

Pegasus Mayfair

Community Liaison Group Meeting No. 26

12th June 2025

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Agenda

01 Introductions

06 Community engagement

02 Meet the team

07 Neighbour observations

03 Site set up and logistics

08 Questions and close

04 Progress of works

05 12 week look ahead

Introductions

1

Welcome to our 26th 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.

Meet the team

2

Meet the team...



Garry McQueen
Project Director



Alex Talks
Community Liaison
Coordinator



Chris Halls
Building Services
Manager



Eddy Bryan
Site Manager



Nic Middleton
Assistant Site
Manager



Piers Elliott
Senior Site Engineer



Gopi Singh
Site Manager/ Logistics
Manager



Andy Fine
Senior Site
Manager



Liam Gaunt
Assistant Site
Manager



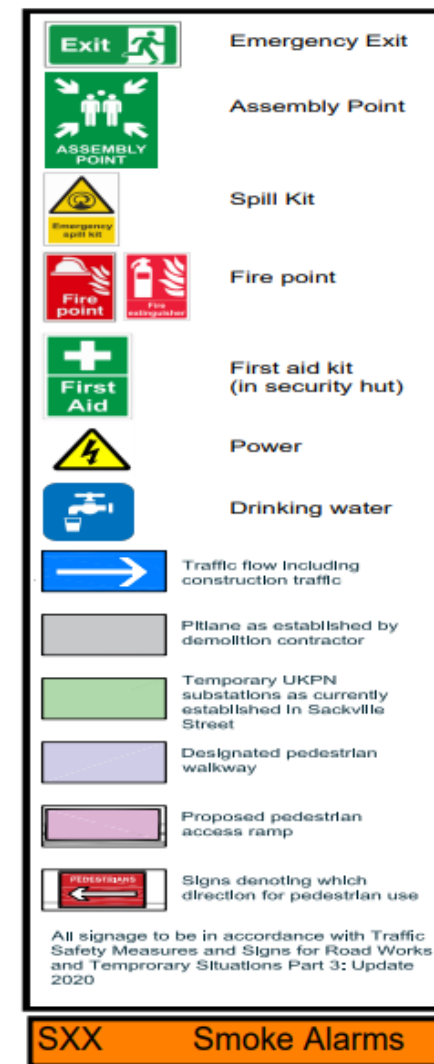
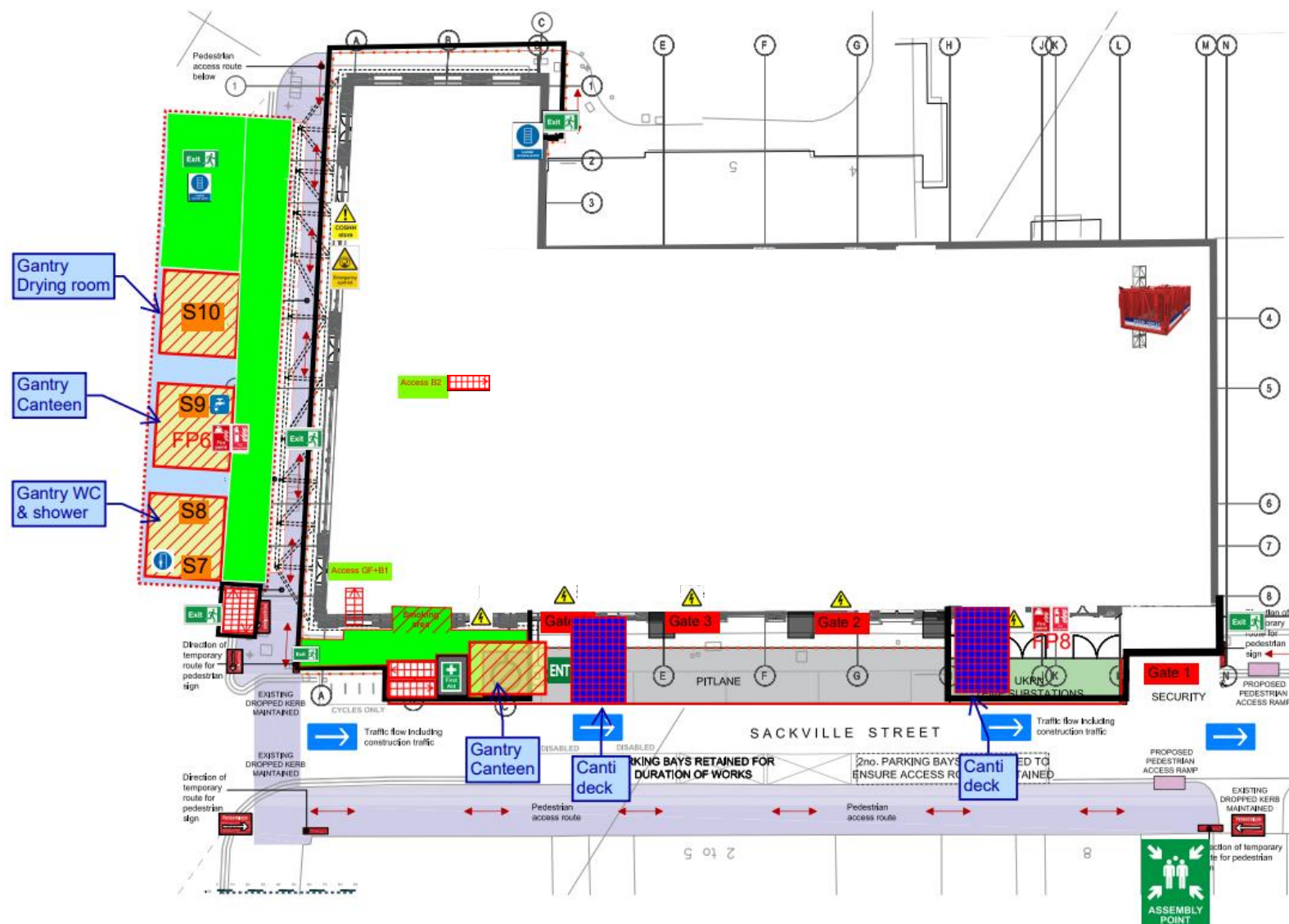
Preistty Ikong
Building Services
Manager
Apprentice

