



JRL  
**MIDGARD CITY**

# Newcombe House

Introduction to Midgard City, part of  
the JRL group

**Date:** 9<sup>th</sup> April 2024

**Time:** 3pm

**Location:** The Essex Church,  
in Palace Gardens Terrace

**JRL**  
GROUP

## Welcome & Introductions

**Adam Wells** - Project Director

**Graham Ardley** – Operations Director, Midgard

**Alice Dear** – Senior Sustainability Manager, Midgard

**Beth Hawkins** – Gerald Eve (planning advisers)

**Martin Hughes** – Polity (community engagement)

## Newcombe House: Current Status







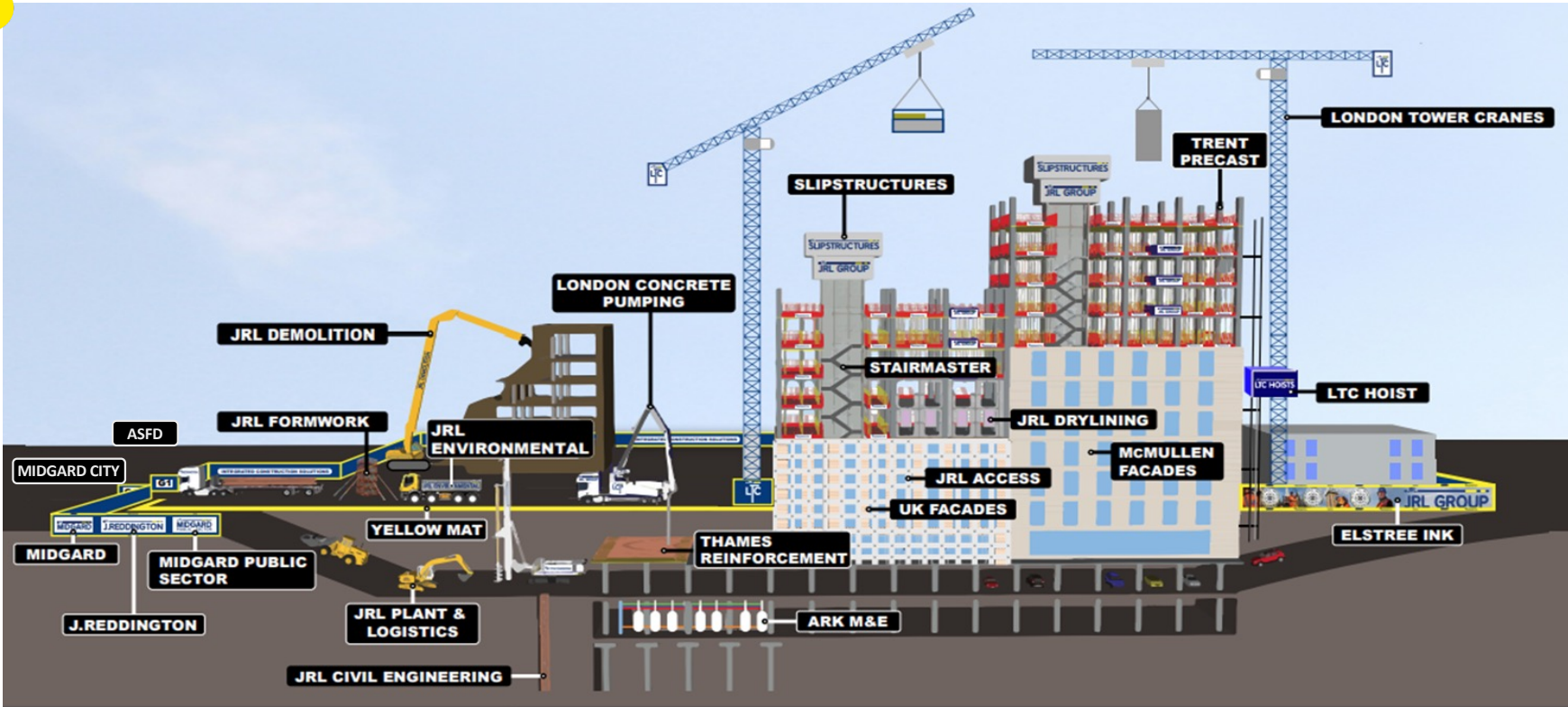
## Discussions for today:

- Introduction to JRL Group / Midgard City
- Delivery team
- Programme
- Resident Concerns
- Communication
- Site set up and logistics
- Key contacts.





# Who are Midgard City and the JRL Group?



# Who are Midgard City and the JRL Group?

Consort Place



One Thames City



Regents Crescent



## Senior Delivery Team



**Paul Martin**  
Managing Director

E: [paul.martin@midgard.ltd.uk](mailto:paul.martin@midgard.ltd.uk)

M: +44 7823 348 587



**Graham Ardley**  
Operations Director

E: [graham.ardley@midgard.ltd.uk](mailto:graham.ardley@midgard.ltd.uk)

M: +44 7827 121 446



**Adam Wells**  
Project Director

E: [adam.wells@midgard.ltd.uk](mailto:adam.wells@midgard.ltd.uk)

P: +44 7717 801 283



**Simon Lacey**  
Deconstruction Manager

E: [simon.lacey@jrlgroup.co.uk](mailto:simon.lacey@jrlgroup.co.uk)

M: +44 7557 119 476



**Alice Bear**  
Sustainability manager

E: [alice.dear@jrlgroup.co.uk](mailto:alice.dear@jrlgroup.co.uk)

M: +44 7775 668 107





# Programme



Q1 2024

Q1 2027



## Resident Key Concerns

A solid yellow horizontal bar.

---

### Site Operating Hours

Monday to Friday 08:00 to 18:00

Saturday 09:00 to 14:00

Reduced impact hours are Monday to Friday 10:00 to 12:00 and 14:00 to 16:00

---


### Hillgate Village

Our Vehicles will not enter your Hillgate Village. Banksmen will be positioned on the junction Of Newcombe Street and Kensington Place, to ensure all vehicles are directed to the correct locations.

---

### Fox Primary School

Our vehicles will not affect the school run and during the deconstruction period, vehicles will enter and operate from the site. During the construction phase vehicles will all stop and load / offload in our KCS pit lane, and from our Newcombe Street loading area.

Two solid yellow horizontal bars.

## Resident Key Concerns

<b>Management of Workers</b>	No loitering outside of site. Different working hours for trades to avoid everyone arriving at once. No PPE off site rule - we will yellow card non-working operatives seen outside of site wearing PPE.
<b>Noise</b>	Acoustic blankets / Screens around noisy plant Hybrid/electric machinery where feasible
<b>Dust</b>	We have prioritized pre-fabrication to limit the need for cutting. All façade elements are unitized, precast or panelized. Works within the building will be enclosed and carried out with vacuums and wet cutting as appropriate. Elimination of the need to cut is our priority.





# Communication

<b>Monthly Newsletters</b>	Monthly newsletter will be issued electronically.
<b>Additional Notifications</b>	Any additional information outside of the newsletter will be issued to the database. Regular resident meetings to be held
<b>Community Database</b>	Please let us know if you wish to be added to the database for all future communications.
<b>Queries &amp; Complaints</b>	We endeavor to address any queries as quickly as possible (within 24 hours). Dedicated personnel for resident communications will be included on site community board, newsletters.

**Site News**

**Contacts**

**Nigel Barrie**  
Operations Director  
Tel: 07795 283 965  
nigel.barrie@jrlgroup.co.uk

**Alice Dear**  
Site Lead Planner  
Tel: 07776 67660  
alice.dear@jrlgroup.co.uk

**Dear Resident**

Midgard City, part of the JRL Group, have completed the main contract for the extension, steeling and refurbishment of 50 Aldringthorpe Street. The development will provide new offices, cafe, and accessible and accessible terraces, green roof and external courtyard.

**Working Hours**

Our main works will commence in mid-October following the completion of the steeling and piling works by E&H.

