

# WELCOME TO 1 MAYFAIR

Caudwell is developing this exceptional residential apartment building located between South Audley Street, Hill Street and Waverton Street.

Working with New York-based architecture practice, Robert A.M. Stern Architects (RAMSA) and other world-class specialist designers, Caudwell is creating a property that draws inspiration from Mayfair's renowned landscape.

Built to exacting standards with an exceptional Portland stone façade, the 1 Mayfair development will make a positive contribution to the Mayfair conservation area. It will also enhance the immediately adjacent public realm fronting South Audley Street.

The project is being managed by MACE, a leading UK construction company.



# DEVELOPMENT TEAM

- CAUDWELL (CLIENT)
- MACE (PRINCIPAL CONTRACTOR)
- MACE (CONSTRUCTION MANAGER)
- CLIPFINE (LOGISTICS PROVIDER)
- PJ CAREY (SUB & SUPERSTRUCTURE WORKS)
- EDM (HANDSET FAÇADE WORKS)
- RAMSA (DESIGN ARCHITECT)
- EPR ARCHITECTS (TECHNICAL ARCHITECT)
- DP9 (PLANNING CONSULTANT)
- ARUP (STRUCTURAL ENGINEER)
- GIA (PARTY WALL CONSULTANTS)



# HEADLINE SITE WORKS Q2 2023 TO Q1 2024

April – June 2023

July – September 2023

October – December 2023

January – March 2024



Zone 1 superstructure complete  
North party wall scaffold commences  
South Audley Street façade ongoing

Stone façade installation north party wall  
Tower crane 1 removed

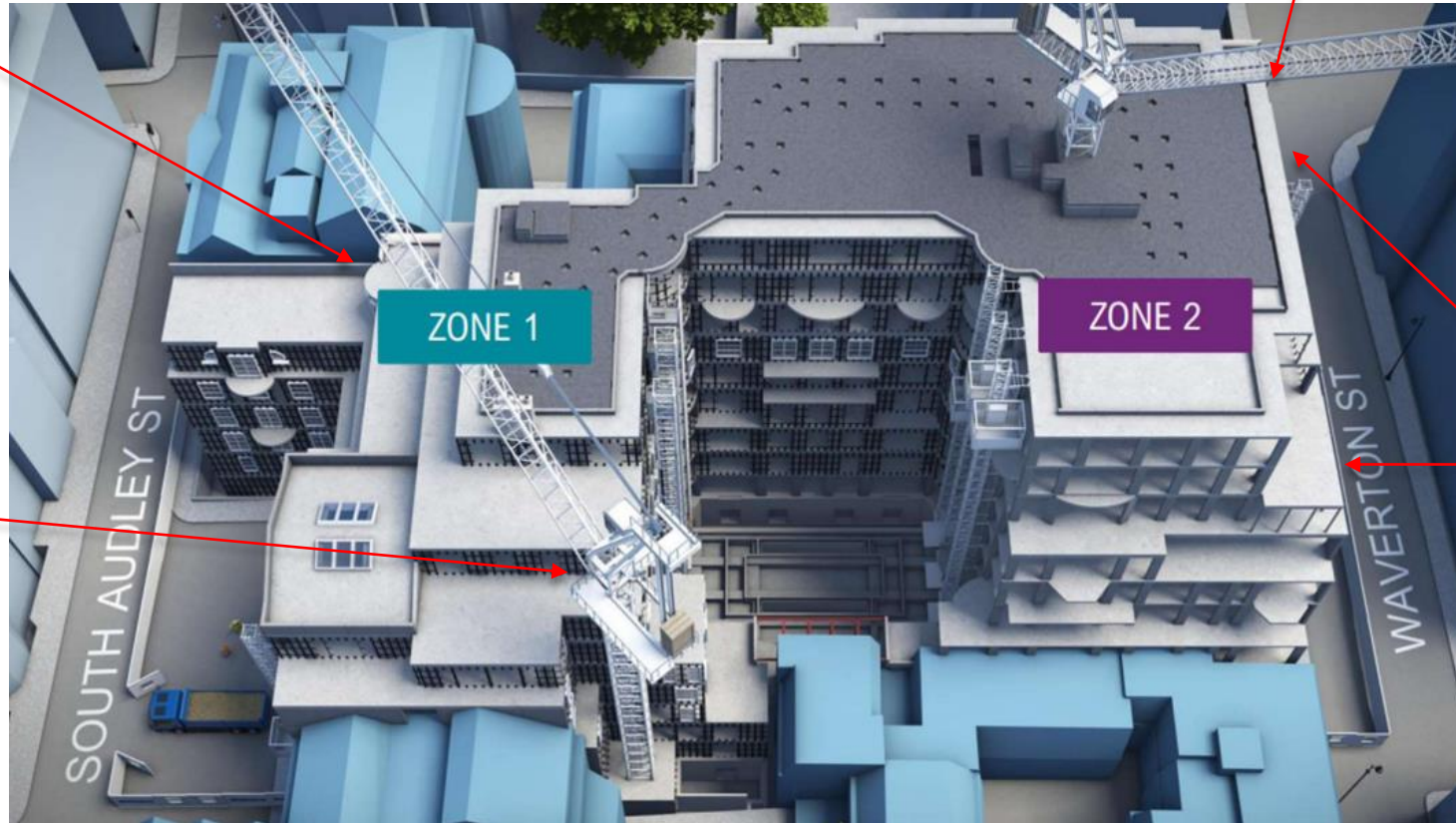
Zone 1 substructure complete  
Zone 2 substructure slabs poured

