125 SHAFTESBURY AVENUE

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Because

CONSTRUCTION WORKING GROUP 03

EDGE

Amsterdam – Berlin – London

MAY 2026

TODAY’S AGENDA

01	Welcome and introductions
02	Update from JF Hunt on the current site activity and upcoming works
03	Update from Sir Robert McAlpine on their upcoming site activity and works
04	Next Steps ● Date for the next meeting

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 ACTIVITY (JAN 26 - MAY 26)

- Continuation of soft strip to Ground floor and Basement areas.
- Roof and external dismantling works
- Facade removal works
- Structural investigations
- Floor testing
- Edge beam cutting and Making good works

CURRENT SITE PROGRESS (JAN 26 - MAY 26)

Plant lifting operations

Crane facade works

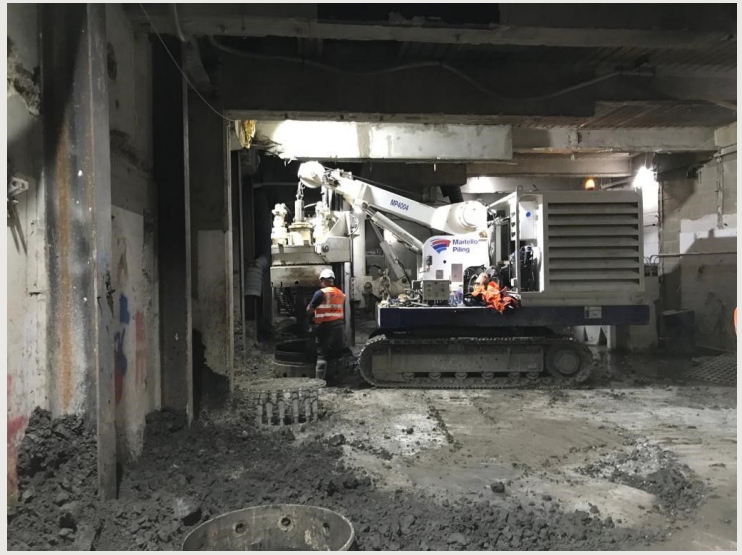
Roof removal

UPCOMING ACTIVITY (MAY 26 - SEP 26)

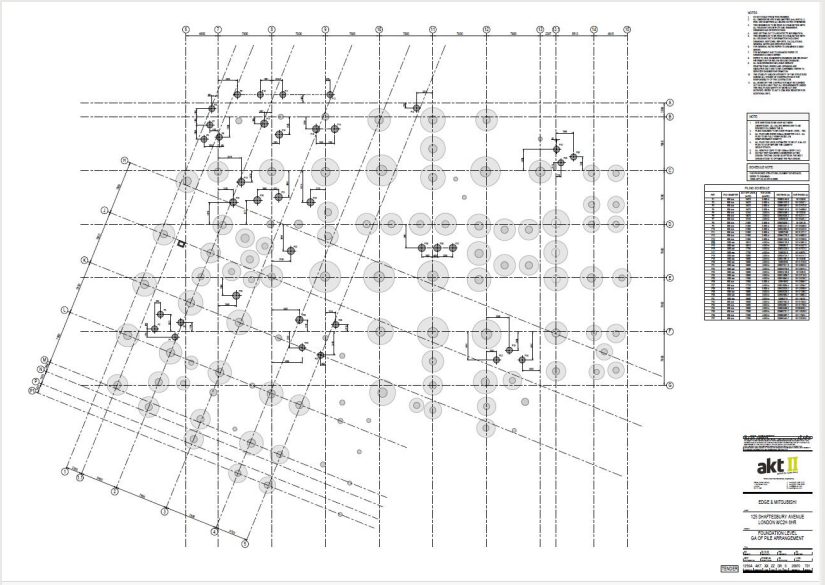
- Tower Crane erection and associated site works
- Installation of temporary works for Phase 2
- Basement piling works
- Basement construction works
- Floor and core removal

BASEMENT WORKS (JULY 26 - NOV 26)

Low Headroom Piling



Basement Piling Plan



- All piling within site boundary
- Phoenix Street over 6m from neighbouring properties
- Schedules of condition undertaken where required and beyond
- Piling enclosed within basement to reduce noise
- Real time vibration and noise monitoring

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.

