

Pegasus Mayfair

Community Liaison Group Meeting No. 24

10th April 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 24th 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



Piers Elliott
Senior Site Engineer



Gopi Singh
**Site Manager/ Logistics
Manager**



Andy Fine
**Senior Site
Manager**



Liam Gaunt
**Assistant Site
Manager**

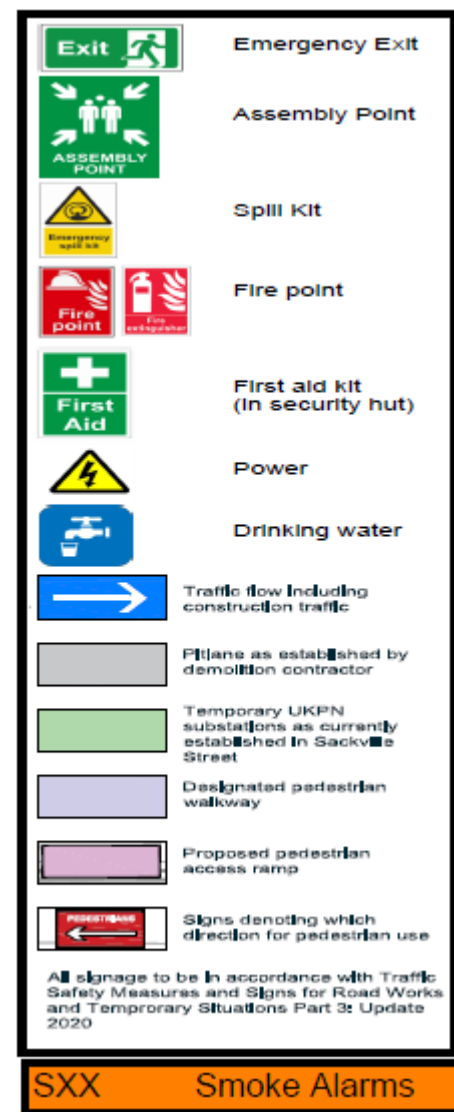


Nic Middleton
**Assistant Site
Manager**

Site set up and
logistics

3

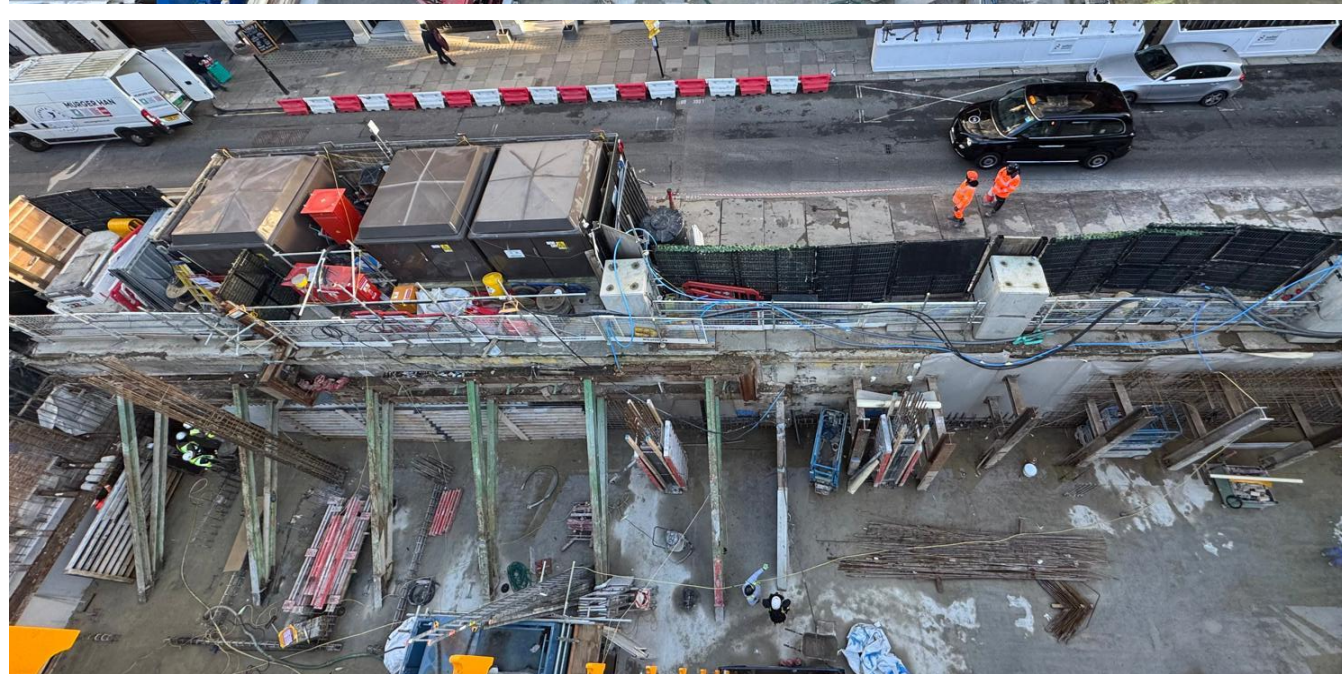
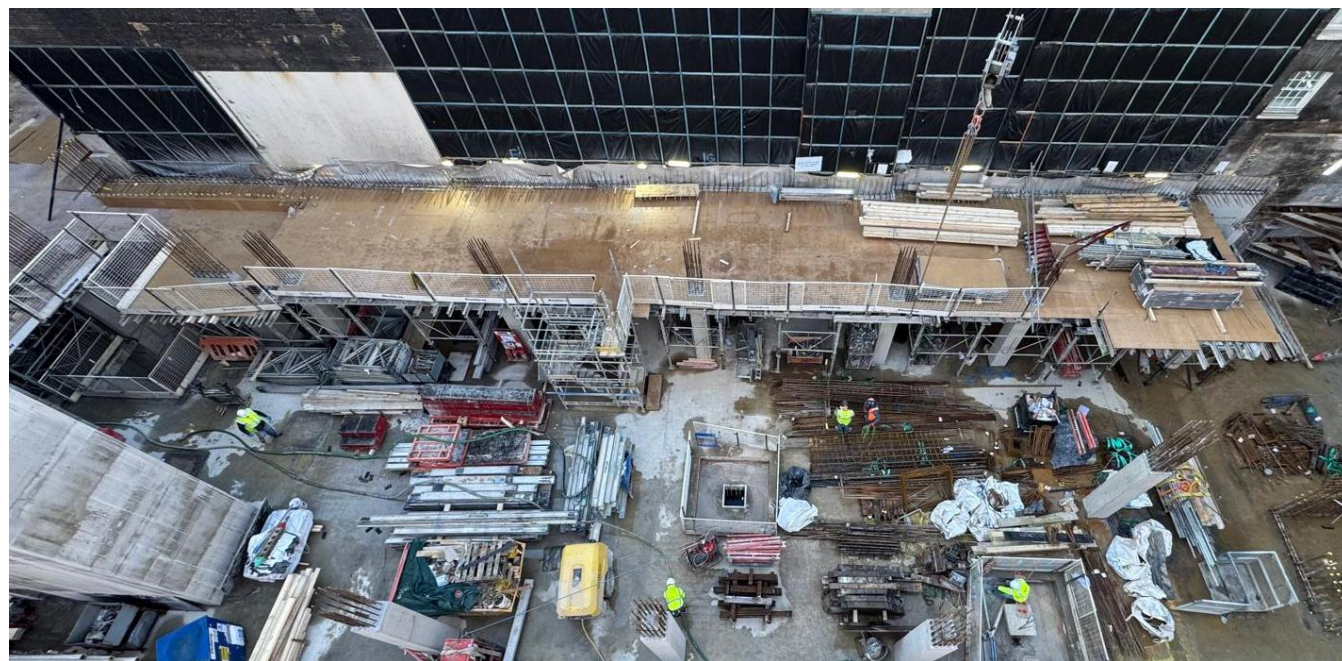
- 08:00 to 18:00, Monday to Friday.
- 08:00 to 13:00, Saturday.
- Sunday and Bank Holiday: No activity unless agreed by Westminster Council.



