

Community Newsletter

South Molton | September 2025

Hello Neighbour,

The summer has seen a great deal of progress here at South Molton!

We are now looking ahead to September and continuing forward with this momentum.

Progress So Far

North Block

- The ground floor slab is complete.
- Structural works to the existing façade along Davies Mews have commenced.
- The superstructure core has now been poured to the highest level.

South Block

- 85% of the ground floor slab has been poured.
- Structural reinforcement works now complete at Basement 1 level.
- The superstructure core has also now been poured to the highest level.

50-54 Davies Street

- In the Running Horse Pub, restoration works are ongoing with floor strengthening and lintel replacement works showing significant progress.
- The final demolition process has started in 52-54 Davies Street which sees the removal of levels 2 and 3 in the building.

Planned works for this month

- In the **North Block** we prepare for the commencement of the steel superstructure. This includes the dismantle of the Jumpform rig and the installation of the steel embedment plates.
- After the completion of the ground floor slab in the **South Block**, the Jumpform rig will follow the North in being dismantled. Restoration works to the Brook Street façade will also continue.
- Structural alteration works continue throughout the **Running Horse Pub**. The remaining demolition activities in 52-54 Davies Street are set to continue throughout September.

IN THIS ISSUE

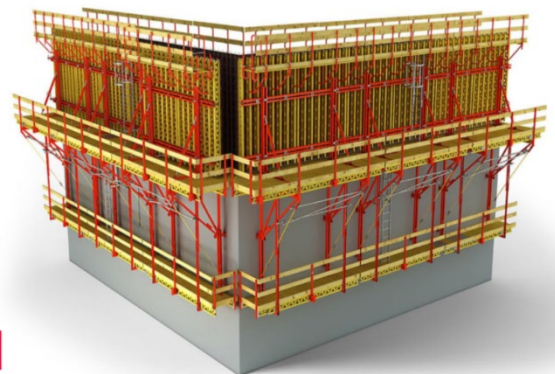
- Progress so far
- Planned works for this month
- Did you know?
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Did you know?

The Peri Jumpform system allows formwork to climb automatically as the concrete structure rises, unlike a traditional jumpform that must be lifted by crane.

This innovative climbing formwork is supported by hydraulic jacks that move the formwork upwards step-by-step, providing a safer, more efficient method for constructing vertical concrete elements.

By reducing reliance on cranes, the Peri Jumpform system not only accelerates the construction programme but also significantly enhances site safety- reflecting Skanska's commitment to delivering projects with the highest standards of quality, innovation and care for our people and communities.



PERI

Community Engagement

In August, we welcomed two students from City of Westminster College for a week of work experience with the Skanska team, exploring design, operations, health & safety, environment, social impact, and commercial roles. We've also been planning our volunteering programme for the year ahead.

As construction progresses and more trades join the site, we'll be advertising apprenticeship and job opportunities—prioritising local residents.

With A-level and GCSE results now out, many will be considering their next steps. If you or someone you know is interested in work experience or a career in construction, please get in touch!

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

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Construction Director

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SITE WORKING HOURS

Monday – Friday	08:00 – 18:00
Saturday	08:00 – 18:00
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

THANK YOU

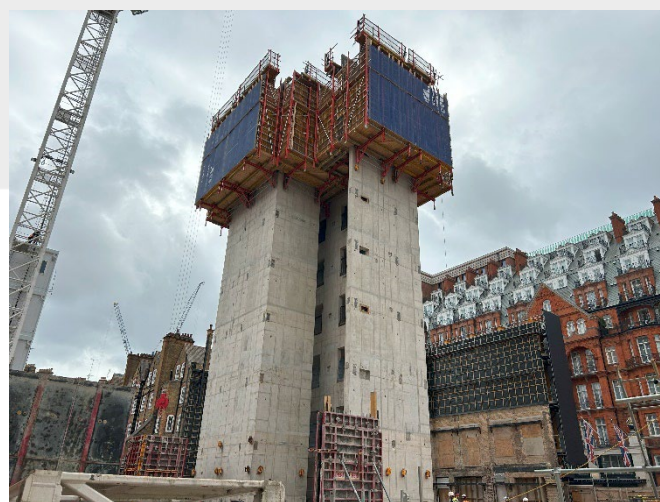
At Skanska, we understand that construction work can be quite disruptive to the local community. We appreciate your patience and understanding, and we will continue to make every effort to minimise any inconvenience to you.



