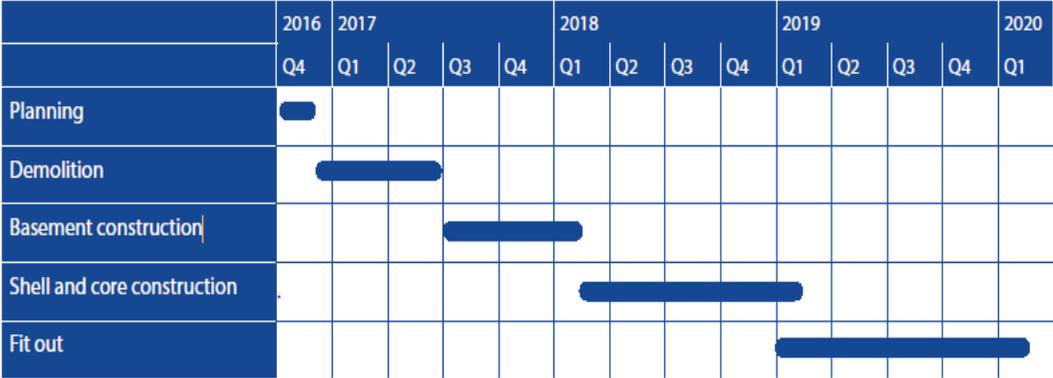


33-39 Knightsbridge

Community Liaison Group #1

Thursday 15 December 2016

location		
77-79 Kinnerton Street		
present		apologies
Frances Blois (Knightsbridge Association) - Chair Edward Davies-Gilbert (Knightsbridge Association) Sara Oliver (Belgravia Society) Andrew Quigley (27 Knightsbridge) Knut Wylde (The Berkeley) Johnston Shields (Rainey Best) Andrew Heaver (Heaver) Alexander Nicholson (Four Communications) Sam Griffiths (Four Communications)		Mark Moth (27 Knightsbridge) Dr Richard Wolman (The Wiltons' Residents Associations)
item	minutes	actions
1. Introductions	The development team and members of the local community introduced themselves and explained the purpose of the community liaison group (CLG). Alongside regular CLG meetings, information would be relayed to neighbours via newsletters, face to face liaison, a permanent site based point of contact, a 24/7 emergency contact and a project website (currently under development).	A newsletter will be dispatched to all neighbours providing a brief overview of the proposals, programme and site traffic management.

<p>2. Redevelopment overview</p>	<p>Johnston Shields introduced himself and explained his role as the main client representative. He gave a short summary of the plans for redevelopment.</p> <p>The site consists of:</p> <ul style="list-style-type: none"> • 33-35 Knightsbridge • 37-39 Knightsbridge • East section of the north wing of The Berkeley 	<p>-</p>																																																																																																																																					
<p>3. Programme overview</p>	<p>The following anticipated programme, with a total development time of 3.5 years, was presented to attendees:</p>  <table border="1" data-bbox="465 517 1518 895"> <thead> <tr> <th></th> <th colspan="5">2016</th> <th colspan="4">2017</th> <th colspan="4">2018</th> <th colspan="4">2019</th> <th>2020</th> </tr> <tr> <th></th> <th>Q4</th> <th>Q1</th> <th>Q2</th> <th>Q3</th> <th>Q4</th> <th>Q1</th> <th>Q2</th> <th>Q3</th> <th>Q4</th> <th>Q1</th> <th>Q2</th> <th>Q3</th> <th>Q4</th> <th>Q1</th> <th>Q2</th> <th>Q3</th> <th>Q4</th> <th>Q1</th> </tr> </thead> <tbody> <tr> <td>Planning</td> <td>█</td> <td></td> </tr> <tr> <td>Demolition</td> <td></td> <td>█</td> <td>█</td> <td>█</td> <td></td> </tr> <tr> <td>Basement construction</td> <td></td> <td></td> <td></td> <td>█</td> <td>█</td> <td>█</td> <td></td> </tr> <tr> <td>Shell and core construction</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>█</td> <td>█</td> <td>█</td> <td>█</td> <td>█</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fit out</td> <td></td> <td>█</td> <td>█</td> <td>█</td> <td>█</td> <td>█</td> <td>█</td> <td>█</td> <td>█</td> </tr> </tbody> </table> <p>Site management procedure:</p> <ul style="list-style-type: none"> • Management of the vehicle drop off area will be by marshals in liveried uniforms. • The site will be fully enclosed and screened with hoarding and monoflex sheeting, with the area around regularly cleaned to maintain its appearance. • Dust, noise and vibration monitors are being established to ensure works do not exceed permitted levels. • Workers will be prevented from loitering in public spaces during breaks. Those who do so will be given a warning, and second offences will lead to their removal from the site. • Noisy works will be restricted to 10am - 5pm. • In order to minimise disruption to neighbours and the Hotel's guests, the quietest plant and machinery will be used, with no diesel generators on site. • All work and loading areas will be covered and damped down to prevent dust. • A comprehensive rodent control regime has already been implemented and will be 		2016					2017				2018				2019				2020		Q4	Q1	Q2	Q3	Q4	Q1	Planning	█																		Demolition		█	█	█															Basement construction				█	█	█													Shell and core construction						█	█	█	█	█									Fit out											█	█	█	█	█	█	█	█	<p>-</p>												
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maintained throughout the works.

