

Moxon Street Car Park - Community Liaison Group meeting #4: Minutes

date of meeting Thursday 25th January 2018

topic Moxon Street Car Park development

location Aubaine Marylebone, 7 Moxon Street

present for development team

Michael Keaveney (Ridgeford)

Christopher Murray (Ridgeford)

Olivia Green (Ridgeford)

Sam Griffiths (Four Communications)

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>The purpose of the meeting was explained to attendees - a forum to advise neighbours of details of the ongoing works, and to take suggestions and answer questions from neighbours.</p>
2. Programme Overview	<p>Michael Keaveney gave a brief recap of the scheme and the programme of works.</p>
3. Activities undertaken since last meeting	<p>Michael Keaveney explained that no work has taken place on site since September 2017. The group has therefore not met since late August.</p> <p>In December 2017, Infotech conducted sewer surveys on Cramer Street. Notice of the surveys was emailed to group attendees, and posted on the project website.</p>
4. Upcoming activities	<p>Michael Keaveney detailed the upcoming utility diversion works that will take place from March to June:</p> <ul style="list-style-type: none"> • Works to the south side of St Vincent Street, by BT and UKPN, are targeted to take place during the school Easter holidays, to limit disruption to the School. • BT and UKPN works on Cramer Street, Aybrook Street and the north side of Moxon Street are targeted to take place after

	<p>Easter, to be completed by the end of June.</p> <p>The target date to start piling on site - July 2018 - is dependent on a number of variables which could delay the programme. These variables include the service diversions, securing vacant possession of the car park, and the appointment of the main contractor.</p>
<p>5. Questions</p>	<p>Question: Will the utilities be dug up section by section, or all at once?</p> <p>Answer: We are still waiting for details from the utility contractors. They have told us their routes, but not their section order.</p> <p>Q: Do the electric and BT cables run through the same ducts?</p> <p>A: No, they are not in the same ducts.</p> <p>Q: Will BT be putting in fibre optic cables during these works?</p> <p>A: BT has already installed fibre optic cables for most of this area. They are installing it in our development for free.</p> <p>Q: Will you check if the fibre optic cables can go in at the same time as these works?</p> <p>A: We are trying to organise this with BT.</p> <p>Q: When the utility diversion works take place, will they take place one street at a time?</p> <p>A: It is suspected so. It is up to the utility contractors and WCC highways.</p> <p>Q: Will this work involve closure of roads?</p> <p>A: Yes, but only for a day or two, on the corners of the square.</p> <p>Q: Are there any safety risks to the temporary substation being placed near to St Vincent's School?</p> <p>A:, Westminster City Council (WCC) will not allow it if it is not safe. They would insist on appropriate safety measures will be in place.</p> <p>Q: Will you be paying for decoration of the hoarding?</p> <p>A: Yes. We are not yet at the stage to say what the decoration will be. The hoarding will need to be movable at the start of works.</p> <p>Q: Are the sewer pipes in the square big enough to accommodate all the extra people living in the new development?</p> <p>A: Discussion with Thames Water indicates that it is. Tenement houses used to be located on this site.</p> <p>Q: In terms of the density of people living on site, were there more living in the tenement houses, or will there be more in the new building?</p>

A: The density of people would likely be higher in the past. Tenement blocks accommodated lots of people.

Q: When is the car park closing down?

A: Notice of vacant possession on the site is on 21st February. We aim to keep the car park open until July, although it may need to close briefly in February. Q Park has said it may need to close for around 3 days, after vacant possession is secured. It will reopen after this.

Q: Where will vehicles go during the diversion works?

A: We need to work the details out with the contractors, but hopefully we can use the car park.

Comment: The Farmers Market still need to secure permission and funding from WCC to use Aybrook Street. At present, there is no plan B if this falls through.

Q: The program as a whole seems very fast?

A: It will take almost three years in total – the key part is the excavation.

Q: What are your section 106 obligations?

A: We are obliged to pay various fees and levies, regarding public realm, infrastructure and other areas.

Q: So there is no contingency time in your program?

A: No, it is dependent on the service diversions taking place on time. If they do not, we could be delayed.

Q: So the archaeological researchers do not think they will find anything on the site?

A: No, they don't think so.

Q: How long does the archaeological research on site take?

A: Around two weeks.

Q: Will you consult on your plans to move the affordable residential entrance around to St Vincent's Street?

A: It is a non-material change, so an application will be made to WCC.

Q: Is Marylebone Hall the final name for the community hall?

A: No it is not. The hall is run and owned by WCC, so the final name will be up to them.

Q: Will there be enough sprinklers in the building?

A: Yes we are designing in accordance with the current regulations.

Q: Shouldn't the affordable housing section have sprinklers?

	<p>A: No, as the layouts of the affordable block have protected corridors.</p> <p>Q: Will the building be clad?</p> <p>A: It is clad in terracotta and not “plastic” and insulation.</p>
6. Key contacts	<p>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.</p> <p>Tel: 020 3697 4325</p> <p>Email: moxonstreetcarpark@fourcommunications.com</p>
7. Date of next meeting	<p>It was agreed that the next CLG meeting should take place around the start of March. The date was later confirmed by the project team as Thursday 8th March, at Aubaine Marylebone.</p>
8. Any other business	<p>(None).</p>