

## Community Newsletter

South Molton | May 2025

### Hello Neighbour,

The change of season has been welcomed at South Molton as we maintain our forward momentum into the spring. April has been a month of key progression and has seen efficiency we would like to replicate through May and the warmer months to come.

### Progress So Far

- Completed excavation and propping installation in both the North and South blocks
- Formed 60% of the concrete raft slab at level -1 in the North Block
- Installed a 2<sup>nd</sup> tower crane in the North Block.
- Formed 75% of the concrete raft slab at level -2 in the South Block
- Commenced the construction of the vertical concrete elements in South Block including the core and liner walls
- Continued structural restoration works including underpinning to 50-54 Davies Street

### Considerate Constructors Scheme

South Molton was inspected by the 'Considerate Constructors Scheme' (CCS).

CCS ensures Skanska and the team here are committed to; respect the community, care for the environment and value the workforce. Which is essential and contributes to raising the standards within the industry while also building trust with the public.

We scored a perfect 45/45. This is a great achievement for all involved on the project and sets a target for visits to come.

### IN THIS ISSUE

- Progress so far
- Planned works
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- Site working hours

### Planned works for May

- Continue construction of the vertical concrete element in both the North and South Blocks including liner walls and columns
- Complete remaining concrete raft slab pours in both basements.
- Form concrete slab and basement level -1 for the South Block
- Commence the construction of the concrete core for the North block
- Continue restoration works to the Running Horse Pub including the replacement of lintels and completion of underpinning works

### Community Engagement

On 22nd April, we welcomed Michael and Winnie from TfL, along with Winnie's assistance dog, Tarka. Following a session to discuss the ways that society can disable people, we discussed what we, as project team, can do to remove barriers for people in and around our projects. The visit concluded with a walk around the perimeter of the site to look for improvements which we are carrying out.



## Environmental Update

- All non-hazardous waste generated in April was diverted from landfill.
- The team here at South Molton has been working closely with Westminster Council throughout April. To ensure disruption is minimised, we have regular scheduled visits with the local Environmental Health Officer to discuss upcoming works.

## HOW TO GET IN TOUCH

Should you have any queries or concerns regarding the project, please do not hesitate to get in touch.

### Peter Walsh

Community Liaison

07767 858638

[birchresources@gmail.com](mailto:birchresources@gmail.com)

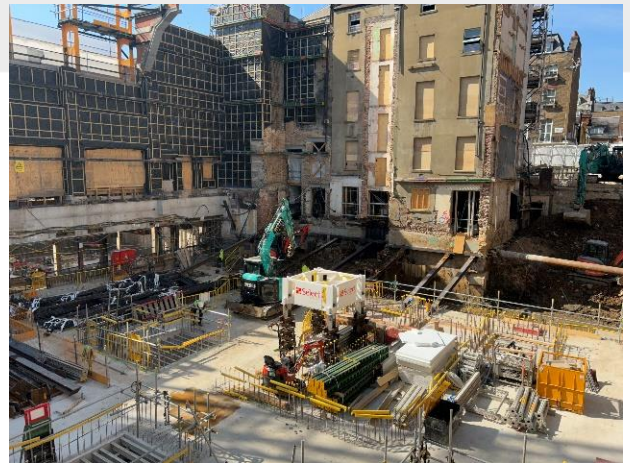


### James Wildgoose

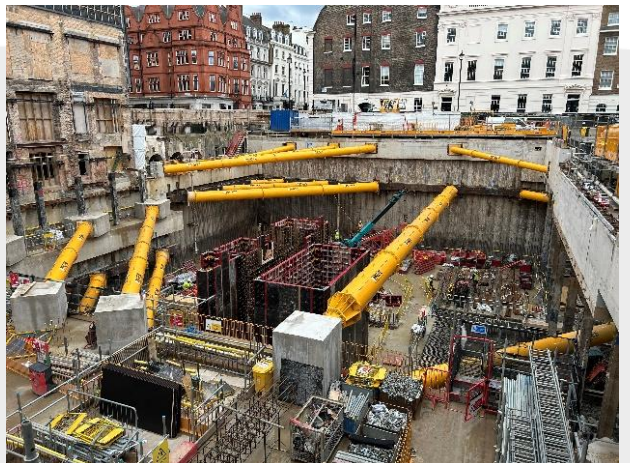
Senior Project Manager

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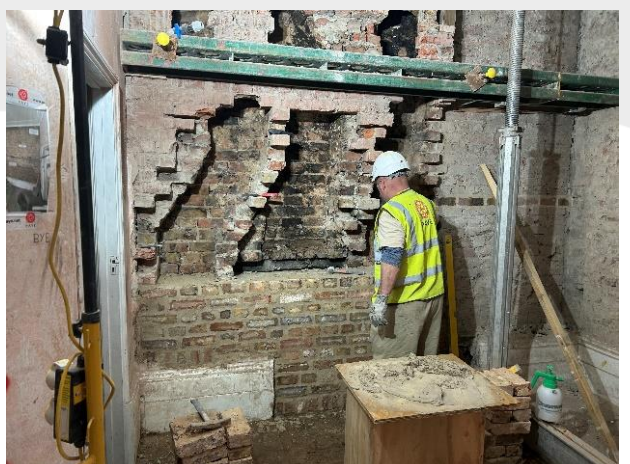
North Block - raft slab and raking prop installation



