

The South Molton Triangle

November 2023

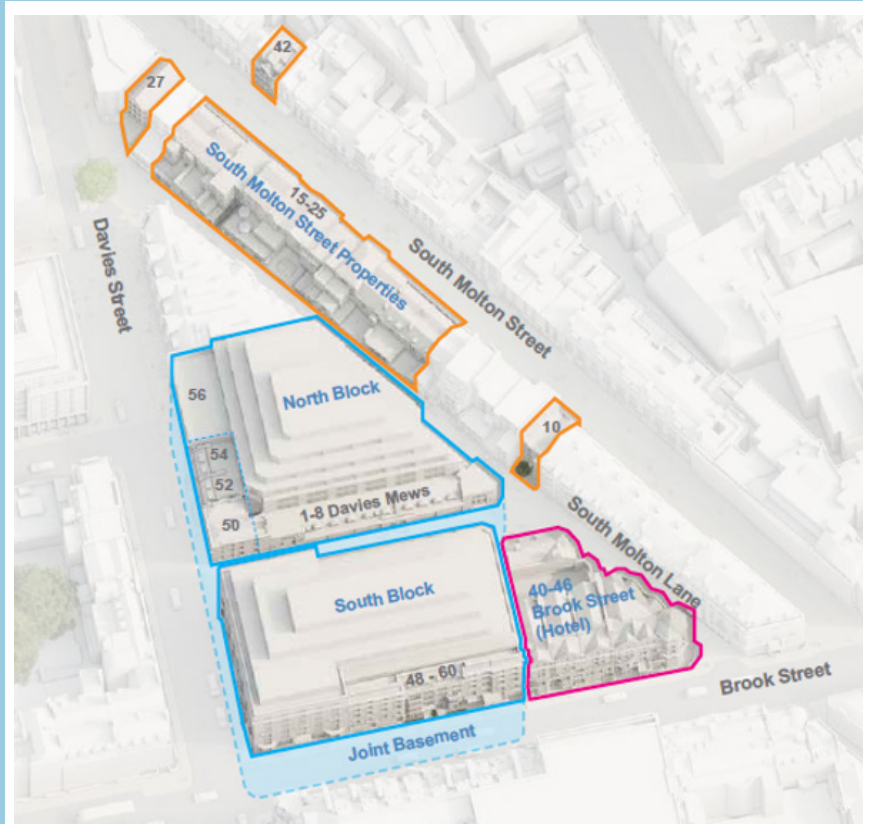
We are writing to update you on the next phase of works from November onwards to deliver the South Molton Triangle.

McGee will be starting demolition and façade retention works in relation to North and South blocks, and RED construction will be continuing works on the South Molton Street Properties; shown on the plan on the right. Please refer to the appended contractor updates for more details.

Works will be coordinated with adjacent works taking place at 65 Davies Street.

