

# South Molton Triangle Community Liaison Group

Meeting #5

3 October 12:30-1:30pm



# Hello and welcome

**Introductions**

**Previous Actions**

**Project Update – Site works**

North and South Blocks

South Molton Street

**Community Initiatives**

**Feedback**

**Next steps**

# Introductions

# Previous Actions



# Previous actions

**Grosvenor** to circulate minutes to members and publish on the South Molton website.

**Grosvenor** to diarise next meeting for Autumn 2024. **CLG members** to confirm attendance.

**CLG members** to share any additional feedback.

# Project Update

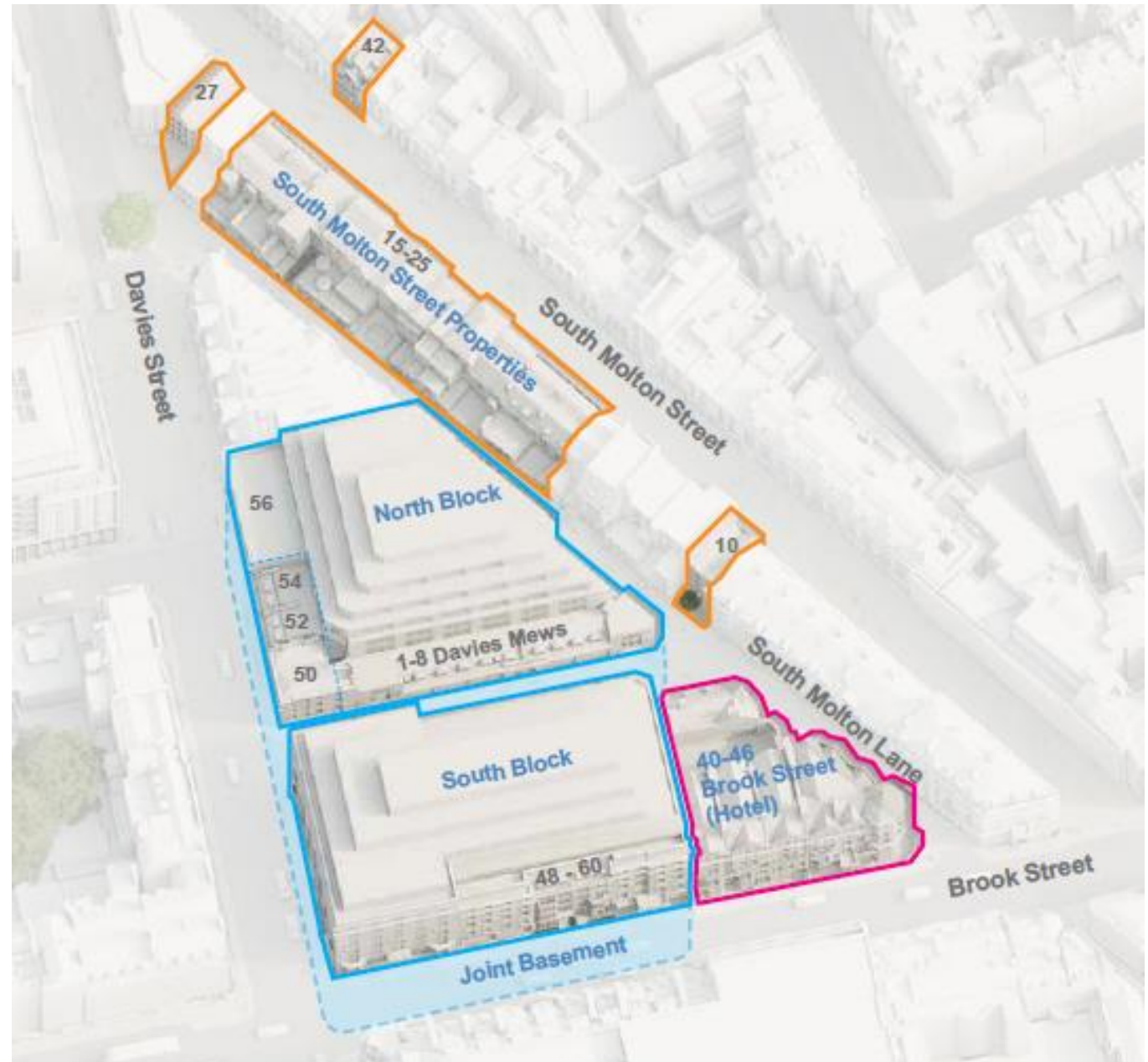
# Project Overview

The South Molton Triangle consists of:

