



WELCOME TO THE AUDLEY SQUARE REDEVELOPMENT PUBLIC EXHIBITION.

THE AUDLEY SQUARE REDEVELOPMENT IS EVOLVING INTO A NEW AND EXCITING RESIDENTIAL SCHEME IN THE HEART OF MAYFAIR, ONE OF LONDON'S MOST DESIRABLE AND EXCLUSIVE NEIGHBOURHOODS.

CAUDWELL IS PLEASED TO ANNOUNCE THAT ON 1 MARCH 2022, MACE, A LEADING UK CONSTRUCTION COMPANY, WAS APPOINTED TO MANAGE THE PROJECT. PJ CAREY WILL CONTINUE TO DELIVER THE SHELL, CORE, BASEMENT BOX AND SUPERSTRUCTURE UNDER MACE'S LEADERSHIP.

MEMBERS OF THE MACE TEAM ARE PRESENT TO ANSWER ANY QUESTIONS.





## THE MACE TEAM



**Mike Barford**  
Project Director



**Liam Florey**  
Operations Director



**Dean Emblin**  
Construction Lead



**Barry Gavin**  
Commercial Lead



**Josh Poole**  
Construction Manager



**Ryan O'Connor**  
Project Manager



**Peter Walsh**  
Communications Lead



## The Development Team

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- CAUDWELL (CP109) LTD (CLIENT)
- MACE (CONSTRUCTION MANAGER)
- PJ CAREY (CONCRETE WORKS)
- RAMSA (DESIGN ARCHITECT)
- EPR ARCHITECTS (TECHNICAL ARCHITECT)
- DP9 (PLANNING CONSULTANT)
- ARUP (STRUCTURAL ENGINEER)
- GIA (PARTY WALL CONSULTANTS)



## Zones 1 & 2 Construction Overview



**Zone 1 – top down construction**  
**Zone 2 – open cut excavation**



## CURRENT SITE WORKS



**Zones 1 & 2 garden level slab works  
Looking east from Audley Square**



**Zone 1 ground and garden level slab works,  
upstand walls and columns  
Looking towards Audley Square**

# CURRENT SITE WORKS

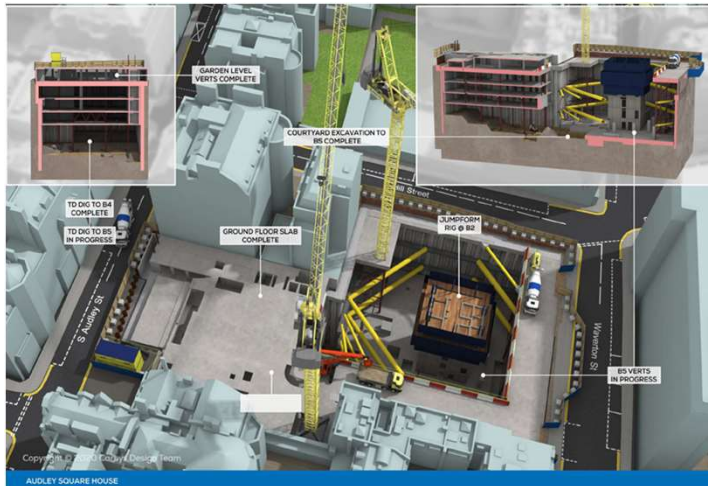


Zone 1 top down B2 substructure works



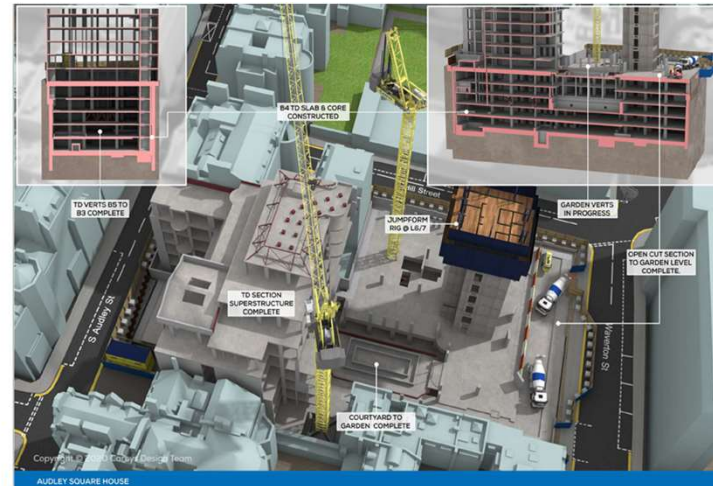
Zone 2 open cut excavation

# Construction Timeline



## Q2 2022 – Q3 2022

- B5 slab in Zone 2 complete
- Jumpform core construction commenced
- Ongoing excavation works to B5 in Zone 1
- Superstructure works ongoing



