

Marylebone Square

LONDON W1



RESIDENTS' NEWSLETTER 3 FEBRUARY 2019

INTRODUCTION

This is the third newsletter for the redevelopment of Moxon Street Car Park, being delivered by Concord London.

Kier, the main contractor for the project, began preparatory works on site in December 2018.

A dedicated project website - www.moxonstreetcarpark.com - has been set up to provide regular updates and information on the project. The website contains the latest news from the site, contact details and information on forthcoming works.

A Community Liaison Group (CLG) has been formed of local residents and stakeholders who meet regularly with the project team to give feedback and to raise any concerns that they have. If you would like to receive email updates about the works, including information about CLG meetings and minutes, please contact Four Communications using the contact details on the next page.

COMPLETED WORKS

Kier began preparatory works on site on 10th December 2018. Works that have been completed include:

- Installation of temporary hoarding to the site perimeter
- Initial temporary plumbing and electrics installations
- Set-up of environmental monitoring stations
- Set-up of movement monitoring stations
- Commencement of pavement vault excavation and installation of temporary works support to the pavement along the northern section of Aybrook Street
- Removal of the tarmac at the south of the car park and excavation down to piling platform formation level
- Removal of Japanese knotweed
- Installation of the site welfare cabins

UTILITY DIVERSIONS

UK Power Networks (UKPN) had planned to disconnect the electricity to the site in December. However, they subsequently discovered that the power supply to the car park was also supplying power to nearby properties on St Vincent Street and to certain streetlights on Blandford Street at the junction of Aybrook Street. Consequently, the power supply could not be disconnected as planned.

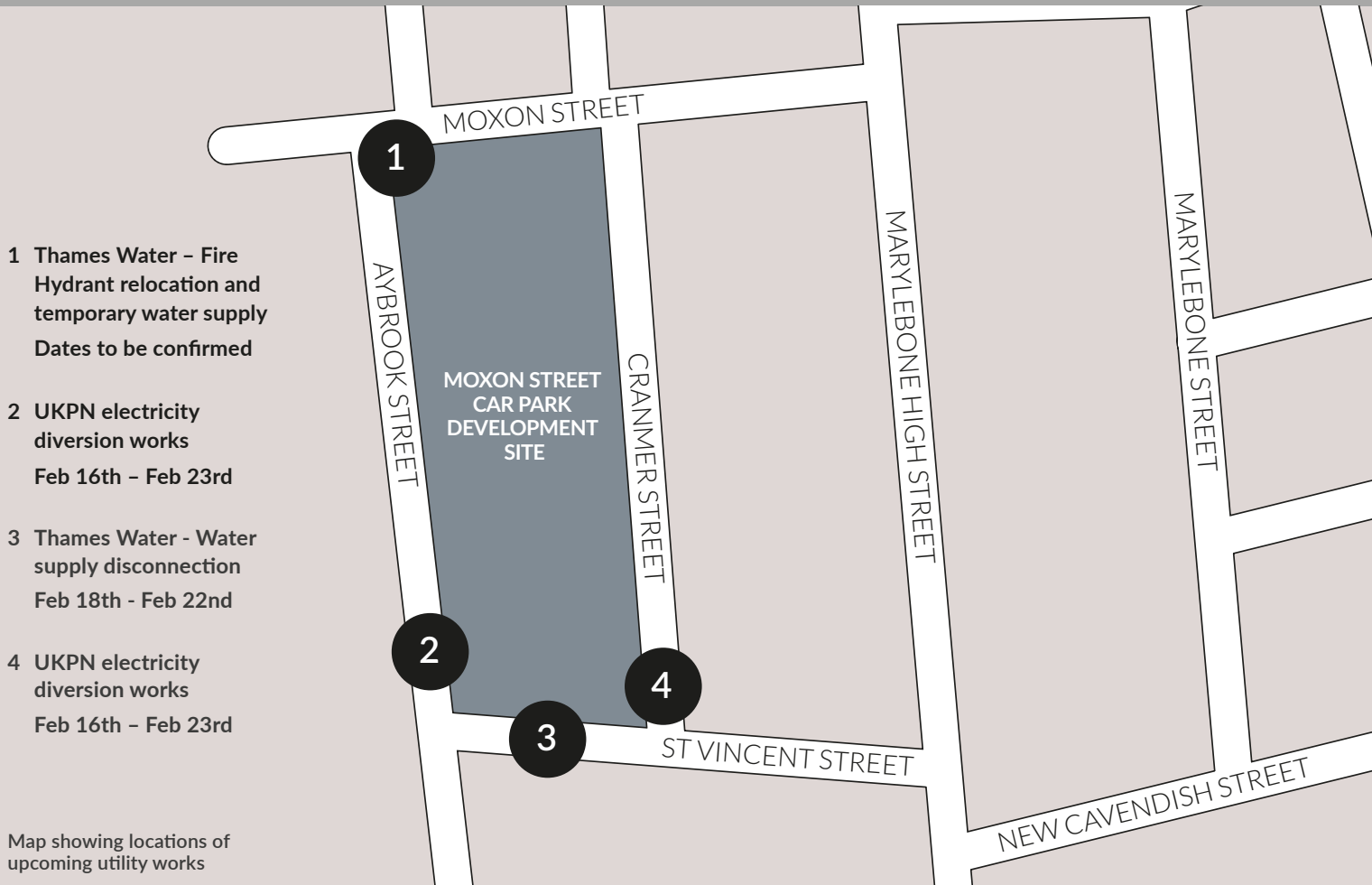
This is causing a delay to our works as the power cables are located in the pavement where we need to remove the pavement vaults. We have to wait for UKPN to separate the various supplies before we can make further progress.

