



Project Communication

Newcombe House

12th March 2026

Dear Resident/Neighbour

Progress / Programme Update – Newcombe House Project – 12th March 2026

We write to provide you with an update of the construction works that we have undertaken on our Newcombe House Project over recent weeks and advise of the works we've programmed to undertake during the next period.

During the recent week we have achieved a significant progress milestone with the commencement of the Structural Steel Frame erection works to the **Kensington Church Street (KCS) Building**. As previously reported the ongoing Ground Floor slab concrete works have continued to progress well such that during this recent period we have been able us to commence erecting the steel framework upon it. The structural steelwork forms the frame of the building from which the cladding façade panels shall be hung and the floors/roof levels formed. We plan to commence constructing the floors once the steel frame has sufficiently progressed. These floors are formed using the industry standard method of laying metal decking sheets onto the frames steel beams and then applying a concrete topping upon them. The activity of laying a steel sheeting upon steel beams does create an element of noise. We shall carefully monitor these works to ensure that site good-practice guidance is followed to minimise noise during installation and maintain good levels of communication to evaluate where appropriate if certain techniques are more successful than others in reducing the noise. These works commence in late March and complete July 2026 albeit not continuous during that timeframe.

The Southern Concrete Core of the KCS Building continues to move upwards as more concrete is fed into the slipform rig each day. This core shall slip up to the same height as the North Core and similarly shall have a Tower Crane erected upon it when at full height. **We have applied to RBKC for a working hour's dispensation to erect this crane on the weekend of 11th & 12th April 2026.** Due to the nature of these works and associated logistics to undertaken them, involving large wide/long vehicle loads and on site exclusions zones below, these works are undertaken when permitted at the weekend. These works are relatively quiet and as always our teams will be briefed and managed during these works to keep any noise to a minimum.

The most notable activity to the **Newcombe Tower** over the recent couple of weeks has been the progressing installation of the Façade Cladding Panels, with panels now visible on each of its elevations. The panels shall continue to be installed up the Tower until they reach the roof level late September 2026. As the façade progresses up the building it shall start to provide a suitable internal environment for internal fit-out works to commence in coming months.

Kind Regards

Adam

Adam Wells

Project Director – adam.wells@midgard.ltd.uk – 07717 801283

Progress photos taken of KCS Building - Early March 2026

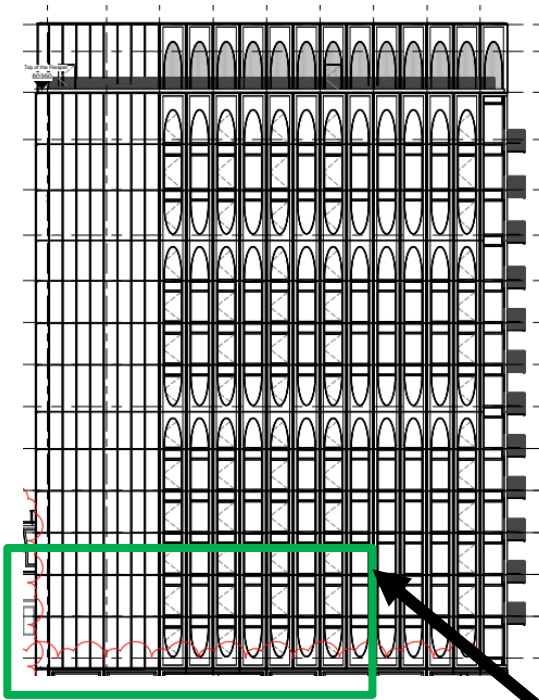


In the last couple of weeks the following works have progressed;

- The Slipform Rig has been removed from the North Core
- The South Core continues to be concreted and Slipform Rig is moving up higher
- We have concreted the Ground Floor Slab Pours 7 & 8 and progressed formwork to Pour 10
- The Structural Steel Frame erection work has commenced