We will have a presence on site from September in order to set up our office and welfare facilities.

**Our commitment to you**

Midgard City are committed to the local area. Our strategy is to minimise dust, noise, vibration, traffic disruption and although our site activities will generate noise during working hours, we continue to monitor and evaluate the results in order to minimise the impact of our works on our neighbours. All our site plant is compliant with the 'top-to-base' Mobile Machinery (MFM) scheme which sets emission limits based on engine size and project location.

We will use a wheel wash system and mud sweepers to maintain the cleanliness of the local roads and our vehicles. We expect the project to run to September 2024.

We will be in touch closer to our commencement on site to provide more details on our work and to invite you to a resident meeting to introduce our team.

**Community**

Midgard City are looking forward to working with local schools and colleges to bring on placement opportunities, site visits and career advice throughout the duration of the build. We encourage tenement tenants where possible for new positions created during the project. If you are interested in pursuing a career with us, please contact: recruitment@jrlgroup.co.uk.

JRL  
MIDGARD CITY

# Communication



Construction activity registered with the Scheme is monitored for its performance in three areas:



## RESPECT THE COMMUNITY

Your workplace often causes disturbance to others, minimise this by working during agreed hours, ensuring noisy or dusty work is controlled correctly and that your dress and language cannot cause offence.



## CARE FOR THE ENVIRONMENT

Ensure that unused plant and equipment is turned off when not in use to minimise emissions, use materials carefully to avoid wastage and recycle waste materials where possible.



## VALUE THEIR WORKFORCE

Treat your colleagues with respect, take care of your wellbeing ensuring that you get sufficient sleep and eat well. Know where to get support with your wellbeing if required and support others to get support when they need it.



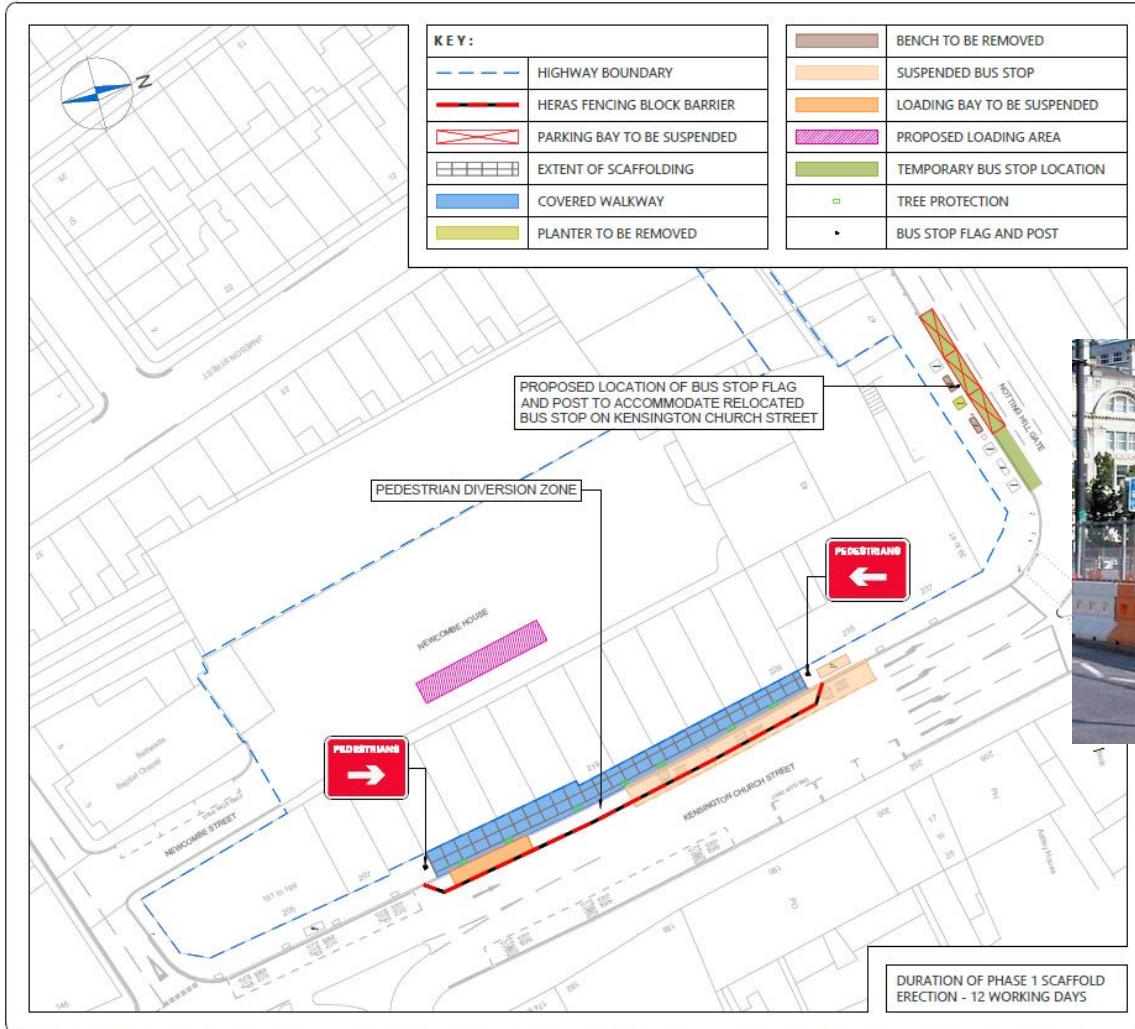


**Next Few Month's Look Ahead Deconstruction Phase**





# Deconstruction Scaffold Plans on KCS



**NOTES**

1. This drawing to be read & printed in colour.
2. This drawing is for illustrative purposes only.



Arrangement (Phase 1)

Scale:	1:500	Size:	A3
Drawn by:	JS	Checked by:	DP
Approved by:	DP	Date:	20.03.2024

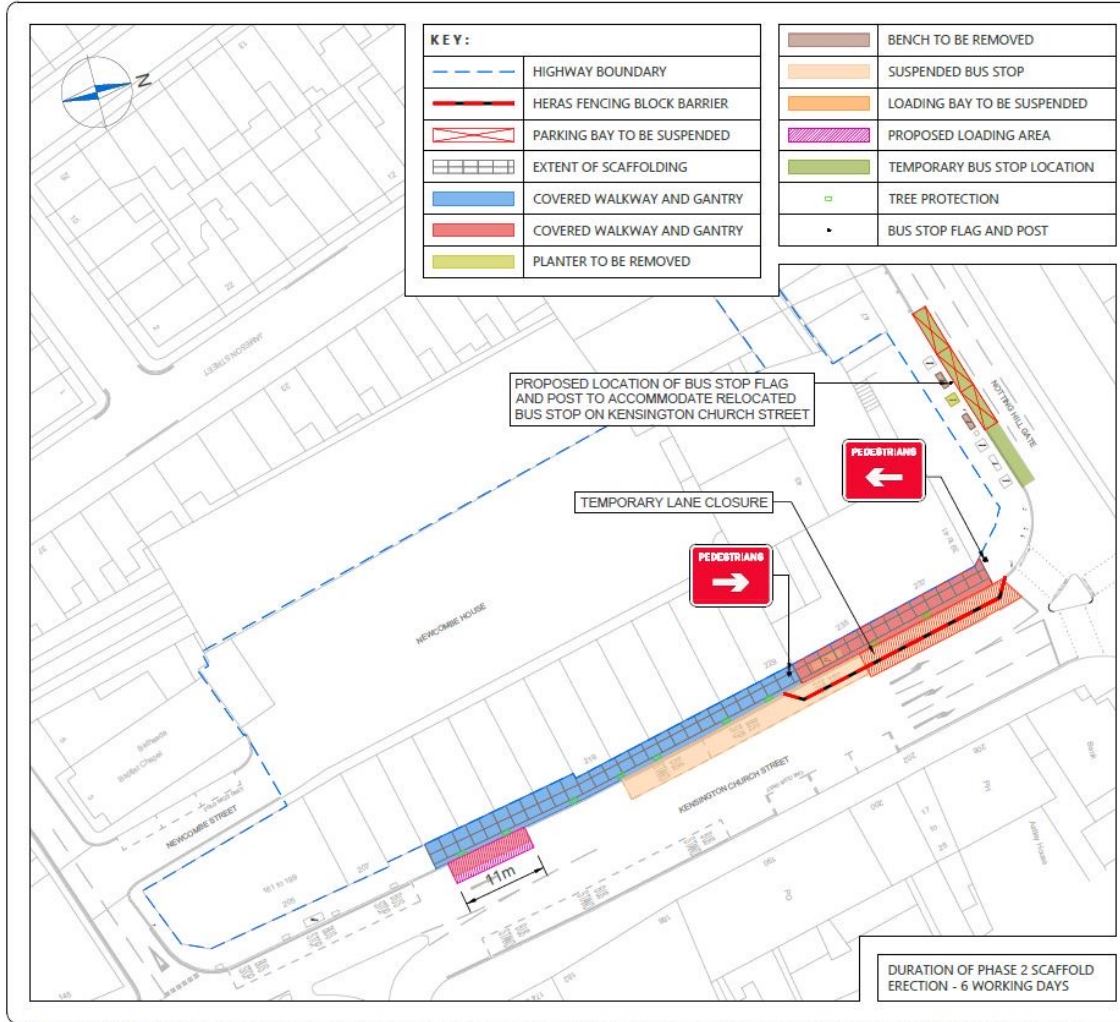
**CANEPARO ASSOCIATES**  
 Transport Planning & Highway Design  
 21 Little Portland Street • London • W1W 8BT • Tel. 020 3617 8200

