125 SHAFTESBURY AVENUE

The world needs **better buildings**

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Because

CONSTRUCTION WORKING GROUP 01

EDGE

Amsterdam – Berlin – London

SEPTEMBER 2025

TODAY’S AGENDA

01	Introduction ● Introducing the project team ● Introduction to the proposals ● Members introduction ● The purpose of forming the CWG
02	Project milestones
03	Current site activity ● Providing an update on current activity on site
04	Draft Demolition Management Plan
05	Q&A and Next Steps ● Dates for the next set of meetings ● CWG format

INTRODUCTION

The aim of this Construction Working Group is to enable constructive and well-functioning discussions between members of the project team, and local residents and organisations during the construction phases.

MEET THE TEAM

EDGE - Developer

EDGE is the development manager for the project with experience in delivering projects across the world. EDGE are bringing forward the proposals with Mitsubishi Estate London.

B&CO - Project Manager

B&CO is an independent construction and property consultancy working across all sectors of the built environment.

JF Hunt - Enabling Works Contractor

JF Hunt is a leading enabling works contractor, delivering complex, engineering led projects nationwide.

Kanda Consulting - Communications and Engagement Consultant

Kanda is a multi-disciplinary communications agency that is passionate about regeneration, place-making and supporting sustainable development through positive and constructive community engagement.

CONSENTED SCHEME

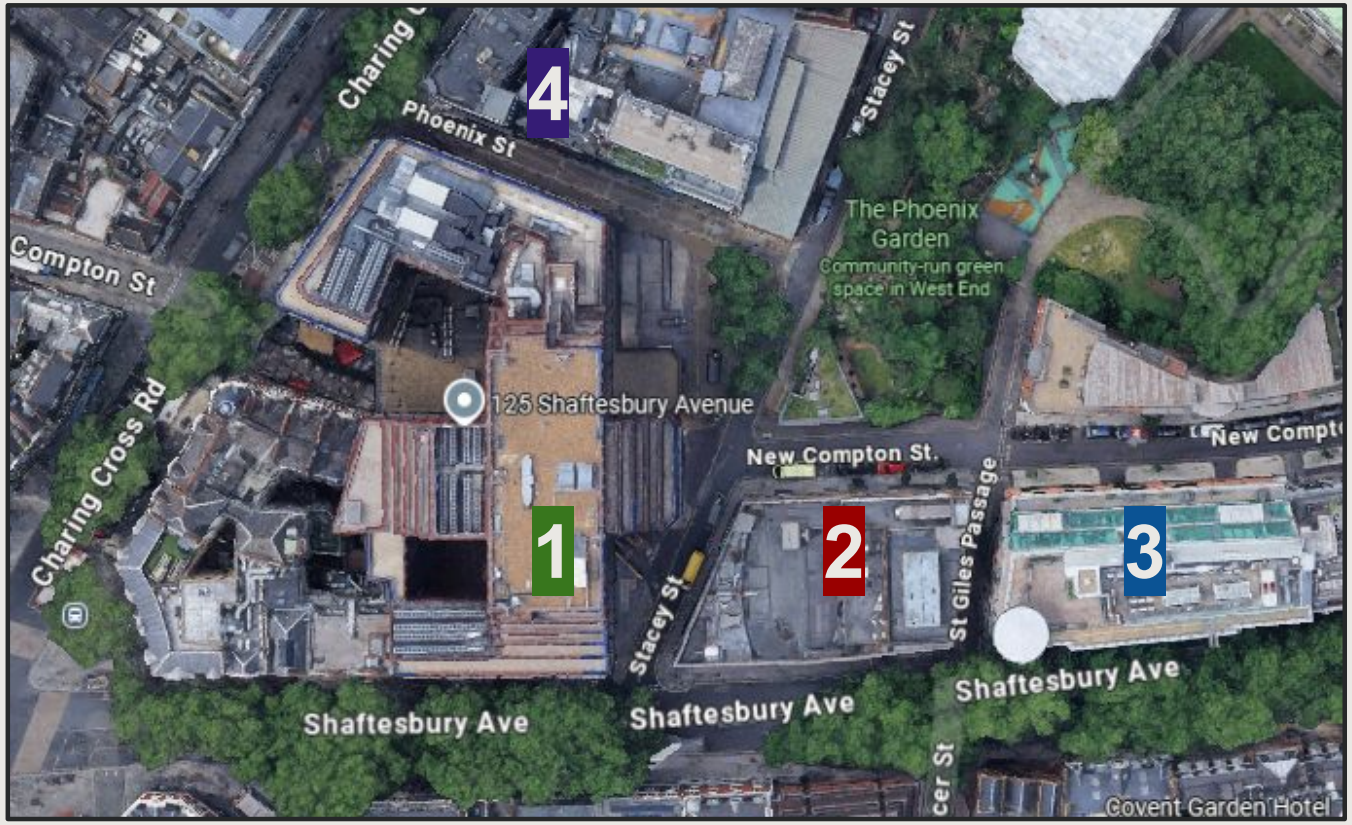
Our plans for 125 Shaftesbury Avenue include:

- A comprehensive reclad and retrofit of the existing building to deliver a building of high-quality design, providing improved landscaping and greenery through new public realm and new terraces.
- A 2-storey extension of the building. This is only 2 metres taller than the previously consented scheme.
- Reconnect the historic route through the building between Old Compton Street and New Compton Street
- Activate and improve public spaces around the building and improve natural surveillance to reduce the opportunity for antisocial behaviour in the area.
- Increase the number of active ground floor frontages around the building to enliven the surrounding public spaces and routes.
- Provide sustainable modern workspaces, including affordable workspace

PROJECT MILESTONE DATES

Activity	Start Date	Completion Date
Planning Consent Obtained	April 2025	April 2025
Last Design Stage	October 2025	June 2026
Soft Strip Works	September 2025	December 2025
Decladding & Floor Dismantling	February 2026	May 2026
Enabling Works	June 2026	March 2027
Main Works	March 2027	Q3 2028
Main Works Completion	Q3 2028	Q3 2028

SITE OVERVIEW & NEIGHBOURLY ENGAGEMENT



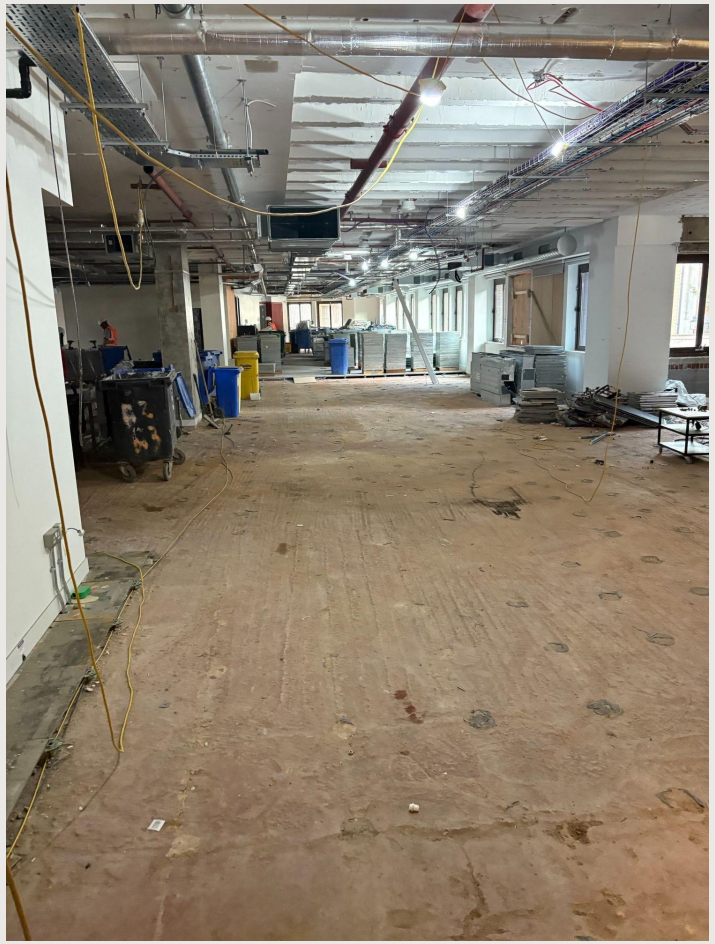
CONSENTED SCHEMES

1. 125 SHAFTESBURY AVENUE
2. 135 SHAFTESBURY AVENUE
3. 151 SHAFTESBURY AVENUE
4. PHOENIX HOUSE

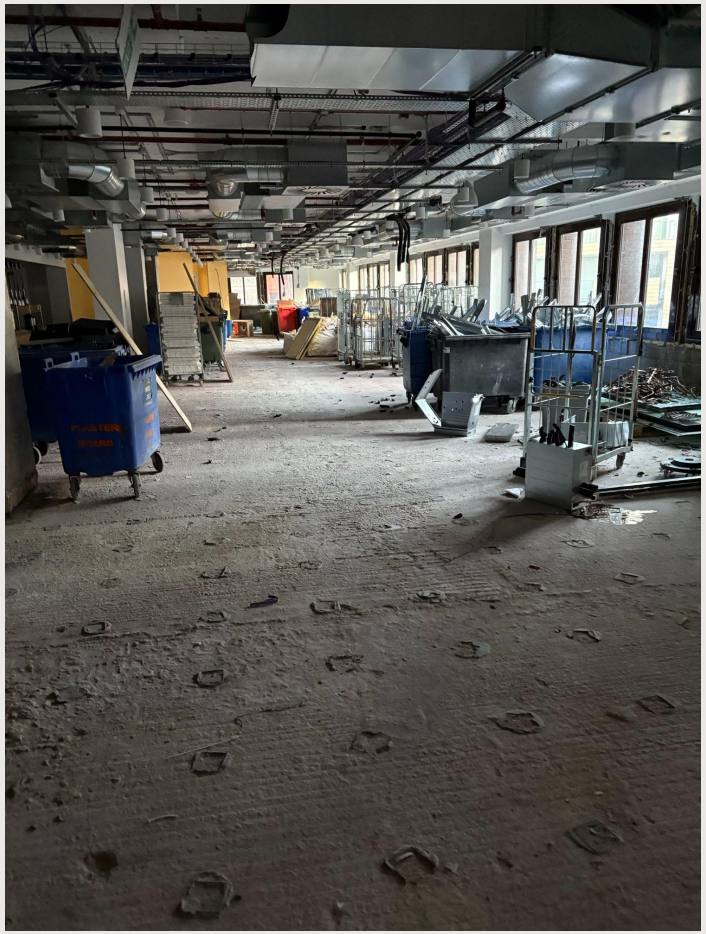
JF HUNTS WORKS OVERVIEW

Works	Methodology	Programme
Soft Strip Works	● Removal of all floor finishes and furniture ● Removal of all ceiling and above ceiling fixtures. ● Removal of all non loading walls and partitions including doors.	● August 2025 - December 2025
Decladding & Dismantling	● Windows removed. ● Floors crane used to lift brick window panel back on to floor plate. ● Existing panels are precast and bolt back to building. We are reversing the procedure of installation. ● Panel will be broken up on floor and removed via hoist to ground level ● Secondary columns secured via push pulls ready for removal.	● February 2026 - May 2026
Floor Removal	● Holes cored in existing floor ● Floor crane holes floor panels through cored holes ● Floor cut with wire saw from below. ● Once cut floor is lifted up and back onto floor for Processing.	● February 2026 - May 2026