Site set up and
logistics

3

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

4

10th June 2025



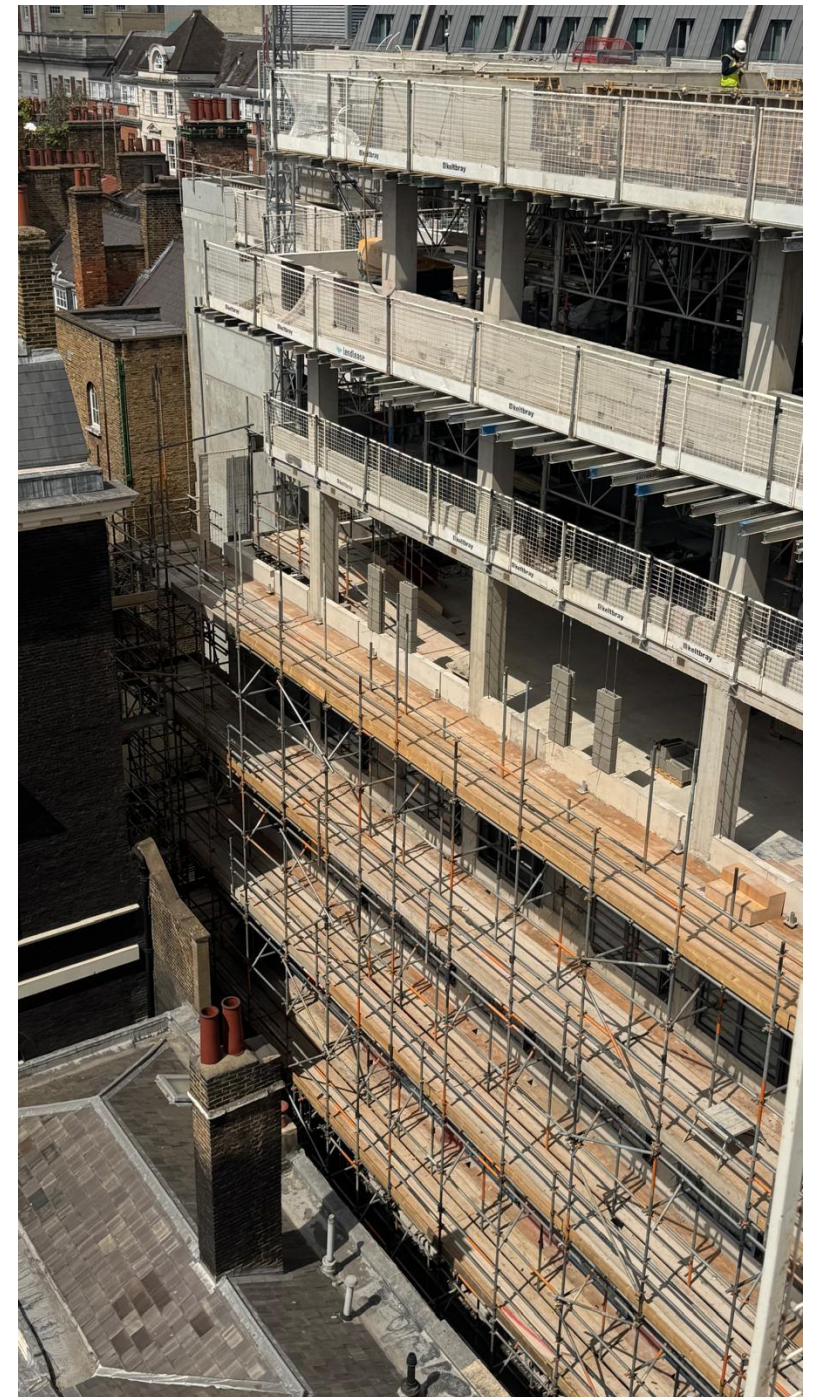
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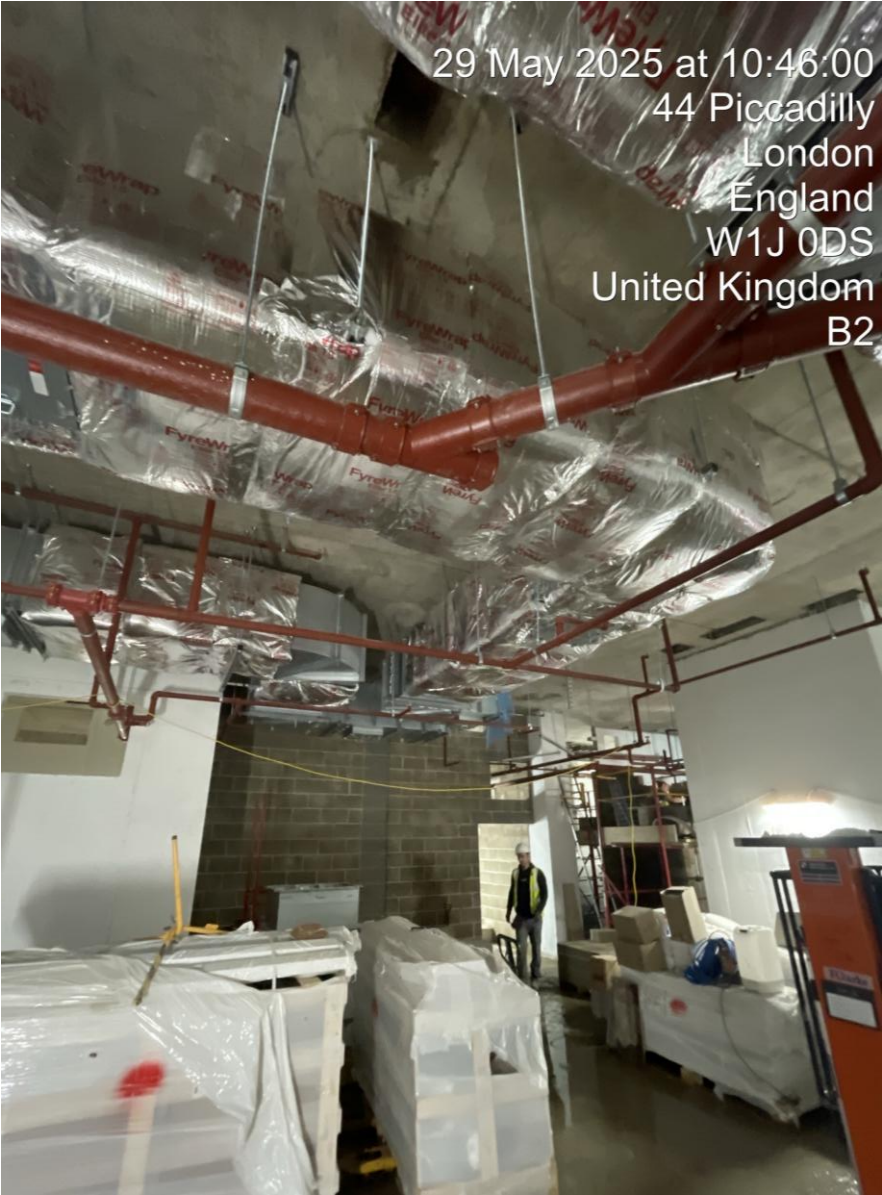
