



GROSVENOR

South Molton Community Liaison Group

Meeting #11

7th May 2026 12:30-1:30pm



Hello and welcome

Introductions

Previous Actions

Project Update – Site works

North and South Blocks

South Molton Street

Hotel

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 Q2 2026. **Community Liaison Group** to confirm attendance.

Curo to visit SMS retailers before Thames Water's return to SMS.

Project Update

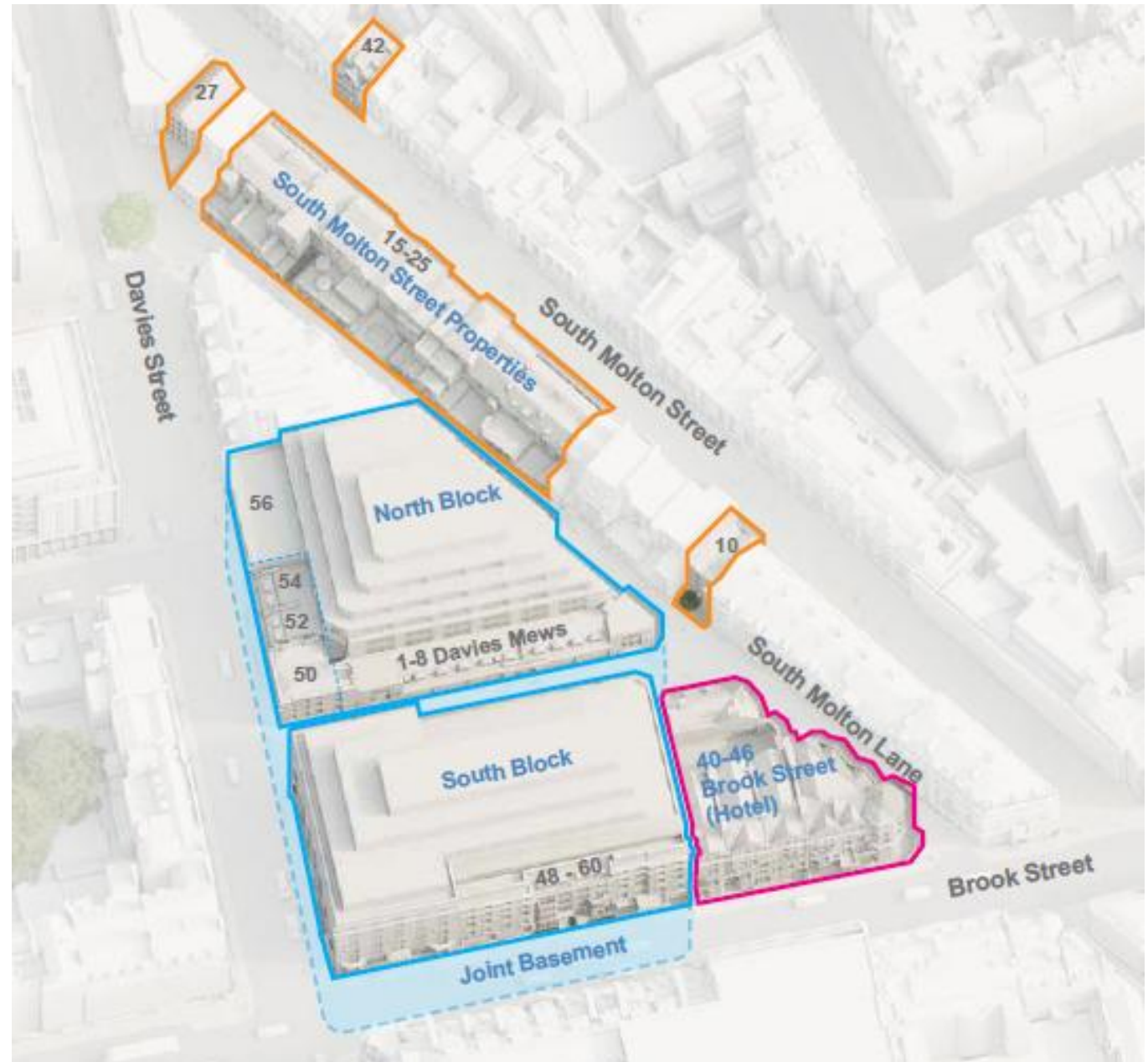
Project Overview

The South Molton development 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

