper Trucks will continue to access and egress site for the removal of the bulk excavated material.



Proposed Logistics - December 2021



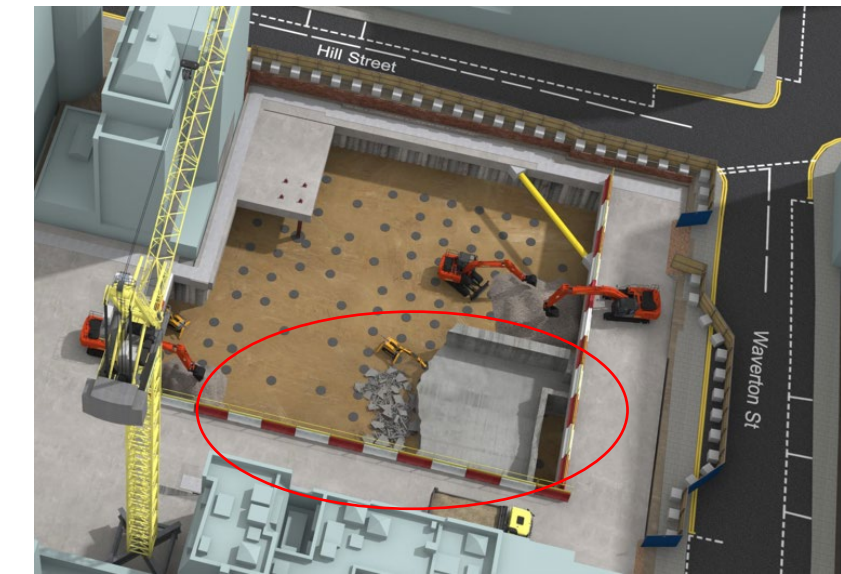
Proposed Logistics Layout - Upcoming Works





Acoustic Enclosure Frame – Zone 2

The site team are coming to an end on the basement car park slab removal phase. The site team at Careys went to great lengths to ensure this operation ran as smoothly as possible by building a large scale temporary noise acoustic enclosure across the full extent of the slab being removed. The removal works has been successfully taking place over the past 6 weeks from inside the acoustic enclosure which minimises noise and vibration from the works.