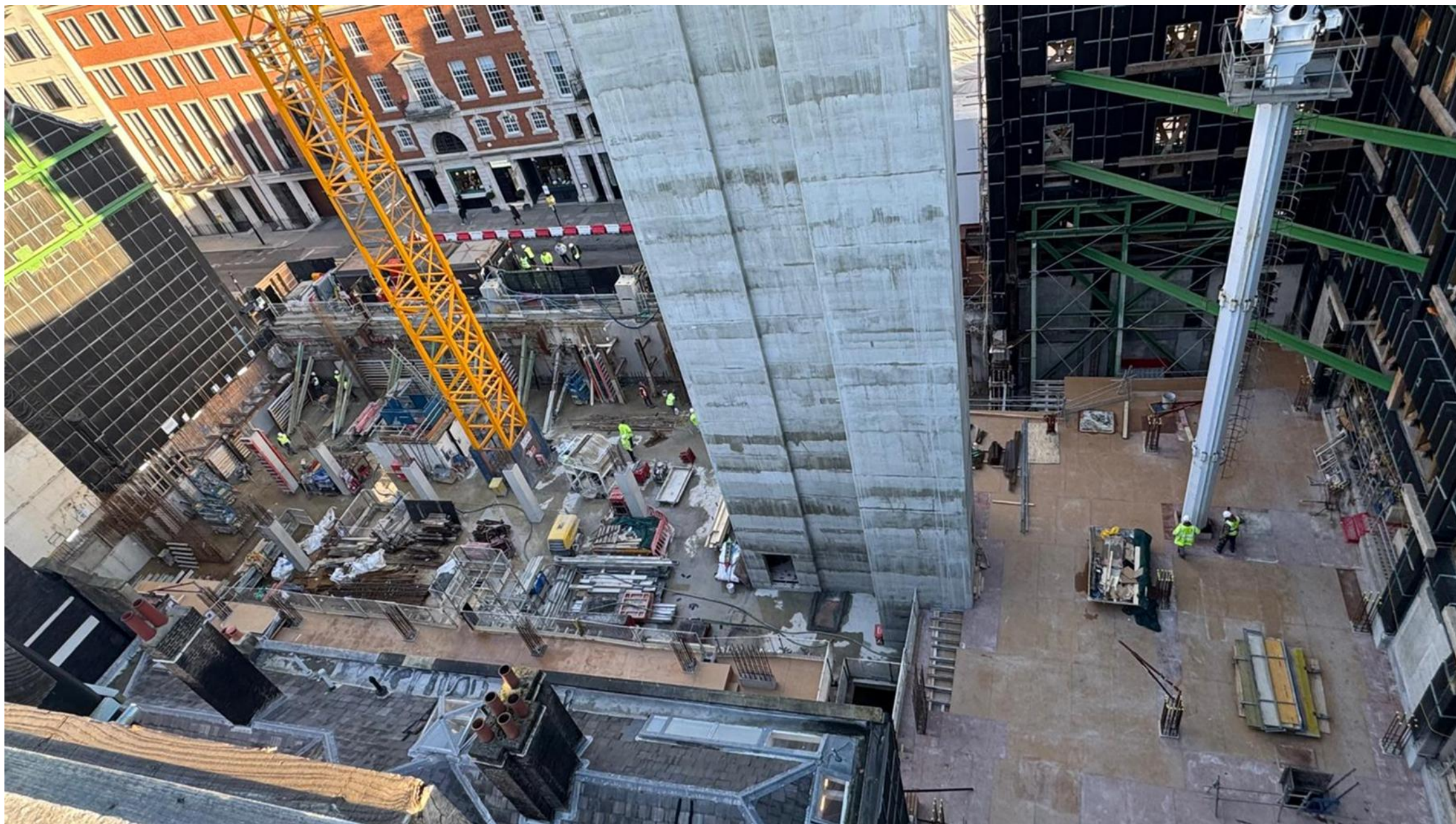
Progress of works

4

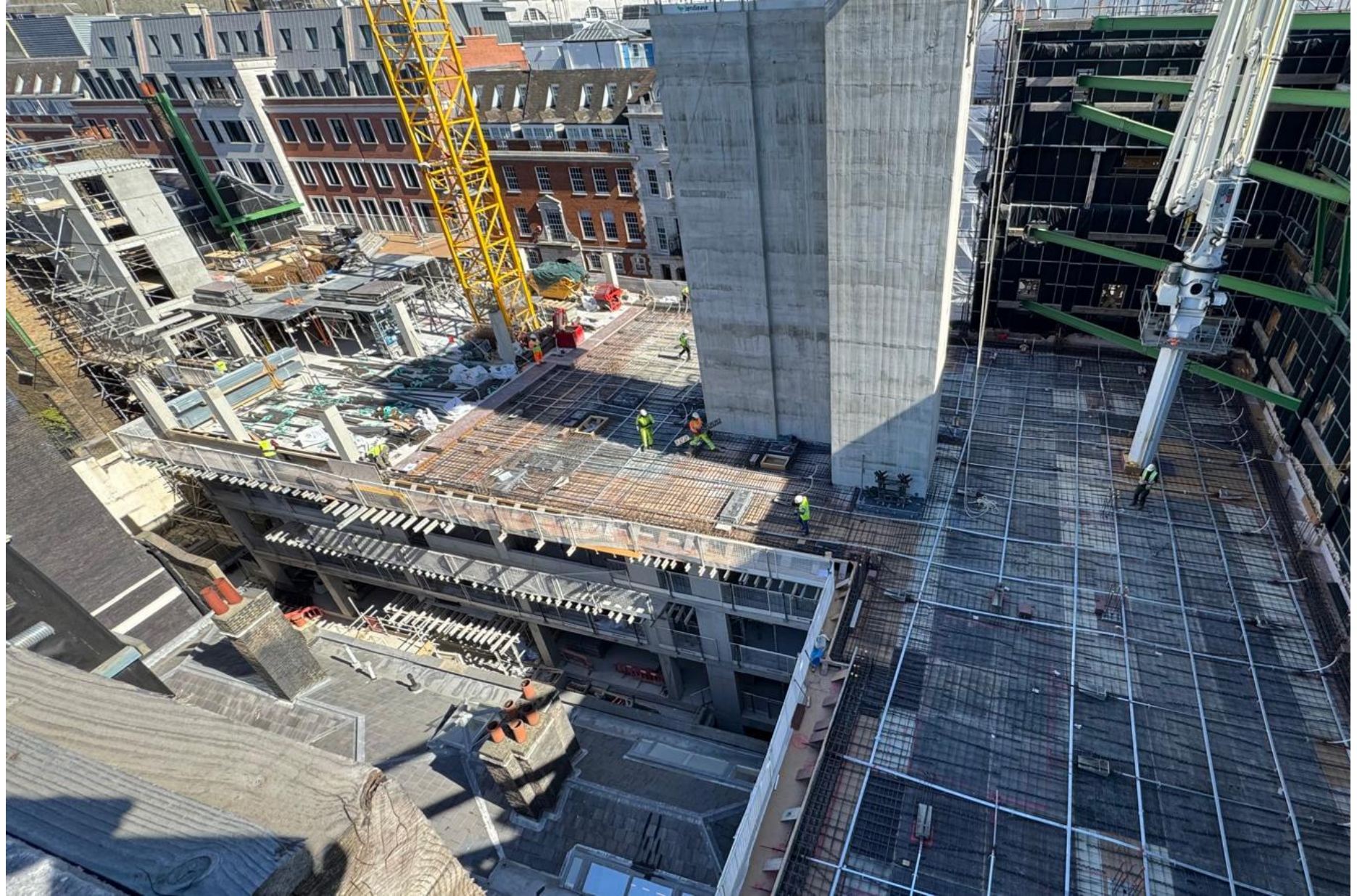
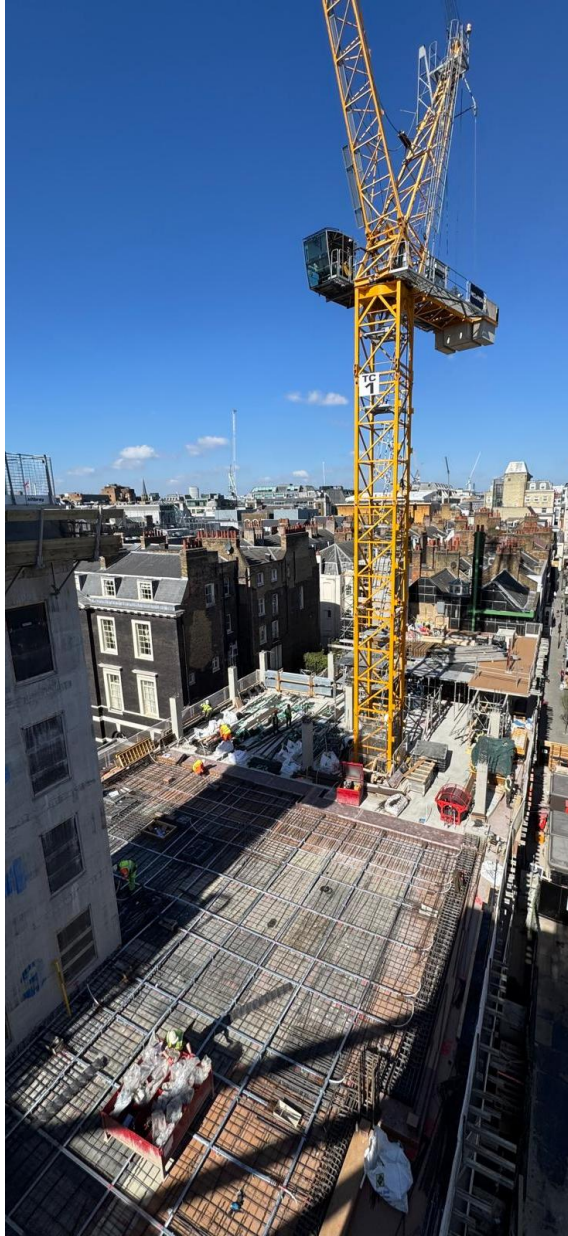
3rd January 2025



