

The logo for McLaren, featuring the word "MCLAREN" in a bold, black, sans-serif font.

Exceptional People, Exceptional Places

Pegasus Mayfair

*Community
Liaison Group
Meeting No. 12*

16th May 2024



Welcome to our 12th 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 afternoon.

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

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Team

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Neil Smith
Operations
Director



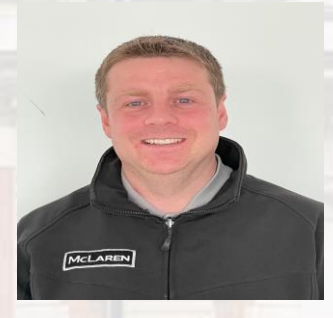
Garry McQueen
Project Director



Ricci Gladwell
Project Manager



Andy Fine
Senior Site
Manager



Alex Talks
Community Liaison
Coordinator



Tyler Dolan
Assistant Site Manager



Piers Elliott
Senior Site Engineer



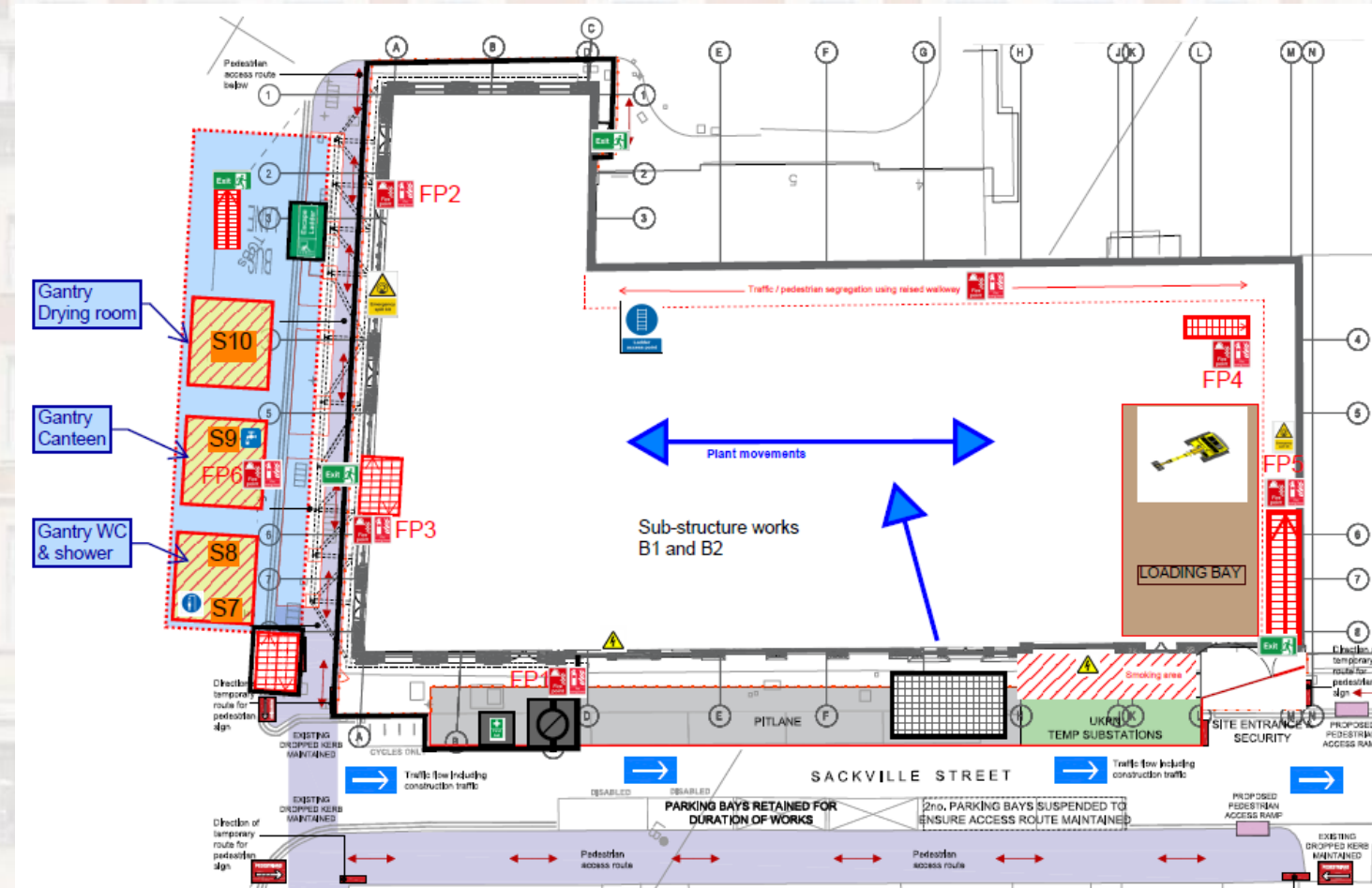
Gopi Singh
Site Manager/ Logistics
Manager