Questions

Q: Are you taking up any road space on Knightsbridge?

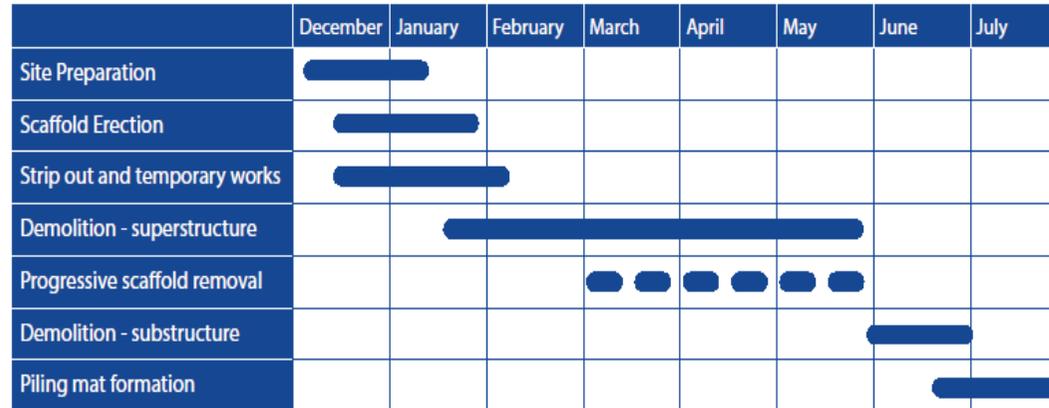
A: No, the bus lane will be briefly closed to allow vehicles to stop and then reverse into Old Barrack Yard (see Traffic Management section below).

Q: So pedestrian walkway is exclusively for the protection of pedestrians?

A: Yes

4. Demolition and enabling works – short terms programme.

A more specific demolition programme was then presented, detailing the works expected over the next eight months:



Currently site preparation works are underway, this entails:

- Erection of scaffolding in the courtyard of The Berkeley.
- Erection of a pedestrian gantry on Knightsbridge, along the pavement outside Nos 33-39.
- Erection of a gantry along the east flank of the site buildings in Old Barrack Yard.
- Temporary works, propping, soft strip and internal demolition.

These works will be undertaken between now and the next meeting of the CLG.

Following this, the demolition activities will commence. These consist of:

- Demolition of:
 33-35 Knightsbridge
 37-39 Knightsbridge
 East section of north wing

The project team will continue to monitor and provide updates on the rodent situation.

Analysis of the expected decibel of noise produced by the works will be undertaken and CLG attendees will be updated at the next meeting.