## Q3 2022 – Q1 2023

- Zone 1 works complete
- Jumpform progressing to completion in Zone 2
- Scaffold installation commences
- Superstructure works ongoing to Zone 2



## HEADLINE SITE WORKS Q1 2023 TO PROJECT COMPLETION

### Q1 2023

- STRUCTURAL FRAME SYSTEM ONGOING
- WINDOW AND STONE INSTALLATION ONGOING

### Q2 2023

- HAND LAID FAÇADE WORKS START
- ZONE 2 BASEMENT COMPLETE

### Q3 2023

- ZONE 2 WEATHERTIGHT TARGET

### Q4 2023

- ZONE 2 SUPERSTRUCTURE COMPLETE
- ZONE 2 HAND LAID FAÇADE COMPLETE

### Q1 2024

- PERMANENT POWER ON
- SHELL & CORE SYSTEMS COMMISSIONED

### Q4 2024

- EXTERNAL ENTRANCES COMMENCE
- ROOF COMPLETION

### Q2 2025

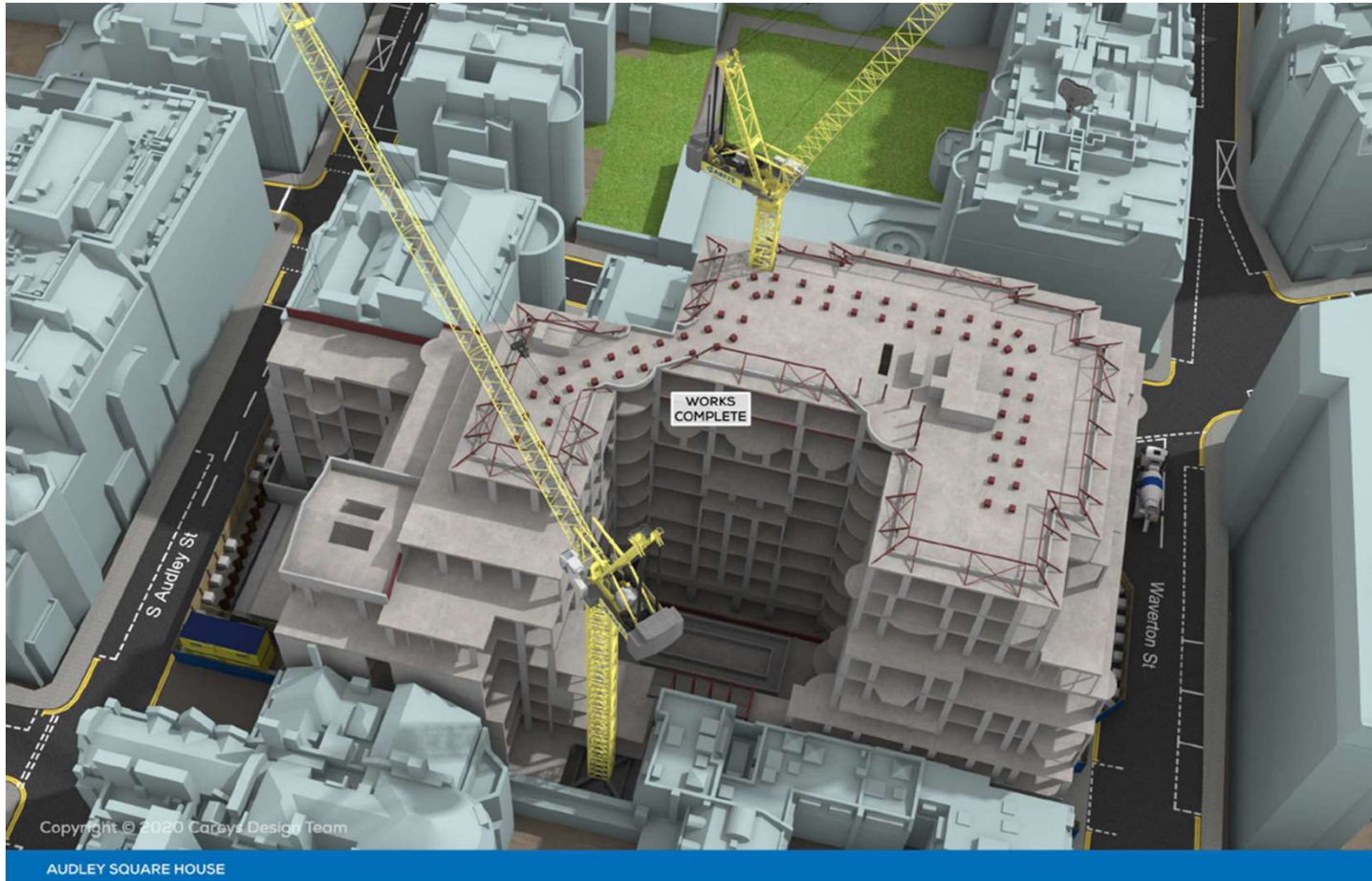
- APARTMENT FIT-OUT COMPLETE

END 2025 FORECAST PRACTICAL COMPLETION



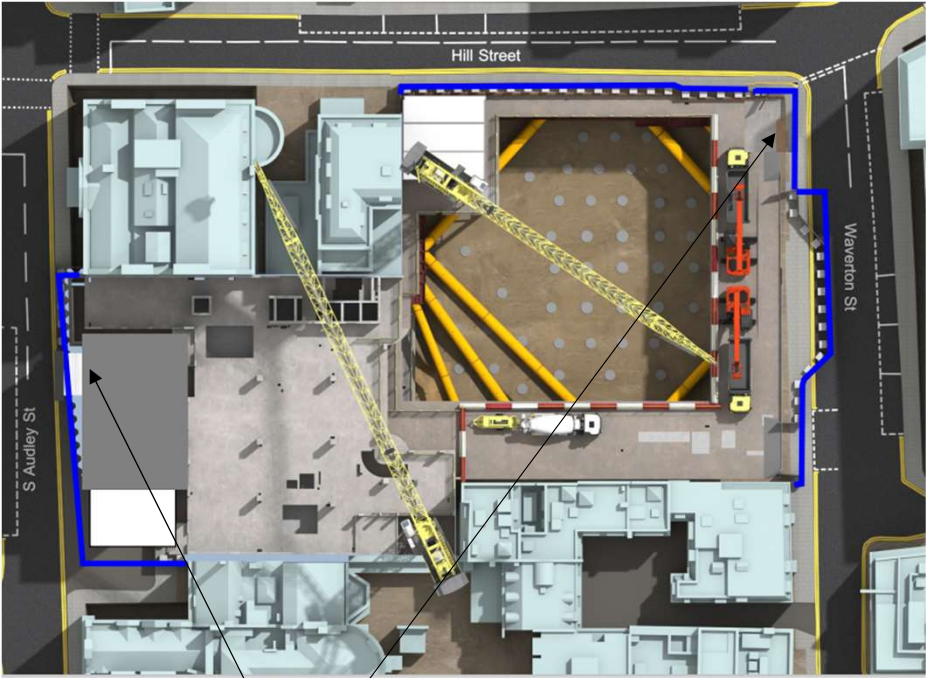


## LOOKING AHEAD

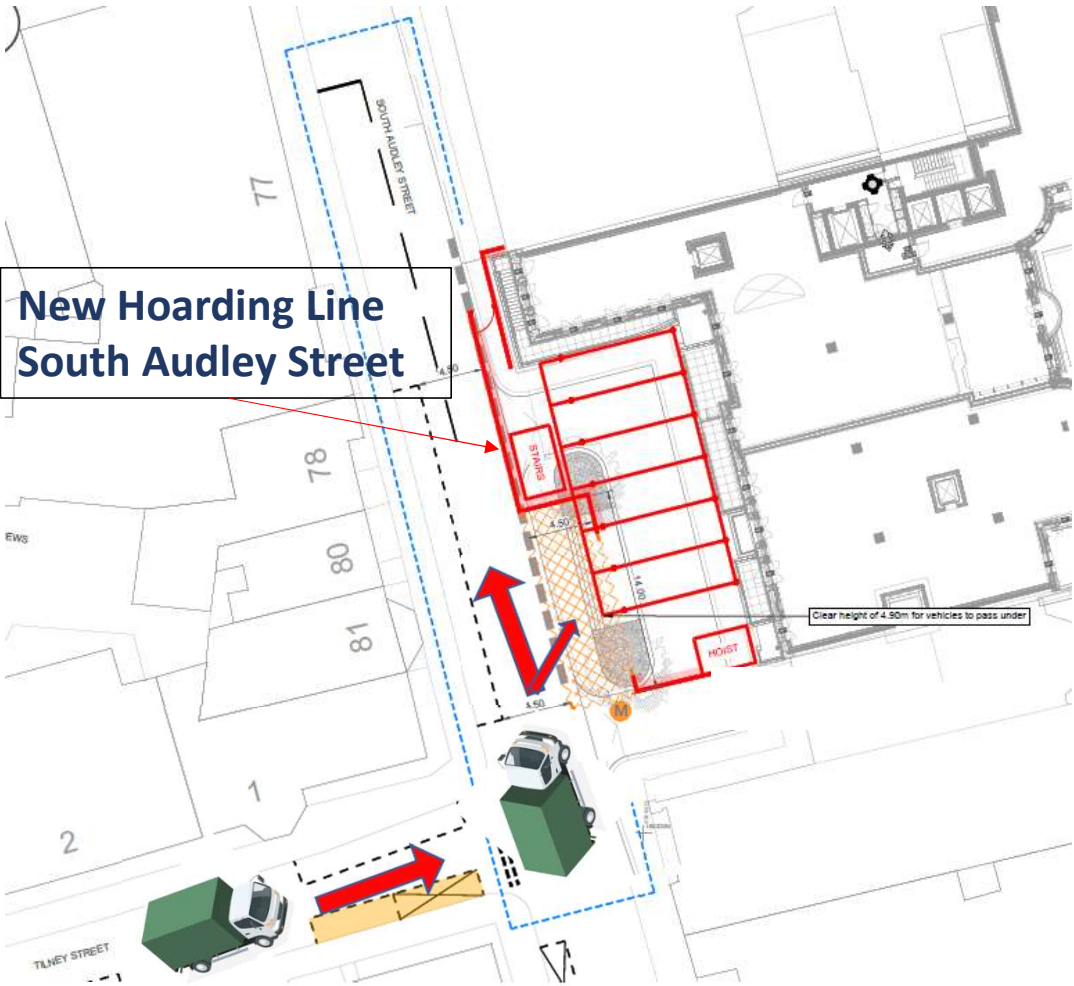


**Q3 2023 Concrete Frame Works complete**

# NEW HOARDING INSTALLATION



Existing Hoarding Line

