

Marylebone Square (Moxon Street Car Park)

Community Liaison Group meeting #16 minutes

Date & time	Location
Wednesday 27 th January 2021, 5.30pm	Held via Zoom
Attendees	Project team present
Elizabeth Queenan Anthony de-roche Marina Coleman Mark Alcock Zoheir Mouaziz Neil Wilson Sue Raynsford Ange Nkurunziza Cllr Karen Scarborough Martha Ines Ortegon Simon Cole Tracey Hartley Dr Brian Wells Dean Bermingham (WCC)	Niki O'Hara (Concord London) Graham Potts (Kier) Stephen Boakes (Four Communications) Trusha Dabasia (Kier) Apologies Patricia Michelson Alan Donnachie Ann Marie Johnson

Item	Minutes
1. Introductions	Stephen Boakes, of Four Communications introduced himself and the project team members present. Attendees from the community then introduced themselves one by one.
2. Project update	<p>Graham Potts, representing the contractor (Kier), summarised the works set to take place in November and December.</p> <ul style="list-style-type: none"> • Site working hours: Monday to Friday: 08:00 to 18:00 and Saturday: 08:00 to 13:00 <p>Summary:</p> <ul style="list-style-type: none"> - Noisy breaking work – 2 hours on 2 hours off - Piling commencing along Aybrook Street - 2 over runs <p>Graham informed residents of an incident on site today involving the piling rig and an overrun of works on site that evening to carry out critical safety works. Dean Bermingham confirmed there will be a couple of bangs as the bolts for the piling rig are removed at the end of the critical safety works.</p> <p>Graham showed off progress pictures for the works on site as well as a video for the development. This video will be distributed to residents. Graham confirmed for Cllr Scarborough that a camera has been installed on the roof of the school.</p> <p>January 2021 Activities:</p> <ul style="list-style-type: none"> - Perimeter pile wall around the outside of the development involving the capping beam construction is making strong progress. - The hoarding is now complete and in permanent status which improves the aesthetic of the building site. - Piling will begin on Cramer Street and be 2/3 weeks work. - Our marshals are still operating the roads around the site, including Billy, all of the time. - Parking bay suspensions have come into effect on Aybrook Street W/C 25/01/21 <p>Timeline: Piling in February with Tower installation in March</p>

3. February Look ahead 2021

Timeline: Piling in February with Tower installation in March

- Complete hoarding to Moxon Street
- Continue piling along Aybook street and Cramer street
- Capping beam to continue along St Vincent and Aybrook and follow the piling sequence.
- Propping to commence and tower crane install in march
- One-way system in place and aiming to get the gate operational at the corner of Aybrook and Cramer Street.

4. Questions

Q1: One point I would like to raise is that the Moxon Street road surface is now very muddy and dirty from the trucks and lorries coming out of the building site. Is there any way of hosing down the road or the trucks before they enter the street? I know this is a big ask but so much dirt is now coming into the shop.

Vehicles are washed on and off the site and the roads jet washed.

Trusha added that a road sweeper operated every other day.

Dean commented that the road sweeper is quite noisy and that we should have a marshal on road jet washing each week. Graham confirmed that this is in place and will continue to take place.

Q2: How many car park levels are there going to be underground on the finished project?

The basement is 3-storeys and it will include public parking spaces as well as residential.

Q3: The height of the completed project could block light during the afternoon, is this correct?

There are 6 floors above ground floor, and lighting has been considered in the planning permission for the scheme. The building does “step back” as it gets higher. We will share imagery in the newsletter/after the meeting to visualise.

Niki confirmed it was a similar height to surrounding buildings.

Cllr Scarborough confirmed that development is a known risk to living in an urban city area.

Q4: Noisy works are still taking place over the lunch period; I thought we previously agreed to change this?

We have an agreed 2 hours on/2 hours off for noisy works. We are flexible that to suit if there are particular desires.

Dean: We have to be able to appease as many as possible.

Cllr Scarborough also raised that works can be flexible around schools too.

Following discussion, it was agreed that changes would come into place to avoid the lunch hours. Kier will present proposals at the next meeting.

Q5: What was the incident that took place?

There was a break down in the piling rig resulting in a large noise and bolts sheering off. There is an ongoing investigation and a meeting tomorrow to firm it up and share the findings with the right people. It will include representatives from WCC.

Q6: Is the public able to have access to the camera attached to the roof of the school to be able to view the works?

It currently operates with a private login and is for internal use. We can look into allowing public access/login details to view the site.

Q7: There is still quite a bit of noise from the works, what do you anticipate to be the noisiest works in the development?

We have noise and dust monitors around the site and we send the data off to WCC, so far the data shows we are not exceeding our permitted noise level.

The noisiest thing we will do is the breaking down of the pile tops and it is this work which is currently subject to the 2 hours on/off method. Otherwise, no other works would be classed a “noisy”. Following this initial stage we will be working predominantly underneath the ground for the rest of the year, meaning works will be less exposed and thus quieter. Noise may pick up again towards the end of the year as we emerge and start developing upwards.

Dean Bermingham enquired as to the scaffold situation post the concrete works.

Graham confirmed that once the shutters are out of the way, and as soon as the site is up to L4 there will be scaffolding. The scaffolding would be fully enclosed and sheeted to minimise disruption and noise as a result. There will be a delicate exposed period before the scaffold is erected where noise may be an issue.

Q9: Which part of the whole project is going to drive people the most crazy?

From our perspective, the busiest time is when we start the dig. There is a period when we are above the hoarding line prior to scaffold that we’re most exposed to view and noise to get out which is a relatively short time. We start wrapping the building around Feb/March time 2022. But we’re down in the ground most of 2021 so disruption will be minimal.

Q10: How many piles?

There will be 450 piles and the building sits on a giant concrete raft slab. We are approaching 1/3 of the way on piling.

Q11: How many metres underground?

It will be 3-storeys underground so roughly 19m.

Q12: Do you foresee Moxon Street disruption increasing as work intensifies?

There are already more traffic marshals on Moxon Street and we are alleviating busyness on that corner. We have a strong presence on the road that is working well.

Q13: Is the site now shut because of the incident?

The site is not shut; the rig is being moved tonight. The investigation will take place tomorrow. Other works will continue but rig works will not continue until repairing. We have management on site. Anthony and Dean will be present at the meeting tomorrow and be aware of the issues.

	<p>Residence were encouraged to raise any quires and in the first instance direct them to the site team. The details are as follows:</p> <p>Trusha Dabasia - 07791714 890 - Trusha.dabasia@kier.co.uk Dean Probert- 07791 719 080 - 7am to 6pm Graham Potts - Graham.potts@kier.co.uk Dean Bermingham - Westminster council highways officer - dbermingham@westminster.gov.uk Kevin Mutimer - Westminster council environmental officer - kmutimer@westminster.gov.uk</p>
4. Date of next meeting	Four Communications will confirm details for the next meeting.
AOB	N/A