**‘North and South’ buildings** - Two office buildings above ground floor retail/restaurants/Running Horse Pub

**South Molton Street** - 33 homes (22 private & 11 affordable) above ground and lower ground floor retail/F&B

**Hotel** – at 40-46 Brook Street

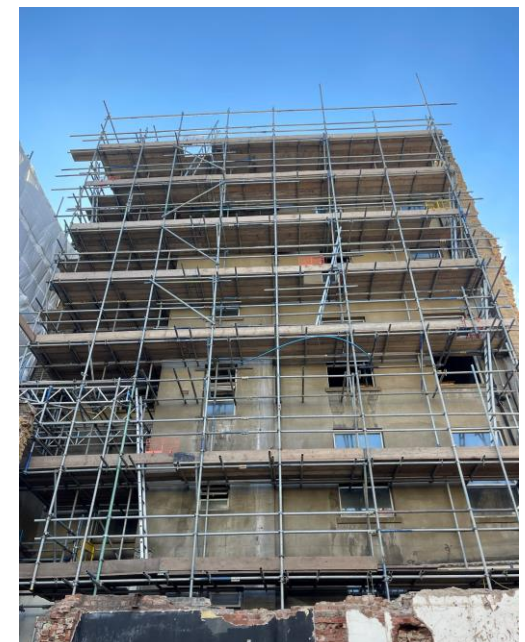


# North and South Buildings



# Works to Date

- Demolition works commenced in November 2023.
- Majority of demolition works have now been completed. Including: 48-58 Brook Street, 56 Davies Street, Low-rise buildings to the south side of Davies Mews.
- The South Molton branded façade retention structure wrap has been installed on Brook Street.
- We have been carrying out archaeological surveys across the site.
- Piling works have been completed to the South Basement.
- Weatherproofing and structural support has been installed to the 58 Davies Street party wall.



# Upcoming works

- Underpinning of the party wall and localised demolition works on 58 Davies Street elevation.
- Pile probing at 56 Davies Street, this entails checking pile locations for any obstructions.
- Deconstruction of 1-8 Davies Mews mansard roof.
- Erection of 1-8 Davies Mews façade retention structure.
- Continuing reinforced concrete works to the South Basement.
- Capping beam construction to the South basement.
- Underpinning works to continue in the South basement.
- Area 2 archaeological survey is underway.
- Tower Crane to be installed, at the end of October (weather dependent), this will be installed on a Saturday and Sunday.
- The site offices will be moved to Davies Mews. This will take place out of hours due to the highway restrictions.
- Basement excavation and prop installation across the site (beginning in November).
- Piling to the North Block will commence in October.







# Progress Pictures





# Underpinning

- Our next major phase of works will be the Underpinning across the site.
- Underpinning is the process of strengthening or stabilising the foundation of an existing structure.
- We will be excavating under the current surface and installing underpins.