Typical Location Plan

Typical Cross Section View From Inside The Acoustic Enclosure



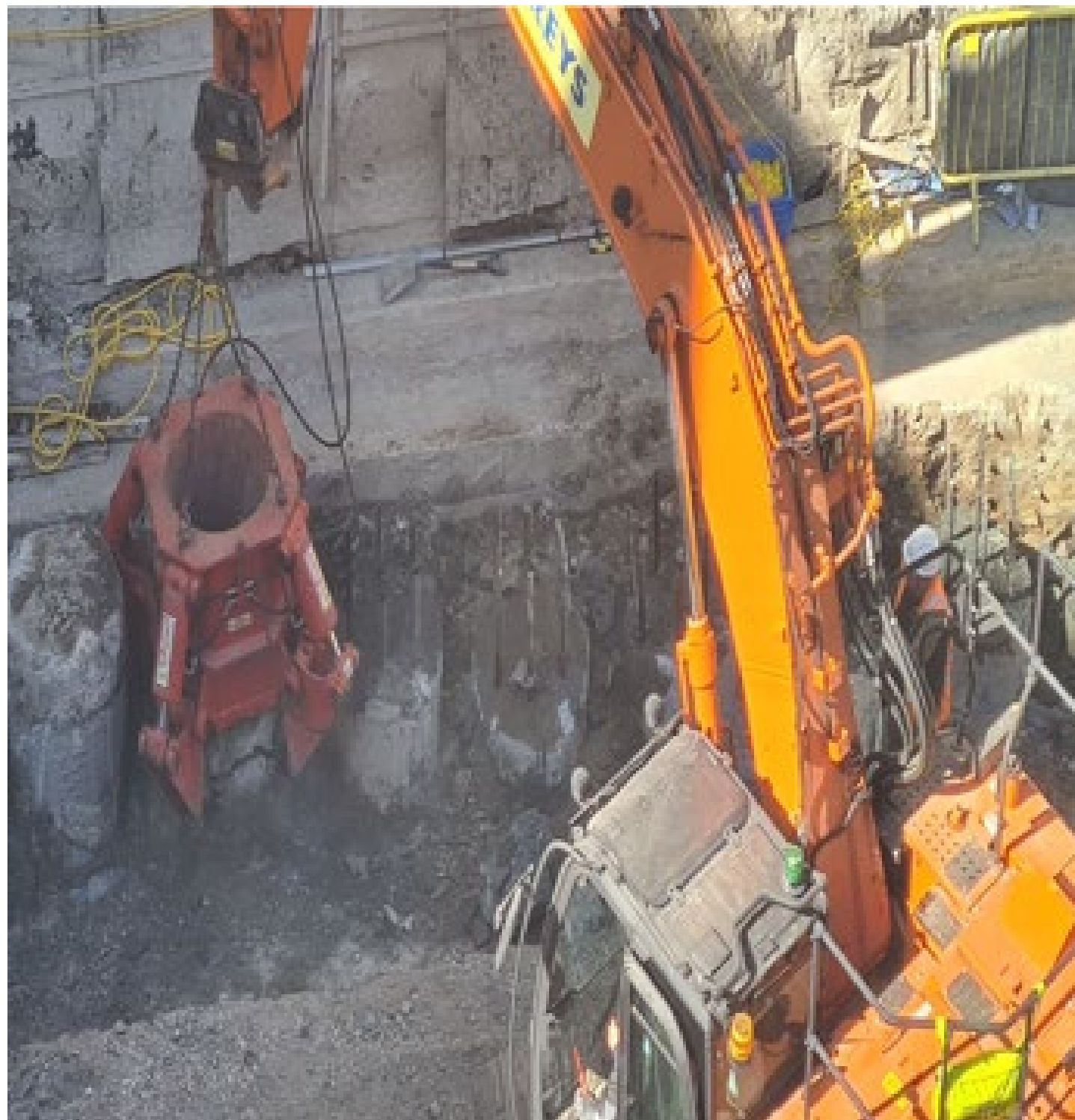
9. BPM Improvements & Innovations

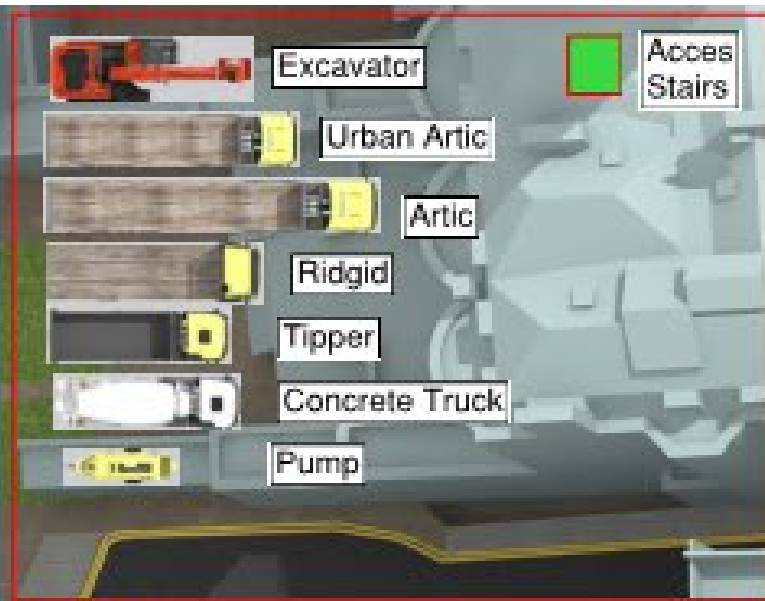
- As well as local acoustic screens around smaller plant, acoustic screens have also been installed along the partial length of Waverton Street where possible, as well as partial coverage on South Audley Square and will remain in place during the excavation phase.
- Once the acoustic enclosure is removed,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



