125 SHAFTESBURY AVENUE

The world needs **better buildings**

s

Because

CONSTRUCTION WORKING GROUP 02

EDGE

Amsterdam – Berlin – London

JANUARY 2026

TODAY’S AGENDA

01	Welcome and introductions
02	Update from JF Hunt on the current site activity and upcoming works
03	Introduction to SRM and their proposed programme
04	Draft Construction Management Plan
05	Next Steps ● Date for next meeting

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

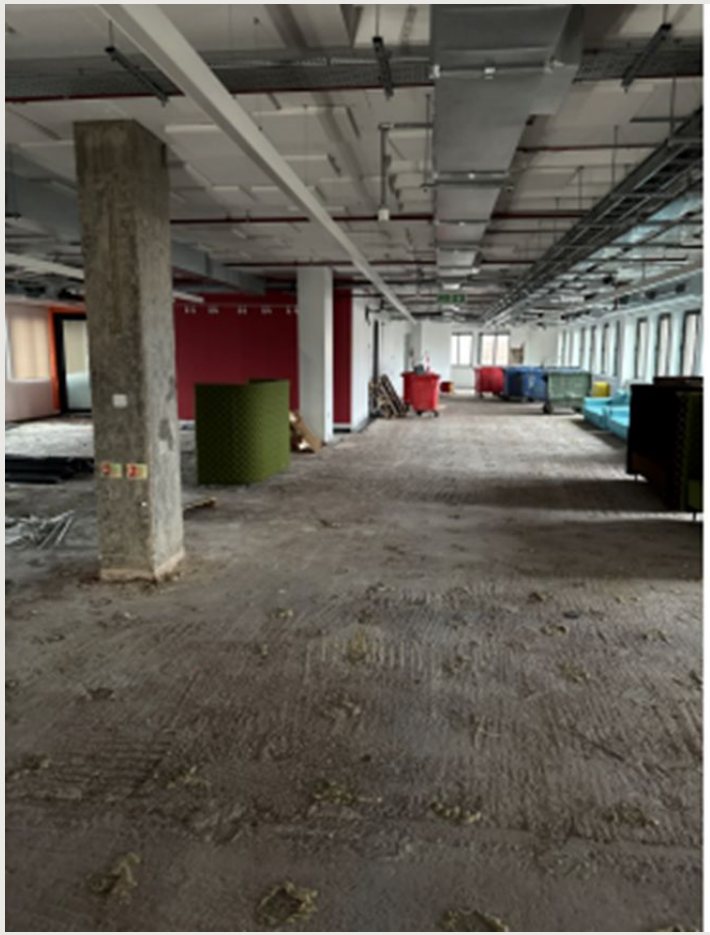
JOHN F HUNT WORKS OVERVIEW

Works	Methodology and Mitigation	Programme
Scaffold works	● Erection of Fully monoflex scaffold to all elevations.	● December 2025 - June 2026
Hoist install works	● Site Hoist installation	● January 2026
Decladding	● Windows removed. ● Floors crane used to lift brick window panel back on to floor plate. ● Secondary columns secured via push pulls ready for removal. ● All works behind Scaffold. ● Live noise monitors direct to LBC. ● 2 hours on / 2 hours off noisy works.	● February 2026 - June 2026
Dismantling	● Plant lifted to roof ● 8T Excavator dismantles plant room ● Arisings removed via internal core ● All works behind scaffold ● 2 hours on / 2 hours off noisy works. ● Dust suppression	● March 2026 - June 2026