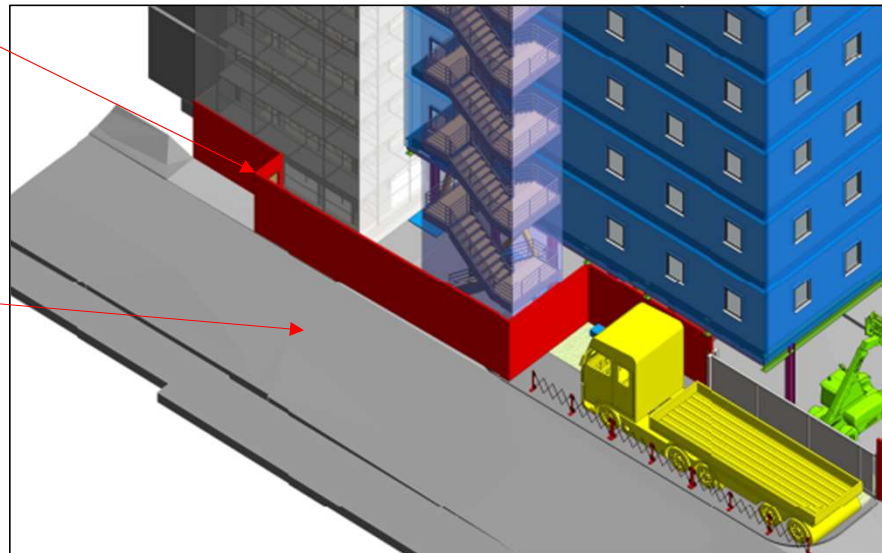


New Hoarding Line  
South Audley Street

## HOARDING LINE CHANGES SOUTH AUDLEY STREET

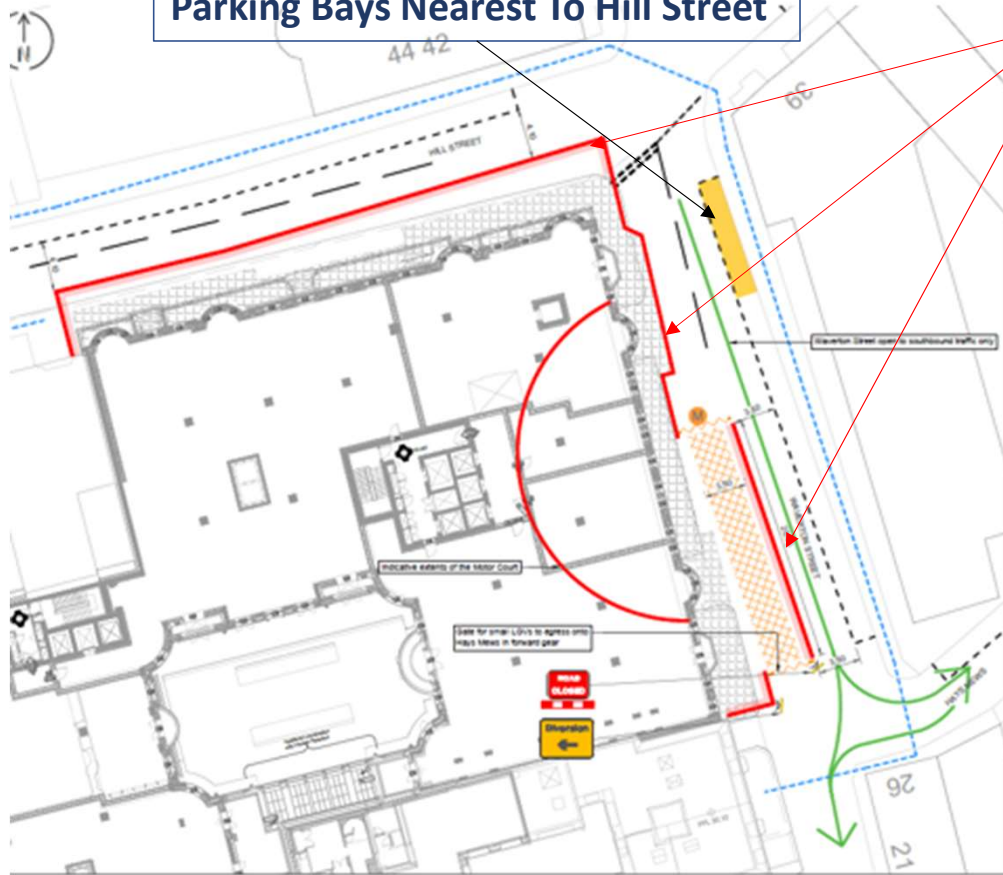
- Hoarding line will creep into the carriageway to allow access to site entrance
- Hoarding line stepped back to provide separation with Nehru Centre