3rd January 2025



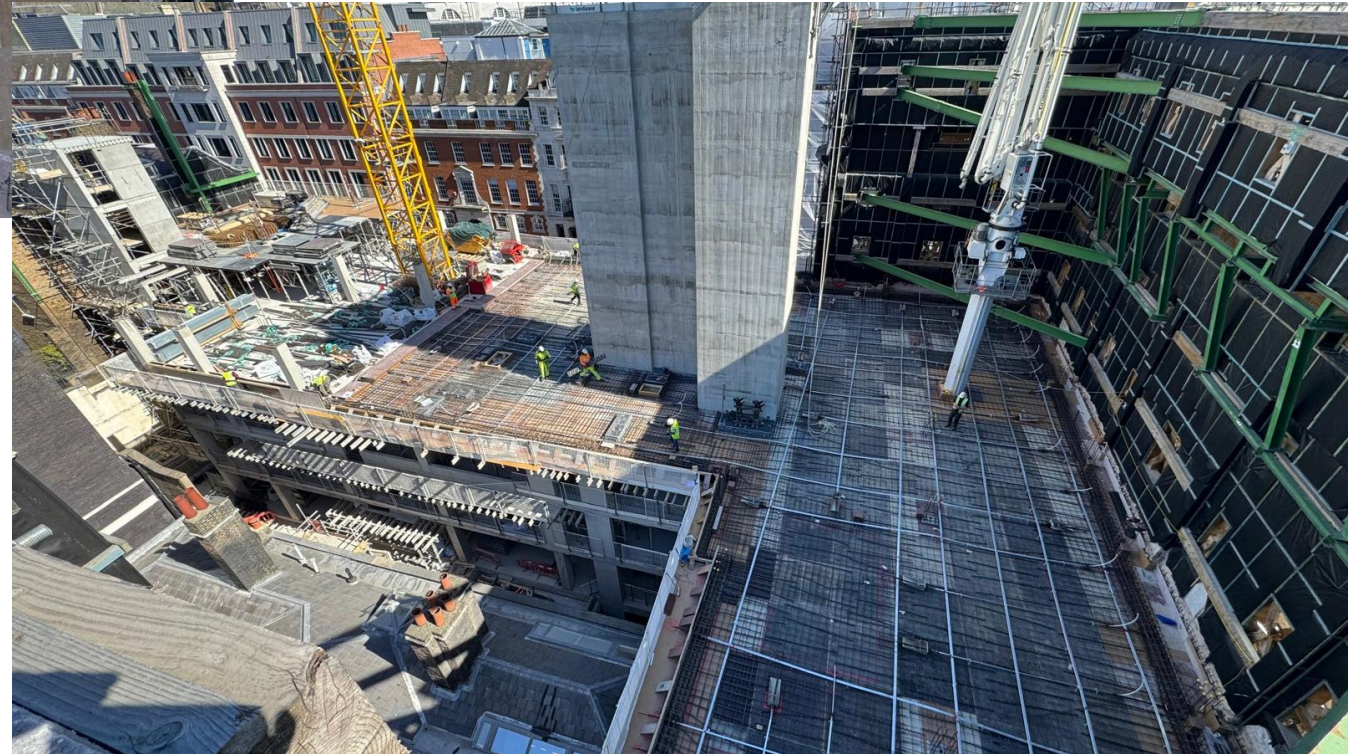
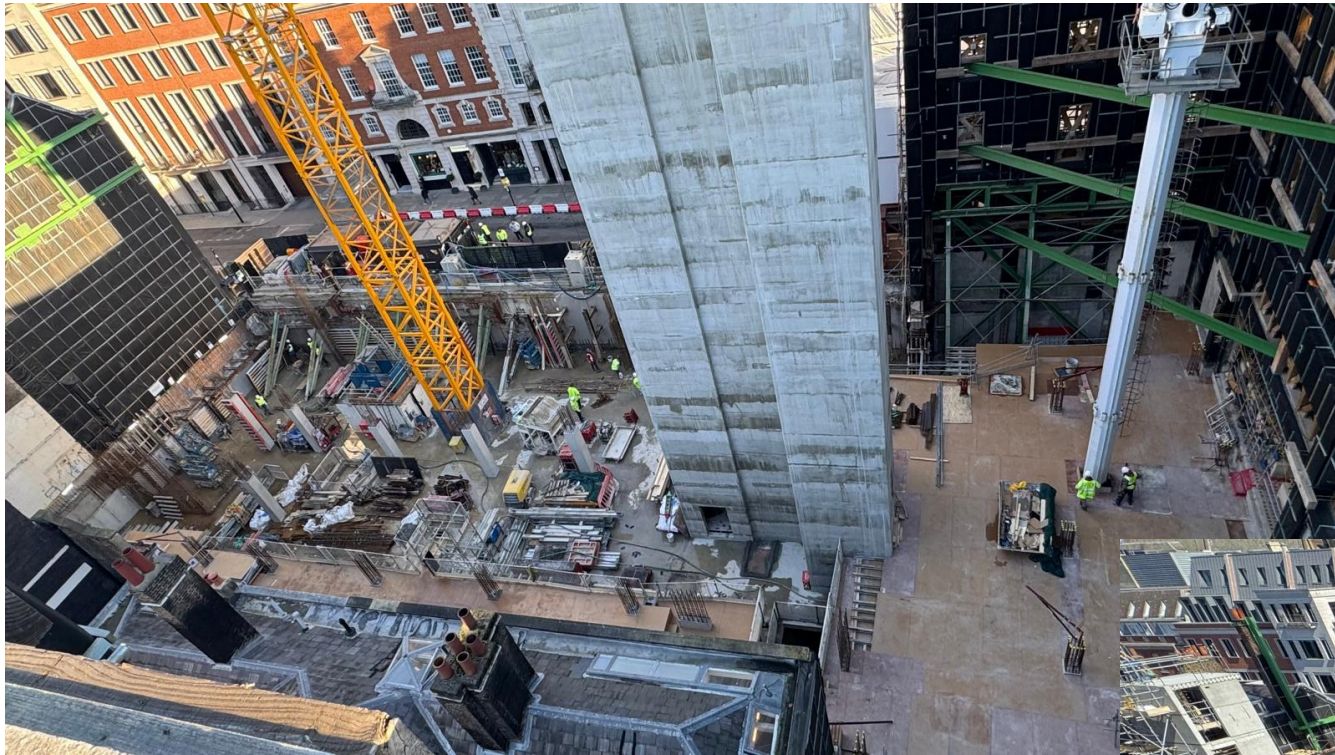
1st April 2025



1st April 2025



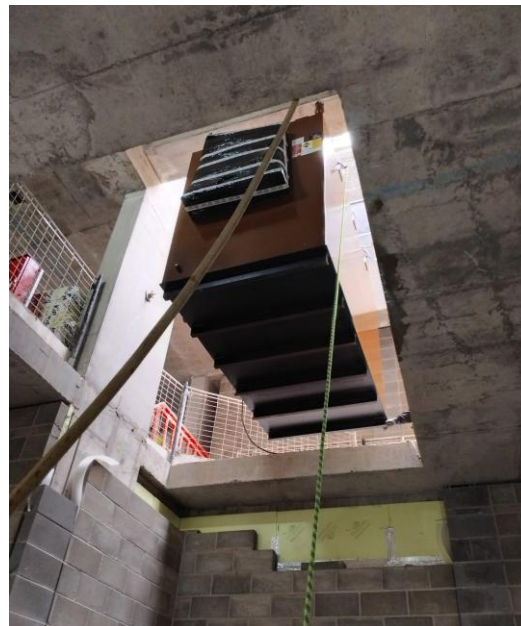
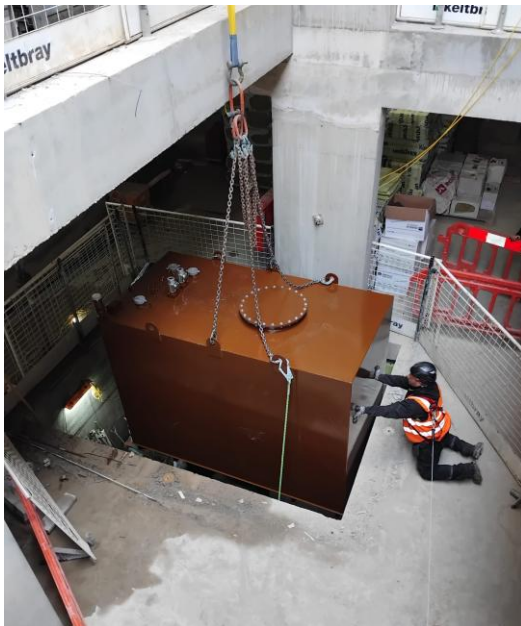
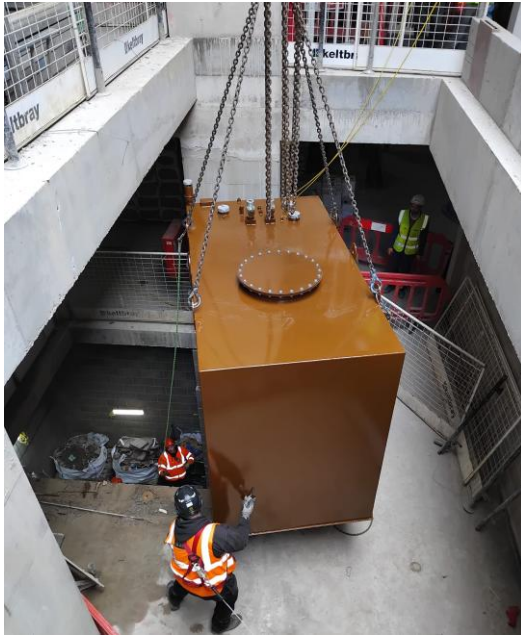
Q1 2025



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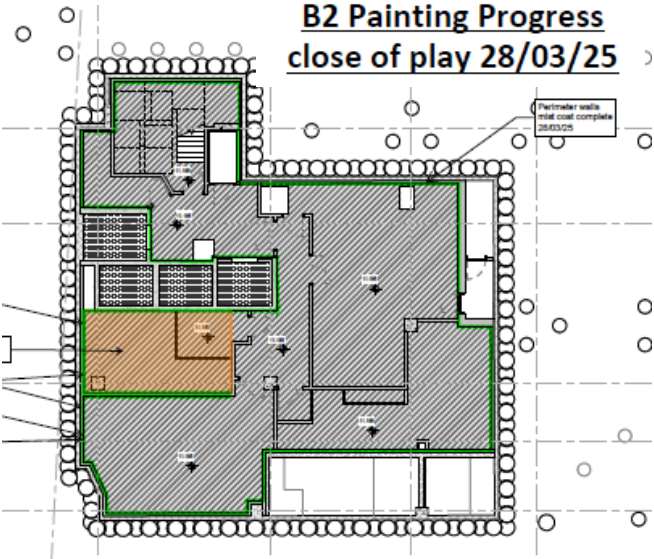
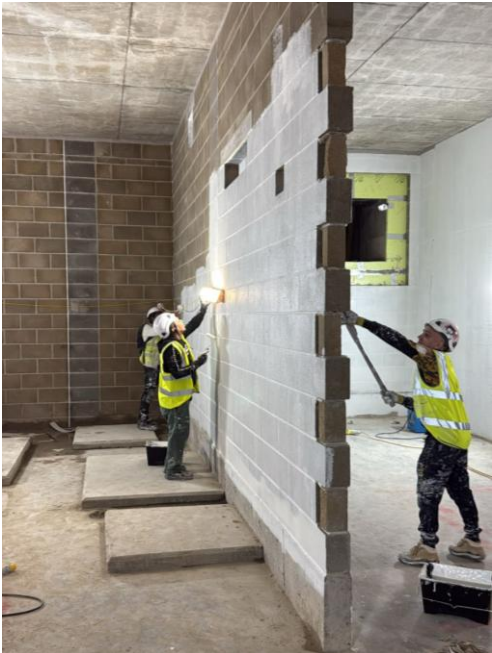
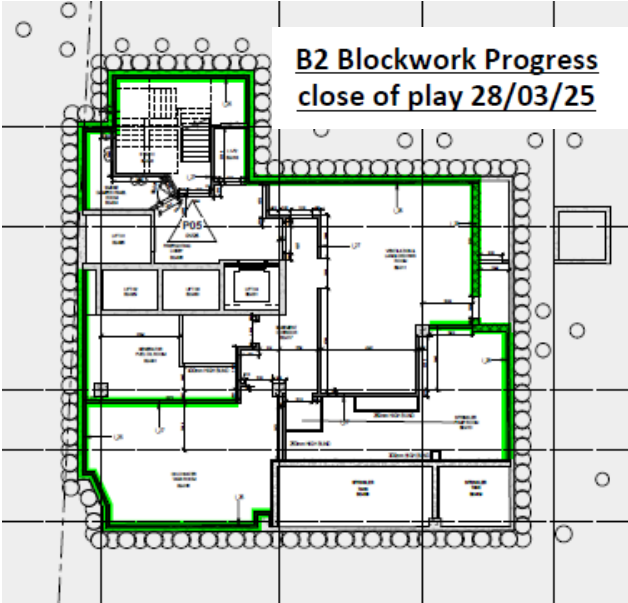
B2 plant delivery commenced