CURRENT SITE PROGRESS - OCT 25 - JAN 26

Stacey Street Scaffold

Salsa Courtyard scaffold



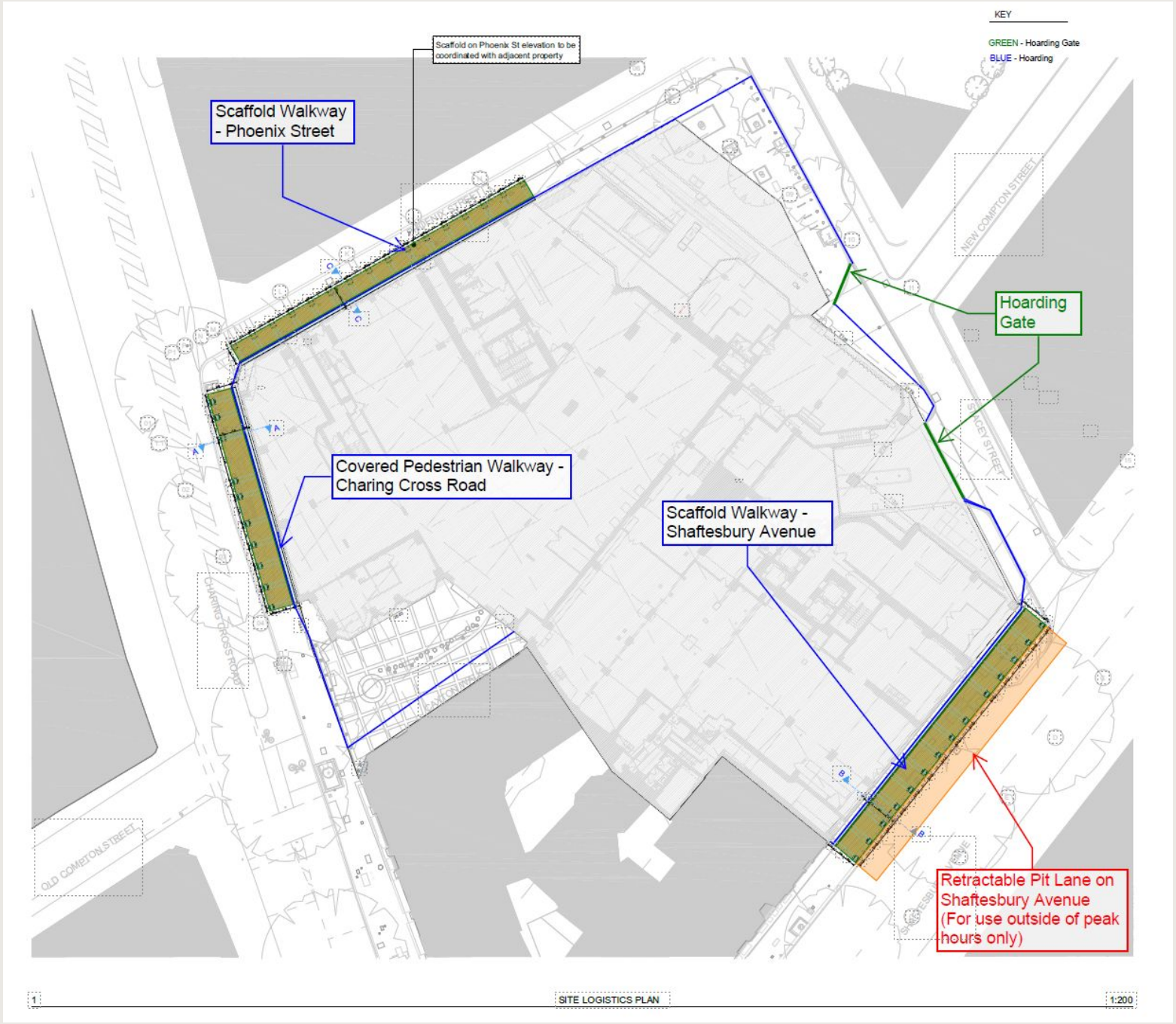
Level 6

DECLADDING METHOD

- Windows removed once scaffold complete
- Floor crane removes panel
- Panels Transported to Hoist
- Panels Processed at Ground level for Removal

DISMANTLING METHOD

- Scaffold Complete
- Plant lifted to roof via Mobile Crane
- Plant room demolished
- Plant removed


KEY
GREEN - Hoarding Gate
BLUE - Hoarding
Scaffold on Phoenix St elevation to be coordinated with adjacent property
Scaffold Walkway - Phoenix Street
Hoarding Gate
Covered Pedestrian Walkway - Charing Cross Road
Scaffold Walkway - Shaftesbury Avenue
Retractable Pit Lane on Shaftesbury Avenue (For use outside of peak hours only)
NEW COMPTON STREET
OLD COMPTON STREET
CHARING CROSS ROAD
1
SITE LOGISTICS PLAN
1:200

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
Operations Director
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.