Scheme Ref:	Drawing No:	Sheet:	Rev:
5345	001	1 of 4	...

P:\2024\5345 - Newcombe House - S278\Drawings\CA\_5345\_C1

NOTE: The property of this drawing and design is vested in Caneparo Associates Ltd. It must not be copied or reproduced in any way without their prior written consent. © Caneparo Associates Ltd. Registered in England, No. 9930032. All rights reserved.

# Deconstruction Scaffold Plans on KCS



**NOTES**

- This drawing to be read & printed in colour.
- This drawing is for illustrative purposes only.

Rev	Details	REVISION HISTORY		Drawn	Checked	Date

Status:  Preliminary  Detailed  As Built

Client: Notting Hill Gate KCS Ltd

Project: Newcombe House

Drawing Title: Proposed Highway Construction Arrangement (Phase 2)

Scale: 1:500 Size: A3

Drawn by: JS	Checked by: DP	Approved by: DP	Date: 20.03.2024
--------------	----------------	-----------------	------------------

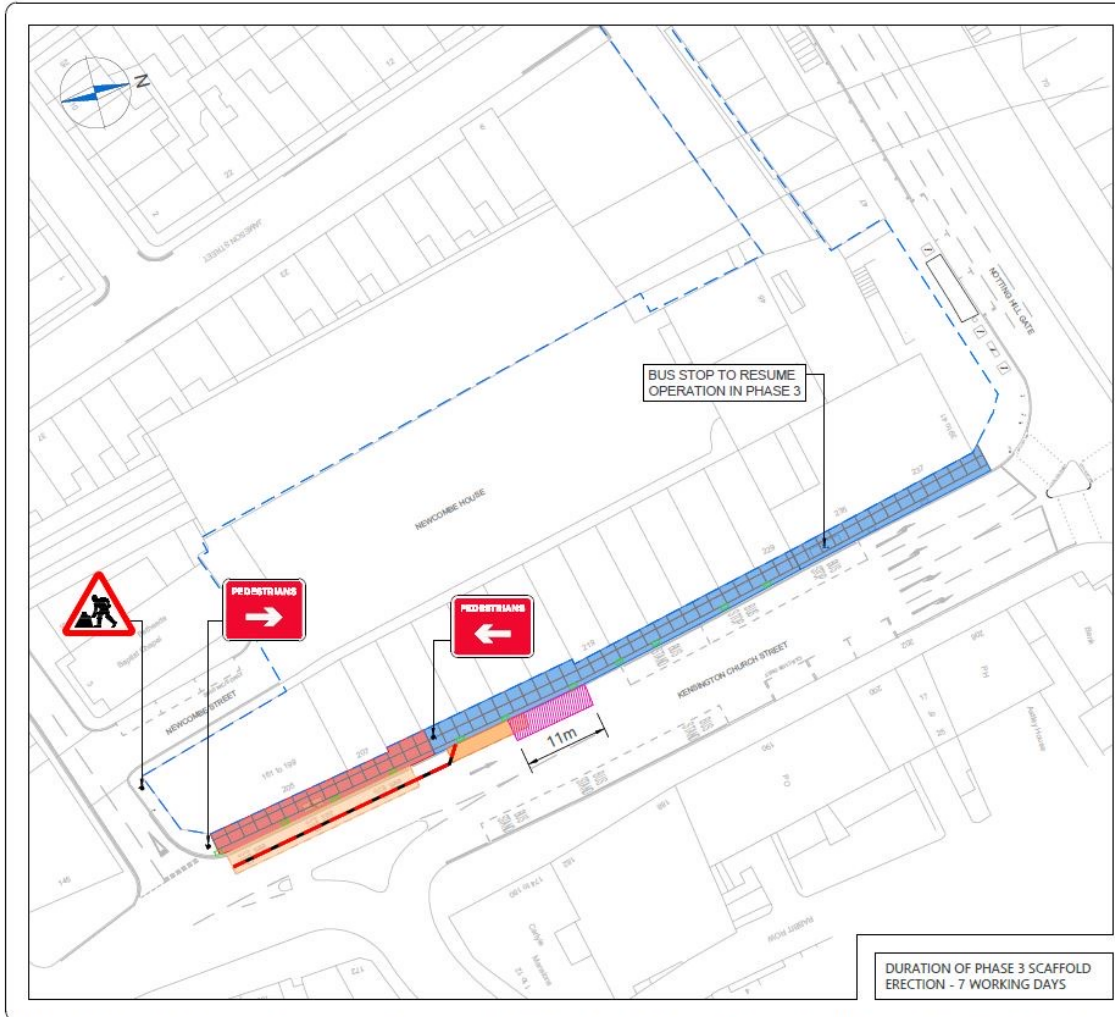
**CANEPARO ASSOCIATES**  
Transport Planning & Highway Design  
21 Little Portland Street • London • W1W 8BT • Tel. 020 3617 8200

Scheme Ref: 5345	Drawing No: 001	Sheet: 2 of 4	Rev: ...
------------------	-----------------	---------------	----------

PI:2024\5345 - Newcombe House - S278\Drawings\CA\_5345\_CIP\_001 - Proposed Highway Arrangement (Phase 1 - 4).dwg

NOTE: The property of this drawing and design is vested in Caneparo Associates Ltd. It must not be copied or reproduced in any way without their prior written consent. © Caneparo Associates Ltd. Registered in England, No. 9930032. All rights reserved.

# Deconstruction Scaffold Plans on KCS



**NOTES**

- This drawing to be read & printed in colour.
- This drawing is for illustrative purposes only.