Project Update – Skanska

Works complete in current reporting period

- Steelwork frame complete
- Concrete slabs complete to roof level
- Category A office fit out commenced
- Davies Mews road reinstatement in progress
- Façade panel install in progress
- Handset stone install in progress
- Blockwork walls complete ground floor
- FRS removal on Brook Street and Davies Mews

Works planned for upcoming reporting period

- Continued installation of the precast concrete panels
- Continued installation of the handset stone
- Commencement of roofing activities
- Completion of CAT A fit-out on level 1



North Building

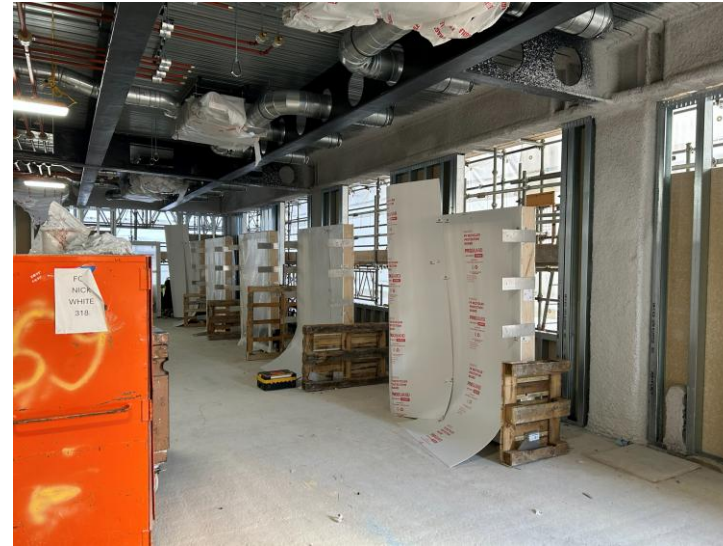


South Building

Construction progress and pictures- Envelope

Following the completion of the steelwork frame, the project has progressed to works through the façade on both buildings. Since the last reporting period, the following activities have commenced and are currently under construction:

- Cementitious fire spray application to the steel beams and columns
- Installation of the lightweight steel frame system (SFS)
- Timber, Aluminium and Steel window installation
- Handset stone installation
- Precast concrete panel installation



Construction progress and pictures- Internals

Since the last reporting period, significant progress has been made on a number of internal activities within both the North and South buildings. The following works have commenced and are currently progressing on site, including but not limited to:

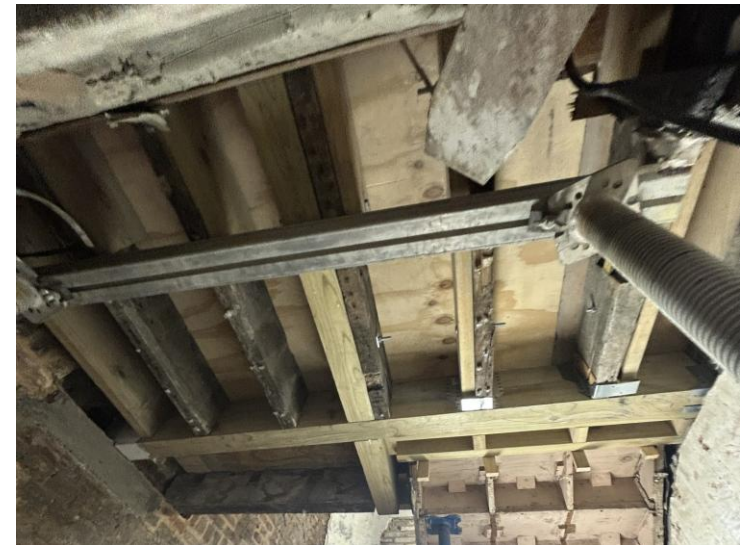
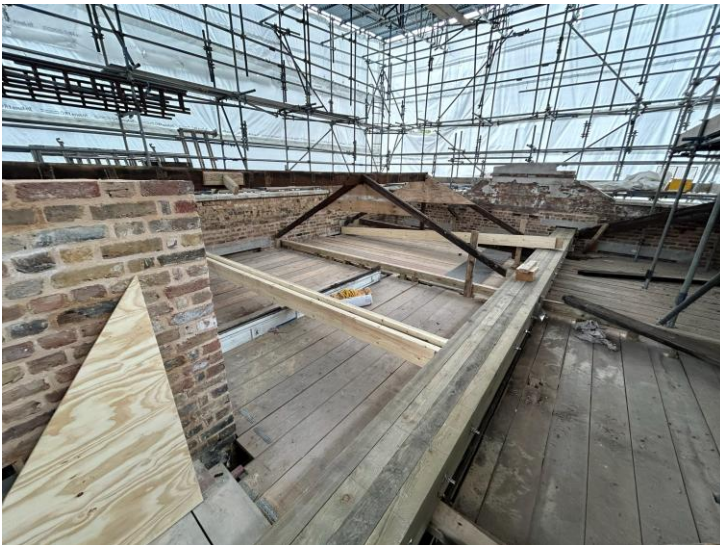
- Ductwork and pipework installation at Basement Level 1
- Ground floor blockwork (complete)
- Trimo panel installation to Grays and South Building party walls
- Staff welfare fit-out at ground floor level (both buildings)
- CAT A office fit-out progressing throughout both buildings



Construction progress and pictures- 50-54 Davies Street

As with the rest of the project, works at the Running Horse Pub and 52-54 Davies Street continue to progress at a steady pace. The following photographs illustrate progress achieved during the current reporting period, including activities such as:

- Floor strengthening works throughout the building
- Roof refurbishment
- Chimney rebuild



