

GUINNESS



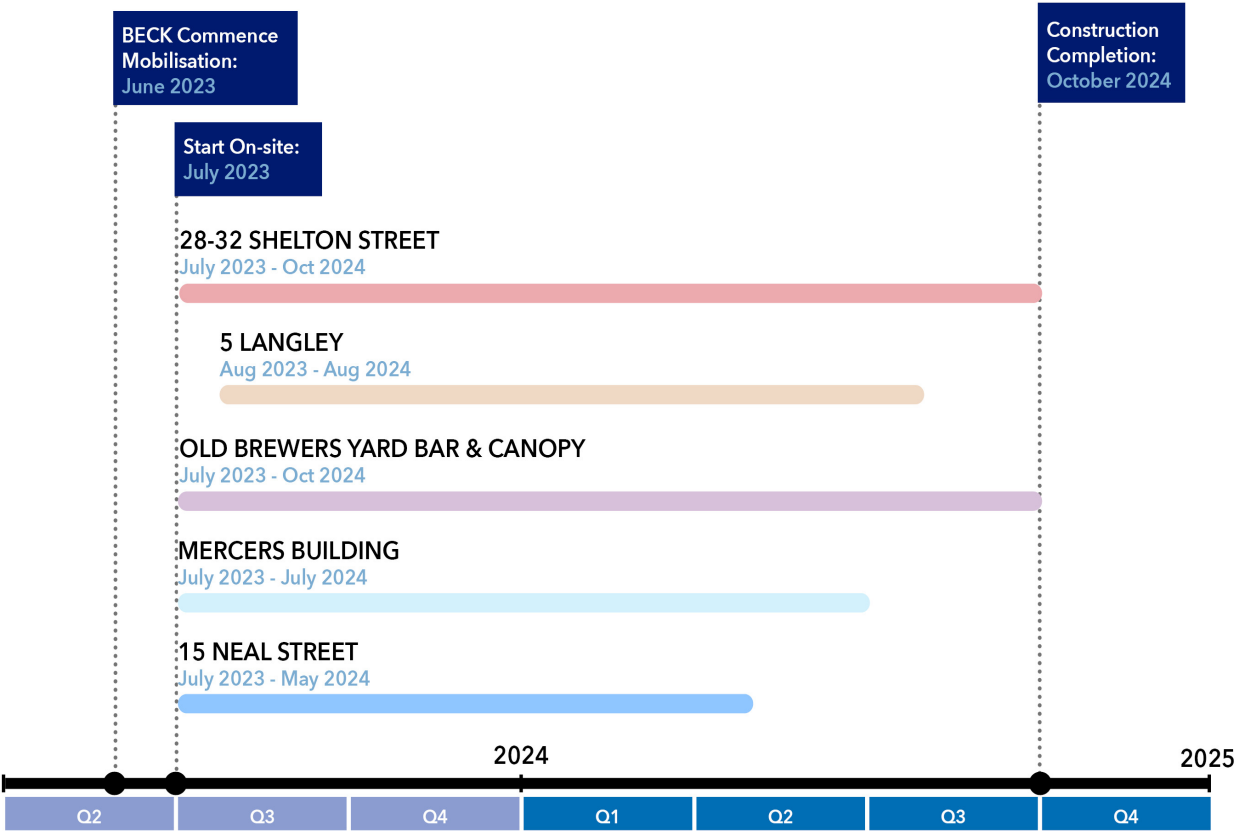
GUINNESS AT OLD BREWERS YARD

Community Project Update | MARCH 2024

The purpose of this document is to ensure the local community and business around the development are kept informed about the works that are currently being undertaken and planned to take place in the delivery of the Guinness Microbrewery project in and around the Old Brewers Yard off Shelton St and Langley St.

This link will be updated on a monthly basis allowing the development team to share details of:

- General details of the project
- The programme of works and development
- The progress being made on site
- The planned forthcoming and long-term works
- Planned deliveries and traffic movements
- The points of contact



These dates are forecast and subject to changes as the scheme develops.

