

Community Newsletter

South Molton | April 2026

Hello Neighbour,

With spring now in full swing, we're taking a moment to reflect on a busy March while looking ahead to all that April has in store. Fresh energy, new events, and brighter days await.

As always, **thank you for your continued patience and support!**

Site Progress

North and South Buildings

- The steelwork frame is now complete to Level 7 on both buildings
- Concrete slabs are now progressing on Level 6, following the steelwork frame up the building.
- The temporary welfare cabins have now been removed from Davies Street., Skanska's office staff have relocated to the new temporary welfare facilities, within the ground and basements of the future retail units across both buildings.
- Completion of Verizon and Openreach works in South Molton Lane.

50-54 Davies Street

- Works are continuing throughout the retained structure, with the final structural steel elements currently being installed.
- Significant progress was made in March on strengthening the existing floor structures, part of an extensive process designed to preserve the building's historic fabric.

Planned works for April

North and South Buildings

- April will see the completion of the steelwork frame for both buildings.
- Concrete slab floors will continue to be poured throughout both buildings.
- The rebuilt stonework façade will commence on both buildings.

50-54 Davies Street

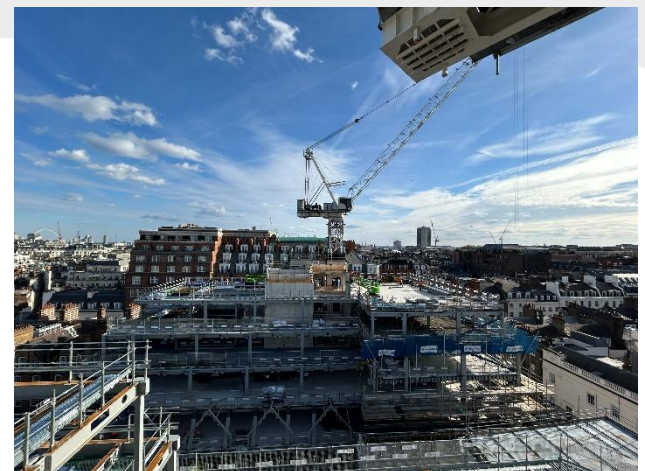
- Floor strengthening works in both the Running Horse Pub and 52-54 will continue throughout April and into May.
- Alongside the floor strengthening works, roof refurbishment activities will resume on the Running Horse Pub.

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North Building Progress



South Building Progress

Environmental Commitments During Construction

- Since the start of the project, we have successfully diverted **100% of non-hazardous construction waste** away from landfill, supporting a circular approach to materials.
- At South Molton, **biodiesel/HVO is the sole fuel source**, helping to significantly cut carbon emissions and improve local air quality.
- The site operates on a **green electricity tariff**, ensuring all power used is generated from certified renewable sources.
- As part of our commitment to reuse and material circularity, the project is incorporating significant volumes of reclaimed materials. This includes plans to **reuse 90% of the stone** from the **Brookfield House** and **56 Davies Street** façades within the newly rebuilt elevations. In addition, the project intends to make use of over **50,000 reclaimed bricks**, supporting both heritage continuity and the reduction of embodied carbon associated with new materials.



Roof restoration progress at the Running Horse Pub

Social Value

March saw South Molton celebrating Women in Construction with a visit from the ICE Early careers team. The visit included a presentation from the project team to introduce the development of the North and South Blocks, highlighting project stakeholders and the collaboration within the project team between architects, engineers and contractors to deliver this complex project. Attendees were then taken on a tour of the site to see examples of project engineering and hear from some of the women who are working to make this project possible.



ICE Early Careers Team – Women in Construction Site Visit

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 |

HOW TO GET IN TOUCH

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

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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

April 2026

Dear Neighbours

During March, we made progress across key areas of the site, and as we move into April, we remain focused on delivering the project safely, efficiently, and with continued enthusiasm.

Project Overview

We are currently delivering the refurbishment of 14 heritage buildings, 10 of which are listed. The scheme includes the creation of new retail, food & beverage, and restaurant spaces along South Molton Street and South Molton Lane, alongside both private and affordable residential accommodation.

The project also incorporates the construction of a new passageway connecting 10 South Molton Street to South Molton Lane, providing access to the wider South Molton scheme via Davies Mews.

What's been happening in March

March has been another busy month on site, with progress made in the following buildings. Here's a quick roundup:

- ▶ Roof works on 23-25 including brickwork repairs, roof structure repairs on 25 and the commencement of the new extension on 23 at roof level.
- ▶ Terrace extensions at numbers 20-22 have progressed, with installation of timber frame structures and joisting.
- ▶ Internal fit-out works at 15-18 continue, with formation of new kitchen spaces and decorative finishes ongoing.
- ▶ Restoration of heritage shopfronts on SMS progress, with brickwork repairs, render and decorative finishes.
- ▶ New floor finishes currently progressing in 15-18.
- ▶ New extension build on 19 SML.

What's planned for April

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

- ▶ Continued structural repairs and demolition work in 24 and 25.
- ▶ Roof works including extension build on 23 and structural repairs on 25 will continue.
- ▶ Shopfront repairs along SMS will continue including Lead work and shopfronts instalment.
- ▶ 1st fix of Air source heat pumps on the roof of 20.
- ▶ New extensions and terraces are being formed on SML from 15-23 with new brickwork and roof waterproofing.
- ▶ 4th floor extension build will continue at 23 with structural steel install.

Project highlight: 23 Roof extension

In March, construction commenced on the new roof-level extension at number 23. This heritage brick extension will create additional space while carefully preserving the building's original character, with new brickwork closely matched to the existing façade.

In April, works will continue with the installation of structural steelwork and structural timber to form the roof shape, including new mansard roofs to the front and rear, with dormer windows incorporated.



23 roof Extension brickwork

21 SMS shopfront progress

Take a look at the progression of the newly restored shopfront of 21 South Molton Street. In March, we carefully restored the shopfront with render repairs and have installed the new shopfront window stones and glass. This has been a detailed and carefully managed process of work on site, including the need for structural propping to the front façade at the start of these works to allow the shopfront to be safely restored while protecting the existing building structure.

Now the shopfront window panel has been installed, and the render is complete we are one step closer to completing the transformation of this historic shopfront.



21 SMS Newly Rendered Shopfront

Logistics

South Molton Passage closure

We previously communicated that South Molton Passage would be closed for essential structural works. Unfortunately, the passageway remains closed, and we sincerely apologise for this delay and any inconvenience it may cause.

A new reopening date will be communicated as soon as it is confirmed.

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 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 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.

