

# 24-31 GROSVENOR SQUARE APR 2020

## COMMUNITY NEWSLETTER #9 CONSTRUCTION UPDATE

Dear Neighbour,

Our construction team has made significant progress towards completing the Phase 1 works for the development at 24-31 Grosvenor Square. Perhaps you've even noticed the now lean facade and supporting steel trusses! The retained facade is now fully-jacked and demolition of the remaining building above and below the retained Level 1 is nearly complete. (Information about our demolition works can be found in this newsletter.) While not visible, we have also made great progress in the way of our basement excavation works. These works will carry us through to the end of 2020.

While our team acknowledges a successful year thus far and looks forward to a productive year ahead, we also must take into account the current impacts of the COVID-19 situation. To ensure the safety of our personnel and community, we have closed our site until further notice. (More details in this newsletter.) We hope you and yours stay safe and well during this time.

With kind regards,  
Alahna Dunbar

### Construction Liaison Group

We would like to thank those residents who have joined the Construction Liaison Group meetings and thank them for their feedback.

The next CLG meeting is scheduled for **Tuesday 28th April at 6.30pm** and will go ahead as a conference call only. If you would like to join the call, please contact Four Communications using the details overleaf for more information.

### CORONAVIRUS UPDATE

On 24th March, works on site were stopped due to the ongoing Covid-19 (coronavirus) situation. The team on site found it impractical to implement government advice on social distancing whilst also working in close proximity, sharing welfare facilities and travelling to and from the site on tubes and trains.

We will keep our community updated on any developments or news of when the site will be able to re-open. In the meantime, our usual site security measures will remain in place.

If you have any questions or concerns, please do not hesitate to contact our Community Liaison Officer at 07703 837913.

The project website, [www.30grosvenorsquare.com](http://www.30grosvenorsquare.com), will be kept up to date with the latest information.

### Construction Timeline



# 24-31 GROSVENOR SQUARE



## DEMOLITION WORKS

We started demolition works in 2018 with the removal of the 'dry moat' also known as the glacis structure to the perimeter of the building thus opening up the building frontage to street level allowing access to the glazed perimeter of the building.

We then proceeded with demolition of Block A (November 2018 – February 2019) which was the infill structure to the west visible only from Blackburne's Mews and Culross street which was 2 storeys high finishing at level 1 diagrid level.

Next, we removed all of the roof and Level 6 (penthouse), and the western portion of levels 5, 4, and 3 of Block B's east wing (where Block B is the 6 storey Portland stone clad C-shaped structure).

Finally, we started on the main demolition works which was to continue Block B's superstructure (i.e. Levels 5, 4 and 3), stair and lift cores, and lower levels through to basement (i.e. upper ground floor, ground floor, basement, sub-basement, including all basement walls, lift cores, stair cores, and foundations).

As it currently stands, we have completed all demolition works above the diagrid slab at level 2. The diagrid slab is the listed lattice beam slab to be retained at level 2, visible to the exterior of the building over double height space at the former upper ground floor that was home to the embassy reception and passport halls. With all superstructure demolition complete, most of the listed façade is open at each window with daylight visible to rear of the eastern facade as viewed from the park. Below diagrid level, works continue to all three wings of the Block B structure.

We are currently removing lower basement raft slab and foundations to south and east wings. The removal of the core and slabs at ground floor, lower ground floor and basement levels is ongoing to north wing which is lagging a little behind south and east wings progress.

We are working to the noise restrictions placed on us by our Section 61 agreement issued by Westminster City Council. This includes a restriction on 'noisier' activities to the following hours 8:00 – 10:00, 12:00 – 14:00, and 16:00 – 18:00 with a 'quieter' approach to be adopted between 10:00 – 12:00 and 14:00 – 16:00.

We appreciate that with the demolition works underway currently at their most intense, the noise created can be quite intrusive, particularly outside of the quieter periods. We are employing the best practicable means to reducing the noise generated and employing techniques that seek to minimise any disruption from these activities. We are looking to complete the works as expediently as possible with due regard for the noise and disruption these works cause and the use of quieter methods where practical.

On a positive, the number of work faces is reducing now as the works complete at the upper levels and demolition work faces close down through south and east wings working northwards to finally complete in north wing. The reduction in work faces and number of machines working concurrently reduces the intensity of the noise generated resulting in a quieter project with the passage of time.

### 2020 Remaining Key Activities

- Demolition complete
- B2 slabs installed and propped
- Excavation ongoing
- Excavation ongoing to completion end 2020

### IMPORTANT INFORMATION

#### Security

Our security team will be on site 24/7 maintaining high levels of security in and around the site. Should you notice anything unusual please do contact our security team on our emergency site number 07703 837 913.

Please note the primary purpose of our security is to monitor activities in relation to the site at 24-31 Grosvenor Square. For emergencies and concerns not related to our site or works, please contact 999 or local law authorities.

#### Working Hours

Working hours as in accordance with WCC are:  
Monday – Friday: 8am–6pm  
Saturday: 8am–1pm

### GENERAL ENQUIRIES

For general enquires, or to sign up to our email mailing list for updates on the works and the CLG meetings, please contact Four Communications via:

30grosvenorsquare@fourcommunications.com