February Review

The planned activities for February have progressed well and ongoing discussions with local neighbours about the finer details of the noisy works have continued. In the Mercer building the new steelwork has predominately been installed with padstones and welding completed and new metal decking and slabs poured. Basement slab drainage excavations have progressed and will be nearing completion in March.

The 28-32 Shelton Street demolition works have progressed from Roof down to the Basement with concrete slabs and walls having been removed. Brick cleaning has been completed to available areas with a small section requiring a revisit. Structural steel drawings have been submitted and await approval prior to the manufacture of steels and arrival on site next month.

Planned Activities for March 2024

General

There are no deliveries requiring road closures for this period, everything is being managed from within the BECK site areas. Concrete and screed trucks will be located to the rear Mercer Walk during the month however, these will be managed and removed prior to the bollards being erected.

All noisy works will be undertaken in line with the updated and agreed working hours with Westminster CC Environmental Sciences team.

28-32 Shelton Street

- Installation of new structural steelwork to the lower floors allowing reinstatement to commence.
- Backfilling to the Basement excavations and development of lift core design and construction of the lift pits.
- Waterproofing applied to Basement.
- Padstones to be formed for the new steels.
- Rebuilding of the chimney to the rear of Shelton/ Old Brewers Yard.

1 Mercer Walk

- Removal of the remainder of plasterboard and commencement of setting out for new fireboard and drylining.
- Removal of glass balustrading.
- New internal hoist installation.
- Completion of Basement slab excavations and commence the new below ground drainage.
- Commencement of dry screeding to floors.
- New hoarding externally (located on Langley Street next to Hawksmoor) to allow for eventual new door location.

15 Neal Street

- Progression of off-site design.
- Removal of shop front and new temporary hoarding installed.

OBY Bar

- Completion of Mezzanine steelwork design and procurement of materials.
- Development of design components such as artistic brick wall, joinery, staircase, steelwork.

5 Langley Street (Basement property)

- Pouring of new concrete slab and commencement of screeding.
- Removal of fire retardant material to Basement ceiling.
- Continuing with demolishing the Ground Floor/ Mezzanine slab and walls for eventual lift core and staircase location.
- Installation of new structural steelwork and alterations to steelwork to Mezzanine.
- Demolition of existing ductwork which runs through to the Langley Roof (this will be required to be completed during out of hours to not disturb neighbours).

Old Brewers Yard

- The yard will be continued to be used as the main drop of and collection points for BECK and neighbouring properties.

Off Site

- Away from site the focus has been design and sampling of joinery, bars, internal finishes, windows, glazing. With samples being design and manufactured for approval and being issued to Westminster for approval where applicable. Several mock up's have been reviewed by the client team and approved already ahead of manufacture.

Planned Works - 3 Month Look Ahead

From March to May, we will have completed the demolition and structural alterations of all buildings within the project. Secondary steel design will be installed. Design for services will have been established and majority of the plant and equipment procured and starting to be installed. Throughout screed and new flooring will be installed and ceilings and partitions will be installed.

There will be road closures for Langley Street, which we will notify the dates of this to all neighbours prior to allow us to start to bring in the Micro Brewery. Ahead of this there will be additional scaffolding erected to the rear of the building (corner of Langley Street and Mercer Walk) to allow the tanks access to Level 2.

Contact

DIAGEO

BECK

The next community engagement meeting has been booked for 26th March 2024, where we will be able to discuss the progress of the project and long term look ahead for the scheme, a further update will be issued in the next few weeks with location and timing of this event.

This information and further details about the project are contained on the Diageo website <https://www.guinness.com/en-gb/our-craft/old-brewers-yard>

If you wish to contact the BECK site team to discuss details of the deliveries or any issues regarding disruption or progress on the site, please contact the dedicated email and phone lines below.

Email: guinnessoby@beckinteriors.com

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