

## JSP: 180 Piccadilly

December 2023 | Issue No 01

Dear Neighbours,

JF Hunt are pleased to confirm our recent appointment by GPE (Piccadilly) Limited as a specialist demolition and enabling works contractor. Our remit through the early stages of this new build development scheme is to carefully take down the original 1950s and 1960s concrete frame properties, starting in January 2024 and finishing in August 2024 followed by the construction of a new 1 level deep concrete basement and 7 storey concrete core surrounded by metal frame as floor plates turning the new building into a modern 7 storey-storey office development, with retail premises and ground floor and office spaces on the upper floors

Our scope of works encompasses the following activities:

- **Soft Strip:** This initial phase involves extensive survey work, then careful removal of internal fixtures finishes and fittings, including air conditioning and other building services, floor coverings, raised floors, ceiling tiles etc. preparing the existing structures for demolition.
- **Careful Demolition:** FJ Hunt shall then carefully demolish the existing buildings forming the site from the spring to early summer.
- **Creation of Basement Box:** A new reinforced concrete basement box will be formed extending to ground level.
- **Form New Substation:** As part of these works, a new electrical substation will be formed along Duke Street accessible from street level.
- **Erection of New Core:** A new reinforced concrete core will be erected, serving as a structural backbone for this new seven-storey development.

These works are due to start on site in January 2024 and continue through until Q2 2025. Further works will then follow, forming the building façade, roof, capitol plant and glazing. Once the new building is wind and water tight fitting out will commence, with completion currently earmarked for the summer of 2026.



**Client:**  
GPE



**Contractor:**  
John F Hunt



**Start of Works:**  
January 2024



**Estimated Completion:**  
Summer 2026



**Site Hours:**  
8:00am – 6:00pm Monday to Friday  
Saturday 8:00am – 1:00pm



## Forward Look

In early January 2024, work will start by forming the new hoarding around the building perimeter and assembling scaffolding, with a gantry to be installed along Piccadilly as agreed with Westminster City Council.



*Hoarding and scaffold arrangement  
Piccadilly Rd and Duke St*



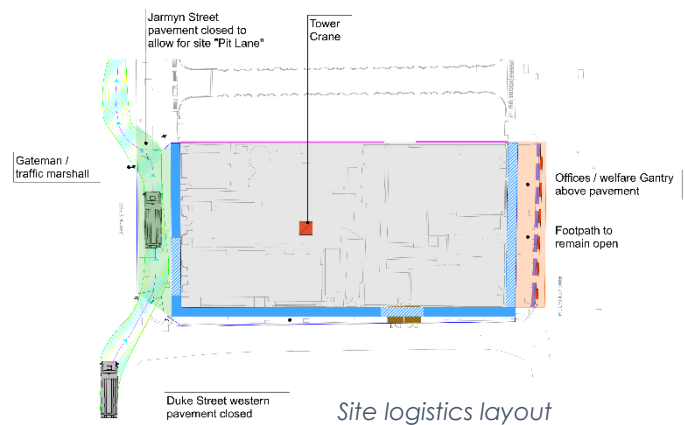
*Hoarding, scaffold and pit lane  
arrangement Duke St and Jermyn St*

## Servicing and Logistics

The site will be serviced by a closed "Pit Lane" located along Jermyn St immediately south of the scheme with vehicle movements along Jermyn Street east to west following the current way street traffic route. All vehicles coming to site will be pre-booked at least 48hrs in advance, with deliveries arranged on a "just in time" basis to avoid congestion in the surrounding area.

Working hours are 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays (excluding Bank Holidays).

JF Hunt intend to issue monthly newsletters providing an insight into the works being carried out, in terms of progress achieved and forward looking across the next period on site. It shall also include any specialist works providing advanced notification of any planned road closures (which are required to erection and dismantlement the tower crane).



*Site logistics layout*

## Sustainability

The approach JF Hunt and GPE have taken has identified a number of potential items for reuse / repurposing, such as carpets, floor tiles, glass, ceiling lights, desks, HVAC system, and kitchen units. As part of the circular economy strategy the facing materials in the existing properties are being carefully removed and set aside for reuse in the new scheme, including brickwork, marble and limestone.

Through various circular economy initiatives, JF Hunt have developed a network of material reclamation specialists that we shall call upon during this project to see that materials and systems (inc. any plant and equipment) removed from the site, can be salvaged and wherever possible repurposed at the same time diverting materials from land fill.

## **Site Contact Details**

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

- Gabriel Stetco
- Project Manager
- Tel. 07773 628380
- [Gabriel.Stetco@johnfhunt.co.uk](mailto:Gabriel.Stetco@johnfhunt.co.uk)



- Glen Clark
- Managing Director
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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.**

**Thank you for your understanding and cooperation!**