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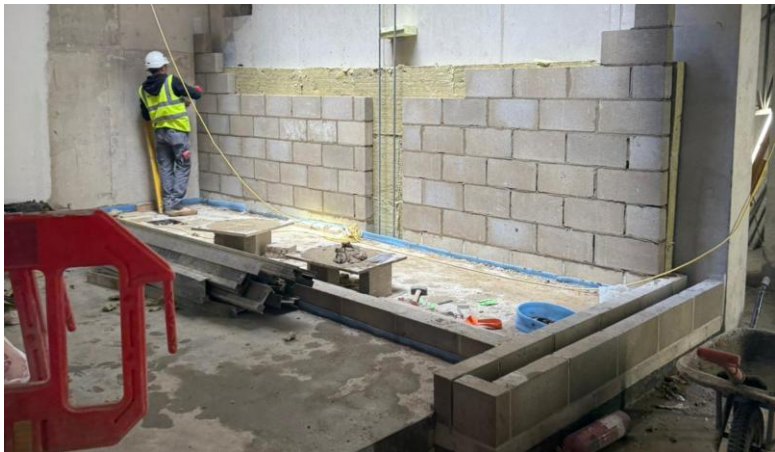
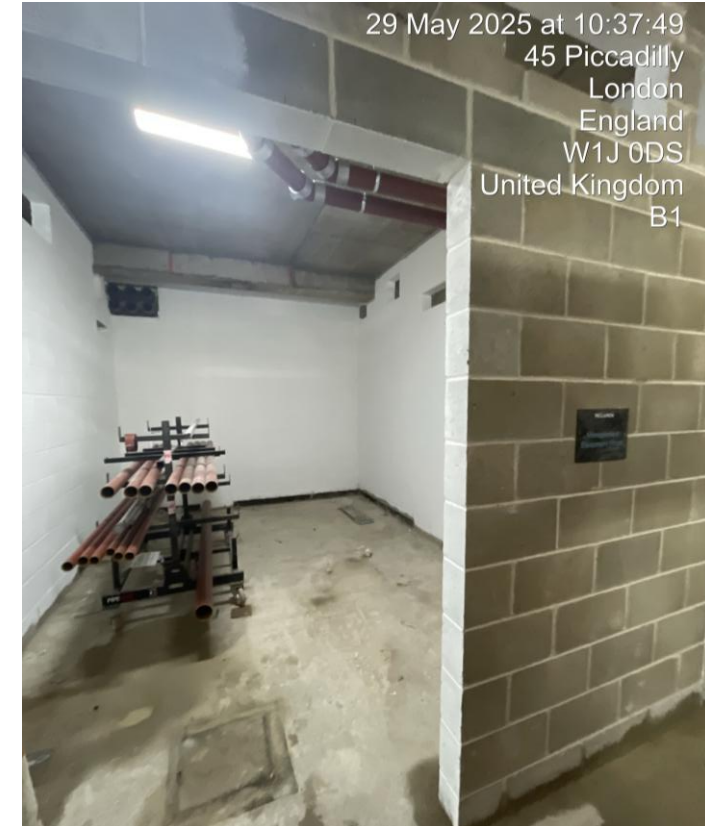
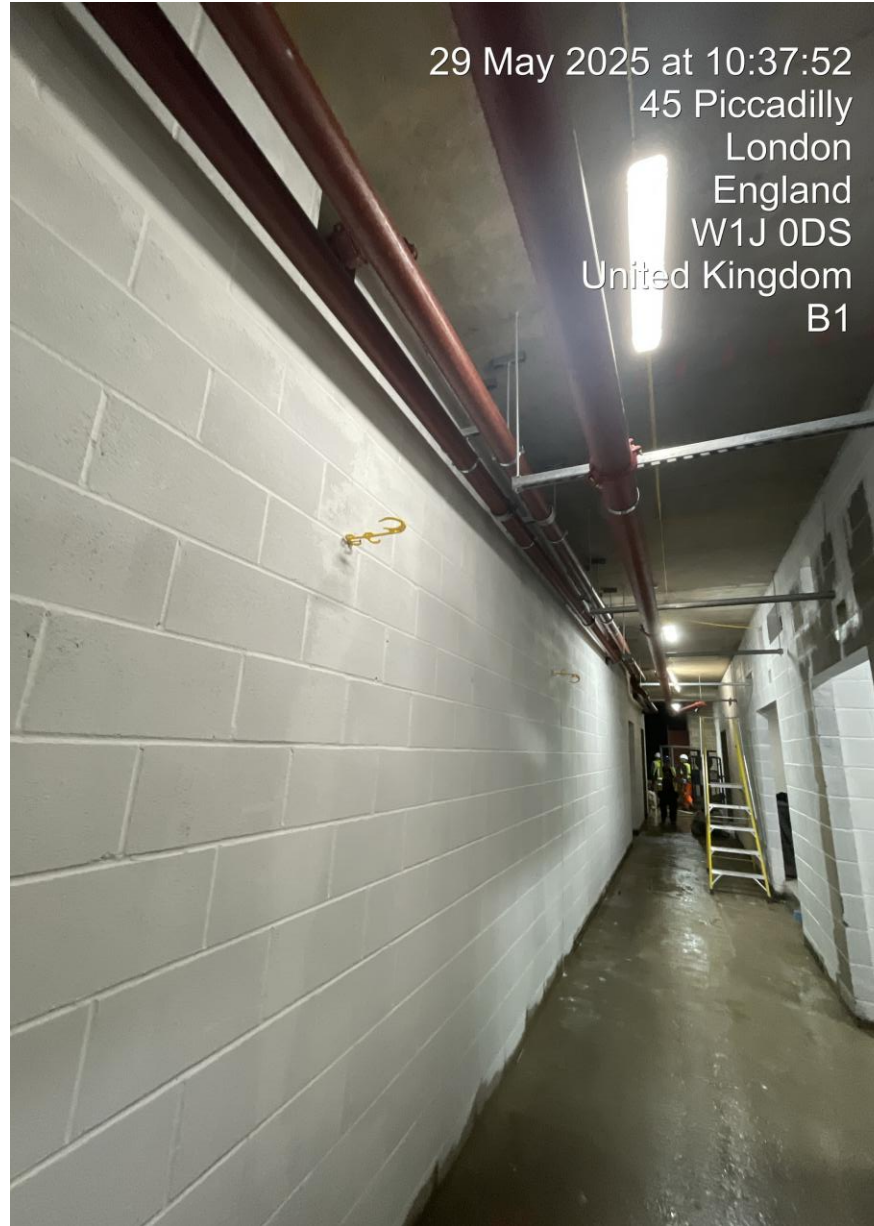
B2 progress



