



Audley Square House

Neighbourly Monthly Meeting No. 16

Careys Civil Engineering
18th January 2022



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 & Propping Installation
8. BPM Improvements & Innovations
9. Logistics /Traffic Management
10. Considerate Contractors Scheme
11. Our Charity Partnership
12. Dates of Next Monthly Meeting

AOB / Q&A



1. Introductions



Jon Croxford
Regional
Director



John McInerney
Contracts Manager



Michael Bassett
Project Manager



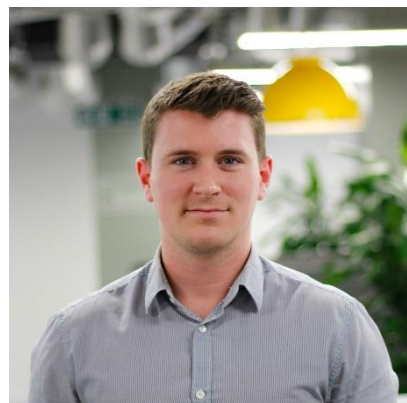
Rory Galvin
Project
Engineer/Manager



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



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 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.



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



Stage 5
Bulk Excavation Commences within Top-down

65 week

Current Stage



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

- Gate 1 was opened on South Audley Street elevation for vehicle access.
- Bulk excavation within the basement area is ongoing with excavation complete down to th B2 level in Zone 2.
- The breaking up and removal of the old car park slab within the basement has been completed.
- The temporary steel support propping installation has commenced in the open basement area at level B2.
- Reinforced concrete liner wall construction ongoing in basement zone 1.





Slab Removal Complete – Removing Acoustic Frame in Zone 2





Current Site Overview



Recent Activities - Photos



Excavation to B2 ongoing in Zone 2 – Tipper Trucks on Traffic Slab near Waverton Street elevation





Long Reach Excavator Set Up on Garden Slab in Zone 1 – Removing Spoil to Tipper Trucks as part of bulk excavation works