KEY CONTACTS

Project contact details for Sir Robert McAlpine

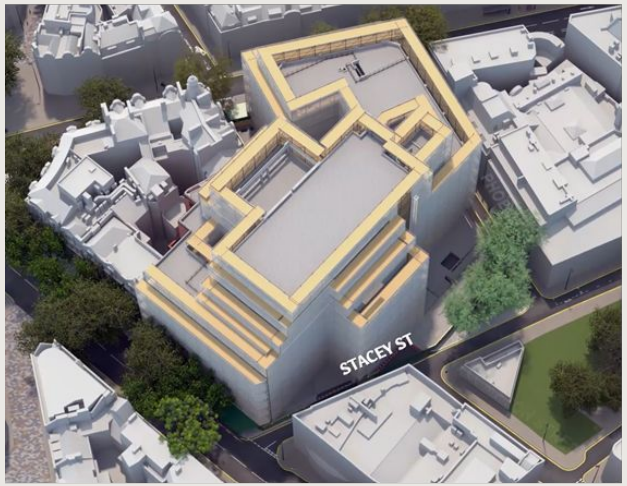
Tom Hirsch
Project Director
t.hirsch@srm.com
07825846697

Lucy Palfrey
Social Impact Manager
lucy.palfrey@srm.com
07503633105

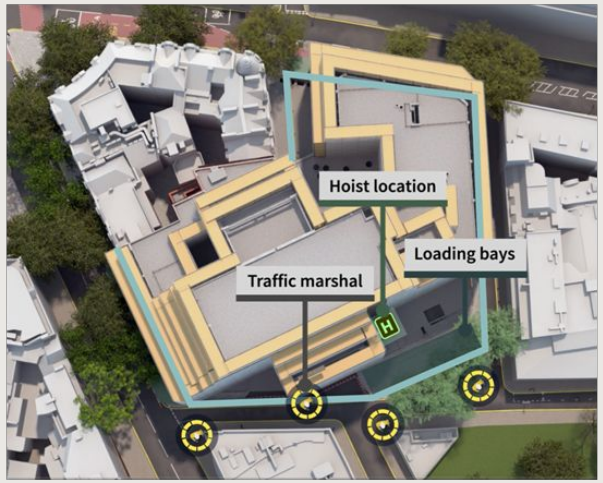
MAIN WORKS DATES

Activity	Start Date	Completion Date
Demolition	June 2026	Jan 2027
Concrete works	Oct 2026	Nov 2027
Steel work	Feb 2027	Aug 2027
Cladding/ Facade	June 2027	Feb 2028
Internal works	Mar 2027	May 2028
External works	Oct 2027	Jun 2028
Commissioning	Oct 2027	Jul 2028

