

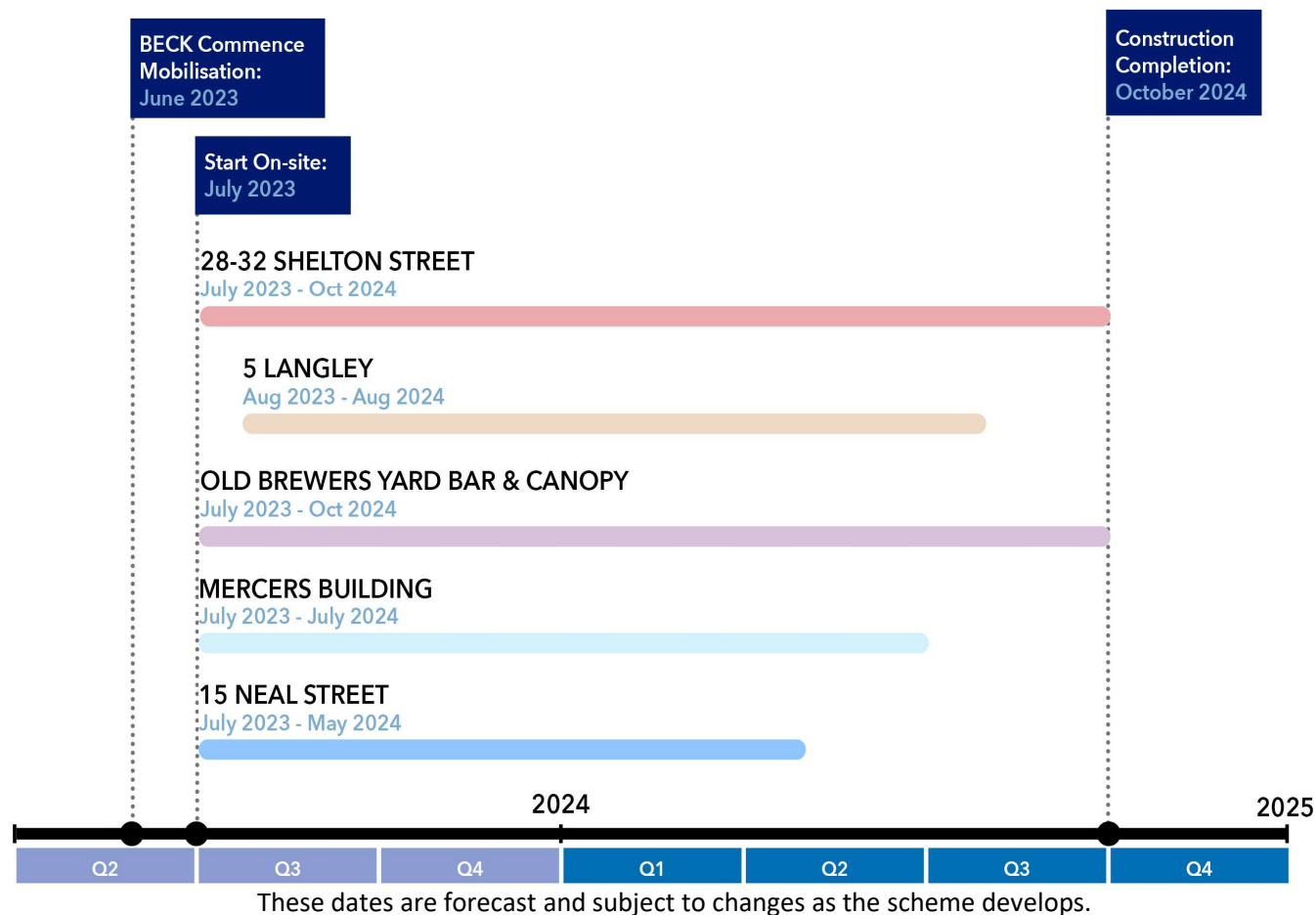
GUINNESS AT OLD BREWERS YARD

Community Project Update | AUGUST 2023

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



Planned Activities for August

From 7th August, works will commence on the construction of Guinness at Old Brewer's Yard. During the month of August, we will be planning on the following:

General

There are no deliveries requiring road closures for this period. All vehicles to and from Old Brewer's Yard, Mercer Walk and Langley Street will be managed by the BECK Logistics team which will be in place from day 1 of the project.

