

Moxon Street Car Park Community Liaison Group meeting #9 - Minutes

date of meeting Monday 24th September 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)

Sam Griffiths (Four Communications)

present from community

12 attendees from community.

apologies received

Councillor Karen Scarborough

item	minutes
1. Introductions and apologies	<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>
2. Activities undertaken since last meeting	<p>Niki O'Hara outlined the activities that have taken place since the last CLG meeting on 28th August 2018:</p> <ul style="list-style-type: none"> • The diversionary works on surrounding streets are now complete. The last works were completed on Moxon Street earlier this month. • A pedestrian crossing has been installed by Westminster City Council (WCC), on the corner of Aybrook Street and St Vincent's Street. • The Non-Material Amendment (NMA) to the planning application has been withdrawn and resubmitted. This is due to objections from St Vincent's School and the Marylebone Association regarding the location of the affordable residential

	<p>entrance. The revised submission has the affordable entrance in the original location as in the original planning application. The revised application is now available to view and comment on the WCC planning portal: the planning application reference number is 1808060.</p> <ul style="list-style-type: none"> • The Farmer’s Market relocated to Aybrook Street from the 8th September. • The development team have been working with WCC to discharge the various pre-commencement conditions in order to commence works on site • We have met with Howard de Walden and Dorrington to talk about coordinating our works with their nearby development sites, particularly on St Vincent Street
<p>3. Upcoming activities & programme</p>	<p>Niki O’Hara detailed upcoming activities to be undertaken within the next month.</p> <p>The original target date to start work on site was 22 October. This will be delayed, for a number of reasons including:</p> <ul style="list-style-type: none"> • The withdrawal and resubmission of the NMA • Delays in discharging pre-commencement planning conditions <p>We do not have an updated date yet when works will start. We will give you at least a month’s notice before works start.</p> <p>Due to these delays, we have not taken possession of the car park yet. We hope to keep the car park open for as long as possible, and have an agreement with Q-Park that we can give them short notice to move out.</p> <p>The Museum of London Archaeology (MOLA) will also be undertaking another archaeological survey on the south of the site.</p> <p>Q: Will works start this year?</p> <p>A: We hope works will start in November. If we cannot start until December, then we may wait until the new year to start.</p> <p>Comment: We hope you would delay it until next year, which will be much better for local shops during the Christmas period.</p> <p>Response: The site will shut down for two weeks over Christmas regardless.</p> <p>Q: As you have been delayed, will you still comply with the no drilling agreements during the school exam times?</p> <p>A: There is no agreement on drilling in place at the moment, although we are negotiating a Section 61 agreement with WCC. We will of course be accommodating where we can, although drilling is not</p>

	<p>significantly louder than other works.</p> <p>Comment: We will send you school exam dates.</p> <p>Q: Why has the Farmer’s Market moved already?</p> <p>A: The Farmer’s Market based their move on our old timescales, which had us start on site in October. They are welcome to use the car park if they wish until work starts.</p>
<p>4. Questions</p>	<p>Q: What measures are being taken to ensure the road surface is strong enough on Moxon Street to take the amount of heavy duty lorries coming and going from the site?</p> <p>A: We have discussed this in detail with WCC Highways department, and they believe the roadway is strong enough. Many lorries already use this road, and they carry more weight per axel than our lorries likely will. We will undertake a full detailed survey, and constant monitoring, to assess the strength of the road.</p> <p>Q: How many lorries will use Moxon Street during the day once works start?</p> <p>A: At the peak, during the muck away phase, there will be 40 lorries arriving and leaving per day. There will be less lorries during other phases of the scheme.</p> <p>Q: Will the lorries cause vibration on Moxon Street?</p> <p>A: We do not anticipate excessive levels of vibration and do not believe that damage will be caused to surrounding properties. We have, however, conducted condition surveys of all the properties adjacent to the site.</p> <p>Q: Has the new zebra crossing been coordinated with WCC and this scheme?</p> <p>A: The crossing was requested by the school for a long time, and the location was approved by WCC. We contributed towards it financially.</p> <p>Q: Does the planning consent stipulate the number of lorries each day?</p> <p>A: No, the number of lorries will be stipulated in the CMP.</p> <p>Q: Was there ever a suggestion to make Aybrook Street two-way temporarily? It is wider than Moxon Street.</p> <p>A: We did consider this option, but the lorries would not be able to reverse out of Aybrook Street once the superstructure is in place and they cannot reverse on site. So it would perhaps work in the short term, but not in the long term. Our banksmen will closely monitor all vehicle movements on Moxon Street.</p>

	<p>Q: Where will the lorries enter the site from?</p> <p>A: For the first six months of work on site, we intend to have lorries enter from the north of the site, where the car park entrance is now. After this the entrance will move, but we will try and keep it near to the north of the site away from St Vincent's School.</p> <p>Comment: the further the lorry entrance is from the school, the better.</p> <p>Q: What is the status of the substation?</p> <p>A: The substation for the site will be located on site next to Cramer Street, roughly opposite Waitrose. A separate Temporary Building Supply (TBS) will be located on the corner of Cramer and St Vincent Street, to provide power to the site cabins and hoarding lights. The TBS will be much smaller than the substation.</p> <p>Comment: You should coordinate the substations with the Dorrington scheme.</p> <p>Q: When are the archaeological team coming back?</p> <p>A: As soon as we take possession of the site, MOLA will create a borehole on the southern part of the site for archaeological research. This will be a two day operation, and will not be disruptive.</p> <p>Q: Did they find anything interesting during the archaeological digs?</p> <p>A: Nothing of note, remnants of the foundations of the Victorian terraces. We can put the MOLA report on the website for you to look at. They found no evidence of the river, which is why they need to dig another borehole in the southern part of the site to check.</p> <p>Q: There will be a loss of trade for Moxon Street shops during this development, so has the topic of compensation been raised?</p> <p>A: No it has not. We have a right to develop and, like most developers, do not consider compensation claims for loss of business as a general rule.</p> <p>Q: Will you do any fascinating hoarding?</p> <p>A: Yes, there will be some green hoarding and interactive screens. There will also be some marketing for the developer.</p>
<p>5. Key contacts</p>	<p>Attendees were reminded of the email address and telephone number to make contact with the project team.</p> <p>The project website, www.moxonstreetcarpark.com, 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 construction process.</p> <p>Tel: 020 3697 4325</p>

	Email: moxonstreetcarpark@fourcommunications.com
6. Date of next meeting	The next CLG meeting date is dependent on when works start on site. Four Communications will confirm a date in due course via email.
7. Any other business	-