



Pegasus Mayfair

*Community Liaison
Group
Meeting No. 10*

14th March 2024

MCLAREN

Introduction

Welcome to our 10th Community Liaison Group Meeting.

The purpose of these meetings are to:

- Create a forum within which we can provide the local community with key information regarding the project.
- To allow us to explain what measures we will be taking to ensure that any disruption or inconvenience is either eliminated or kept to an absolute minimum.
- To enable the local community to ask any questions or raise concerns.

We are very grateful for you taking the time to attend the session this evening.

Agenda

- Welcome and introductions
- Meet the McLaren project team
- Site set up and logistics
- Progress of works
- 12 week look ahead
- Notable works to the local community
- Community engagement
- Resident observations
- Questions and close

Meet the McLaren Project Team



Neil Smith
Operations Director



Garry McQueen
Project Director



Ricci Gladwell
Project Manager



Andy Fine
Senior Site Manager



Alex Talks
**Community Liaison
Coordinator**



John Moloney
**Building Services
Manager**



Tyler Dolan
Assistant Site Manager



Piers Elliott
Senior Site Engineer

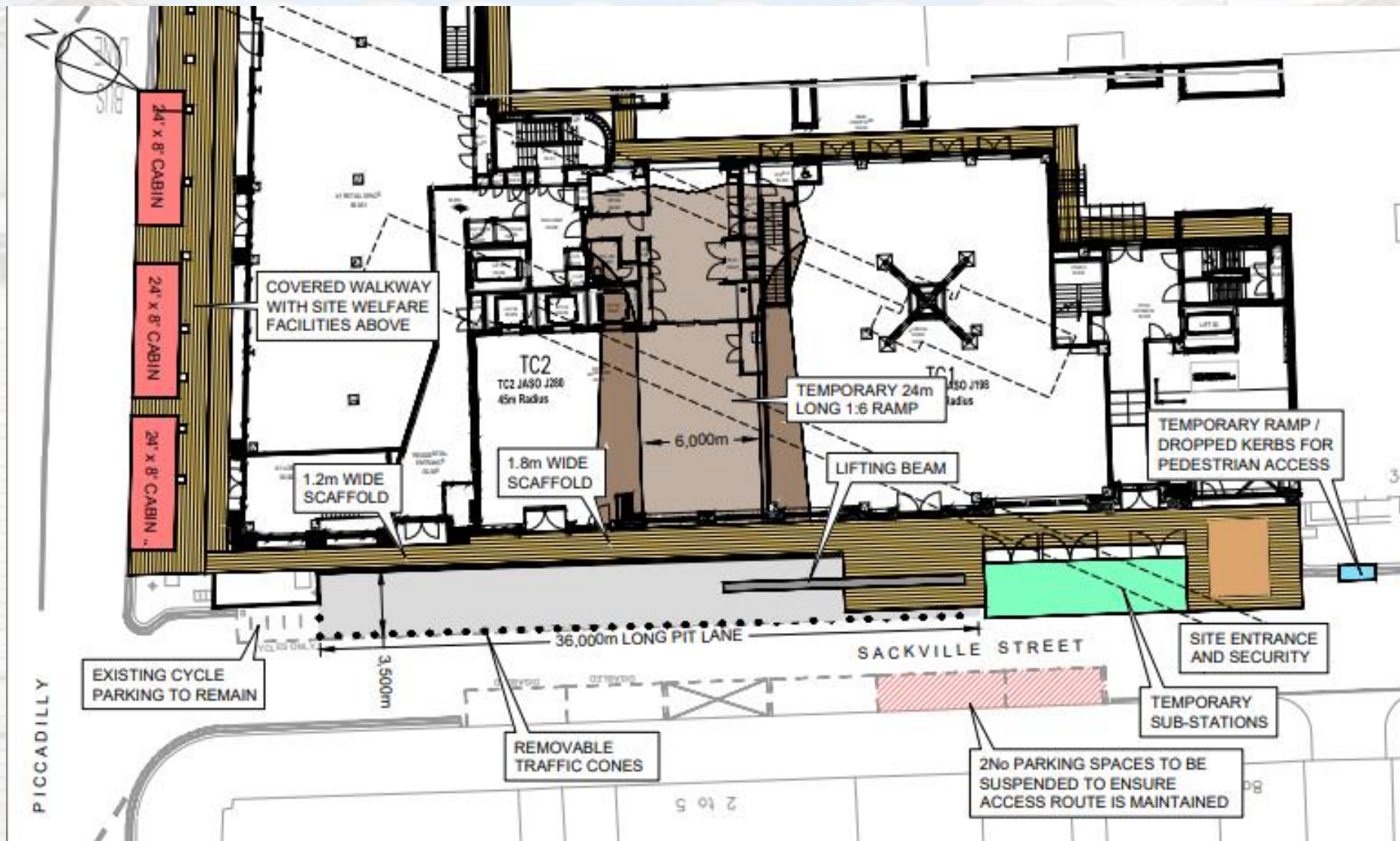


Gopi Singh
**Site Manager/ Logistics
Manager**



Terry Harris
Logistics Manager

Site Set Up and Logistics



Working Hours

- 08:00 to 18:00, Monday to Friday.
- 08:00 to 13:00, Saturday.
- Sunday and Bank Holiday: No activity unless agreed by Westminster Council.

Progress of Works

Works completed in previous 12 weeks:

- 100% of Nuffield House piling is complete.
- Pegasus House probing is complete.
- The B1 slab is now removed.
- First phase of underpinning works complete on Sackville Street elevation.
- Two thirds of the B2 Thrust Block are complete, final section to be complete this week.
- Temporary works installations are ongoing to allow excavations to commence.
- Lower waler beam installation on 36 Sackville Street and Albany Court is complete.
- Works continued to breakout existing foundations allowing new pile caps to be installed in Nuffield House.
- 80% of Pegasus House Obstructions have been removed.

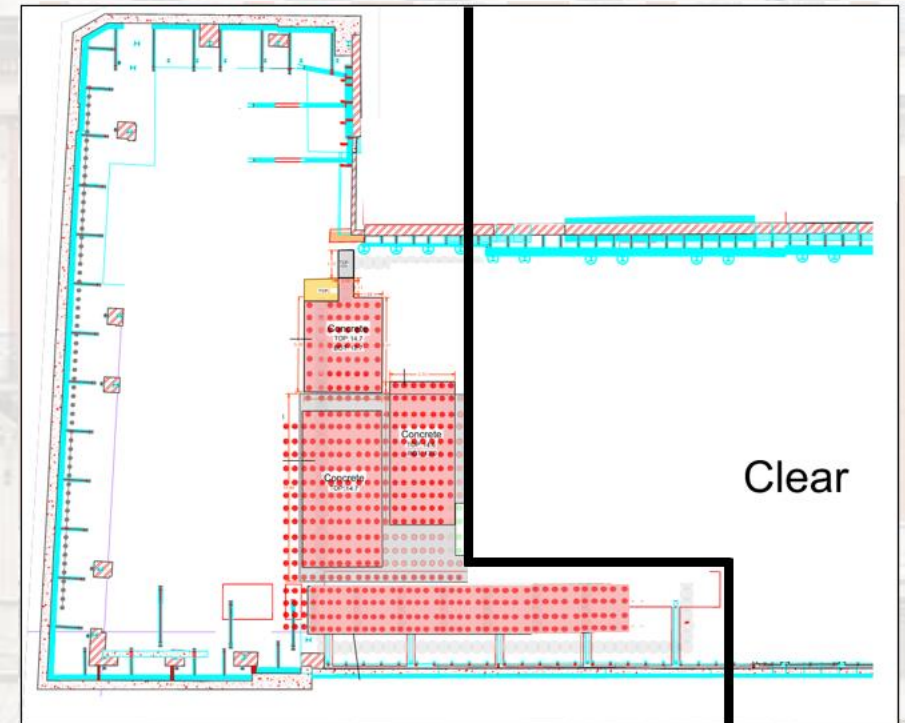
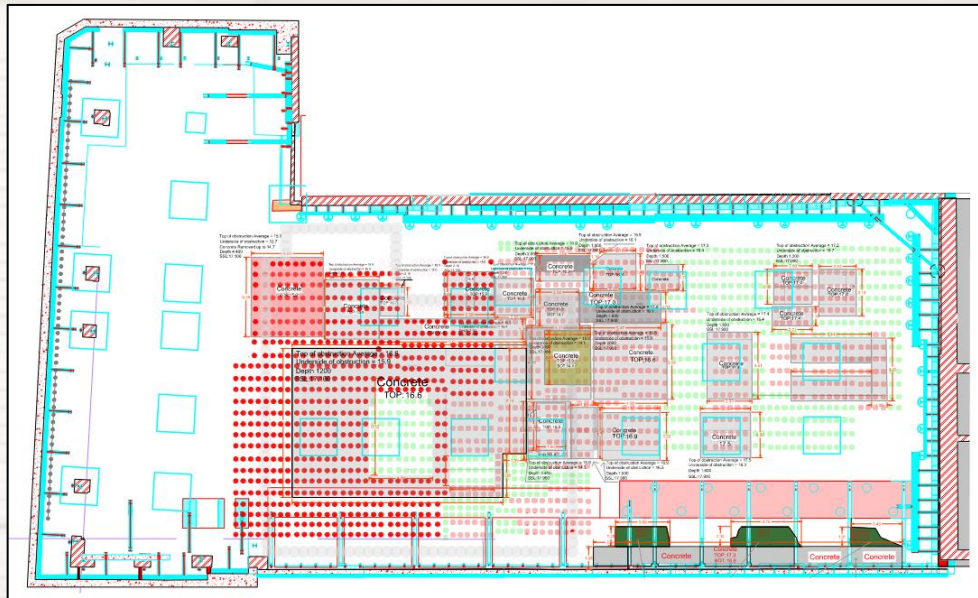
Progress of Works