All noisy works will be undertaken in line with the 2 hours on and 2 hours off sequence being agreed with Westminster, in the down time works will still progress in all buildings but will be limited to quieter operations.

28-32 Shelton Street

- Demolition of the rear bay window within Old Brewer's Yard. This will be undertaken behind solid hoardings within the agreed and limited timings. Once removed, the rear scaffold is to be erected.
- Scaffold erection to the front and rear of 28-32 Shelton Street. Scaffold vehicles will be parked in the yard to the rear of Shelton Street to prevent congestion. A hoist will be installed towards the end of the month, located within the yard. During the erection of the scaffold battery powered impact drivers will be used to tighten all couplings. Where needed the scaffold will be fixed to the face of the buildings using expanding anchors installed with a hammer drill. The installation of these will not be time sensitive as they are infrequently required.
- 3 Car Parking bays will be suspended in Shelton Street, opposite the scaffold, to allow traffic to pass safely.
- Soft strip of the floors will take place, with all materials being removed via skips from the yard.

1 Mercer Walk

- Temporary frames have been designed and will be installed internally to support the building prior to alterations commencing later in August. This will involve drilling into the structure to fix the frames in place. All deliveries and removal of materials will be via Mercer Street and Mercer Walk, within the limited timings (7am-11am).
- Breaking out for the new lift pit and underpinning the structure in the basement will be undertaken, using medium breaking plant on a 2 hour on and 2 hour off cycle agreed with Westminster. Once completed, the team will progress to breaking out the floor slabs towards the front of the building at ground floor, working in the same manner. All of these works are taking place inside the building.
- Hoarding will be erected in front of the property to provide segregation from the public.
- Partial removal of the existing roof will commence at the very end of August into early September, this is being done by hand to deconstruct the plant enclosure
- Internal brick cleaning will progress to all floors in a progressive manner up the building.

5 Langley Street (Basement property)

- Hoardings will be erected within Old Brewer's Yard to segregate the public from the works where the new opening is being created into the side of the 5 Langley, this opening up works will be carried out using electric breakers, working in 2 hours on and 2 hours off.
- Deliveries to and the removal of waste from 5 Langley Street will be via Old Brewer's Yard, waste will be loaded into skips in the yard and carefully removed by the traffic management team being driven out into Shelton Street

Planned Works - 3 Month Look Ahead

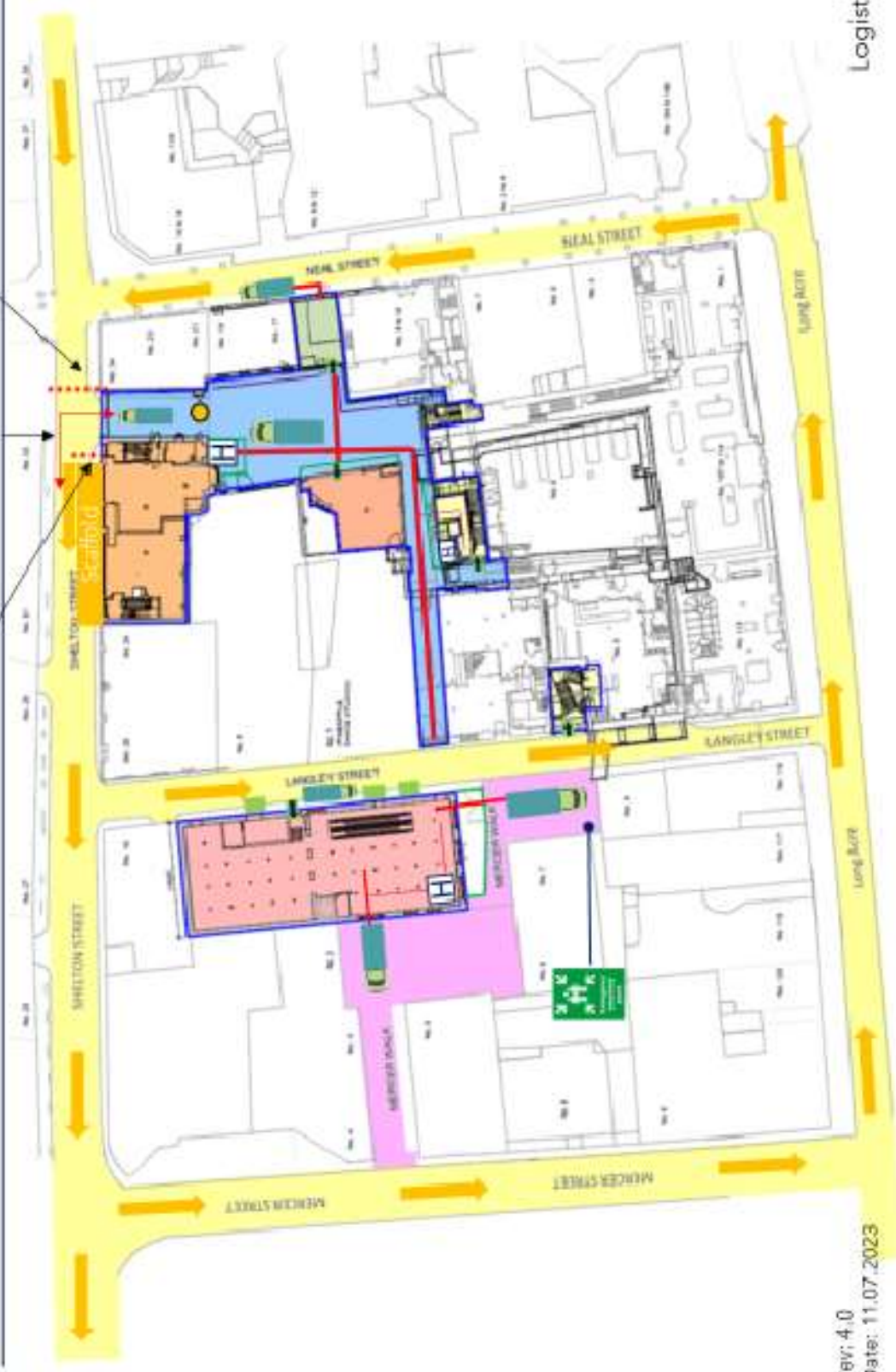
From 1st August through to the end of October, the main focus will be the structural alterations of all buildings within the project, this will continue on past the end of October.