BPM Improvements & Innovations

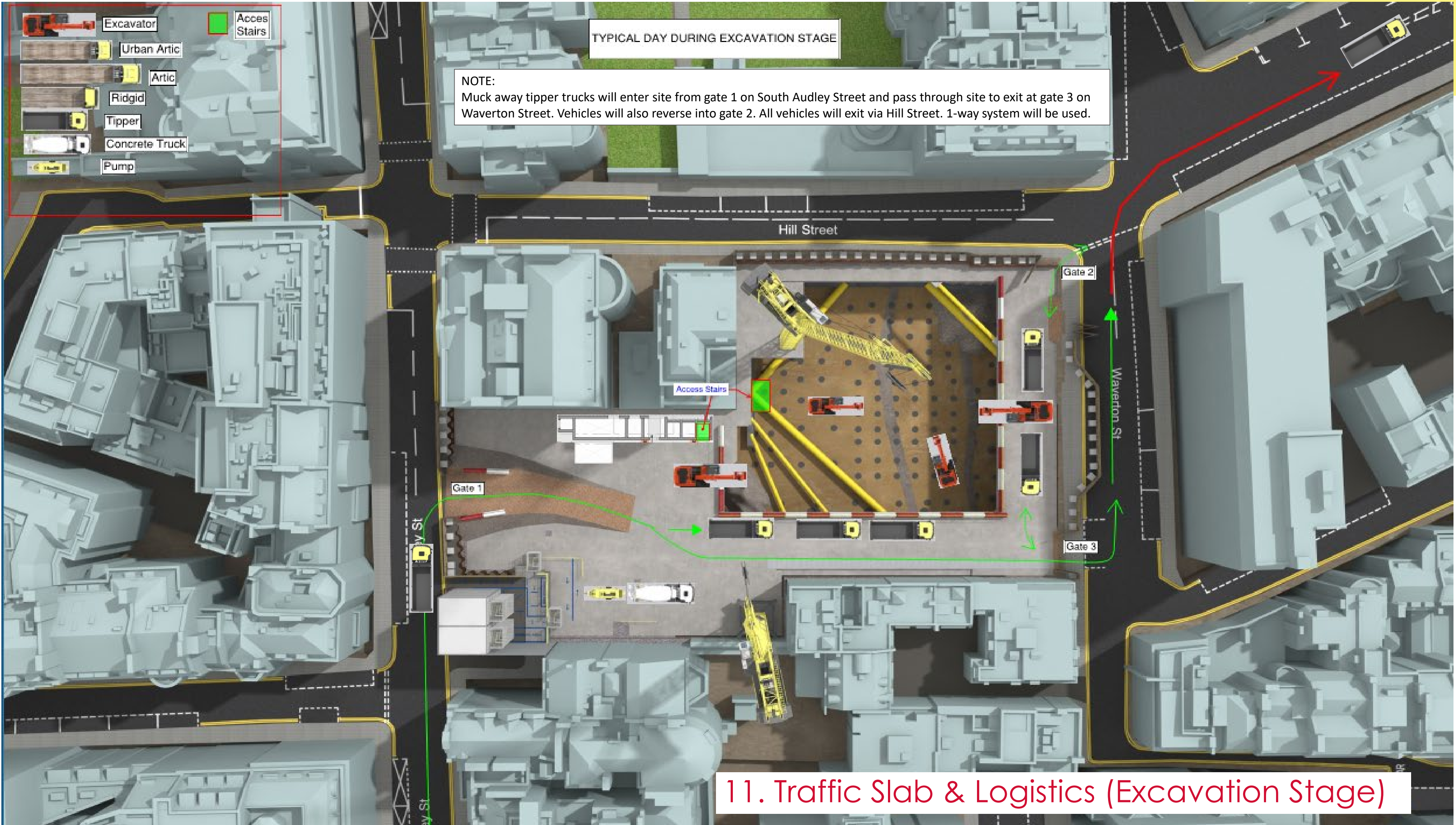
- During the ongoing bulk excavation, Careys are using hydraulic excavator mounted “Pile Croppers” to cut the new bearing piles down as the excavation progresses. The cropping method produces little noise compared to traditional breaking methods. See below photo showing cropper in practice.
- Site continue to use water suppression throughout the day to dampen down potential dust onsite along vehicle routes and stockpiles.





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.

