

South Molton Triangle Community Liaison Group

Meeting #3

6 March 12:30-1:30pm



Hello and welcome

Introductions

Previous Actions

Project Update – Site works

North and South Blocks

South Molton Street

Hoarding

SMT Website

Site Discoveries

Feedback

Next steps

Introductions

Previous Actions



Previous actions

- **Grosvenor** to diarise next meeting for early next year. **CLG members** to confirm attendance.
- **CLG members** to review and 'sign off' the Terms of Reference
- **CLG members** to share any additional feedback on the draft comms & engagement plan
- **All** to consider how to encourage more business representation at the CLG
- **Grosvenor** to include Peabody flat noticeboards and RSMSJ website in circulation

Project Update

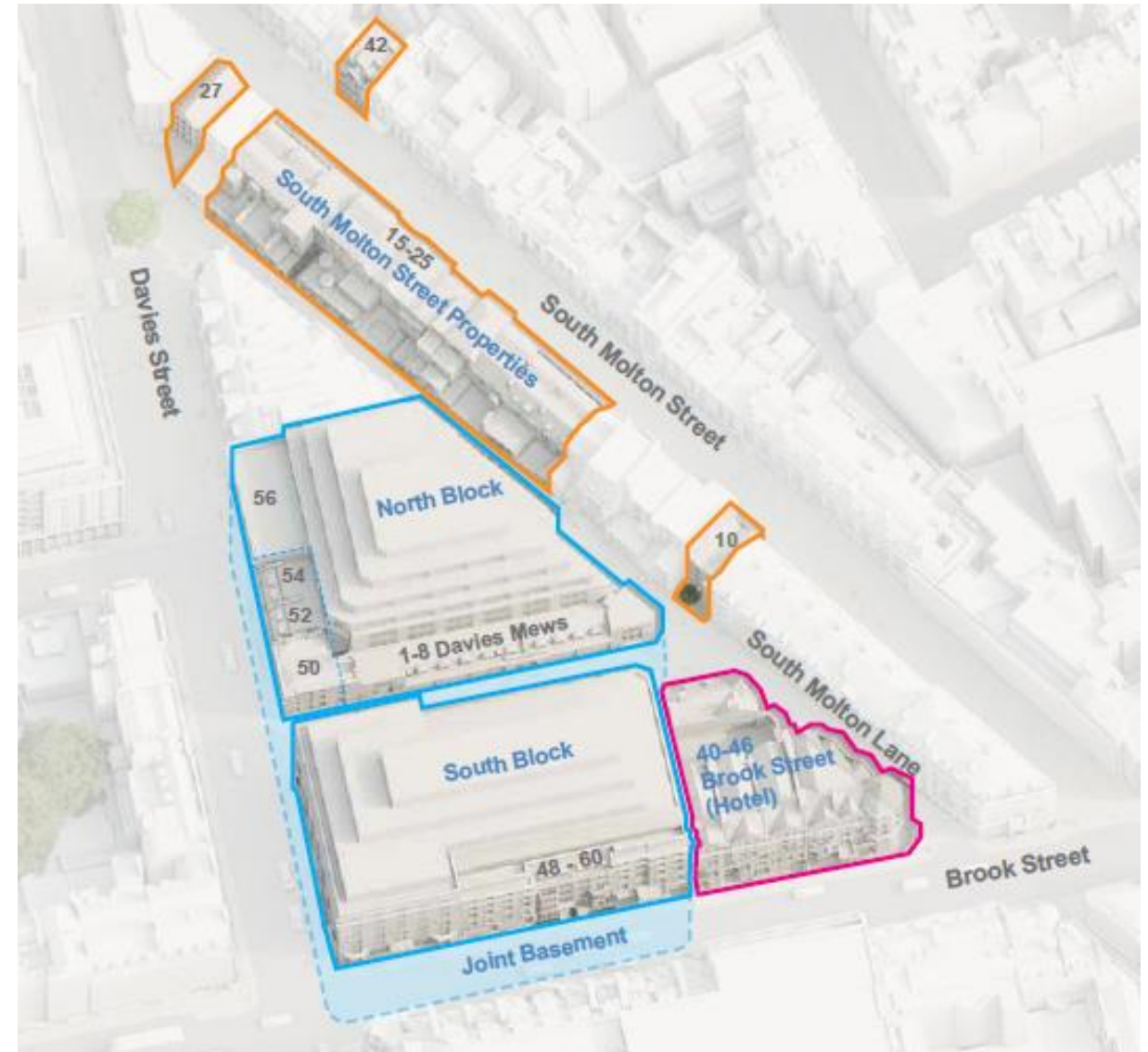
Project Overview

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 – 31 bedrooms at 40-46 Brook Street



North and South Buildings

Project Update - North & South – McGee.

Works to Date:

- Hoarding erection is complete, now installed on Brook Street and Davies Street.
- Scaffold to site perimeter mostly complete.
- Demolition of low-rise buildings to the South Side of Davies Mews complete.
- Façade retention structure on Brook Street erected.
- Underpinning works to Brook Street and Davies Mews.
- PAYE have been cleaning the façade stones prior to deconstruction works on Brookfield House.
- Weather protection and repairs to 46 Brook Street Party Wall.
- Roof of 48-58 Brook Street removed.
- Demolition of 56 Davies Street.
- UKPN substation connection works.
- Installation of temporary cabins to the rear of 56 Davies Street.
- Commencement of piling works.



Demolition Works.

- Demolition works commenced in November 2023.
- Demolition of the low-rise buildings to the South Side of Davies Mews complete.
- Brookfield House, 56 Davies Street and 48 Brook Street demolition is well underway.