CURRENT SITE PROGRESS - AUG + SEP 25

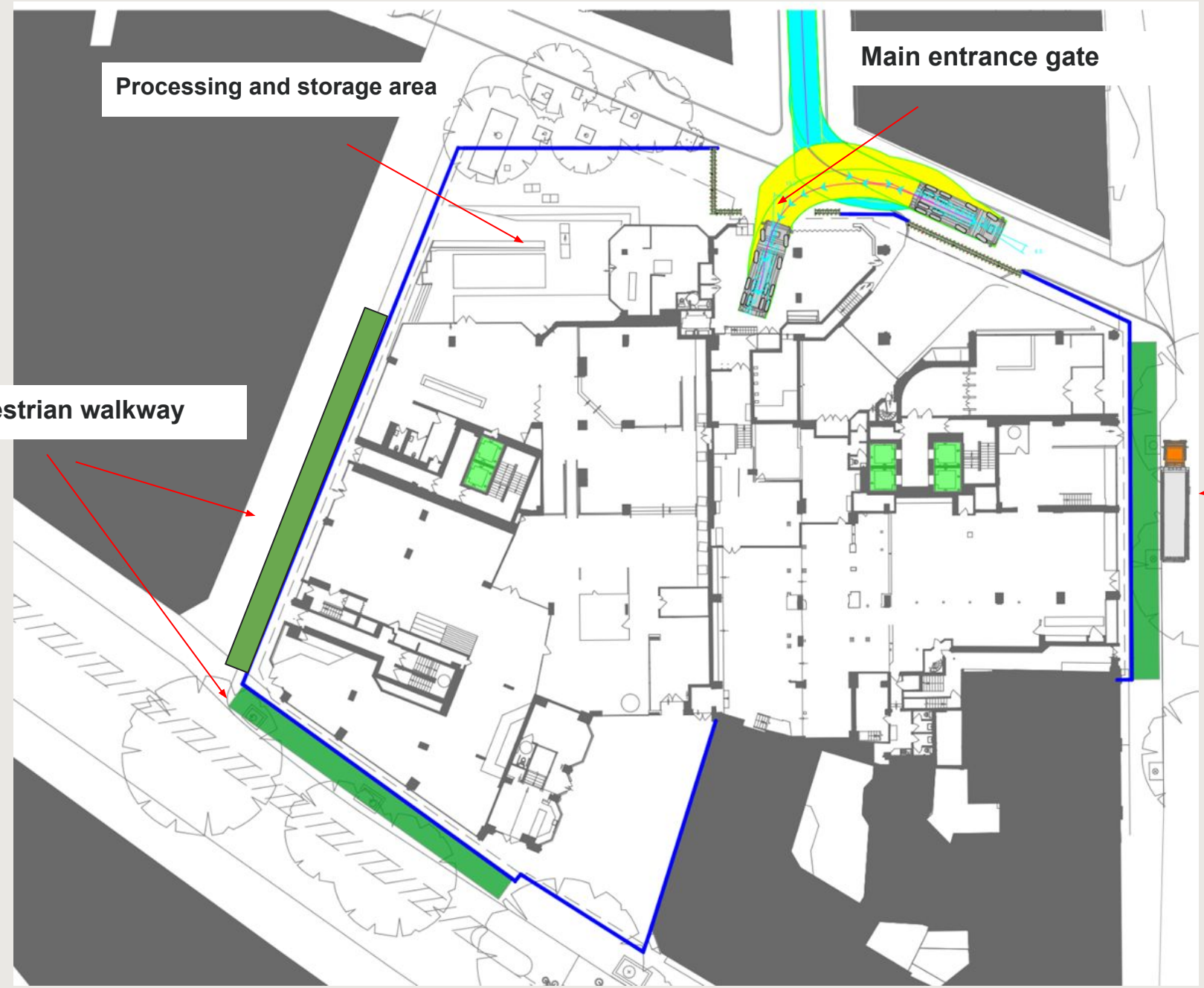


Level 1



Level 2

Level 3

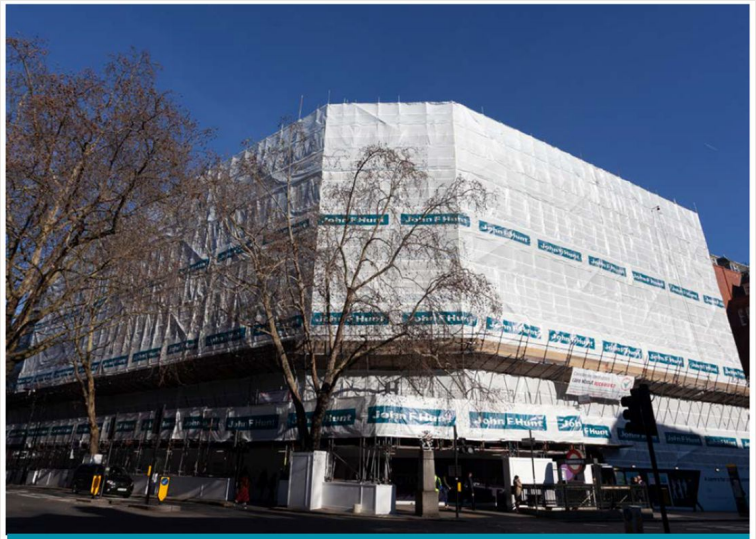

Processing and storage area
Main entrance gate
Covered pedestrian walkway
Covered pedestrian walkway and pitlane

TYPICAL SITE LOGISTICS

- Skip loader: 3 deliveries / day during first 10 weeks.
- 32t Tipper: 8 deliveries/ day during Demolition Phase.
- Artic: Plant / Demolition phase of works of project, 2 delivery / week during main Demolition phase project.
- 2 mobile crane Visits.
- 18t flatbed: 2 deliveries/week for duration of project.
- 3.5t van: 2 deliveries/day for duration of project

MITIGATION STRATEGIES

- External and fully enclose scaffold erected on all elevation.
- Covered walkways on Shaftesbury Avenue and Charing Cross Road for pedestrian safety.
- 24/7 On-Site Security Presence & CCTV Coverage.
- Full site hoarding to prevent anti-social behaviour.
- Live time monitoring of Air Quality.
- Weekly Background monitoring to ensure compliance.
- All other current works are to be contained within the existing structure.
- Careful consideration of construction methods to minimise dust and noise.
- On-site banksman to prioritise pedestrian safety.



Example of scaffold with covered walkway at 150 High Holborn in Camden

PROPOSED WORKING HOURS

- Monday to Friday - 8.00am to 6pm
- Monday to Friday we propose operating a standard 2 hrs on / 2 hrs off programme for noisy works.
- Saturdays 8.00am to 1.00pm on (only in exceptional circumstances)
- No working on Sundays or Public Holidays.
- Phoenix Theatre on Phoenix Street - Non-noisy working hours will be extended from 13.00 to 16.00 on matinee performance days.

COMMUNITY ENGAGEMENT

- We are currently working through various initiatives in re-using materials from site.
- Newsletter to be distributed monthly.
- All community engagements will be included in monthly newsletter.
- On site contact details will be included in monthly newsletter.
- Open door Policy relating to all Matters regarding Complaints / escalation if required and Close out.

KEY CONTACTS

Project contact details for JF Hunt

Site Contact Details

If you have any queries or suggestions, please contact your site team:

Troy Robertson
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Tel. 07974036863
Troy.Robertson@johnfhunt.co.uk

Patrick O'Connor
Project Manager
Tel. 07525 888493
Patrick.OConnor@johnfhunt.co.uk

Should you wish to receive information in relation to previous meetings, this can be requested from the Project Manager on the details above.

In a site-based emergency at any time, please call the site team.

Questions / Suggestions / Comments