



## Community Newsletter. South Molton | March 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.**

- Façade retention structure on Brook Street is complete. Protected public footpath is reopened to the public.
- Completion of UKPN substation works.
- Installation of temporary cabins to the rear of 56 Davies.
- Hoarding erection is complete.
- Demolition of low rise building to the South Side of Davies Mews has been completed.
- Commenced demolition of 56 Davies Street and deconstruction of the façade.
- Brookfield House deconstruction is well underway, approximately 50% complete.
- Commenced piling works.
- Ongoing reclamation of existing brickwork.
- Underpinning and vault strengthening works around the site.

#### **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 two months.
- Underpinning works throughout the site will continue.
- Rotary Piling continuing to South block (Phase 1 – Circa two months).
- Demolition of 56 Davies Street and 1-8 Davies Mews structure.
- Construction of a cantilever scaffold over the roof of 46 Brook Street
- Demolition of 48-60 Brook Street behind the retained façade, carried out with a small excavator.

#### **In this issue.**

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- **Planned works**
- **Sustainability targets**
- **Site working hours**
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## Sustainability Targets

Sustainable development is at the heart of the South Molton project, with ambitious targets ensuring environmental impact is reduced as far as possible. McGee are committed to supporting the achievement of these targets by embedding sustainability in all aspects of our works.

The project is targeting a BREEAM 'Outstanding' rating for the future offices, which McGee will support by implementing responsible construction practices, managing waste efficiently, minimising impacts on local ecology, promoting biodiversity, and promoting responsible sourcing of materials.

Our priority is to minimise waste generation to align with circular economy principles. McGee have demonstrated this through using reusable steels for its facade retention scheme and salvaging and reusing a large proportion of existing materials from the buildings. We are working with local social enterprises networks to facilitate upcycling of salvaged materials, such as carpet tiles and doors. Any waste that is produced is processed in line with the Waste Hierarchy so that we can achieve a 99% waste diversion from landfill rate.

We are also carefully monitoring and maximising opportunities to reduce our carbon footprint against our baseline target. We have committed to reduce our carbon emissions, an example of this is using Hydrotreated Vegetable Oil (HVO) as an alternative to diesel, using lower carbon concrete mixes, recycled steels, and operating machinery compliant with EU Stage V emission standards.

### 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

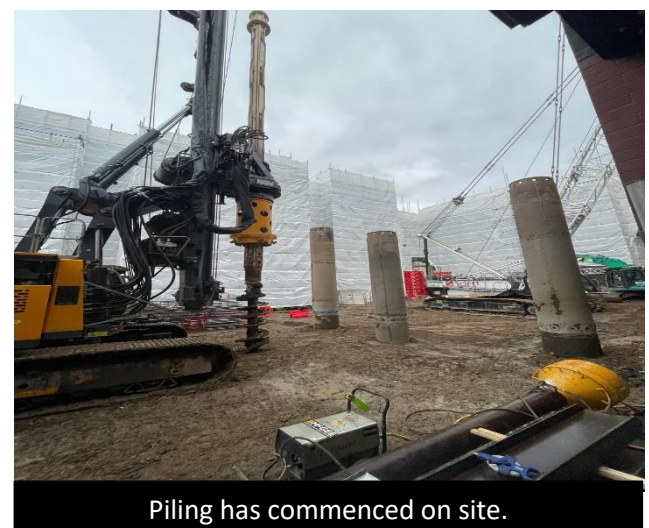
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### James Newman

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A drone shot of our works on site.



Piling has commenced on site.



March  
2024

# South Molton Street Community Newsletter

*Welcome to the newsletter for the South Molton Street development.*

## Dear Neighbours,

The last update on South Molton Street works were provided by RED Construction, who were the contractors for South Molton Street.

Following internal demolition and strip out, unexpected existing conditions in the building have meant we need to make minor updates to the refurbishment design and approach; this requires an updated Listed Building Consent which has delayed the start of work on SMS.

We have also been unable to reach a commercial agreement with RED Construction and have stood them down from the project.

We're engaging with other contractors and hope to appoint a new contractor in the spring. Until then, Grosvenor is managing the site including site security.

Internal demolition and excavations will continue in the meantime. Partial closures of South Molton Lane will also be instituted from time to time.

## Site Contacts

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

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## Discovery in 21 South Molton Street

Whilst conducting a survey on site, our contractor found a box full of magazine leaves dating from 1886-1889 hidden in a ceiling space.