Terry Harris
Logistics Manager

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Site set up and logistics



Working Hours

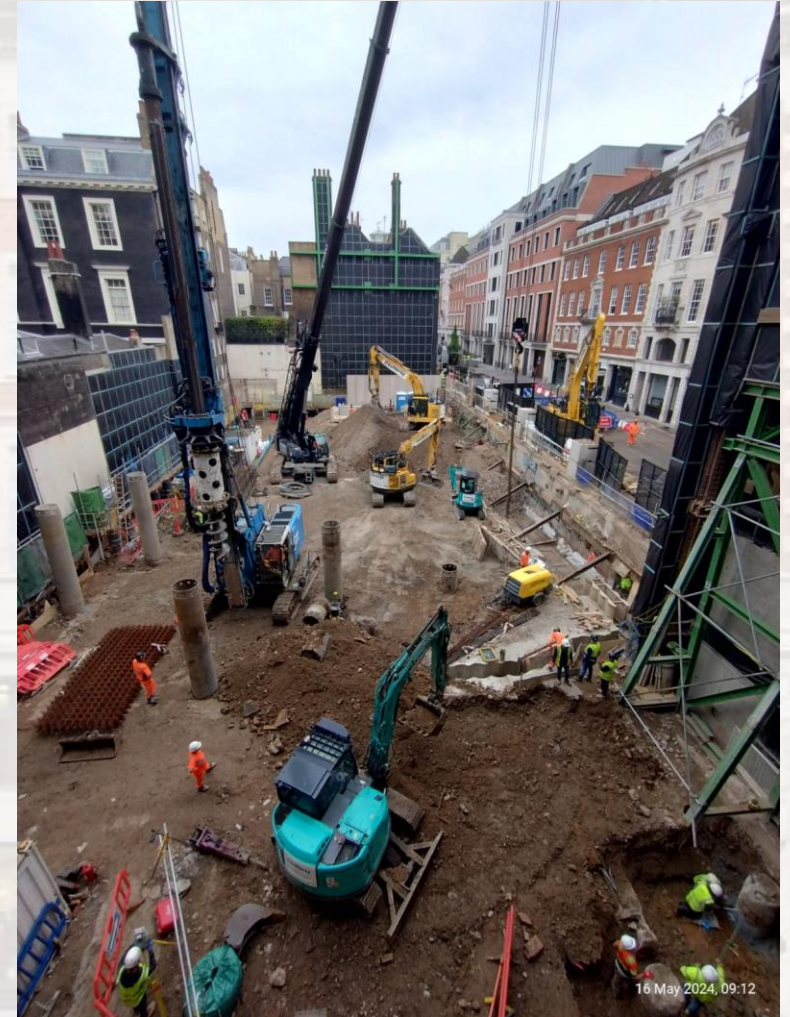
- 08:00 to 18:00, Monday to Friday.
- 08:00 to 13:00, Saturday.
- Sunday and Bank Holiday: No activity unless agreed by Westminster Council.

