

33-39 Knightsbridge

Community Liaison Group meeting #6

Tuesday 9 January 2018

location		
The Berkeley, 6.30pm		
present	apologies	
Frances Blois (Knightsbridge Association) – Chair Patrick Read (Resident) Edward Davies Gilbert (Knightsbridge Association) Peter Hutchingson (27 Knightsbridge) Matthew Arnold (Grosvenor) Chas Foulds (Resident) Alan Smith (Parkside) Knut Wylde (The Berkeley) Johnston Shields (Rainey Best) Alexander Nicholson (Four Comms)	Sara Oliver (Belgravia Society) Charles Oliver (Belgravia Society) Helene Oratore (Belgravia Society) Gillian Harwood (Resident) Carol Seymour-Newton (Knightsbridge Association) Sue Price (Friends of Hyde Park & Kensington Gardens) James Wright (Belgravia Residents' Association)	
item	minutes	actions
1. Introductions	The development team and members of the local community introduced themselves.	-
2. Previous	The activities that have taken place since the last meeting were described, and images were shown.	-

<p>month's activities</p>	<ul style="list-style-type: none"> • Demolition has been completed, down to the first level of basement. • A retaining structure between the site and the basement kitchen of the hotel has been constructed. This is to allow the site to be back-filled to ground level, to create a level platform for piling. • The site will therefore be level with the street once the backfilling is complete, ready for piling to commence. <p>Note: Parkside have no complaints with the works so far.</p>	
<p>3. Upcoming works</p>	<ul style="list-style-type: none"> • The next phase of works is the piling to form the retaining walls for the basement construction. The arrival of the piling rig is expected for March. In the intervening time, an engineer has been appointed to undertake a technical review of the basement excavation. • Following the completion of the piling work, ground level concrete slab will be built over part of the site adjacent to Knightsbridge, to act as a platform or jetty once excavation has begun. • During excavation, a crane will sit on the jetty, from where it will remove earth excavated from around the jetty and underneath it, enabling the basement to be excavated without the need for large cranes to sit in Knightsbridge. • The current plan envisages using a pit-stop similar to that at the 55-91 Knightsbridge site, where lorries will be loaded with the excavated soil to be removed from the site. • As each level of basement is excavated, temporary props for the sides will be positioned, and part of each floor slab will be constructed. • Once excavation is complete, the tower crane will be installed and the remaining floor slabs formed. <p>Q. What have TfL said about the Knightsbridge pull in? A. They would prefer us to use Old Barrack Yard. We are currently negotiating with them.</p> <p>Q. When will the Tower Crane be delivered? Will this cause disruption to the road network? A. This is likely to be towards the end of 2018. We will have to agree a date with TfL and there may be a need for lane closures on Knightsbridge. Full details of this will be provided well in advance of the agreed date.</p> <p>Q. When is the piling rig due to be delivered? A. This is unlikely to be before March, and could be later. We are having trouble sourcing a rig. Therefore, work is on hold for now.</p>	<p>-</p>

4. Programme		2017	2018				2019				2020				
			19th Jan 2018	1Q 2018	2Q 2018	3Q 2018	4Q 2018	1Q 2019	2Q 2019	3Q 2019	4Q 2019	1Q 2020	2Q 2020	3Q 2020	4Q 2020
	1.	SITE PREPARATION/ DEMOLITION WORKS													
	2.	BASEMENT CONSTRUCTION													
	3.	SUPERSTRUCTURE													
4.	FIT OUT														
The completion date is now expected to be Q3 2020, slightly later than the Q1 2020 originally planned.															
5. Questions	<p>Q. Who owns Old Barrack Yard? A. It is part owned by Grosvenor, and part by the NFU, who also own 27 Knightsbridge.</p> <p>Q. Who provides the banksmen for Old Barrack Yard? A. The contractor currently provides two, with the hotel due to provide more to manage the servicing yard.</p>														
6. Date of next meeting	The next meeting will be held on Tuesday 13th March at the usual time of 6.30pm at The Berkeley hotel . This is dependent on any changes to the programme and neighbours will be kept informed of any new dates.														
7. Useful Contacts	<p>Community Liaison – Four Communications Alexander Nicholson – alexander.nicholson@fourcommunications.com – 020 3697 4385</p> <p>Client Representative – Rainey & Best Ltd Johnson Shields – Johnston.shields@raqineybest.com – 07971 380 622</p>														
8. AOB	None														