**KEY:**

	HIGHWAY BOUNDARY
	HERAS FENCING BLOCK BARRIER
	EXTENT OF SCAFFOLDING
	COVERED WALKWAY AND GANTRY
	COVERED WALKWAY AND GANTRY
	PROPOSED LOADING AREA
	BUS STOP TO BE SUSPENDED
	LOADING BAY TO BE SUSPENDED
	TREE PROTECTION

Rev	Details	REVISION HISTORY	Drawn	Checked	Date
		Status: <input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Detailed <input type="checkbox"/> As Built			

Client: Notting Hill Gate KCS Ltd

Project: Newcombe House

Drawing Title: Proposed Highway Construction Arrangement (Phase 3)

Scale: 1:500 Size: A3

Drawn by: JS	Checked by: DP	Approved by: DP	Date: 20.03.2024
--------------	----------------	-----------------	------------------

**CANEPARO ASSOCIATES**  
Transport Planning & Highway Design  
21 Little Portland Street • London • W1W 8BT • Tel. 020 3617 8200

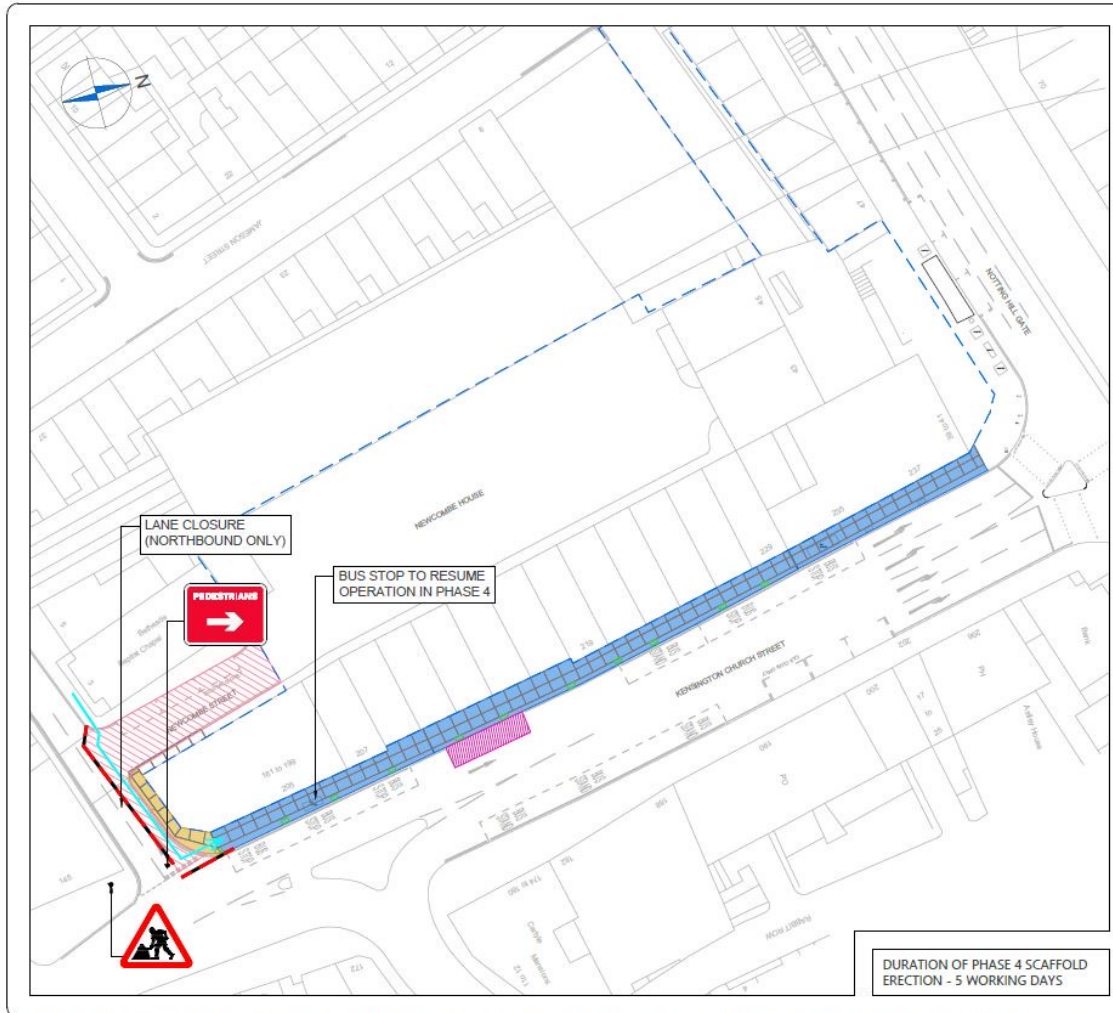
Scheme Ref: 5345	Drawing No: 001	Sheet: 3 of 4	Rev: ...
------------------	-----------------	---------------	----------

P:\2024\13345 - Newcombe House - S27\Drawings\KCS\_S34\_CP\_001 - Proposed Highway Arrangement (Phase 1-4).dwg

NOTE: The property of this drawing and design is vested in Caneparo Associates Ltd. It must not be copied or reproduced in any way without their prior written consent. © Caneparo Associates Ltd. Registered in England, No. 9930032. All rights reserved.



# Deconstruction Scaffold Plans on KCS



**NOTES**

- This drawing to be read & printed in colour.
- This drawing is for illustrative purposes only.

**KEY:**

	HIGHWAY BOUNDARY
	HERAS FENCING BLOCK BARRIER
	DIVERTED PEDESTRIAN ROUTE
	PARKING BAY TO BE SUSPENDED
	EXTENT OF SCAFFOLDING
	COVERED WALKWAY AND GANTRY
	SUSPENDED FOOTWAY AREA
	PROPOSED LOADING AREA
	ROAD CLOSURE ZONE
	TREE PROTECTION

Rev	Details	REVISION HISTORY	Drawn	Checked	Date

Status:  Preliminary  Detailed  As Built

Client: Notting Hill Gate KCS Ltd

Project: Newcombe House

Drawing Title: Proposed Highway Construction Arrangement (Phase 4)

Scale: 1:500 Size: A3

Drawn by: JS	Checked by: DP	Approved by: DP	Date: 20.03.2024
--------------	----------------	-----------------	------------------

**CANEPARO ASSOCIATES**  
Transport Planning & Highway Design  
21 Little Portland Street • London • W1W 8BT • Tel. 020 3617 8200

Scheme Ref: 5345	Drawing No: 001	Sheet: 4 of 4	Rev: ...
------------------	-----------------	---------------	----------

P:\2024\5345 - Newcombe House - S2780Drawing\CAL354\_CDP\_001 - Proposed Highway Arrangement (Phases 1-4).dwg

