

Kimberley House, Meridian House and 32-33 Farringdon Street Construction Liaison Meeting #1

Date & Location

Wednesday 20 July, 12pm

The Winemakers Club, 41a Farringdon Street

Present	Apologies
Caroline Bull (JLL) Gavin Coe (LB Research) Ameet Phadnis (LB Research) Christophe Wiart (MSC) Amelia Bowder (Allsop) – webinar attendee Teresa Pugsley – webinar attendee Anonymous member – webinar attendee Philip Sutton, (RLAM) Andrew Harding (RLAM) Roberto Timanti (Erith) Cherrie O’Kane (Erith) Fiona Ireland (Erith) Alexander Nicholson (JBP) Anna Burlaka (JBP)	John Edwards, Farringdon Within Ann Holmes, Farringdon Within Eamonn Mullally, Farringdon Within Vincent Keaveny, Farringdon Within Jason Spiller, Dentons

Item	Minutes
Introductions	Alexander Nicholson opened the meeting by asking attendees to introduce themselves and explain their interest or role.
Purpose & format of the construction liaison group	<p>AN explained that the purpose of the construction liaison group was to ensure the efficient communication between neighbours and the project team, to provide regular updates on the progress of works and to enable all issues to be resolved effectively.</p> <p>AN noted that the group would seek to meet every six weeks or so and asked for feedback on the proposed times and locations – lunchtime sessions at The Winemakers Club.</p> <p>AN noted the alternative communications methods available to contact the team or learn more about the works</p> <ul style="list-style-type: none"> • Email: holbornviaduct@jbp.co.uk • Telephone: 03000110301 • Website: www.holbornviaductconstruction.com

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<p>Project overview</p>	<p>AN provided an overview of the project and shared images of the consented building:</p> <ul style="list-style-type: none"> • The site consists of three building, Kimberley House (14-21 Holborn Viaduct, Meridian House (34-35 Farringdon Street) and 32-33 Farringdon Street. • Planning consent secured in December 2021 to redevelop the south eastern corner of Holborn Viaduct and Farringdon Street to create a headquarter-style office building. • The development will be highly sustainable, achieving the BREEAM Outstanding rating, an exceedingly high accreditation. • The development will create new public spaces and a step-free connection between Holborn Viaduct and Farringdon Street. It includes elements such as public greening and public art. • Once complete, it will be the new home of Hogan Lovells.
<p>Construction programme</p>	<p>JBP presented the construction sequence timelines:</p> <ul style="list-style-type: none"> • July 2022 – Site preparation works. • September 2022 – Heavy demolition commences. • Summer 2023 – Demolition completes, piling and basement works commence. • Winter 2023 – Piling and basement works complete, and superstructure construction commences. • Autumn 2025 – Building completed, tenant fit-out commences.
<p>Introduction to Erith</p>	<p>Roberto Timanti introduced himself and explained Erith’s role in the project. Erith are the chosen demolition contractor.</p> <p>RT noted that Erith had a substantial amount of experience of working within the local area, including on the Goldman Sachs building, Stonecutter Court and 120 Fleet Street which is currently under construction.</p> <p>RT introduced Erith's community liaison team, Cherrie O'Kane and Fiona Ireland, who would be assisting with liaison during Erith’s phase of works.</p>
<p>Scope of demolition works</p>	<p>RT presented the scope of work for the demolition phase:</p> <ul style="list-style-type: none"> • Site establishment, including site hoarding and gated access points. • Surveys (including asbestos) and utility terminations within the site boundary. • Maintenance of any existing/shared fire escape routes. • Soft strip of all remaining non-structural items sitewide down to basement level.

	<ul style="list-style-type: none"> • Installation of protective demolition scaffolding and protective pedestrian gantry on Farringdon Street to enable safe demolition of the existing structures. • Installation of Tower crane onto existing basement slab. • Traditional top-down demolition method. • Stone removal from both 1920s building facades. • Demolition of substructure down to existing basement level. • Monitoring of the neighbouring Grade-II listed Gatehouse Building.
<p>Demolition programme</p>	<p>RT presented the demolition programme:</p> <ul style="list-style-type: none"> • 13 July 2022 – Vacant possession of 14-21 Holborn Viaduct (Kimberley House). • 13 September 2022 – Demolition of Kimberley House commences. • 5 September 2022 – Vacant possession of 34-35 Farringdon Street (Meridian House). • 17 October 2022 – Demolition of Meridian House commences. • 29 October 2022 – Tower crane erection with a backup weekend of 5 November 2022. This will require a temporary road closure on Farringdon Street. Works to be carried out on the weekend. • 02 January 2023 – Vacant possession of 32-33 Farringdon Street. • 30 January 2023 – Demolition of 32-33 Farringdon Street commences. • May 2023 – Erith’s scope of work completed.
<p>Site Operation & Considerate Construction</p>	<p>RT explained how the site would be managed, noting it was registered with both the City of London’s Considerate Contractors Scheme and the Considerate Construction Scheme. This stipulated rigorous measures to ensure the works are undertaken as considerately as possible.</p> <p>RT noted the project’s working hours were Monday – Friday 8am - 6pm & Saturday 9am-2pm.</p> <p>RT explained that particularly noisy works, such as percussive breaking or concrete sawcutting, were limited to noisy working hours. These are: Mon-Fri 8am-10am, 12pm-2pm and 4pm-6pm. RT noted that works taking place outside of these times should not be considered as ‘quiet’ but would not have the same level of intensity as particularly noisy works such as concrete breaking.</p>

Progress of works.	<p>RT explained how the site would be protected by scaffolding and sheeting prior to any demolition works taking place. Safe pedestrian routes would be established.</p> <p>Kimberley House would be demolished first, followed by Meridian House and 32-33 Farringdon Street.</p> <p>Demolition would take place following a top-down process, with small machines lifted onto the upper levels of the buildings, breaking each successive floor down to the basement level.</p> <p>The stone facades of Meridian House and 32-33 Farringdon Street would be carefully removed and stored off site, so that they could be re-used in the new building.</p>
Site logistics and traffic management	<p>RT presented the site's logistics and traffic management plan.</p> <ul style="list-style-type: none"> • All vehicles will enter the site via Farringdon Street and arrive at Turnagain Lane, which has now been stopped up with a Traffic order issued by the City of London Corporation. • Fully trained and experienced traffic marshals will be sited at vehicle access and egress points. • Pedestrian footways will be maintained around the perimeter, and all crossing points will be controlled locally by banksmen. • There will be extra precautions in place to manage the flow of the cycle lane, with reduced lorry movements during peak times. • When vehicles enter and exit the site, pull out retractable pedestrian barriers and 'Stop Works' boards will be utilised to stop the flow of pedestrian traffic temporarily.
Questions	<p>Representatives of Meridian House asked if Erith could help facilitate with their moving out of the building in preparation for demolition. RT agreed Erith would be able to support this and suggested further discussions offline.</p> <p>Attendees requested the presentation be shared alongside the minutes.</p>