



# Audley Square House

## Neighbourly Monthly Meeting No. 17

Careys Civil Engineering  
08<sup>th</sup> February 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. Introducing Mace

AOB / Q&A



# 1. Introductions



**Jon Croxford**  
Regional  
Director



**John McInerney**  
Contracts Manager



**Michael Bassett**  
Project Manager



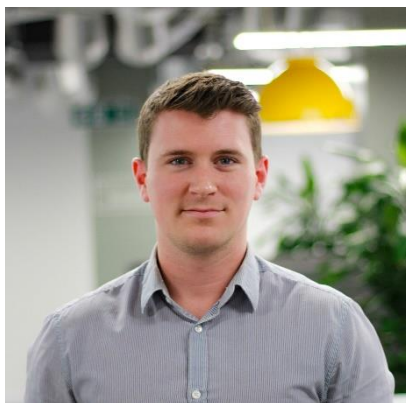
**Rory Galvin**  
Project  
Engineer/Manager



**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 Careys scope of 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](mailto: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

Feb / March 2022

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

- All 3 vehicle access gates in operation across site.
- Bulk excavation within the basement area is ongoing with excavation complete down to th B2 level in Zone 2.
- Bult excavation partially complete to the B2 level in the Top Down Zone 1 work area.
- The temporary steel support propping installation was ongoing in the open basement area at level B2. Steels have been installed to the Hill street and Red Lion Yard elevations.
- Reinforced capping beam construction ongoing along the Waverton Street elevation
- Reinforced concrete liner wall construction ongoing in basement zone 1.