South Audley Street



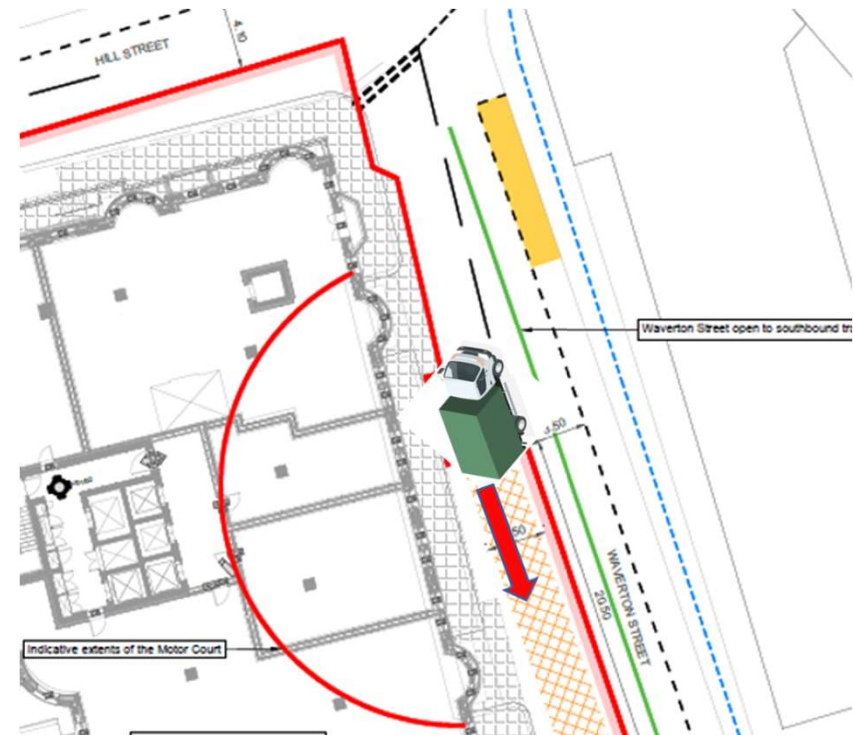
## HOARDING LINE CHANGES – HILL STREET/WAVERTON STREET

Request for Suspension of 2-3  
Parking Bays Nearest To Hill Street



New Hoarding Line

All vehicles (restricted to 12m) with the exception of small vans will require reversing in.



## NEW WELFARE ACCOMMODATION INSTALLATION (SOUTH AUDLEY STREET)

### Phase 1

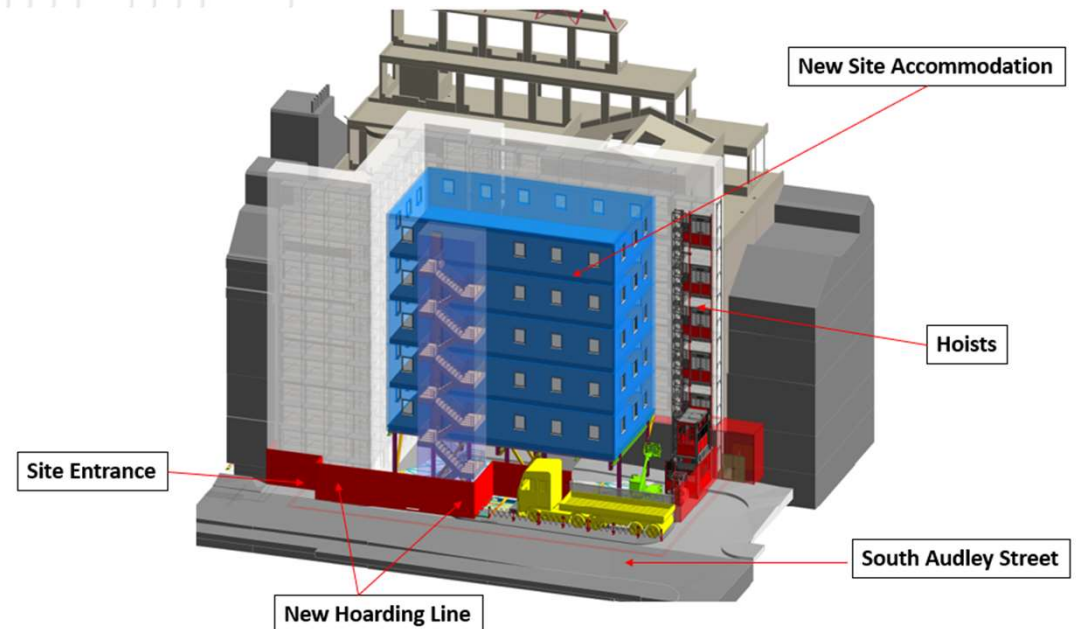
- Weekend No 1 - Saturday 21 May 2022 (0800 to 1600) and Sunday 22 May 2022 (0900 to 1600) Install gantry and three levels of modular accommodation.
- Weekend No 2 - Saturday 28 May 2022 (0800 to 1600) and Sunday 29 May 2022 (0900 to 1600) Finish installing gantry and the final two levels of modular accommodation

### Phase 2

- Weekend No 3 - Saturday 25 June 2022 (0800 to 1600) and Sunday 26 June 2022 (0900 to 1600) Removal of Hill Street welfare accommodation.

### Phase 3

- Weekend No 4 - Saturday 30 July 2022 (0800 to 1600) and Sunday 31 July 2022 (0900 to 1600) Internal fit out of modular accommodation.