# Environment and Sustainability

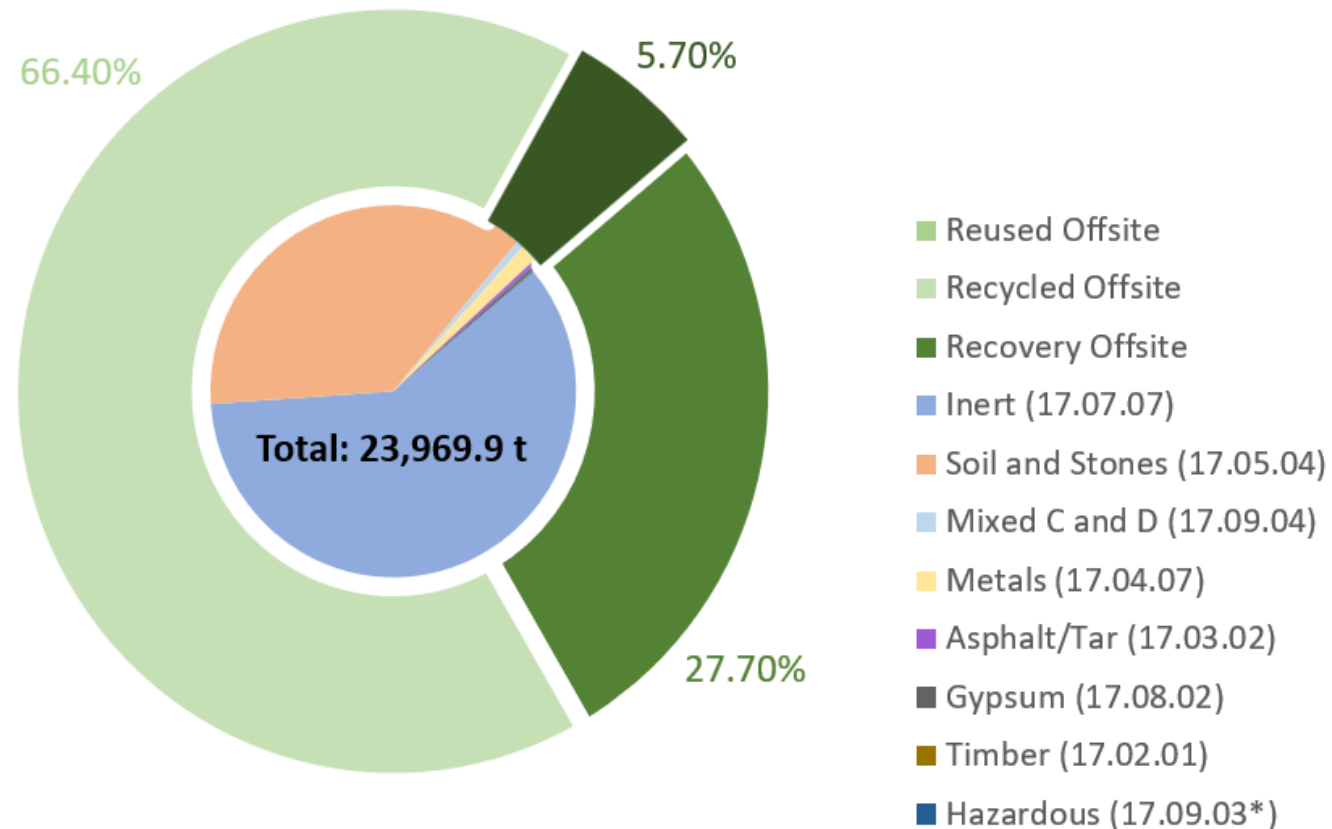
We are targeting a BREEAM Outstanding sustainability rating and WELL Platinum for the project.

To date we have generated 23,969.9 tonnes of waste, this is up 13,400 tonnes since the last community meeting. We successfully diverted 99.8% of the waste from landfill, this is an improvement of 1.5%.

We are committed to carrying out best practices to reduce our environmental impact.

This includes:

- Only using HVO fuel instead of Diesel
- Using rebar with 98% recycled content
- Using recycled aggregates
- 100% green electric tariff supply



# Work experience, Graduates and Apprentices

- At McGee we feel it is our responsibility to engage and inspire the next generation.
- In the last two months we have had 8 work experience students spend time with us on site, learning about who we are and what we do.
- We currently have 6 Graduates working on the project.
- We have upcoming work experience planned with our charity of the year, New Horizon's Youth Centre. We will offer homeless youth a chance to gain experience working in the industry.
- We are always keen to offer local people opportunities through work experience, apprenticeships and graduate programs. If you have anyone in mind, please let us know!



