

Minutes of Community Liaison Group meeting October 2020

Attendees

Councillors

Cllr Susie Burbridge	Lancaster Gate Ward
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Amenity Societies/Residents

John Zamit	SEBRA
Billy Kennedy	Queensway Residents association

Westminster City Council

Dean Bermingham	Highways/Construction Site Licensing Officer
Mark Walsh	Environmental Science
Peter Watson	Highways Inspector

Project Team

Nick Dines	Managing Director, Concilio
James Swales	Project Leader, Structures, Laing O'Rourke
Alice Liddell	Environmental Manager, Laing O'Rourke
Gus Wright	Project Director, Laing O'Rourke
Lucas Tsokallis	Project Manager, Laing O'Rourke
Mary-Anne Cooper	Social Sustainability Adviser, Laing O'Rourke

Minutes of the meeting

Laing O'Rourke introductions

There was a brief summary of work completed since the last CLG meeting in September:

Activity	Notes
Piling	Piling finished last week and was collected on Monday night along with crawler crane, remaining two cranes to be collected in the coming weeks
Precast works	First of precast columns and a small section of precast wall have gone up in front of Porchester Gardens
Commence east mezzanine slab construction	Construction of slabs along the east behind retained façade along Queensway
Digging	Digging in the middle of the job, casting walls in bottom of the hole and fitting grillage on top to support the core

Ground works alongside Porchester Gardens. Completed mini piling and capping beam near Porchester Gardens –installed more permanent hoarding	Where the UKPN substations were alongside Porchester Gardens, ground level had quite a big makeup, which would require lots of excavation works at the end of the job; have installed mini temporary works including powered wall alongside houses with little return to get the muck out now, whilst they have access to excavators and are getting muck away
Power source and UKPN substation works	Power source in place, UKPN substation bases are complete waiting for UKPN to get them back in place and powered up
Excavation on B1 Level	Excavation works have started, including under B1 level

Projected timeline moving forward was discussed and included:

Activity	Notes
Continued excavation work	Will be digging from now until the backend of next year
Cranes	Two more cranes coming up in November in Redan West and TC5 which is in the middle of the site, last two cranes due to go up in January
West side of project	Continuing on B1 and ground floor, currently digging under the B1 mezza at the minute and preparing slabs at that level Ground floor to finish in the north west corner, due to be finished by the end of the month
East side of the project	Working on the B1 mezza, will be digging down to start the cores and look at the B1 slabs along the back of the side retention system, will look to put first ground floor slabs down, tying façade back to new structure

There was then more detailed discussion by James Swales of some of these operations and how they might impact neighbours

Cranes

The two tower cranes due to go up in November will most likely go up on weekend of 7th /8th and the other one at the end of month, around 28th / 29th. This is all, however, subject to weather conditions and wind. They have to go up at the weekend because it is a high-risk operation, which requires a large exclusion zone, when the sites are closed to ensure that no one is around.

The first crane will utilise a large 500-tonne mobile which will have to be brought on to site, which will come with a second 100-tonne crane, which is required to rig it. The whole site will have to be cleared in order to get the crane in position. We will also have to build a couple of ramps to ensure that it can get close enough to erect the crane, although the plan is to get this done on the Friday to ensure that this inconvenience does not fall on the weekend.

Laing O'Rourke have listened to complaints from last meeting and are looking to provide residents with plenty of notice. Tower Cranes Information notes will be going out this week to give local residents a heads up on what's happening. By setting up the cranes and rigs on the Friday, this will ensure that they can leave at a reasonable time on Sunday and avoid any inconvenience of the cranes coming at the weekend. Cranes will have to run on generators until UKPN substations are in action, but these will be switched off at 6pm. The aircraft lights, which have to stay on at all times, will be connected to separate feed elsewhere on site.

Accommodation install

The cabin installation to the west of Redan is to give operatives somewhere to dry their clothes, get changed and somewhere to have their lunch. The plan is to have a decent-sized set up to keep everyone within the site boundary and to ensure social distancing can take place. The previous design has had to be expanded to include another floor.