Internal brick cleaning will be completed through all buildings in this period. Detailed monthly updates will be provided as we progress through the works.

- No. 1 MERCERS WALK
- SHULTON STREET
- No. 154 NEAL STREET
- DRY NAR
- OLD BREWERS VARD
- No. 3 LANGLEY STREET

LOGISTICS PLAN

- 1. Footpath temporarily restricted with Turtle Gates.
- 2. Vehicle reversed into site.



KEY	
	Site Works Boundary
	Hoarding
	Material Route
	Site Access / Material Gate
	Public Roads and Traffic Direction (One Way)
	Mercer Walk Footpath
	Delivery Points
	Goods / Materials Hoist (3no)
	Key Clamp handrail & timber sleepers (Bike Store Access Route)

BECK

Project Reality
Logistics Overview - Ground Floor

Rev: 4.0
Date: 11.07.2023

- NO. 1 MERCERS WALK
- SHELTON STREET
- NO. 5 LANGLEY STREET
- OLD BREWERS WARD
- NO. 5 LANGLEY STREET
- NO. 5 LANGLEY STREET

Deliveries from 8am and 11am ONLY

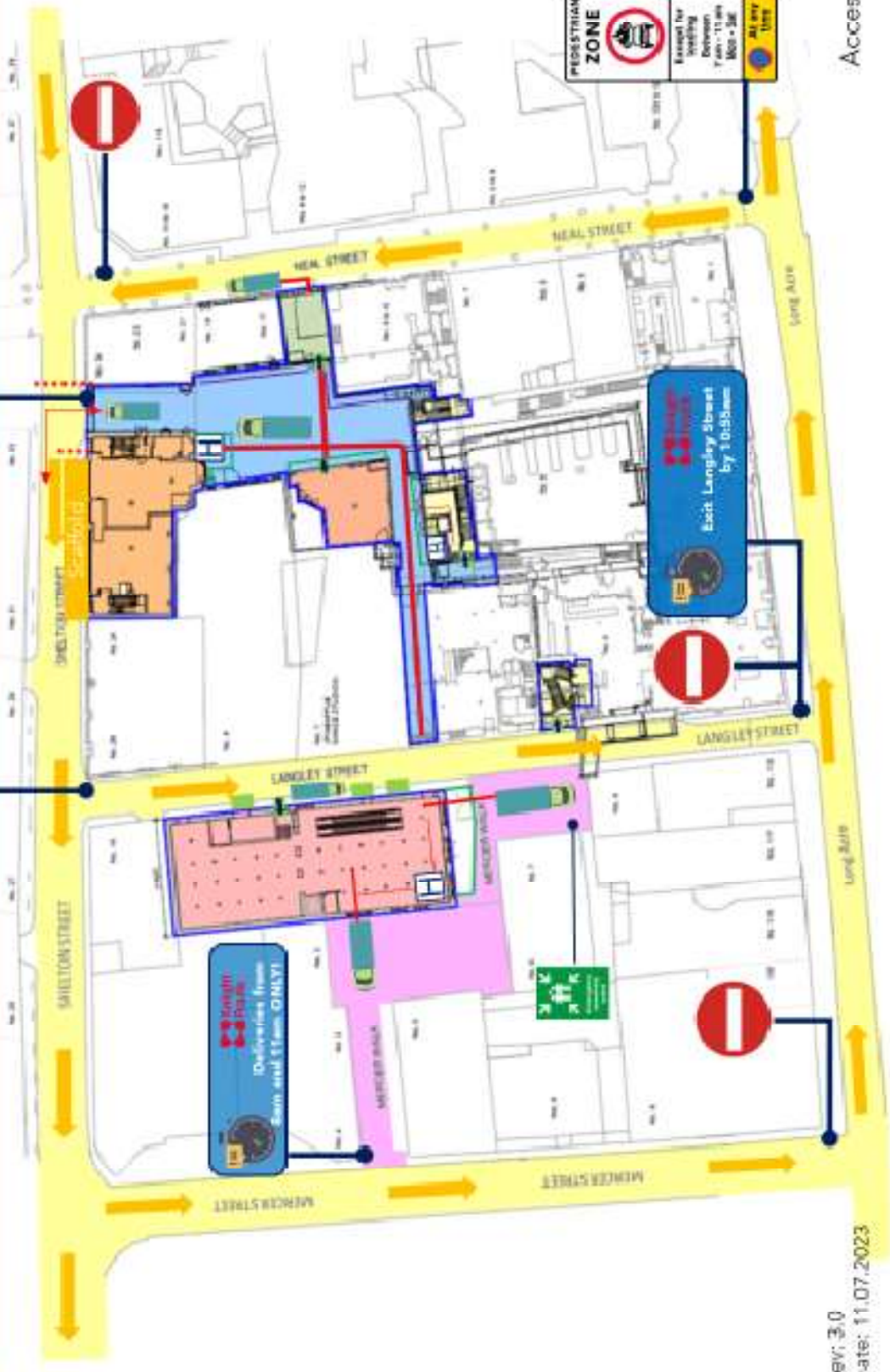
Deliveries from 8am to 11am

LOGISTICS PLAN

KEY

- No Entry
- Vehicles only from 7am - 11am for loading only
- Access controlled by Knight Frank