# South Molton Street



# Project Update – Curo South Molton Street

## Buildings 15/16 Works to Date:

- Demolition & structural alterations to 15 & 16 SMS to transform the two basements into one open plan space.
- Excavation and installation of cast in ground beams.
- All structural steel used in the basement of 15 & 16 is recycled and has been brought back to life with the assistance of EMR (European Metal Recycling LTD)
- 15 tonnes of recycled steel have been used in the basement of 15 & 16 to date.

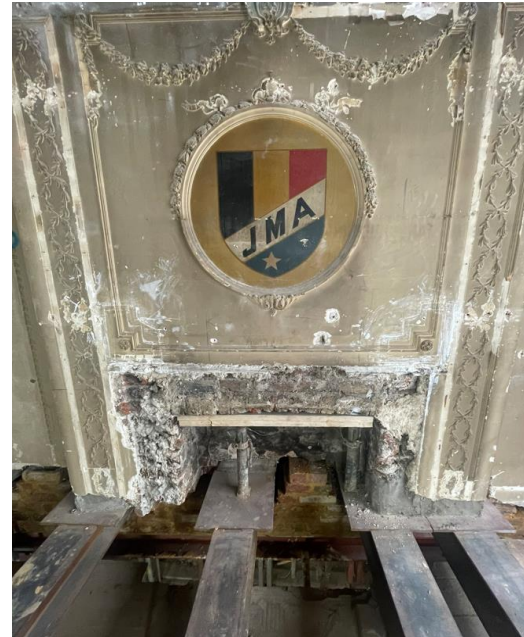
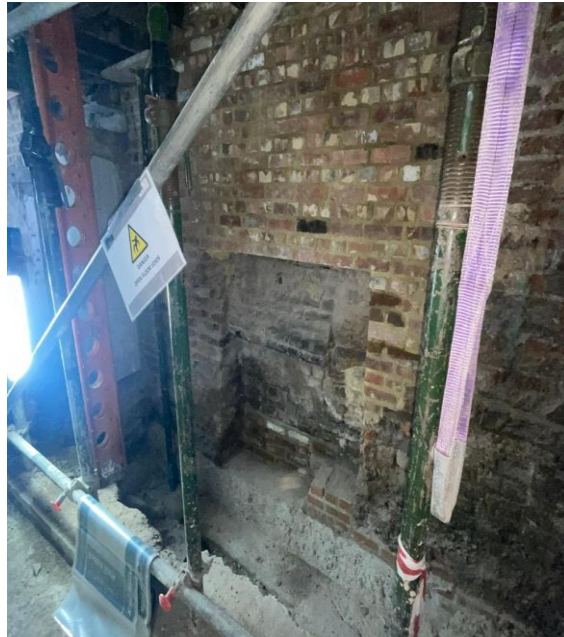




# Project Update – Curo South Molton Street

## Heritage Works to Date:

- Rebuild of the 16/17 party wall, chimney, and reinstatement of Georgian stove.
- Reinstatement of heritage brick work following completion of structural alterations.
- Archeological investigations have commenced.





# Project Update – Curo South Molton Street

## Buildings 17/18 Works to Date:

- Removal of existing doors & windows
- Installation of façade retention to South Molton Lane elevation
- Installation of scaffold to provide access to roof levels
- Removal of roofs to allow new terraces to be built.

