

# Moxon Street Car Park - Community Liaison Group meeting #5: Minutes

date of meeting Thursday 8<sup>th</sup> March 2018

topic Moxon Street Car Park development

location Aubaine Marylebone, 7 Moxon Street

present for development team

Michael Keaveney (Concord London)  
 Christopher Murray (Concord London)  
 Andy Cooper (Gardinder & Theobald)  
 Sam Griffiths (Four Communications)

present from community

12 attendees from 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 outlined the activities that have taken place since the last CLG meeting in January 2018.</p> <p>The team have been working with Westminster City Council (WCC) to complete the site acquisition. Vacant possession of the site was completed in February, and the team expect that the process will be completed in the next few weeks.</p>
4. Upcoming activities	<p>Michael Keaveney detailed the upcoming utility diversion works that will take place from April to June:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• BT, UKPN and COLT works on Cramer Street, Aybrook Street</li> </ul>

	<p>and the north side of Moxon Street are targeted to take place after Easter, to be completed by the end of June.</p> <p>Michael Keaveney also outlined the archaeological digs that will be taking place shortly on site, involving three trenches being dug in the car park. After the meeting, the team were informed that it is not be practical to keep the car park open during these digs, so the car park will close on 16<sup>th</sup> April for two weeks but the Farmers' Market will still operate.</p> <p>A contractor for the main works on site will be appointed in the coming weeks. They will be given control of the site at the start of July, with works beginning about three weeks after. Therefore, the target date for work to begin on site is 21<sup>st</sup> July. This programme is subject to a number of variables which could delay the timetable.</p> <p>MSR the development owner have agreed to keep the car park open until the latest possible point, hopefully up until July when works start on site.</p>
<p>5. Questions</p>	<p>Q: How do the archaeologists know where the trenches should be dug?</p> <p>A: They have done a full report to decide where the best location would be. This site is considered to be of low interest.</p> <p>Q: Will the Farmer's Market still operate during works?</p> <p>A: Yes.</p> <p>Q: Will there be access to the St Vincent's School during the Easter utility diversion works?</p> <p>A: Yes.</p> <p>Q: Will the diversion works on Cramer Street block access to Moxon Street for deliveries?</p> <p>A: There should be space for delivery lorries to get through.</p> <p>Q: Will the parking spaces on Aybrook Street be suspended?</p> <p>A: Yes, the utilities contractor will likely suspend some parking bays.</p> <p>Q: What will the working hours for the diversion works be?</p> <p>A: We will confirm them shortly.</p> <p>Q: Will the diversion works cause dust or noise?</p> <p>A: There will be some noise as they dig up the pavement. There will be very little dust.</p> <p>Q: Will the works take up the whole street?</p>

	<p>A: No. These works will be similar to the earlier slit trench works.</p> <p>Q: Waitrose have three fire escapes onto the pavement on Cramer Street – will they be able to use these in an emergency?</p> <p>A: Yes.</p> <p>Q: Will deliveries be allowed during school hours, during the service works?</p> <p>A: Yes they will be, but there will be few deliveries as it is not heavy work. Workmen will most likely just arrive and leave each day.</p> <p>Q: To avoid disruption to nearby restaurants, loud work could be done during certain hours. There could be no work at lunchtimes?</p> <p>A: For the main works we will discuss with the main contractor a quiet period for lunchtime.</p> <p>Q: How much time will the drilling take, on the main site?</p> <p>A: It depends on the contractor’s timetable. Once appointed, the contractor will present their proposed timetable at a CLG Meeting.</p> <p>Q: What is the status of the proposed temporary electricity substation at the south east of the site?</p> <p>A: The aim is not to locate the temporary substation at the originally proposed site on St Vincent’s Street. Locations on site are being explored.</p>
<p>6. Key contacts</p>	<p>Michael Keaveney informed attendees that he will be moving on from Concord London at the end of March 2018. As such, this will be his last CLG meeting. Attendees will be notified of his replacement at CLG meetings due course.</p> <p>In the meantime Andy Cooper of Gardiner &amp; Theobald has been appointed to manage the services diversion works.</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>Tel: 020 3697 4325</p> <p>Email: <a href="mailto:moxonstreetcarpark@fourcommunications.com">moxonstreetcarpark@fourcommunications.com</a></p>
<p>7. Date of next meeting</p>	<p>It was agreed that the next CLG meeting should take place in April after the school Easter holidays. The agreed date was the evening of Monday 16<sup>th</sup> April, at Aubaine Marylebone, starting at 6.30pm.</p>
<p>8. Any other business</p>	<p>(None).</p>

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