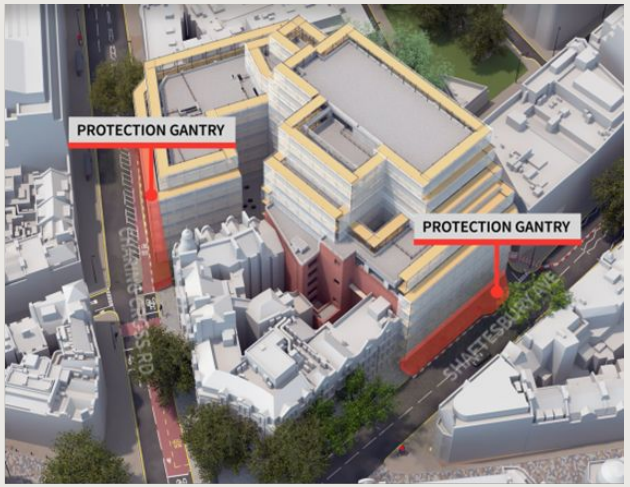
SEQUENCE



Demolition scaffold



Logistics



Protection gantries

Demolition works

Concrete works

Steel work

SEQUENCE

Precast façade

MEP roof installation

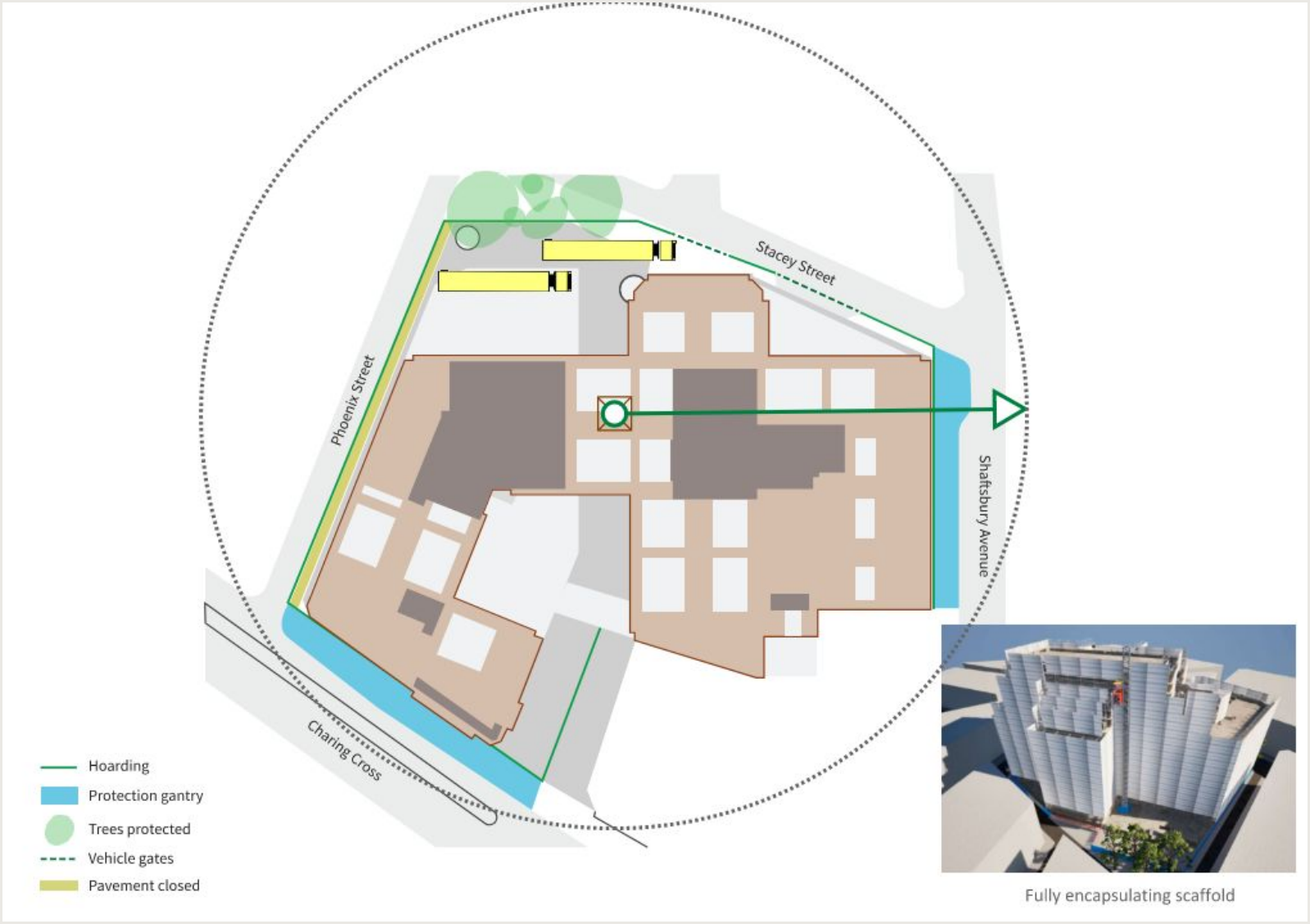
Glazing/ terrace works

Completion

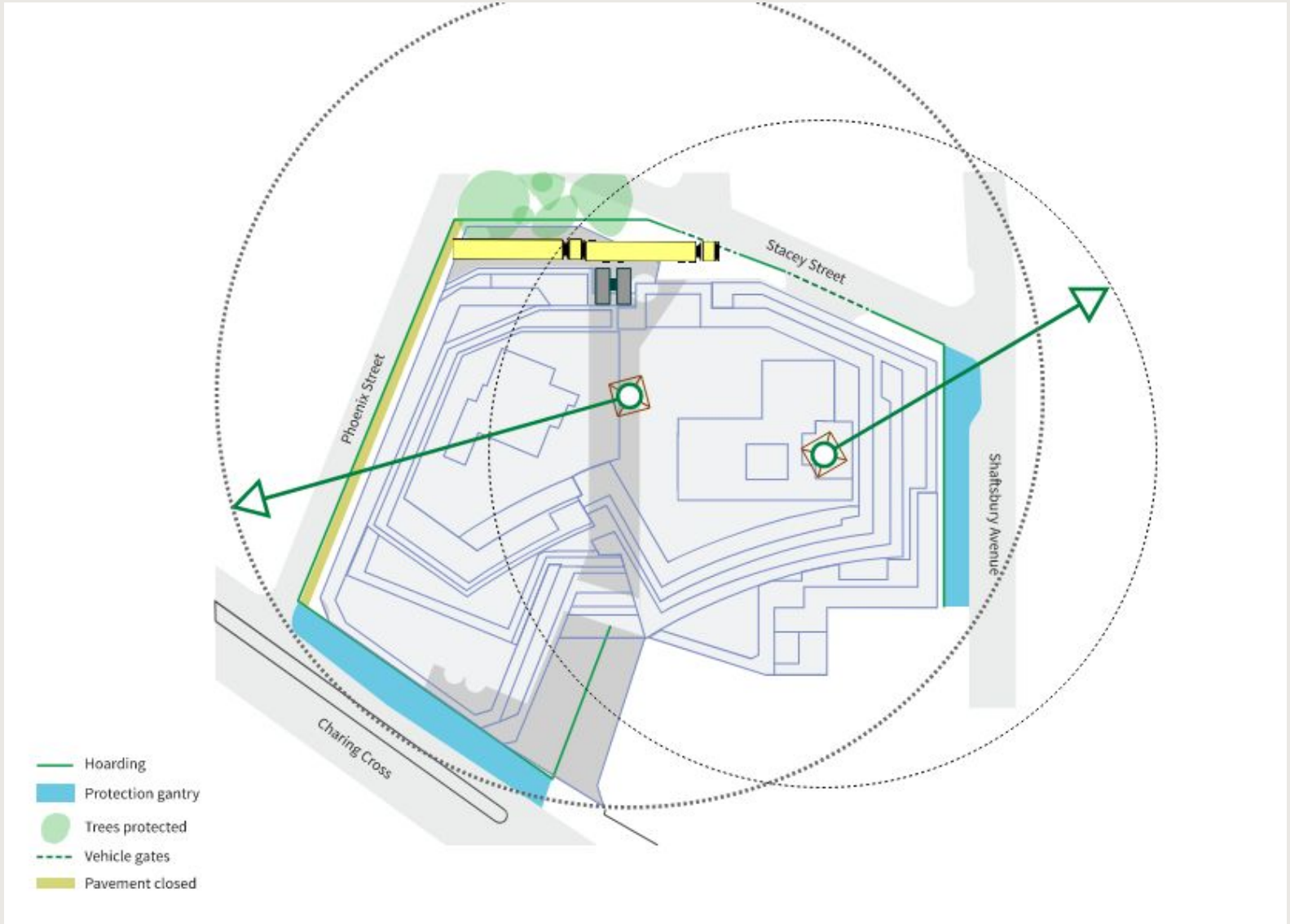
SIR ROBERT MCALPINE WORKS OVERVIEW

Works	Methodology	Programme
Deconstruction works & Piling	• Floor and core removal • Deconstruction of the basement • Piling works within the basement and on Stacey Street • Excavation of the North East corner of the basement	• June 2026 - December 2026
Concrete works & Steel works	• Construction of the new concrete basement • Construction of the new concrete cores • Construct Ground floor • Erection of steel frame • Concrete finish to floors	• November 2026 - June 2027
Cladding (Facade & windows)	• Installation of precast facade from Ground to level 8 • Installation of glazing to roof level. • Terrace works including landscaping	• June 2027 - February 2028
Internal works	• Internal fit out to the basement • Internal riser works • Floor finishes • Commissioning	• June 2027 - July 2028

