



*Pegasus & Nuffield  
House*

*Community Liaison  
Group  
Meeting No. 03*

---

27<sup>th</sup> July 2023

**MCLAREN**

# Introduction

Welcome to our 3<sup>rd</sup> 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 (Deconstruct UK)
- 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**



**Phil Lee-Austin**  
**Senior Site Manager**



**Ricci Gladwell**  
**Programme Manager**



**John Moloney**  
**Building Services Manager**



**Alex Talks**  
**Community Liaison Coordinator**

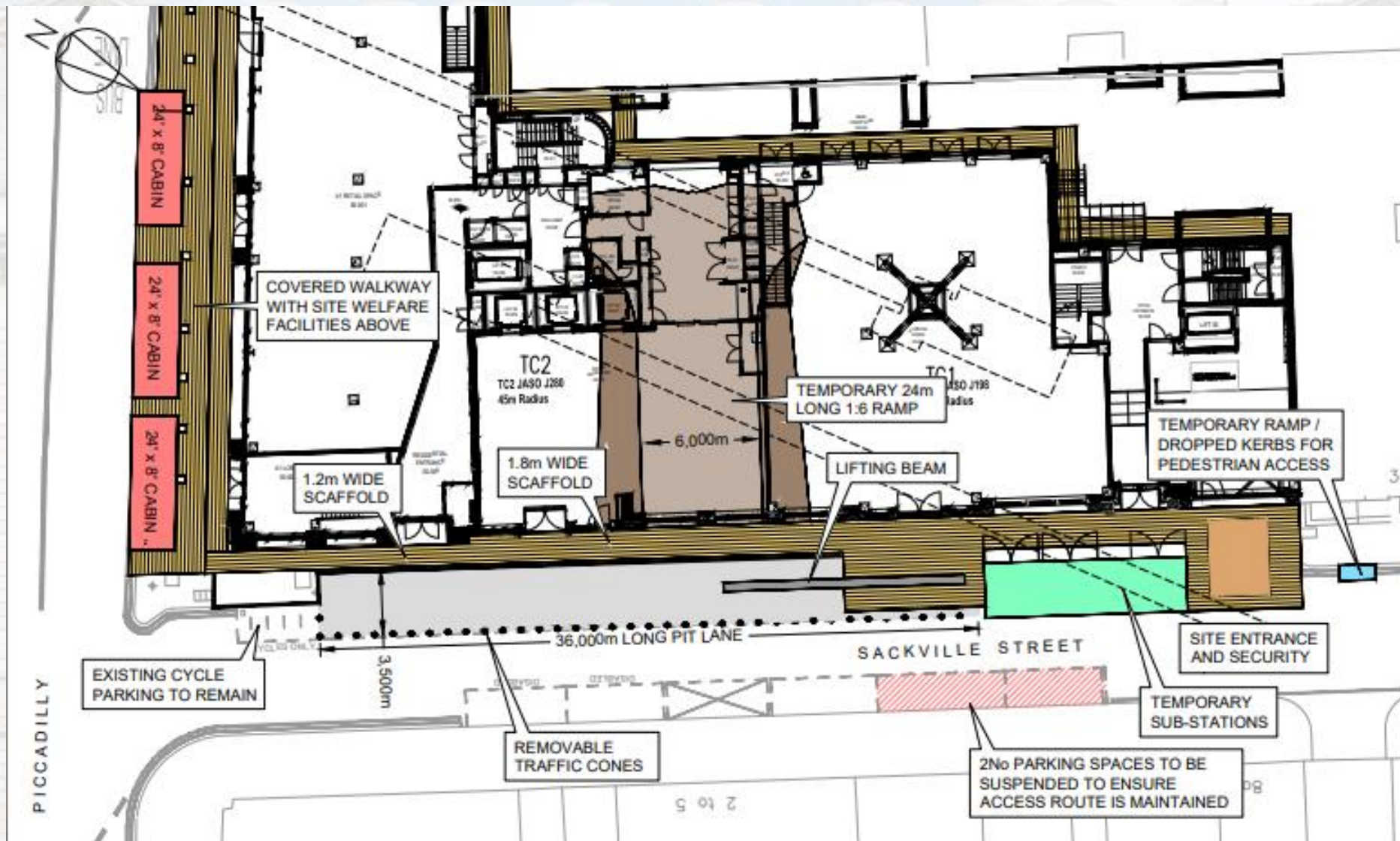


**Gopi Singh**  
**Site Manager/ Logistics Manager**



**Terry Harris**  
**Logistics Manager**

# Site Set Up and Logistics

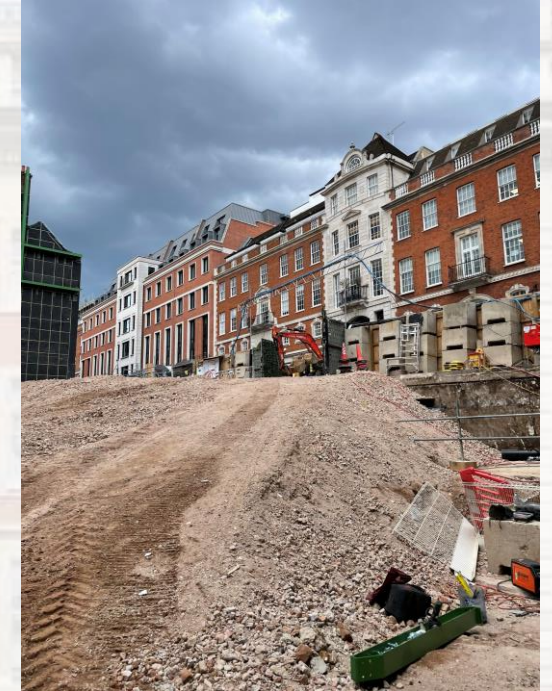


## Working Hours

- 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

Deconstruct UK



## Progress on site

- Formation of Ramp complete
- Underpins complete
- Backfill slab complete
- DCUK decant from site 28/07/23

# 12 Week Look Ahead

## Next 4 weeks

- Substructure works.
  - Part demolition of existing B1 slab.
    - Two activities will be carried out.
    - UXO drills required along Pegasus House.
    - Demolition along Nuffield House next to Albany Mansions Townhouses for the façade retention adaption.
  - Piling works.
    - Piling mat installation.
    - King post installation and associated jacking.
- Temporary works.
  - Installation of raking props.
  - Modification to façade retention structure.
- Scaffolding gantry installation to Piccadilly and Sackville Street.
- Welfare set-up.

## Week 5 to 12

- Preparation works and commencement of piling installation.
- Underpinning works to Sackville Street elevation.



## Notable Works

- Scaffold installation around façade, similar to Deconstruct UK's scaffold.
  - Subject to Westminster City Council approval, commencement is expected to be in the next period.
  - The initial works will be the scaffold gantry on Piccadilly for one month.
- Part demolition of existing B1 slab continues.
  - Continue to use best practical methods.