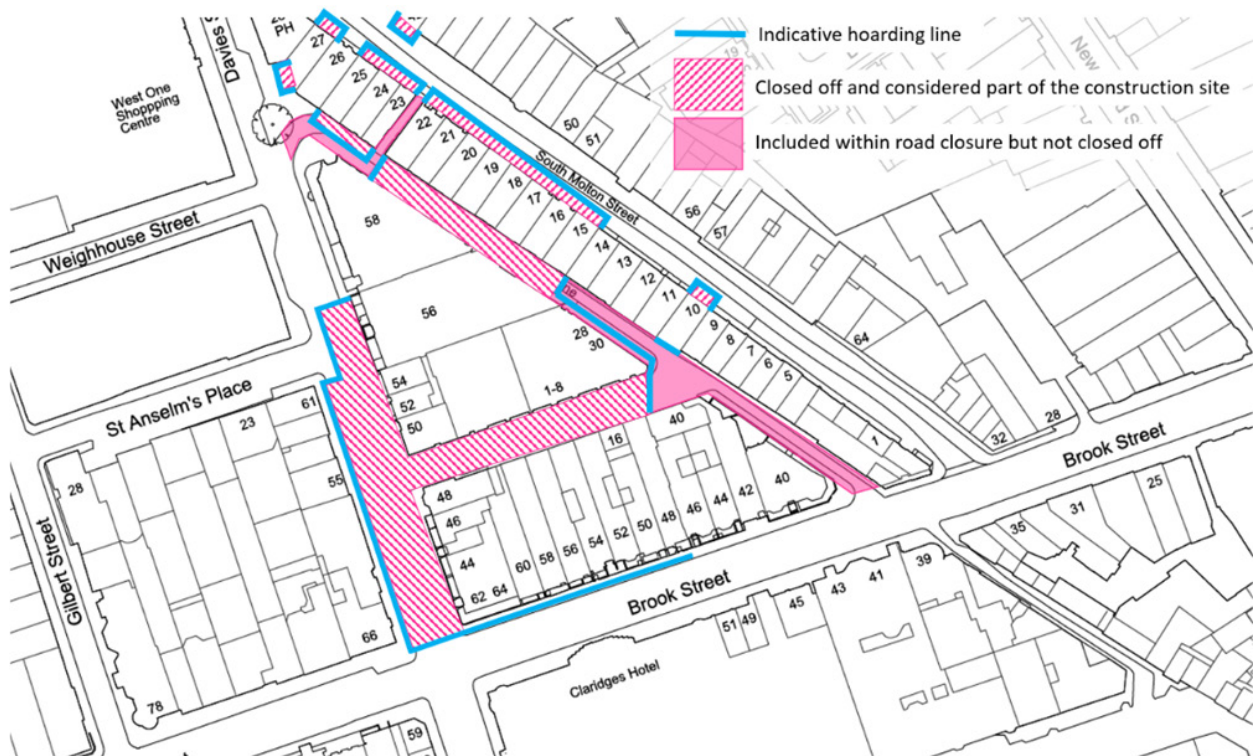
As covered in previous newsletters, there will be road closures affecting South Molton Lane and Davies Street to allow these works to take place. Pedestrian access will be maintained along Davies Street; see plan below.

Please get in touch if you have any questions.



Aerial plan of the South Molton Triangle

- 'North and South' buildings: McGee
- South Molton Street: RED Construction
- Hotel



Aerial plan of the South Molton Triangle to show temporary road closures



Community Newsletter.

South Molton Triangle | November 2023

Hello neighbour,

Welcome to the community newsletter from McGee. We have been selected by Grosvenor and Mitsui Fudosan to carry out the demolition and facade retention phase for the North and South blocks as part of the South Molton Triangle development.

In this issue, we will give you a brief overview of our progress so far, a look ahead for the next six weeks, our hoarding, logistics and mitigation plans and remind you how you can contact the site team should you have any questions.

In this issue.

- Introduction
- Key contacts
- Progress so far
- Planned works
- Parking suspensions
- Noise, Vibration and Dust (NVD) mitigation
- Site working hours

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
07823 527 290
David.Main@McGee.co.uk

James Newman

Community Liaison
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Progress so far:

- We have been on site since March, carrying out soft strip and investigation works, including archaeological investigations. This is now complete.
- Remarkably, 98% of non-hazardous waste from the soft strips was recycled or reused.
- Utility disconnections are ongoing. Gas and electricity are largely complete, with some water outstanding, particularly to Brook Street properties.
- Street furniture removal by Westminster City Council.

Six week look ahead:

- Demolition is planned to commence in November 2023.
- Davies Mews & Davies Street is planned to be closed from November 2023.
- A secure hoarding will be installed around the site's perimeter.
- A façade retention structure will be erected on Brook Street and will remain in place for circa three years. A footpath closure will be in place for four weeks during construction. Following this, there will be pedestrian access below this system.

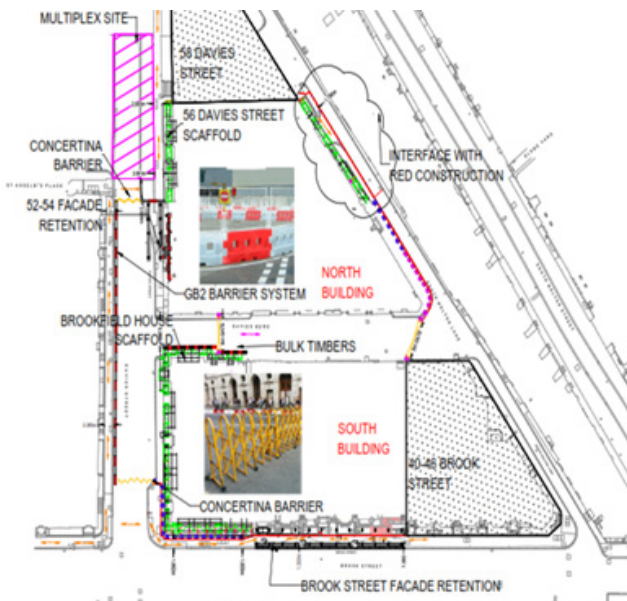
More information.