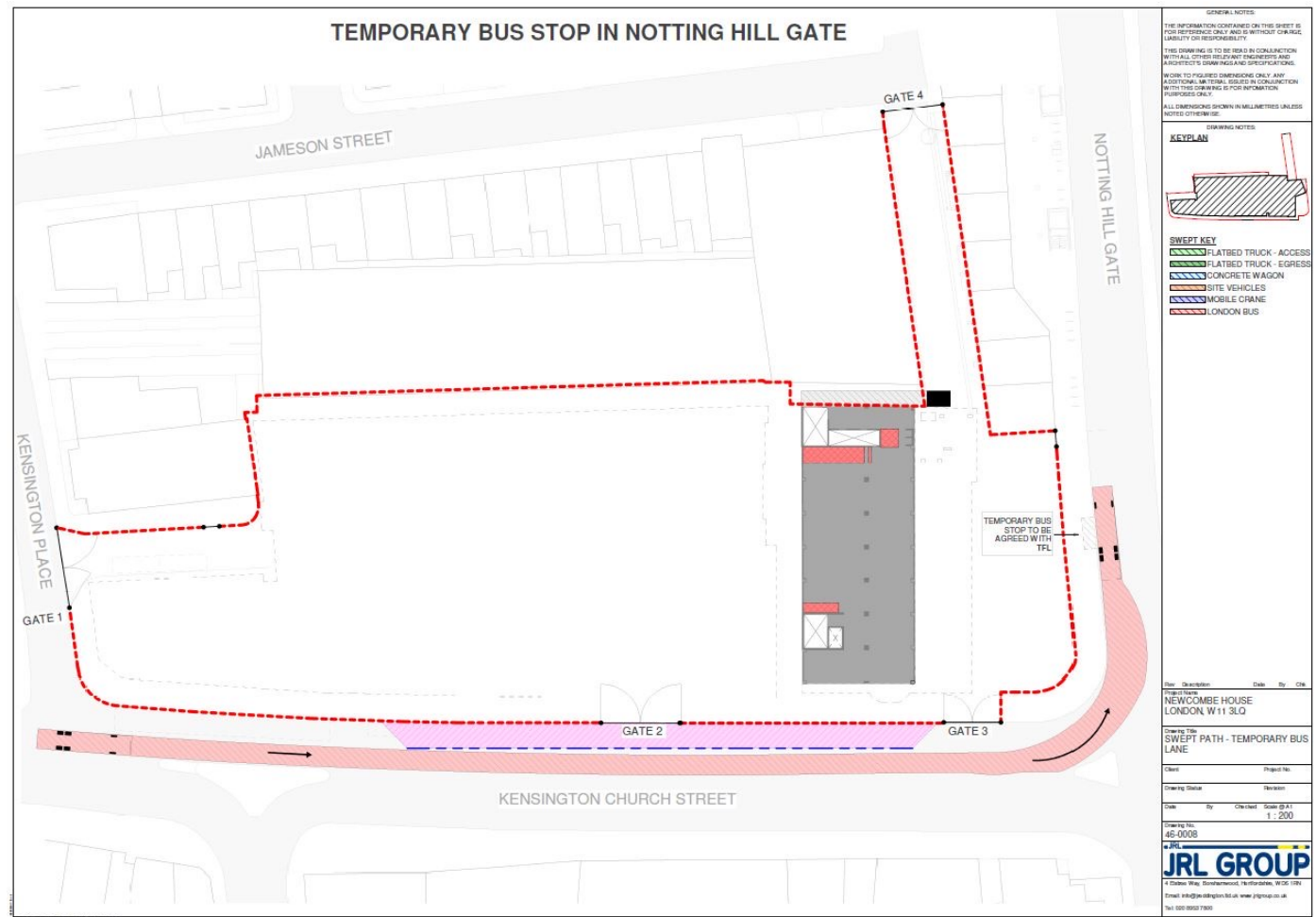
NOTE: The property of this drawing and design is vested in Caneparo Associates Ltd. It must not be copied or reproduced in any way without their prior written consent. © Caneparo Associates Ltd. Registered in England, No. 9930032. All rights reserved.