South Block – concrete works progress

## SITE WORKING HOURS

|                            |                  |
|----------------------------|------------------|
| <b>Monday – Friday</b>     | 08:00 – 18:00    |
| <b>Saturday</b>            | 08:00 – 18:00    |
| <b>Sunday</b>              | No works on site |
| <b>Bank Holidays</b>       | No works on site |
| <b>Noisy working hours</b> | 08:00 – 10:00    |
| <b>Monday – Friday</b>     | 12:00 – 14:00    |
|                            | 16:00 – 18:00    |



Running Horse Pub - chimney restoration works

## THANK YOU

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

# Insite

## South Molton Street Community Newsletter

May 2025

### Dear Neighbours

April has been a month of great progress on our site, with key milestones successfully reached. As we move into May, we're dedicated to maintaining this drive and continuing our work with the same level of efficiency and dedication.

### The South Molton Team

## What's been happening

April has been a productive month on site, with plenty of progress made. Here's a quick roundup:

- ▶ Roof demolition is complete at No. 21 and 10
- ▶ New floors and timber joists installed at No. 10
- ▶ Structural steels fitted at No. 22
- ▶ Drainage works completed within 10 of the 14 buildings
- ▶ Drylining and first fix for electrics and mechanicals started in No. 15, 16 and 17
- ▶ Scaffolding removed from the roofs and façades of No. 15 and 16

## What's planned for May

- ▶ Ongoing demolition works, including the removal of rear extensions at No. 21 and 22, to prepare for the construction of new residential terraces
- ▶ UKPN will be on site to install a new power supply for both retail and residential units
- ▶ Basement drainage at No. 21 and 22 will be upgraded, with old systems removed and replaced to support the new development
- ▶ Internal works continue, including drylining, partition walls, and preparations for new electrical and plumbing installations throughout

### Project highlight:

## Chimney Rebuild at 21 SMS

One of our key conservation tasks this month was the careful dismantling and reconstruction of a historically significant chimney at No. 21.

The original structure had deteriorated significantly, with failed mortar joints and structural instability posing both safety and preservation concerns.

As part of the rebuild, damaged bricks were replaced using reclaimed, like-for-like materials — helping to retain the original character and ensure the chimney remains true to its historic form.



## Sustainability

We're continuing to prioritise sustainability on site, working with Community Wood Recycling with regular timber collections to reduce waste and support local reuse initiatives. Since January, we've saved 8 tonnes of timber from going to waste.

### 4.5 tonnes recycled

Turned into woodchip for use in particleboard, animal bedding, and as carbon neutral fuel in power stations.

### 3.1 tonnes reused

Repurposed by the local community, supporting both construction and DIY projects from bird boxes to dining tables.

### 0.4 tonnes firewood

Fuelling local homes and businesses, helping reduce reliance on fossil fuels and cutting emissions.



Community Wood Recycling Centre

## Thank you!

Curo know how their works can interfere with your day-to-day journeys. We would like to thank you all for your understanding so far and moving forward for the duration of the project. We will strive to reduce any disturbance the works may bring to you.

## Logistics

### UKPN South Molton Street Closure:

UKPN will be installing a new power supply to support the development, which will require a short-term road closure on South Molton Street. Approved by Westminster City Council, the closure will be in place from 13–17 May, affecting the area outside 15 and 16 South Molton Street.

During this period, vehicle access will be restricted, but pedestrian access will remain open via a designated walkway, with clear signage in place to guide foot traffic.

### South Molton Passage Closure:

The South Molton Street passageway will remain closed until July due to the ongoing demolition and structural works at No. 23 South Molton Street.

As safety is our top priority — for both our site team and the local community — the closure will remain in place to ensure a safe working environment is maintained throughout this phase.

We appreciate your understanding and apologise for any inconvenience caused.

## Get in touch

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



**Joe Whyte**

**Senior Site Manager**

e: [joewhyte@curoconstruction.com](mailto:joewhyte@curoconstruction.com)



**Connor Lancaster**

**Senior Site Manager**

e: [connorlancaster@curoconstruction.com](mailto:connorlancaster@curoconstruction.com)

## Site opening hours

### Site Working Hours:

Monday to Friday, 8am – 6pm

Saturday, 8am – 1pm

### Noisy Working Hours:

8 – 10am, 12 – 2pm and 4 – 6pm daily

## Sign up to the mailing list

These newsletters and other project updates are also sent digitally to the South Molton mailing list.

Sign up at [bit.ly/SMTmailinglist](https://bit.ly/SMTmailinglist) or by scanning the QR code.

