



GUINNESS AT OLD BREWER'S YARD

Community Project Update March 2025

March sees the Project pushing forwards on all work fronts with positive milestones met throughout the month. The delivery of the final four statement brewery tanks in to Mercer Walk and the completion of all structural concrete works has been a great achievement for the scheme and we look forward to the month ahead.

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

March Review

1 Mercer Walk

During March, the final delivery of the brewery equipment took place, allowing the Braukon install team to open up works on all fronts. The result of this has allowed the brewery pipe install to reach level 2 where it too is now at final stages. As seen in the images, the centrepiece brewery tanks have been delivered and positioned, an exciting step in the programme as the project moves closer to a fully functioning brewery. Last month, the newsletter detailed the advancing first fix drylining, this has since been completed, and second fix on level 1 is in the latter stages. M&E saw positive progress last month and has continued to do so throughout March with first fix now complete to level 1 and levels 2 and 3 both over halfway done. The new steel staircase has been installed and screeded ready for first fix M&E and floor finishes following shortly after.

28 – 32 Shelton Street

Shelton Street has seen all concrete works now completed, making way for screeding works to take place to the respective slabs, that is now at 70% completion. Steady progress to Drylining has been seen on levels 1, 2 & 5, coinciding with the completion of fire protection to steels across the building. Down in the basement, M&E has progressed with the install of the main water tank and associated pumps. S1 stairs have also arrived and install is underway with S2 stairs to follow in the month of May.

5 Langley Street

Langley Street is an area where works have really ramped up in the reporting period, with labourer levels up on all the core trades currently completing the fit out works. A challenging design has been overcome with the completion of the fire treatment works made to the soffits, this has enabled M&E to start in March and is now at 50% completed for first fix. Screeding works are also fully completed. Focus has also been partly shifted to the ground level of Langley, seeing the alteration and addition of structural steels to the main entrance, in preparation for the statement black brick which will be fitted later in the programme. Alongside this is the Passenger Lift and stairs fabrication, both important elements to this area of the project.

15 Neal Street

Upon completion of M&E in Neal Street, the focus shifts to Curtain Walling. This is now in the manufacture stage, looking towards an install date of late April.

Old Brewer's Yard and the Tap Room Bar

Exploratory and breaking out works have allowed the canopy design to reach a new stage, with steels set to be installed in the Tap Room Mezzanine area in the near future. The Yard still also provides essential storage on site for subcontractors.

Planned Activities for April 2025

1 Mercer Walk

- Electrical install to Brewery equipment to commence
- M&E first fix to complete on ground floor
- 2nd fix drylining to commence on ground floor
- 2nd fix drylining to complete on level 1
- M&E 2nd fix to commence on level 1
- M&E first fix to complete on level 2
- Drylining 2nd fix to commence on level 2
- Brewery install to complete on level 2
- Roofing works to commence

28-32 Shelton Street

- Floor preparation to complete throughout
- M&E first fix to commence on the upper levels
- Stair install to commence
- Drylining 1st fix complete on 1, 2 and 5

15 Neal Street

- Movement of hoarding further on to Neal street to allow curtain wall install
- Curtain wall install to commence late April

5 Langley Street

- M and E first fix to complete
- 2nd fix drylining to begin
- Brickwork to commence at main entrance

Photos of Site Works:



Old Brewer's Yard.

- The Yard will continue to be used as the main logistics area for deliveries and collections on the project under constant supervision by an accredited traffic marshal.

Project Completion

The project is on track for completion Q4 2025. We look forward to confirm individual area completions over the coming months.

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@bennettc.co.uk

Rob Dellaway - Robert.Dellaway@bennettc.co.uk

Out of hours emergency number – Rob Dellaway 07539507437

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**