## Look Ahead Main Works on Construction Phase

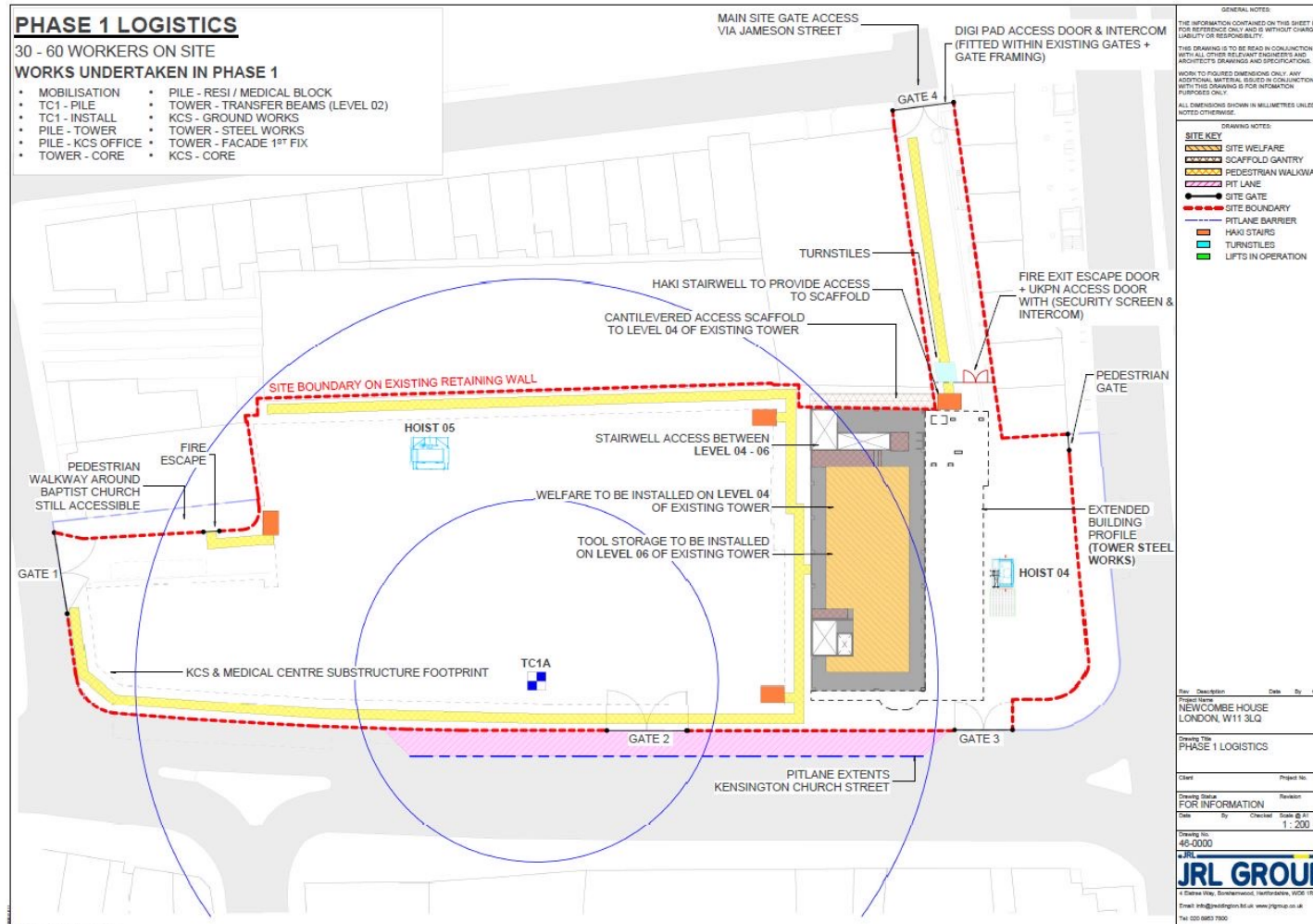




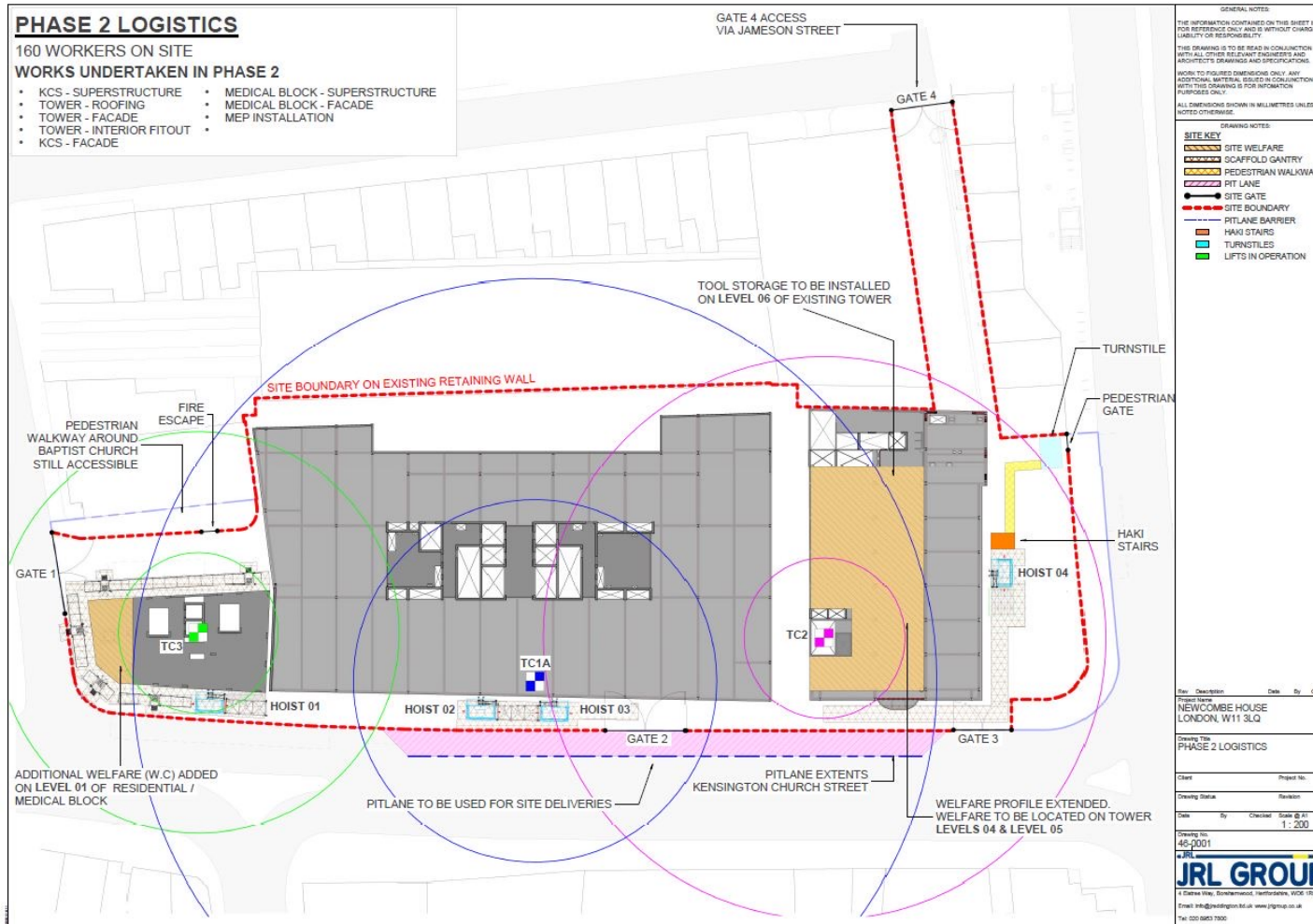
# Proposed Pit Lane, Footpath Closure / Bus Stop Relocation



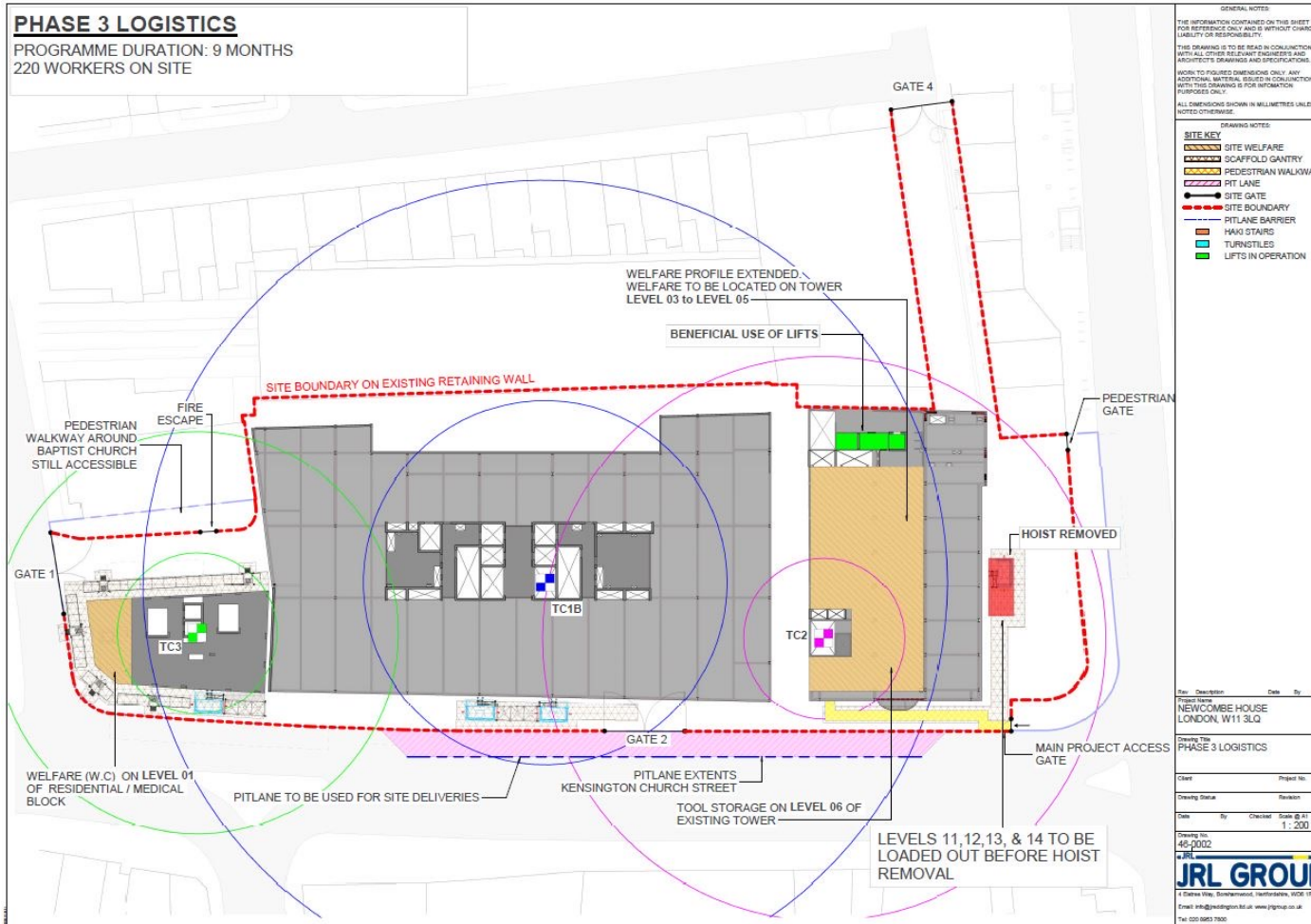
# Site Access Gates and Tower Crane Layouts