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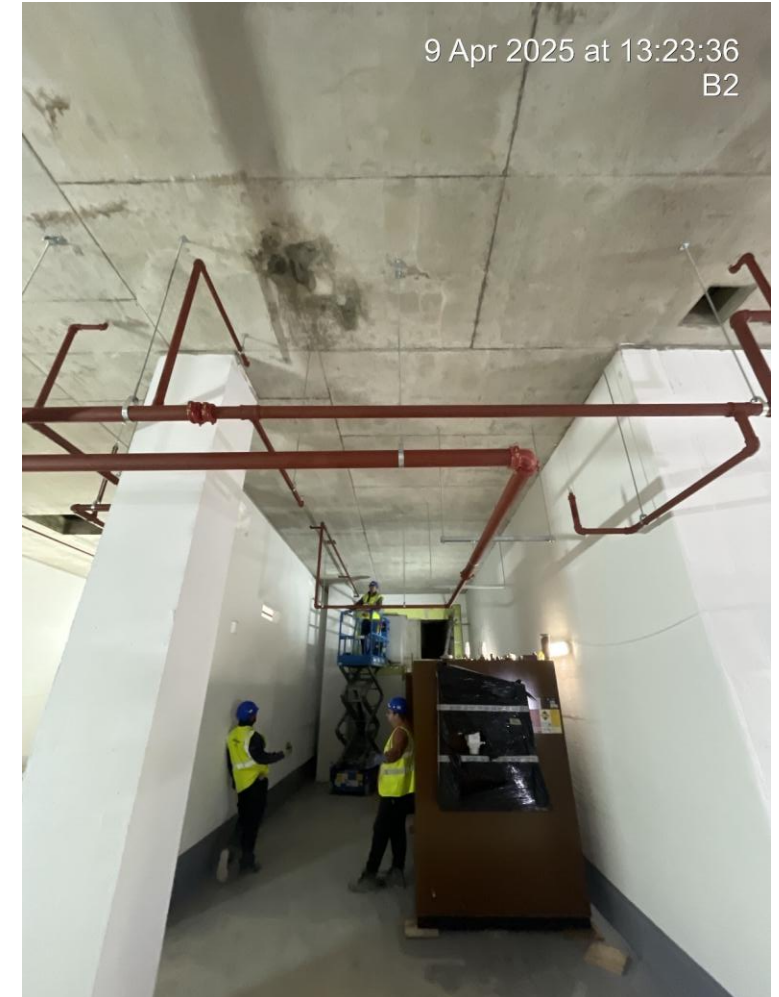
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B2 plinths & blockwork

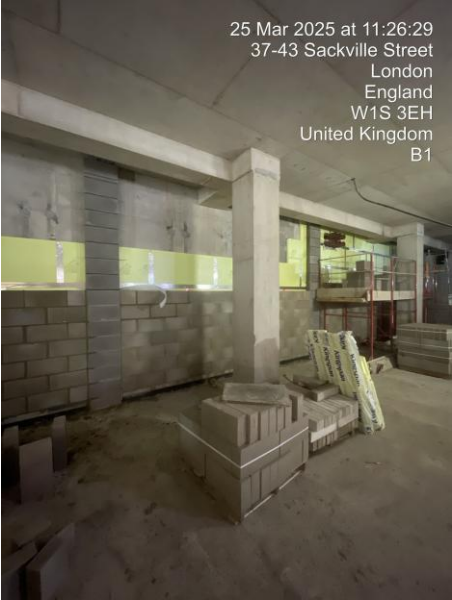
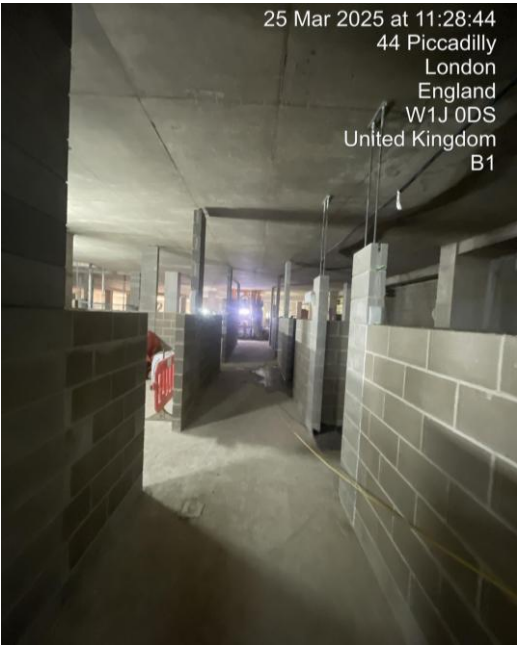
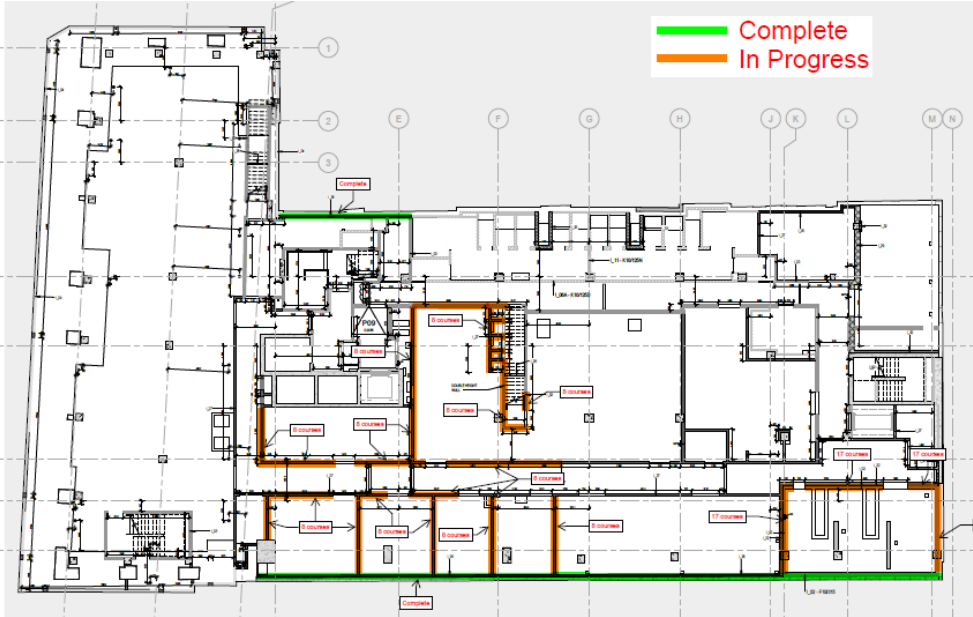


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B2 MEP install

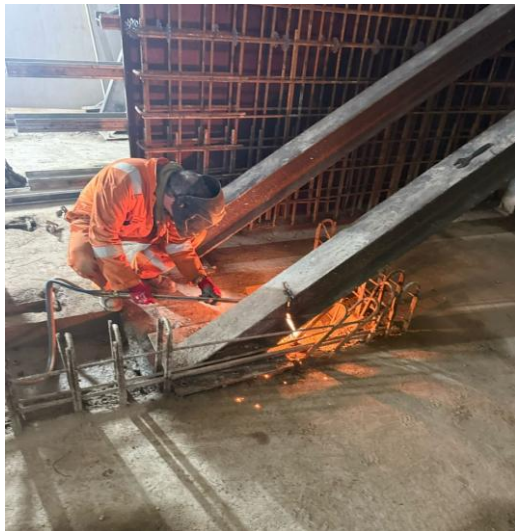


B1 blockwork



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B1 brickwork / UKPN sub-station



