

33-39 Knightsbridge

Community Liaison Group meeting #16 minutes

Date & time		Location
Tuesday 28 th January 2020		Wilton Room, The Berkeley
Attendees		Project team present
Frances Blois - Chair (Knightsbridge Association) Gillian Harwood Greg Tytherleigh (27 Knightsbridge)		Declan Mulkeen (Keltbray) Hugo Storey (Four Communications) Boris Messmer (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 Declan Mulkeen of Keltbray.</p> <p>Declan Mulkeen explained that the excavation down to basement level 4 has been completed, along with the columns and vertical support elements at basement level 4. This marks the completion of basement excavation, and the end of muck-away activities.</p> <p>The installation of the tower crane, which will facilitate future construction above ground level, is also now complete. As a result, the smaller “crawler” crane which has occupied the pit lane has now been removed from the site.</p> <p>Q. How deep is basement level 4?</p> <p>A. Basement level 4 is 20 meters below ground level.</p>	-

<p>3. Upcoming activities</p>	<p>Declan Mulkeen explained that remaining works primarily involved concreting elements, including the completion of the construction of the basement level 3 infill slab, and the completion of the linear walls at basement level 3. Preparation works for the ground floor slab tie-in is also ongoing.</p> <p>Upcoming works also include construction of the remaining structures and infill slabs from basement level 3 to the ground floor, including the remaining areas of slab, walls, column encasements, and staircases. The removal of the gantry to the plant, and construction of the ground floor slab also remain to be completed. Following this, the site will be handed over to follow on contractors for the construction of the superstructure and subsequent fit-out.</p> <p>Other works underway include façade alterations to the hotel, which are being carried out by other contractors.</p>	<p>-</p>
<p>4. Traffic management</p>	<p>Declan Mulkeen explained that the traffic management plan which has been in place since June continues to operate as intended. Following the ending of excavation activities, muck-away vehicles will no longer be using Old Barrack Yard to access the site.</p> <p>The next disruption to OBY will be when the ground floor slab is to be cast and tied in along the east. This may result in closures of the north end of OBY during this time, at which point all traffic will be directed in and out through the south entrance.</p> <p>Declan Mulkeen noted that Keltbray have proposed that the closure of OBY be on a temporary basis, only taking place as and when it is required. This would result in the closure of the road for only a few hours/half a day at most as opposed to a permanent road closure.</p> <p>Q: Is Old Barrack Yard currently shut? A: No.</p> <p>Q: What is the proposed traffic flow for construction vehicles? A: All construction vehicles will access the site via the pit lane - the closure of OBY is for safety reasons rather than vehicle access.</p>	<p>-</p>
<p>5. Questions</p>	<p>Q: What is the timeline for the handover of the site to follow on contractors</p>	<p>-</p>

	<p>A: Keltbray are due to finish their works in March 2020, follow on contractors will take over the site from then.</p> <p>Q: A significant amount of servicing and pedestrian traffic uses OBY to access 27 Knightsbridge, is a plan in place to accommodate this traffic during the closure of OBY?</p> <p>A: A further meeting will be arranged and a comprehensive traffic management plan set out.</p>	
6. Date of next meeting	It was agreed that the next CLG meeting should take place on Monday 23 rd March 2020, 6:00pm at The Berkeley. Please note the earlier time.	-
7. AOB	<p>Useful contacts:</p> <p>Community Liaison - Sam Griffiths, Four Communications 020 3697 4325</p> <p>Traffic/Old Barrack Yard delivery issues - Hotel Reception 020 7235 6000</p>	-