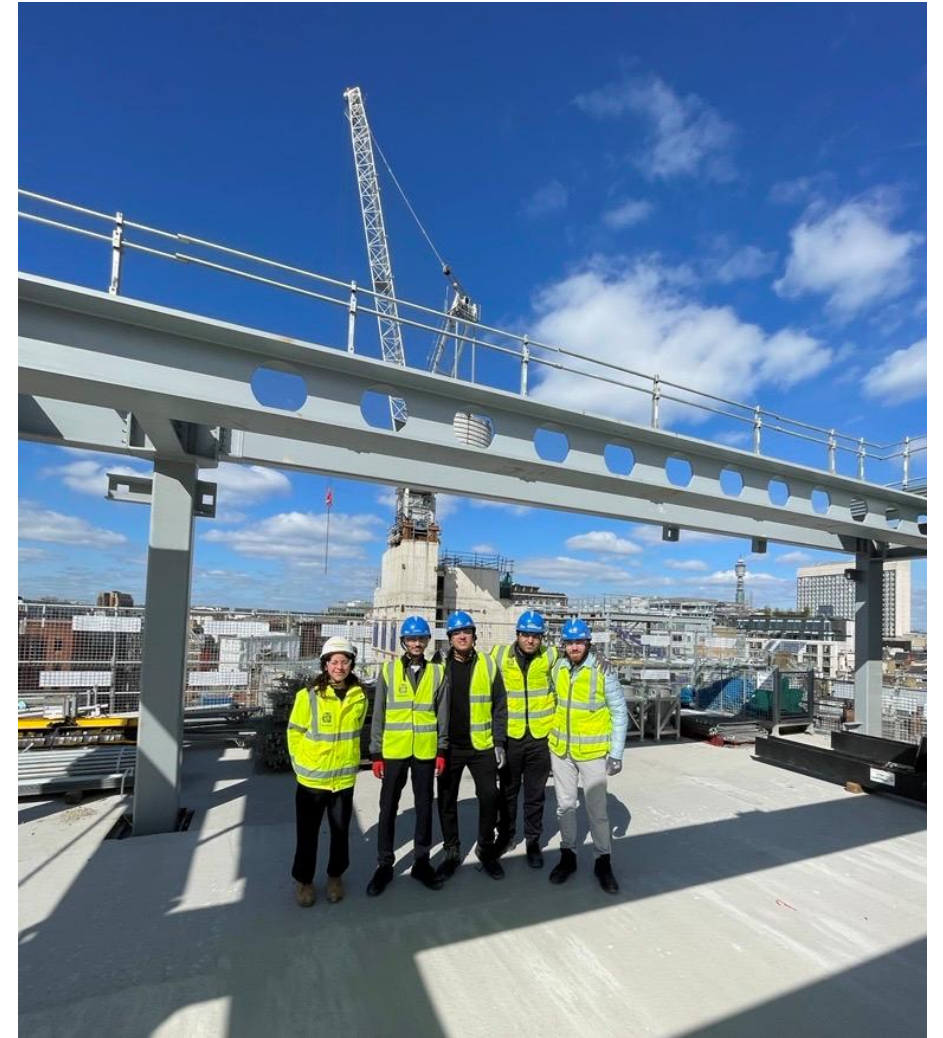
Environment & Sustainability

- A total of 30.5 tonnes of reclaimed steel have been incorporated into the project's structure.
- The majority of this material was sourced from the deconstructed Honda factory in Swindon.
- The use of reclaimed steel reduces the need for virgin materials, diverts waste from disposal, supports the principles of the Circular Economy, and delivers a measurable carbon saving.
- In addition, the project team took part in The Great British Spring Clean at the start of April, undertaking a litter pick around the site. This is the second consecutive year the team has participated in the initiative, reflecting an ongoing commitment to environmental responsibility.



Social Impact

- Local employment opportunities have been supported through the appointment of a Trainee Engineer with J Coffey, the 'Above Ground Concrete' contractor.
- Clipfine have also provided an opportunity for a local labourer.
- Engagement with education providers has continued, with two site visits delivered in partnership with City St George University.
- 'Introduction to Construction' sessions are scheduled to continue taking place through May and June with St Mary's School Branston Square.