For more information on the overall project at South Molton Triangle, please visit:
www.southmoltontriangle.com

Logistics Plans.

All deliveries will access the site via Davies Street, which will be closed to vehicles to the north of Brook Street. Traffic marshals will be in place controlling vehicles entering and leaving the site.

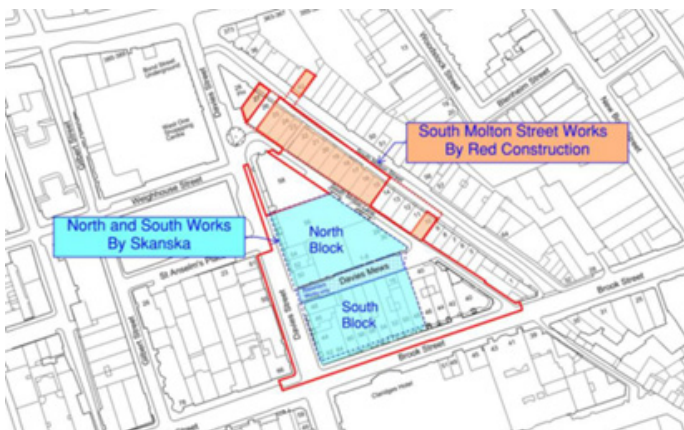
Hoarding Plan.



Details of the South Molton Lane/Street hoarding are shown on the RED newsletter.

Parking Bay Suspensions.

- We will suspend the parking bays on Davies Street for the project's duration.
- There will be a short-term parking bay suspension on Brook Street for the façade retention installation.



We will only be working on the North and South blocks.

Noise, Vibration and Dust (NVD).

Every effort will be made to minimise noise, vibration, and dust during the construction works. We will work in line with the Westminster City Council Code of Construction Practice & statutory guidelines.

As a Considerate Contractor, we will:

- Use methodology by which the works will be completed incorporating industry best practice.
- Minimise noise, dust and vibration resulting from the works.

We will be using methods to mitigate the impact of NVD, including but not limited to:

- Dust suppression, wetting down of all dust-producing materials.
- Acoustic blankets around working areas.
- Use of modern machinery.
- On-site noise, vibration and dust monitoring.
- Two hours on two hours off work schedule for noisy work.

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

Thank you.

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

Dear Neighbours,

As set out in our August newsletter, Red Construction has been appointed by Grosvenor as the contractor leading the development works at 10, 15-25, 27 and 42 South Molton Street as part of the South Molton Triangle scheme.

These newsletters will keep our neighbours updated on the progress of the works and any upcoming activities. These are also available to download from the project website: www.southmoltontriangle.com

Progress Update

Red Construction have made good progress in the period on the internal soft strip removal works to the 13 units along South Molton Lane, with works anticipated to continue into early November.

As we continue to meet our sustainability initiatives, materials which have not been re-used or upcycled are sorted for recycling within the buildings prior to waste collection on South Molton Lane.

The removal of waste occurs as previously communicated, between 8am-2pm Monday to Friday. We continue to setup Heras fencing and appropriate signage surrounding these areas during this period for safety and to maintain a neat and tidy street presence.

In preparation for the main works, we have commenced setting up the Red Construction Site Office within 27 South Molton Street. Deliveries for these works are scheduled via South Molton Lane and are coordinated with our waste-out methodology.

Look Ahead

- Continue with Soft Strip works.
- Continue with Red Construction Site Office setup in 27 South Molton Street.
- Waste out via South Molton lane with Heras fencing protection.
- Utilities disconnections to South Molton Street. (refer to Utilities Works Update across)
- Commence installation of Main Works scaffolding and hoarding. (refer Hoarding below)

Site Setup and Management

- Working hours between 8am-6pm Mon-Fri.
- Dust and Vibration monitoring in accordance with WCC requirements in place.
- Water suppression will be used to minimise dust.
- Waste out via SML between 8am-2pm.
- Deliveries via SML during working hours and coordinated with Waste out schedule.
- Temporary 2m High Heras fencing setup each day surrounding South Molton Lane waste out.
- Implementation of appropriate vehicle and pedestrian signage for changed conditions.
- Red Construction Logistics Manager on site to oversee the works.

