

# Moxon Street Car Park Community Liaison Group meeting #10 - Minutes

date of meeting Tuesday 6<sup>th</sup> November 2018

topic Moxon Street Car Park development

location Aubaine Marylebone, 7 Moxon Street

present for development team

Niki O'Hara (Concord London)  
David Webb (Kier)  
Lianne Gibson (Kier)  
Sam Griffiths (Four Communications)

present from community

Councillor Karen Scarborough (Marylebone High Street ward)  
Anthony de-Roche (Westminster City Council)  
Zoheir Mouaziz (INSEEC, 32 Aybrook Street)  
Simon Cole (Howard De Walden Estate)  
Patricia Michelson (La Fromagerie)  
Danny Michelson (La Fromagerie)  
Dean Perrott (Waitrose)  
Andrea Sala (Poliform)  
Mattia Crippa (Poliform)  
A. Jupert-Wain (resident)  
Juliet Hunter (resident)  
Mark Alcock (resident)

apologies

Jonathan Staley (Kier)  
Marina Coleman (St Vincent's School)  
Karen Alcock (resident)

item	minutes
1. Introductions and apologies	Niki O'Hara welcomed guests and introduced members of the development team. All attendees introduced themselves and explained their interest.
2. Activities undertaken since last meeting	Niki O'Hara outlined the activities that have taken place since the last CLG meeting on 26 <sup>th</sup> September 2018: <ul style="list-style-type: none"> <li>The car park was closed at the end of October. All entrances are locked, and a security guard will be on site 24/7, until Kier take possession of the site.</li> <li>Power on site is scheduled to be disconnected by UK Power</li> </ul>

	<p>Networks (UKPN) on 7 November. The temporary builders supply (TBS) of electricity will not be in place until the end of November therefore the site and the Farmer’s Market will be without power for up to three weeks.</p> <ul style="list-style-type: none"> <li>• The non-material amendment (NMA) to the planning application was approved by Westminster City Council (WCC) in October.</li> </ul>
<p>3. Commencement of works on site</p>	<p>Niki O’Hara explained the upcoming works on site, including preparation works for the commencement of works on site on 3<sup>rd</sup> December:</p> <ul style="list-style-type: none"> <li>• An Unexploded Ordinance Survey (UXO) will start on site on 12 November. This is typical for projects involving excavation, and will be conducted using a magnetometer accompanied by a digger. The digger will create holes in the tarmac for the magnetometer which shall be pushed into and survey the surrounding ground for metallic objects. This will last for around 4 weeks, and will take place entirely within the site boundary.</li> <li>• All street furniture on the pavements adjacent to the site will be removed.. This includes the street lights on the site-side of the road which will be removed over the next 2 to 3 weeks. The cabin and signage in the car park will also be removed. Q: What will be in place instead of the lighting? A: Nothing until the hoarding is installed which will be lit. The street lights on the opposite side of the road will be unaffected.</li> <li>• Works will start on site on Monday 3<sup>rd</sup> December. The main works on site before Christmas will be installation of site cabins and of the temporary site hoarding, removal of car park tarmac, car park perimeter barriers and commencement of the excavation of the pavement vaults.</li> <li>• The site cabins will be installed in the week commencing 3<sup>rd</sup> December. There will be six cabins on site in total, double stacked. One will already be in place, having been used for the UXO survey in November. Q: Where will the cabins be located on site? A: They will be delivered via the Moxon Street entrance, however may later be moved to nearer to Aybrook Street. Q: Will the delivery of the cabins require road closure? A: We don’t think that a road closure will be needed. We will provide more information on our logistics for delivery of the cabins shortly. Q: I am concerned that our delivery vehicles will not be able to use Moxon Street whilst the cabins are being delivered. A: We will let you know the timings of the cabin deliveries in</li> </ul>