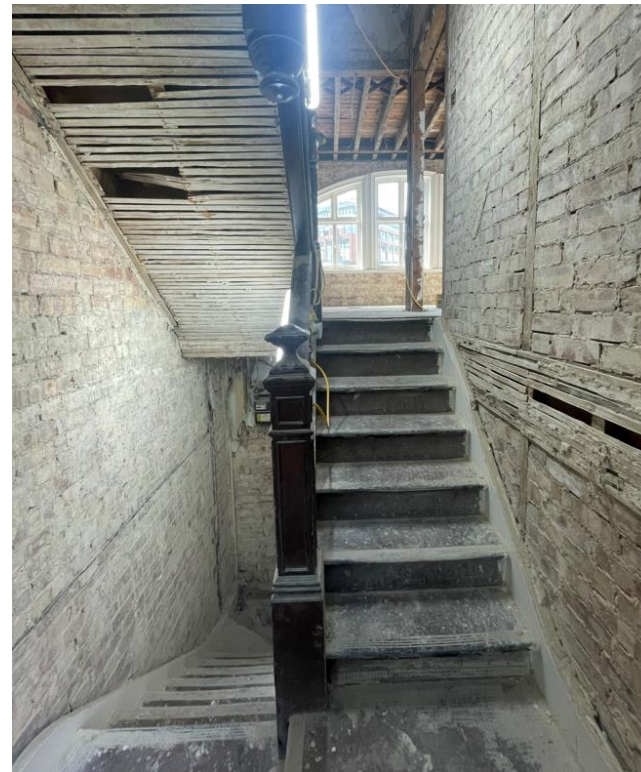




# Project Update – Curo South Molton Street

## Building 42 Works to Date:

- Soft strip works throughout the building near completion.
- Hoarding works complete.





# Project Update – Curo South Molton Street

## SMS Scaffold Works to Date:

- SMS scaffold has commenced between 15-17 SMS.
- SML scaffold has commenced, to provide access to rear elevations.

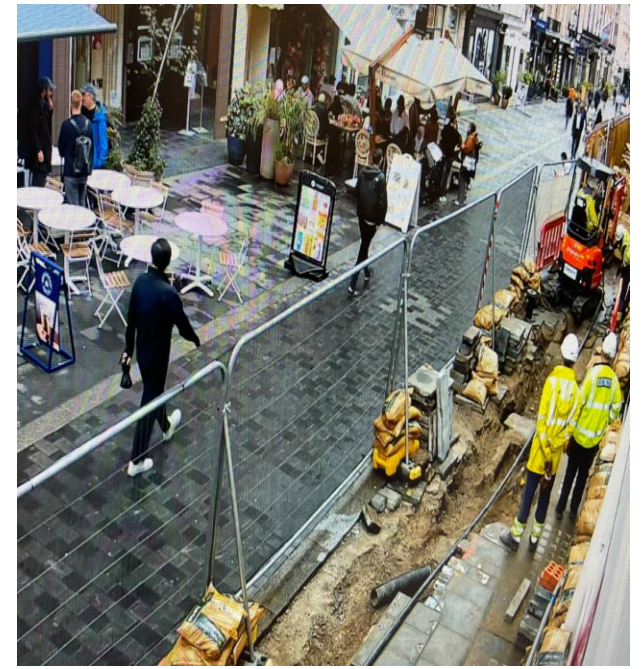
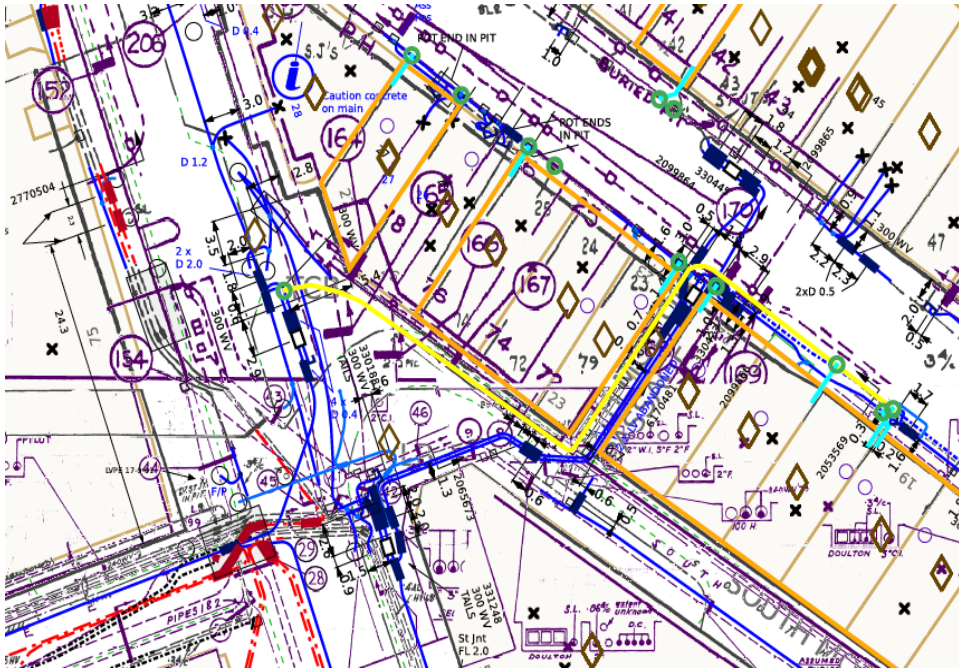