5 Feb 2024, 07:41

Progress of Works

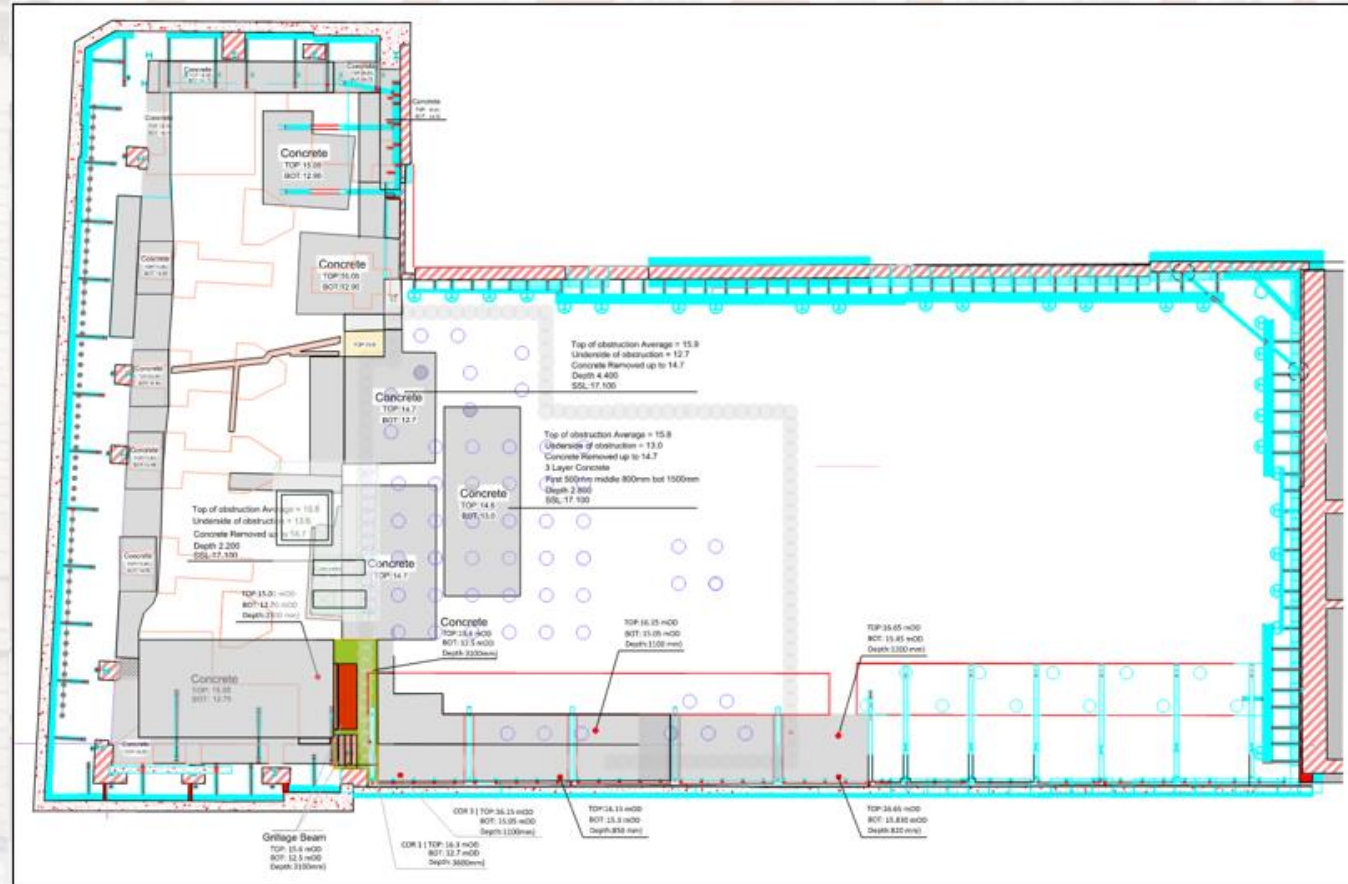
Obstructions (Pegasus House)