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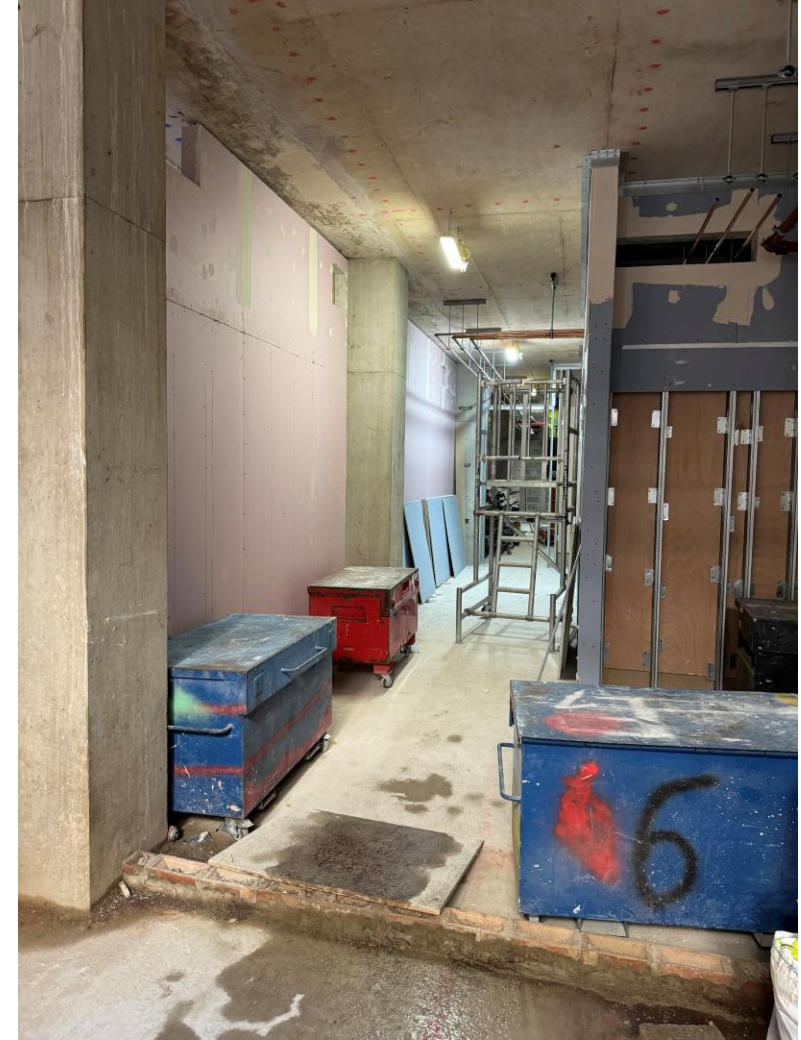
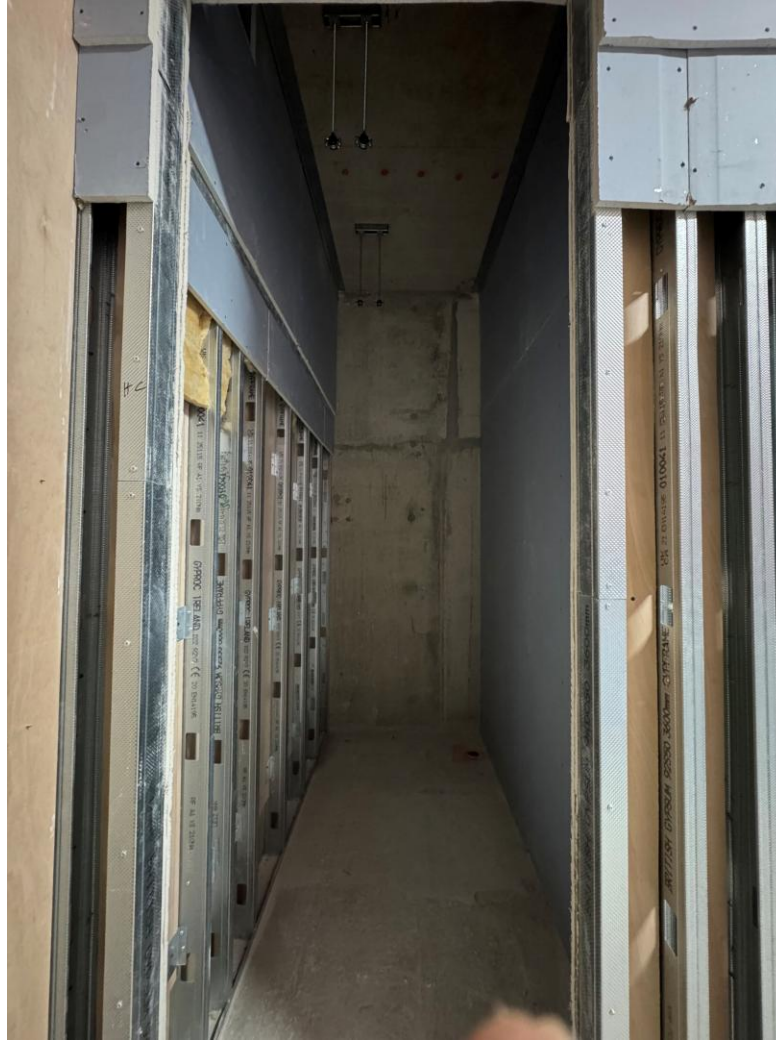
B1 progress