Progress of works

- 13th April 2024



- 16th May 2024

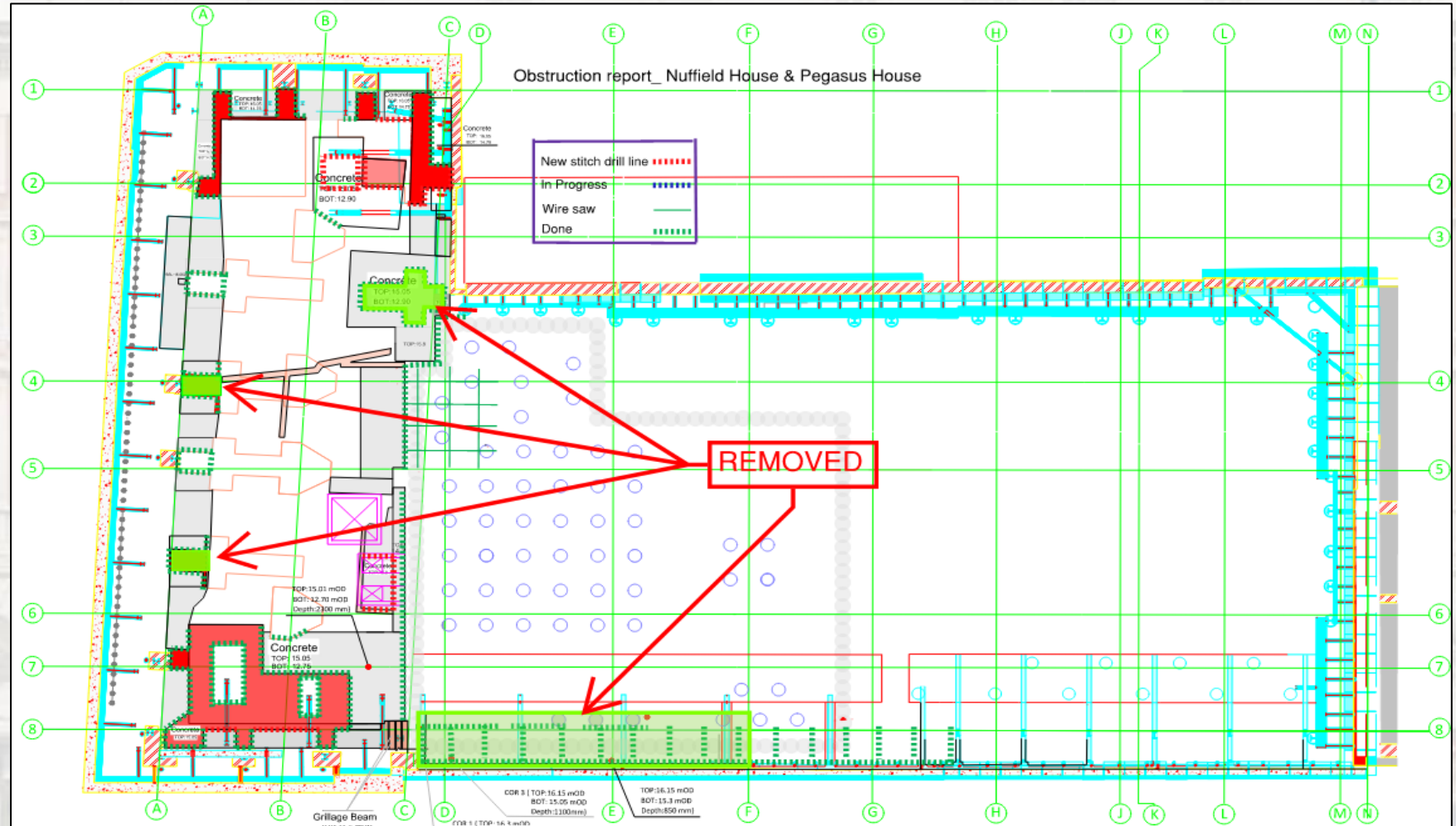


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