

## A new future for Kimberly House, Meridian House and 32-33 Farringdon Street

July 2022

Royal London Asset Management has secured planning consent to redevelop the block of three buildings on the south eastern corner of Holborn Viaduct and Farringdon Street to create a new, sustainable, headquarters-style office building.

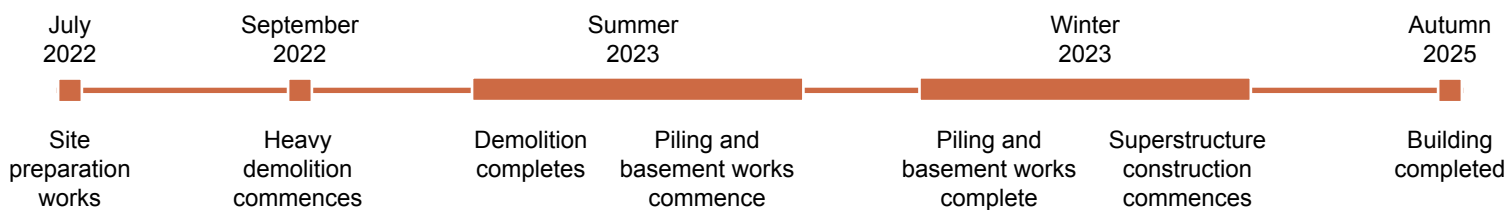
Achieving the exceedingly high standard of BREEAM Outstanding, creating new public spaces with a step-free connection between Holborn Viaduct and Farringdon Street, and providing opportunities for new greening and public art, this significant development will provide lasting commercial, environmental, social and public benefits.

The redevelopment works are expected to commence in July 2022 and be completed by the autumn of 2025. Royal London has appointed Erith to undertake the first phase of works, which will include the demolition of Kimberly House (14-21 Holborn Viaduct, Meridian House (34-35 Farringdon Street) and 32-33 Farringdon Street. You can find a little more information about Erith overleaf.

We understand that developments works can be disruptive and the considerate operation of the site throughout the course of the works will be a priority. As part of this, we will be establishing a Construction Liaison Forum to ensure all our neighbours to receive regular updates on the progress of works and can liaise effectively with the contractors as the scheme progresses.

We intend to establish a construction liaison group to ensure that neighbours have the opportunity to meet regularly to discuss the works, how the site will be managed, and ask any questions.

If you would be interested in joining this group, and receiving invitations to future meetings, please do let us know by getting touch with us.



## About Erith

The Erith Group is a family run employee owned trust, founded in 1967 by Tom Darsey. The company's ethos then which remains the same today, is one of quality of service and client satisfaction with a strong emphasis on safety in everything we do.

Since its formation, the company has grown to form a Group comprising Erith Holdings Ltd., Erith Contractors Ltd., Erith Haulage Ltd., Erith Plant Services, Erith Training Services and Swanton Consulting Ltd.

Our primary business is to service the construction and related industries through in house specialist enabling services comprising of demolition, asbestos removal, remediation, earthworks, infrastructure, basement reconstructions, waste recycling and haulage.

Erith is well known for its willingness to engage directly with neighbours and local businesses. All our project and site management team will be available to answer questions directly as we appreciate that the deconstruction phase of redevelopment, by its very nature can be considered disruptive for surrounding neighbours and local environments. It is our belief that with timely communication and synergy any potential problems can be quickly resolved or mitigated.

## Upcoming activities

In the next month:

- Site possession of 14-21 Holborn Viaduct (Kimberley House) will take place on Wednesday 13th July.
- Site set up of the staff welfare facilities and site office will commence within the lower ground floor and basement level of the building.
- Decommissioning of all mechanical and electrical elements for the building will take place and a temporary building supply will be installed.
- Security CCTV and required monitoring equipment will be installed.
- Various essential surveys of the existing building will commence.
- Perimeter hoarding erection will commence in line with Local Authority agreements.
- Internal soft strip of the buildings will commence.
- Early demolition of the lower level structures will begin.
- Exterior scaffold erection will commence following receipt of licenses.

## Site Working Hours

Normal working hours:

**Monday – Friday: 08.00 – 18.00**

**Saturday: 09.00 – 14.00**

Erith will apply voluntary time restrictions on works which are considered noisy such as heavy breaking or concrete saw cutting. Normal site works will however continue.

These are known as 'Reduced impact hours' and will be:

**Monday – Friday: 10.00 – 12.00 & 14.00 – 16.00**

**Saturday: 09:00 – 14:00**

## About Royal London Asset Management

Royal London Asset Management is part of the UK's largest mutually owned pension and investment company. We are a key player in the UK commercial property investment market. We aim to uphold the aims of sustainable development:

- To enhance the economic, social and environmental benefits of our work
- To reduce, as far as is viable, the environmental impact of our developments

Find out more about us at [rlam.co.uk/intermediaries/our-capabilities/property/responsible-property-investment](https://www.rlam.co.uk/intermediaries/our-capabilities/property/responsible-property-investment)