Recent Activities - Photos



Long Reach Excavator In Action

Recent Activities - Photos



Bulk excavation ongoing in basement area – Zone 1 Top Down

Recent Activities - Photos



Traffic Management at Gate 1 – South Audley Street



Recent Activities - Photos



Vehicle Access Ramp In Use



Recent Activities - Photos



Vehicle Access Ramp In Use – Loading Tipper Trucks





B2 Basement Propping Supports being installed – Hill Street Elevation



B2 Basement Propping Supports being installed – Hill Street Elevation



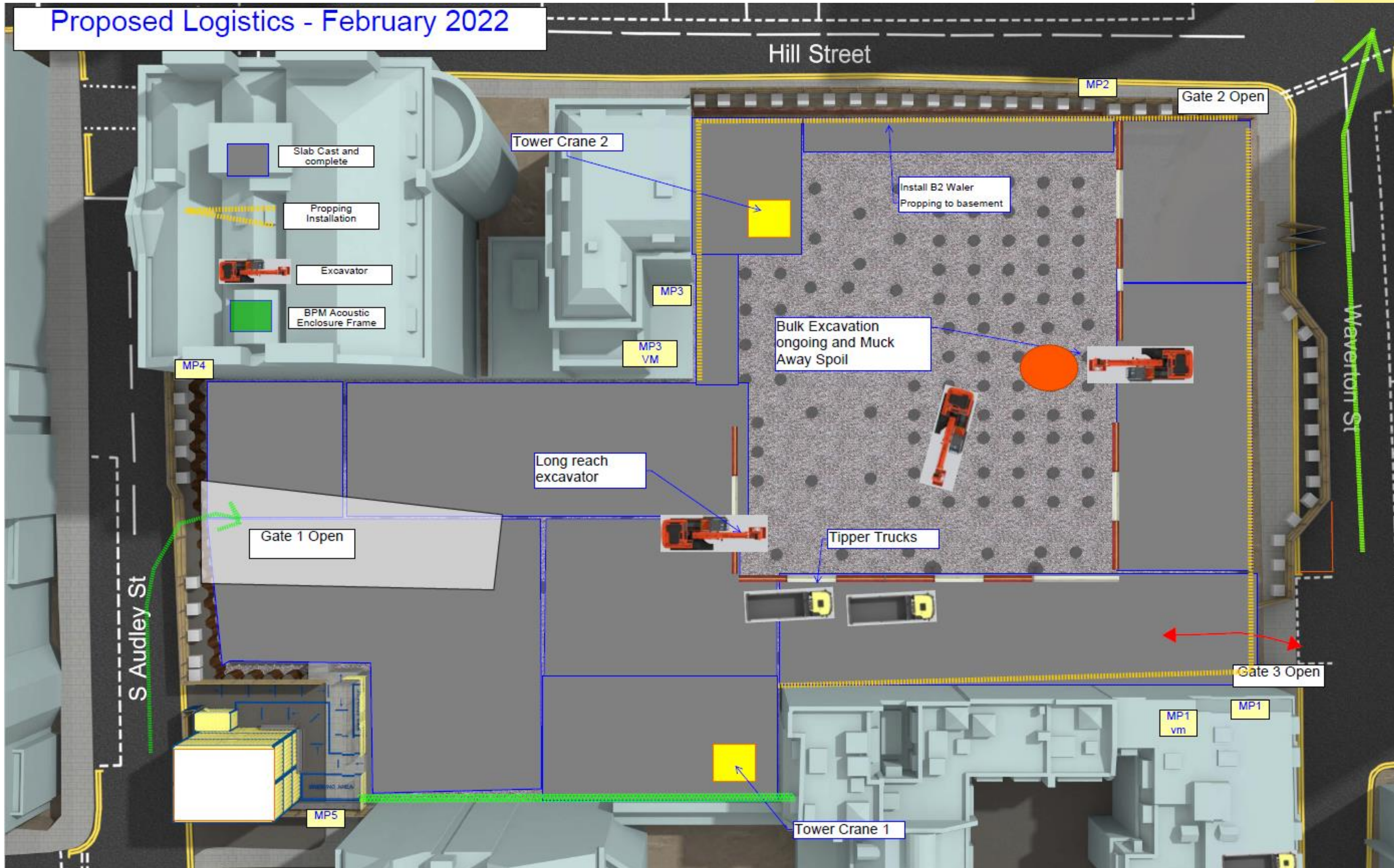
Typical Cross Section Through Site – Highlighting Current Construction Stage

6. Upcoming Activities (This Month)

- Bulk excavation will continue across Zone 1 & Zone 2 in line with the basement construction phase.
- Installation of B2 basement temporary propping restraints will continue in line with construction programme.
- All 3 vehicle access gates will be open for use across the site. Tipper Trucks will continue to access and egress site for the removal of the bulk excavated material.
- Basement liner wall and slab construction will continue in basement zone 1.



