

Community Newsletter

South Molton | November 2025

Hello Neighbour,

October saw a lot of visible progress on site, with the buildings' superstructures now rising above street level, giving form to the North and South buildings, and signalling the scale of the transformation underway behind the hoarding.

Site Progress

North and South Buildings

- Steelwork frame constructed to Level 2
- Refurbishment of the Brook Street Façade continue, preserving the area's character whilst integrating it into the new development.
- Metal decking installed to the steelwork, forming the floors that will soon support the next stages of construction.
- The concrete basement slabs have been waterproofed and screeded, ensuring a dry and durable foundation.
- Mechanical plant has been delivered to the basement, with blockwork walls starting to take shape, laying the groundwork for essential building services.

50-54 Davies Street

- Roof removal has completed.
- Brickwork repairs are underway, helping to restore and strengthen the historic building structure.
- Internal demolition is progressing, ready for future fit-out.
- Structural steel alterations are ongoing, reinforcing and futureproofing the building structure.

Planned works for November

North and South Buildings

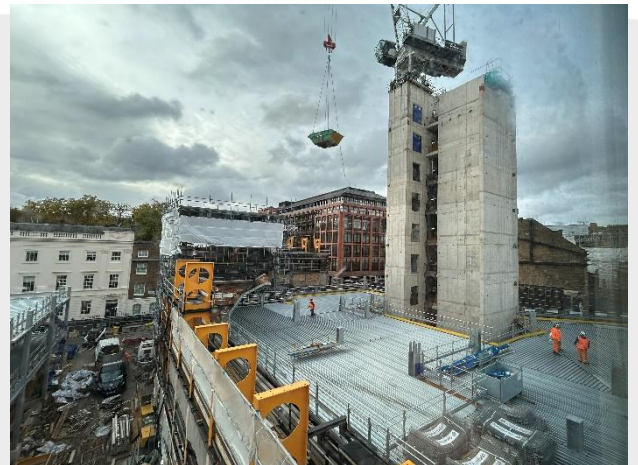
- Steelwork will reach Level 3.
- Metal decking will be installed to create the next level of floors.
- Basement waterproofing and screed completion across both buildings.
- Deliveries of steel reinforcement will start, ready for the concrete works on level 1

50-54 Davies Street

- Installation of the steel frame will begin, providing vital support for the building's future use.
- The concrete slab will be fixed and cast at Level 1, creating a solid base for the next stage of works.
- Masonry repairs will continue at the upper floors.

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North Block Steel Frame and Metal Deck Progress



South Block Steel Frame Progress



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

Community Engagement

This month the South Molton team welcomed four University of Westminster Architecture students for the start of their “site diary” project. Over the next few months, they will regularly visit site to support their understanding of how their studies translate into real-world construction. We look forward to seeing their projects progress.

At the other end of the educational spectrum, five members of the team from Hopkins Architects, Grosvenor, and Skanska visited Year 5&6 students at St Mary’s Bryanston Square Primary School to introduce them to architecture. This marked the start of a year-long programme to raise aspirations and awareness of different careers within the built environment. Next month our structural engineers will be visiting the Year 2s!



Environmental Spotlight



Construction is traditionally one of the most carbon-intensive industries, with structural steel a major contributor to embodied carbon in new buildings. At South Molton, we are committed to reducing our carbon footprint and source low carbon materials wherever possible.

That is why 85% (by weight) of all rolled steel sections being installed are XCarb® - a low carbon steel made with high recycled content and 100% renewable electricity in an electric arc furnace.

This choice cuts the embodied carbon of the steel by around 85% compared to conventional steel, making it a standout example of how we are reducing the environmental impact of our builds and supporting greener construction practices.

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

November 2025

Dear Neighbours

Throughout October, we have made steady progress on site. As we move into November, our focus remains on maintaining momentum and continuing our work with safety, efficiency, and enthusiasm.