	<ul style="list-style-type: none"> • Excavation of basements • Formation of retaining walls • Preparation for reconstruction <p>Q: Is the building a steel structure?</p> <p>A: One part is steel framed, the other is concrete framed – we will be utilizing a number of methods to demolish the building, wherever possible using non-percussive equipment.</p> <p>Q: What will the likely decibel level of the works be for the neighbouring building?</p> <p>A: We will find out, and let you know.</p>	
5. Traffic management	<p>Information on the site traffic management was provided.</p> <p>The principal loading/unloading point will be alongside No 33 in Old Barrack Yard. Vehicles will stop on Knightsbridge, and reverse into Old Barrack Yard.</p> <p>All traffic managed by traffic marshals to agreed timetable with heavy lorries restricted to between 10am and 5pm. There will be an average of 4 vehicles a day during this period.</p> <p>Access will be maintained for Old Barrack Yard residents via Wilton Place, and all local traffic will be prioritized.</p> <p>Questions</p> <p>Q: Will all construction traffic be coming from around Hyde Park and leaving through Knightsbridge?</p> <p>A: Yes</p> <p>Q: Will vehicles get stuck in Old Barrack Yard, is it too narrow?</p> <p>A: We will use a fleet of vehicles that will fit into the dimensions of Old Barrack Yard. As they will only use the section closest to Knightsbridge, there are no corners to negotiate.</p> <p>Q: Have TfL been engaged on your traffic plans?</p> <p>A: Yes we have had a number of constructive discussions with TfL and expect to be able to update neighbours shortly.</p> <p>Q: Have you considered how pedestrians and cyclists could have an impact on your traffic plans?</p> <p>A: Yes, and we have a number of safety measures in place to protect them. As mentioned, we will use traffic marshals as the primary method of control of pedestrians and cyclists, along with physical barriers to close the footpath whilst lorries are turning, entering and exiting the loading bay.</p>	-

	<p>Q: What is the average load time for Lorries?</p> <p>A: Between 20 and 30 minutes.</p> <p>Q: Will lorries drive through Old Barrack Yard? The church will go mad. This is not an option for us at all.</p> <p>A: They will only offload outside 33 Knightsbridge, having reversed into Old Barrack Yard from Knightsbridge. They will never traverse the route through to Wilton Place.</p>	
6. Questions	<p>Q: When will your website be online?</p> <p>A: The website, which will be regularly updated with information regarding the construction, is under development. We expect it to come online before the next meeting.</p> <p>Q: What are the cables on the roof of the proposed design for?</p> <p>A: They are structurally important as the building is anchored through the central cores, to avoid the tube line in Knightsbridge. The cables provide stability to the extremities of the building, which are not supported by as deep foundations.</p> <p>Q: What is the life cycle of these cables?</p> <p>A: We don't know, but it is certainly longer than the lifespan of the building. We will look into this.</p> <p>Q. Will your new courtyard contain sustainable green space, including trees and plants to encourage the wildlife population?</p> <p>A: Yes, we intend to appoint a landscape designer to ensure we provide an ecologically friendly and attractive space.</p>	-
7. Christmas closure	<p>The site will be closed from the 23rd December 2016 to 3rd January 2017. In the event of an emergency, please contact Johnston Shields or Paul Tobin on the numbers below.</p> <p>All other enquiries should be directed to Alexander Nicholson.</p>	
8. Useful Contacts	<p>Principal Contractor – Drive (Edgware) Ltd</p> <p>David O Donoghue, Site Manager – 07540 625 969</p> <p>Paul Tobin, Managing Director – paul.tobin@driveedgware.com – 020 8958 7750 – 07961 333 243</p> <p>Community Liaison – Four Communications</p> <p>Alexander Nicholson – alexander.nicholson@fourcommunications.com – 020 3697 4385</p> <p>Client Representative – Rainey & Best Ltd</p>	

	Johnson Shields – Johnston.shields@raqineybest.com – 07971 380 622
9. Date of the next meeting	Next meeting will be at 6.30pm on Wednesday 8th February 2017 , at The Berkeley .