

33-39 Knightsbridge

Community Liaison Group meeting #8 minutes

Tuesday 24th July 2018

location		
The Berkeley, 6.30pm		
present		
Frances Blois (Knightsbridge Association) – Chair	P. W. Hutchinson (Resident)	
Dr Richard Wolman (Wiltons Residents' Association)	Charles Oliver (Belgravia Society)	
Sharon Sterling (27 Knightsbridge)	Johnston Shields (Rainey Best)	
Mark Moth (27 Knightsbridge)	Declan Mulkeen (Keltbray)	
Patrick Read (Resident)	Sam Griffiths (Four Communications)	
Philip Plowman (The Berkeley)	Apologies	
Edward Davies-Gilbert (Knightsbridge Association)	Knut Wylde (The Berkeley)	
item	minutes	actions
1. Introductions	<p>The development team and members of the local community introduced themselves.</p> <p>Johnston Shields introduced Keltbray as the contractors who are currently on site undertaking the piling and basement excavation. Keltbray were represented at the meeting by Declan Mulkeen, who will be project managing their works.</p>	-
2. Planning Update	<p>Johnston Shields provided a brief recap of planning matters:</p> <ul style="list-style-type: none">• The section 106 application has been submitted, and is awaiting determination.• The current works continue in line with the previously consented scheme.	-

<p>3. Project Programme</p>	<p>Declan Mulkeen provided an overview of the programme for piling and excavation. Overall, this phase of works is expected to take 64 weeks to complete:</p> <ul style="list-style-type: none"> • Pile foundation works are currently underway, and are due to complete in September. • Following this, excavation will begin. A concrete slab will be built at ground level, to act as a gantry for cranes during the excavation. This will allow the excavation to take place without the need for large cranes on Knightsbridge. 	<p>-</p>
<p>4. Piling and excavation</p>	<p>Piling works completed since the last meeting include the installation of the guidewall, and other site preparations in advance of piling.</p> <p>The main upcoming works involve:</p> <ul style="list-style-type: none"> • Installation of perimeter secant pile wall. This will be made up of 900mm thick concrete interlocking ‘secant’ piles up to 30 meters deep. • Installation of internal bearing piles. This will be completed using the same piling machine as the perimeter piles, meaning there is no need to bring additional vehicles onto the site. • Installation of ‘king post’ temporary works system. <p>Piling will take place between June to September. Following the completion of the piling work, a ground level concrete slab (gantry structure is steel and timber) will be built over part of the site adjacent to Knightsbridge, to act as a gantry (to place a crane and excavators to facilitate the excavation).</p> <p>During excavation, a crane will sit on the gantry, from where it will remove earth excavated from around the gantry and underneath it, enabling the basement to be excavated without the need for large cranes to sit in Knightsbridge.</p> <p>As each level of basement is excavated, temporary props for the sides will be positioned, and part of each floor slab will be constructed, leaving a central hole through which spoil from the floors below will be removed. This method of construction is described as ‘top-down’ construction.</p> <p>Raking founded pile piles (which enter the ground at an angle) will be installed beneath the south side of the site, to support the hotel’s party wall above.</p> <p>Once excavation is complete, the tower crane will be installed and the remaining parts of each floor slab formed.</p>	<p>-</p>

<p>5. Traffic management</p>	<p>Declan Mulkeen explained the traffic and pedestrian management measures that are in place on site. These include:</p> <ul style="list-style-type: none"> • Traffic marshals along Old Barrack Yard when vehicles are arriving or leaving the site. • A 'pit lane' on Knightsbridge for construction vehicles, in position of the bus lane, to allow for loading on Knightsbridge. • Hoarding along Knightsbridge to protect pedestrians. <p>The development team have applied for a traffic permit from Transport for London (TFL). There have been delays at TFL, as the application was made six months ago. However the development team are confident of approval.</p> <p>Following this, the plans are to build a gantry above the site, allowing vehicles to fit on site. There will be a second traffic plan for these proposals.</p> <p>Q. What are the access and exit points on Old Barrack Yard, to stop it getting blocked?</p> <p>A. The purpose of the gantry is to stop Old Barrack Yard getting blocked. If two vehicles arrive at the same time, one will not be allowed to stop, and sent on. This is to stop two lorries getting stuck at once.</p> <p>Q. If there are vehicles coming off Knightsbridge, then there will be issues. We have just agreed with you to use Old Barrack Yard?</p> <p>A. We may need to use Old Barrack Yard occasionally once the gantry is set up.</p> <p>Q. Residents of Old Barrack Yard will not be able to leave if a lorry is coming in. We need to be clear as to what the arrangements are. Do you want Old Barrack Yard to be closed?</p> <p>A. We do not want to close Old Barrack Yard, it is not our goal. It will only happen if it is completely unavoidable. There will be crossing requirements for vehicles.</p> <p>Q. How long will it take for vehicles to get into the site?</p> <p>A. It will only take a few seconds; it is a very smooth process.</p> <p>Q. Will there still be pedestrian access to Old Barrack Yard?</p> <p>A. Yes, at all times.</p> <p>Q. Will there be advance notice of any closure of Old Barrack Yard?</p> <p>A: Yes certainly.</p>	<p>-</p>
<p>6. Questions</p>	<p>Q. What are the outstanding applications you have?</p> <p>A. Only the section 106 application at the moment.</p>	

	<p>Q. Would you be able to provide typical floorplans at the next meeting?</p> <p>A. Yes, we can provide typical floorplans next time.</p> <p>Q. Will there be a nightclub/disco downstairs?</p> <p>A. No.</p> <p>Q: A lorry has hit the wall of 27 Knightsbridge when arriving or leaving the site.</p> <p>A. We have CCTV footage of this incident, and have reported the driver responsible. This vehicle is not related to the construction site.</p> <p>Q. Does 33-39 Knightsbridge connect with The Berkeley?</p> <p>A. Yes, on all floors by a glass lineage.</p> <p>Q. Will there still be a swimming pool on the roof?</p> <p>A. No, the pool will be in the first floor basement, and bigger than the proposed rooftop pool. The space on the roof will be used for more rooms.</p> <p>Q. Will there be CCTV cameras on the gantry?</p> <p>A. We are unsure, that could bring up legal issues.</p>	<p>Provide typical floorplans at the next meeting</p>
<p>7. Date of next meeting</p>	<p>The next meeting will be held on Thursday 27th September at the usual time of 6.30pm at The Berkeley. Wednesday 19th September was originally pencilled in as a possible meeting date, but no meeting will be taking place on this date.</p>	
<p>8. AOB</p>	<p>Useful contacts:</p> <p>Community Liaison – Four Communications Alexander Nicholson – 020 3697 4385</p> <p>Client Representative – Rainey & Best Ltd Johnson Shields – 07971 380 622</p> <p>Project Manager – Keltbray Declan Mulkeen – 07803 246896</p> <p>Traffic/Old Barrack Yard delivery issues – Hotel Reception 020 7235 6000</p>	