- **Red** – Probing in this location discovered an obstruction.
- **Green** – Probing in this location proved area was clear.

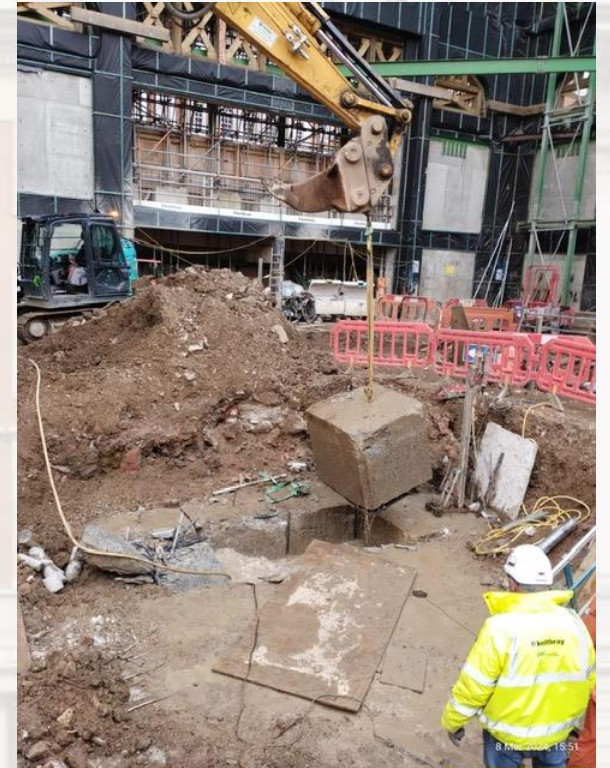
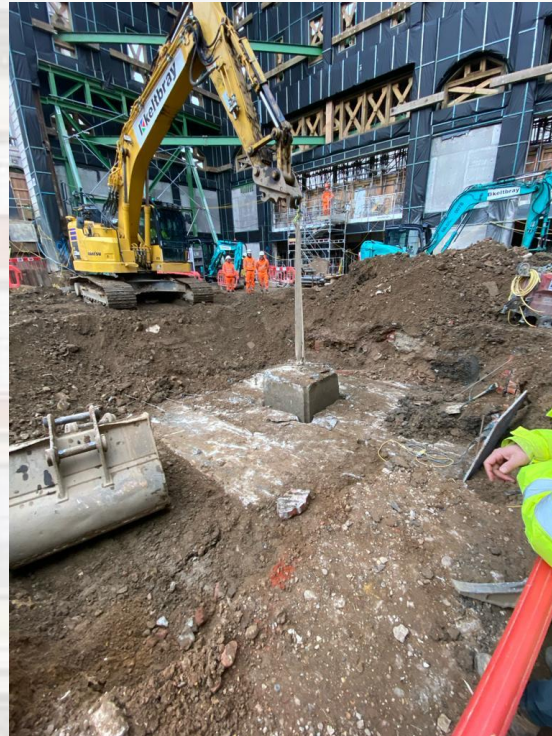
Progress of Works

- Remaining obstructions and existing foundations to be removed allowing new pile caps to be installed in Nuffield House.