General Site Overview



# Recent Activities - Photos



Vehicle Access Ramp In Use





**Tipper Trucks – Getting Loaded By Excavator**



**Tipper Trucks – Getting Loaded By Excavator**





Typical View – Red Lion Yard – B2 Excavation Ongoing



Typical View – Waverton Street – B2 Excavation Ongoing

# Recent Activities - Photos



Overview – Long Reach Excavator Removing spoil from basement

# Recent Activities - Photos



General Overview – Zone 2 Basement Works

# Recent Activities - Photos



General Overview – Zone 2 Basement Works



# Recent Activities - Photos



Grading To The B2 Slab Formation in the Top Down Zone 1 Work Area



B2 Slab Preparation in the Top Down Zone 1 Work Area



# Recent Activities - Photos

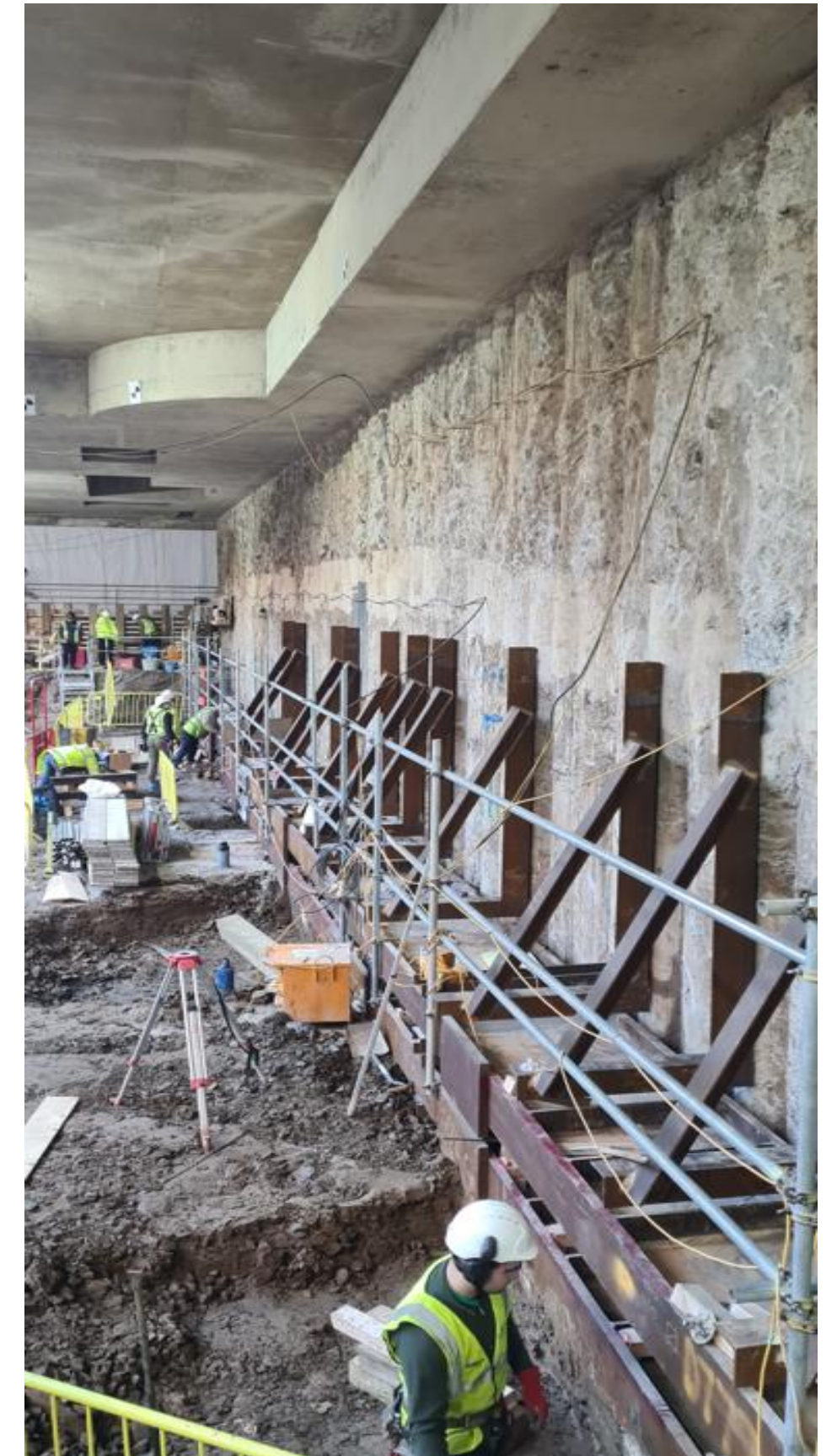


B2 Slab Preparation in the Top Down Zone 1 Work Area



Basement Liner Wall Construction Progress – Along 3 Audley Square Elevation

# Recent Activities - Photos



Steel Propping Installation – At B2 Level in Zone 2



Steel Propping Installation – At B2 Level in Zone 2

# Recent Activities - Photos



Traffic Management at Gate 1 – South Audley Street





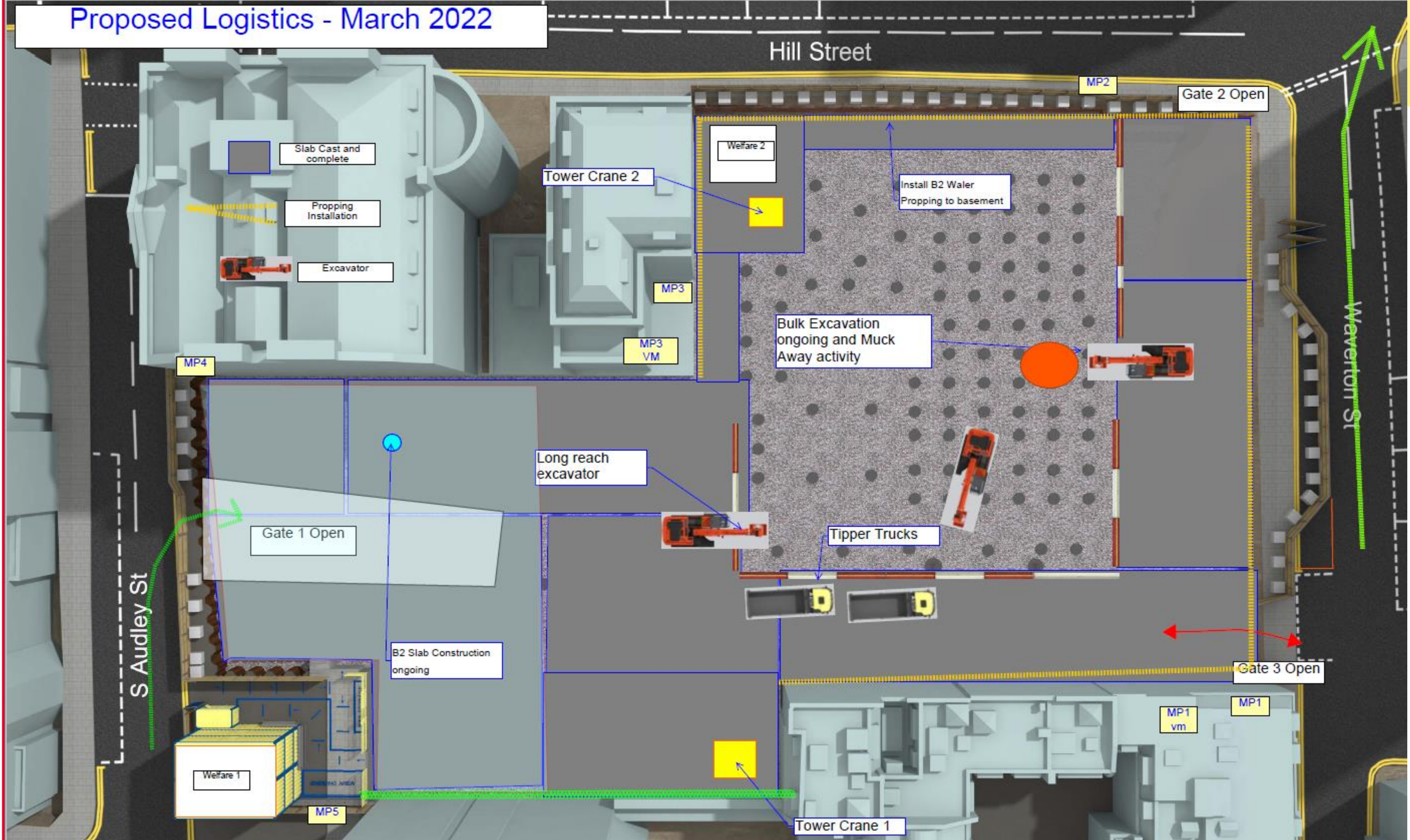
Typical Cross Section Through Site – Highlighting Current Construction Stage



