

# Moxon Street Car Park - Community Liaison Group meeting #7: Minutes

date of meeting Monday 16<sup>th</sup> July 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)

Simon Bowden (Simon Bowden Architects)

Sam Griffiths (Four Communications)

present from community

9 attendees from the community

item

minutes

1. Introductions and apologies

Niki O'Hara welcomed guests and introduced members of the development team.

The purpose of the meeting was explained to attendees - a forum to advise neighbours of details of the works, and to take suggestions and answer questions from neighbours.

2. Activities undertaken since last meeting

Niki O'Hara outlined the activities that have taken place since the last CLG meeting on 6<sup>th</sup> June 2018.

All utility diversion works are now complete, apart from some UKPN works on Moxon Street. These remaining works will take 7 to 10 days, and will likely start in the first week of August.

Museum of London Archaeology (MOLA) have issued their report following the site investigation and WCC has discharged the associated condition. Historic England (HE) has requested that a further borehole be conducted at the southern end of the site.

A series of consultation meetings have taken place with key stakeholders to inform the Construction & Environmental Management Plan (CEMP). These include St. Vincent's Primary School, Waitrose, Howard De Walden, Dorrington, London Farmer's Market and WCC Highways. The meetings with Howard De Walden and Dorrington were conducted to gain an understanding of the scope and timing of their proposed schemes and to ensure our proposals for

	<p>traffic management are closely coordinated.</p> <p>The development team have submitted a non-material amendment (NMA) application to Westminster City Council, to amend the existing planning consent. The amendments are minor in nature and are necessary to reflect development in the design that has occurred since planning consent was granted. The NMA is available to view on the Westminster City Council planning portal, the reference number is: 18/04676/NMA.</p> <p>The proposed changes include:</p> <ul style="list-style-type: none"> <li>• Retaining walls chamfered to avoid impact on sewers &amp; infrastructure</li> <li>• Moving the southern retaining wall inwards by 150mm</li> <li>• Substation relocated to street façade, on the east side of the site following request by UKPN</li> <li>• Relocation of affordable residential entrance to St Vincent Street, from Aybrook Street</li> <li>• Changing the arrangement of the external windows: 1 large window per room, instead of 2 small ones. Balconies on corners of the proposed building will also be removed</li> <li>• Higher efficiency PV panels will be introduced on the roof, reducing the quantity needed</li> </ul>
<p>3. Upcoming activities</p>	<p>Niki O’Hara detailed upcoming activities to be undertaken within the next month. The development team hope to secure approval of the NMA application shortly.</p> <p>Surveys of the pavement vaults surrounding the car park will be undertaken. There is a potential that some asbestos will be found during this process and that this will need to be removed under controlled conditions</p> <p>Q: How will we be informed if asbestos is found in the pavement vaults?</p> <p>A: CLG members will be informed as soon as possible by email and via the project website. A newsletter could also be sent to neighbouring residents.</p> <p>Q: Can you do these works during the school summer holidays?</p> <p>A: We will aim to. We have to wait for the survey results before any action is taken in the vaults. The vaults will remain boarded up and will be of no danger to the public.</p> <p>One borehole will be drilled in the south of the site; this will likely take place within the next 4 to 6 weeks. It will only take one day, and no</p>

	<p>roads will need to be closed.</p> <p>The CEMP is currently being drafted and will be submitted to WCC in approximately one week's time. We shall also email an electronic version of the CEMP to CLG members for their review and comment. We will consider any comments made by local stakeholders and incorporate into the CLG when we believe it is reasonable and appropriate to do so. It is understood that the CEMP is a live document and will be refined over time.</p>
<p>4. Questions</p>	<p>Q: Are Kier still planning to start on site in mid-October?</p> <p>A: Yes, that is our aim. There are a number of factors which could delay the start date however such as the discharge or pre-commencement conditions or party wall awards.</p> <p>Q: Are you doing an air quality survey?</p> <p>A: We take baseline readings for the environmental survey over the course of 4 weeks. These readings then inform the 'trigger levels' we will set on site for dust, noise and vibration.</p> <p>Q: The affordable residential entrance was agreed to be on Aybrook Street in the planning consent. We oppose it being moved to St Vincent Street as it will add congestion to a very narrow street. We note that this is the only elevation where the building is not being set-back.</p> <p>A: We believe the entrance works quite well on St. Vincent's Street and don't believe the quantity of residents will have much of an impact on the existing footfall. We note also that St. Vincent's is being pedestrianised.</p> <p>Q: Are you moving the affordable entrance because the affordable communal area has been removed?</p> <p>A: We made enquires with affordable housing providers, and they did not view the affordable communal area as a positive addition. So we removed it after receiving that advice.</p> <p>Q: Won't St Vincent's Street get too crowded as a result of the proposed entrance?</p> <p>A: We do not think the change of entrance will result in a significant increase in footfall on the street.</p> <p>Q: Rubbish accumulating outside the entrance will be an issue, it is common elsewhere in the area.</p> <p>A: We do not believe this will happen as there is sufficient household waste / recycling space on site.</p> <p>Q: When is construction on the Howard De Walden scheme and the</p>

	<p>Dorrington scheme nearby starting?</p> <p>A: Most likely in September for Howard De Walden. The Dorrington scheme will start later; the target is the second quarter of 2019.</p> <p>Q: Governors of St Vincent's School will want to meet with you to go through the Construction Management Plan.</p> <p>A: We will organise this meeting when the CMP is ready.</p> <p>Q: Can we arrange a meeting with Howard De Walden, Dorrington, Concord and St. Vincent's to discuss the proposed works on St Vincent's Street?</p> <p>A: Yes, we will organise that.</p> <p>Q: Have you considered that too many vehicles may try to use Weymouth Street during works?</p> <p>A: We think the main problem is dealing with the potential bottleneck of vehicles on Moxon Street. We will discuss vehicle movements with Waitrose and The Marylebone Pub on the corner of Moxon Street.</p> <p>Q: How will you prevent cranes on site moving over neighbouring buildings?</p> <p>A: The cranes are controlled by sophisticated software that prevents them from over-sailing neighbouring properties. Out of hours the cranes will be put into 'free-slew' to allow the crane to move with the wind. The jibs are angled up to prevent oversailing.</p> <p>Q: Will there be a time-lapse camera recording the site?</p> <p>A: Yes, there shall be one or two cameras recording the site from adjacent buildings.</p>
<p>5. 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>, is also being 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>6. Date of next meeting</p>	<p>It was agreed that the next CLG meeting should take place in roughly one months' time. Four Communications will notify CLG member of the confirmed date via email shortly.</p>
<p>7. Any other business</p>	<p>The first of a series of regular newsletters for neighbours will be sent out later this month. These will inform neighbours of upcoming and completed works on site. They will be posted to residents and businesses within a certain distance of the site, and emailed to CLG</p>

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