

# Moxon Street Car Park - Community Liaison Group meeting #1: Minutes

date of meeting 6 July 2017

topic Moxon Street Car Park Development

location Durrants Hotel

present for development team

Michael Keaveney (Ridgeford)  
 Simon Bowden (Simon Bowden Architecture)  
 Dan Slavinsky (Simon Bowden Architecture)  
 Matthew Richards (Four Communications)  
 Rob Mills (JSM Group)

present from community

16 attendees from the community

item	minutes
1. Introductions	<p>Michael Keaveney welcomed guests and introduced members of the development team.</p> <p>Michael Keaveney explained the purpose of the meeting, as a forum to advise neighbours of details of upcoming construction work, and to take suggestions and answer questions from neighbours.</p>
2. Code of Construction Practice	<p>Michael Keaveney explained the Westminster City Council Code of Construction Practice which sets out a number of obligations for developers and contractors when undertaking building works.</p> <p>Michael Keaveney noted that the Code can be accessed via the Moxon Street Car Park development website.</p>
3. Development Overview	<p>Simon Bowden presented the scheme which has received planning permission from Westminster City Council, and which is to be constructed in the next phase.</p> <p>Michael Keaveney explained that Westminster City Council will own and operate the space known as “Marylebone Hall”.</p> <p><b>Question</b> – What is the height of the scheme compared to Faraday House?</p>

	<p><b>Answer</b> – The principal parapet of the proposed scheme is roughly comparable to the height of Faraday House.</p>
<p>4. Programme Overview</p>	<p>Michael Keaveney provided an overview of the works which are being planned in the short term, including the digging of slit trenches at various locations around the site.</p> <p>Rob Mills explained the precise methodology of digging slit trenches.</p> <p>Michael Keaveney explained the construction methodology with reference to a structural section.</p> <p>Michael Keaveney explained the methodology of piling and the amount of disruption to expect, including the positioning of the hoarding line.</p> <p>Michael Keaveney explained that the existing pavement vaults will be dug out before the piling will happen and the extent of overlap of these works with the piling will be known when a main contractor is appointed towards the end of the year. The piling will be in the pavement on all four sides of the site and will be via a continuous flight auger (CFA).</p>
<p>5. Questions</p>	<p><b>Question</b> – Will any roads need to be closed for the services diversion works?</p> <p><b>Answer</b> – Michael Keaveney stated that the services diversions are being designed by the utility companies and once this is received then the impact and disruption to the streets can be assessed.</p> <p>The works will certainly involve partial road closures and is likely to take 4 months.</p> <p><b>Question</b> – Will it be possible to use the car park?</p> <p><b>Answer</b> – It will be possible to keep using the car park for a period of time before the main piling works begin next year. Q Park will also set out options for other local car parks.</p> <p><b>Question</b> – Will the basement excavation affect the water table?</p> <p><b>Answer</b> – Yes, the basement will reach the water table and therefore water will need to be pumped out during this phase.</p> <p><b>Question</b> – What are the lorry routes going to be during the excavation works? What safety measures are being taken?</p> <p><b>Answer</b> – The principal route will be from Blandford Street up Aybrook Street and out via Moxon Street and Marylebone High Street. There will be banksman to manage the arrival and departure of vehicles, and prevent “idling”.</p>

	<p><b>Question</b> – How many lorries will there be every day?</p> <p><b>Answer</b> – The exact number has not been calculated yet, but there will be a lot of lorries during the excavation phase.</p> <p><b>Question</b> – Will workmen turn up to the site prior to 8am?</p> <p><b>Answer</b> – Most workmen be travelling to the site via public transport and will not be permitted to begin work before 8am.</p> <p><b>Question</b> – How will works be coordinated around the needs of the children?</p> <p><b>Answer</b> – As much as possible, disruptive works will be timed to take place in school holidays and to avoid exam periods.</p> <p><b>Question</b> – What is the façade material?</p> <p><b>Answer</b> – Glazed ceramic (clay based material)</p> <p><b>Question</b> – Does the building comply with fire regulations?</p> <p><b>Answer</b> – Yes</p> <p><b>Question</b> – Will the plant produce noise?</p> <p><b>Answer</b> – Much of the plant is contained within the basement levels so as to minimise the amount of the roof. There will be some plant housed in two enclosures on the roof which will prevent excessive noise outbreak.</p> <p><b>Question</b> – Who is funding the development?</p> <p><b>Answer</b> – A Canadian company called Concord Pacific.</p> <p><b>Question</b> – Will the headlights of cars driving out of the car park shine into Faraday House?</p> <p><b>Answer</b> – The exit road flattens at the top of the ramp before reaching the street to prevent this from being an issue.</p> <p><b>Question</b> – Is there affordable housing?</p> <p><b>Answer</b> – 25 units</p> <p><b>Question</b> – What will be the use of the cooling towers?</p> <p><b>Answer</b> – The scheme will include an adiabatic cooling tower that, according to the M&amp;E Consultant, will present no legionella risks.</p>
6. Date of next meeting	3 <sup>rd</sup> or 4 <sup>th</sup> August 2017