

Welcome to the Cundy Street Quarter

Meet the
demolition contractor



GROSVENOR

John F Hunt

Who are we?

John F Hunt are an industry leading demolition and construction contractor with 40 years experience. Our core values revolve around being open and engaged. We work collaboratively with neighbours and clients to deliver the highest standards of professionalism and accountability.

We have recently completed a number of projects within Westminster similar in size and scope to The Cundy Street Quarter.

John F Hunt

Project experience

48 Leicester Square



Works were carried out in a highly populated area in the heart of Leicester Square, with around 240,000 visitors per day. We liaised extensively with neighbouring residents, business, and other stakeholders to ensure a smooth process. We took various steps to minimise disruption including using monarflex scaffolding sheeting to reduce noise levels.

Marble Arch



Working within the heavily congested and pedestrianised Westminster precinct of Marble Arch meant we had a highly complex demolition within a constrained site.

Our team have many years of experience delivering complex projects similar to the Cundy Street Quarter. They will be working closely with the Grosvenor team to ensure this project is delivered in a timely manner.



Glen Clark
Managing Director

Responsibilities: Ensuring operating objectives and performance standards are maintained and improved



Michael Frisby
Contract Manager

Responsibilities: Leads the project team



Gabriel Stetco
Project Manager

Responsibilities: Day-to-day responsibility for the project

Key Point of Contact:

Gabriel Stetco
Project Manager

Tel: 07773 628 380

Email: gabriel.stetco@johnfhunt.co.uk

Role Responsibilities

- Responsible for the day-to-day activities of the project
- Managing health & safety on site
- Implementing John F Hunt site standards
- Planning & coordinating all works
- Managing all work streams including scaffolding, soft strip, and demolition
- Managing programme & budget
- Ensuring statutory inspections are carried out
- Responsible for quality control



Tom Seath
Community
Liaison Manager

Responsibilities: Liaise with local community, ensuring project satisfaction



Dan Sweeney
Environmental
Manager

Responsibilities: Leads the Environmental Management team

Site Team
(which will complete all construction activities on site)



Tony Swanwick
Commercial
Manager

Responsibilities: Responsible for costs and budgeting



Richard Sanders
Health &
Safety Manager

Responsibilities: Provides safety leadership and support to the site team

We were employed by Westminster City Council as principal contractor on the Ebury Bridge project. This meant we were responsible for the soft strip of the buildings, demolition, and asbestos removal. We worked closely with nearby residents and wider community to ensure these works were delivered to the highest standard.

Engaging with communities

- Regular online community meetings with Westminster City Council to discuss upcoming works
- Monthly newsletters issued to residents and stakeholders
- Weekly Q&A sessions with residents
- Site manager accessible during working hours

Delivering local benefit

- Employed a local university graduate who was well known to residents as our Site Engineer. After a 3-month probation period, we employed him full time as the Project Engineer
- Supported local business such as employing local decorator Donald Burke and sourcing produce from a local greengrocer
- Offered school visits and workshops in partnership with Construction Youth Trust and Women in Construction
- Proudly sponsored and supported the local food bank, including providing a location for it to operate

Environmental benefits

- Successfully diverted 99.3% of waste from landfill (a total of 6,555.4 tonnes, equivalent to the weight of more than 500 London buses)
- Waste was segregated to ensure it could be re-used wherever possible. 65% of demolition waste (such as bricks and concrete) was crushed and re-used on site

We are passionate about having a positive social impact in the local community. To date we have delivered a number of projects at Cundy Street to drive social value

Salvaging building materials

As part of our contract and a sustainability ethic in which John F Hunt strongly believe in, we have spent considerable time and resource in salvaging as many of the useful items in the Cundy Street flats as possible for re-use purposes.

Grosvenor Estates have requested the use of the Globechain, a sustainability focused re-use organisation, to advertise and re-house as many of these items as possible. The response was incredible and is detailed below.