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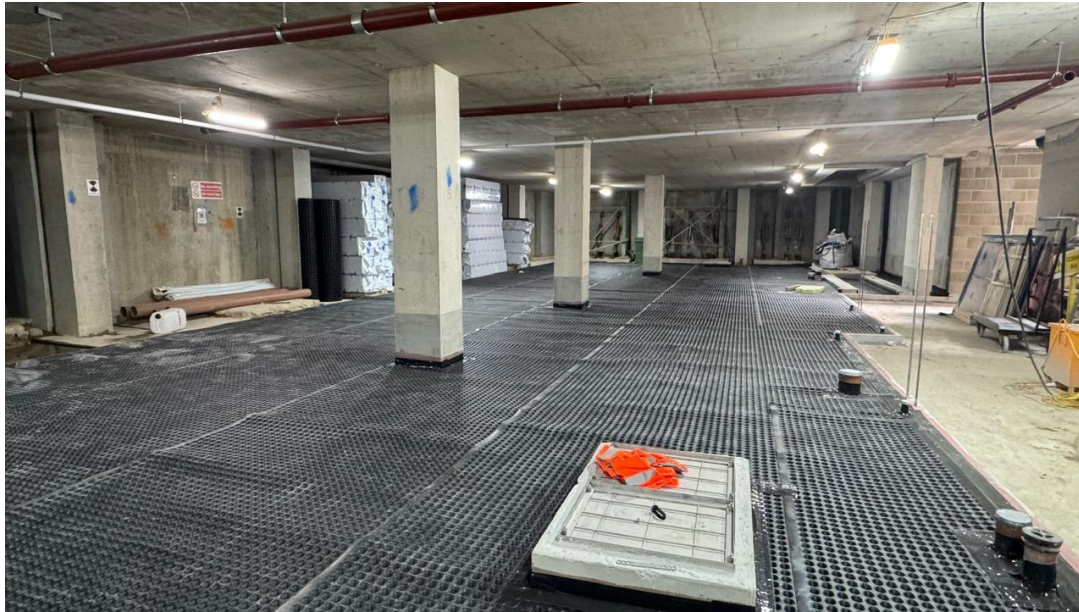
B1 progress



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B1 progress



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B1 progress: UKPN room



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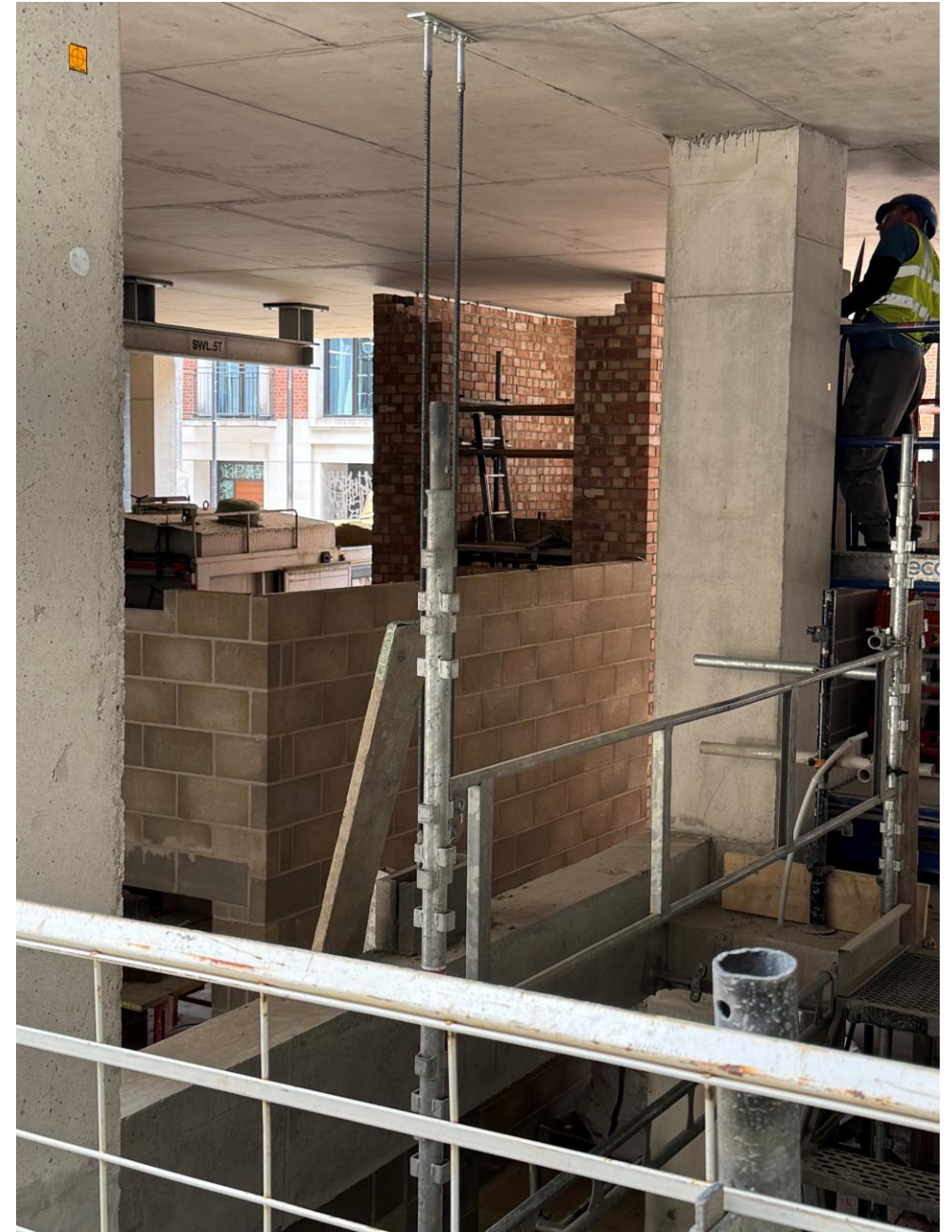
GF progress