The cabins have to be installed using wide load vehicles, which means that it will have to take place on a weekend. As it is quite a large set up, it is estimated that it will take three weekends to install.

Mary-Anne Cooper then discussed other news around site

A couple of months ago we reported that we were involved in a campaign for road safety in West London in H&F and RBKC. We submitted a poster which is displayed around public buildings in the area. We have just resubmitted to be part of that for next year.

There have been a couple of fly tipping incidents on Redan, so we're trying to stay on top of these and cooperate with the council. We are trying to sweep the rubbish to one side of the road so it's not an obstruction in the middle of the road for residents and vehicles.

One of our piling operatives, Chris Southern, helped a member of the public on Queensway in a mugging the other week. Something about this will go into the magazine, perhaps an interview with him.

James Swales then ran through a safety measure which is being introduced for cranes on the site

For many years, there have been issues around if a driver of the crane falls ill, how do we get them down safely. We currently have arrangements where would put them in a harness and then tie them to a rope and lower them down, or we would get the fire brigade out and they would do something similar.

This has been something that the crane manufacturer has been trying to improve for a long time, and now they have come up with a hoist that attaches to the side of the crane, which allows the driver to get up and down much easier, but can also help to lower him down in case of any medical emergencies in the cabin. This will be rolled out on all five of the cranes on site. It will be one of the first sites in the UK and perhaps Europe and the rest of the world to have these hoists installed.

QUESTIONS AND ANSWERS

Q – John Zamit) When are the generators moving so that they're not sticking out so much that we don't need those built timbers in Queensway by Tesco?

A – James Swales) The built timbers are to stop people parking because there's a pinchpoint in the road.

John Zamit) The pinchpoint is the generators

James Swales) It's not the generators – I think they're network substations, which are powering all of Queensway and the surrounding areas. They're nothing to do with the project.

Q – Susie Burbridge) We've had lots of complaints in the past about the other power station around the corner, about the vibrations etc. when you're putting these in now, can you assure me that there will be proper insulation around the power station that we won't get any vibrations or noise from it which might disturb residents?

A – James Swales) It's not really my area of expertise, I wouldn't have thought that they would be noisy and vibrate but I'm not an expert on substations unfortunately, but I'll find out and come back to you if that's ok. If it is an issue, then we'll look at putting acoustic blankets around them or something similar.

Q – John Zamit) With these changes and digging down, why have we been lately having two trucks queueing to get into Redan place when there should only be one?

A – James Swales) The honest answer is I wasn't aware of that. I will speak to the traffic marshals in the morning and find out and see if they can bring them out one at a time.

Q – John Zamit) I assume there will be no advertising or illuminated boxes on top of the cranes? We don't want any illuminated names or anything.

A – James Swales) I believe there are lightboxes on the back of them, which is fairly standard for tower cranes. I'll have to see how they're wired up but I'll see if they can be switched off when the cranes are switched off, but it is usual for them to be on the back of the cranes – I think they were just putting the new Whiteleys symbol on the back of them, but that's maybe something we could have a discussion with Richard about.

Q - John Zamit) Will the cabins on Redan overlook the flats on Queensway?

A – James Swales) No, windows all facing into site - residents in Redan looking at cabins won't be able to see anything.

Q – Susie Burbridge) How much overshadowing will the cabins cause the houses on Redan way?

A - James Swales) I can see from this illumination that there would be a little shadow, so yes I it will create a bit of a shadow, but I can't imagine that it will be any more than the structure that was previously there or the structure that is being built in its place.

Q - Dean Bermingham) Can you please go away and come back with the measurement from the premises on Redan place to the back of the cabins on the Whiteley development in metreage? I have noticed that on a few occasions the lights have been on longer than 7pm?

A – James Swales) Yes. I think that's just when we've had collections of the piling. Generally, they should be off after 7pm, so if they are on for longer then please let us know.