Progress of Works

Obstructions (Pegasus House)

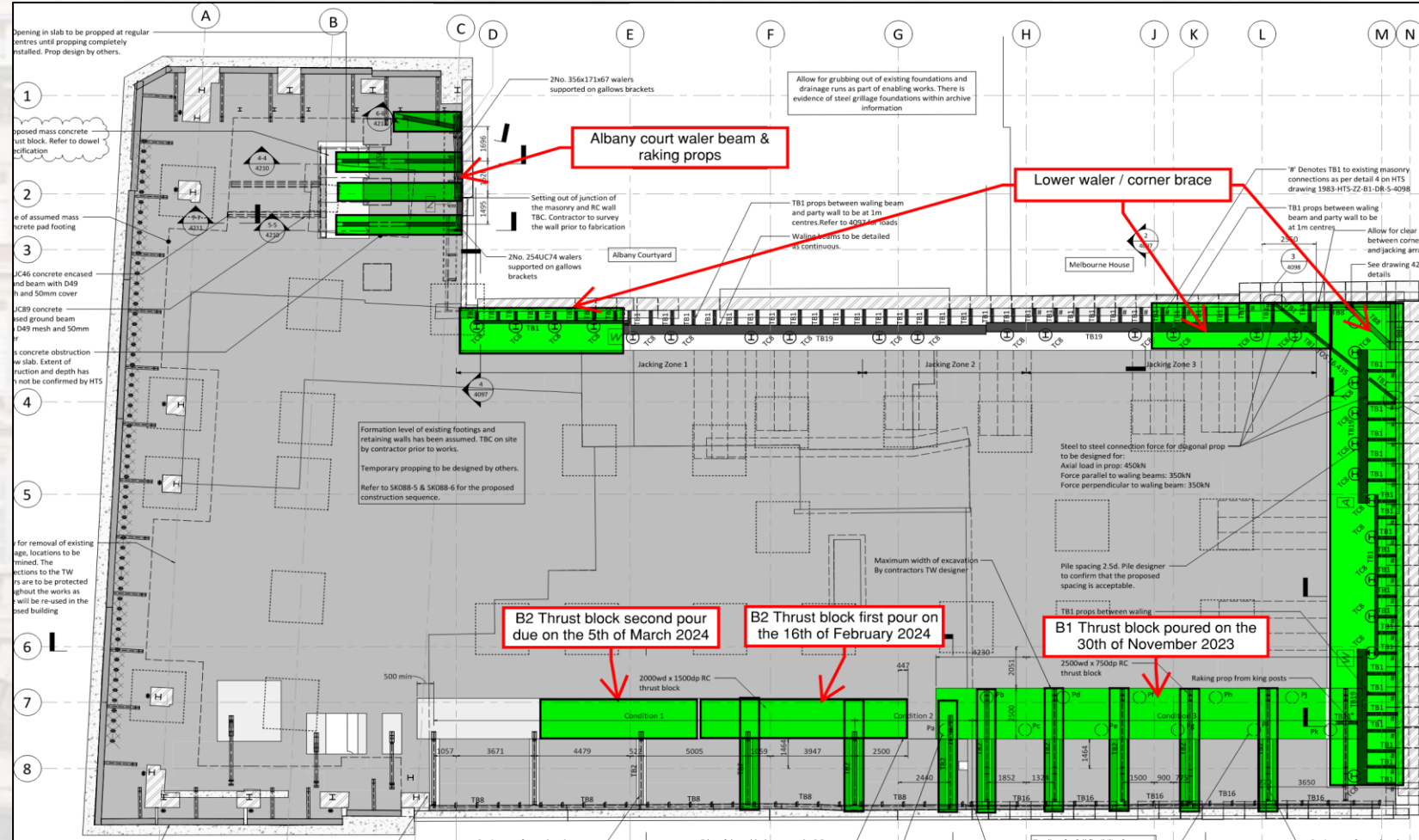


Progress of Works



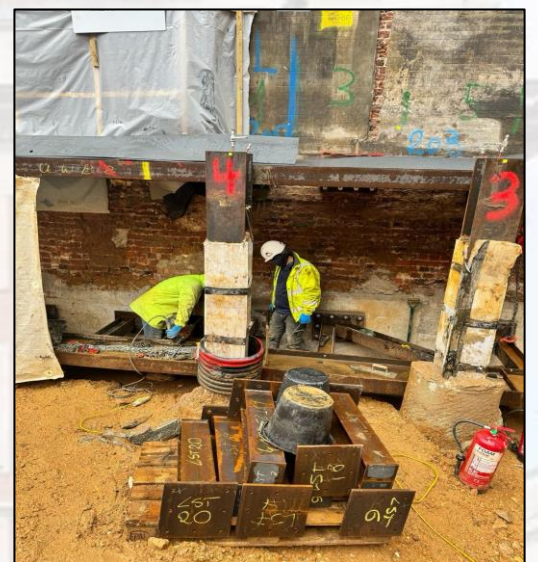
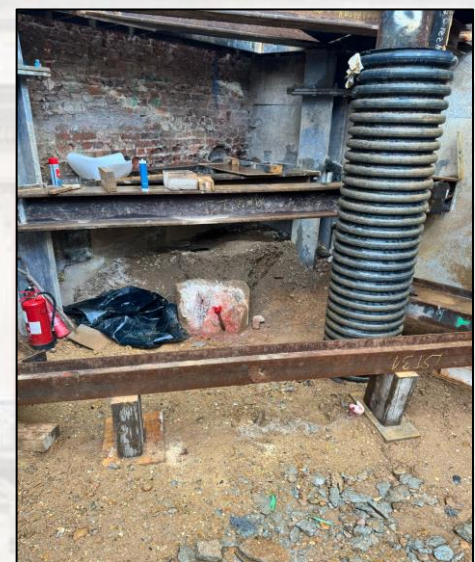
