

33-39 Knightsbridge

Community Liaison Group meeting #14 minutes

Date & time		Location
Tuesday 1 st October 2019		Knightsbridge Room, The Berkeley
Attendees		Project team present
Frances Blois - Chair (Knightsbridge Association) Dr Richard Wolman (Wilton Residents Association) Chas Foulds (resident)		Nigel Glenn (Rainey & Best) Hugo Storey (Four Communications) Knut Wylde (The Berkeley)
Item	Minutes	Actions
1. Introductions	Frances Blois, Chairing the meeting, welcomed attendees, and then each attendee introduced themselves in turn.	-
2. Recently completed works	<p>Frances Blois handed over to Nigel Glenn of Rainey & Best, the project manager for the works.</p> <p>Nigel Glenn explained that the linear walls from ground floor to Basement level 2 had been completed, with the remaining linear walls being under construction, and that excavation of ground from Basement levels 2 and 3 had recently been completed. Construction of the basement level 3 slab had also been completed, and temporary works at T1 propping level had been installed, whilst T2 propping works were ongoing.</p> <p>Q: What impact has the gasworks on Wilton Place had on the timescale of developments?</p> <p>A: The gasworks have set back the project by approximately one and a half weeks.</p>	-
3. Upcoming activities	Nigel Glenn explained that the excavation of ground and construction of the under slab drainage at basement level 4 would be undertaken soon, as well as construction of the ground floor slab. Construction of remaining structures and infill slabs from basement level 3 to the ground floor, including remaining areas of slab, walls, column encasements, and staircases also remain to be	-

	<p>completed. The removal of the plant gantry, and handover of the site to follow on contractors for superstructure works and fit-out would be the final works to be completed.</p>	
<p>4. Traffic management</p>	<p>Nigel Glenn explained that the traffic management plan which had been in place since June had been operating as intended. However following the emergency gasworks on Wilton Place, this management plan had been significantly disrupted, with the pit lane at the front of the site on Knightsbridge being handed over to Cadent for the duration of the works. No specific date was set for Cadent to return the pit lane to Keltbray, so deliveries to and from the site were forced to use Old Barrack Yard.</p> <p>Following these disruptions, it is now expected that the excavation “muck-away” operations which necessitate the use of Old Barrack Yard as a one-way system will be expected to finish within the next 4-6 weeks. An additional traffic marshal has been employed to assist management of traffic through Old Barrack Yard for the duration of the muck-away operations.</p>	<p>-</p>
<p>5. Questions</p>	<p>Q: When the development moves to the superstructure and fit out stage, will Old Barrack Yard still be used as a servicing route?</p> <p>A: The intention is that Old Barrack Yard will only be used for one-off servicing requirements or emergencies.</p> <p>Q: Following the end of the muck-away works, will Old Barrack Yard revert to a permanent two-way system?</p> <p>A: This decision will be made closer to the completion of construction works, and discussions will be held with local residents on the matter.</p> <p>Q: The major disruptions caused by the gasworks have highlighted the congestion issues associated with Old Barrack Yard, how will you ensure that the thoroughfare remains unblocked in the future?</p> <p>A: A full time traffic marshal has been employed since Monday to manage traffic on Wilton Place and Old Barrack Yard to ensure that congestion is minimised.</p> <p>Q: Can’t something be done to prevent taxis and other non-resident or servicing related vehicles from entering Old Barrack Yard?</p>	<p>-</p>

A: The traffic marshal has been positioned by St Paul's Church, but the recent congestion has been primarily caused by the gasworks which have blocked access to Knightsbridge via Wilton Place.

Q: Can access to Old Barrack Yard be organised as a one-at-a-time system where servicing vehicles pull over to the left hand side of the road?

A: Until an answer can be gained from Westminster City Council, no formal traffic directions can be put in place, however the gasworks are likely to have finished by that point.

Q: Can a bollard be put in place to keep vehicles to one side of Old Barrack Yard to ensure that traffic keeps flowing?

A: This would again require consultation with Westminster City Council, but the traffic marshals are doing all they can in the meantime. Servicing drivers and the traffic marshals will also be immediately consulted to implement a more rigorous execution of the traffic management plan from the 2nd October onwards. Attempts are also being made to create a new loading zone on Wilton Place next to the Berkeley Hotel as a longer term solution to congestion issues, but again this is awaiting a response from Westminster City Council.

Q: Was an underground-based deliveries system considered?

A: This was considered at the start of the planning process, but was deemed unfeasible.

Q: Can you please get in touch with the council to make sure these problems are addressed?

A: We will continue to pursue the council for a response on the matters we have raised with them.

Q: When is the first phase of works expected to be completed?

A: Once the impact of the gasworks has been fully assessed we will be able to supply a more accurate estimate for a completion date. If necessary a meeting with residents will be arranged to inform them of this.

Q: Who is the main contractor for the fit-out works and when is the handover expected to take place?

A: The contract for the fit-out works is currently out for tender, and the transition is expected to take place around January/February 2020.

	<p>Q: I am concerned about the increased presence of rodents in properties at Old Barrack Yard and Grosvenor Crescent Mews.</p> <p>A: This has not been an issue on the site. As this problem has been affecting a much wider area, it is unlikely to be related to our site and is possibly linked to the ongoing gasworks.</p>	
6. Date of next meeting	It was agreed that the next CLG meeting should take place on Tuesday 26 th November, 6:30pm at The Berkeley.	-
7. AOB	Useful contacts: Community Liaison - Sam Griffiths, Four Communications 020 3697 4325 Traffic/Old Barrack Yard delivery issues - Hotel Reception 020 7235 6000	-