

33-39 Knightsbridge

# Community Liaison Group meeting #5

Tuesday 3 October 2017

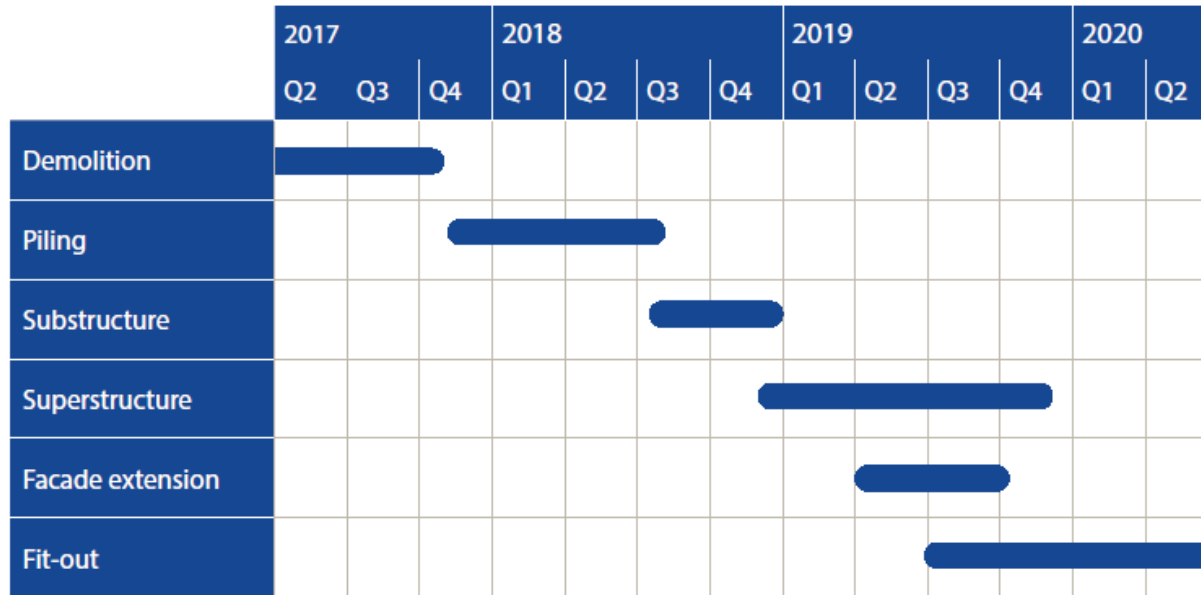
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location		
The Berkeley, 6.30pm		
present	apologies	
Frances Blois (Knightsbridge Association) – Chair	Helene Oratore (Belgravia Society)	
Patrick Read (Resident)	Baroness Couttie (WCC)	
Edward Davies Gilbert (Knightsbridge Association)	Cllr Tony Devenish (WCC)	
Sara Oliver (Belgravia Society)	Cllr Rachael Robathan (WCC)	
Charles Oliver (Belgravia Society)	Carol Seymour-Newton (Knightsbridge Association)	
Gillian Harwood (Resident)	Sue Price (Friends of Hyde Park & Kensington Gardens)	
Chas Foulds (Resident)	James Wright (Belgravia Residents' Association)	
Alan Smith (Parkside)		
Knut Wylde (The Berkeley)		
Andrew Heaver (Heaver)		
Johnston Shields (Rainey Best)		
Alexander Nicholson (Four Comms)		
item	minutes	actions

1. Introductions	The development team and members of the local community introduced themselves.	-
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>• Demolition of 33-39 Knightsbridge building completed</li> <li>• Hotel north block (to the west of 33-39 Knightsbridge) demolished down to second floor</li> <li>• Formation of piling mat commenced</li> </ul>	-
3. Upcoming works	<p>Upcoming activities for October, November and December include:</p> <ul style="list-style-type: none"> <li>• Scaffolding removal</li> <li>• Completion of the hotel north block demolition</li> <li>• Completion of the piling mat formation</li> <li>• Repositioning of the perimeter hoarding</li> </ul> <p>The remaining demolition is expected to produce more noise than previous works, as the team remove the remaining concrete sections of hotel north block structure.</p> <p>Q. How have you coordinated piling activities with the site at 55-91 Knightsbridge?  A. We engage with the contractors at this site to ensure we minimise the impact on neighbours, and will seek further information about their piling timetable, which we will report back to you. We had planned for our piling rig to be delivered at the end of November, but this is now more likely to be in the new year.</p> <p>Q. Is piling noisy?  A. It will not be as noisy as you would expect – the method used pushed piles into the ground rather than hammering them in. We will monitor noise at all times, and will remain within WCC noise levels. We would expect that all neighbours will hear would be the noise of machinery and engines.</p> <p>Q. What parts of the site will be piled? How deep do they go?  A. Three sides of the site will be piled -Knightsbridge, Old Barrack Yard, and the</p>	-

west side. The southern side of the site already has piles which we will reuse. We will pile to a depth of 26ms, and will remain at least 8ms from the tube tunnels at all times. We have agreed surface level and in-tunnel monitoring with London Underground, to ensure we do not cause any movement.

4. Programme



Please note, the commencement of the following phases has been delayed by approximately two months, though there will be no impact on the overall completion date:

- Piling
- Substructure
- Superstructure
- Façade extension

This programme slippage has resulted from the discovery of structural material which proved difficult to remove, and a need to minimise noise disturbance for neighbours as much as possible, preventing the use of larger machines in the demolition phase.

5. Questions	<p>Q. Will there be any change to access Old Barrack Yard from Knightsbridge? A. No, access will remain as per the current situation.</p> <p>Q. Will the new basement mean the underground is more audible in the hotel? A. No, we are proposing to acoustically and physically isolate the basement from the surrounding ground, preventing noise or vibration impacting on those within the basement.</p> <p>Q. Will there be any change to the amount of garage space provided? A. No, there will be no increase or decrease on the garage space.</p> <p>Q. Can you do anything to help discourage beggars from congregating in the tunnel? A. We will look at stronger lighting, and ensure the security check the tunnel more often.</p>	
6. Date of next meeting	The next meeting will be held on <b>Tuesday 9<sup>th</sup> January</b> at the usual time of <b>6.30pm at The Berkeley hotel.</b>	
7. Useful Contacts	<p><b>Principal Contractor – Drive (Edgware) Ltd</b> David O Donoghue, Site Manager – 07540 625 969 Paul Tobin, Managing Director – paul.tobin@driveedgware.com – 020 8958 7750 – 07961 333 243</p> <p><b>Community Liaison – Four Communications</b> 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> Johnson Shields – <a href="mailto:Johnston.shields@raqineybest.com">Johnston.shields@raqineybest.com</a> – 07971 380 622</p>	
8. AOB	None	