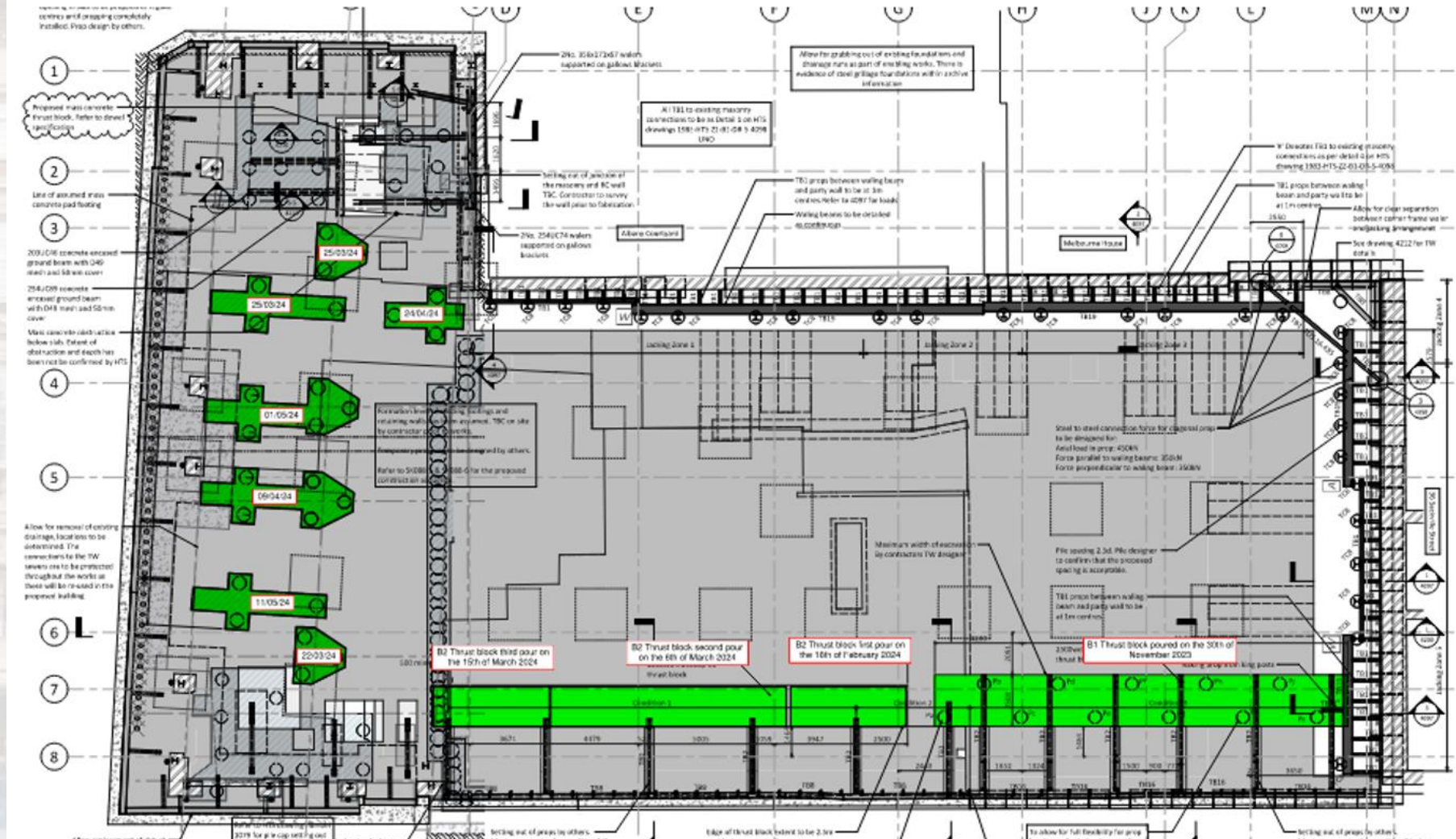
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Obstructions / existing foundation removal