  - 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.
- The perimeter hoarding will be painted black on 31<sup>st</sup> July.
- CCTV and access control will be installed on site in the coming weeks. This is part of the site security strategy.



## 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 3<sup>rd</sup> 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

- 2 No. complaints have been received in the last period.
- On Wednesday 19<sup>th</sup> and Thursday 20<sup>th</sup> July, emails were received about noise and vibration levels at 4 – 5 Albany Court. The below response was provided before the further complaint was received on Thursday evening.

*“At the time of receiving the complaint on Wednesday 19th July, we reviewed activities on site and our monitoring information. The activity on site was the breaking out of a concrete obstruction which was effectively coupled to the neighbouring wall. When reviewing the data a peak of 2.33mm/s was recorded which is below our threshold of 3mm/s.*

*We also apologise for any noise disruption experienced, as these activities are deemed ‘noisy works’, Deconstruct UK are continuing to respect the agreed quiet periods set out in the Section 61 which are between 10:00 to 12:00 hours and 14:00 hours to 16:00.”*

- Living Wall – Alex Talks (McLaren) has reached out to Vantage Spaces to discuss options to revive the affected areas.

# Questions and Close

## Dates of Next Meetings

- Thursday, 7<sup>th</sup> September.
- Thursday, 5<sup>th</sup> October.
- Thursday, 2<sup>nd</sup> November.

## Dates of Next Newsletter Drops

- Friday, 1<sup>st</sup> September.
- Friday, 29<sup>th</sup> September.
- Friday, 27<sup>th</sup> October.

Please note Alex Talks will be on annual leave from Friday 28<sup>th</sup> July, returning on Monday 14<sup>th</sup> August. Phil Lee-Austin will answer all community matters. [Philip.Lee-Austin@mclarengroup.com](mailto:Philip.Lee-Austin@mclarengroup.com)

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