

33-39 Knightsbridge

# Community Liaison Group #2

Wednesday 8 February 2017

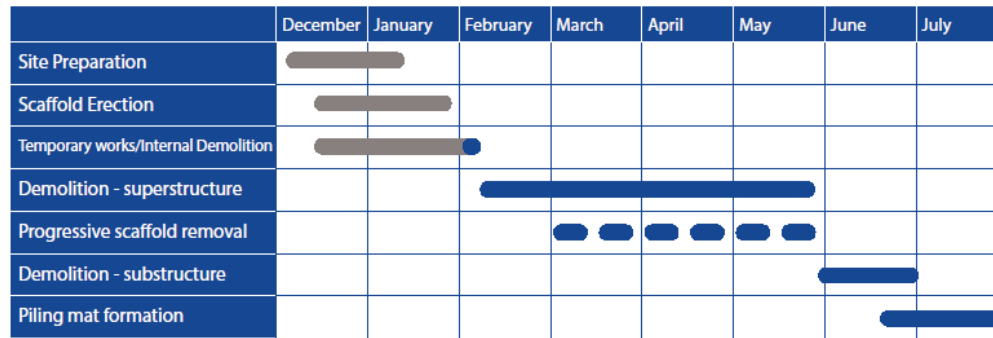
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location		
The Berkeley, 6.30pm		
present	apologies	
Frances Blois (Knightsbridge Association) - Chair Patrick Read (Resident) Rene Gimpel (Friends of Hyde Park and Kensington Gardens) Sara Oliver (Belgravia Society) Charles Oliver (Belgravia Society) Knut Wylde (The Berkeley) Paula Fitzherbert (The Berkeley) Johnston Shields (Rainey Best) Andrew Heaver (Heaver) Alexander Nicholson (Four Communications) Sam Griffiths (Four Communications)	Dr Richard Wolman (Wiltons Residents' Association) Dominique Markham (Resident) Gillian Harwood (Resident)	
item	minutes	actions

1. Introductions	The development team and members of the local community introduced themselves.	A newsletter will be dispatched to all neighbours providing notification of upcoming construction work and contact details of relevant team members.
2. Previous month's activities	<p>The activities that have taken place since the last meeting were described, and images were shown. This included:</p> <ul style="list-style-type: none"> <li>• Erection of the gantry on Knightsbridge</li> <li>• Erection of Knightsbridge Scaffolding</li> <li>• Formation of Acoustic Enclosure, Old Barrack Yard</li> <li>• Temporary works and propping</li> <li>• Demolition of internal walls</li> </ul>	-
3. Next month's activities	<p>The upcoming activities for February 2017 are:</p> <ul style="list-style-type: none"> <li>• Scaffold completed and fully enclosed</li> <li>• Façade demolition commences</li> </ul> <p>The key dates in February and March will be:</p> <p><b>12<sup>th</sup> February</b></p> <ul style="list-style-type: none"> <li>• Scaffolding completed and fully enclosed</li> <li>• Main structure demolition begins</li> </ul> <p><b>13<sup>th</sup> February</b></p> <ul style="list-style-type: none"> <li>• Removal of demolition material commences from Old Barrack Yard</li> </ul> <p><b>6<sup>th</sup>-9<sup>th</sup> March</b></p> <ul style="list-style-type: none"> <li>• Thames Water road works in Old Barrack Yard/Knightsbridge pavement</li> </ul>	-

4. Programme

The demolition programme over the coming 6 months was shown to attendees:



A follow-up newsletter will be sent to nearby residents, before the construction works start in full.

The contactors are grateful for the patience and tolerance of neighbours whilst the scaffolding was erected, this is now complete.

It was noted that once demolition gets underway, more noise and dust will be created, however every effort will be made to minimise this, with acoustic barriers and damping techniques employed. If this causes any significant concern for neighbours, please do get in touch for more detail.

5. Traffic management update

The Traffic Management Plan was described once again, and how it has worked in operation. The key points are that:

- Principal loading/unloading point alongside No 33 in Old Barrack Yard
- Average of 4 vehicles per day
- All traffic managed by the traffic marshals is to an agreed timetable
- Heavy lorries are restricted to 10am to 5pm
- Public vehicles and pedestrians are rerouted when loading bay in use
- Access is maintained for Old Barrack Yard residents via Wilton Place
- Local traffic is prioritized

At present lorry deliveries are managed by closing the footpaths and westbound bus lane on Knightsbridge. The lorries pull into the bus lane, and then reverse

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	into Old Barrack Yard under banksman control. Old Barrack Yard is temporarily closed until loading is complete.	
6. You said – we did	The emergency exit from office building next door on Old Barrack Yard was temporarily restricted by scaffolding. Once the team was made aware of this, the scaffold was moved and permanent barriers were adapted to open up access/egress.	-
7. Questions	<p><b>Q: A new air conditioning has been moved to Old Barrack Yard. It is loud and disruptive for residents.</b></p> <p>A: Johnston Shields gave his apologies for any disruption caused. He stated that they are aware of the issue, and intend to move the unit further away. The team is awaiting some specially ordered equipment to enable us to minimize any disruption.</p> <p><b>Q: How wide is the area for the residents who are invited to attend the CLG?</b></p> <p>A: There are roughly 200 addresses who are contacted, which includes most Wilton Place residents. Neighbours are welcome to pass on contact details or details of this group to any of those who do not receive invitations.</p> <p><b>Q: Is the vermin situation under control? That has been an issue with nearby developments.</b></p> <p>A: So far the contactor has found no vermin whatsoever on site. However, the situation will continue to be monitored.</p> <p><b>Q: Will you have CCTV in the gantry on Knightsbridge?</b></p> <p>A: Yes, it is already up and running.</p> <p><b>Q: Will tower cranes be erected? And when?</b></p> <p>A: That is still under negotiation. However, any cranes will be on the hotel side of the road. They will not require the closure of the public lanes in Knightsbridge to erect, likely only the bus lane.</p> <p><b>Q: How are negotiations with TfL progressing?</b></p> <p>A: They have been reasonable so far, and appreciate our approach. They mostly seem to be concerned with avoiding disruption to the large numbers of rush hour buses that run along Knightsbridge.</p>	Relocate air conditioning units on site, for benefit of neighbouring residents

	<p><b>Q: How long will it go on for?</b></p> <p>A: The demolition continues until July this year. The external works will be complete in 2019, with internal fit-out taking until early 2020.</p> <p><b>Q: Is St Paul's Church happy so far?</b></p> <p>A: The team have kept in contact with them, and so far they have been happy and supportive.</p>	
8. Date of next meeting	Next meeting will be at <b>6.30pm on Wednesday 22<sup>nd</sup> March 2017, at The Berkeley.</b>	
9. Useful Contacts	<p><b>Principal Contractor – Drive (Edgware) Ltd</b></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><b>Community Liaison – Four Communications</b></p> <p>Alexander Nicholson – <a href="mailto:alexander.nicholson@fourcommunications.com">alexander.nicholson@fourcommunications.com</a> – 020 3697 4385</p> <p><b>Client Representative – Rainey &amp; Best Ltd</b></p> <p>Johnson Shields – <a href="mailto:Johnston.shields@raqineybest.com">Johnston.shields@raqineybest.com</a> – 07971 380 622</p>	
10. AOB	None	