

South Molton Street

Community newsletter: August 2023



Dear Neighbours,

Red Construction has been appointed by Grosvenor as the contractor leading preliminary activity (and main works) for the South Molton Street part of the South Molton Triangle development. This relates to properties 10, 15-25, 27 and 42 South Molton Street, as highlighted on the appended plan.

To keep you updated on the progress of the works and any upcoming activities, we will be sending regular newsletters to immediate neighbours. These are also available to download from the project website: www.southmoltontriangle.com

Preliminary activity update

Red Construction has commenced preparatory works, which involves stripping out internal elements and disconnecting utilities to properties 10, 15-25 and 27 South Molton Street. These works are anticipated to continue until mid-October.

As part of the sustainable initiatives being undertaken on the project, several items of furniture were listed on GlobeChain, a re-use marketplace website where charities, local businesses and members of the public can obtain items for free.

We aim to re-cycle as much as possible. Waste from the internal strip-out works that cannot be re-used will be removed between 8am – 2pm, Monday to Friday, which started from 1st August. During this time there will be a partial closure of South Molton Lane. We'll be using 'wait and load' skips on South Molton Lane, accessed from Brook Street; this means that the skip lorry removes the skip as soon as the waste is loaded. The following steps will also be taken to minimise disruption:

- Water suppression will be used to minimise dust.
- The loading area on South Molton Lane will be segregated with full height heras fencing (2m tall).
- A Red Construction Logistics Manager will be on site to oversee the works.
- Appropriate signage will be displayed to communicate changes to the road and footpath, when temporary closures are in place to facilitate waste removal.

What happens next?

Following the preliminary activity, the main works are planned to start in mid-October. One of the first activities will be to install scaffolding and hoarding outside the properties, to facilitate roofing repair works. Further information will be provided on this in due course.

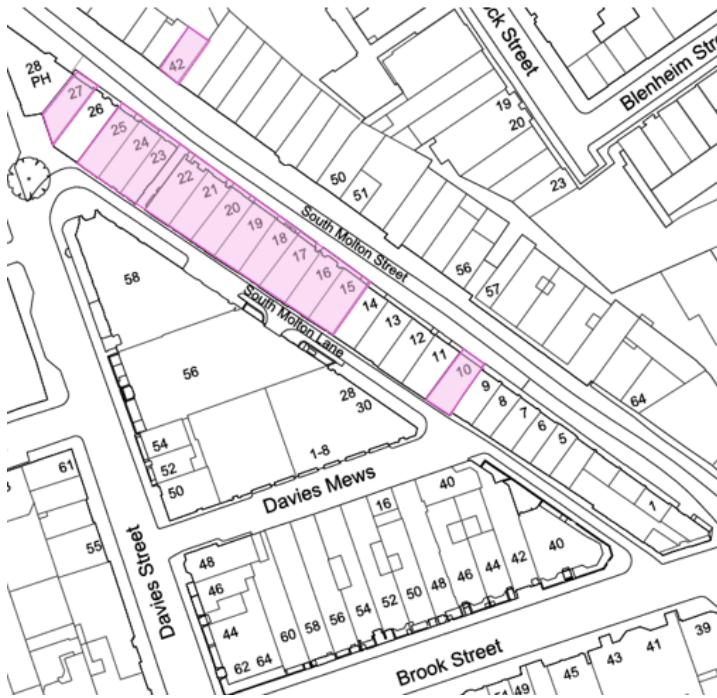
Utility works update

Utilities include electricity, gas, water, communications (phone and internet connections) and drainage services. During the construction of development projects such as the South Molton Triangle, it is important that any required disconnection, relocation, and reconnection of these utilities is managed effectively to enable a smooth delivery of the project. To ensure coordination of these works for South Molton Street, all utility works will be managed by **Reach Active**.

In addition to regular updates from Red Construction relating to preliminary activity and main works, Reach Active will be providing updates about utility works, including road closures required to facilitate them. We intent to include with our newsletters. Please see their August update attached to this newsletter. Every effort is being made to provide timely information on future utility works, however exact timings and on-site arrangements have not yet been agreed with the utility providers. More details will be shared as soon as these are confirmed.

Complete and upcoming works:

- Earlier this month, UK Power Networks (UKPN) carried out service disconnections for electricity associated with the project; these works are now complete.
- Throughout September-October additional utilities, including Thames Water, Prime Fibre and Cadent Gas, will be disconnected. Please refer to Reach Active's appended update for more details.



Left: Extent of South Molton Street Project. Right: Indicative CGI's of the South Molton Lane

Site contacts

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

Michael Bennett: Senior Project Manager and Community Liaison Officer

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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