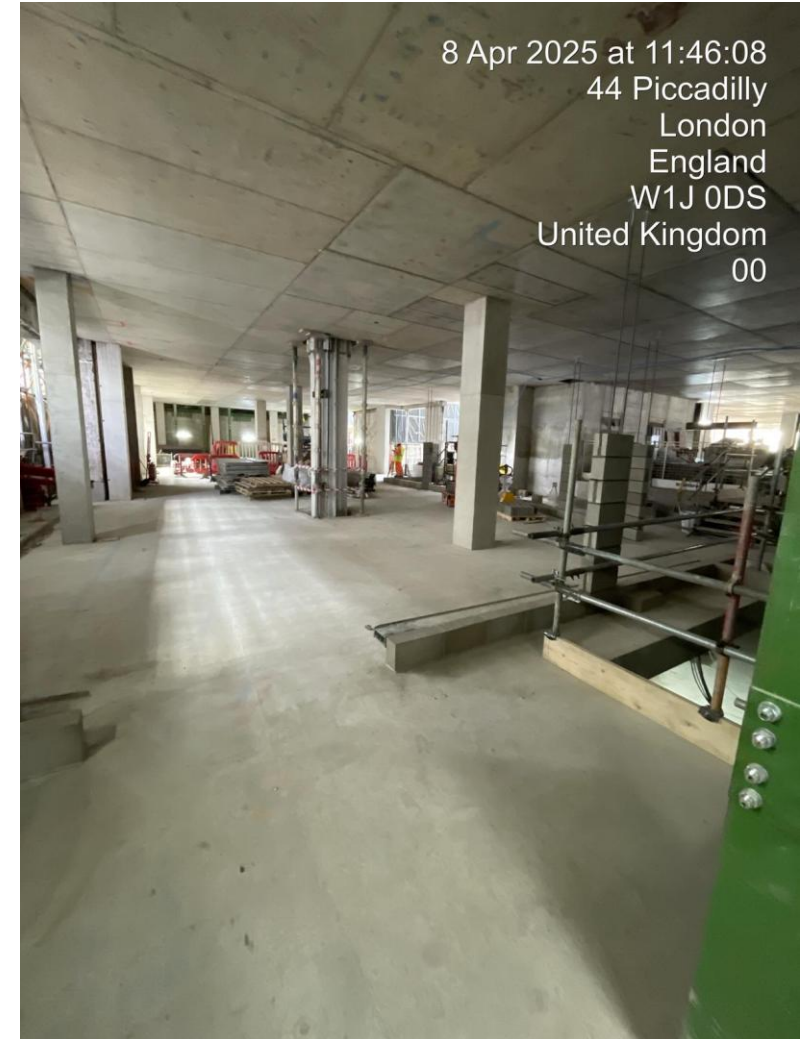
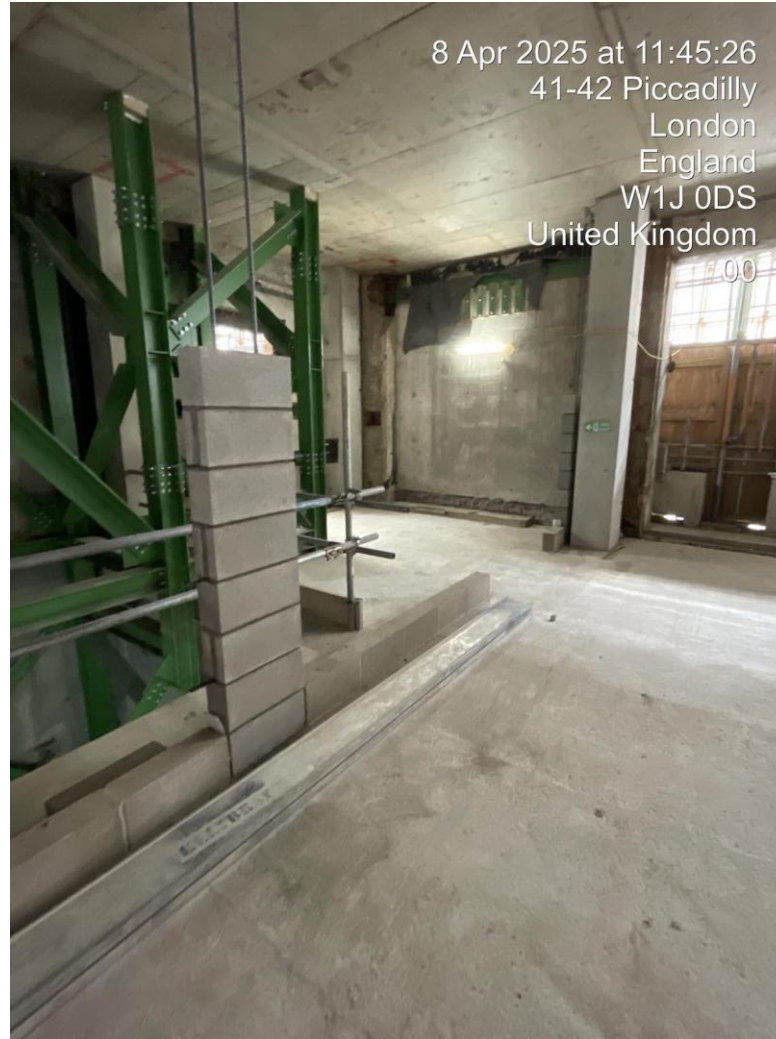
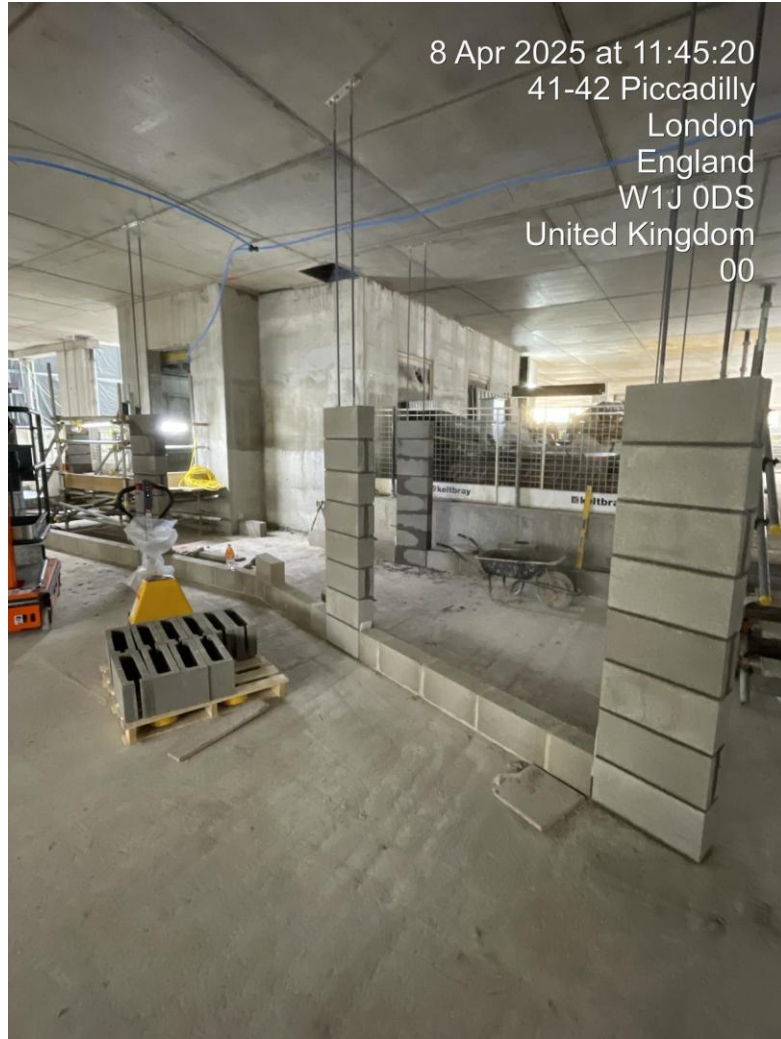
25 Mar 2025 at 11:26:52
9 Sackville Street
London
England
W1S 3DN
United Kingdom
B1



25 Mar 2025 at 11:26:24
37-43 Sackville Street
London
England
W1S 3EH
United Kingdom
B1



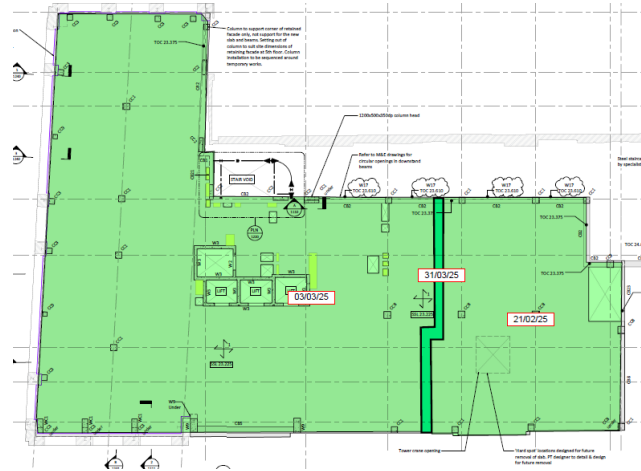
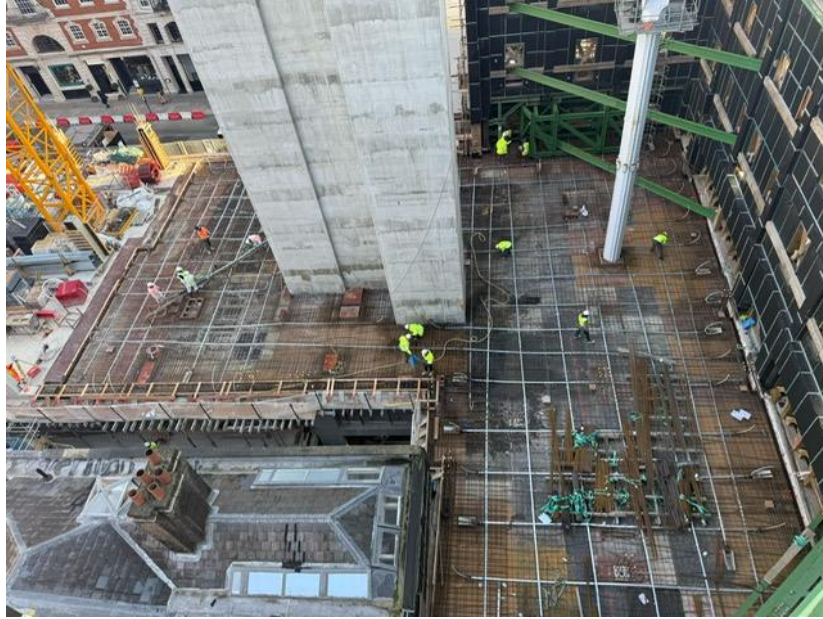
GF blockwork