Progress of Works

Temporary Works



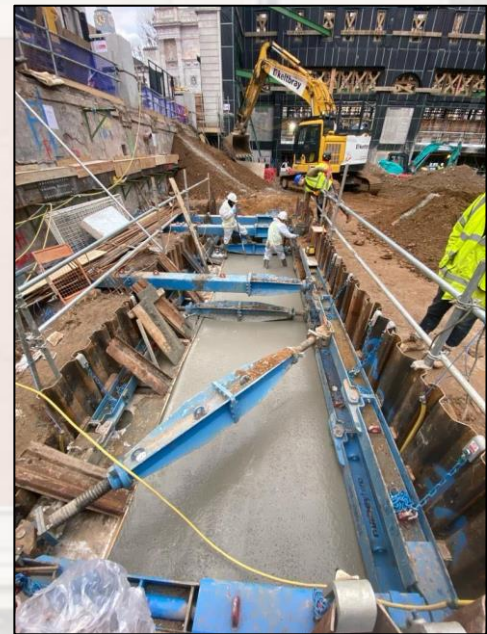
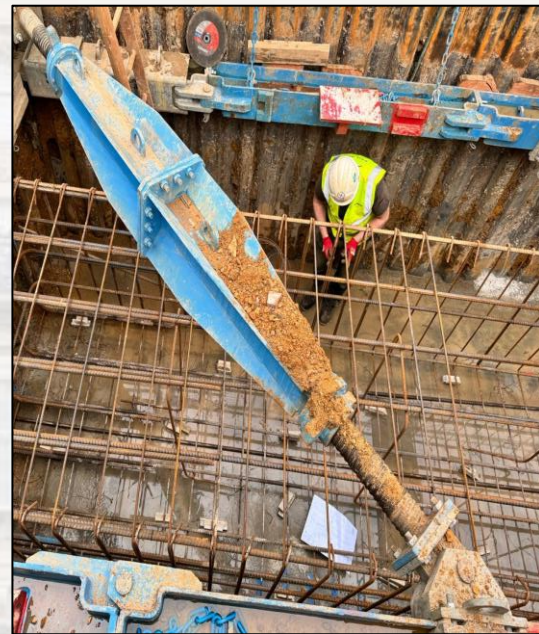
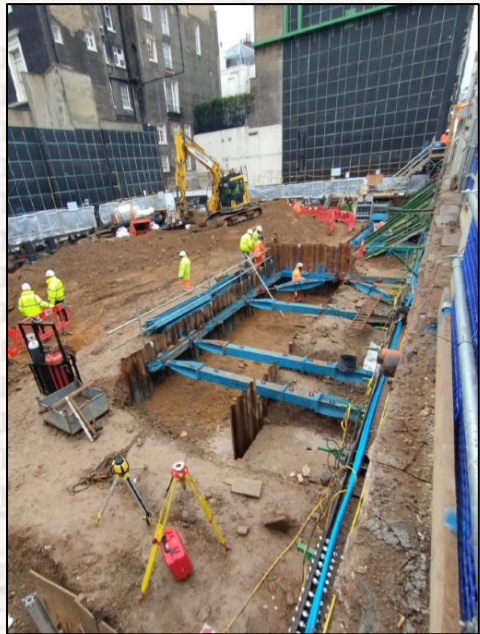
Progress of Works