# Site Access Gates and Tower Crane Layouts

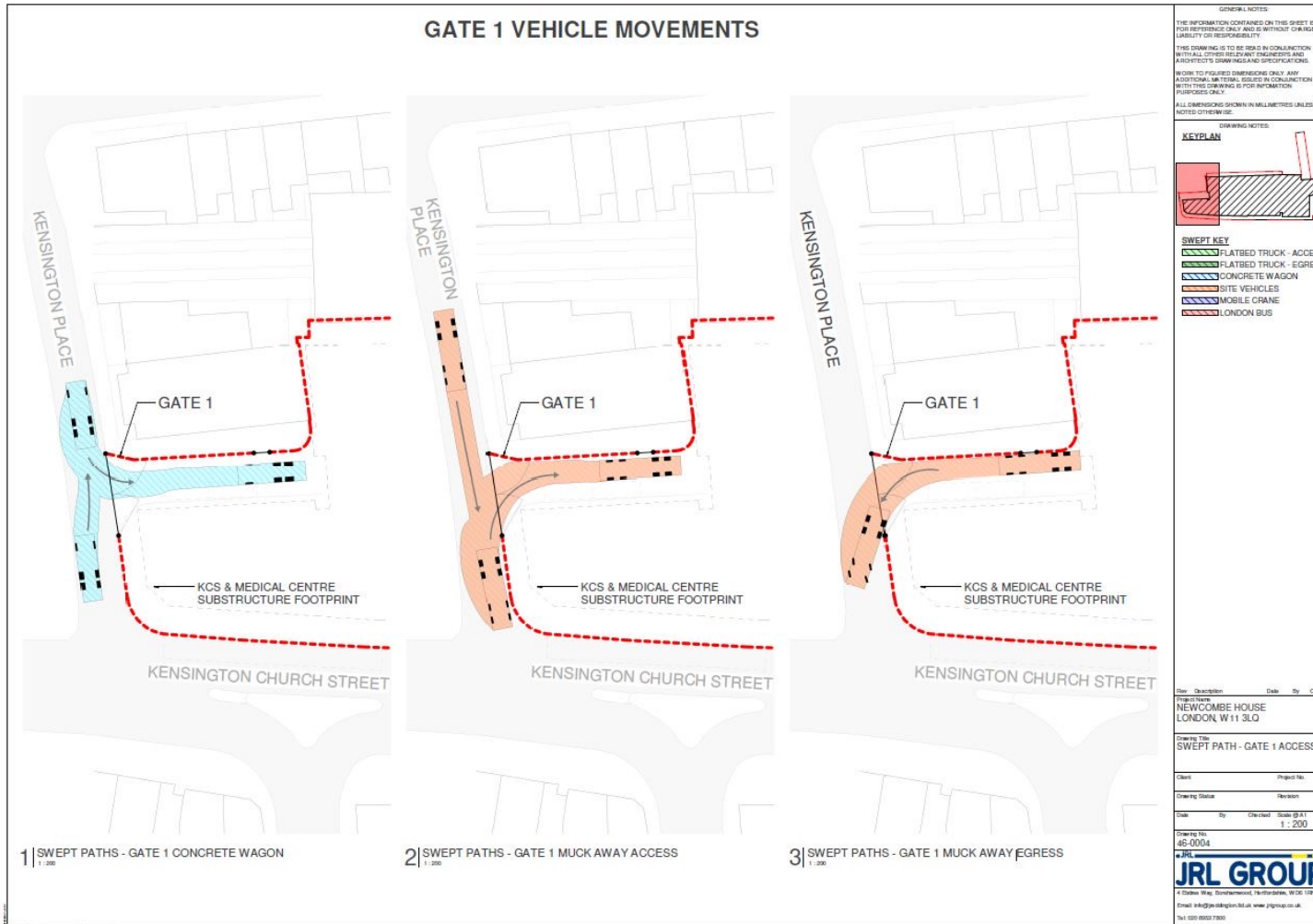


# Site Access Gates and Tower Crane Layouts

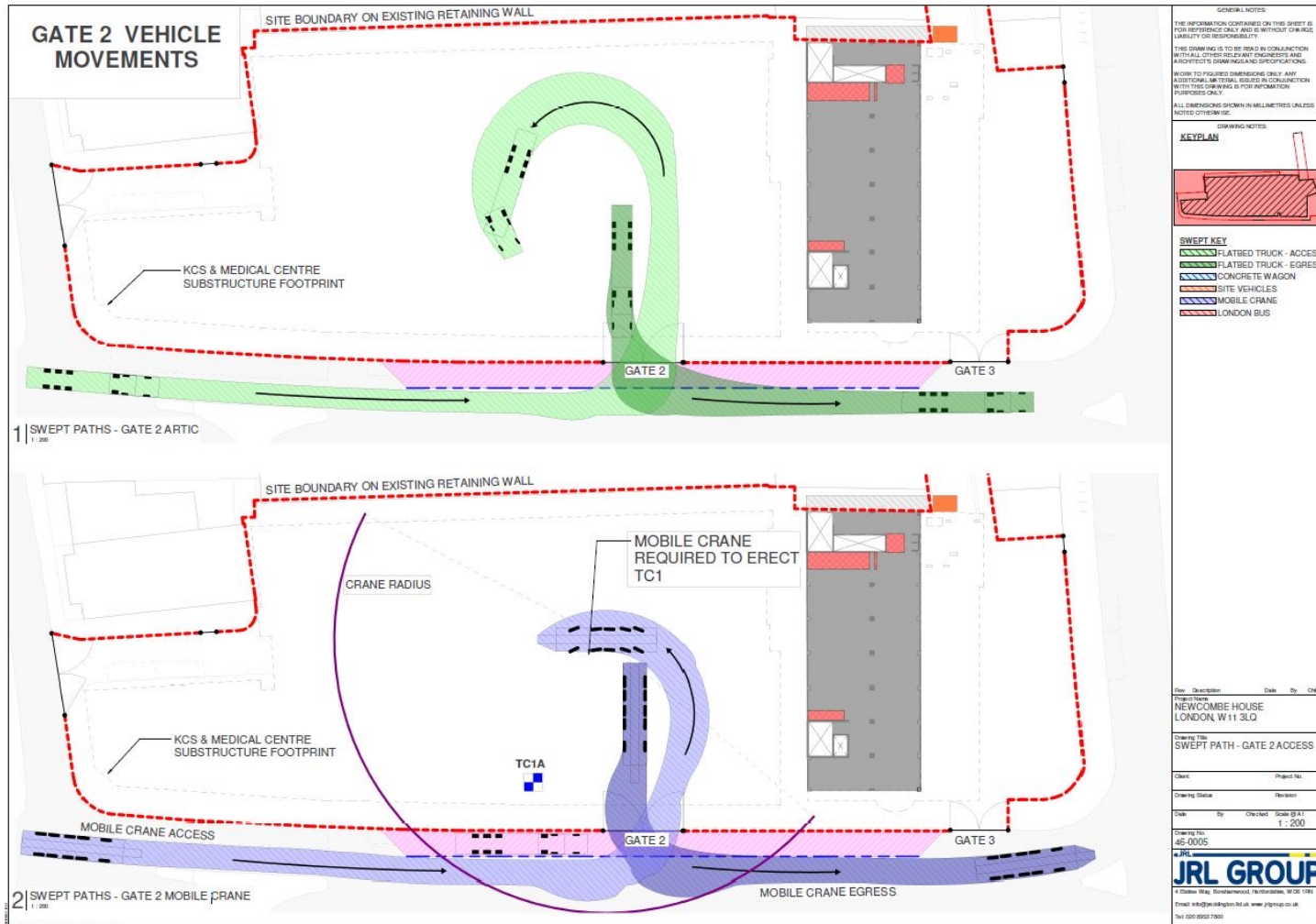




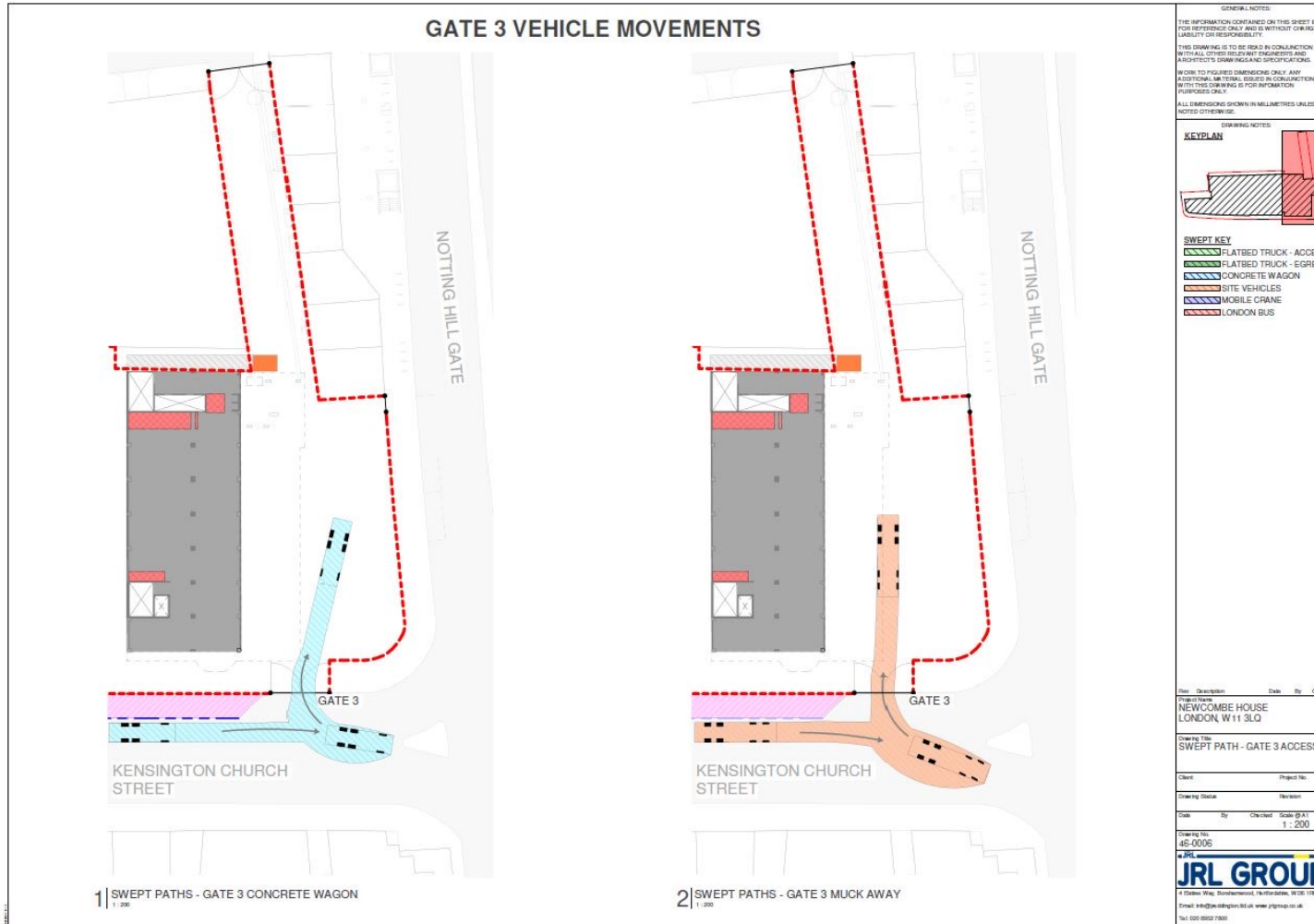
# Swept Path Analysis Site Access



# Swept Path Analysis Site Access

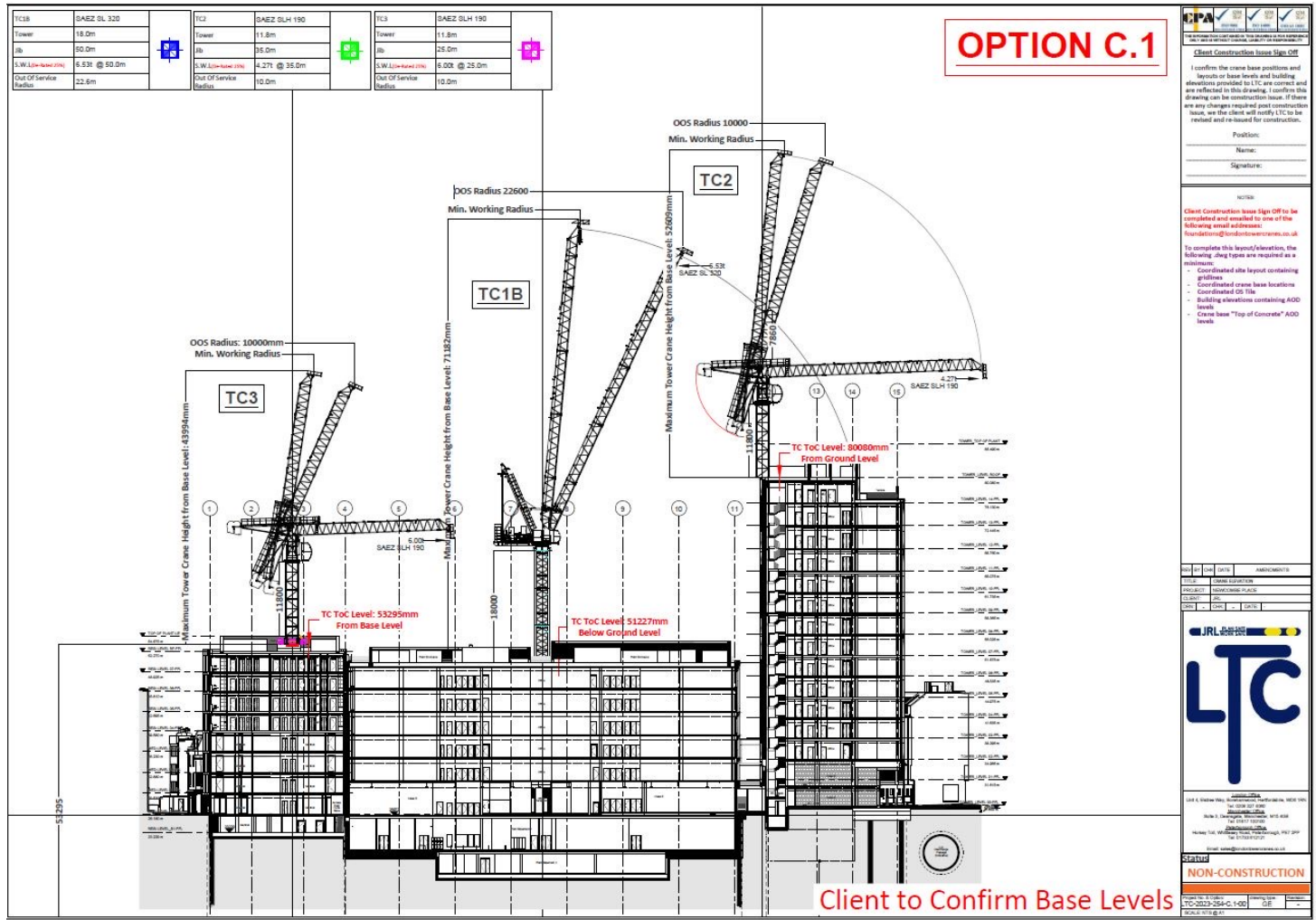


# Swept Path Analysis Site Access





# Crane in Elevation



**Client Construction Issue Sign Off**

I confirm the crane base positions and layouts or base levels and building elevations provided by LTC are correct and are reflected in this drawing. I confirm this drawing can be construction issue. If there are any changes required post construction issue, we the client will notify LTC to be revised and re-issued for construction.

Position: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**NOTES:**

Client Construction Issue Sign Off to be completed and emailed to one of the following email addresses: [foundations@londontowercranes.co.uk](mailto:foundations@londontowercranes.co.uk)

To complete this layout/elevation, the following drawings are required as a minimum:

- Coordinated site layout containing gridlines
- Coordinated crane base locations
- Coordinated OS file