City St George Site Visit

South Molton Street



Works Update

- Site Update
- Thames Water Connections for Section 1 – completing by 19th May



Brook Street Hotel



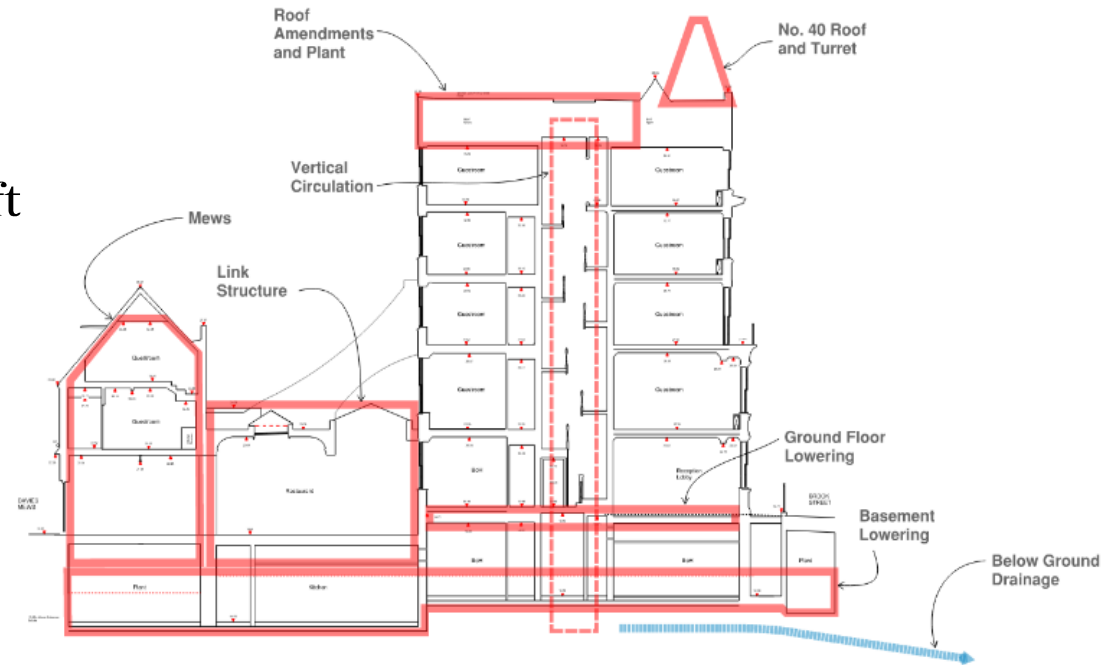
Scope of works

Project: Conversion of Grade 2 listed building into a new 5* Hotel

Live: Site set-up and enabling works (welfare within the building).

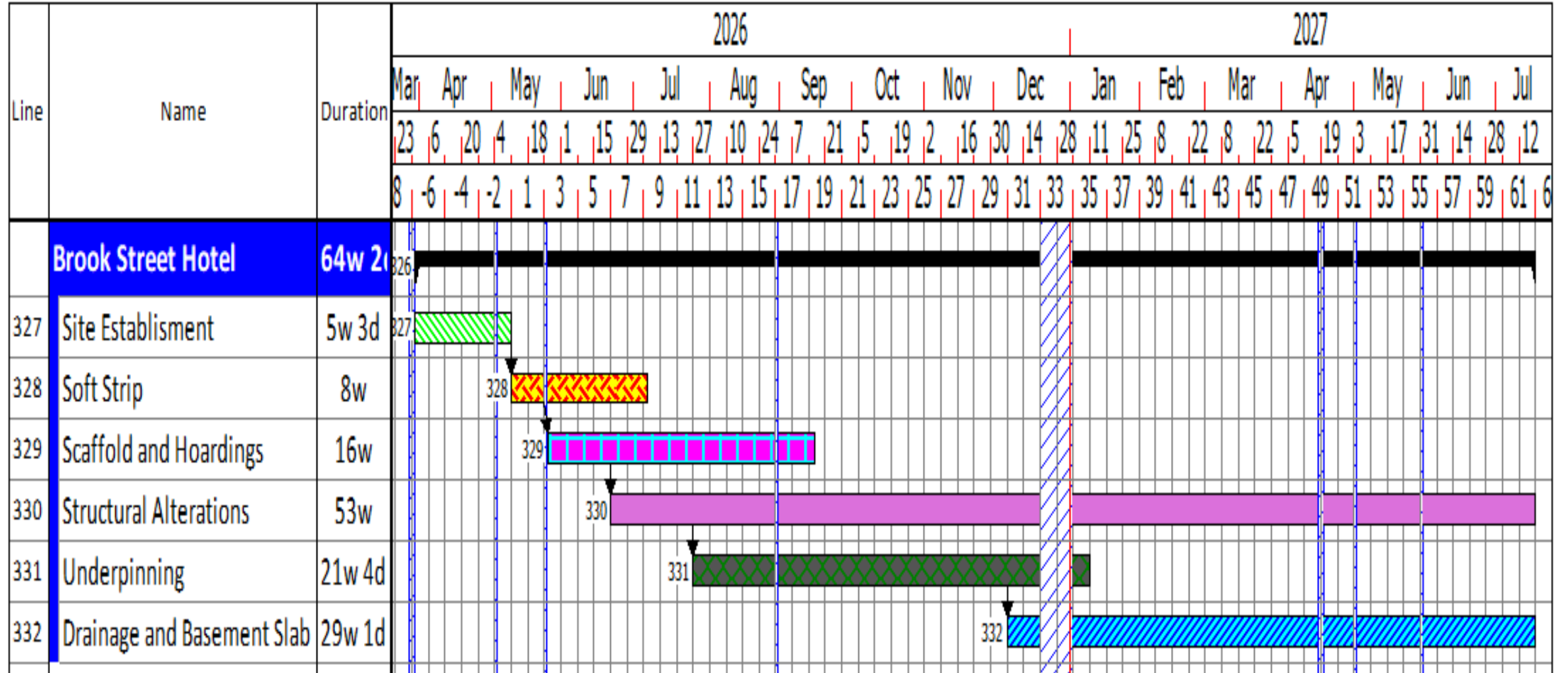
Scope:

- Protection of heritage features
- Full perimeter hoarding & scaffolding, including temporary roof
- Roof amendments including new plant areas and No. 40 Turret
- Structural alterations throughout, including new openings and lift cores
- Underpinning throughout the Basement
- New drainage, foundations, basement slabs and waterproofing





Programme and Logistics





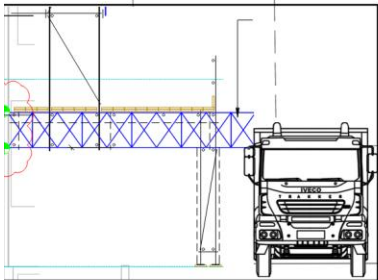
Logistics

Works in this area to be co-ordinated with Skanska and Curo

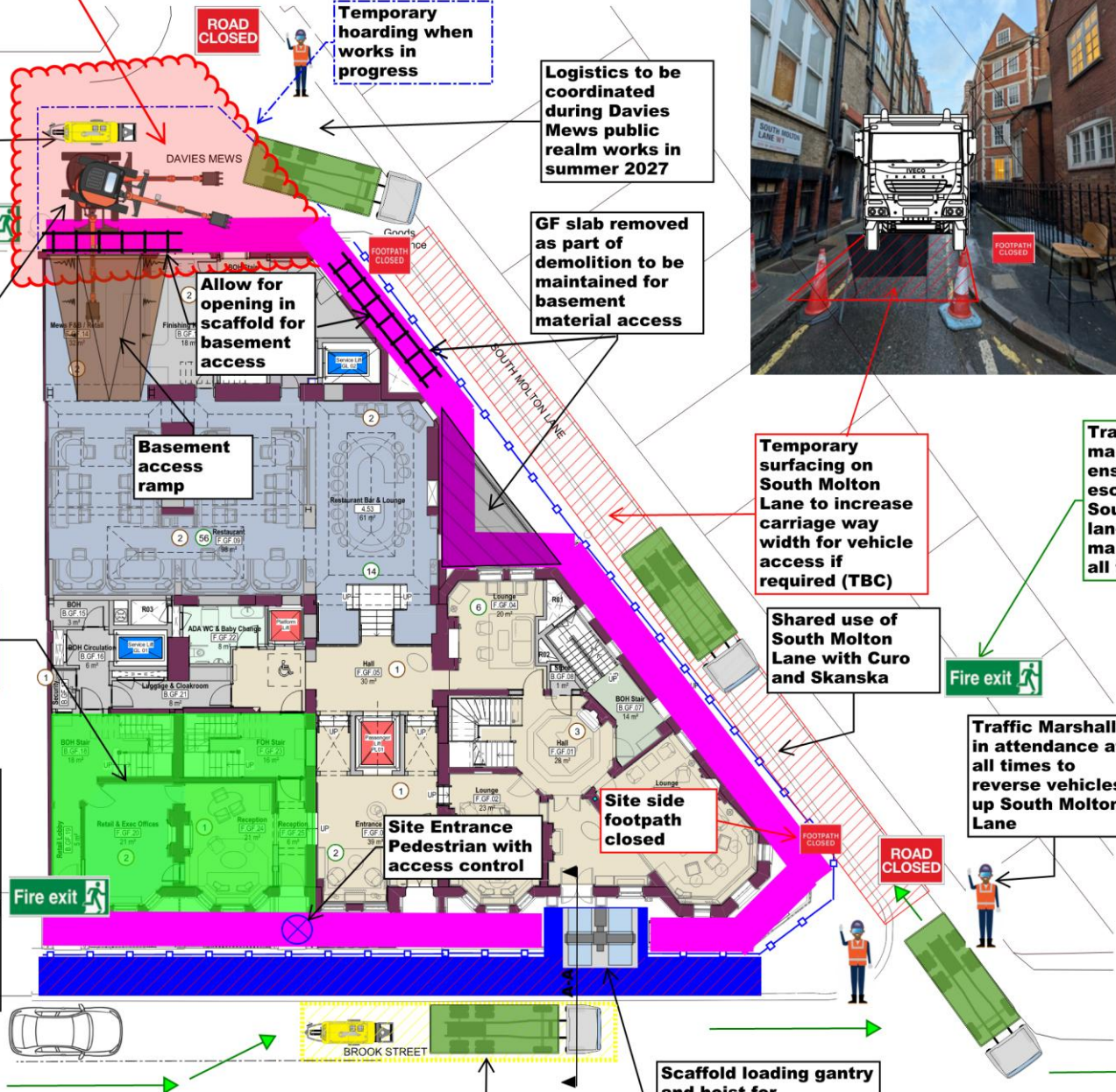
Davis Mews used concrete and muck away for underpinning works to be coordinated with adjoining sites

