



Community Newsletter.

South Molton Triangle | December 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 façade retention phase for the North and South blocks as part of the South Molton Triangle development.

Progress so far.

- Hoarding erection complete on Davies Street.
- Scaffolding completed on Brookfield House.
- Demolition commenced on Davies Mews.

Planned works for this month.

- Erection of the façade retention structure on Brook Street.
- Underpinning works on Brook Street and Davies Mews.
- Scaffolding erection on South Molton Lane and 56 Davies Street.
- Cleaning the façade stones of Brookfield House by PAYE before deconstruction for reuse in the proposed scheme.

In this issue.

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- Key contacts
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- Community engagement
- Noise, vibration and dust

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

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
0782 352 7290
David.Main@McGee.co.uk

James Newman
Community Liaison
07796 009 844
James.Newman@McGee.co.uk

Christmas Shutdown.

The site will close for Christmas on Tuesday 19 December 2023, and reopen on Wednesday 3 January 2024.

We will follow a standard shutdown procedure to ensure the site is kept tidy and secure during this period. The entire site is under 24/7 CCTV surveillance, with motion sensors installed on the hoarding perimeter. Should there be any alerts, the security team will be notified immediately.

Community Engagement.

During this phase of works, we will engage with local property occupants, including residents, businesses, amenity associations, and neighbourhood forums. Our designated Community Liaison, James Newman, will ensure our neighbours are well-informed and consulted throughout the project. Site-specific information will be provided to neighbours and key stakeholders, such as planned future works and contact details (listed above).

Noise, Vibration and Dust (NVD).

We will make every effort to minimise noise, vibration, and dust during the construction works. To achieve this, we have set up NVD monitoring equipment at sensitive receptor locations around the site. The monitoring will ensure that the work complies with the agreed NVD levels outlined in the Westminster Council Code of Construction Practice 2022 and statutory guidelines.



The long arm excavator carrying out demolition work.

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,

RED Construction have 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

Since our last newsletter, RED Construction have continued with the soft strip removal works to units 10, 15-25 & 27. These works are due to conclude on the 22nd December 23.

Waste out of the buildings has continued to be sorted for recycling before waste collection along South Molton Lane (SML). 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.

The RED Construction Site office is now set up in 27 South Molton Street, where it will remain for the majority of main works.

We have made significant progress with utilities works. Disconnection works have been completed, including **Thames Water** and **Gas** which have been managed directly by **Reach Active**.

Look Ahead

- Continue with Soft Strip works up to Christmas.
- Waste out via South Molton lane with heras fencing protection.
- Commence installation of Main Works scaffolding and hoarding in the new year (please see overleaf for further information).
- Main works is scheduled to start at the end of January 24.

Site Setup and Management

- Working hours between 8am-6pm Mon-Fri and 8am-1pm on Saturdays.
- Noisy works will take place each working day between 8-10am, 12-2pm and 4-6pm.
- Two Site Managers are now allocated to the project full time and will be on site daily.
- Dust and vibration monitoring will be carried out in accordance with Westminster City Council 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 set up each day surrounding SML waste out.
- Implementation of appropriate vehicle and pedestrian signage for changed conditions.

Christmas Close Down

The RED Construction South Molton Street Site will be closed between **December 22nd and January 2nd** inclusive. Prior to close down the site will be checked to ensure it is secure and safe. During the close down period site security and surveillance will be in place.

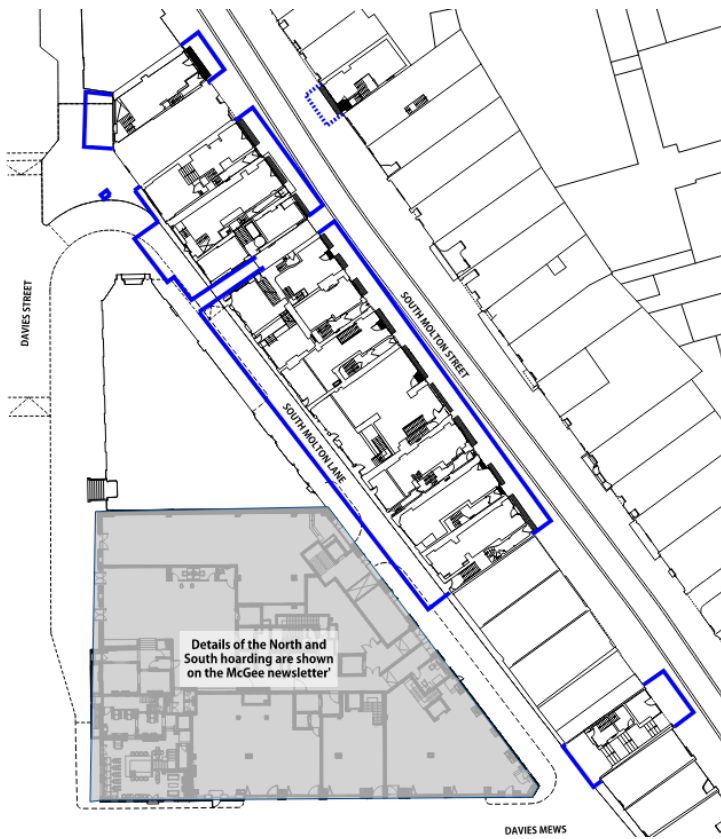
For any emergencies in this period please contact one of the following.

Barry Woodland
Senior Site Manager
+44 7539 052708

Barry Cook
Senior Site Manager
+44 7990 017660

Kiona Guillot
Project Manger
T: +44 7379 085321





Hoarding

The adjacent plan indicates the permanent hoarding line in blue, which is to be erected along South Molton Street and South Molton Lane. The erection of hoarding is scheduled to commence early in January. At South Molton Street, erection will begin from the south and at South Molton Lane, erection will start from the north. The closure of South Molton Lane to vehicles will be implemented from early Jan. Shortly after this, pedestrian access will also be closed for the duration of the works (Jan 24 – May 25).

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: +44 7379 085321

e: kguillot@redconstruction.co.uk

Barry Cook: Senior Site Manager

t: +44 7990 017660

Barry Woodland: Senior Site Manager

t: +44 7539 052708

Charlie Archer: Health and Safety Manager

t: 07861 649122

e: carcher@redconstruction.co.uk

Site working hours

Monday – Friday: 8am-6pm

Saturday 8am-1pm

Sign up to the mailing list

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



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