	<p>advance, including via a letter drop to neighbours.</p> <ul style="list-style-type: none"> <li>• We will place monitors on the surrounding buildings to monitor dust, noise and vibration. WCC advised that an environmental health officer from WCC will attend all future CLG meetings to answer any questions that local residents may have..</li> <li>• The pavement vaults along Cramer and Aybrook Street, will be excavated and back-filled. This will start before Christmas, although much of the work shall take place in the New Year. It will require around 15 workers will be on site, with an excavator and dump truck, to carry out these works. Deliveries will be kept to a minimum.</li> <li>• The tarmac of the car park will be peeled up in December. This should not be noisy, as the tarmac will not be broken up.</li> <li>• Parking suspensions on Aybrook Street site-side will start from 3<sup>rd</sup> December. These will be phased, so will not all be in force from the start.</li> </ul> <p>Q: Why do they need to be closed at this stage? A: In preparation for vehicle movements along Aybrook Street.</p> <ul style="list-style-type: none"> <li>• We expect all preparatory works to be complete by the end of January. Works on site will then ramp up in February 2019 as we begin piling around the perimeter of the site.</li> </ul>
<p>4. Updated programme</p>	<p>The anticipated project programme at present is as follows:</p> <p>Works begin on site: 3<sup>rd</sup> December 2018</p> <p>Piling commences: February 2019</p> <p>Excavation commences: May 2019</p> <p>Project completion: 2021</p>
<p>5. Questions</p>	<p>Q: Will the farmer's market be able to operate in November without mains power from the site?</p> <p>A: Yes however one coffee van will be unable to operate.</p> <p>Q: Will there still be a substation installed after the TBS?</p> <p>A: Yes, it will be placed on the Cramer Street side of the site, opposite the Waitrose servicing entrance. The TBS, which will be installed later this month, is only a small electrical supply that replaces the existing electrical panel serving the site. It will be used to power the site cabins, hoarding lights and be utilised by the Farmer's Market on Sunday mornings.</p> <p>Q: I assume the TBS will be hoarded off, with no public access?</p> <p>A: Yes.</p>

	<p>Q: How long will the TBS be in place?</p> <p>A: From late November this year until summer next year. We hope we can transition to the substation from May 2019.</p> <p>Q: How much construction traffic will there be in December and January?</p> <p>A: There will be some lorries to deliver and take away materials, but less than at later points in the project. All lorries will arrive from Blandford Street, go north along Aybrook Street and enter the site from Moxon Street. All vehicles will leave the site via Moxon Street, crossing the Marylebone High Street onto Weymouth Street. A second site entrance for vehicles on Aybrook Street will be opened shortly after works start.</p> <p>Q: Will Moxon Street become one-way for traffic?</p> <p>A: No, it will remain two-way.</p> <p>Q: Have you got a traffic management plan (TMP)?</p> <p>A: The TMP is included as a part of the Site Environment Management Plan (SEMP), which is available to view on the project website. We are happy to extract the TMP into a separate document if that makes it more accessible to people.</p> <p>Q: Will there be dust and noise during piling?</p> <p>A: Dust largely depends on the weather; there will be more dust if it is dry. There will be some noise, but it will not be as loud as the excavation phase. The piling should take around three months and we aim to start the excavation in May 2019.</p> <p>Q: The farmers market would like the hoarding line placed on the pavement line – is this possible?</p> <p>A: We are meeting with WCC tomorrow to agree the position of the hoarding line.</p> <p>Q: St Vincent's School will not have much space if the hoarding line is on the pavement line, considering the Howard De Walden scheme as well. St Vincent's Street will effectively be closed at each end, and the children need to be able to get through.</p> <p>A: WCC are aware of this issue, and it will be discussed tomorrow.</p>
<p>6. Key contacts</p>	<p>For general enquiries, please contact our communications advisors Four Communications:</p> <p>Email: <a href="mailto:moxonstreetcarpark@fourcommunications.com">moxonstreetcarpark@fourcommunications.com</a></p> <p>Tel: 020 3697 4325</p>

	<p>Website: <a href="http://moxonstreetcarpark.com">moxonstreetcarpark.com</a></p> <p>The project website, <a href="http://www.moxonstreetcarpark.com">www.moxonstreetcarpark.com</a>, is also being kept up to date with information. The SEMP is available to view on the website, as is a video by Kier showing the proposed construction methodology.</p> <p>In the case of emergencies, please contact the on-site contractors Kier:</p> <p>David Webb (Site Manager): <a href="mailto:DavidS.Webb@kier.co.uk">DavidS.Webb@kier.co.uk</a>, 07970 718 215</p> <p>Jon Staley (Project Manager): <a href="mailto:jonathan.staley@kier.co.uk">jonathan.staley@kier.co.uk</a>, 07816 215 717</p> <p>The points of contact for the Westminster City Council Construction Impact Team are as follows:</p> <p>Dean Bermingham: <a href="mailto:dbermingham@westminster.gov.uk">dbermingham@westminster.gov.uk</a>, 02076 413 802</p> <p>Anthony DeRoche: <a href="mailto:aderoche@westminster.gov.uk">aderoche@westminster.gov.uk</a>, 02076 412 562</p>
<p>7. Date of next meeting</p>	<p>It was agreed that the next CLG meeting should take place in the w/c 3<sup>rd</sup> December, the week that Kier will start works on site.</p> <p>Four Communications later confirmed the next CLG meeting date as <b>Monday 3<sup>rd</sup> December</b>, starting at <b>6.30pm</b>, taking place at <b>Aubaine Marylebone, 7 Moxon Street</b>.</p>
<p>8. Any other business</p>	<p>-</p>