Waverton motor court build up complete  
Zone 2 external scaffold commences  
Residential fit-out commences

# ZONAL OVERVIEW OF 1 MAYFAIR

North Party Wall

Western Motor Court



Tower  
Crane 1

Zone 2  
External  
Scaffold

A decorative, PVC shroud is planned to be installed on the South Audley Street elevation by Summer 2023



Computer Generated Image

An improved and decorative hoarding is planned to be installed along Waverton Street and Hill Street, by the end of Q3 2023



Computer Generated Image

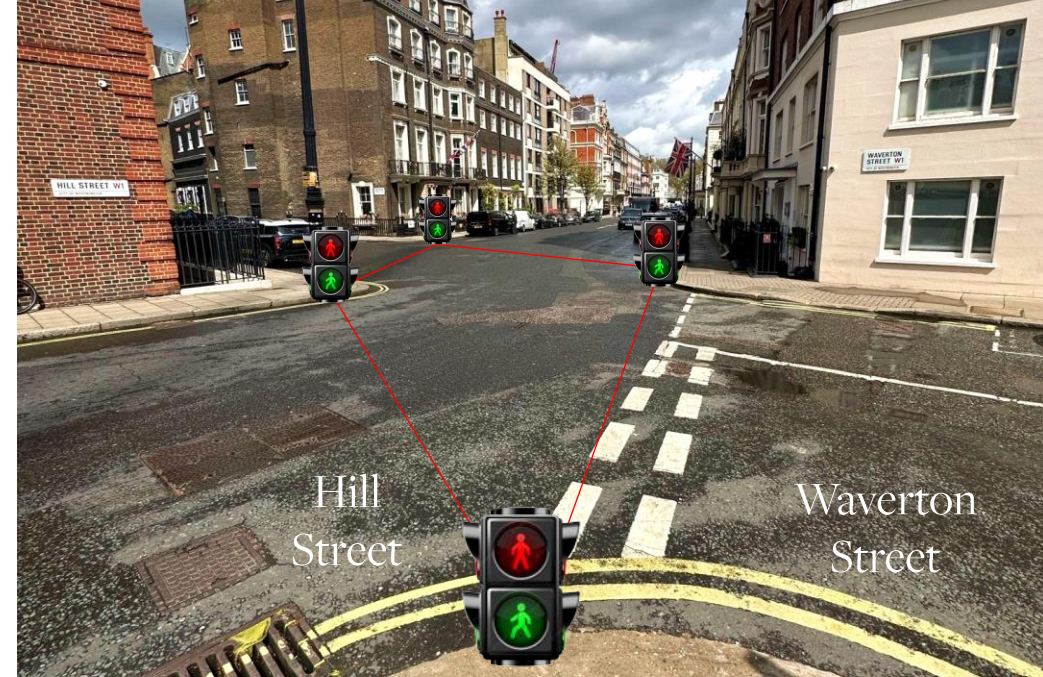
# LOGISTICS ARRANGEMENTS

Clipfine, a leading construction logistics company, has been appointed to manage, among other activities, all traffic operations in and around the site. They have conducted an in depth swept path analysis of vehicle movements arriving and leaving 1 Mayfair.