Q - John Zमित) At the last meeting, you promised to put the black tape on the north side of all the lights on the Queensway hoarding – have you done that?

A – James Swales) Yes – they put black tape on top of the tape that was previously there and they misunderstood, so before this meeting I SORTED.

Q – Dean Bermingham) what utilities have you got planned in the future for Redan place?

A – James Swales) We don't have a date for the UKPN but when we get that there will be some works at the south end of Redan to allow them to join the cables and connect up the new substation. I imagine it will be sometime in November, although getting UKPN here in four weeks will be difficult. The other section of works we've got in Redan is in the north west corner where we've got a partial road closure to do to sort out a drainage connection, so we've got to dig down 3.5m to existing sewer. It's currently working quite well with access and all of the residents have been informed.

Q – Dean Bermingham) How will these works affect local businesses and residents?

A - James Swales) All of the businesses and the accommodation in the north west corner they will be able to access as they normally do by turning around and the end of the street and coming back out. Works are further round, on the Redan west side rather than Redan north so it won't impact any of those shops or residents. We are providing pull in stops for taxis/ anyone who requires space to load with traffic marshals will help out.

Q – Roger Harding) The noise of the street cleaner is impacting above ground residents – the Westminster street cleaner doesn't make the same amount of noise, so is this something that can be looked at in terms of the vehicles that are being used?

A – James Swales) Yes, we can look at that, but the Westminster street cleaner is a smaller vehicle, which mainly cleans along the side of the curb whereas ours is a bigger and cleans the entire carriageway. We could look at a smaller vehicle, but I don't think it would be as effective as the one we've got. I can only apologise, but it's very difficult to keep the roads clean without the road cleaners even with cleaning the wheels on the truck.

Q – Roger Harding) Daily truck movements and dirt are impacting windows – I thought there was a concrete apron to stop the truck wheels from getting muddy, if this is the case then why is this not working?

A – James Swales) We have installed quite a long concrete apron, but it doesn't run all the way to where the muck is getting dug. We're digging towards the apron but if we concreted over it then we would just be digging it out the next day. We have guys that clean the wheels with jet washers before the truck drives out, but obviously when there's really heavy rain, and the water run outs, it can be very difficult to stop the muck from getting onto the carriageway.

Q - Dean Bermingham) Can we have a three-tiered approach to cleaning the vehicles? The first tier is on the ramp, the second tier is when the vehicle drives up the ramp and comes onto Redan place – the marshals on Redan Place should have a jet wash, so that anything that comes off from that can be cleaned prior to the road sweeper. The third tier is that the marshals on the junction of Redan and Queensway should have a jet wash so that they can capture anything else that comes off at that junction.

A – Mary-Anne Cooper) In terms of having jet washes on Redan and Queensway, this is something we can talk with Alice and Mark about, as there might be drainage issues with that.

A – James Swales) If we put the jet washer out on the road, then we'll have to deal with the associated noise – I worry about pedestrians etc. walking past whilst we're jet washing, in case there's muck flying off.

Nick Dines suggested that this item be put on the agenda for the next meeting to provide an update.

Q – Mark Walsh) I understand the need for the street sweepers, but have you got a timeframe for when they will not be needed anymore?

A – James Swales) We've got to get the whole of the ground floor in because the logistics route needs to run along the ground floor and to do that, we've got to get lots of the cores installed, so it's probably going to be around March time next year.

Q – Billy Kennedy) Any further idea of when the shroud may actually go up over the site?

A – Nick Dines) I haven't spoken to Finchatton about that in some time, I don't know if Laing O'Rourke can provide an update but I'm more than happy to pick up with Finchatton and get back to you on that.

Nick Dines provided an update on a conversation with Finchatton. It has been agreed that more updates on the project from an overall perspective will be provided upon completion and marketing to the local community. We will organise this in the coming month and the above is something that we will look to address.

Dean Bermingham noted that over the last couple of months, James and his team have worked really hard within Queensway, and their efforts have not been overlooked.

Next Meetings

Next meeting will take place on 19th November at 6pm.