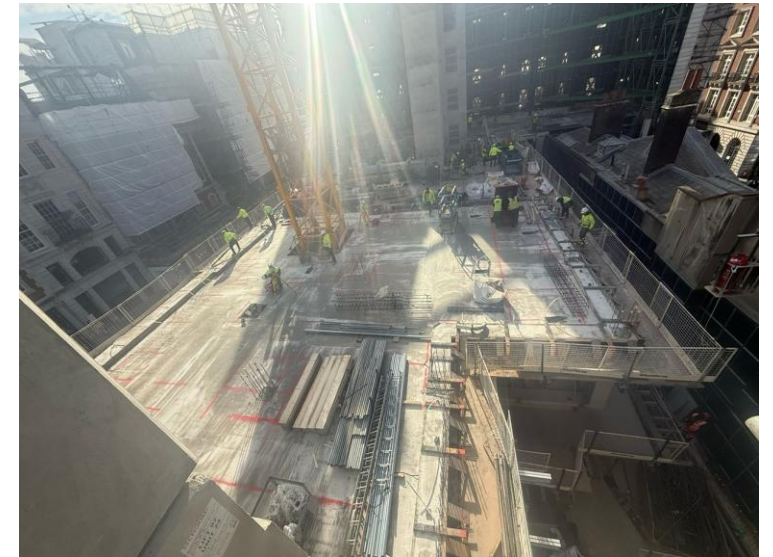
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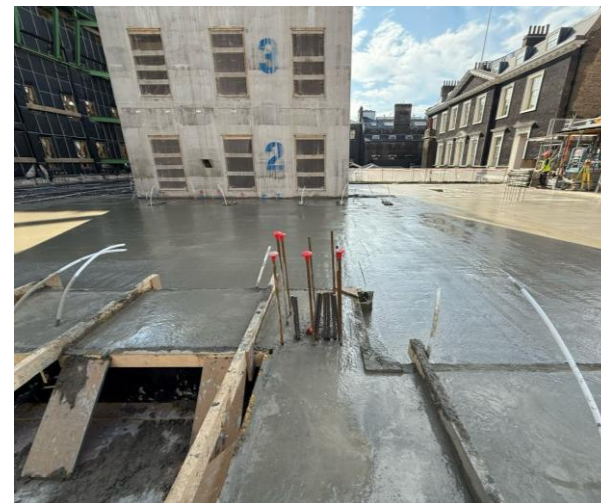
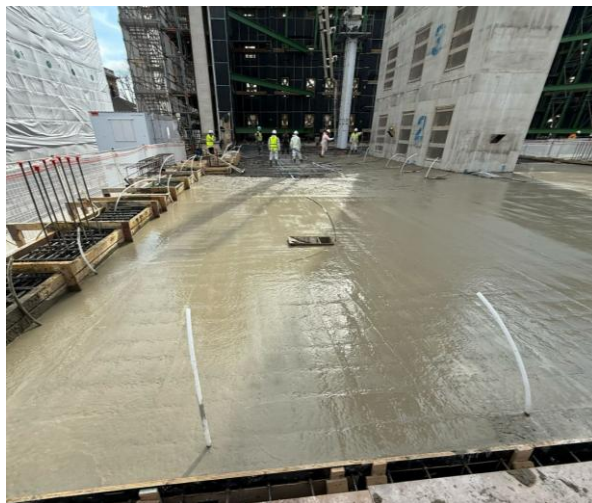
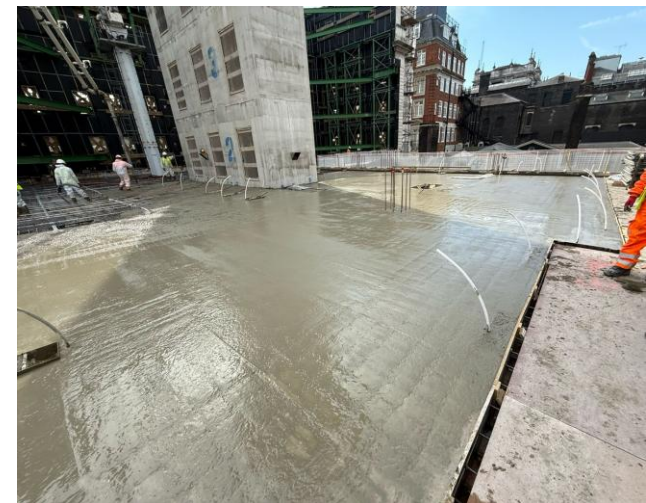
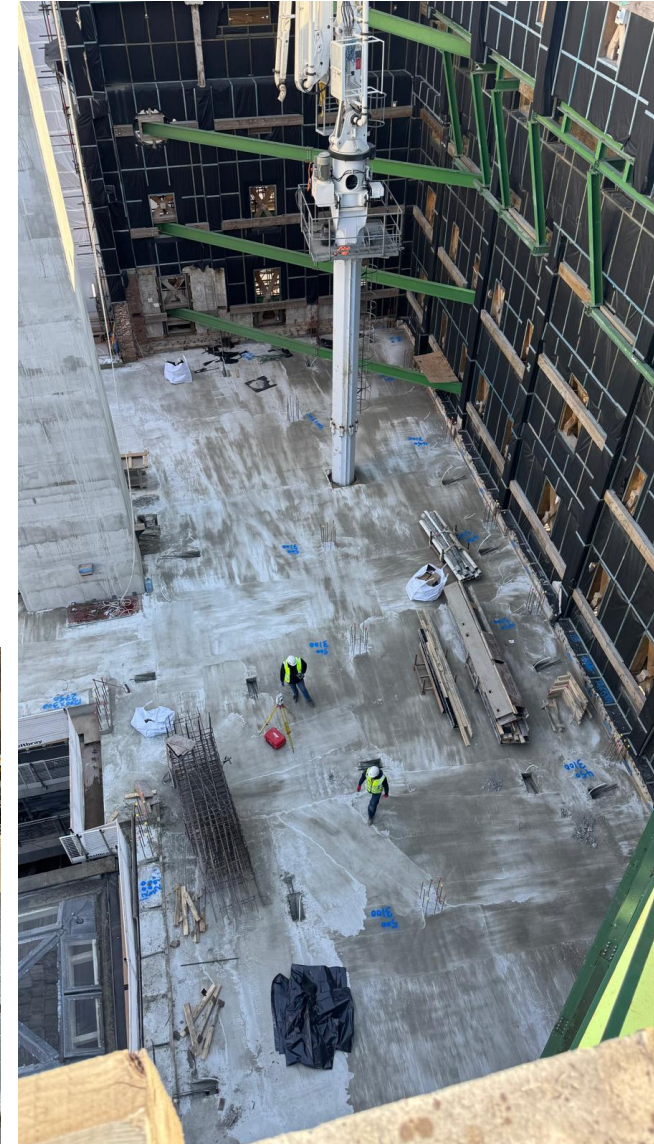
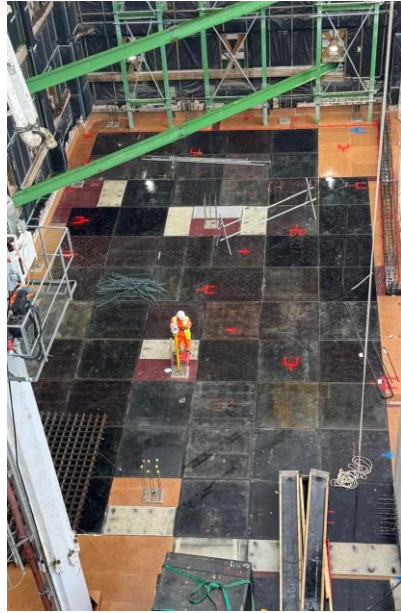
Level 1 slab construction complete



Level 2b slab construction complete



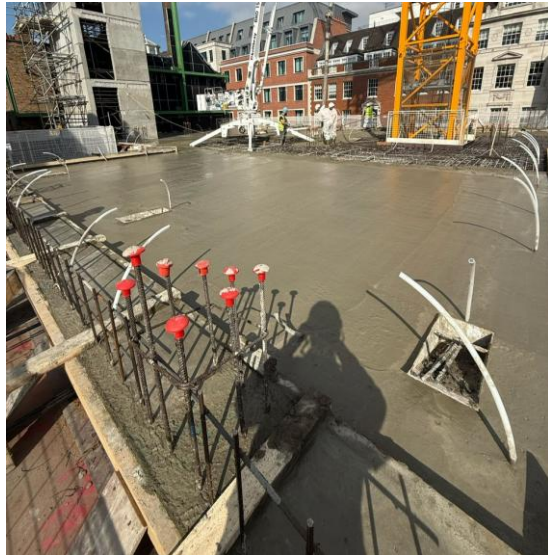
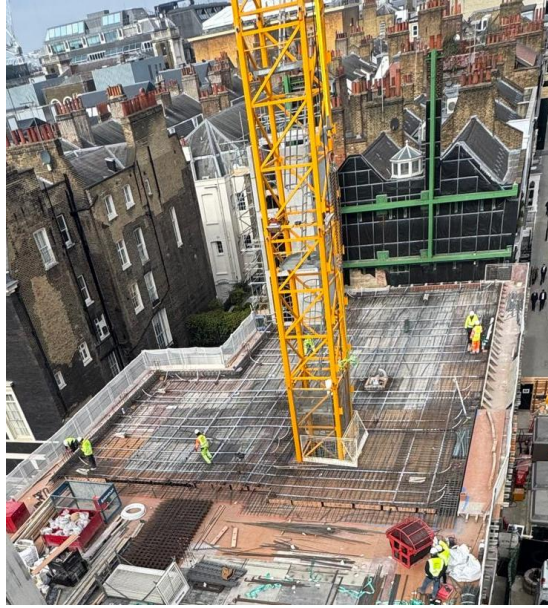
Level 2a slab construction complete



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L3b slab construction progress



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Information Classification: Protected