Clipfine is currently examining proposed changes to the site logistics strategy to include:

- The use of an off-site consolidation (holding) area to ease delivery congestion in the area of Waverton Street and South Audley Street
- In consultation with WCC, the use of temporary pedestrian crossing at the junction of Hill Street and Waverton Street
- The use of a loading/unloading area (pit lane) on Waverton Street

As usual, any changes to our logistics arrangements will be notified to residents in advance.



# BEING A CONSIDERATE CONSTRUCTOR

Mace is committed to exceeding client and stakeholder expectations with a robust and consistent approach to delivering, communicating, and recording Best Practicable Means (BPM) for the following construction activities:

- Plant
- Vehicle Activity
- Demolition Works (where relevant)
- Construction Phase (including fit out)
- Monitoring
- Communication and Liaison

Modern, well equipped site welfare facilities are available to all personnel working on the project. Smoking, drinking and loitering in public areas is strictly prohibited.

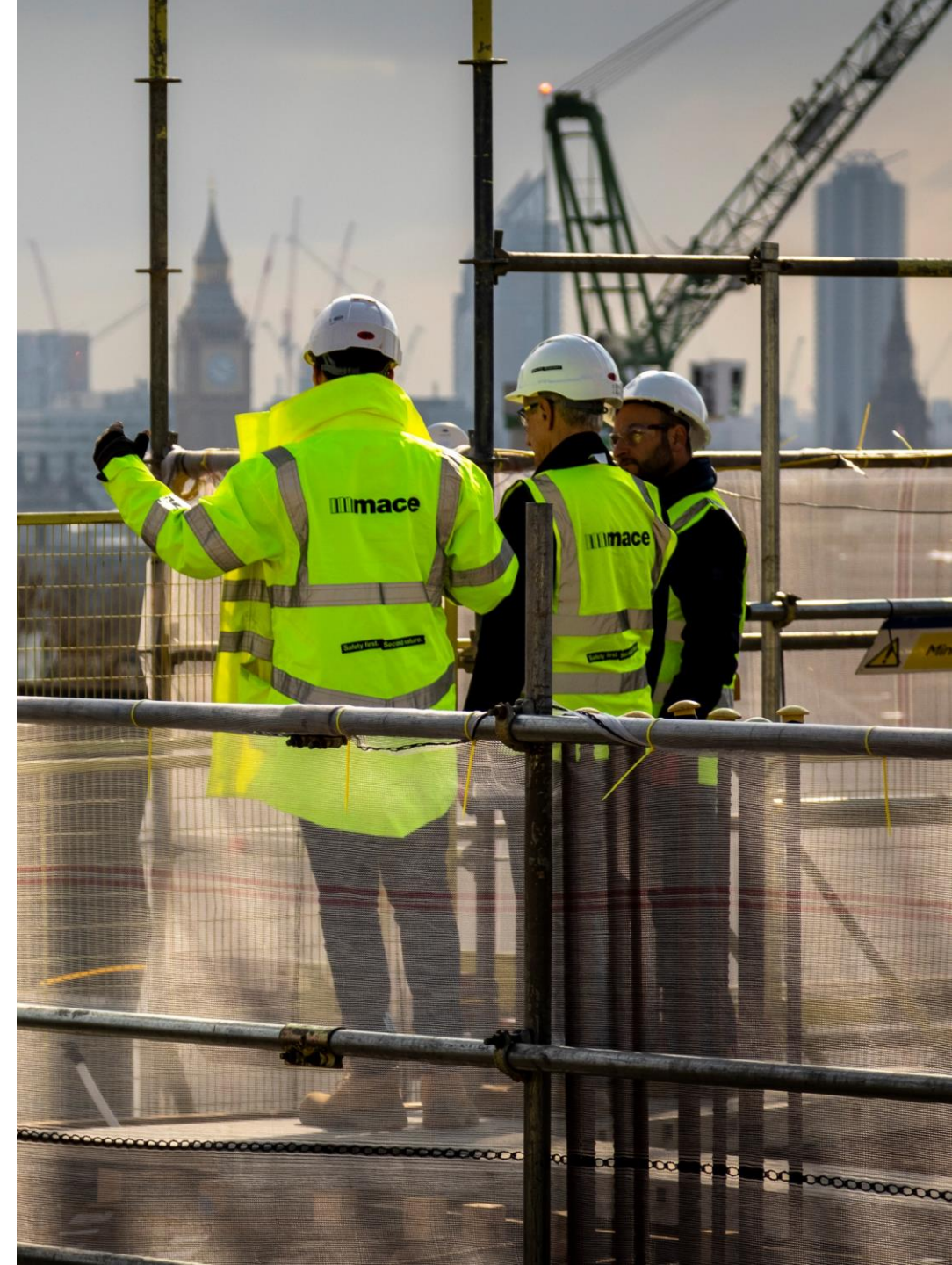
## Working Hours

Monday to Friday: 8am to 6pm

Saturday: 8am to 1pm

Sunday/Bank Holiday: No works

**BPM:** The underlying principle of controlling noise and vibration on site is that the activities should be undertaken in a manner which demonstrates that Best Practicable Means are being adopted at all times.



# 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;

Targeting 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 1 Mayfair development communications and updates.

[www.audleysquareredevelopment.com](http://www.audleysquareredevelopment.com)



1 MAYFAIR  
LONDON

CAUDWELL





# 21-23 FARM STREET

The successful delivery of 21-23 Farm Street is a Section 106 obligation for Caudwell's redevelopment at 1 Mayfair and is an excellent example of how local authorities and property developers can work closely together.

After completion in 2021, Caudwell handed the keys to Westminster City Council's Housing and City Management teams for 14 new intermediate rented key workers' homes and a new purpose-built street cleansing depot.