## 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.
- Capping beam construction will continue along Waverton Street at B1.
- Once all B2 propping has been installed, excavation will commence to B4 propping level in Zone 2
- 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 construction will continue in basement zone 1.
- The B2 basement slab construction will commence in the Top Down area of Zone 1.



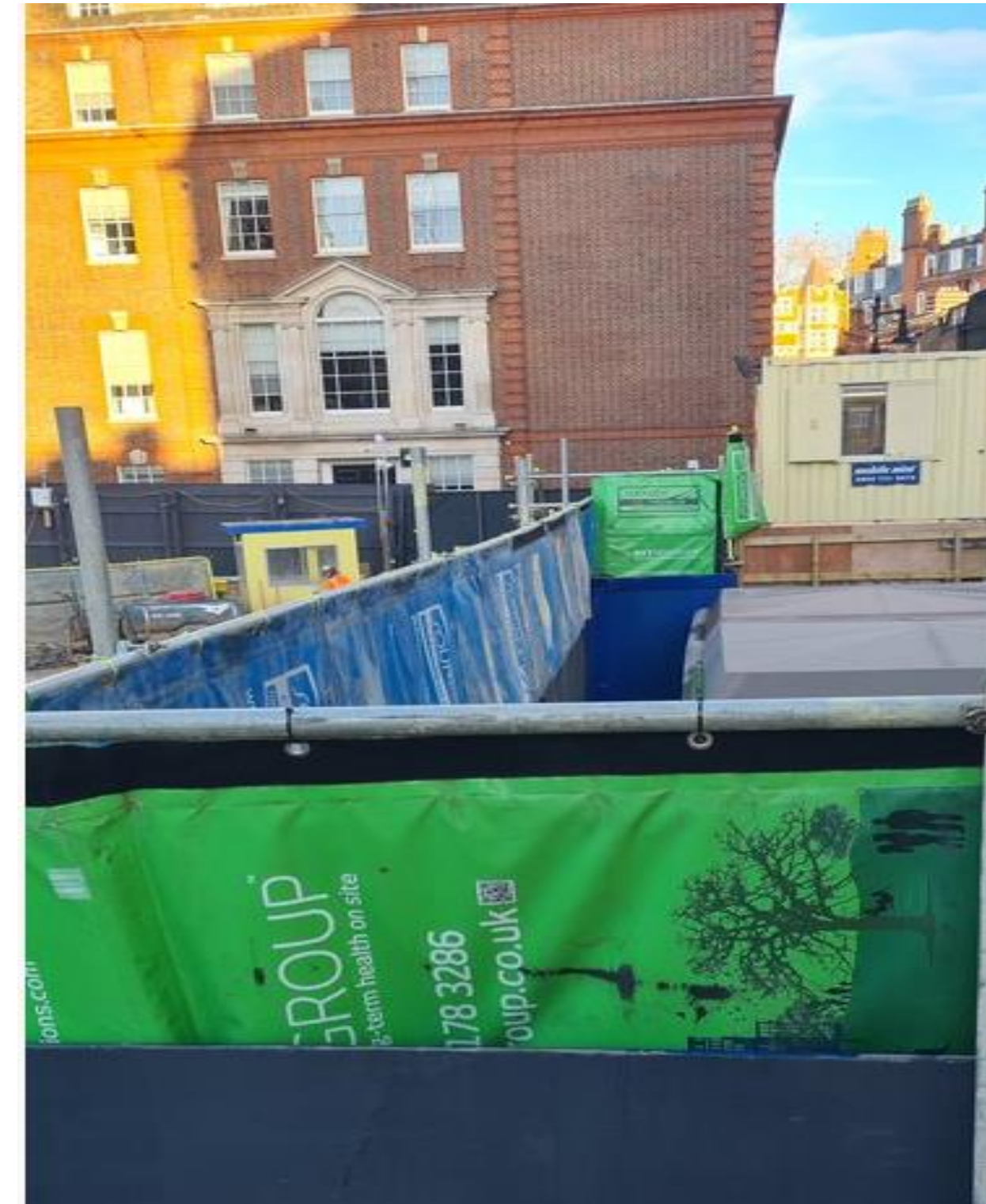
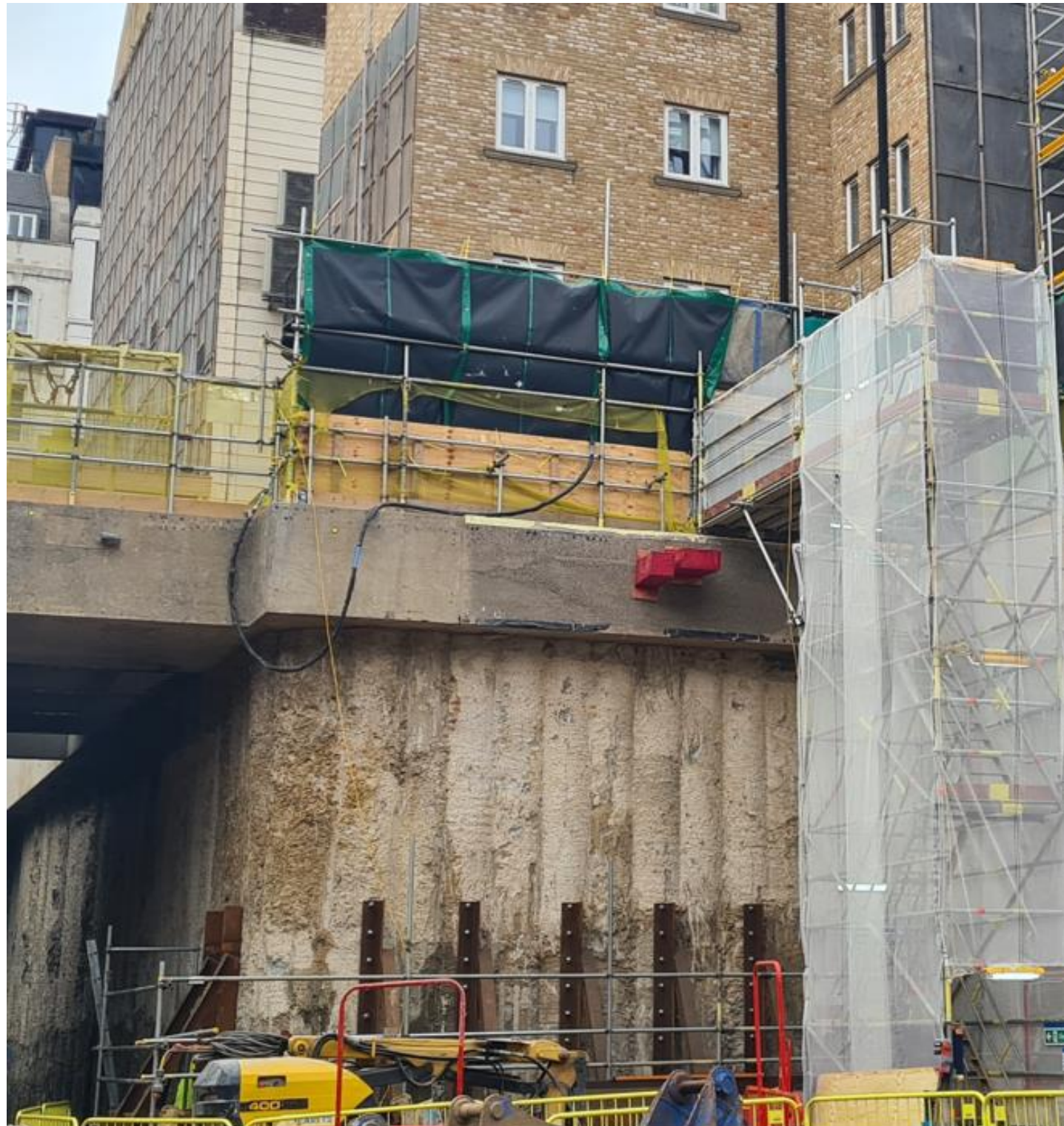