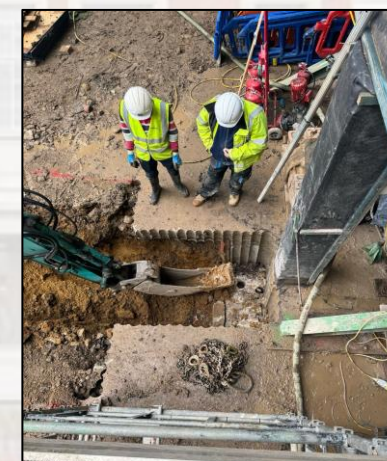
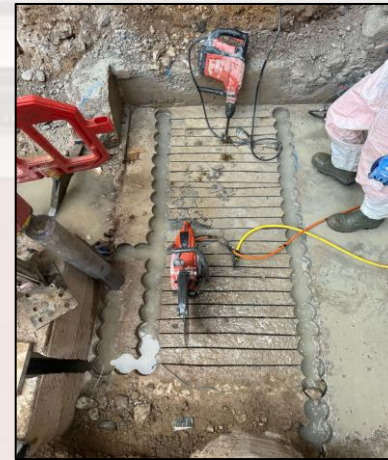


Pile Cap Progress

Pile Cap and Thrust Block Progress (COP 09/05/24)



Existing foundation removal (Nuffield House)



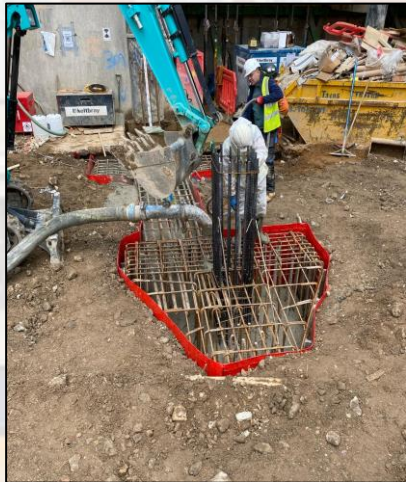
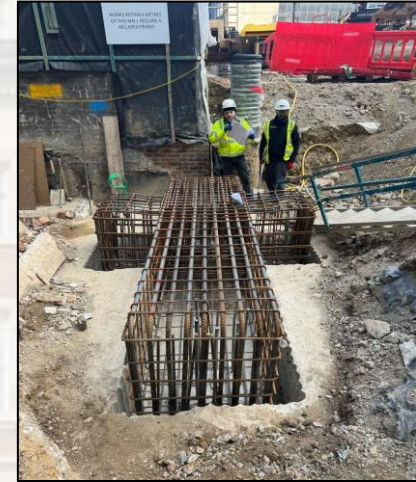
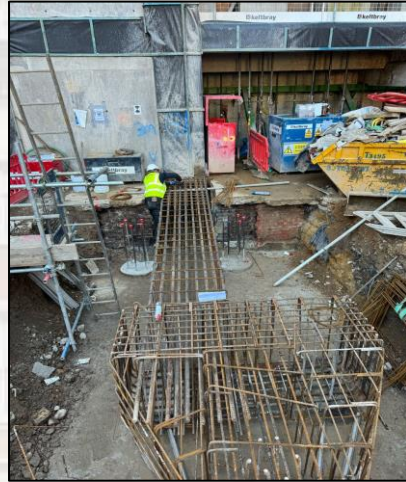
- Stitch drilling, bursting and wire sawing pile cap locations.

Progress of works

Pile Cap Progress (Nuffield House)

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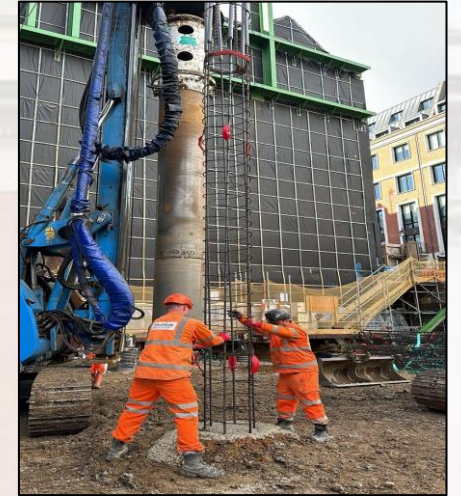
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Progress of works