- Traffic calming measures will be implemented including temporary (traffic light controlled) road closures
- At a later date, the accommodation will be covered with a decorative wrap (details to follow)

## BEING A CONSIDERATE CONSTRUCTOR

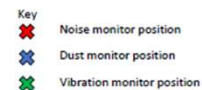
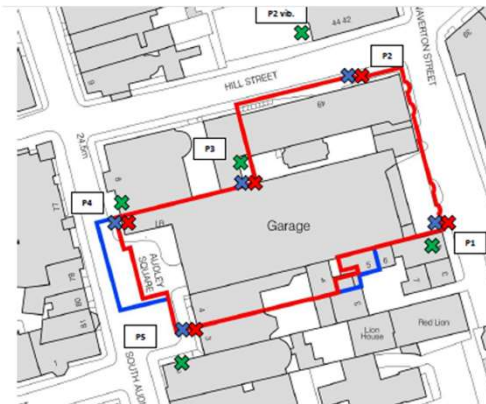
### Working Hours

Monday to Friday	0800hrs – 1800hrs
Saturday	800hrs – 1300hrs
Sunday/Bank Holidays	No works

### Monitoring Regime

There are 5 monitor locations around the perimeter of the site for noise, dust, and vibration. Monitoring via a Sanitus system, is real time process.

- Arrange main electricity supply avoid generators;
- Avoid all percussive techniques if alternatives are available;
- Plant will be used in accordance with the manufacturer's recommendations;
- Acoustic covers to engines and workspaces;
- Appropriate screens or enclosures;
- Continuous monitoring
- Site personnel will be fully briefed on environmental matters to reduce noise and vibration;
- Pulverisers will be used when practicable (in lieu of pneumatic hammers);
- Loading of material into vehicles within designated bays only;
- All deliveries to be scheduled to occur during daytime hours;
- All operations to be in accordance with Section 61;



### Noise levels set by WCC

Mon – Fri (0800 to 1800) 73dB (trigger level) 75dB (action alert)  
Sat (0800-1300) 73dB (trigger level) 75dB (action alert)

## NEIGHBOURHOOD LIAISON



Newsletters, email updates, annual exhibition, website, residents' meetings

Early resident and stakeholder support;

Fulfil any statutory requirements;

Timely, accurate, and effective response to complaints;

No repeat complaints;

Understand issues and concerns and resolution of them in an appropriate manner;

Avoid construction delays and create awareness of BPM measures that will be in place to minimise these impacts;

Management of risks and issues so that they do not escalate;

Feedback

**Peter Walsh – Mace Communications Lead Tel: 07767 858 638 Email: [peter.walsh@macegroup.com](mailto:peter.walsh@macegroup.com)**

**Please provide Peter Walsh with your contact details if you wish to “opt in” for regular communications and updates**

# CHARITY PARTNERSHIP



The Audley Square Redevelopment project team are committed to leaving a legacy of positive impact from our time working on the site in Mayfair.

Through an exciting partnership with national children's charity, Caudwell Children, we aim to raise a total of £1million 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.



Caudwell Children is a national pan-disability charity providing practical and emotional support for disabled children and families. Their vision is a world where disabled children and families have choice, opportunity, dignity and understanding. The charity's annual administration and management overheads are covered by a personal donation from the charity's founder, Mr John Caudwell, meaning that 100% of all direct donations is used to directly help the children they support.

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



To donate to the Audley Square Charity Project or get involved contact Director of Executive Projects, Ben Sutcliffe. [ben.sutcliffe@caudwellchildren.com](mailto:ben.sutcliffe@caudwellchildren.com)



## ABOUT CAUDWELL CHILDREN



**Caudwell Children transforms the lives of disabled children across the UK.**

We act as a safety net for families who are unable to gain the help they need.



## OUR AIMS

- To change the futures of all disabled children providing access to the services, equipment, therapies and treatments they need.
- To increase awareness and understanding of the needs of disabled children across the UK.
- To enable disabled children to lead an active and independent life reaching their full potential.
- To enable disabled children to lead ordinary lives.

Find out more: [www.caudwellchildren.com](http://www.caudwellchildren.com)

 [caudwellchildren](https://www.facebook.com/caudwellchildren)  [@caudwellkids](https://twitter.com/caudwellkids)  [@caudwellchildren](https://www.instagram.com/caudwellchildren)