Proposed Logistics Layout - Upcoming Works



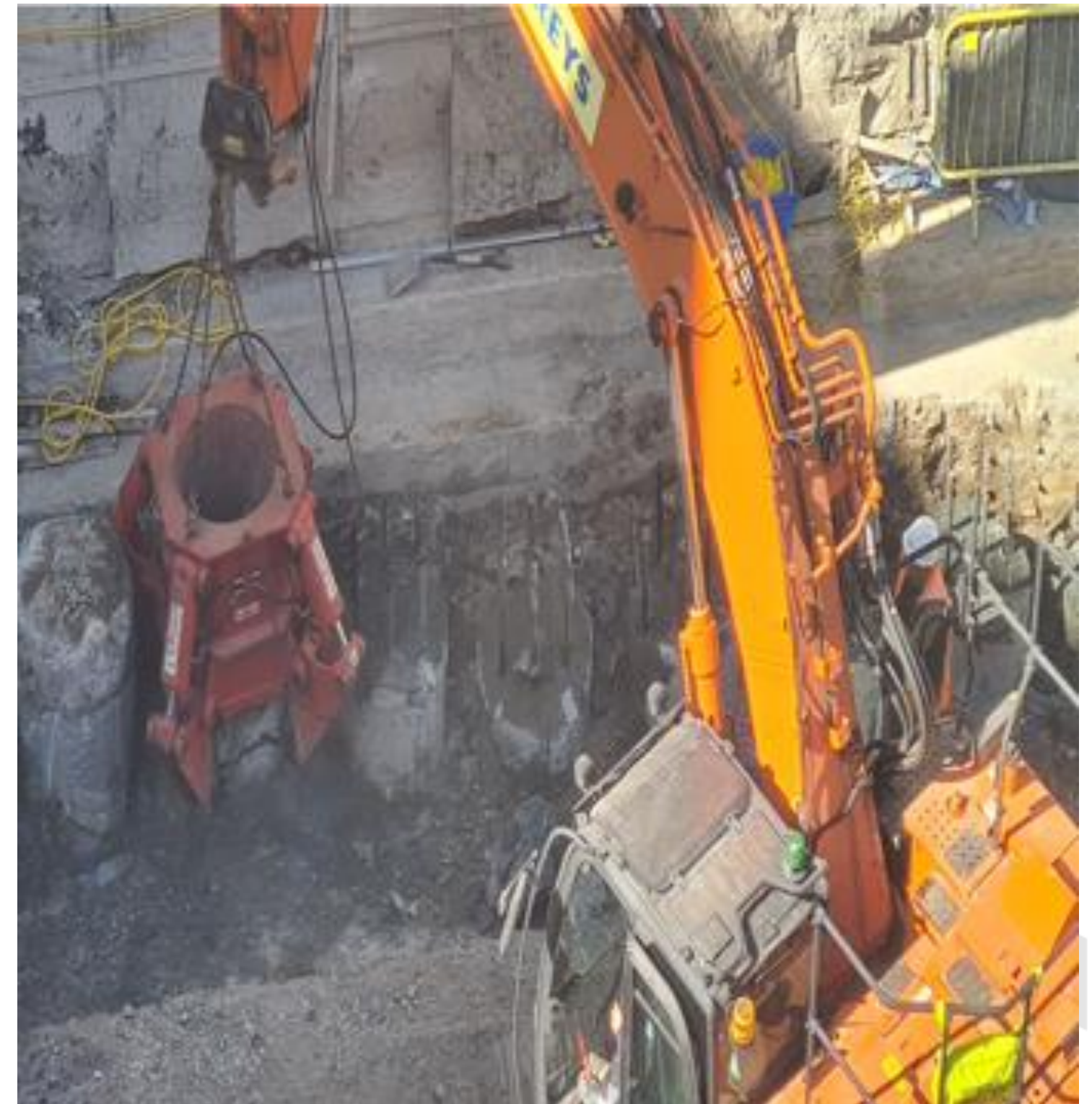
## 8. BPM Improvements & Innovations

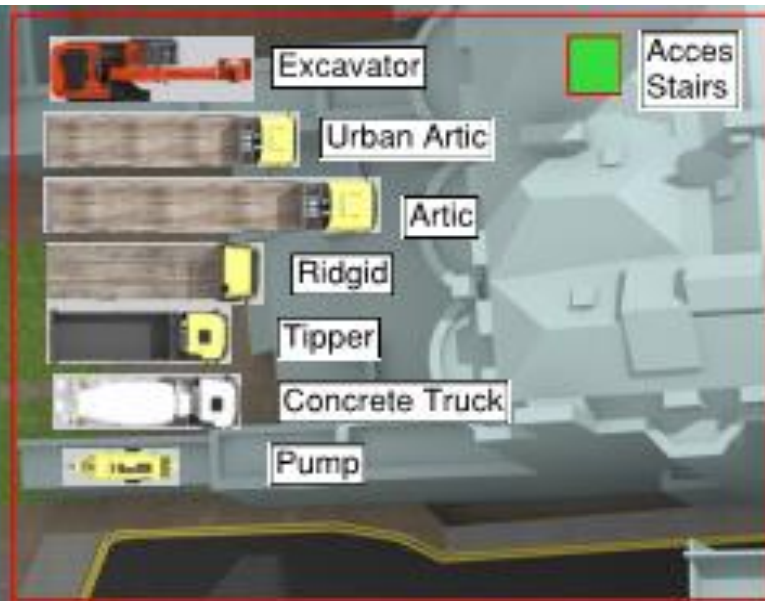
- As well as local acoustic screens around smaller plant, acoustic screens have also been installed along the partial length of Waverton Street where possible, as well as partial coverage on South Audley Square and 51 Hill Street which will remain in place during the excavation phase.