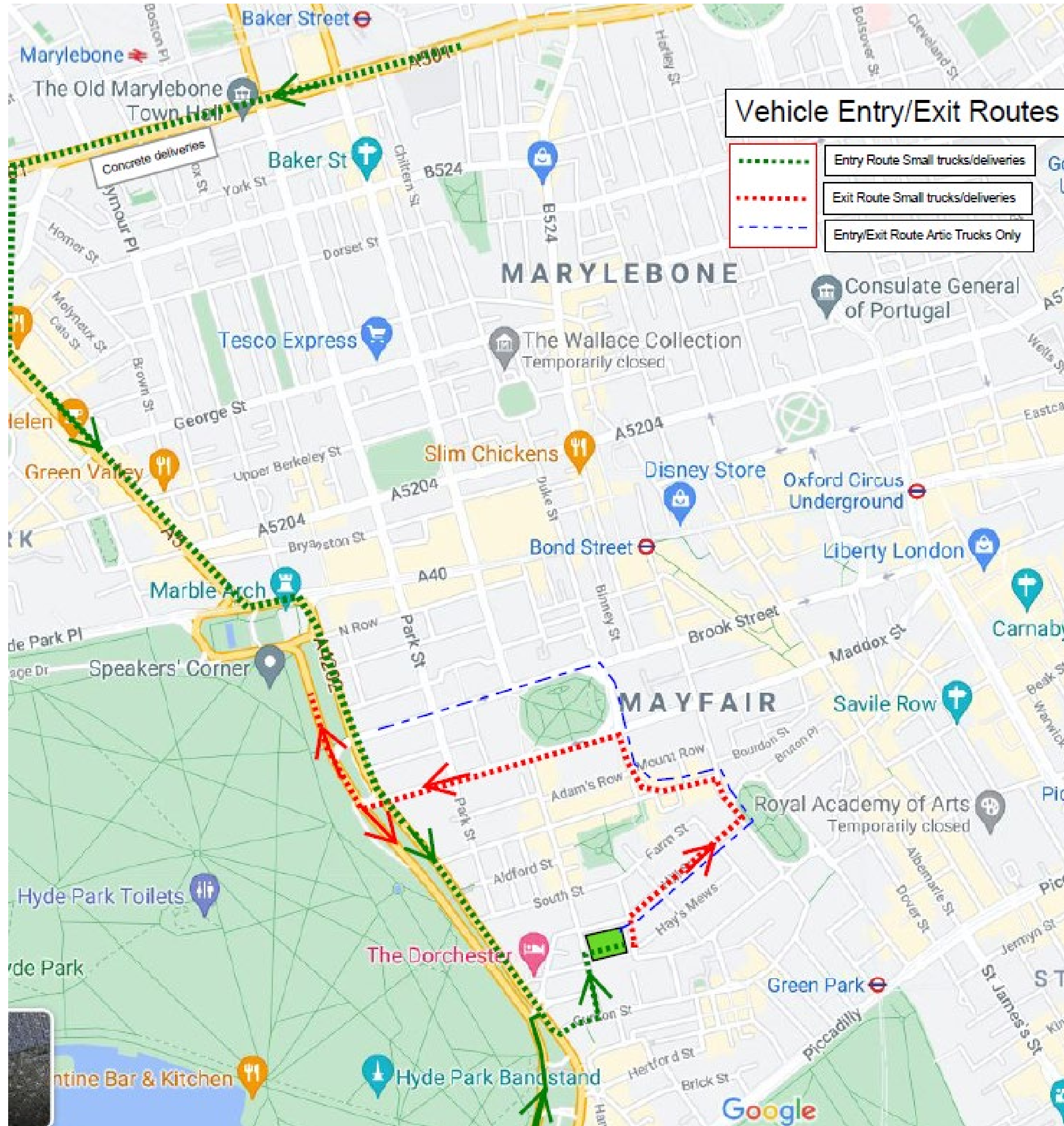


11. Traffic Slab & Logistics (Excavation Stage)



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



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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

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.

To donate to the Audley Square Charity Project visit the campaign webpage at 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.

UPCOMING Q4 MEETINGS

18th January 2022



AOB / Q&A

THANK YOU FOR YOUR TIME