- The demolition work is mostly being carried out by an excavator with a muncher attachment, to reduce the noise and vibration generated from the works.
- The bulk of the demolition works will be completed in the next two months.



Progress Pictures.



Piling & Basement Works.

Piling works commenced in February 2024.

This has started with the installation of new secant piles to form the second level of basement.

An auger cleaner is attached to the piling rig to reduce noise and vibration.



Environment and Sustainability.

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

Through careful planning, selective procurement and segregation of waste streams we are currently on track to achieve this goal through recycling and reuse.

The project has ambitious carbon reduction targets, which McGee are striving to aid in achieving by making carbon savings wherever possible during our works. This includes:

- **lower carbon** concrete mixes
- **electric** plant & machinery
- **re-used** steelwork
- diverting **99%** of our waste from landfill

Brick and Stonework salvaging

The stonework from the façade of 56 Davies Street and Brookfield House is being sensitively salvaged and will be used in reconstruction.

PAYE oversee the salvaging of this stonework; bricks are removed, cleaned, palletised and sent to an offsite storage facility.



Corporate Social Responsibility.

- McGee has spent a collective **36 Hours** volunteering with local charities and initiatives.
- In 2023 alone we spent c.**£340,000** in the local supply chains.
- So far **15 apprentices and graduates** have had a cumulative **228 weeks** working on site.
- **3 work experience** students have also had placements on site.



Any Questions?

If you have any further queries or concerns regarding works on the North and South Blocks, please do not hesitate to contact us:

First point of contact:

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Project Manager

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James Newman

Community Liaison Officer

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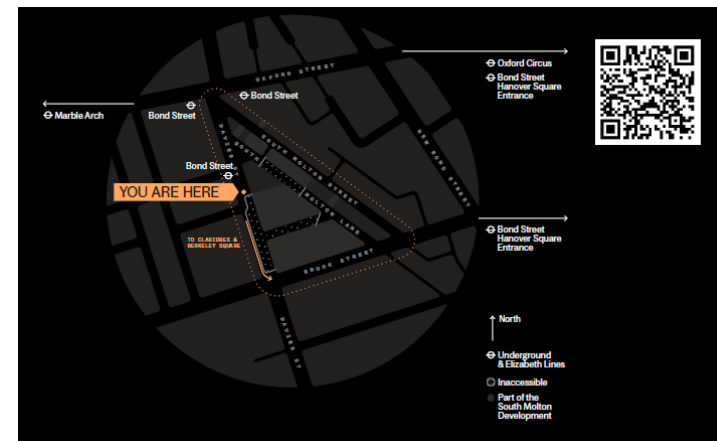
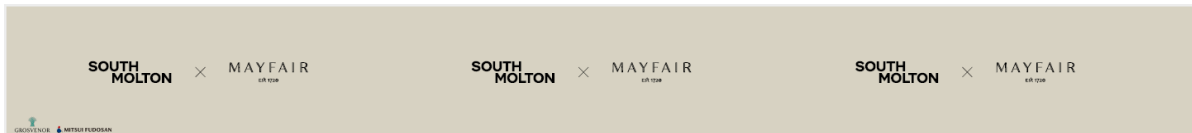
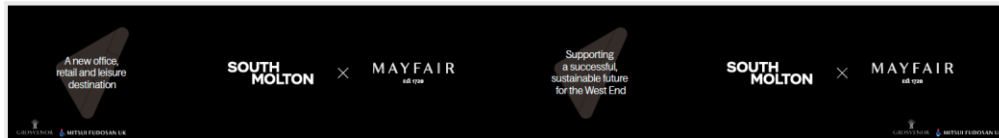
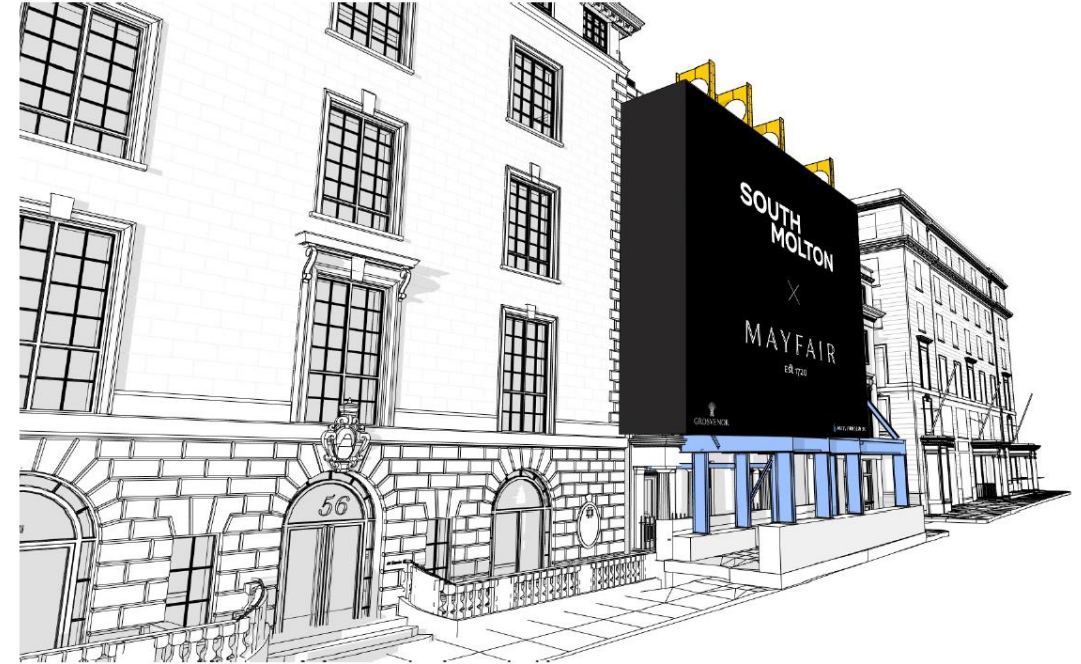
South Molton Street

Project Update – South Molton Street

- At the last CLG, we advised that RED Construction were the contractors for South Molton Street.
- Unexpected existing conditions in the building have meant we need to make minor updates to the refurbishment design and approach; this requires an updated Listed Building Consent which has delayed the start of work on SMS.
- We have also been unable to reach a commercial agreement with RED Construction and have stood them down from the project.
- We're engaging with other contractors in relation to the works on SMS and hope to appoint a new contractor in late spring. Until then, Grosvenor is managing the site including site security. Internal demolition and excavations will continue in the meantime.
- We will keep you updated through existing channels including this CLG and newsletters.

