

33-39 Knightsbridge

Community Liaison Group meeting #9 minutes

Thursday 27th September 2018

location		
The Berkeley, 6.30pm		
present		
Charles Oliver (The Belgravia Society)		Apologies
Sara Oliver (The Belgravia Society)		Frances Blois (Knightsbridge Association) – Chair
Alain Lloyd Smith (Parkside Residents)		Chas Foulds
Knut Wylde (The Berkeley)		
Boris Messmer (The Berkeley)		
Johnston Shields (Rainey Best)		
Declan Mulkeen (Keltbray)		
Sam Griffiths (Four Communications)		
item	minutes	actions
1. Introductions	The development team and members of the local community introduced themselves.	-
2. Planning Update	Johnston Shields updated attendees that the section 106 application has not yet been determined, but we hope that determination is imminent. The current works continue in line with the previously consented scheme.	-
3. Project programme	A summary of works that have been completed on site since the last CLG meeting was also given: <ul style="list-style-type: none">• The installation of piles are almost complete, and will be finished over the next couple of weeks.	-

	Then the piling equipment will be removed from site.	
4. Upcoming works	<p>Declan Mulkeen showed attendees a drawing of the site, showing the perimeter of piles around the site. A summary of recent and ongoing works was then given:</p> <ul style="list-style-type: none"> • Diversion works will be undertaken by BT on Old Barrack Yard, which will be coordinated with our site. When the start date in October is confirmed, neighbouring residents will be notified via letter. • The footpath on Old Barrack Yard will be taken up, to be preserved and re-laid at a later date. This is to protect the footpath from damage during construction. These works will take place in parallel with the BT diversion works on Old Barrack Yard to reduce disruption with road closures. Diversion measures for vehicles and pedestrians will be in place. • We have agreed on using a temporary pit lane system on Knightsbridge to manage vehicles coming to the site, which will be in place during site working hours once excavation begins. • Following this, the excavation phase will begin. A temporary steel structure 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. 	-
5. Traffic management	<p>Declan Mulkeen explained that traffic will be managed within various phases, and the temporary phase one was shown to attendees. This will involve a temporary pit lane once the gantry is installed, 3.2m in width. There will be a covered pedestrian walkway between the pit lane and the site hoarding, with lighting installed within.</p> <p>Phase two of the traffic management plan will see the hoarding on Knightsbridge shortened to allow vehicles to enter the site, once the crane has been installed.</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>	-
6. Questions	<p>Q: Is there not a cycle lane where the pit lane will be?</p> <p>A: No, as there is no cycle lane at present.</p> <p>Q: Is Old Barrack Yard closed at present?</p> <p>A: No, it is open. It will close in October for the BT diversion works, although this should only be for around 4 days.</p> <p>Q: Will you drill into any sewers or rivers?</p> <p>A: No, we do not expect to as we have undertaken research as to what is likely to be underneath the site.</p> <p>Q: Are the works causing disturbance to guests at The Berkeley?</p>	-

	<p>A: Not significantly, no.</p> <p>Q: Is it correct there will be a penthouse on the roof, not a swimming pool? It is a shame you are no longer proposing a pool.</p> <p>A: Yes, that is correct.</p>	
<p>7. Date of next meeting</p>	<p>The next CLG meeting will likely take place in late November or early December. Four Communications will confirm an exact date in due course.</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>	