

Pegasus & Nuffield House



Dear Neighbours,

We would like to introduce ourselves, we are McLaren and will be taking over as the principal contractor for the Pegasus and Nuffield House Project on the 10th July.

At McLaren, our mission is to consistently deliver world-class standards of business integrity and to lead by example, working collaboratively with our colleagues, customers and local communities. We want our customers and staff to know that we are leading the conversation on key topics such as sustainability, social value, the building safety bill and many other 'hot topics' across the region. We will also use digital data to increase quality on every scheme.

Alex Talks is our Community Liaison Coordinator. Alex is focused on building relationships with the local community and 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.

For the immediate future, the site will remain visually the same from the outside as the majority of the hoarding built by Deconstruct UK will remain in place.

Over the coming weeks and months, we will constantly review the project and look at new initiatives to support the community further.

Overview

- Welcome
- Key Dates Overview
- 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



Key Dates Overview

- Basement excavation and piling starts in Q3 2023.
- Superstructure work to commence in Q1 2024.
- Façade works to Albany Court & Sackville Street to commence Q2 2024, these works will be commenced as early as possible to create an acoustic barrier in these locations.
- Fitout works to commence Q2 2024.
- Estimated completion date Spring 2025.

Works Completed to Date

- Demolition of existing building.
- Temporary works for façade retention.
- Temporary works to basement level.

12 Week Look Ahead (From July 2023)

- Piling works.
- Underpinning works.
- Substructure 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, 8th June, 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.

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