The award-winning\* building is now fully occupied and runs efficiently as a cleansing depot and residences.

*\*Affordable Housing category at the British Homes Awards 2021*





Waverton Street Elevation  
(Computer Generated Image)



Changing Children's Lives

RCN 1079770  
SC 043874



## Caudwell Children transforms the lives of disabled children across the UK



### Family Support

Giving families practical support and guidance at home, in hospital or on the phone at the point of diagnosis or during treatment.



### Equipment

Mobility, sensory and specialist sports equipment that children need to live fulfilled, happy and independent lives.



### Treatment

Providing funding access to vital treatments which could dramatically change or save a child's life.



### Therapy

Access to life changing therapy programmes for children with cerebral palsy, brain injuries & other associated conditions.



### Supported Holidays & Short Breaks

Teaching practical life skills through activity programmes, family trips and accredited courses.



### Autism Services

Providing practical and emotional support for autistic children and their families. An innovative new programme of multi-disciplinary assessment, practical support and research delivered from our purpose-built Caudwell International Children's Centre (CICC) at Keele University.

CAUDWELL



The project team supports the Caudwell Children Charity

[www.caudwellchildren.com](http://www.caudwellchildren.com)

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



# 1 MAYFAIR

LONDON

## WELCOME TO THE 1 MAYFAIR PUBLIC EXHIBITION

(FORMERLY THE AUDLEY SQUARE HOUSE REDEVELOPMENT)

### OPENING TIMES:

**THURSDAY 11 MAY**

10am to 4pm

**FRIDAY 12 MAY**

2.30pm to 6.30pm

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# 1 MAYFAIR

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## PUBLIC EXHIBITION FIRST FLOOR



(FORMERLY THE AUDLEY SQUARE HOUSE REDEVELOPMENT)

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# 1 MAYFAIR

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# PUBLIC EXHIBITION



(FORMERLY THE AUDLEY SQUARE HOUSE REDEVELOPMENT)

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