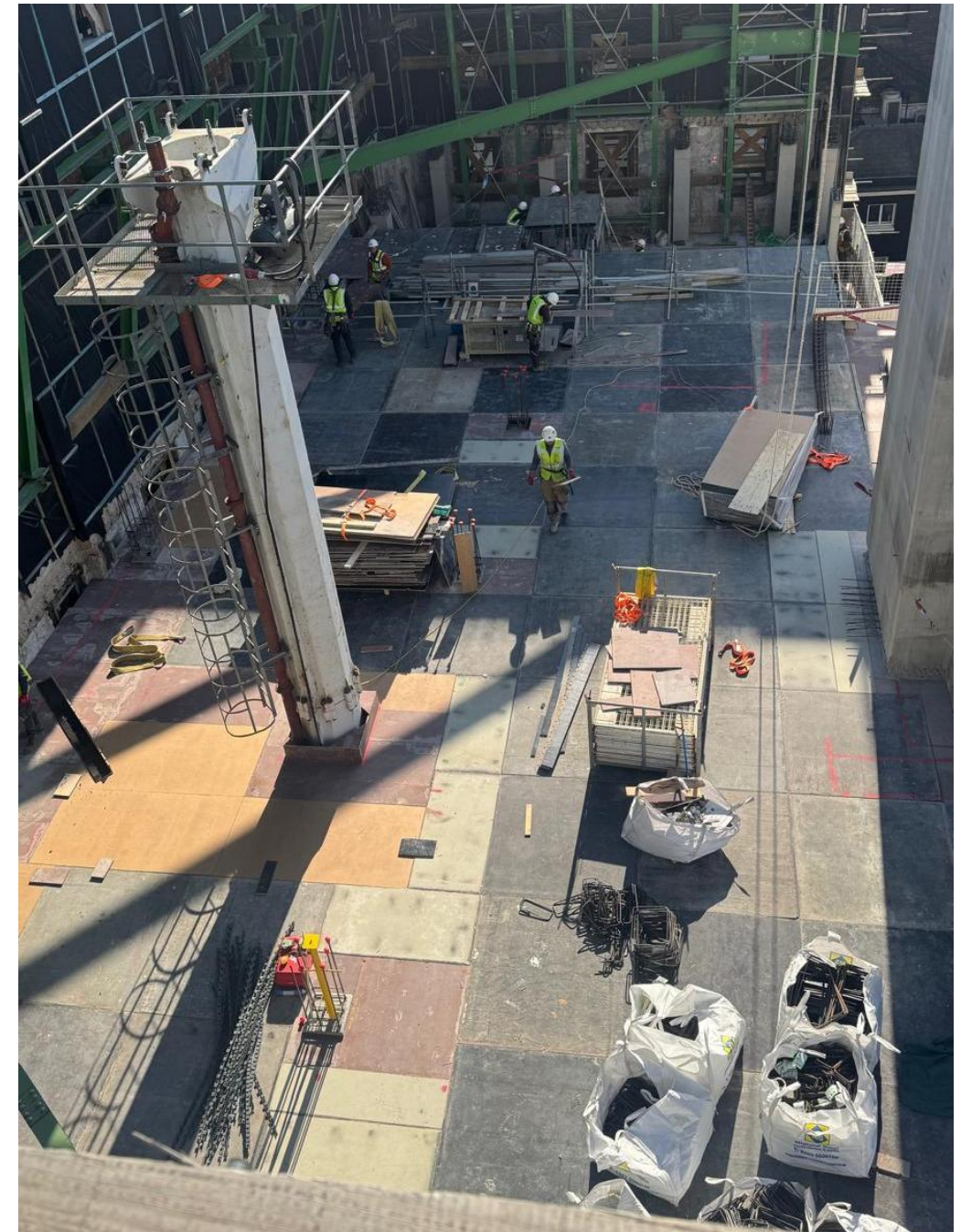
L3a slab construction progress



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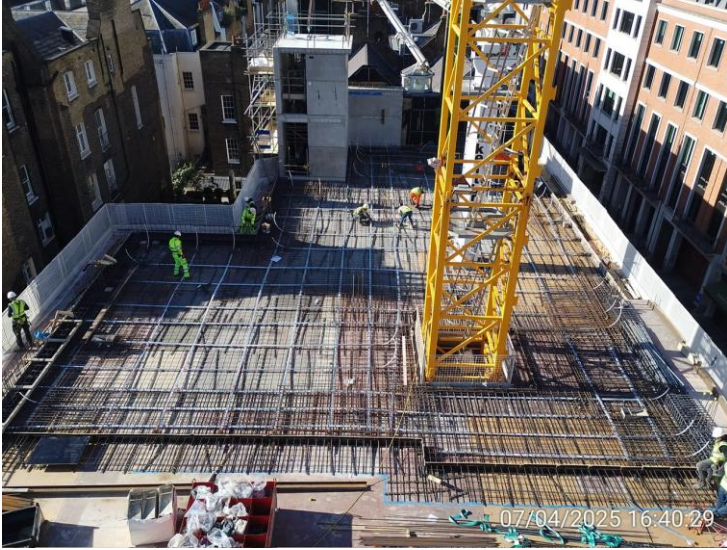
L4 falsework and decking progress



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Level 4 slab construction



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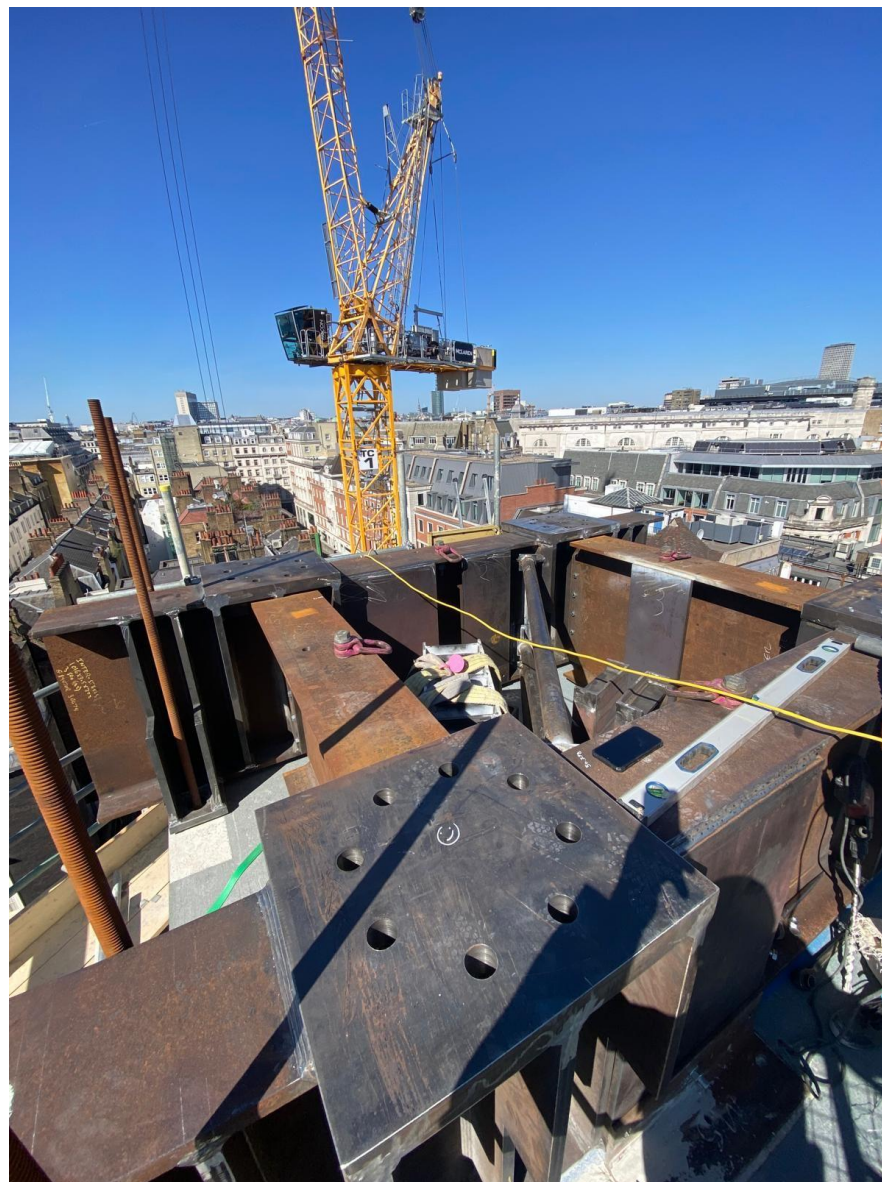
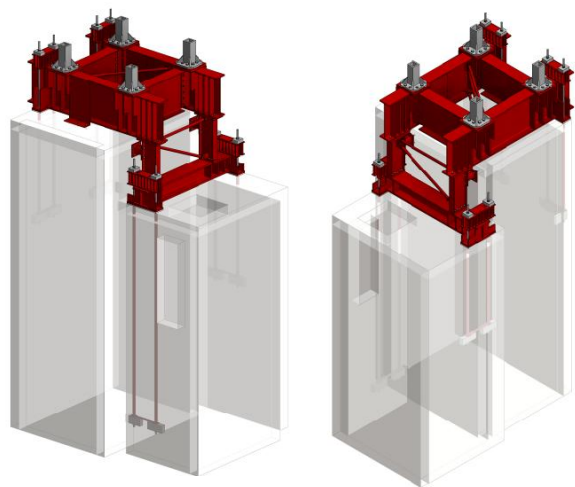
North core walls: precast installation



