



GUINNESS AT OLD BREWER'S YARD

Community Project Update July 2025

July sees the Project pushing forward on all work fronts with positive milestones met throughout the month. The completion of the Neal Street fitout works, completion of polished concrete works in Mercer's Walk and the delivery and installed of the first stages of bars in Langley and Mercers Walk have been great achievement for the scheme. We are enthusiastic to maintain this momentum as we look forward to August.

This newsletter will be updated monthly to keep you abreast of the latest milestones of each area, however there is an open-door policy and should you need to contact the team with any queries or concerns please feel free to make use of the contact details within this letter.

This letter is used by the team to inform on the following:

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

Programme of Works

July Review

1 Mercer Walk

July has seen continued progress throughout Mercer Walk, with key developments across all levels as the fit out phase draws closer to completion.

In the basement, BrauKon construction works are complete with commissioning of the brewery equipment now commenced. The existing structural columns received their final coat of paint and lights have started to be installed.

Level 1 saw positive gains – IPS panels and ceilings have been installed in the WCs. Lights and grilles have been installed with final decoration works imminent.

Plantroom fit out works are ongoing on Level 3, alongside demolition of Bennett's former office, while MEPH first fix is now complete on Level 4.

28 – 32 Shelton Street

Shelton Street has continued to move steadily forward in July, with fit out works progressing across all levels.

The ground floor has made tremendous with curtain wall installed, completion of MEPH first fix and the commencement of floor finishes.

Levels 1 to 3 saw floor finishes installed and mist coat to the walls. The level 2 kitchen has received hygienic cladding and the stainless steel cooking canopies now in place

At Levels 4 and 5, floor and wall finishes have commenced installation. The customer WCs have been plumbed in and are now also tiled. The Level 5 curtain wall system is now installed and 50% glazed.

5 Langley Street

Floor and wall finishes have progressed at pace in Langley Street. The 2 bars have now arrived and are also in place ready for their fitout. The WCs have also made steady progress being tiled over the month and receiving IPS panels.

15 Neal Street

July marked the completion of fitout works to Neal Street. Final glazing elements were installed, lights hung and final decorations completed.

Old Brewer's Yard.

Structural and internal works progressed in Old Brewer's Yard during July.

The mezzanine floor saw the progression of MEPH first fix, whilst ground floor saw the installation of the cold room and installation of structural steel to the building envelope.

Planned Activities for April 2025

1 Mercer Walk

August will see activities ramping up across Mercer Walk.

Braukon brewery equipment will be commissioned ready for brewing. The floorplates will see the completion of second fix MEPH and the commencement of final decoration works.

Bars on Levels 1 and 2 will be fitted out by a specialist contractor, alongside the glass wash space.

28-32 Shelton Street

August promises significant progress at Shelton Street, as major milestones approach.

Externally, Roof plant will be connected to the internal systems marking the end of fitout works and commencement of commissioning. Curtain wall glazing works will be completed and L5 roofing works will commence. The northern and southern scaffold structures will also commence their planned removal.

Internally, wall and floor finishes works will continue throughout as well as the arrival of the GF & L1 bars.

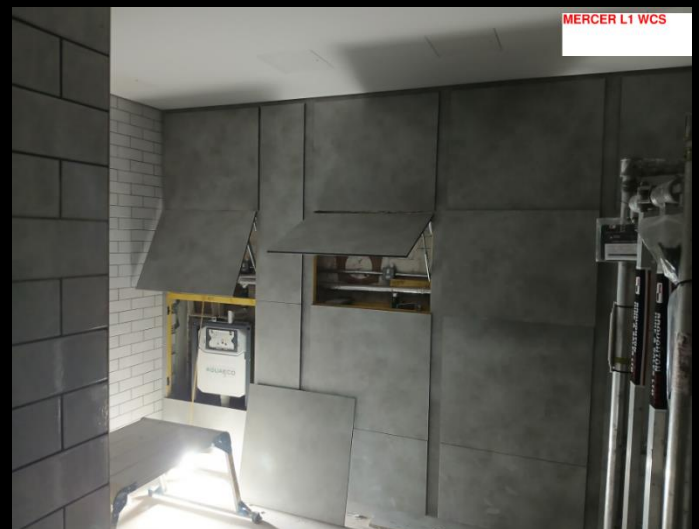
5 Langley Street

Langley street will be undergoing final decorations works following the completion of second fix MEPH. The warming kitchen will commence its fitout by the specialist contractor as well as the bars.

Old Brewer's Yard

Installation of the two large canopy structure will be the largest transformation of the yard over August. The Tap Bar will see MEPH first fix continue as well as the commencement of wall finishes.

Photos of Site Works:



Contact

We would like to thank all those who attended the community meeting held in March at Diageo's head quarters. We hope you found this an informative session on the current programme of the project and the exciting ideas tabled for the launch and how the business will run day to day. Please use the contacts below should you require any information about the works.

Tom Lockhart - Tom.lockhart@bennett.co.uk

Out of hours emergency number – Rob Dellaway 07848687036

This information and further details about the project can be found on the Diageo website:

<https://www.guinness.com/en-gb/our-craft/old-brewers-yard>



Architect: RKD

10 Queen Street Place, London, EC4R1AG

www.rkd.ie



Cost Consultant: Linesight

48 Chancery Lane, London, WC2A1JF

www.linesight.com



Structural & Civil engineers: LSL

48A Union Street, London, SE11TD

www.londonstructureslab.com



Building Services Engineers: Chapman

40 Gracechurch St, London, EC3V0BT

www.chapmanbdsp.com



Contractor: Bennett Construction

16 – 25 Bastwick Street, Clerkenwell, London, EC1V 3PS

bennettconstruction.co.uk



Principal Designer: Simply CDM

International House, 24 Holborn Viaduct,

EC1A2BN

www.simplycdm.com

**REGISTERED
SITE**

**CONSIDERATE
CONSTRUCTORS
SCHEME**