## BPM Improvements & Innovations

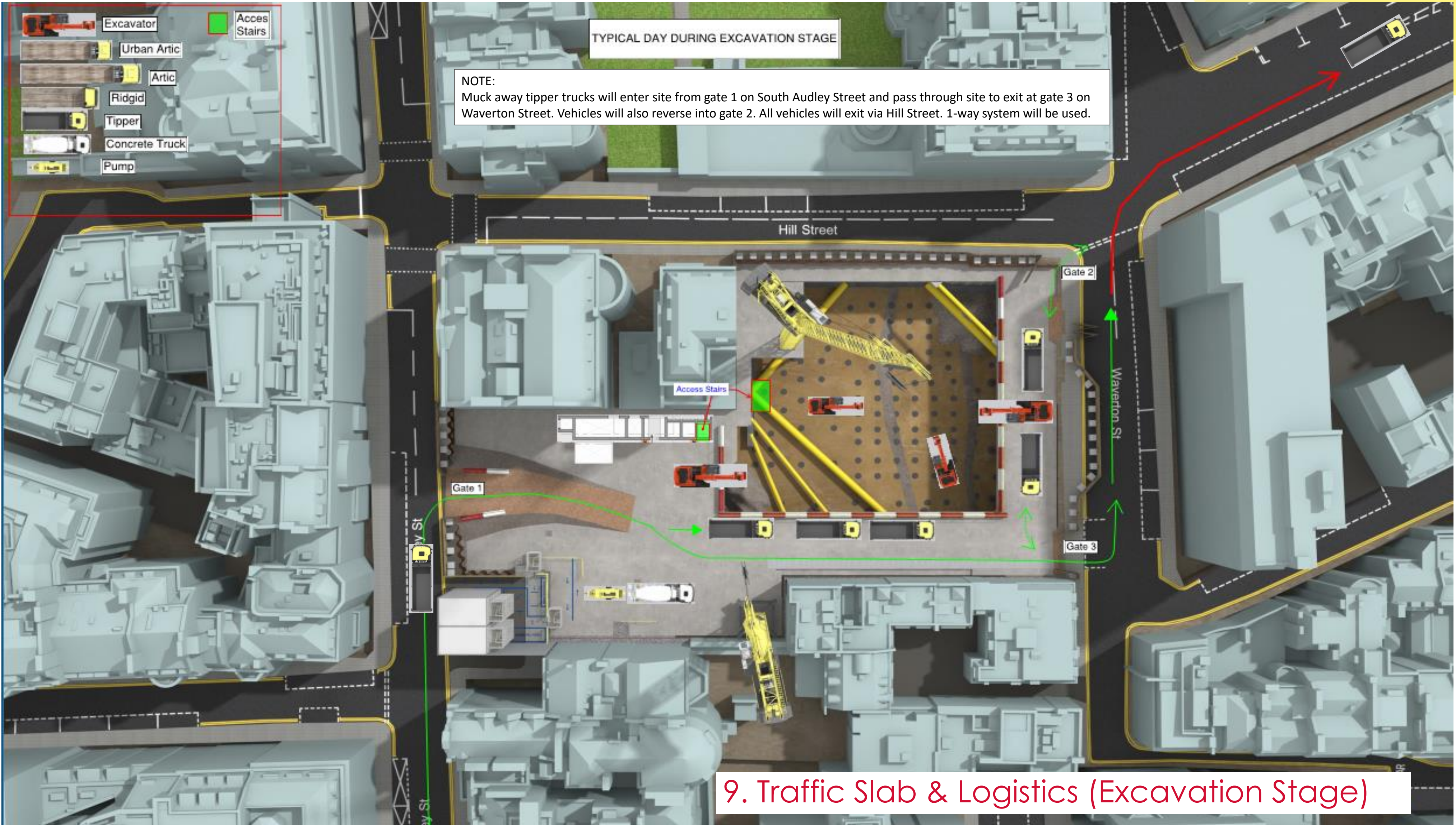
- During the ongoing bulk excavation, Careys are using hydraulic excavator mounted “Pile Croppers” to cut the new bearing piles down as the excavation progresses. Hydraulic “munchers” will also be used to remove concrete. See below photos showing cropper and muncher in practice. These BPM methods produces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