SIR ROBERT MCALPINE WORKS OVERVIEW

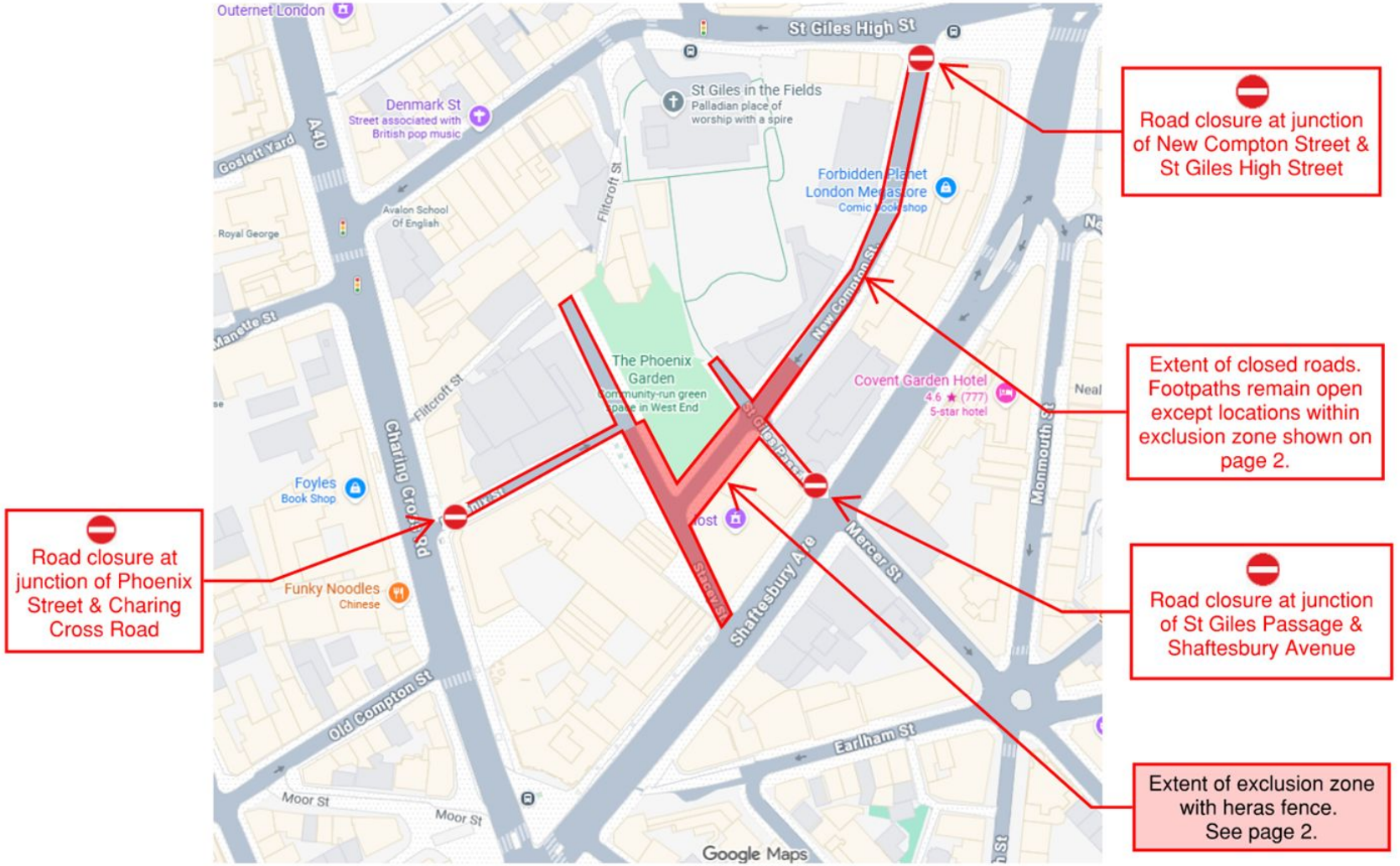
Works	Methodology	Programme
Deconstruction works & Piling	• Floor and core removal • Deconstruction of the basement • Piling works within the basement and on Stacey Street • Excavation of the North East corner of the basement	• June 2026 - December 2026
Concrete works & Steel works	• Construction of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