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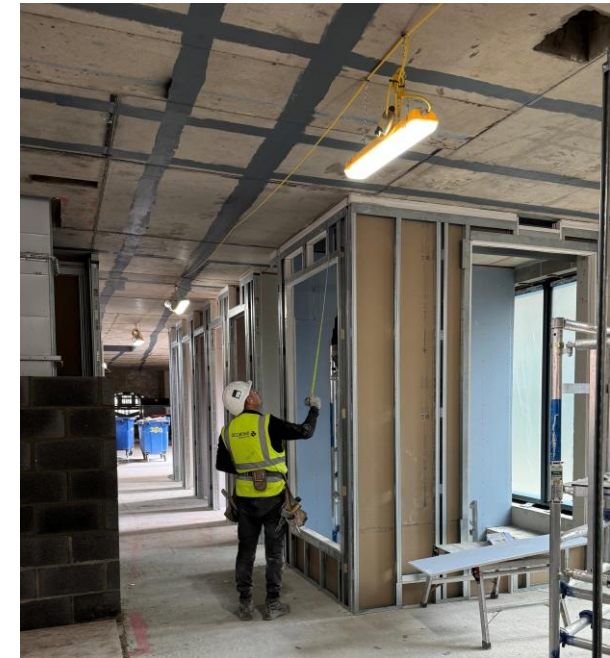
GF progress



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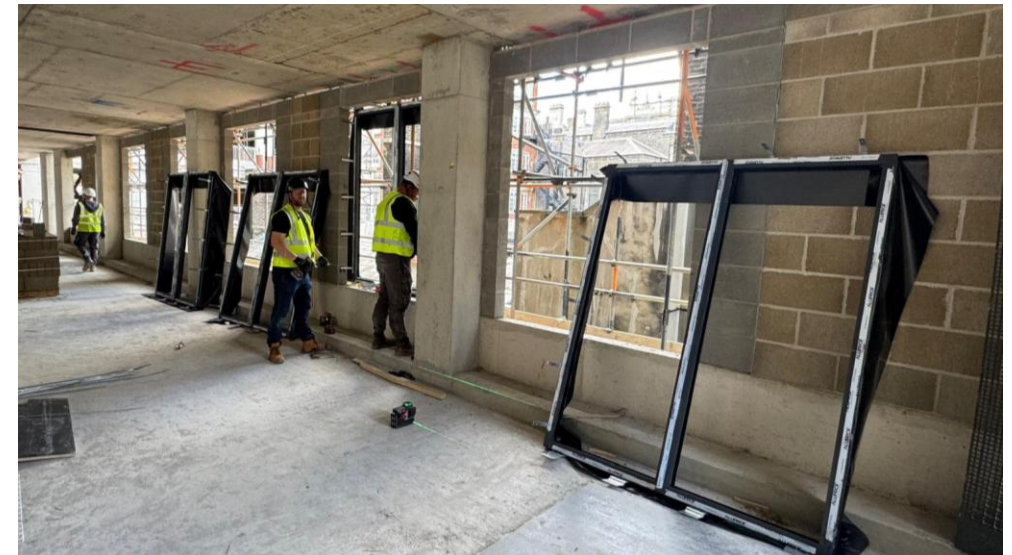
L1 progress



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L2 progress – windows and vok door photos