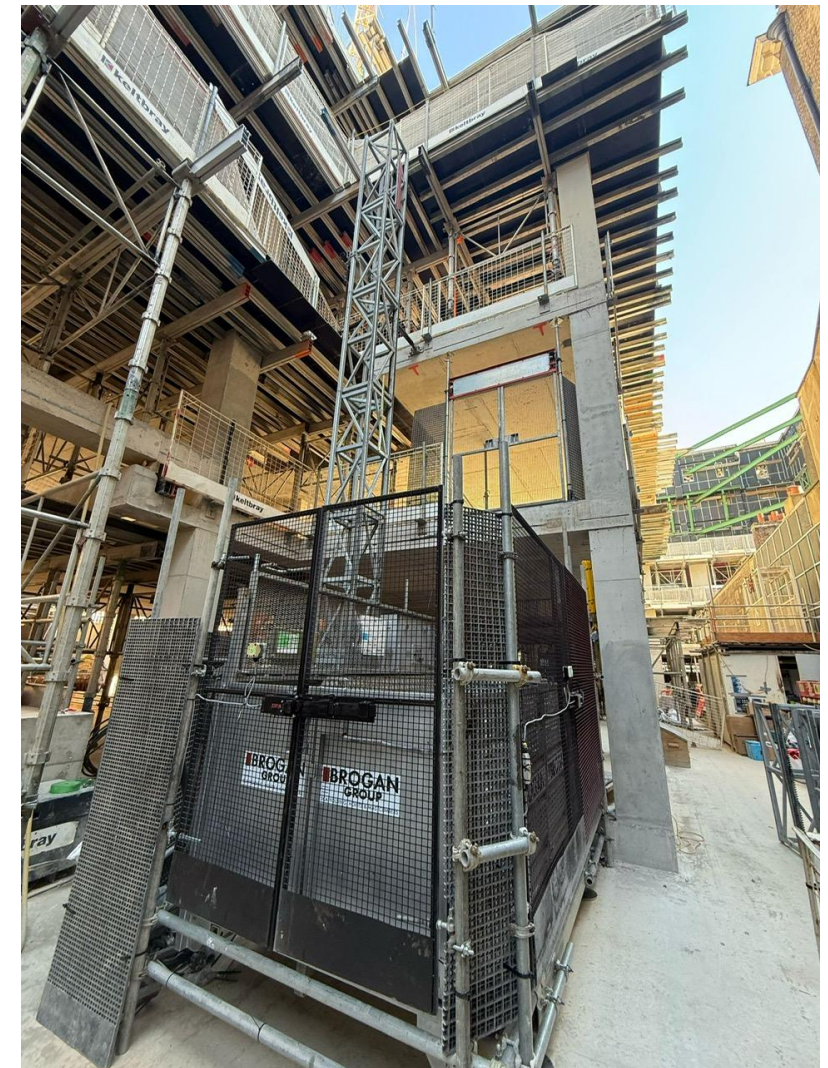
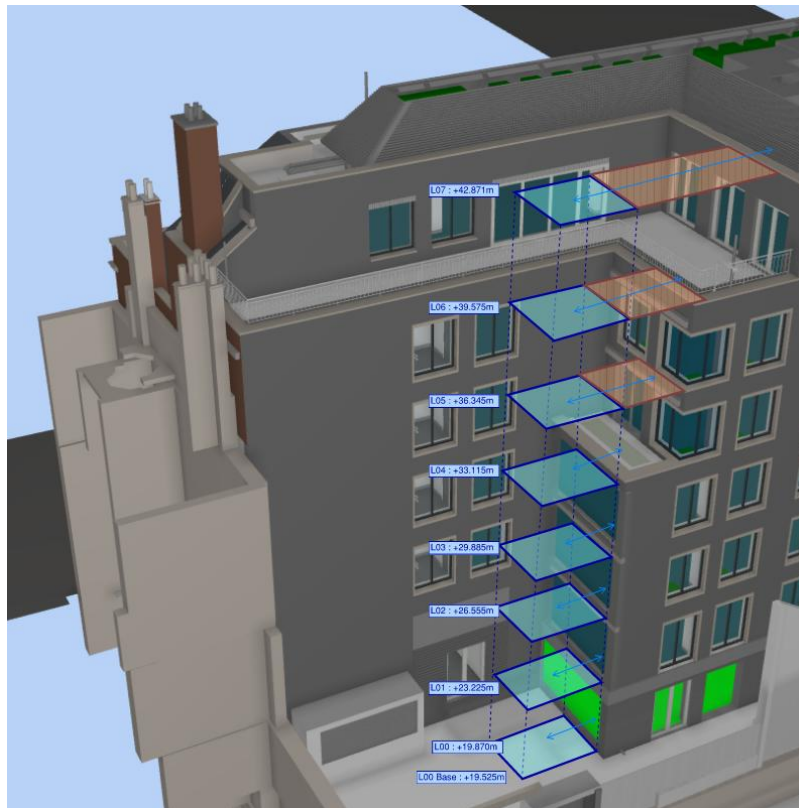
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Tower crane 2 progress

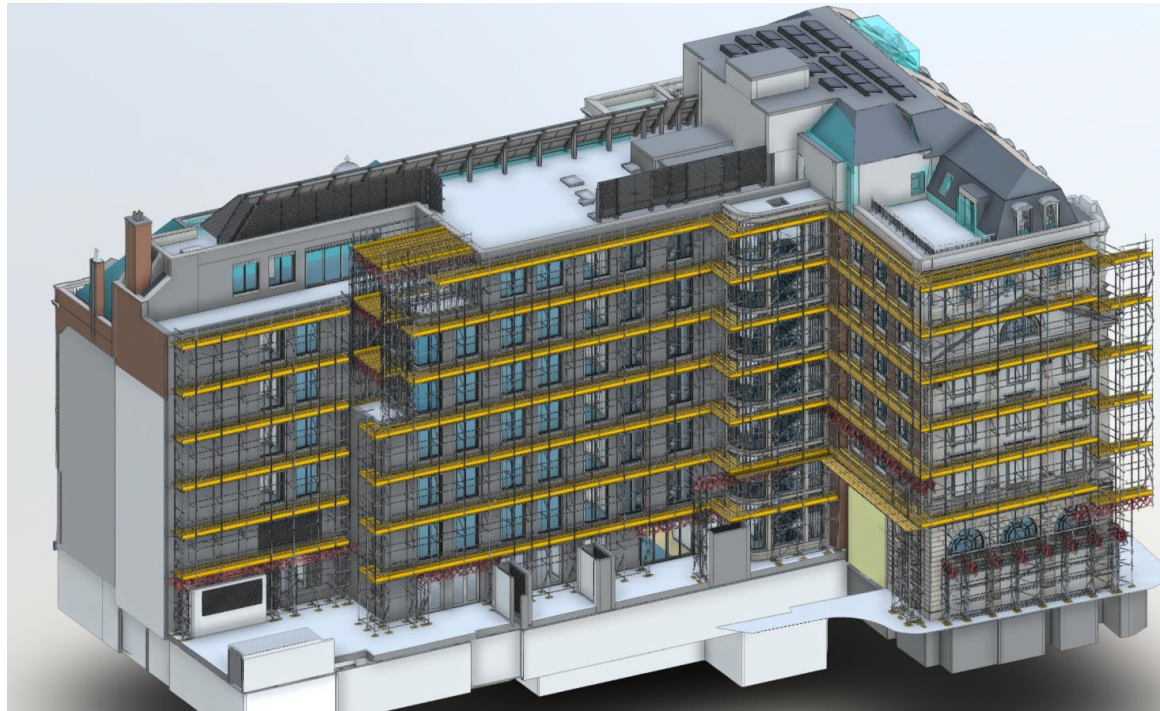


Hoist installation



Perimeter access scaffold

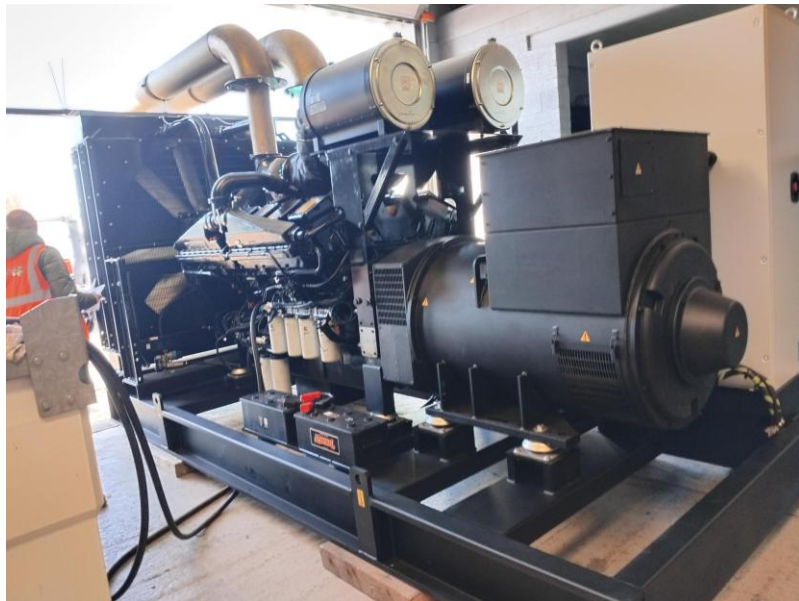
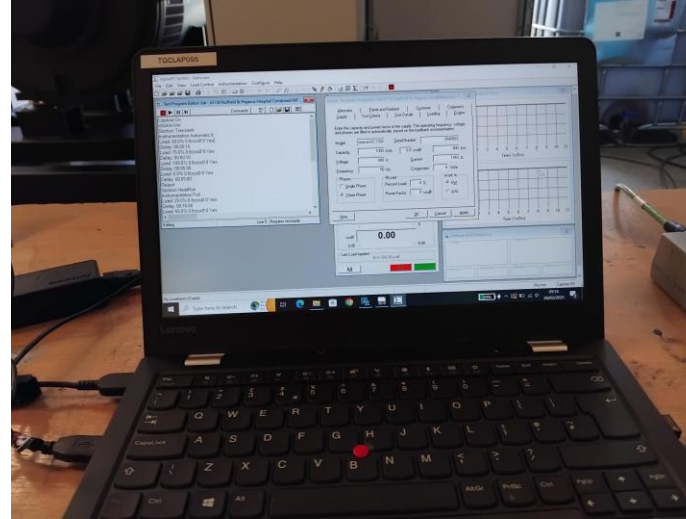
Albany Elevation



Sackville St. Elevation



Off-site factory testing



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Works completed in previous 12 weeks

- Removal of temporary works continued.
- Continued column concrete pours.
- Sprinkler main disconnection works completed.
- GF, L1, L2 & L3 concrete pours completed.
- L4 zone B concrete pour complete.
- North core pre-cast construction continued.
- Liner walls completed.
- A-Frame adaptations completed.
- Goods hoist installed to level 1.

12 week look ahead

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Scheduled works for the next 12 weeks

- **Superstructure**
 - North core pre-cast construction will complete.
 - Post-tensioned slabs will complete.
 - Concrete column pours continue.
 - Blockwork will continue.
 - Façade works to commence.
 - Mechanical and electrical plant deliveries to commence.
 - MEP installation to continue.
- **Temporary works**
 - Removal of No. 36 Sackville Street steel work.
 - Removal of façade retention steel work in sequence.
 - Perimeter scaffold will re-commence.
 - Tower Crane 2 will be erected.
 - Tower Crane 1 will be dismantled.
 - Goods hoist to progress in line with building.

Community engagement

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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

- There have been 4no. complaints and 1no. compliment in the period
- A member of the public has recently visited a number of sites in the area. During a second visit to our site they attempted to enter a secure area and photographed the operatives. One operative was caught on a photograph responding with an offensive hand gesture. All operatives were briefed on site conduct and behaviour.
- A local business has shared their concerns regarding access and parking which has been impacted on Sackville Street.
- Two complaints were received following separate evenings where the site finished late due to concrete pour works. On both occasions, the Section 61 late running procedure was followed with Westminster.
- We were pleased to receive a compliment from the letting agent for the helpfulness of the McLaren team.

Questions and close



Questions and close

Dates of Next Meetings

- Thursday 8th May.

Dates of Next Newsletter Drops

- Friday 2nd May
- 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