Proposed Logistics - February 2022



Proposed Logistics Layout - Upcoming Works



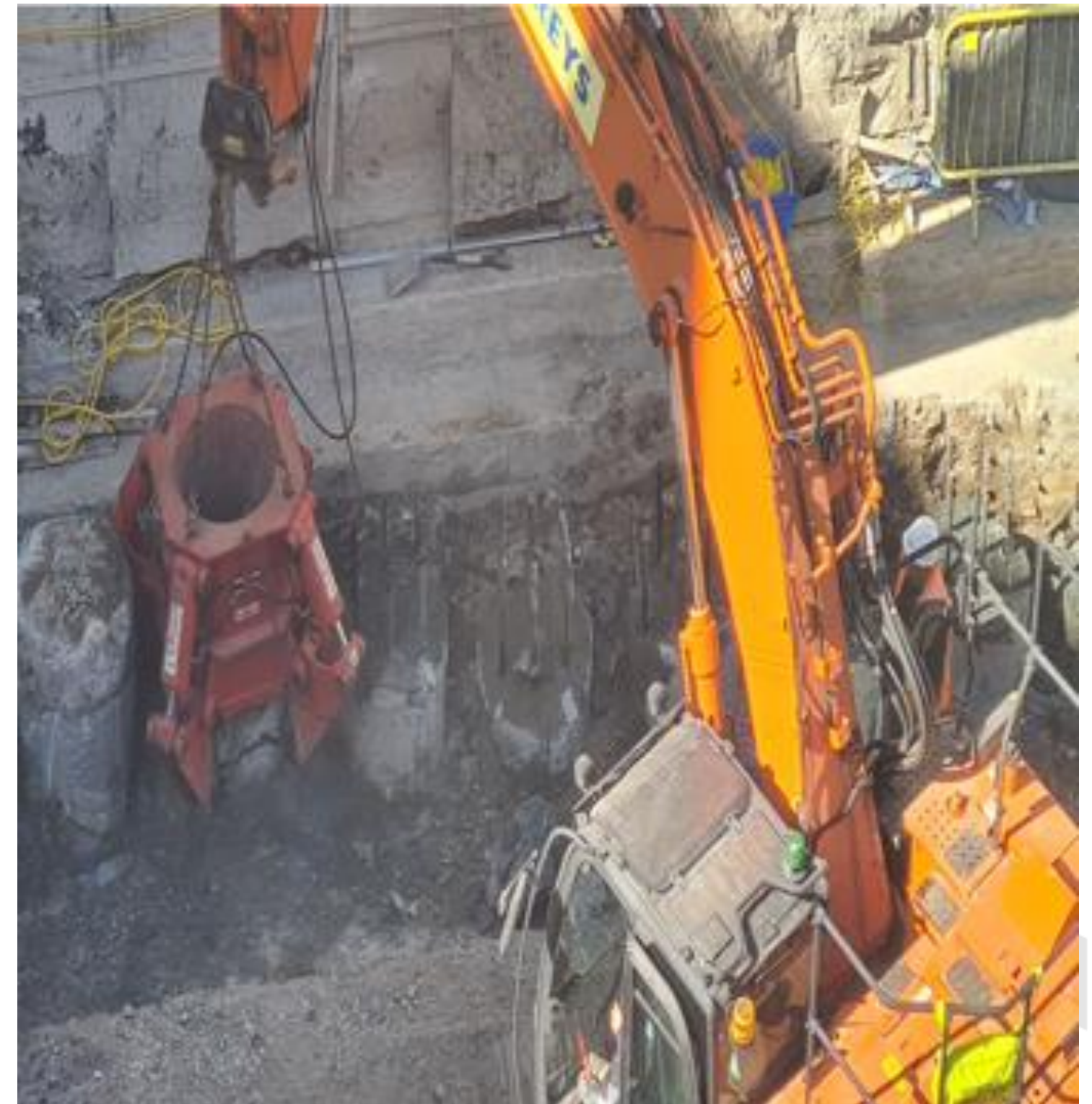
8. BPM Improvements & Innovations

- 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 51 Hill Street which will remain in place during the excavation phase.



