

Moxon Street Car Park - Community Liaison Group meeting #2: Minutes

date of meeting Wednesday 2nd August 2017

topic Moxon Street Car Park development

location Aubaine Marylebone, 7 Moxon Street

present for development team

Michael Keaveney (Ridgeford)

Sam Griffiths (Four Communications)

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. Programme Overview	<p>Michael Keaveney gave a brief overview of the proposals and the programme of works.</p> <p>Question: When will the piling start?</p> <p>Answer: The earliest possible start date will be July 2018. We will only know when the main contractor is appointed, which will likely be in November/December.</p> <p>Question: Can people still use the Car Park until then?</p> <p>Answer: It will stay open until February 2018 at least, and we are in discussions to keep it open after that. It will be used to maintain access to Cramer Street Car Park and Waitrose.</p> <p>Question: Will the farmers market be kept open? When will it be moved?</p> <p>Answer: It will stay open on its current site for as long as possible. It will then move to St Vincent Street while the development takes place. This will likely happen around June 2018, after diversion works are complete.</p> <p>Question: Why are you digging trenches now, so far from</p>

construction?

Answer: We have quotes from the utilities to move their underground infrastructure, but the quotes are not always accurate. So once we know what is there, we can do diversion works as early as possible in February. It is early risk management.

Question: What disruption will the utility works cause?

Answer: There will be disruption from mid-February, depending on what needs to be done. Cables may need to be moved. Diversions will not affect businesses, in terms of operations.

Question: So the utility companies will be digging up the pavement, which is nothing to do with you?

Answer: Yes, but we will manage all works closely. We will be in aware of all disruption in advance.

Question: So would they move the gas mains?

Answer: Possibly.

Question: Could we lose our outside seating for periods, due to these works?

Answer: You could for short periods, but the works will be over quickly. We will minimise the duration and impact.

Question: Will there be loss of service during these works?

Answer: No, they will be done out of hours.

Question: Will there be restrictions on pedestrian movements on Ashland Place?

Answer: No, only restrictions for roads directly next to the site.

Question: Will surrounding businesses need to move their fire points in the future?

Answer: Quite possibly, we will put more information on the website in future.

Comment: If Moxon Street is one way, then access to shops will be harder. We cannot have more traffic jams.

Response: The solution may be to have all lorries come in the same way, and leave another way.

Comment: When the development is finished, the Street should be slightly wider, as the building is set back.

Comment: If a one way system is required, then you may have to make Aybrook Street one way.

Response: We may need to reverse Aybrook Street, and remove

	<p>parking bays on one side.</p> <p>Question: How long will the development take, once underway?</p> <p>Answer: 3 years, from the intended start in July 2018. Construction will take 2 years, with a 1 year fit out afterwards.</p> <p>Comment: There will be a new zebra crossing on St Vincent Street.</p> <p>Comment: The Baker Street two way works may affect traffic.</p> <p>Responses: Highways at WCC will be following the impact of that.</p> <p>Question: What will be the final name of the development?</p> <p>Answer: Not finalised as of yet.</p> <p>Question: How many flats will there be?</p> <p>Answer: 54 private apartments and 25 intermediate apartments.</p> <p>Question: How many of the retail units will be A3 units?</p> <p>Answer: 4 A3 units, only 15% of floor space is the maximum usage for a bar. Bars can only service a restaurant.</p>
<p>3. Previous month's activities</p>	<p>Michael Keaveney explained the slit trench works that have taken place since the first meeting in July.</p>
<p>4. Upcoming activities</p>	<p>Michael Keaveney provided an overview of the works which are being planned in the short term, in August and September. It was noted that the next meeting will take place before any road restrictions come into force in September.</p> <p>The investigatory trench works will take place on Aybrook Street between 7th and 11th August 2017.</p>
<p>5. Questions</p>	<p>Question: What will be the nature of the upcoming disruption on Aybrook Street?</p> <p>Answer: There will be road closures for the slit trench work.</p> <p>Question: Will access to Aybrook Street continue as usual?</p> <p>Answer: Yes</p> <p>Question: Once you have dug the tranches, how quickly can they be refilled?</p> <p>Answer: They can be refilled within a day and a half. It often only takes one day.</p> <p>Question: Can you provide us with as much information on the timings as possible in advance?</p> <p>Answer: We will give you more information when possible. We do</p>

	not think it will affect deliveries.
6. Key contacts	Attendees were reminded of the email address and telephone number to make contact with the project team. The project website, www.moxonstreetcarpark.com , will also be kept up to date with information.
7. Date of next meeting	Thursday 31 st August 2017, at Aubaine.