TYPICAL SITE LOGISTICS

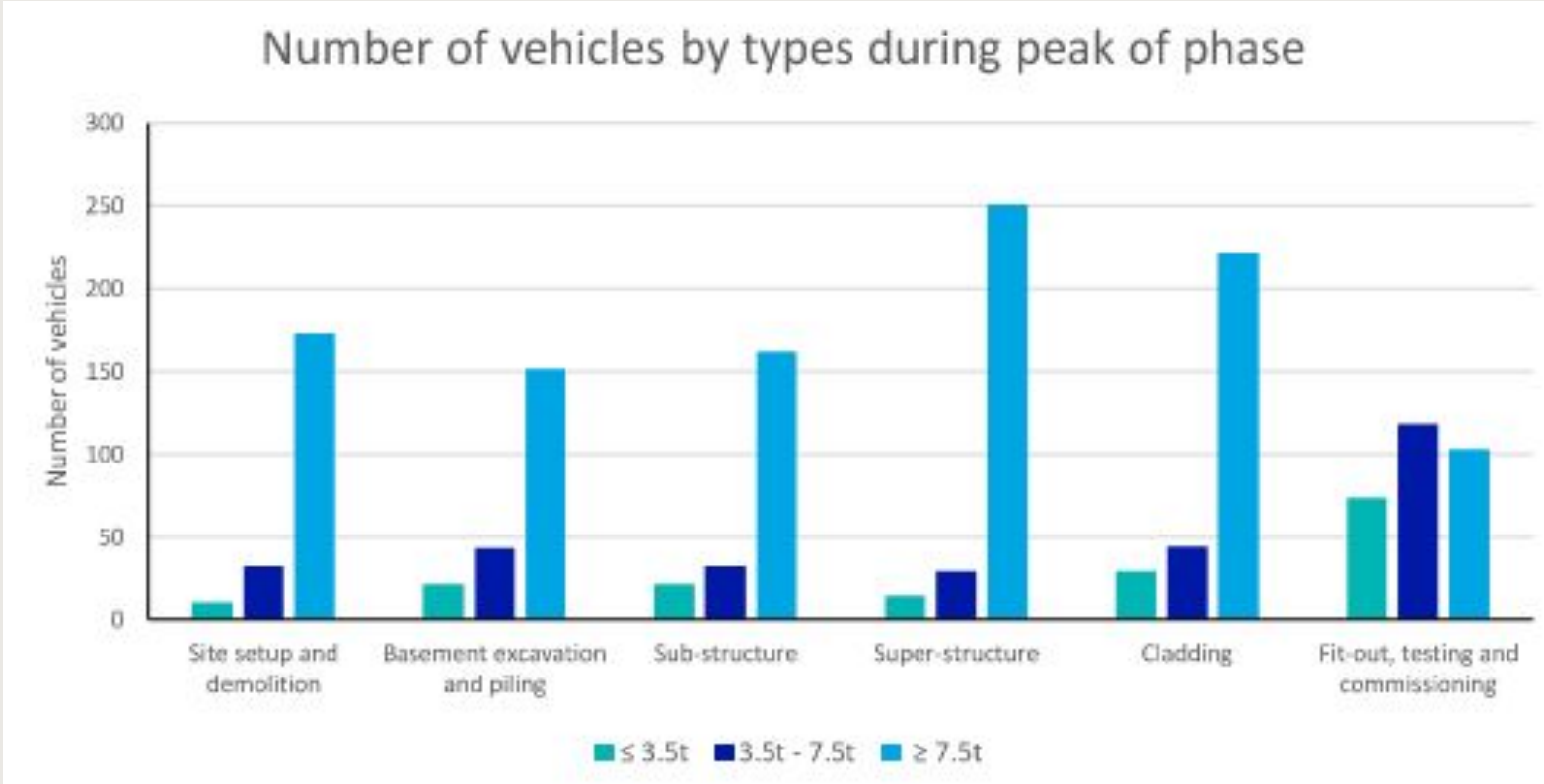


TYPICAL SITE LOGISTICS



TYPICAL SITE LOGISTICS

- Demolition phase - 11 trips daily
- Substructure works - 11
- Superstructure - 15
- Cladding - 15
- Fitout - 15



MITIGATION STRATEGIES

- Acoustic blankets attached on the hoarding and scaffolding
- 2 hours on / 2 hours off
- Sensitive working to ensure minimal disruption to neighbours
- Ensuring the workforce are respectful of the area and neighbours
- Regular road sweeping
- 24 hour hotline will be set up for the main works

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

- Newsletters / ad hoc updates
- 24 hour hotline
- Community email address
- Participation in open doors scheme
- Engagement in local charities and community groups (Phoenix Garden, Schools and church)
- Web page with updates

Questions / Suggestions / Comments