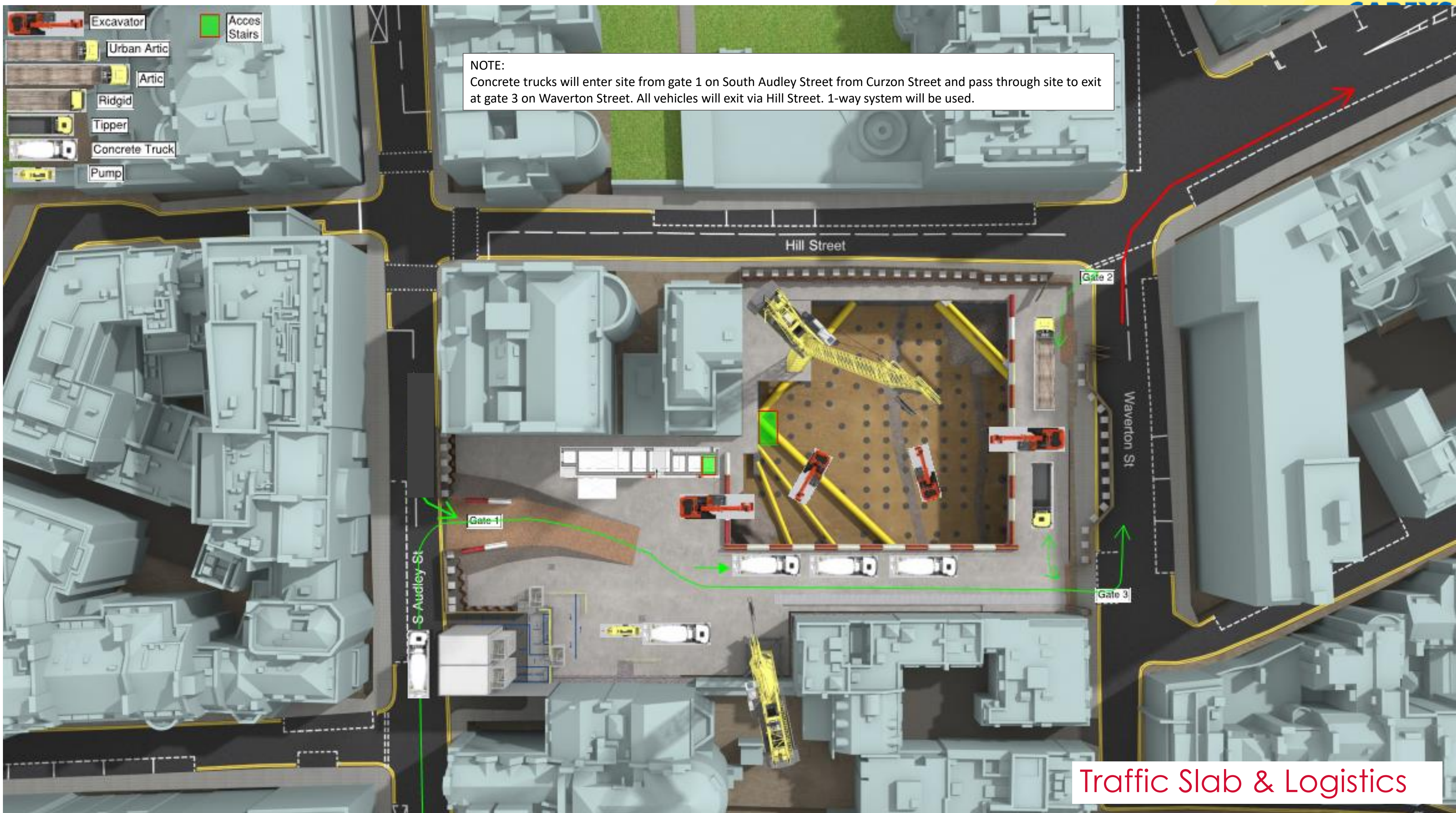
NOTE:  
Muck away tipper trucks will enter site from gate 1 on South Audley Street and pass through site to exit at gate 3 on Waverton Street. Vehicles will also reverse into gate 2. All vehicles will exit via Hill Street. 1-way system will be used.