BPM Improvements & Innovations

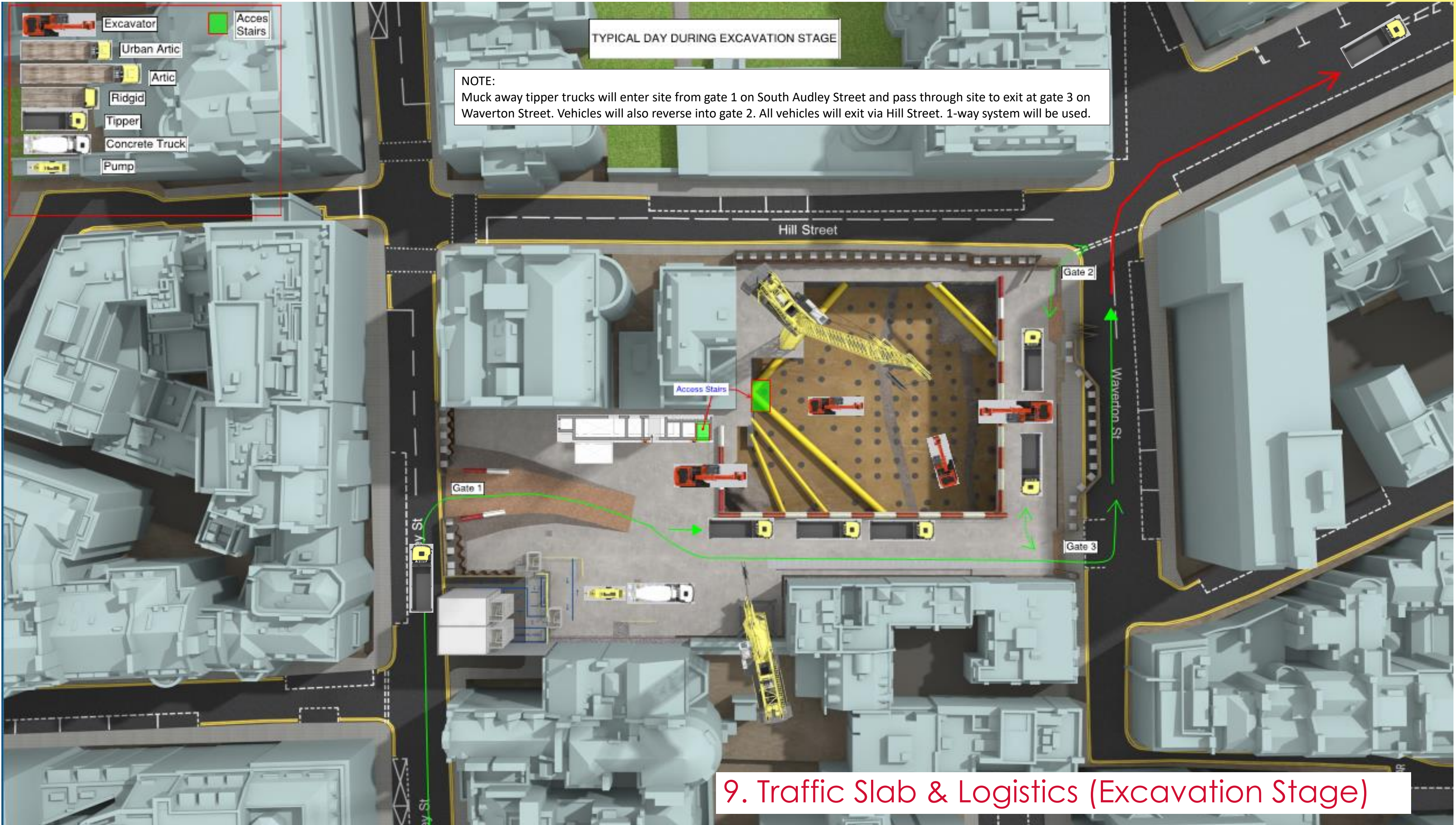
- During the ongoing bulk excavation, Careys are using hydraulic excavator mounted “Pile Croppers” to cut the new bearing piles down as the excavation progresses. Hydraulic “munchers” will also be used to remove concrete. See below photos showing cropper and muncher in practice. These BPM methods produces little noise compared to traditional methods.
- 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