# Project Update – Curo South Molton Street

## Utilities works to date:

- UKPN have installed the 1<sup>st</sup> phase of their works to Davies Street, South Molton Lane and South Molton Passage.



Yellow line = New UKPN Cable



# Corporate Social Responsibility.

- Members from the project team took part in several charity events over the summer.
- Our trainee quantity surveyor Harvey Monk took part in the Great North Run in September. Harvey raised £360 for the Thomas Clarke Foundation.
- Three members of the SMS project team took part in the annual London to Brighton bike ride. Hannah Kelsall, Joe Whyte & Nick Perry completed the ride in under 7 hours and a total of £2,280 was raised for The Prince's Trust.
- In October, for the 3<sup>rd</sup> year in a row, Curo will be taking part in the annual Palace to Palace event in support of The Prince's Trust.



# Corporate Social Responsibility.

- Since being onsite, Curo have engaged with several organizations to offer employment opportunities within the borough of Westminster.
- Meetings held with Youthbuild UK who offer work opportunities to disadvantaged young people.
- Resurgo – who offer 6-week employability programmes working with 16–24-year-olds who are not in education or employment.
- Prince's Trust – Curo has a long-standing relationship with The Prince's Trust and have 1 trainee from The Prince's Trust working on the project.



# Environment and Sustainability

## Waste Reporting / Recording Qflow May 2024 – Aug 2024

- Waste collections to date – 39.
- Waste Weight – 201.62t
- Waste Volume – 269.28m3
- Waste Weight per 100m2 – 4.92t
- Waste Carriers – 6
- Waste Destinations – 5
- Diversion From Landfill – 100%





# Community Initiatives

# Community Initiatives

## The History of Grosvenor Square Gardens Talk and Walk

When: 8 October at 1pm

Where: 70 Grosvenor St, W1K 3JP

Join us for an insightful talk on the history of Grosvenor Square Gardens.

Following the talk, enjoy a short walk from Grosvenor Street to the Square, where you'll learn about the historic buildings and statues that surround this iconic London landmark.



## Mount Street Neighbourhood Arts Festival

When: 7<sup>th</sup> – 12<sup>th</sup> October

Where: Mount Street and South Audley Street, Mayfair

We invite you to join us to celebrate the capital's big week in art, with a full programme of events to run alongside Frieze and PAD.

Register for your exclusive complimentary passport – your ticket to cultural and culinary experiences – and collect artist-designed stamps from key locations, which unlock a trail of bespoke incentives from brands.



## Ever After Garden Volunteering

When: 14<sup>th</sup> November – 18<sup>th</sup> December

Where: Grosvenor Square Gardens

The Ever After Garden will be returning to light up Grosvenor Square to raise vital funds for The Royal Marsden Cancer Charity.

If you would like to support the Ever After Garden, the team are looking for volunteers to help in the garden.



# Feedback

# Next Steps

# Next Steps

- **Grosvenor** to circulate minutes to members and publish on the South Molton website.
- **Grosvenor** to diarise next meeting for beginning of 2025. **Community Liaison Group** to confirm attendance.

# Thank you.