Scan this QR code to find out more information about careers in Skanska, and the opportunity to sign up to attend insight sessions.



North Block Core progress



South Block Core progress

Insite

South Molton Street Community Newsletter

September 2025

Dear Neighbours

August has been another busy month of dedication and progress. As we go into September, we're striving to maintain this progression and continue our work with a high level of safe efficiency and enthusiasm.

The South Molton Team

What's been happening in August

August has been yet again another busy month on site, with lots of progress made. Here's a quick roundup:

- ▶ New structural terrace steels and joists have been installed at the back of unit 22
- ▶ New steels installed for plant support on roof of 20
- ▶ Roof structural repair works on 21 and 22 complete
- ▶ Mechanical tanks installed in the basement of 22 to form the new plant room
- ▶ Temporary works installed in South Molton Passage
- ▶ Drylining 1st fix of partition walls in unit 10
- ▶ Temporary works to rear of 17 for new structural steel and steel install is ongoing
- ▶ Mechanical & Electrical 1st fix is ongoing in units 15-18
- ▶ Roof works ongoing at unit 10

What's planned for September

- ▶ Mechanical & Electrical 1st fix to commence in units 20 and 22
- ▶ Next phase of temporary works install and demolition in 23 and 24
- ▶ The completion of the roof on 10 and further roof works on 21, 22 and 24 SMS
- ▶ Drylining 1st fix of partition walls in units 20 and 22
- ▶ Firestopping for units 15-18

Project highlight:

19/20 Micro Retail Unit SML

During August, we began forming a new retail unit on South Molton Lane as part of our plan to create compact 'micro units' behind several South Molton Street properties.

At the rear of 19 and 20 SMS, we removed the dividing wall and lowered the floor level with a new concrete slab to match the street level in the Lane. A new wall was built to separate the unit from the existing property, and steel beams were installed to support a mezzanine level.

In September, timber joists and a ceiling will be added to complete the mezzanine floor, shaping what will be a new micro retail unit with its own entrance on South Molton Lane.



19/20 Micro Retail Unit

Thames Water works Dates

Thames Water will be carrying out a disconnection of existing water supplies on units 15-22 from 27th October - 8th November. Thames Water need to excavate on South Molton Street, outside the Curo hoarding line.

There will be a temporary road closure put in place for the duration of the works. Pedestrian access will be maintained for the duration of the work, but the road closure will likely disrupt deliveries. Curo logistics team will aid where they can in assisting deliveries onto the street during the period.

Curo will advise when the disconnection to the remaining units (phase 2) will take place once confirmed by Thames Water. This will likely be in Q1 2026.

New Roof and Dormers for 22

In August we rebuilt the timber frame roof in unit 22, creating a new mansard and dormers on the SMS elevation of the roof. The rear section of the roof remains intact and has been structurally strengthened by doubling the rafters.

The next step of the roof build will include lead dressing of the Dormers and valley gutters, before the roof is tiled and made watertight.



22 New Roof

South Molton Passage Closure

We are pleased to confirm the Passageway will reopen for Pedestrian access on the 16th of October.

Safety remains our top priority, both for our site team and the wider community, so the closure will stay in place to ensure a safe and secure working environment throughout this phase.

We appreciate your understanding and apologise for any inconvenience caused.

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.

Get in touch

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



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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 or by scanning the QR code.

