

33-39 Knightsbridge

# Community Liaison Group meeting #10 minutes

Wednesday 5<sup>th</sup> December 2018

location		
The Berkeley, 6.30pm		
present		
Declan Mulkeen (Keltbray)	<b>Apologies</b>	
Sam Griffiths (Four Communications)	Frances Blois (Knightsbridge Association) – Chair	
Boris Messmer (The Berkeley)	Nigel Glenn – Rainey & Best	
P.W. Hutchinson (HMC)		
Alain Lloyd Smith (Parkside Residents)		
Greg Tytherleigh (Metrus)		
Chas Foulds (resident)		
Simon Birkett (Knightsbridge Association) (part of meeting)		
Dr Richard Wolman (Wilton Residents' Association)		
Charles Oliver (The Belgravia Society)		
Sara Oliver (The Belgravia Society)		
item	minutes	actions
1. Introductions	Sam Griffiths of Four Communications, who chaired the meeting, allowed the development team and attendees to the meeting to introduce themselves and explain their interest.  Attendees were informed of a change of personnel for the project managers, Rainey & Best. The individual	-

	working on this project now from Rainey & Best is Nigel Glenn.	
2. Recently completed works	<p>Declan Mulkeen of Keltbray, the contractors for the demolition phase of the works, explained the works that have taken place on site since the last CLG meeting in September:</p> <ul style="list-style-type: none"> <li>• Piling works are now complete, and all piling equipment has been removed from the site. Bulk excavation has begun on site.</li> <li>• Diversion works by BT on Old Barrack Yard took place in October.</li> <li>• Some paving slabs on Old Barrack Yard, where the road meets Knightsbridge, have been temporarily taken up for protection. Once the scheme is complete, these slabs will be taken out of storage and placed back. A temporary concrete footpath is in place.</li> <li>• The temporary pit lane for construction vehicles on Knightsbridge is in place and operational.</li> </ul>	-
3. Upcoming works	<p>Declan Mulkeen showed attendees a current overview of the site, showing the state of the basement excavation. He explained the key upcoming works over the coming months:</p> <ul style="list-style-type: none"> <li>• Concrete skin walls will be put up around the perimeter of the site. These will prop up the hoarding, and are temporary until works around the perimeter is complete.</li> <li>• A sewer heading will need to be installed for the new sewer connection. This will take the form of a small tunnel, and will be located to a few meters east of the Ferrari garage, by the site hoarding.</li> <li>• The bulk excavation and muck away is taking place across the site in layers. Banksmen are in place by the site entrance/exit, and clean the wheels of every vehicle that leaves the site.</li> <li>• The installation of the gantry along Knightsbridge, which will have a crawler crane placed on top.</li> <li>• The pit lane will continue to operate on Knightsbridge, and is set up and dismantled every day.</li> </ul> <p>The site will be shut down for the Christmas break between 21<sup>st</sup> December and 2<sup>nd</sup> January.</p>	-
4. Traffic management	<p>Declan Mulkeen explained that the site is currently in the first of three phases for traffic management. Phase 1, which is currently operational, involves the pit lane on Knightsbridge the length of the site, with traffic marshals to keep pedestrians on Knightsbridge safe when vehicles are moving.</p> <p>Phase 2 will involve vehicles entering the site from the east, across the footpath on Old Barrack Yard, and leaving via the west of the site.</p> <p>A number of traffic marshals will be on site at all times during working hours, to guide vehicles into and out of the pit lane and back on to Knightsbridge.</p>	-
5. Questions	<p>Q: How many metres will the scheme go down when complete?</p> <p>A: 19 metres</p>	Four Communications to draft