Lower-level propping progressing



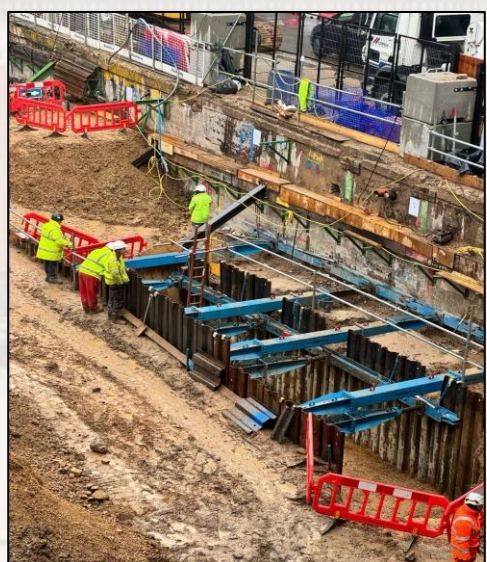
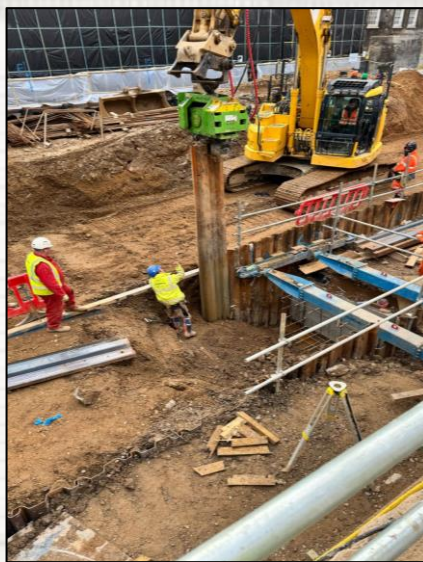
Progress of Works

B2 Thrust Block – First of three pours



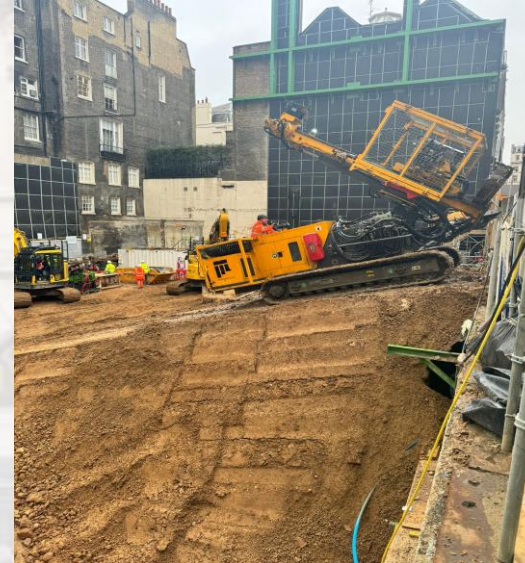
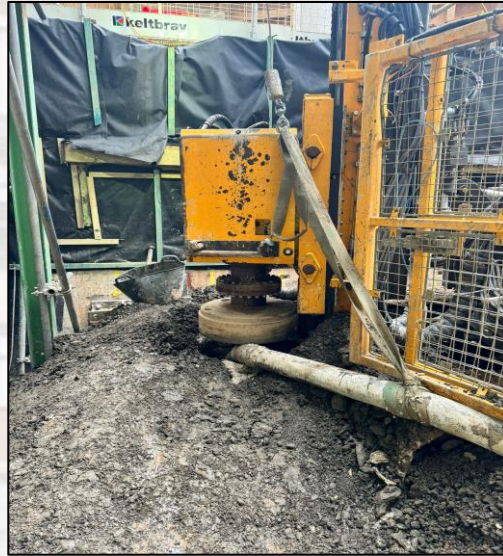
Progress of Works