UKPN will, therefore, be undertaking isolated diversion works at the south end of Cramer Street and on Aybrook Street adjacent to the junction with St. Vincent Street (see map on the following page).

This work is planned to start during the school half-term on Saturday 16th February, last for up to eight working days, and will involve some digging up of the road.

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1 Thames Water - Fire Hydrant relocation and temporary water supply
Dates to be confirmed

2 UKPN electricity diversion works
Feb 16th - Feb 23rd

3 Thames Water - Water supply disconnection
Feb 18th - Feb 22nd

4 UKPN electricity diversion works
Feb 16th - Feb 23rd

Map showing locations of upcoming utility works

The water supply for the site is also being disconnected by Thames Water. This work will take place on St. Vincent Street between Aybrook and Cramer Streets and is scheduled to commence on Monday 18th February, will last five working days and will require the road to be dug up at this location.

Thames Water has submitted applications for work permits to install a temporary water supply and to relocate a fire hydrant at the western end of Moxon Street. We will advise once dates for these works are confirmed.

UPCOMING WORKS

It is our hope that all utility diversions will be complete by the end of February allowing Kier to continue with preparatory works on site.

These works mainly involve the excavation of pavement vaults at the perimeter of the site, installation of temporary works support to the pavement and preparation of the ground for piling operations.

Once these works are complete, Kier will progress to the next phase of works, involving piling of the site perimeter in advance of the basement excavation.

WORKING HOURS

All work on site is carried out in accordance with Westminster City Council's Code of Construction Practice. The site and contractor is registered with the Considerate Constructors Scheme.

As part of these agreements, our contractors' working hours are restricted to the Council's standard working hours. These are:

Weekdays 08:00 - 18:00
Saturday 08:00 - 13:00
(quiet works only)

No working on Sundays or Bank Holidays

The Construction Management Plan for the site is available to view on the project website, www.moxonstreetcarpark.com

CONTACT US

For general enquiries, please contact our communications advisors Four Communications:

E moxonstreetcarpark@fourcommunications.com
T 020 3697 4325
W moxonstreetcarpark.com

In the case of emergencies, please contact the on-site contractors Kier:

David Webb (Site Manager):
E davids.webb@kier.co.uk
T 07970 718 215

Jon Staley (Project Manager):
E jonathan.staley@kier.co.uk
T 07816 215 717

The points of contact for the Westminster City Council Construction Impact Team are as follows:

Dean Bermingham:
E dbermingham@westminster.gov.uk
T 020 7641 3802

Anthony DeRoche:
E aderoche@westminster.gov.uk
T 020 7641 2562