

## Pegasus & Nuffield House



### Dear Neighbours,

In the last period Deconstruct UK completed their works as the Principal Contractor on the project. They have a small amount of work still to complete which will be done under the supervision of McLaren, who take over as Principal Contractor on Monday 31<sup>st</sup> July.

In the coming period the main items to highlight will be the erection of McLaren's perimeter scaffold, including a public protection gantry on the Piccadilly footpath and the commencement of the basement slab demolition.

As stated previously, the scaffold will largely replicate the system Deconstruct UK had in place and will also include a monoflex wrap to reduce noise and dust from the site. During the installation a pedestrian management plan will be in place to ensure the safe movement of pedestrians.

The basement slab demolition and mini piling works are anticipated to start in August with a duration of approximately 4 to 6 weeks. This will then be followed by the commencement of main bearing piling works.

McLaren will be installing CCTV and access control in the coming weeks as part of the site security strategy.

### Overview

- Welcome
- Works Completed to Date
- 12 Week Look Ahead
- Traffic Management
- Considerate Constructors Scheme

### Client:

Aviva Investors  
[avivainvestors.com](http://avivainvestors.com)

### Project Manager / Employers Agent:

Third London Wall Ltd.  
[thirdlondonwall.com](http://thirdlondonwall.com)

### Principal Contractor:

McLaren  
[mclarengroup.com](http://mclarengroup.com)

### Start of Works:

31<sup>st</sup> July 2023  
 (Deconstruct UK: June 2022)

### Estimated Completion:

Spring 2025

### Site Hours:

8am - 6pm Monday to Friday  
 8am - 1pm Saturday



## Works Completed to Date

- Completion of façade retention system to Nuffield house (modifications are still required).
- Demolition of Nuffield House down to ground floor slab completed.
- Demolition of Pegasus House down to basement slab completed.
- Removal of demolition scaffold in line with the demolition progress.
- Removal of tower crane completed on 17<sup>th</sup> June.
- Scaffold Gantry on Piccadilly removed.
- Deconstruct UK completed underpinning within their scope.
- Deconstruct UK decanted from site.
- Access ramp for follow on trades installed.

## 12 Week Look Ahead

- Scaffold installation.
- Welfare set up.
- Site Security including hoarding painting, CCTV and access control.
- Substructure works.
  - Piling works.
  - Part demolition of existing basement slab.
  - Underpinning works to Sackville Street elevation.
- Temporary works.
- Modification to façade retention structure.
- Commence stage 2 propping on Sackville Street.

## Traffic Management

Site deliveries will follow the principles set out by Deconstruct UK. The existing pitlane will remain on Sackville Street including the continuation of the parking bay suspensions. Access will continue to be via Piccadilly, followed by turning right on to Regent Street to exit.

## Considerate Constructors Scheme

The site is registered with the Considerate Constructors Scheme. As part of this initiative, we contact our neighbours, provide regular updates on the project and ensure that the hoarding and surrounding areas of the site are kept clean and tidy.

For further information please visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

McLaren will continue the real time environmental monitoring, ensuring that levels of noise, dust and vibration continue to remain under the permissible levels, protecting our neighbouring residents, businesses and the passing public.

## Community Liaison Group Meetings

McLaren are committed to having an open dialogue with our neighbours, presenting a snapshot of the project, and allowing the local community to ask us any questions.

Meetings are held monthly with the next one scheduled for Thursday 7th September, 16:00 hours to 17:00 hours. These meetings are held using the online platform "Microsoft Teams". Please contact Alex Talks if you wish to be invited.

If you would like to be invited to future Community Liaison Group meetings, receive the meeting minutes and monthly newsletters electronically, please contact Alex Talks.

## Alex Talks

Community Liaison Coordinator

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