

Pegasus & Nuffield House



Dear Neighbours,

In the last period Deconstruct UK continued to progress their works and move closer to completing their phase of the project. McLaren would like to thank Gary Walsh and his team for the work they have done as well as the relationships they have built with the local community, we look forward to building on these relationships moving forward.

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.

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. As stated previously, visually the site will look the same from the outside as the majority of the hoarding built by Deconstruct UK will remain in place.

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

Overview

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

Client:

Aviva Investors
avivainvestors.com

Project Manager / Employers Agent:

Third London Wall Ltd.
thirdlondonwall.com

Principal Contractor:

McLaren
mclarengroup.com

Start of Works:

10th 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.
- 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 welfare cabins and gantry from Sackville Street.
- Underpinning continued.
- Removal of Tower crane completed on 17th June.
- Scaffold Gantry on Piccadilly removed.
- Commenced stage 2 propping on Sackville Street.

12 Week Look Ahead

- Deconstruct UK complete demolition to Nuffield House.
- Deconstruct UK complete underpinning.
- Deconstruct UK complete stage 2 propping.
- Deconstruct UK decant from site.
- Breaking out of existing basement slab.
- Scaffold installation.
- Welfare set up.
- Substructure works.
- Piling works.

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 will be 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.

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, 6th July, 16:00 – 17:00. 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.

Jon Fitzgerald Project Director

jon.fitzgerald@mclarengroup.com

0203 906 0012



Alex Talks Community Liaison Coordinator

Alex.Talks@mclarengroup.com

0333 016 1581