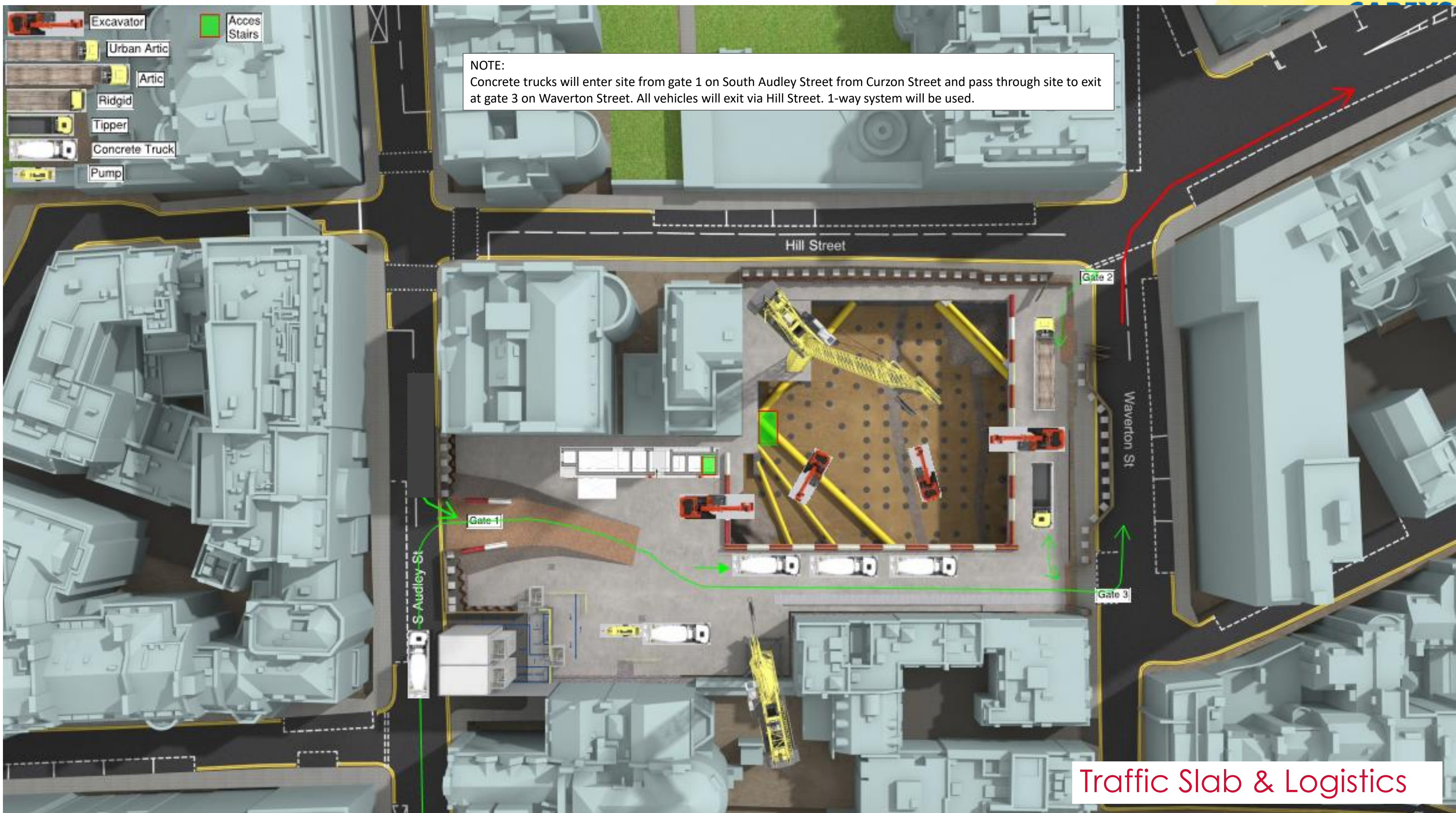
NOTE:
Muck away tipper trucks will enter site from gate 1 on South Audley Street and pass through site to exit at gate 3 on Waverton Street. Vehicles will also reverse into gate 2. All vehicles will exit via Hill Street. 1-way system will be used.