UPCOMING ACTIVITY

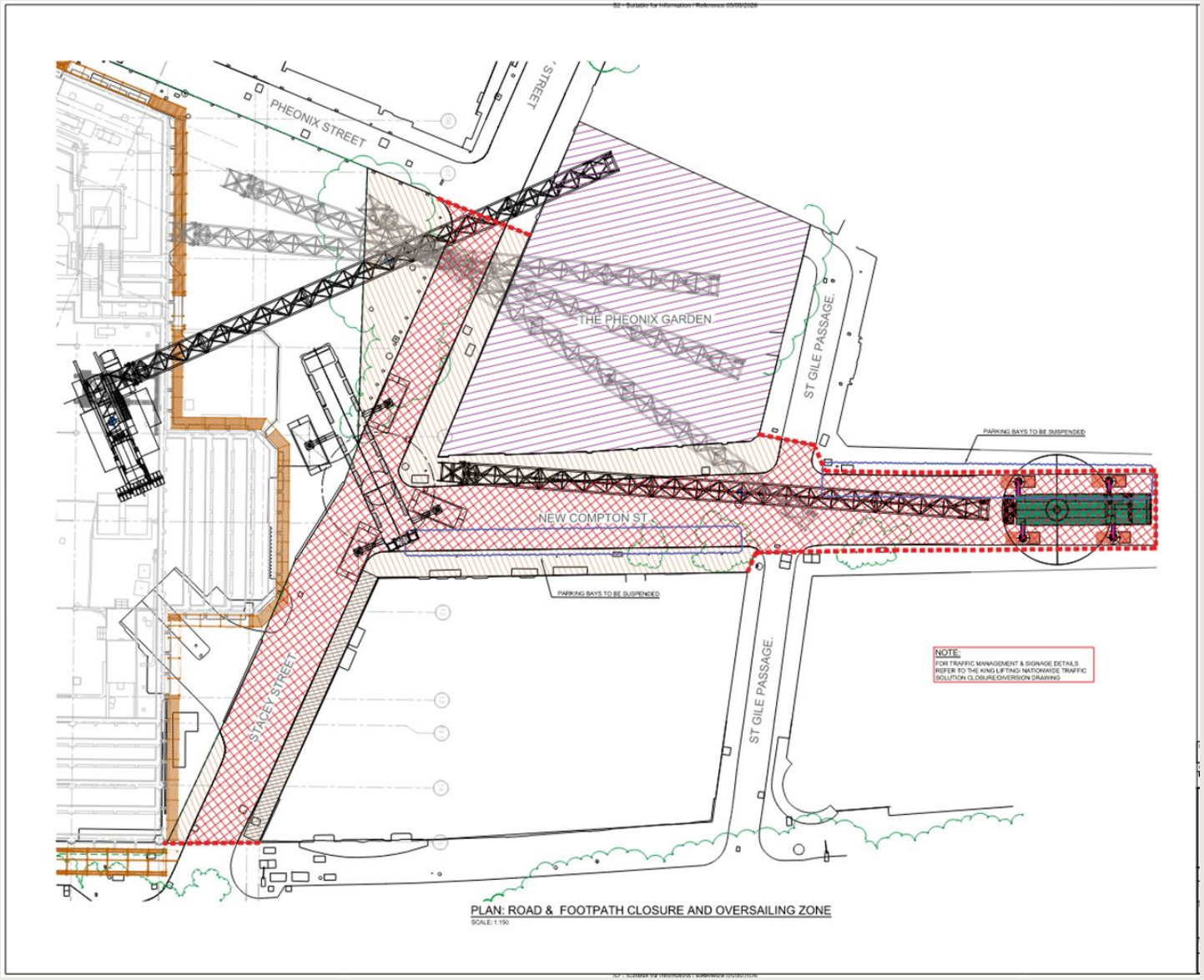
Tower Crane Installation 12th – 21st June 2026

Date	Activity
8am Friday 12th June	Road closure commences with installation of heras fencing. Two mobile cranes arrive. Small crane builds large mobile crane. Night Shift (6pm- 8am) to build large mobile crane
Saturday 13th June	Grillage (steel base of the crane) arrives and is grouted (08:00 – 21:00)
Sunday 14th – Friday 19th	**Tower Crane Installation (07:00 – 21:00)**
Sunday 14th June	Crane grout is cured. Sections of steel mast arrive one at a time along New Compton Street and are lifted into position
Monday 15th June	Crane jib built on New Compton Street and lifted into place
Friday 19th June	Tower Crane Installation Complete
Saturday 20th June	Dismantle Mobile Cranes from 07:00 Night shift (6pm – 6am)
Sunday 21st June	Removal of heras fencing and road closure. Roads open 16:00

CRANE INSTALLATION



CRANE LOGISTICS



TOWER CRANE FLYER

Road Closures
12th – 19th June

Sir Robert McALPINE

Edge Shaftesbury: Tower Crane 1 Installation,
12th -21st June

As part of The Edge Shaftesbury development a new Tower Crane will be installed from Friday 12th June 2026.

Friday 12th June	• Works will start on 12th June at 8am when Stacey Street, New Compton Street, St Giles Passage and Phoenix Street will be closed to traffic. • Parking Bays at The East End of New Compton Street (Each side of St Giles Passage) will be suspended. • Footpath closures will also take place on the south section of Stacey Street and the East Section of New Compton Street (behind the cinema). • Two mobile cranes arrive. The small crane will build a larger mobile crane. • Night shift to build large mobile crane (6pm – 6am)
Saturday 13th June	• Grillage (steel base of the crane) arrives and is grouted (08:00-21:00)
Sunday 14th – Friday 19th	• Tower Crane installation (07:00-21:00)
Sunday 14th June	• Crane grout is cured. • Sections of steel mast arrive one at a time along New Compton Street and are lifted into position.
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Throughout operations will be managed by Traffic Marshals.

In the event of the installation being postponed, the planned works will take place the following weekend.

Thank you for your help.

KEY CONTACTS

- **Tom Hirsch - Project Director** (t.hirsch@srm.com)
- **Alex Ward - Senior Social Value Manager** (alex.ward@srm.com)

WORKING HOURS

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

Questions / Suggestions / Comments