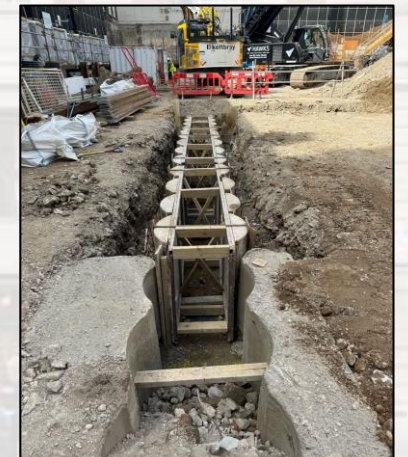
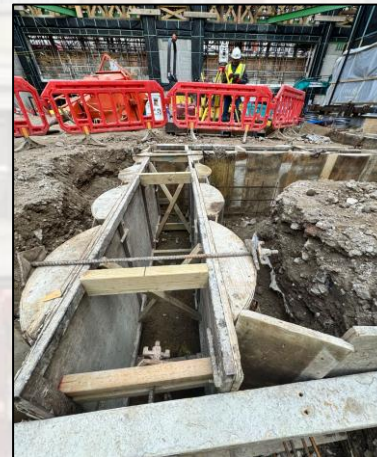
Piling (Pegasus House)

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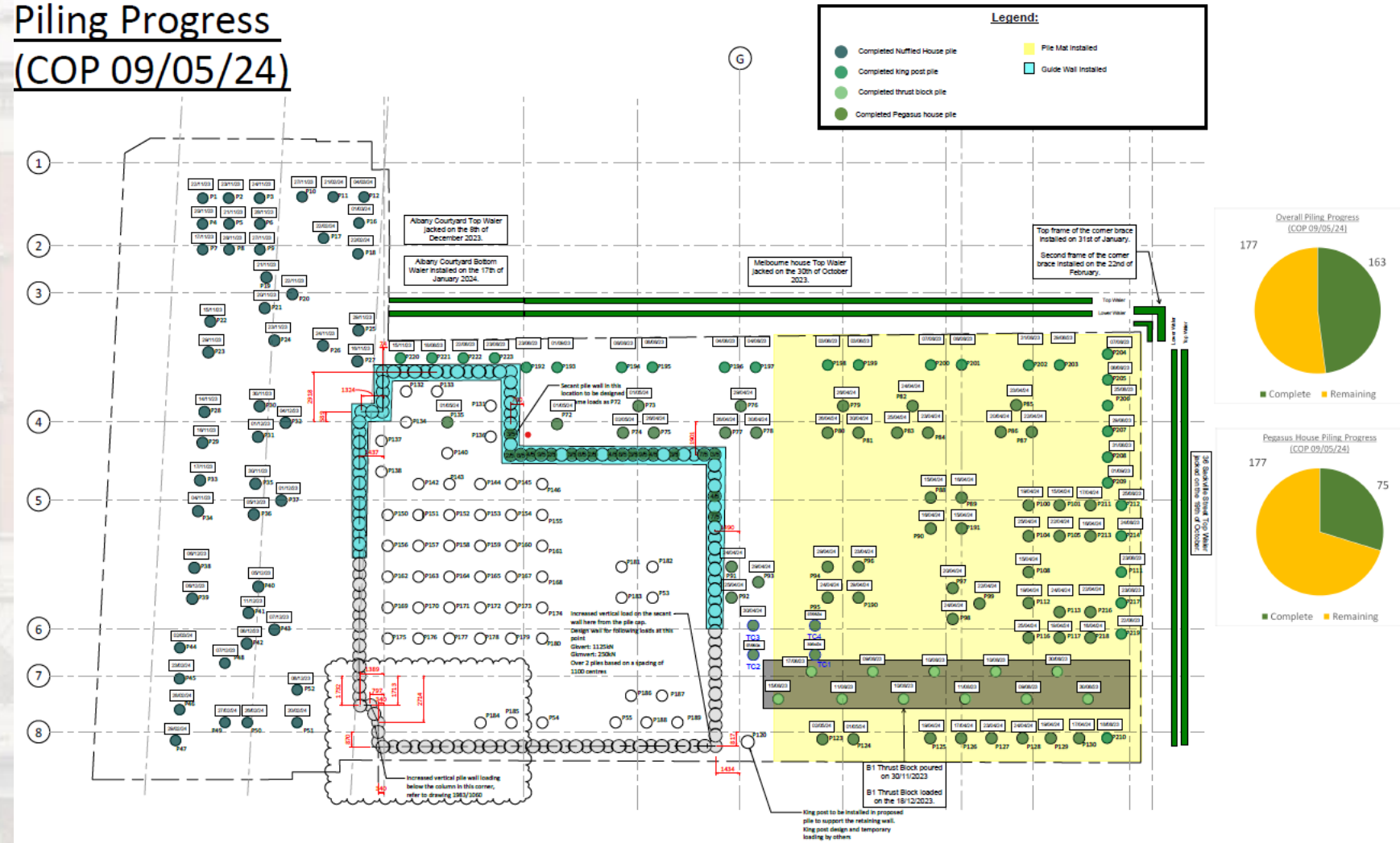