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L3 progress



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L4 progress



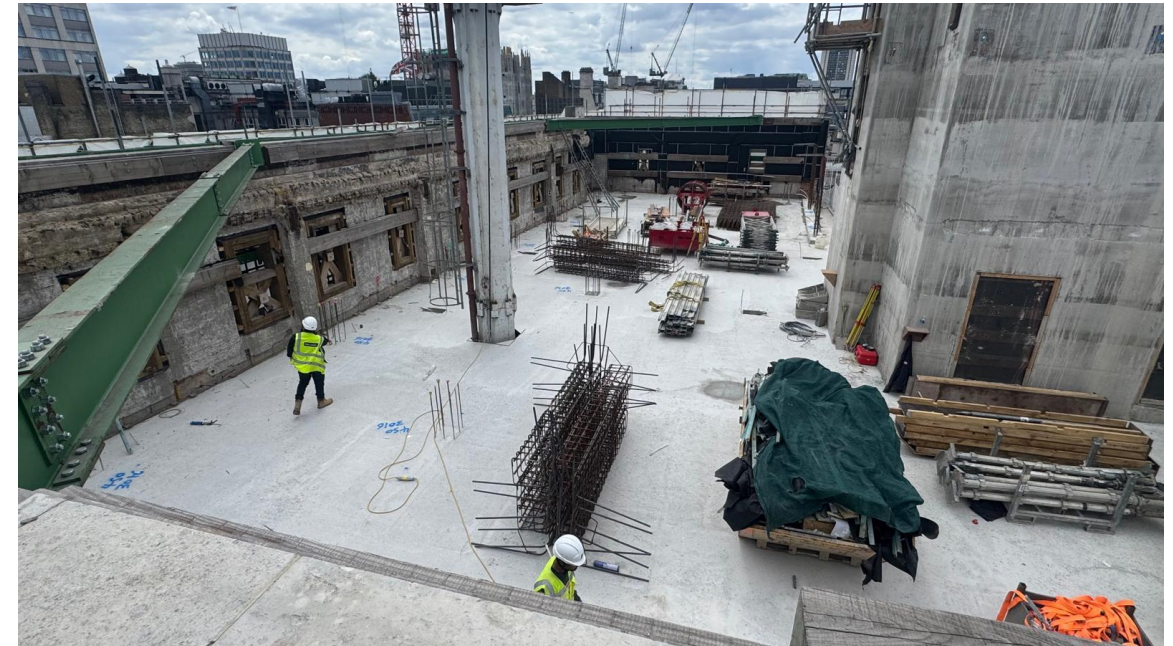
L5 progress



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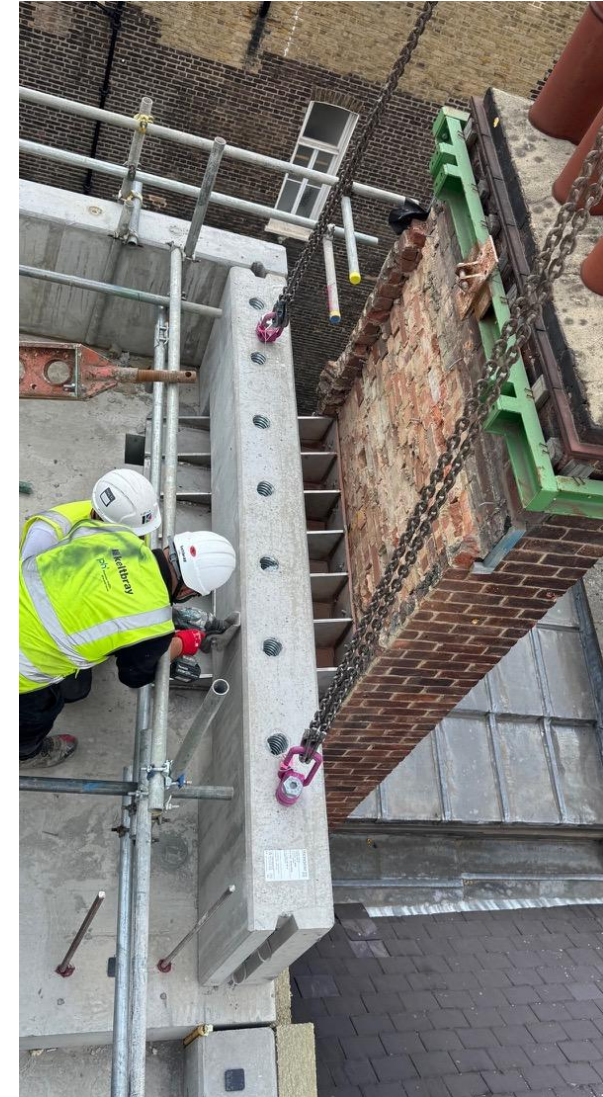
L6 progress



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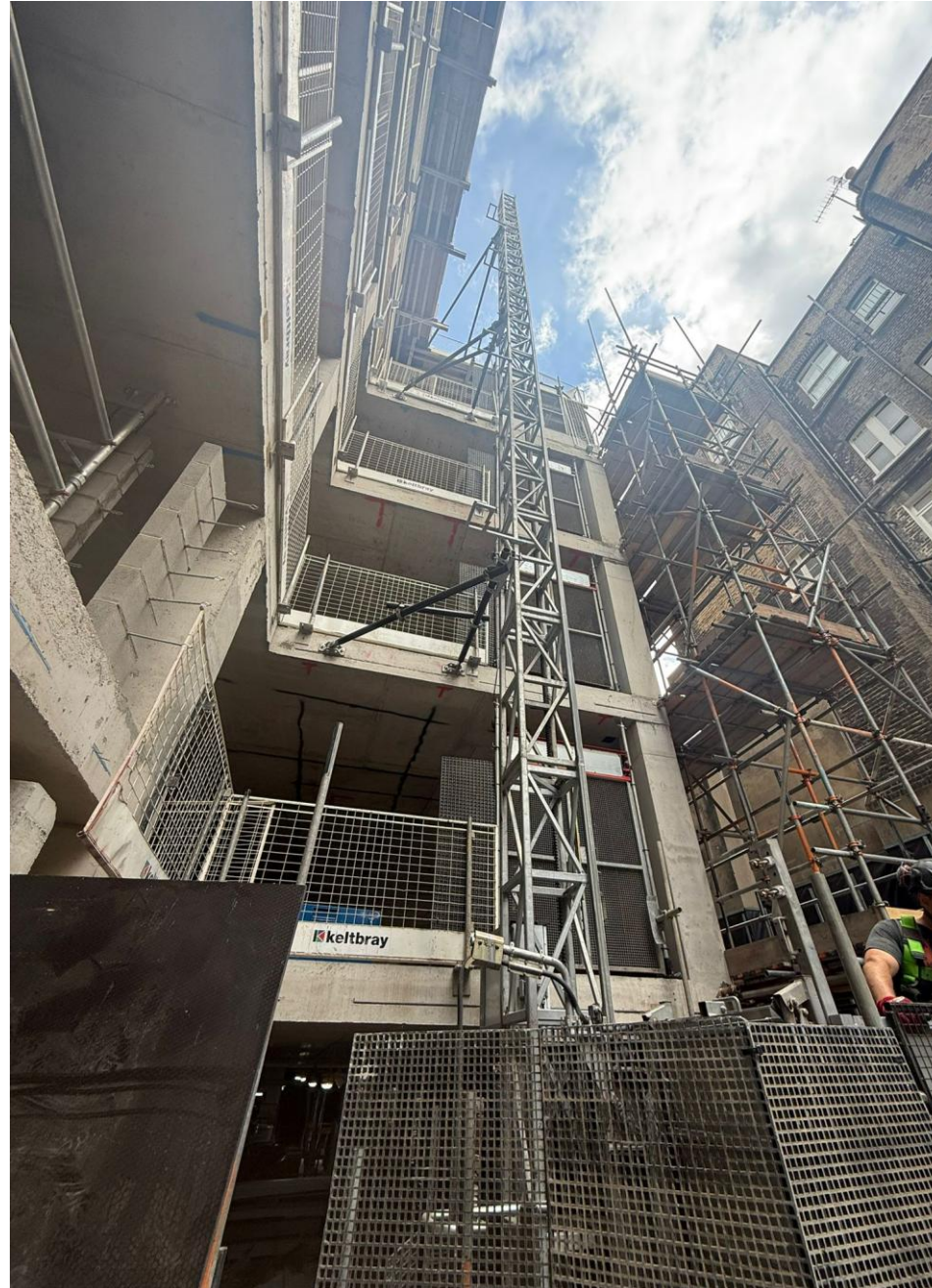
L7 progress