- Traffic Route (One Way)

BECK



Rev: 3.0
Date: 11.07.2023

Project Reality
Access Restrictions - Ground Floor

Diageo and BECK Interiors have undertaken a quarterly project briefing to the community on 19th July at 10.30- at 17 Slingsby , St Martins Court.

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

Phone Number: 07425 317918



THE
PERFECT
FIT

Contractor: **BECK INTERIORS**

Victory House, Cox Lane, Chessington,
Surrey KT9 1SG
www.beckinteriors.com



ARCHITECT: **RKD**

10 Queen Street Place, London EC4R 1AG
59, Northumberland Rd; Dublin D04 WP89
www.rkd.ie



COST CONSULTANTS: **LINESIGHT**

48 Chancery Lane, London WC2A 1JF
Hoban House, Haddington Road, Dublin D04 E5Y3
www.linesight.com



LONDON
STRUCTURES
LAB

STRUCTURAL + CIVIL ENGINEERS:

LONDON STRUCTURES LAB

48A, Union Street, Southwark, London SE1 1TD
www.londonstructureslab.com



BUILDING SERVICES ENGINEERS:

CHAPMANBDSP

40, Gracechurch St, London EC3V 0BT
www.chapmanbdsp.com



PRINCIPAL DESIGNER + CDM CONSULTANT:

SIMPLY CDM

International House, 24 Holborn Viaduct,
London, EC1A 2BN
www.simplycdm.com