

# Moxon Street Car Park - Community Liaison Group meeting #3: Minutes

date of meeting Thursday 31<sup>st</sup> 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)

Rob Mills (JSM)

Steve Witt (JSM)

present from community

11 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>
3. Activities undertaken since last meeting	<p>Michael Keaveney explained the slit trench works have now been completed.</p>
4. Upcoming activities	<p>Michael Keaveney explained that the first elements of the works are complete, and there are currently no plans for further activity on site until mid-February 2018, when the utility diversions should commence.</p>
5. Questions	<p>Question: When will the piling start?</p> <p>Answer: If all goes well, it will start at the earliest June/July 2018. It may start after the Marylebone Fair. Digging out the vaults can be a</p>

---

separate enabling activity prior to the main piling.

Q: Is piling the noisiest part of the work?

A: The piling itself does not create much noise. The noise is from the diesel engine which powers the piling rig.

Q: What is going to be built?

A: We are digging down three basements, and building a 5 storey building above ground.

Q: What will happen to the farmers market?

A: It will continue to operate probably from St Vincent's Street, whilst work is taking place on site. The aim is that they will continue to operate in the car park on site until we start to dig out the vaults.

Q: What will happen to residents car parking spaces near the site?

A: It is likely that the spaces on both sides of Aybrook Street will not be usable for around two years.

Q: Will an alternative be given? We need a replacement.

A: MSR pay significant sum to the Council money to close the spaces. MSR do not provide for lost street parking.

It was suggested that WCC are lobbied to provide other street parking spaces locally.

Q: Who has keys to the bollards on St Vincent's Street?

A: Michael Keaveney doesn't know.

Q: Were any objections raised to the bollards?

A: Not from the developer's point of view, as it does not affect the development works.

Q: Will there be lots of dust emitted from the development?

A: WCC have tough regulations on this, and the worst dust is always caused by demolition. We have no significant demolition to do, and we will use well-regarded contractors who will be required to follow the Construction Code of Practice in all matters.

Q: Will it be safe for schoolchildren, with the lorries coming and going?

A: St Vincent's School has asked MSR not to have vehicles movements on the street during morning drop off and afternoon pick up. Outside of these times the main contractor will employ banksmen, to keep pedestrians safe. The main contractor will also not be allowed to have lorries parked idling around the corner.

---

Q: Will it be a nightmare for everyone?

A: MSR will comply with the Code of Construction Practice and comply with the Construction Environmental Management Plan (CEMP) agreed with WCC to mitigate the impact of the works.

Q: Are the delays to works on site do with deals with WCC about piling?

A: No, it is about securing vacant possession of the site, which will happen in mid-February 2018.

Q: You anticipate working on Saturdays?

A: Yes, 8am to 1pm, in line with Code of Construction Practice

Q: You say it will last 3 years, aren't you being optimistic?

A: Three years is a reasonable period /allowance

Q: Any tenants for the retails units lined up yet?

A: No, MSR are not in a position to market the units yet.

Q: The scheme could be delayed by the excavation, if you find unexpected things under the site.

A: That is a low probability as there are no tunnels or services on the records and MSR will procure archaeological investigations beforehand.

Q: Is there a river under the site?

A: Our tests and review of records have shown no streams.

Q: Could we have a look around the site after excavation, before the piling?

A: We can think about that nearer the time. We also hope to mount a time lapse camera nearby, to track progress on site remotely

Q: How is pollution limited by regulation, will there be engine idling by vehicles?

A: There will be no idling; drivers will be instructed to turn off their engines whenever possible.

Q: How will you keep the site secure?

A: There will be tall hoarding around the site perimeter.

Q: I objected to this development in part because of a lack of affordable housing.

A: There will be 25 homes for intermediate rent.

Q: What will the height be like compared to surrounding buildings?

A: The main elevations of the proposed building (before the setbacks)

---

	<p>are consistent with the surrounding existing buildings</p> <p>Q: What will be on the top level/roof?</p> <p>A: Mostly photo-voltaic panels and mechanical plant</p> <p>Q: Will the building block out the sun for the rest of the Square?</p> <p>A: Yes there will be some loss of daylight/sunlight.</p> <p>Q: Any effect on wind on the surrounding areas?</p> <p>A: We have not done a study on this, as we are not required to. And we are simply building back to the street grid that already existed to the current surrounding massing</p> <p>Q: Are you building the site out fully, will it take up more of the pavement?</p> <p>A: No, the pavement will be circa 1m wider than at present on Cramer, Moxon and Aybrook Street.</p> <p>Q: Will you be planting trees or plants?</p> <p>A: Yes, there will likely be trees planted on Aybrook Street.</p> <p>Q: Do you have an estimate of the carbon footprint of the scheme?</p> <p>A: It is covered by Part L of the Building Regulations. Michael Keaveney will procure a statement on this.</p> <p>Q: Will the internet be upgraded for neighbours in the surrounding area, when the utilities are upgraded next year? It would be a good time to do it, and beneficial to residents.</p> <p>A: We can ask Openreach and other providers whether they would be interested in coordinating works.</p>
<p>6. 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>, will also be kept up to date with information.</p>
<p>7. Date of next meeting</p>	<p>Michael Keaveney explained that no more work will be taking place on site until February/March 2018. It was suggested that the next meeting should not take place until nearer that time, when there is an update to give to residents.</p> <p>Therefore it was agreed that the next CLG meeting should take place in early/mid-December 2017. A precise date will be confirmed nearer the time.</p>