Hoarding and Wrap

Hoarding and Wrap



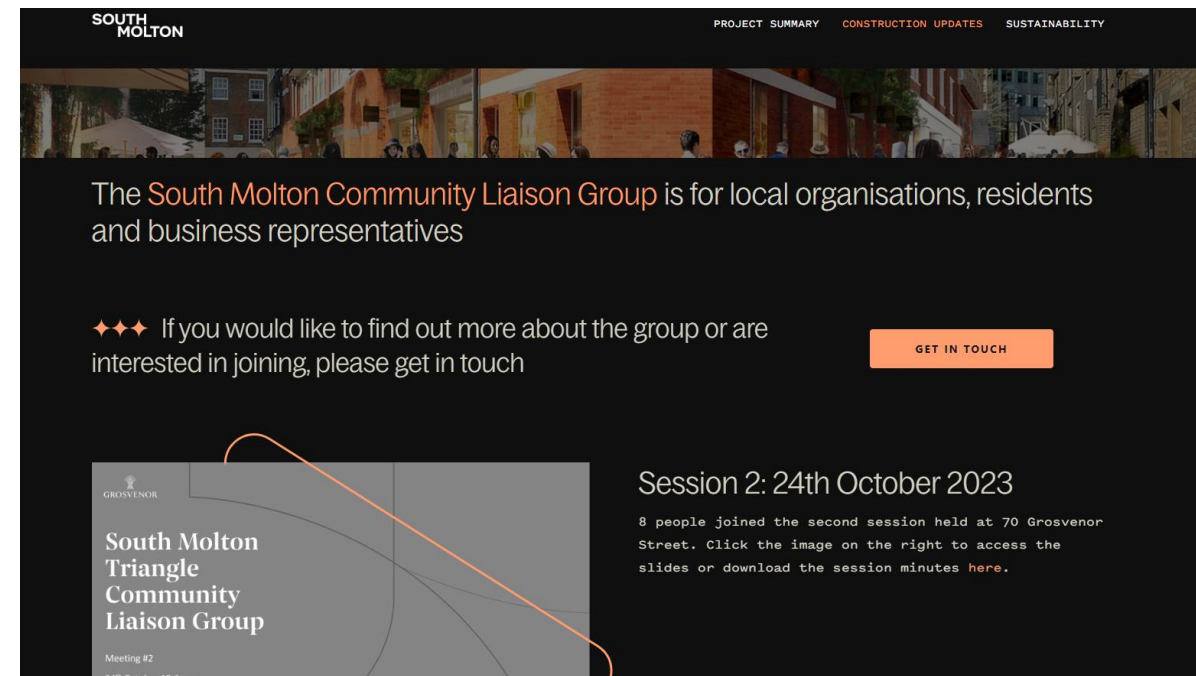
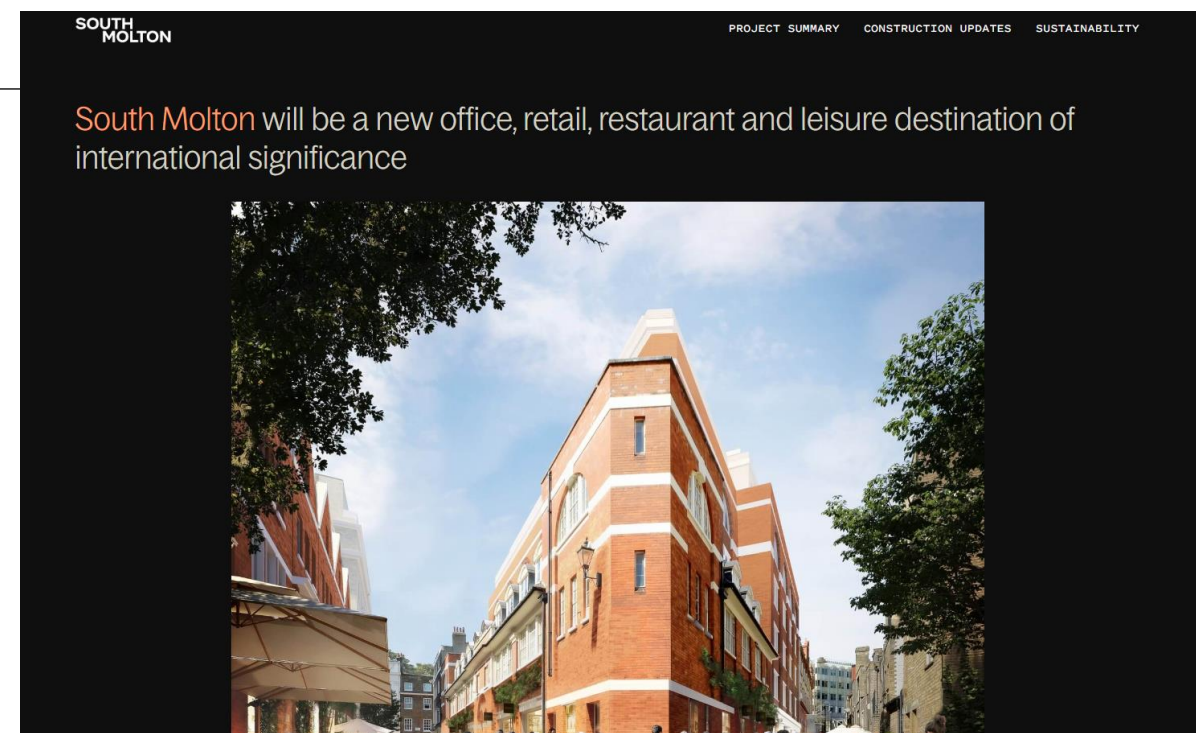
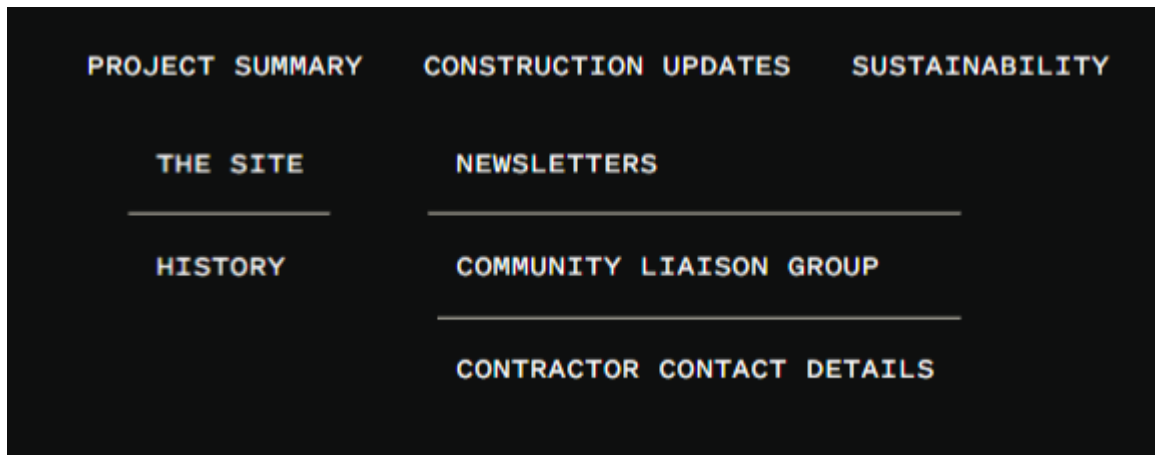
New Website



Website

We are in the process of developing a new website that will:

- Provide an overview of the project and vision
- Tell the story and history of South Molton
- Serve as a depository for project and construction updates
- Introduce the new South Molton branding



Onsite Discoveries

21 South Molton Street

Whilst on site, our contractor made the exciting discovery of a box full of magazine leaves dating from 1886-1889.



Feedback

- General comms
- Format and frequency of CLG

Next steps

Next steps

- **Grosvenor** to circulate minutes to members and publish on the SMT website.
- **Grosvenor** to diarise next meeting for early Summer 2024. **Community Liaison Group** to confirm attendance.

Thank you.