

Moxon Street Car Park Community Liaison Group meeting #11 - Minutes

date of meeting Monday 3rd December 2018

topic Moxon Street Car Park development

location Aubaine Marylebone, 7 Moxon Street

present for development team

Niki O'Hara (Concord London)
Jonathan Staley (Kier)
David Webb (Kier)
Sam Griffiths (Four Communications)

present from community

Councillor Karen Scarborough (Marylebone High Street ward)
Dean Bermingham (Westminster City Council)
Anthony de-Roche (Westminster City Council)
Marina Coleman (St Vincent's School)
Yael Saunders (Safer Neighbourhoods Panel)
Alex Praag (London Farmers' Market)
Mike Jameson (Neilcott Construction)
Simon Cole (Howard de Walden Estate)
Sophie Roest (The Ginger Pig)
Patricia Michelson (La Fromagerie)
Danny Michelson (La Fromagerie)

apologies

Karen Alcock (resident)
Juliet Hunter (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	<p>Niki O'Hara outlined the activities that have taken place since the last CLG meeting on 6th November 2018:</p> <ul style="list-style-type: none"> • Kier will now commence work in the week commencing 10 December, not this week as planned. This is due to minor delays discharging planning pre-commencement conditions. • The temporary hoarding has been installed around the site by

	<p>Kier.</p> <ul style="list-style-type: none"> The Unexploded Ordinance Survey (UXO) has commenced and will continue through the initial groundworks. All work is taking place within the site boundary, causing little disruption.
<p>3. Commencement of works on site</p>	<p>Niki O’Hara explained the upcoming works on site, which will commence once Kier start work on site in the week commencing 10th December:</p> <ul style="list-style-type: none"> The pavement vaults along Cramer and Aybrook Street will be excavated and back-filled. This will start before Christmas, and continue into January. Around 15 workers will be on site with two excavators to carry out these works. The site cabins will be installed in the week commencing 17th December. There will be six cabins on site in total, double stacked. Tarmac in the car park will be peeled up in December and January, and will be removed. This should not cause any noticeable disruption or noise. Parking suspensions on Aybrook Street will start coming into force from 10rd December, on the site side of the road only. This is to prepare for vehicle movements along Aybrook Street, to ensure the road is wide enough. The TBS at the corner of St.Vincents and Cramer will be live from the 10th December. Hoarding lights and temporary street lights will be operational from this date. Street furniture on the site side of the streets including lampposts and signage shall be started to be removed from this date. Preparatory works by Kier should be completed by early February. In February 2019 the scheme will move into the next phase, as Kier begin piling around the perimeter of the site.
<p>4. Programme</p>	<p>The anticipated project programme at this stage is as follows:</p> <p>Works begin on site: 10th 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: The week commencing 17th December is a crucial week for local retailers in the run up to Christmas. It would be very helpful if deliveries to the site could be limited or stopped as much as possible during this week.</p> <p>A: The last day with a standard amount of deliveries to the site will be</p>

	<p>on Wednesday 19th December,. The only delivery on Thursday 20th is of the site cabins, and there will be no deliveries at all on Friday 21st December. For the Monday to Wednesday, deliveries will be limited to 5 or 6 deliveries a day.</p> <p>Q: Would it be possible to take in more deliveries in the morning that week, before 8am, which would be before schoolchildren arrive? This would be very helpful for retailers.</p> <p>A: We will plan to get the first two cabins delivered prior to the 8.30am delivery shutdown to limit our impact.</p> <p>Q: I have seen groups of loiterers by the hoarding in the evenings, particularly on the corner of Moxon and Aybrook Street. This has made me feel unsafe, so what are you doing to enhance security? Do you have CCTV?</p> <p>A: We do not have CCTV on the site hoarding looking outwards at present, as we only have the temporary hoarding up at the moment. We have 24/7 security on site.</p> <p>Q: Would your on-site security be able to do quick patrols of the perimeter of the site in the evenings, to put loiterers off? You could also pay to direct the CCTV cameras at St Vincent’s School to cover more of the streets surrounding your site.</p> <p>A: We are happy to instruct the security guard to do hourly patrols of the site perimeter noting that they do not have authority to move people along.</p> <p>Q: Why are there gaps in the hoarding at the moment?</p> <p>A: The installation of the hoarding is not complete. Any gaps will be closed before works commence on site. Note this is a temporary hoarding that will be replaced with a timber hoarding once piling works are complete.</p> <p>Q: When is the Temporary Power Supply (TBS) coming in?</p> <p>A: The TBS has been installed. We are awaiting the installation of a meter but it is expected to be live from 10th December.</p>
<p>6. Key contacts</p>	<p>For general enquiries, please contact our communications advisors Four Communications:</p> <p>Email: moxonstreetcarpark@fourcommunications.com</p> <p>Tel: 020 3697 4325</p> <p>Website: moxonstreetcarpark.com</p> <p>The project website, www.moxonstreetcarpark.com, is being kept up to date with information on the works. The Site Environment</p>

	<p>Management Plan (SEMP) and the Construction Management Plan (CMP) 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): DavidS.Webb@kier.co.uk, 07970 718 215</p> <p>Jon Staley (Project Manager): jonathan.staley@kier.co.uk, 07816 215 717</p> <p>The points of contact for the Westminster City Council Construction Impact Team are as follows:</p> <p>Dean Bermingham: dbermingham@westminster.gov.uk, 02076 413 802</p> <p>Anthony DeRoche: aderoch@westminster.gov.uk, 02076 412 562</p>
<p>7. Date of next meeting</p>	<p>The next CLG meeting will take place in January 2019. Four Communications will confirm an exact date in due course.</p>
<p>8. Any other business</p>	<p>-</p>