Utility Works Update

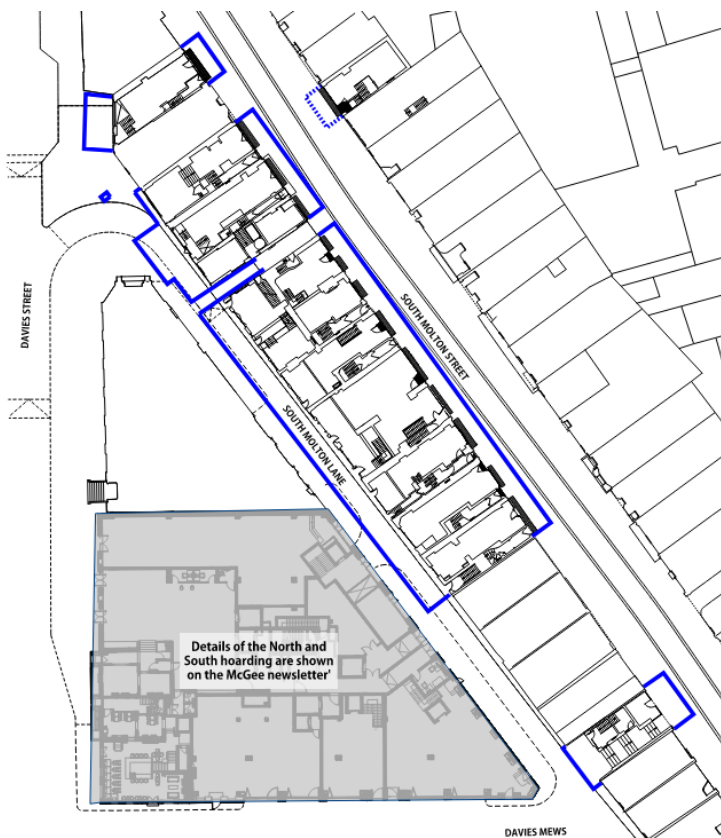
Disconnections, relocations, and reconnections of utilities for the South Molton Street Development continue to be managed by **Reach Active** and coordinated with Red Construction to ensure a smooth project delivery. Exact timings and arrangements will be communicated as further details are confirmed.

Complete Works:

- Gas disconnection to mains incoming along South Molton Lane. New connection for 11 South Molton Lane was also completed at this time. Bitumen has been reinstated and paving reinstatement yet to be complete. Currently a secure cover is protecting the opening.
- Prime Fiber disconnection to 15-25 South Molton Street.

Upcoming Works:

- Gas disconnections to South Molton Street properties
- Thames Water disconnection



Hoarding

The attached plan indicates the proposed line (blue) of hoarding to be erected along South Molton Street and South Molton Lane for the duration of the works. The erection of hoarding is scheduled to commence in November alongside the scaffolding to South Molton Street starting from the south end of the street. Similarly, hoardings, scaffold and the access gantry will be erected along South Molton Lane from November. A South Molton Lane road closure will be implemented, and pedestrian access will be closed shortly after following the setup of the site hoarding to the Davies Mews Site as part of the larger Triangle scheme.

Site contacts

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

Kiona Guillot: Project Manager and Community Liaison Officer
t: 07379 085321
e: kguillot@redconstruction.co.uk

Paul Quinn: Senior Site Manager & Logistics
t: 07368 657798
e: pquinn@redconstruction.co.uk

Charlie Archer: Health and Safety Manager
t: 07861 649122
e: carcher@redconstruction.co.uk

Site working hours

Monday – Friday: 8am – 6pm

Sign up to the mailing list

These newsletters and other project updates are also sent digitally to South Molton Triangle mailing list. Sign up at bit.ly/SMTmailinglist or by scanning the QR code below.



Considerate Contractors

Red Construction is registered with the Considerate Constructors Scheme. This is a nationwide scheme designed to ensure we follow a neighbourly code of conduct. More detail can be found at www.ccscheme.org.uk