- Building elevations containing AOD levels
- Crane base "Top of Concrete" AOD levels

NO	DATE	AMENDMENTS

**JRL MIDGARD CITY**

**LTC**

Unit 4, Station Way, London Tower Crane Services, 2000 2000  
 1000 1000, 1000 1000, 1000 1000, 1000 1000  
 1000 1000, 1000 1000, 1000 1000, 1000 1000  
 1000 1000, 1000 1000, 1000 1000, 1000 1000  
 1000 1000, 1000 1000, 1000 1000, 1000 1000

**NON-CONSTRUCTION**

Issue No: 1  
 Issue Date: 10/10/2023  
 Issue By: JRL



# Midgard City Key Contacts



---

<b>Deconstruction Manager</b>	<b>Simon Lacey</b> <a href="mailto:simon.lacey@jrlgroup.co.uk">simon.lacey@jrlgroup.co.uk</a> +44 7557 119 476
-----------------------------------	--

---

<b>Project Director</b>	<b>Adam Wells</b> <a href="mailto:adam.wells@midgard.ltd.uk">adam.wells@midgard.ltd.uk</a> +44 7717 801 283
-------------------------	---

---

<b>Head of Sustainability</b>	<b>Alice Dear</b> <a href="mailto:alice.dear@jrlgroup.co.uk">alice.dear@jrlgroup.co.uk</a> +44 7775 668 107
-------------------------------	---

---

<b>Social Value Advisor</b>	<b>Laura Cabeza Escobar</b> <a href="mailto:escobar@jrlgroup.co.uk">escobar@jrlgroup.co.uk</a> +44 7810 826 668
-----------------------------	---





Thank You

JRL  
MIDGARD CITY

