

Moxon Street Car Park Community Liaison Group meeting #6 - Minutes

date of meeting Wednesday 6th June 2018

topic Moxon Street Car Park development

location Aubaine Marylebone, 7 Moxon Street

present for development team

Niki O'Hara (Concord London)

Jonathan Staley (Kier)

Dan Slavinsky (Simon Bowden Architects)

Sam Griffiths (Four Communications)

present from community

9 attendees from the community

item	Minutes
<p>1. Introductions and apologies</p>	<p>Niki O'Hara 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>
<p>2. Activities undertaken since last meeting</p>	<p>Niki O'Hara outlined the activities that have taken place since the last CLG meeting in March 2018.</p> <p>Archaeological works were undertaken on site by the Museum of London Archaeology (MOLA) between 16th and 22nd April. The findings were as expected, remnants of the foundations of terrace buildings dating from the mid to late 1800s but no finds of significant interest. The report has been submitted to Historic England and Westminster City Council.</p> <p>Diversions work of utilities were undertaken on St Vincent's Street, and started on Moxon Street last week. These are due to complete on Tuesday 12th June.</p> <p>Concord London completed on the purchase of the leasehold interest of the site in April.</p> <p>Question: Works were taking place this week on St Vincent's Street that we were not informed of.</p>

	<p>Answer: These were diversionary works by BT which were planned to take place over half-term. We had thought that they had been completed as planned. The utility contractor acted without our knowledge and we apologise for the inconvenience.</p> <p>Q: Those works took place at various times, including early on Saturday and Sunday. Are they really urgent?</p> <p>A: Their permit does allow the contractor to work during those hours.</p> <p>Comment: Sunday was particularly bad, our delivery lorries struggled to get around the corner on Moxon and Cramer Street.</p> <p>Comment: The problem is when Moxon Street is closed; drivers try to access St Vincent Street. This will be an ongoing problem.</p>
<p>3. Upcoming activities</p>	<p>Niki O’Hara detailed upcoming works on site, aside from the ongoing diversion works on Moxon Street already mentioned.</p> <p>Niki O’Hara explained that Kier have been appointed as the main contractor for the works. The start date on site will likely be in mid-October. This has been delayed from July, in part because of the delays in securing possession of the site.</p> <p>The main activities taking place over the course of the next couple of months will include discharging planning pre-commencement conditions, putting third party agreements in place i.e. party wall awards, license applications and various surveys. The surveys will generally be isolated to the site and are not anticipated to be disruptive. There is an asbestos survey planned for the pavement vaults around the site which will not affect the school or any of the surrounding businesses. CLG members will be notified of the exact location and timing of any asbestos removal works in the event asbestos is discovered. Meetings will be arranged with local stakeholders to help inform the Construction Management Plan that Kier will be preparing. . .</p>
<p>4. Programme overview</p>	<p>Jonathan Staley showed attendees a video of Kier’s planned approach to the scheme, from start date to completion. This video will be uploaded to view on moxonstreetcarpark.com.</p> <p>Q: Can you use a water-based piling method, as it would cause less noise?</p> <p>A: We will investigate the possibility of that and get back to you. The piling method will be detailed as part of the construction management plan.</p> <p>Q: Will all works be coordinated with the Howard de Walden scheme on Marylebone High Street?</p>

	<p>A: Yes, a major scheme like ours is required to do so. We will meet with Howard de Walden and Dorrington to understand the scope and timing of their schemes and ensure they are coordinated with ours.</p> <p>Q: Can you show the various local stakeholders a draft of your construction management plan, before you submit it to Westminster City Council?</p> <p>A: Yes, we will present the draft CMP at forthcoming CLG meetings</p> <p>Q: Will the site be hoarded in August, during the school holidays?</p> <p>A: We are planning to put hoarding in place when works start on site, likely in October. We could hoard the site early before schools return, however the hoarding will cover the pavement that runs along the site on the north side of St Vincent's Street.</p> <p>Q: Will the public realm improvements be completed when the scheme is finished in 2021?</p> <p>A: We would want to implement the public realm improvements in advance of completion on site but this is subject to discussions with WCC.</p>
<p>5. Questions</p>	<p>Q: When Thames Water undertook emergency waterworks on Moxon Street in the past, they sent some of their staff to help direct traffic away from St Vincent's School at drop off and pick up times. Is this something you could do?</p> <p>A: We will investigate this possibility of doing this. As no lorries will be arriving or leaving the site during school drop off/pick up hours, our banksmen may be available to help.</p> <p>Q: Bollards will be needed to be installed long term, or traffic cones during drop off and pick up times. You should let St Vincent's School have your proposals for what measures you will put in place.</p> <p>A: We will consider all the potential issues that have been raised, and what measures will be needed to deal with them.</p> <p>Q: Will Kier be on board for the duration of the project?</p> <p>A: Yes, that is the plan.</p>
<p>6. Key contacts</p>	<p>Niki O'Hara explained that Ridgeford/W1 Developments have rebranded as Concord London. This rebrand does not involve any change of personnel on the project.</p> <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 in early/mid July. The confirmed date will be confirmed via email to CLG attendees.</p>
8. Any other business	<p>Niki O'Hara said that the project team will shortly begin sending out monthly newsletters, informing neighbours of upcoming and completed works on site. These will be posted to residents and businesses within a certain distance of the site, and emailed to CLG members. The first newsletter should be published before the next CLG meeting in early July.</p>