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Hoist installation



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Information Classification: Protected

Perimeter access scaffold



Albany Elevation



Sackville St. Elevation

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Information Classification: Protected

Off Site manufacture: Washroom factory visit



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Information Classification: Protected

Site progress

Envelope

- **Concrete Works**
 - Level 4 & 5 pour strip complete.
 - L2, L3, L4, L5, L6 and Level 7 slab pours and associated columns completed.
 - Upstands ongoing following slab pours.
 - Tower Crane and placing boom infills continued.
 - Level 1, 2, 3 & 4 decking struck with outstanding work complete.
 - North core pre-cast construction completed.
- **Albany Elevation**
 - Blockwork continued on levels 2, 3 & 4.
 - Brickwork commenced on ground floor.
 - Ground floor EPDM and levels 1, 2 & 3 window install commenced.
- **Sackville St. Elevation.**
 - Blockwork continued on levels 1, 2 & 3.
 - Ground floor & level 1 metal work progressed and stone install has commenced.

Fit-out

- MEP install B2, B1 & risers.
- Generator in place.
- Decorating continued in B1.
- Screeding continued in B1.
- UKPN room, durasteel and doors installed.
- Internal blockwork continued in B2, B1 & ground floor.
- Shower room drywalls being formed in B1.
- Drylining commenced on Level 1 & 2.

Temporary Works / Site Logistics

- Tower Crane 2 was erected.
- Tower Crane 1 was dismantled.
- Perimeter Access Scaffold.
 - Albany elevation up to Level 4.
 - Sackville elevation up to level 3, Niko rail installed.
- Ground floor welfare accommodation phase one open w/c 02/06.
- VOK doors complete to level 4.
- Hoist install progressed to level 4.

Other notable works

- Permanent chimney connection to No. 36 Sackville Street complete.
- PAYE façade clean continued.

Samples, off-site manufacture and testing

- Factory visit to Washroom.

12 week look ahead

5

Scheduled works for the next 12 weeks

- **Superstructure**
 - Concrete upstands to complete concrete works.
 - Brickwork and blockwork will continue throughout all floors.
 - Stonework will commence to Sackville Street elevation façade.
 - Roof steel installation will commence.
 - MEP installation will continue throughout all floors.
 - UKPN room works will complete.
 - Window installation to continue.
 - Primary steelwork to commence to Feature Staircase.
 - Drylining to continue throughout all floors.
 - Screeding to continue throughout all floors.
- **Temporary works**
 - Removal of No. 36 Sackville Street steel work will complete.
 - Removal of façade retention steel work in sequence will complete
 - Perimeter scaffold will continue.
 - Goods hoist to progress in line with building.

Community engagement

6

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.

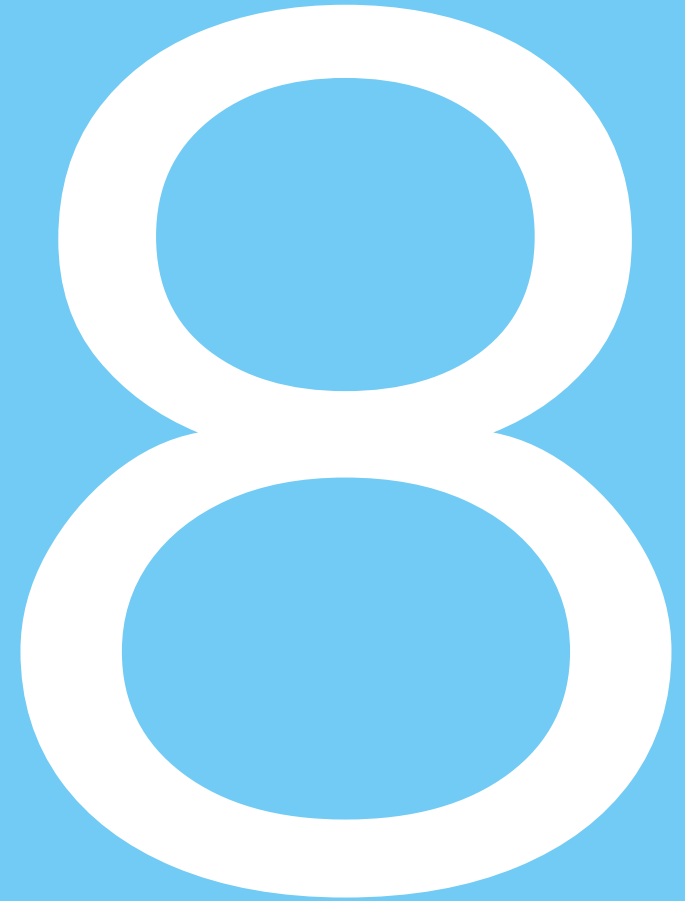
Neighbour observations



Observations and Feedback

- We have received no compliments or compliments in the period.

Questions and close



Questions and close

Dates of Next Meetings

- Thursday 10th July.

Dates of Next Newsletter Drops

- Friday 4th July.
- Project website and QR code: nuffieldpegasushouse.co.uk



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

Together
Supportive
Agile
Proud