Project Overview

The project involves the refurbishment of 14 heritage buildings to deliver new retail and food and beverage opportunities along South Molton Street and South Molton Lane, alongside 33 new private and affordable residences. A new passageway created at 10 South Molton Street will provide access to the wider South Molton Scheme via South Molton Lane and Davies Mews.

Progress in October

October has been a busy month, with notable progress in the following areas:

- ▶ Thames Water disconnections progressed along South Molton Street.
- ▶ New structural steel frame installed in units 23 & 24.
- ▶ Completion of roof works at units 21 & 22.
- ▶ New walls and partitions completed in units 15 - 20.
- ▶ Completion of heritage fireplace wall rebuild in the basement of unit 21.
- ▶ Waterproofing and floor screed installed in the basement of unit 19.

Upcoming works

Looking ahead, here's what's coming up next month:

- ▶ Completion of the next phase of demolition and structural steel installation in units 23 & 24.
- ▶ Waterproofing and screed installation in the basement of unit 27.
- ▶ Formation of new residential extension at unit 15.
- ▶ Roof works to create the new residential terraces at units 15 - 18 will continue.
- ▶ Installation of new UKPN connections.
- ▶ 1st fix of electrical and mechanical install in unit 27.

Project highlight:

Thames Water Works on South Molton Street

Thames Water have been carrying out excavations outside the project site hoarding on South Molton Street.

The purpose of these works is to disconnect existing water supplies in preparation for new installations at updated locations.

Barriers and signage remain in place to inform pedestrians, and Curo continue to assist with deliveries until the completion of Thames Water's works on 8 November.

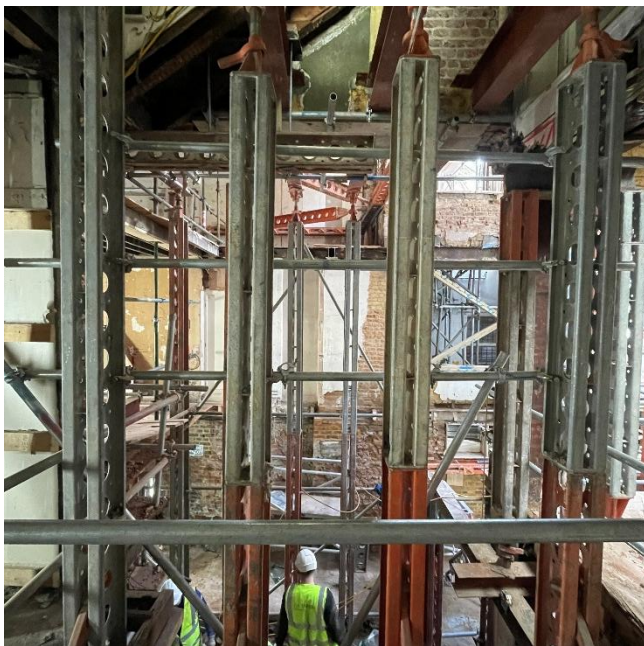


Thames Water Excavation Locations

23/24 Demolition works

Last month, we carried out significant structural alterations and demolition in 23 and 24 SMS. These works will create new bike and buggy storage to serve the new residential units being created on SMS. We will also be installing a lift to allow step free accesses between the street and basement level stores.

The basement and ground floor of unit 23 and 24 are currently under construction to form a new retail space facing onto South Molton Lane. The works include installing 3 new steel picture frames across various levels to maximise space within the Georgian buildings to give a dynamic and modern look whilst keeping the heritage value of the properties.



23 and 24 party wall knock through

Logistics

South Molton Passage Closure:

As previously communicated, South Molton Passage is remaining closed whilst we carry out essential structural works. We apologise that unexpected works meant that we were unable to reopen the passage on the previously communicated date of 16th October 2025.

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.

We are working to complete the works necessary to be able to reopen the Passageway in December for the Christmas period. We appreciate you're 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 continued understanding as we strive to reduce any disturbance our 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.

