

# Moxon Street Car Park Community Liaison Group meeting #8 - Minutes

date of meeting 28 August 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)

Alexander Nicholson (Four Communications)

present from community

9 attendees from the community

apologies received

Sam Griffiths (Four Communications)

item	minutes
<p>1. Introductions and apologies</p>	<p>Niki O'Hara welcomed guests and introduced members of the development team.</p> <p>The purpose of the meeting was explained to attendees - a forum to advise neighbours of details of the works, and to take suggestions and answer questions from neighbours.</p>
<p>2. Activities undertaken since last meeting</p>	<p>Niki O'Hara outlined the activities that have taken place since the last CLG meeting on 16<sup>th</sup> July 2018.</p> <ul style="list-style-type: none"> <li>• Asbestos surveys have been conducted in the pavements vaults, with no asbestos found. The team will now maintain a watching brief during excavation, to ensure that if any asbestos is found, it is dealt with appropriately.</li> <li>• Ecology surveys have also been completed. A small amount of Japanese knotweed has been found, which will be removed during the course of the excavation works.</li> <li>• A GPR (Ground Penetrating Radar) Survey of the street and</li> </ul>

	<p>pavements has been conducted to identify the location of underground utilities. This is what the coloured marks are on the surrounding streets are in reference to.</p> <ul style="list-style-type: none"> <li>• The CMP has been submitted to WCC. This is now available on the project website. Please do review and provide us with your comments.</li> <li>• The first newsletter has been issued to all addresses in the vicinity of the site. This will also be emailed to our contact database.</li> <li>• The NMA application was submitted to WCC. Following an objection from St. Vincent’s School, we have decided against moving the affordable entrance from Aybrook Street.</li> <li>• We have submitted a WSI (Written Scheme of Investigation) for a further archaeological investigation to WCC and Historic England. Whilst we have already completed an investigation, and had the report signed off by Historic England and WCC, we will be conducting a further investigation to look for any evidence of the historical course of the Tyburn River. The works will take place over two days on site in late September or early October.</li> <li>• The new pedestrian crossing in the southern end of Aybrook Street will be installed by WCC before the school pupils’ return.</li> <li>• All the service diversions will be completed soon, with the last UKPN diversion to be completed in Moxon Street in early September.</li> </ul>
<p>3. Upcoming activities &amp; programme</p>	<p>Niki O’Hara detailed upcoming activities to be undertaken within the next month.</p> <ul style="list-style-type: none"> <li>• We are expecting to take possession of the car park formally in late September. This is subject to discharging WCC pre-commencement planning conditions.</li> <li>• Following this, we will organise water and power disconnections, and remove the car park ticket office, outbuildings and street lights on the site side of the roads. This will likely take until around the 3<sup>rd</sup> week of October.</li> </ul> <p>Q. Will you hoard the site immediately?</p> <p>A. The site will be secured using Heras fencing in October, following the commencement of the enabling works. The Heras fencing will be covered with Kier branded panels and cleaned and maintained as needed. Heras fencing is preferred for this period until piling works</p>

	<p>are completed in April 2019, as it will need to be moved regularly to accommodate piling activities. Following the completion of piling, the site will be hoarded with a 9' high timber hoarding. We are currently looking at the design of this and hope to have some areas allocated to the schools for artwork by local school children.</p> <ul style="list-style-type: none"> <li>• Piling will commence at the beginning of January 2019, though this date is subject to change.</li> <li>• A temporary builders' supply (TBS) will be installed over the next month on the corner of St Vincent Street and Cramer Street – this is a small cabinet sized electrical supply for the building work. It will be located behind the hoarding.</li> <li>• We are soon to undertake an unexploded ordnance (UXO) survey. This is routine for sites in central London where excavation is to take place. We will be probing the ground and carrying out scans for metal objects. This will be completed by the end of September.</li> </ul>
<p>4. Working hours</p>	<p>Our working hours are 8am to 6pm Monday to Friday, and 8am to 1pm on Saturdays, with no work on Sundays or Bank Holidays. Kier's preference is to not work Saturdays unless needed.</p> <p>Deliveries are restricted, with none allowed between the school drop off and pick up times during term time.</p>
<p>5. Traffic management</p>	<p>Jonathan Staley detailed the suggested traffic management plan. Kier have submitted a construction management plan to WCC for sign off. Assessments have been made of the best routes to and from the site and strategies for minimising impact on other road users.</p> <p>The current proposal would see delivery vehicles arrive using Blandford Street, Aybrook Street and then out via Moxon Street. We would like to work with other retailers to see if we can agree a route for all large vehicles to use.</p> <p>Waitrose: We would need to make sure this would work for Waitrose's large vehicles.</p> <p>La Fromagerie: We will also need to ensure this works for our deliveries. Moxon Street is narrow.</p>
<p>6. Questions</p>	<p>Q. When will piling start?</p> <p>A. At the beginning of 2019. This is scheduled to take three and a half months.</p> <p>Q. Do you have party wall agreements in place?</p> <p>A. Not yet, we are in the process of putting these in place with the affected properties.</p>

	<p>Q. We had a survey done as part of the party wall assessments, but no one has sent us anything for our records.</p> <p>A. This would have been a condition survey, your appointed party wall surveyor should have a copy that he can provide you with. We can also send a copy if you would like to provide the address of your property.</p> <p>Q. How many parking bays on Aybrook Street are going to be closed?</p> <p>A. We will close all of the parking bays along the Eastern side of Aybrook Street initially, and will suspend further bays along the Western side of Aybrook Street later in the project to allow for the carriageway to remain open when a construction pit lane is formed following the basement dig. We will stay below a maximum of 20Nr spaces as agreed with Westminster.</p>
<p>7. Key contacts</p>	<p>Attendees were reminded of the email address and telephone number to make contact with the project team. The project website, <a href="http://www.moxonstreetcarpark.com">www.moxonstreetcarpark.com</a>, is also being kept up to date with information.</p> <p>Tel: 020 3697 4325</p> <p>Email: <a href="mailto:moxonstreetcarpark@fourcommunications.com">moxonstreetcarpark@fourcommunications.com</a></p>
<p>8. Date of next meeting</p>	<p>It was agreed that the next CLG meeting should take place on 24<sup>th</sup> September. Four Communications will notify CLG member of the confirmed date via email shortly.</p>
<p>9. Any other business</p>	<p>-</p>