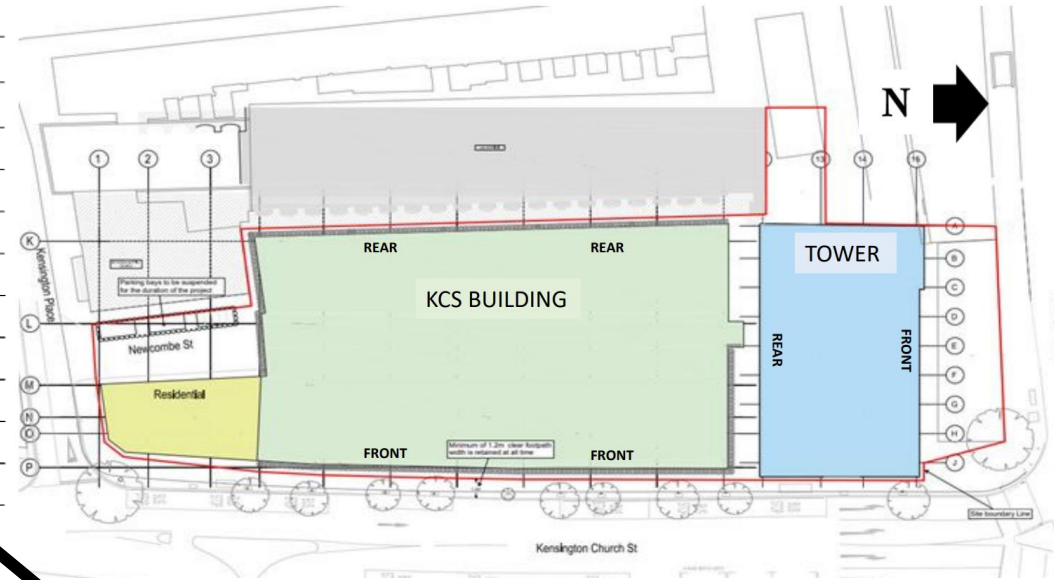


Progress photos taken of the Tower - Early March 2026



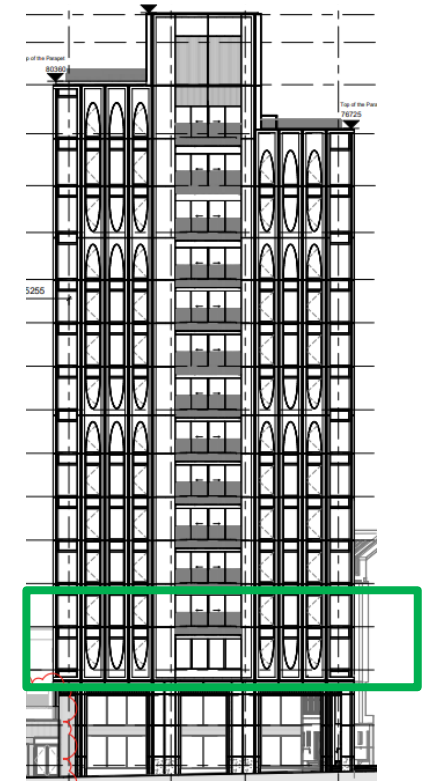
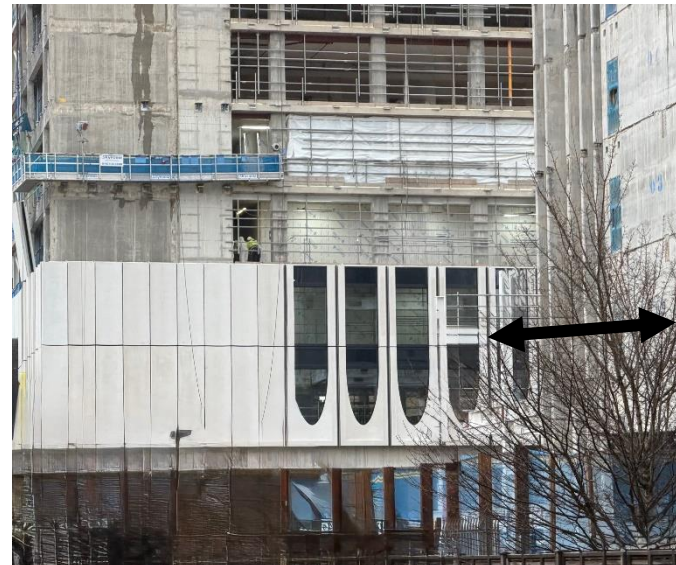
South View of Newcombe Tower