Secant Pile Guide Wall



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Piling Progress (COP 09/05/24)



Works completed in previous 12 weeks:

- **Nuffield House**
 - Nuffield House piling was completed.
 - Nuffield House pile cap formations and removal of existing foundations continued.
- **Pegasus House**
 - B2 Thrust Block was completed.
 - Pegasus House obstructions have been removed.
 - Pegasus House probing and UXO survey was completed.
 - Lower water beam installations were completed.
 - Second phase of underpinning works complete on Sackville Street elevation.
 - 38% of piling completed.
 - 75% of secant pile guide wall completed.
- **Site Boundary**
 - Turnstile and new hoarding installed.
 - Perimeter hoarding re-painted.
 - Façade access scaffold continues to be erected.

Scheduled works for the next 12 weeks:

- Substructure works continue.
 - Pile mat installation.
 - Pegasus House piling continues.
 - Pile cap formations continue in Nuffield House, including the removal of existing foundations.
 - B2 Capping beam construction to allow excavation to commence.
- Temporary work installations continue.
 - Excavating / reducing level in Pegasus House for temporary works and piling.
 - Façade access scaffold installation continues (including new Haki staircase and site entrance turnstile on corner of Sackville Street).
 - Construction of guide wall for piling in Pegasus House.
 - Formation and use of L Block loading bay adjacent to 36 Sackville Street.

Works visible / audible at perimeter of site

- Retained façade scaffold continues.
 - 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.
- Scaffold works will commence on the 18th May at the entrance to Albany Court.
 - Materials will be fed from Piccadilly and works completed from behind the hoarding on our side of the site.
 - Scaffold operatives will require access via the site entrance door in Albany Court to complete these works.
- Removal of existing 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.

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 period, 2no. complaints were received however, following investigation these were proven not to be related to our project and one became a compliment.

- Cement Dust
 - On the 8th May, a complaint was received from a member of the public.
 - Whilst walking along Sackville Street a construction operative dropped a bag which appeared to contain cement or dust and subsequently covered their shoes. The operative then pointed the member of the public to our site to report the incident.
 - McLaren conducted a full investigation working with the member of the public and identified that the construction operative worked for a different construction project on Sackville Street.
 - We were pleased to receive a positive response and an apology to close out the complaint.
- Noise and Vibration
 - On the 13th May, a complaint was received regarding noise and vibration experienced from the Thames Water works taking place in Sackville Street, specifically that it was not following McLarens agreed quiet periods.
 - McLaren responded that these are utility works which are outside of our control.

Dates of Next Meetings

- Thursday, 6th June.
- Thursday 11th July.
- August - TBC

Dates of Next Newsletter Drops

- Friday, 31st May.
- Friday 28th June.

- Project website and QR code: nuffieldpegasushouse.co.uk



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