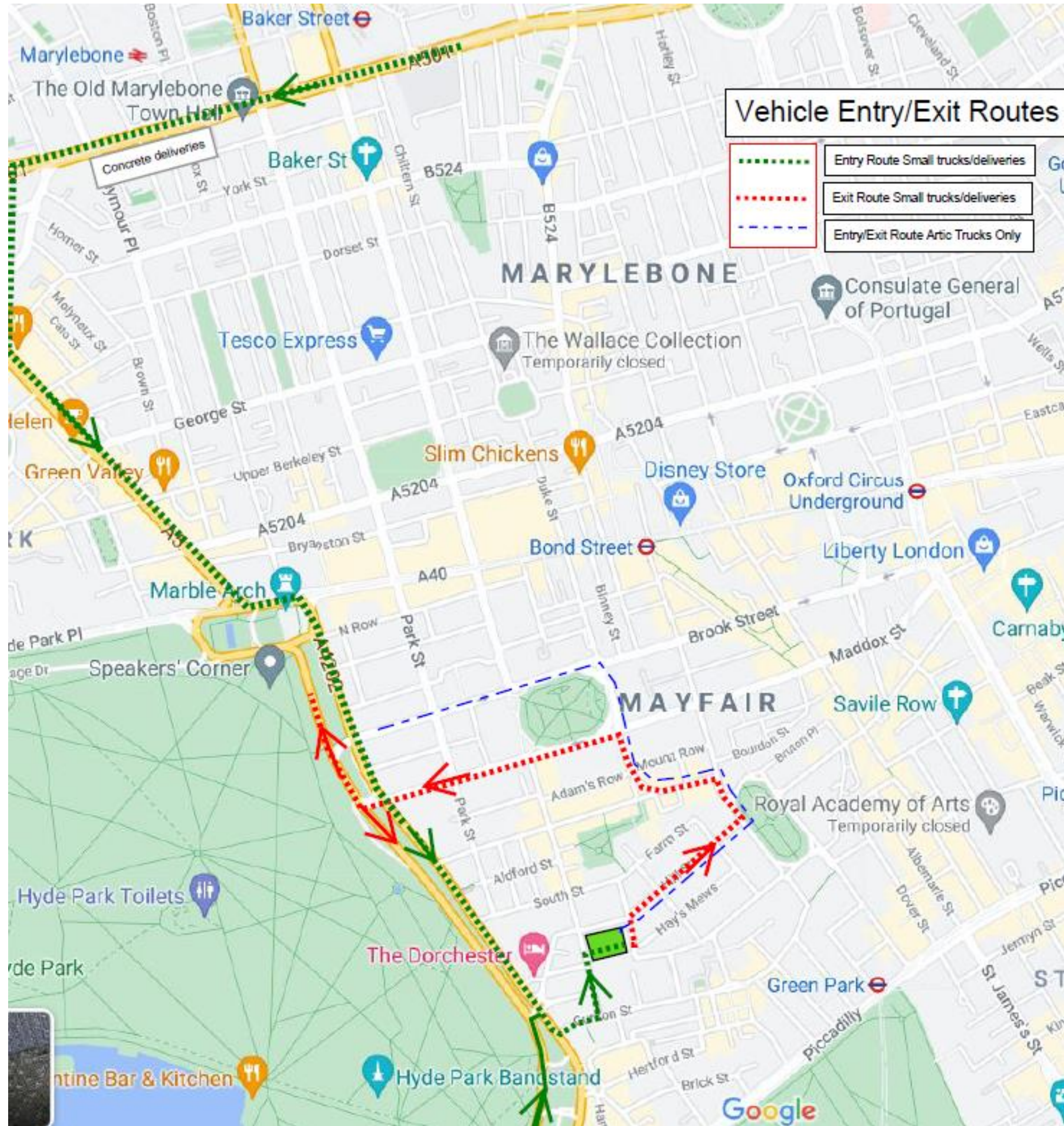
9. Traffic Slab & Logistics (Excavation Stage)



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



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 been awarded a Certificate of Excellence from the CCS for their dedication to the below categories and we intend to maintain these high standards throughout the project.

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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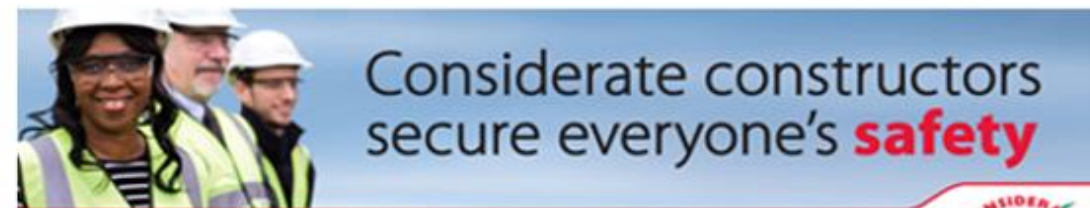
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Certificate of Excellence

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

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, to help support disabled children and their families living in the UK.

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.



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 Q1 MEETINGS

Tuesday, 8th February 2022

*March Public Exhibition TBC



AOB / Q&A

THANK YOU FOR YOUR TIME