NEWCOMBE HOUSE PROJECT



In the last couple of weeks we've progressed the installation of cladding panels to the 2nd & 3rd floor levels of the Tower.

The cladding installation has progressed such that façade panels are now visible on every elevation of the Tower. The South Elevation to the rear of the Tower is the most advanced as seen in the photos below, and both corner panels can be seen installed to the East Elevation.

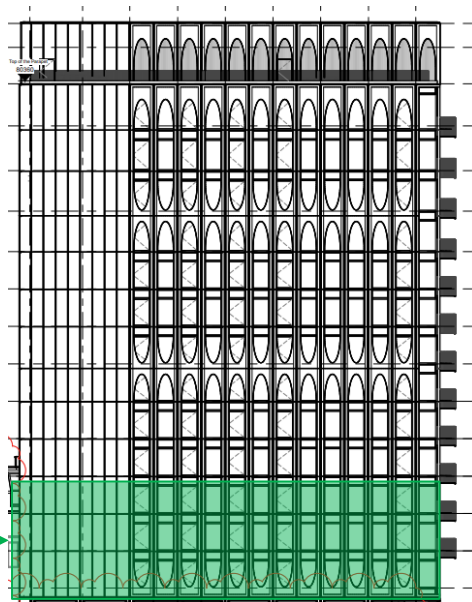


East View of Newcombe Tower

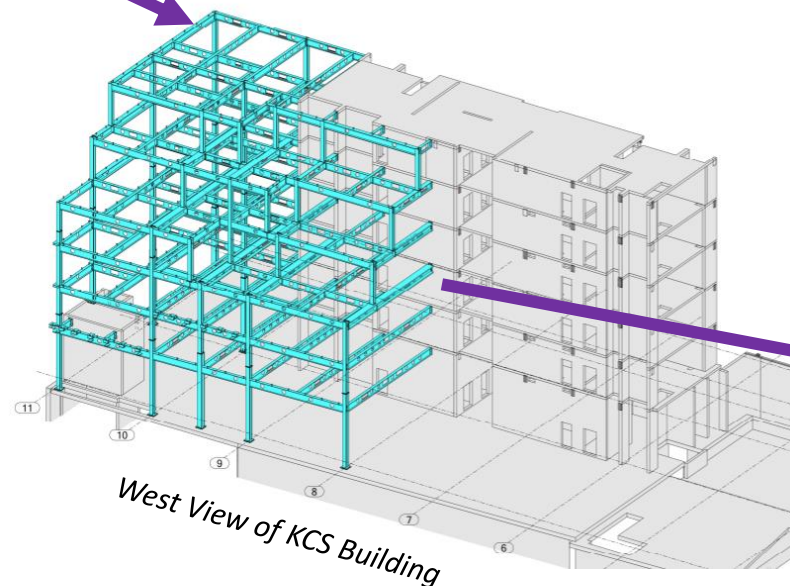
Up and Coming Works Planned for March 2026

In the coming weeks we plan to undertake the following works;

