



## Community Newsletter. South Molton | April 2024

### *Hello Neighbour,*

Welcome to the community newsletter from McGee. We are carrying out the demolition and façade retention phase for the North and South blocks as part of the South Molton development, on behalf of Grosvenor and Mitsui Fudosan.

#### Progress so far.

- Deconstruction of Brookfield House is now complete (including 60 Brook Street).
- 48-58 Brook Street demolition has commenced. The mansard rooves have been removed.
- 56 Davies Street demolition complete on South Molton Lane side.
- 56 Davies Street deconstruction has commenced on the Davies Street frontage. The first level of stone has been removed and stored off site.
- Weatherproofing and structural supports are being installed, where required, as adjoining party walls are exposed.
- Completion of phase 1 piling works.

#### Planned works for this month.

- Continuing deconstruction of stone buildings on Brookfield House and 56 Davies Street. These buildings will be fully dismantled over the next month.
- Demolition of slabs and walls of 56 Davies Street using excavators.
- Continuing top-down demolition on Brook Street properties (48-50)
- Demolition of 56 Davies Street and 1-8 Davies Mews.
- Scaffold will be removed in line with any demolition works completing.
- Removal of the foundations of Brookfield House.
- Underpinning works throughout the site will continue.
- Rotary Piling continuing to South Block (Phase 2 – Circa two month).

#### In this issue.

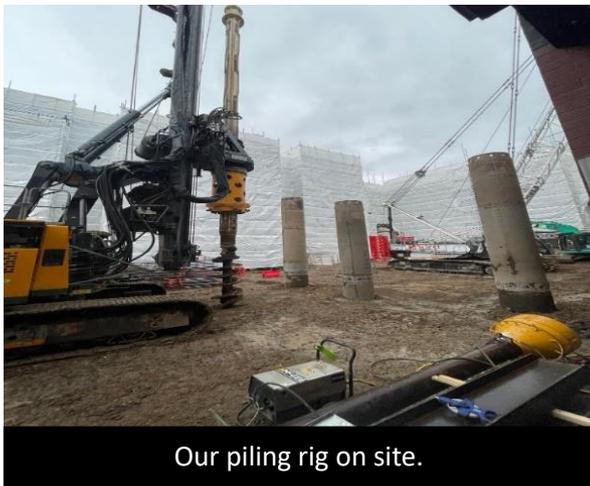
- Progress so far
- Planned works
- What is piling?
- Site working hours
- Key contacts

## What is piling?

As we have started the piling stage of the project, we thought it would be useful to provide an insight into what piling is.

The piling process entails using a robust piling rig, a machine that can bore holes as deep as 20-30 meters into the earth. Once the hole reaches the required depth, it is filled with concrete, establishing the foundation for our bearing piles. These piles are strategically positioned to distribute the weight of the building to the ground efficiently.

Furthermore, we will be implementing a sequence of alternating steel-reinforced and unreinforced piles around the site's perimeter, forming what is known as a secant pile wall. This wall serves a dual purpose, contributing significantly to our project's water tightness and acting as a vital earth-retaining system to support the excavation sides. These piling operations are instrumental in ensuring safety and stability as we delve deeper into creating the envisioned basement space.



Our piling rig on site.

## Site working hours.

Monday – Friday	08:00 – 18:00
Saturday	08:00 – 13:00
Sunday	No works on site
Bank Holidays	No works on site
Noisy working hours	08:00 – 10:00
Monday – Friday	12:00 – 14:00
	16:00 – 18:00

## How to get in touch.

Should you have any queries or concerns regarding the project, please do not hesitate to get in touch.

### David Main

Project Manager

07469 084 740

David.Main@McGee.co.uk

### James Newman

Community Liaison

07796 009 844

James.Newman@McGee.co.uk



Our Traffic Marshall making sure the site perimeter is kept tidy.

## Thank you.

At McGee, we understand that construction work can be quite disruptive to the local community. We appreciate your patience and understanding and we will continue to make every effort to minimise any inconvenience caused to you.

# South Molton Street

Community Newsletter: April 2024



Dear Neighbours,

Curo Construction have been appointed by Grosvenor as the main contractor leading the development works at 10, 15-25, 27 and 42 South Molton Street as part of the South Molton development.

The purpose of these newsletters is to keep our neighbours updated on the project and notify you about any relevant upcoming impacts.

All newsletters relating to the South Molton development are also available to download from the project website: [www.southmoltontriangle.com](http://www.southmoltontriangle.com)

## Site Setup, Hoarding and Road Closure

A construction hoarding will be installed on South Molton Street and South Molton Lane in phases from mid-April (see below plan). Phase 1 will be completed in April, while phases 2 & 3 will be undertaken in May.

South Molton Lane will be closed for an extended duration (mid-April 2024 until December 2025) and this will be the primary route for deliveries to the site.