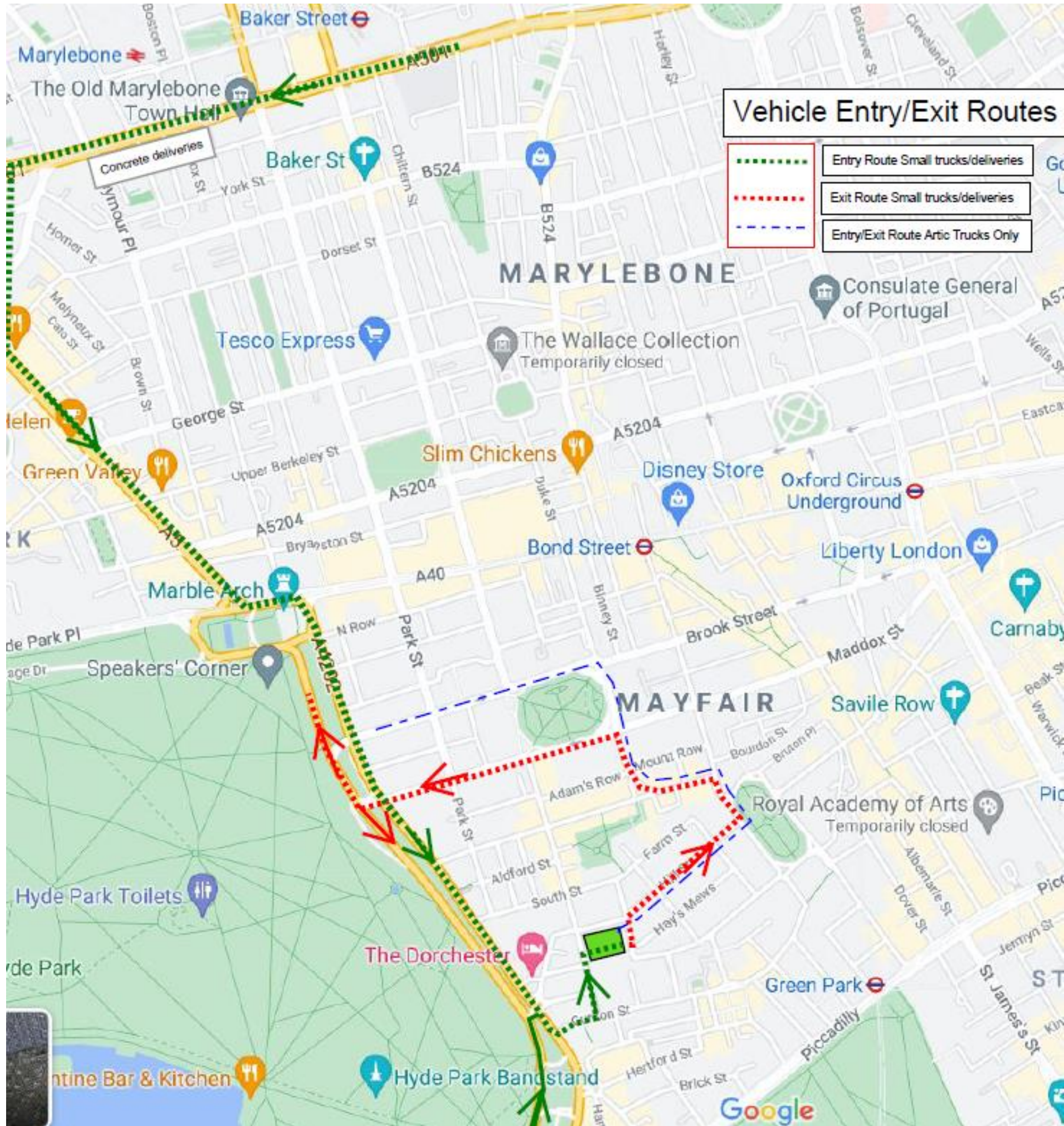
9. Traffic Slab & Logistics (Excavation Stage)



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. Introducing Mace

- Mace will become Principal Contractor for the development as of 1st March 2022. CCE will continue working on the project as a contractor for CP109, completing the Basement Dig and Superstructure works until 2023.
- In addition to performing as Principal Contractor for the Redevelopment, Mace will also act as Construction Manager; an extension of the client team to oversee the successful design, pre-construction and construction delivery phases for all non-residential areas of the project.

### Mace Key Personnel:



**Mike Barford, Project Director**



**Barry Gavin, Commercial Lead**



**Liam Florey, Operations Director**



**Dean Emblin, Construction Lead**





## 10. Introducing Mace

Mace is a global expert in shaping the built environment. From development and consultancy to construction and operations, Mace connects expertise across the entire property lifecycle to help their clients, people, communities and society to exceed their expectations. Mace has helped to bring global icons to life, such as the Shard, Battersea Power Station and No 1 Grosvenor Square, as well as building cutting-edge research facilities and world-class residential and commercial projects.



## 10. Mace Community Engagement

### Communicating with Stakeholders

- Mace will take over management of community engagement and project-related communications from 1st March.
- Mace Communications Manager, **Peter Walsh**, will become your main point-of-contact for the project from 1st March. Peter has extensive experience of managing neighbourhood communications across a number of high-profile London residential developments.
- Please note, Alahna Dunbar (Careys) will continue to be your project contact until 28th February 2022, after which Peter's contact details will be provided to all neighbours.

### Public Exhibition .

- Mace will be hosting a Public Exhibition in March to engage with you and introduce their team and their role on the project. The exhibition will be held as an in-person community forum at a local venue. Mace will confirm the details of the dates, times and location in the coming weeks.



**Peter Walsh OBE**  
**Communications**  
**Lead**

AOB / Q&A

THANK YOU FOR YOUR TIME