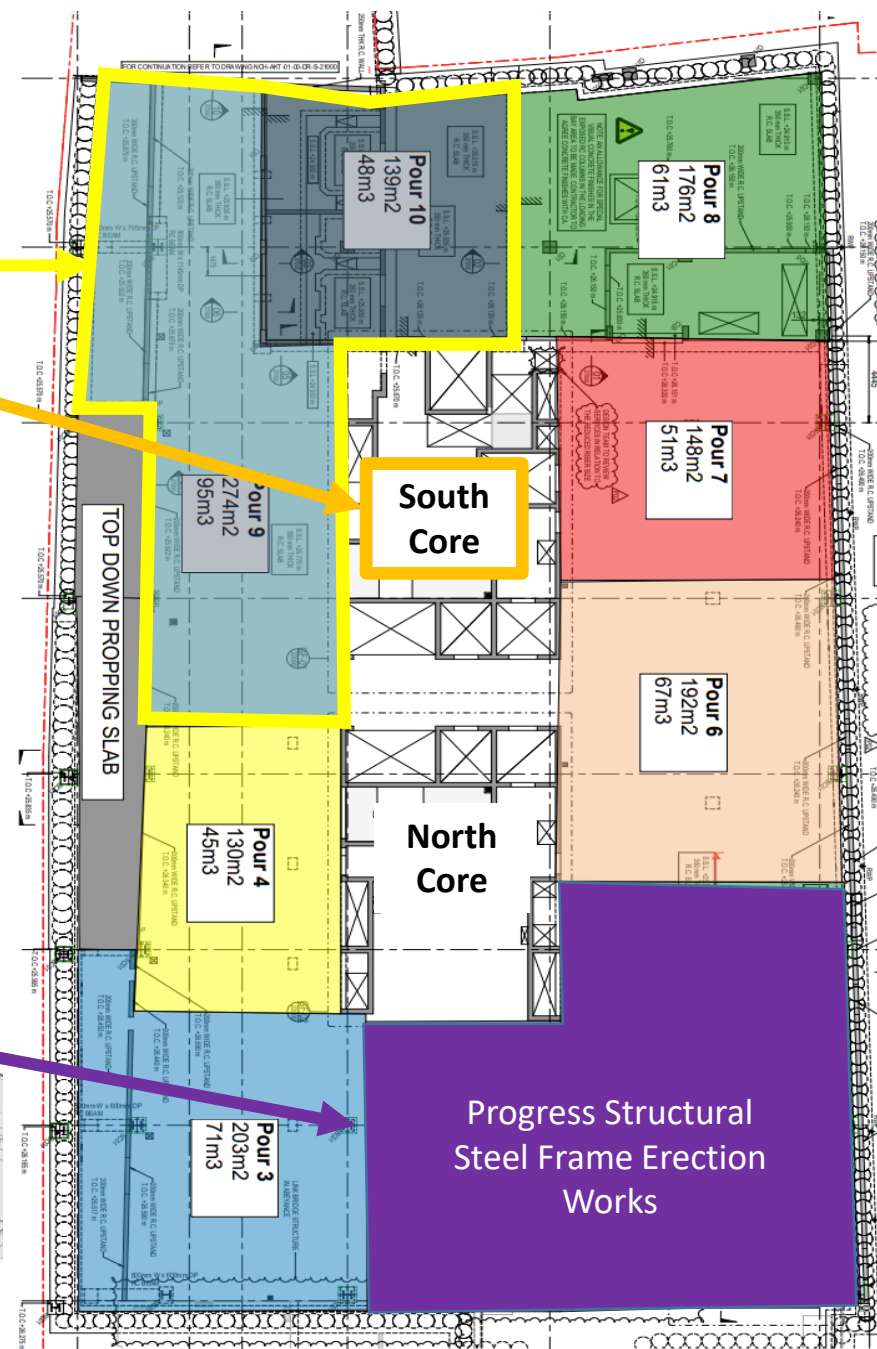
- Ground Floor Slab Pour 10 concreted and pour 9 progressed
- South Core to continue climbing up as the concrete works progress
- Progress the Cladding Panel Installation to the Tower Levels 2, 3 & 4
- Progress the Structural Steel Frame Erection and commence the metal deck flooring



Rear View of Newcombe Tower



West View of KCS Building



Plan View of KCS Building Ground Floor Slab