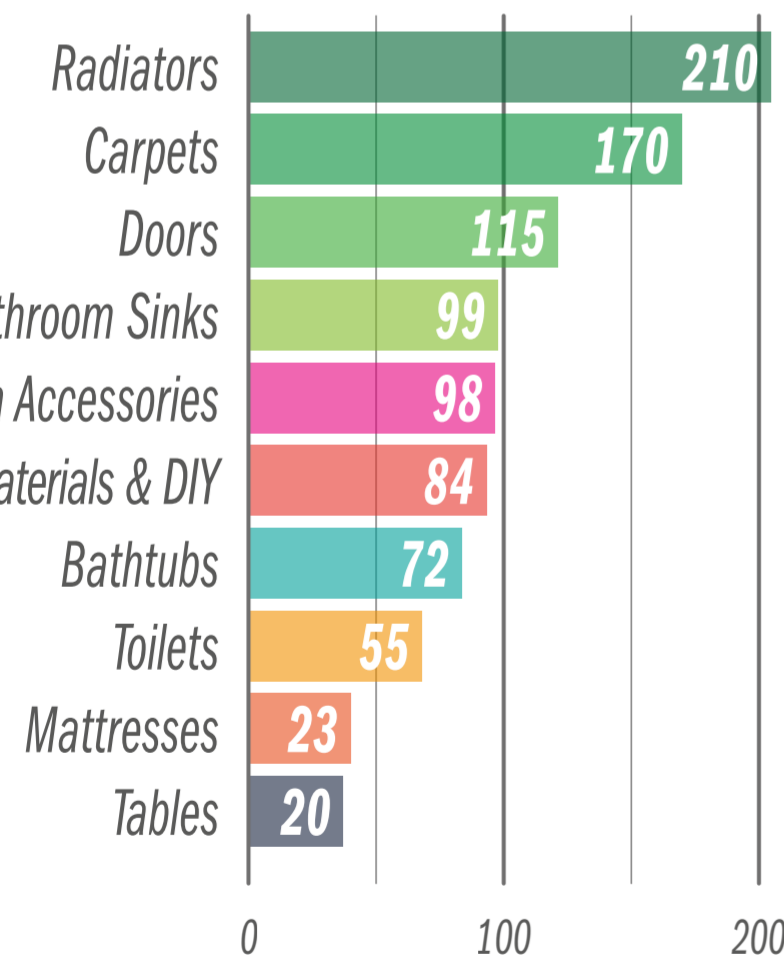


Rehoming plants and flowers

In February, we assisted four local shop owners and residents with 20 hours of digging and re-potting various plants from the estate so they could be re-homed in shop fronts and private gardens.

Shane Gayle and Gezim Brahay ensured we carefully performed this social value work and, as you can see, made some local shop owners very pleased.

Top 10 items listed by category



Construction Research

Facilitating Brunel Universities evolving research in re-use of brick waste in a circular economy:

Dr Seyed has performed the first experiments using samples from Cundy Street brick façades and has had positive results (update issued to the wider team on 01/04).

This has led to additional on-going experiments, the results of which will be issued in May.



- 1** 3-metre high green hoarding
- 2** Floor-by-floor demolition using mini excavators
- 3** High reach demolition using excavators at street level
- 4** Scaffolding wrapped in sheeting to reduce noise and dust
- 5** Crane which will service the floor-by-floor demolition of Stack and Laxford House

Laxford and Stack House will be demolished using a top-down method to ensure minimal impact to the neighbouring buildings. Whilst the remaining two buildings will utilise a high reach demolition.

Both methods ensure the generated brick and concrete waste can be separated and re-used where possible during the future construction works.

Throughout the site environmental monitoring will be installed focusing on noise, dust, and vibration emissions. This will be recorded using real-time monitors which will notify the site team of any exceedance over WCC guidelines.

We are committed to using best practice, as identified in WCC's Code of Construction Practice, while carrying out all of our works on site.

* Subject to approval by WCC and TfL



- 6** Material sorting and stockpile area to process for re-use
- 7** Site access via new vehicle crossover on Pimlico Road*
- 8** Welfare facilities including meeting rooms, toilets, changing facilities, and canteen.
- 9** Equipment to monitor levels of noise, dust, and vibration
- 10** Water mist cannon to suppress dust

Programme

John F Hunt

December 2022

Site setup:

- Hoarding reconfiguration
- Setting up welfare facilities
- Installing environmental monitoring equipment
- Erecting scaffolding

Jan - Apr 2023

Commencement of Demolition:

- Crane brought to site
- Phased demolition of two buildings at a time
- Removing building foundations

May 2023

Demolition Complete:

- Construct piling mat: a temporary platform to provide a stable surface for machinery to operate from
- Establish new site entrance off Pimlico Road*
- Preparing to start construction of phase 1, including social rent building

As members of the UK Green Building Council, we are committed to minimising the environmental impact of demolition and construction and will taking various steps to achieve this:



Using renewable energy: Power will be obtained by the National Grid and not from fuel run generators. Where possible, equipment will use BioFuel, which is made of 100% renewable raw materials and therefore help reduce CO₂e, NO_x and particulate matter.

Diverting 99% of waste from landfill: Maximising recycling and reuse of waste materials. We have partnered with nationwide company Globechain to distribute construction materials and supplies that we're not able to use on site to those that need them. This included kitchen units, windows, and window frames.



Encouraging sustainable travel: Encouraging our workforce to use the cycle-to-work scheme available to them, provide bike storage or using public transport as an alternative.

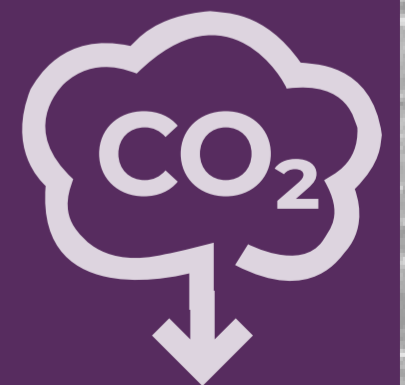


Achieving net zero carbon: Delivering our 'Advance to Zero' strategy to reduce our carbon emissions.

Zero-plastic on-site: We will provide staff with re-useable water bottles and coffee cups



Reuse of materials: Reusing demolition waste on-site as part of the future construction works to minimise waste transport, resulting in reduced CO₂e and congestion.



We will provide a detailed Community Liaison Strategy, outlining the steps we will take to ensure local people are kept informed throughout. This includes:

- Weekly drop-ins with the site team
- Monthly newsletters sent by post and email
- Dedicated project website with the latest information
- Designated contact information on the hoarding
- Attending the Cundy Street Quarter Liaison Group
- Community suggestion box to hear your ideas for how we could improve things
- Engaging with contractors working on other projects in the area to ensure we're aligned

100

volunteering hours with local organisations



100%

of construction vacancies will be promoted locally prior to wider advertisement



2



'World of Work' tours for local schools

Tree mulch donated to farmers / local gardens for fertiliser or donation of small trees and shrubs



Construction career advice workshops



Two educational workshops for local residents



Minimum 5% local procurement

Meet the buyer workshops for local SMEs



Accessible Site Manager

Two apprenticeships