B2 Thrust Block – Second of three pours



Piling in Nuffield House - Complete

Progress of Works



Permanent Works

Progress of
Works



12 Week Look Ahead

- **Substructure works continue.**
 - Excavating to facilitate temporary works install.
 - Piling enabling works:
 - Removal of obstructions.
 - Pile mat installation.
 - Piling works.
 - Forming Nuffield House pile caps
 - Works will involve the removal of existing foundations.
 - 2nd Phase of underpinning along Sackville Street elevation.
- **Temporary work installations continue.**
 - Completion of the B2 thrust block and associated propping.
 - Raking prop remediation in Nuffield House.
 - Reducing level in Pegasus House.
- **Perimeter scaffold installation continues as well as creating a new site entrance turnstile including hoarding adaptations.**



Notable Works

- Conway's road closure in Sackville Street continues as part of Westminster's resurfacing works. To ensure site can still operate and be serviced with deliveries Westminster have approved vehicle reversing activities on Piccadilly.
- Removal of obstructions and foundations continues.
 - Continue to use best practical methods (stitch drilling, wire saw cutting and pulling)
 - Where breaking is required, noisy works will continue to follow the 2 hours on / 2hours off approach in line with our Section 61 as well as the protocols set out in the Neighbourly Agreements.
- Retained façade scaffold will commence in the next period.
 - The height of the scaffold structure will increase to the top of the façade retention whilst also extending to encase all three sides.
 - During the installation, a full traffic and pedestrian management plan will be in place to protect the members of the public.
 - As part of this works the hoarding layout will change on Sackville Street to accommodate a fully enclosed site entrance with turnstile and Haki stairs to access the welfare.

Initiatives

- McLaren have introduced Alex Talks our Community Liaison Coordinator. Alex will be taking the lead on all community matters, answering all queries relating to the project and ensuring all members of the community are communicated to with updates and relevant information in a timely manner.
- Inspections of the site boundary will be completed daily. Any observations and required actions will be recorded. Alex will also respond to any observations reported by 3rd parties.
- Newsletters and CLG meetings will continue.
- McLaren will be issuing notification to local residents of Saturday works in advance of them taking place with a four week look ahead issued at the same time.
- The works have been sequenced to complete the blockwork on Sackville St. and Albany Court as early as possible to create an additional acoustic and dust barrier.
- Over the coming weeks and months McLaren will constantly review the operations and look at new initiatives to support the community, we will continue to use this meeting as an opportunity to share them.

Observations and Feedback

- **In the last period we received a complaint and a compliment.**
- Following a further period of poor weather, water ingress was reported in Albany Court.
 - Unfortunately, on this occasion we were not able to provide any further assistance. Previously we were able to access the roof and found that drains were blocked with sediment and weeds. As a gesture of goodwill, the blockages were cleared when investigating. Due to current activities and space constraints, we did not have the equipment on site to safely access the roof and were therefore unable to check/clear any blockage of the drains.
- We were pleased to receive a compliment for the ongoing communications and notifications regarding activities on site.

Questions and Close

Dates of Next Meetings

- Thursday, 11th April.
- Thursday, 9th May.
- Thursday, 6th June.

Dates of Next Newsletter Drops

- Friday, 5th April.
 - Friday, 3rd May.
 - Friday, 31st May
- Project website and QR code: nuffieldpegasushouse.co.uk



- Thank you for attending this evening's Community Liaison Group meeting, are there any questions?