8t Excavator for muck away and unloading deliveries. Position to be coordinated with adjoining site when not in use.

Welfare to be located with the building GF to L3



Section A-A - Loading Gantry (indicative only)



ROAD CLOSED

Temporary hoarding when works in progress

Logistics to be coordinated during Davies Mews public realm works in summer 2027

GF slab removed as part of demolition to be maintained for basement material access

Allow for opening in scaffold for basement access

Basement access ramp

Temporary surfacing on South Molton Lane to increase carriage way width for vehicle access if required (TBC)

Shared use of South Molton Lane with Curo and Skanska

Traffic marshals to ensure fire escapes onto South Molton lane are maintained at all times

Traffic Marshall's in attendance at all times to reverse vehicles up South Molton Lane

Motorcycle parking bays require suspension for pit lane

Scaffold loading gantry and hoist for superstructure works. Footpath maintained below.



Key

- Site Hoarding
- Traffic Marshall
- Concrete Pump
- Fully encapsulated facade scaffolding with over-roof. Acoustic protection as required.
- Loading Gantry and Hoist

Revision	Date	Change
A	20/11/25	First Issue
B	21/01/26	Updated for enabling works
C	02/02/26	Davies Mews
D	03/02/26	Updated to non fixed hoarding on Davies Mews
E	05/02/26	Shared use of SML
F	10/03/26	Scaffold Gantry

40 - 46 Brook Street
Enabling works
Proposed Logistic Plan
Rev F - 10/03/26
A.Fox

Project Updates

Website:

<https://www.tourengroup.co.uk/the-oberoi-development/>

Email:

BrookStreetInfo@toureen.co.uk

Anita Nash

Project Manager & Resident Liaison

Monthly Newsletter



Community Initiatives



Community updates



Mayfair Run Club, 19th May 6pm

Delivered in partnership with Third Space Mayfair, this is a great way to explore Mayfair on foot and meet new people. Donate £5 to our Community Fund each month to secure a spot at bit.ly/MayfairRunClub



Recruitment support

We continue to work with the Department for Work and Pensions and WCC to provide a **free recruitment service** to all our customers, no matter what sector. If you have any vacancies now or coming up, please email people.positive@grosvenor.com



What's on in May?

Visit our Instagram or website to see upcoming events, gallery exhibitions, retailer pop-ups and more.

@mountstreetneighbourhood

Feedback



Next Steps





Next Steps

- **Grosvenor** to circulate minutes to members and publish on the South Molton website.
- **Grosvenor** to diarise next meeting for Q3 2026. **Community Liaison Group** to confirm attendance.

Thank you.