

Marylebone Square (Moxon Street Car Park)

Community Liaison Group meeting #13 minutes

Date & time		Location
Thursday 27 th August 2020, 5.00pm		Held via Zoom
Attendees		Project team present
Marina Coleman (St Vincent's School) Anthony de-Roche (St Vincent's School) Patricia Michelson (La Fromagerie) Ross Van Geest (La Fromagerie) Karen Alcock (resident) Ann Marie Johnson (resident) Joe Mildred (Waitrose) Martha Ines Ortegon (resident) Barry Greenstreet (Howard De Walden Estate) Mike Sutcliffe (Dorrington) Dean Bermingham (Westminster City Council Highways team) James Fisher (Howard De Walden Estate)		Niki O'Hara (Concord London) Jonathan Staley (Kier) Neil Franklin (Kier) Graham Potts (Kier) Sam Griffiths (Four Communications) Vaishnavi Bongale (Four Communications) Apologies Councillor Karen Scarborough (Marylebone High Street ward) Chris Murray (Concord London)
Item	Minutes	
1. Introductions	Sam Griffiths, of Four Communications introduced himself and the project team members present. Attendees from the community then introduced themselves one by one.	

<p>2. Commencement of works</p>	<p>Jonathan Staley and David Webb, representing the contractor (Kier), summarised the works that have taken place to date.</p> <p>Kier began preparatory works on site on 10th December 2018 and works were placed on hold in February 2019. At that time, approximately 30 feet of pavement vault was removed and a king post and concrete lagging system installed at the top of Aybrook Street (where the hoarding steps out).</p> <ul style="list-style-type: none"> • Kier estimated that they will recommence works on site in late September (TBC). Initial activities will include: A ramp will be installed at the southern end of Aybrook Street (but north of the junction with St. Vincent's Street). Vehicles will enter the site here and leave from the existing ramp on Moxon Street. . • The first eight weeks will see the completion of the installation of the King Post lagging system at the perimeter of the site (steel posts with concrete lagging). • A piling platform consisting of crushed stone will be installed. This will be used for the piling machines to sit on. • The temporary hoarding will be progressively stepped out around the site to accommodate the piling work. • The piling works will continue for approximately 12 weeks in the lead up to Christmas and into the New Year.
<p>3. Update on nearby sites</p>	<ul style="list-style-type: none"> • Howard DeWalden will commence the redevelopment work of the building at the corner of Moxon Street and Ossington Buildings will commence from end of September/early October for around 6 to 9 months. This refurbishment will include a roof extension and steel & timber work. • The Dorrington works at their site on Blandford Street were due to end in October, but will continue into the first quarter of next year due to delays related to the Covid lockdown. • The Howard DeWalden development at 110 Marylebone High St. will end in 6 to 8 weeks. Internal works will then commence with the basement gym operator. There are no time scales for the work yet.
<p>4. Traffic management</p>	<p>All vehicles will access the site via Aybrook Street, and leave via Moxon Street and out onto Marylebone High Street.</p>

5. Questions	<p>Q: Are you going to start wait until the public realm works on St. Vincent's Street that are ongoing have been completed?</p> <p>A: We will start works at the end of September or beginning of October and look to coordinate with nearby construction sites. We will be meeting Westminster City Council about this next week.</p> <p>Q: The School has extended drop-off and pick-up times. It would be reassuring if you could liaise with Howard De Walden and Dorrington. The school doesn't have access from St. Vincent's Passage. Howard Weldon are using Cramer street. We need to be able to get in and out of school safely and the increased noise and dust will be a nuisance.</p> <p>A: It's clear that all these buildings works happening around the school need to work together. They have to evolve with what's in the area and have to be adaptable otherwise it will not work. Kier shall be liaising with Howard DeWalden, Dorrington, WCC and the School to ensure efforts are coordinated.</p> <p>Q: When will heavy vehicles go past the shops on Moxon Street and will this impact pedestrians?</p> <p>A: Our working hours are 8am-6pm, Monday to Friday, but vehicles may finish before 6pm on many days. Although heavy vehicles will leave the site via Moxon Street there shouldn't be any effect to pedestrian use of the street.</p> <p>Q: Will you work on weekends?</p> <p>A: Westminster working hours allow us to work on Saturday mornings from 8am - 1pm. We won't work every Saturday, but we may be required to do limited activity occasionally. We will continue to inform neighbours of the programme, especially when there are larger deliveries. On the narrow part of Moxon Street, traffic management personal will be present to guide the traffic and they will be escorted along Moxon Street.</p> <p>Q: Will any pavements be closed?</p> <p>A: Only for isolated incidents and you will be notified of this well in advance. This will not happen on the north side of Moxon Street..</p> <p>Q: Will Waitrose deliveries be impacted?</p> <p>A: We need to develop the strategy with Waitrose, but that sidewall be the last area that we work on in terms of the perimeter. We will try and come up with a solution which has the least impact on the area. Worst case we will provide the manpower to offload if the vehicle cannot get into the turning circle.</p>
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	<p>Waitrose: as long as we're informed. We have four deliveries a day so we can come up with something as long as we are told well in advance. The deliveries are before 8am and after 6pm, so we will not be impacted greatly as that is mostly outside your working hours, but you can use a different route to avoid the traffic.</p> <p>Q: Will parking be suspended on Aybrook St?</p> <p>A: Parking will be suspended on the site site (east side) of Aybrook Street for the entire duration of the works.</p> <p>Q: What will happen to the Farmers Market on Sunday?</p> <p>A: The Farmers Market will remain on Aybrook and St. Vincent's Street. . We have a strong working relationship with them and we will ensure they are able to operate.</p> <p>Q: Are you going to arrange a separate meeting with the school and Kier?</p> <p>A: Yes we will, for next week.</p> <p>Q: What impact will the construction works have on Christmas trade?</p> <p>A: Regardless of when the job starts and finishes, we were always going to be working in the run up to Christmas. Westminster have put measures in place to ensure the businesses aren't negatively impacted around Christmas time. For example, we changed the timings of the deliveries to accommodate shops two years ago. We will be working until Christmas Eve, with works slowing down in Christmas week. The site will then be closed until early January.</p> <p>Westminster: We have already put a lot of thought into the Christmas trade. We can ask Kier to limit deliveries from 21 December, so other businesses can flourish during this time.</p>
<p>6. Date of next meeting</p>	<p>The next meeting will take place in October. Four Communications will confirm an exact date nearer the time.</p>
<p>7. AOB</p>	<p>(none)</p>