	<p>Q: How frequently will deliveries be?</p> <p>A: At the very maximum, there will be 30-35 deliveries per day. Some of these will use the pit lane, and others will be filled up using the crane on the gantry. Not all the vehicles will use Old Barrack Yard.</p> <p>Q: How many more banksmen are you employing?</p> <p>A: We will need to hire another two banksmen.</p> <p>Q: When will the gantry be installed, and when will phase 2 begin?</p> <p>A: The gantry is currently being installed. The start of phase 2 depends when TFL approve our application, which we have been waiting for a verdict on since June.</p> <p>Q: During phase 2, the entrance and exit for lorries will be by the Ferrari garage? How wide will it be?</p> <p>A: Only the exit will be by the Ferrari garage, the entrance is by Old Barrack Yard. Both will be wide enough to fit a HGV.</p> <p>Q: You don't have a wheel washing station on site, and Old Barrack Yard is often messy and dirty.</p> <p>A: We do not have space on site for that, so there is a mechanical roadsweeper employed that cleans OBY and Knightsbridge and Wilton Place. Wheels are cleaned on the site with a jet wash if necessary. But any vehicles going onto the site are driven onto boards that prevent dirt getting onto the tyres.</p> <p>Q: Will the gantry help reduce the dirt on the road?</p> <p>A: Yes, as lorries won't be leaving the site via Old Barrack Yard.</p> <p>Q: Will pedestrians be stopped on Knightsbridge for safety, whilst you are loading on the gantry?</p> <p>A: No, there is scaffolding and a platform to load from the gantry, which will ensure pedestrians are safe. It will be regulated by TFL.</p> <p>Q: How will the upcoming works at 27 Knightsbridge impact these works.</p> <p>A: We are not aware of any upcoming works at 27 Knightsbridge.</p> <p>Comment: We are extremely unhappy with the conduct of the contractors and the Hotel on the issue of vehicles blocking Old Barrack Yard. Residents on Old Barrack Yard and Grosvenor Crescent Mews are angry about lorries often blocking the exit on Old Barrack Yard, and tenants are moving out as a result. In the case of an emergency, a vehicle blocking the road could obstruct an ambulance or fire engine that needs access. It is a shame Grosvenor are not represented at this meeting, as they would agree on this matter. Construction vehicles that are unmanned block the north end of Old Barrack Yard for hours on end, with no staff around. We have a right of way on this road, Grosvenor and NFU have not consented to this. This is an old message, and we feel we have not been listened to in the past.</p>	letter to residents and businesses regarding vehicle movements
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	<p>Comment: You guaranteed at the start of these meetings that pedestrians would have access to Old Barrack Yard from Knightsbridge. This has not been the case.</p> <p>Q: Will the eastern side of the pavement on Old Barrack Yard be removed?</p> <p>A: No, it will stay.</p> <p>Comments by the Knightsbridge Association:</p> <ol style="list-style-type: none"> <li>1. Local residents or businesses could try to get their concerns addressed when relevant bodies take key decisions about forthcoming stages of the project e.g. Westminster, TfL or the Mayor.</li> <li>2. Residents, businesses, contractors and the developer might consider the Knightsbridge Neighbourhood Forum's 'Best practice guidance on construction standards and procedures' to mitigate construction impacts (with appropriate amendments) e.g. through planning obligations. The guidance is available on the Forum's website at <a href="http://www.knightsbridgeforum.org/best-practice-guidance-construction-standards-and-procedures/">http://www.knightsbridgeforum.org/best-practice-guidance-construction-standards-and-procedures/</a>. For example, paragraph 3.2 of the guidance states:  <i>"If the primary address of the development is on a Main Road (e.g. Brompton Road, Exhibition Road or Knightsbridge) then all construction work should take place on that road not on or through narrow residential roads."</i></li> </ol> <p>Simon Birkett, who is also chair of the Knightsbridge Neighbourhood Forum, said that the Knightsbridge Neighbourhood Plan received 93% support in its Referendum on 18 October 2018.</p> <p>Q: So over coming months will the site look similar to now? Will there be any increases in noise or vibration?</p> <p>A: Yes, it will look similar from ground level as the excavation continues. There will be no noise or vibration significantly above the current level.</p> <p>Q: Grosvenor do need to attend these meetings in future.</p> <p>A: They are invited, and are on our mailing list for updates.</p> <p>Comment: It is not sustainable to have large vehicles on this narrow road, with no driver present. Where are the banksmen? The warden on site is great, but he is not always present.</p> <p>Q: Could you write a letter to neighbours and businesses nearby, setting out the traffic movements and quantity over coming months, and what will be done to alleviate disruption? That could help to build trust.</p> <p>A: Yes. We will share a draft with attendees before we sent it out.</p> <p>Comment: The traffic management plans – which illustrate construction traffic turning in across the</p>	
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	<p>junction of Old Barrack Yard to a pit lane (and subsequently on to the site itself) do not take any account of the fact that the junction of Old Barrack Yard on to Knightsbridge is – for many OBY users – a sole means of entry/exit from their offices or houses. It appears that the traffic management plans have been prepared without consulting Grosvenor or others having right of way over OBY.</p> <p><b>Response:</b> We have been meeting with some neighbours on Old Barrack Yard to explain our current arrangements and find a way forward.</p> <p><b>Comment:</b> The hoarding on the east side of OBY is built in the wrong place i.e. beyond your client's site boundary encroaching on to the road and resulting in OBY being narrowed (this is clearly seen from the red line (site boundary) and blue line (hoarding) on slide 17. We asked for the hoarding to be moved (this hadn't happened as of last Friday).</p> <p><b>Response:</b> The hoarding is in its current place to allow the current phase of works on site to take place safely. It will be moved inwards shortly.</p> <p><b>Comment:</b> The project manager needs to attend all CLG meetings in the future.</p> <p><b>Response:</b> Nigel Glenn will be attending meetings going forward.</p>	
6. Date of next meeting	<p>It was agreed the next CLG meeting needs to take place early in January. Four Communications confirmed the date as <b>Tuesday 15<sup>th</sup> January 2019</b>. The meeting will take place at <b>The Berkeley</b>, starting at <b>6.45pm</b>.</p>	
7. AOB	<p>Useful contacts:</p> <p><b>Community Liaison – Four Communications</b> Alexander Nicholson – 020 3697 4385</p> <p><b>Traffic/Old Barrack Yard delivery issues – Hotel Reception</b> 020 7235 6000</p>	