Access via South Molton Passage will be maintained except for short periods where demolition and construction will take place in the passage itself.

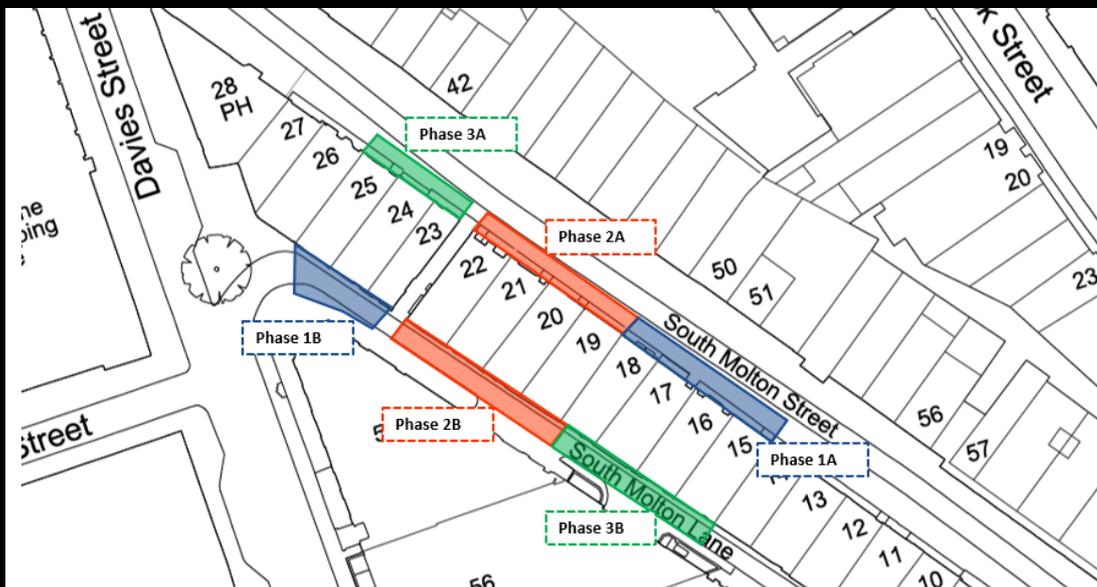
## Site Logistics

Our site offices are located in 27 South Molton Street where you can find the Project Manager & Site Management team who are highlighted in the Site Contacts section. This will be our base for majority of our time on site and any changes will be communicated via these monthly newsletters.

Site hours are from 8am-6pm Monday-Friday and 8am-1pm on Saturdays. Noisy works will only take place between the hours of 8am-10am, 12pm-2pm and 4pm-6pm.

Deliveries will be taken on South Molton Lane via Brook Street and will be managed effectively through our Logistics Contractor, minimising disruption to our neighbours and the community as best we can. Deliveries will be offloaded and distributed onto our scaffold gantry and beyond straight away and we will only have one delivery vehicle on site at any one time with no designated waiting areas.

Operatives will also be based in 27 South Molton Street for their breaks, alongside Curo management staff. Welfare facilities will be maintained by our fulltime site cleaner and logistics team.



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## **Works currently underway on site**

We are currently undertaking final soft strip works in each unit in preparation for demolition and underpinning, due to start in May 2024. The strip out involves removal of modern plasterboard walls, timbers and other materials not required for the refurbishment and in line with our conservation approach.

42 South Molton Street is now vacant and is undergoing asbestos surveys. Any asbestos identified will be removed by a licensed removal contractor.

## **Works in the forthcoming period**

- Continuation of soft strip of all properties.
- Installation of temporary services.
- Installation of hoarding.
- Commencement of basement structural and demolition works.

The demolition works involve the removal of internal structure and the modern rear brick extensions. Works will be undertaken using breakers and hand tools. This will only be carried out during noisy works hours and dust suppression will be in place. Noise, dust and vibration monitoring will be undertaken by external specialists.

### **Site Contacts**

If you have any questions or complaints, please do not hesitate to contact us:

**Rob Glynn:** Project Manager  
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**Connor Lancaster:** Site Manager  
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## **Sign up to the mailing list**

These newsletters and other project updates are also sent digitally to the South Molton mailing list.

Sign up at [bit.ly/SMTmailinglist](https://bit.ly/SMTmailinglist) or by scanning the QR code below:



Curo Construction is registered with eth Considerate Constructors Scheme (CCS) This is a nationwide scheme design to ensure we follow a neighbourly code of conduct. More details can be found at [www.ccscheme.org.uk](http://www.ccscheme.org.uk).



### **Site Working Hours:**

Monday- Friday, 8am – 6pm  
Saturday, 8am – 1pm

### **Noisy Working Hours:**

8-10am, 12-2pm and 4-6pm daily