

Pegasus Mayfair

Community Liaison Group Meeting No. 21

13th February 2025

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Agenda

01 Introductions

02 Meet the team

03 Site set up and logistics

04 Progress of works

05 12 week look ahead

06 Notable works

07 Community engagement

08 Neighbour observations

09 Questions and close

Introductions

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Welcome to our 21st 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

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Meet the team...



Neil Smith
Operations
Director



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



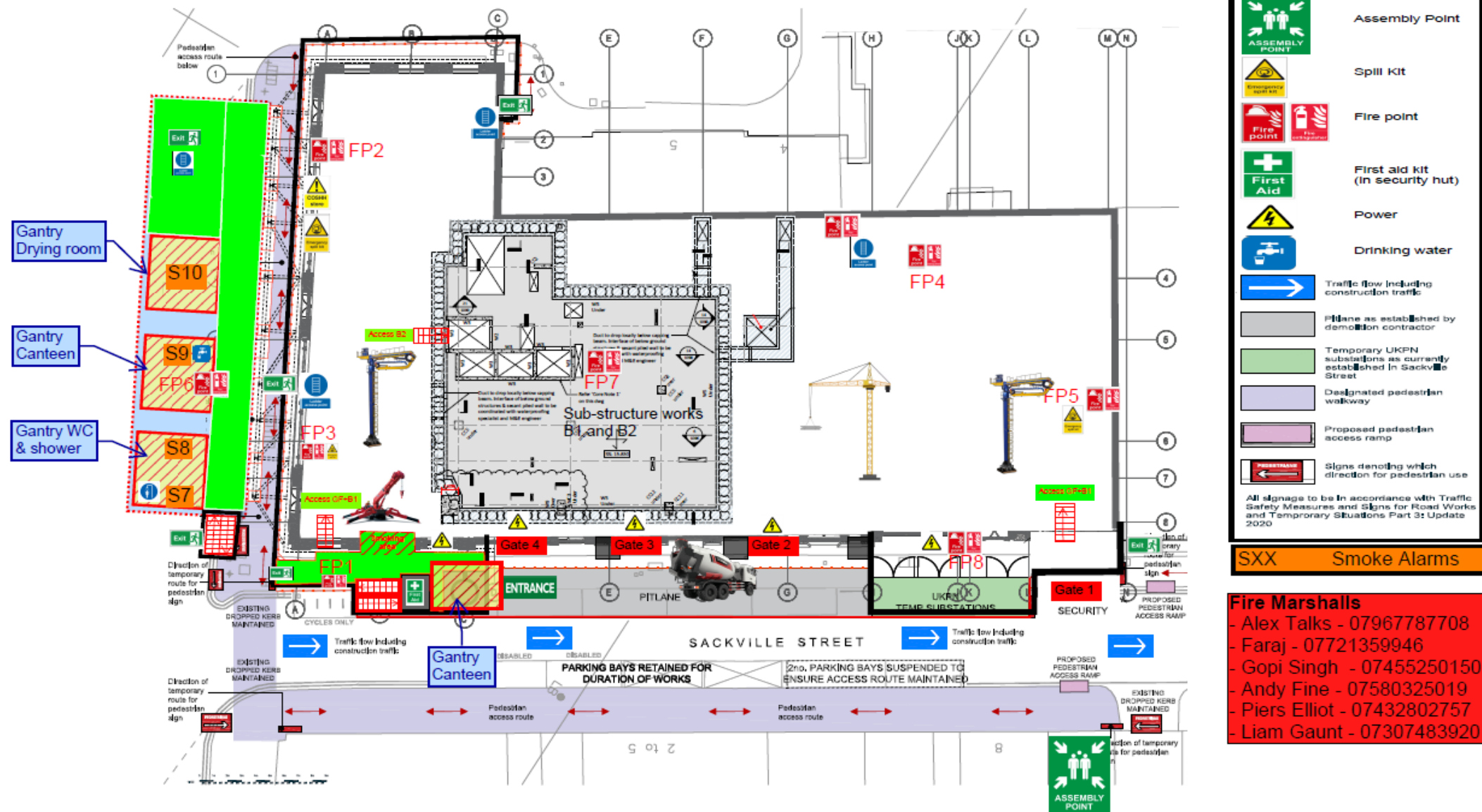
Nic Middleton
Assistant Site
Manager

Site set up and
logistics

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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

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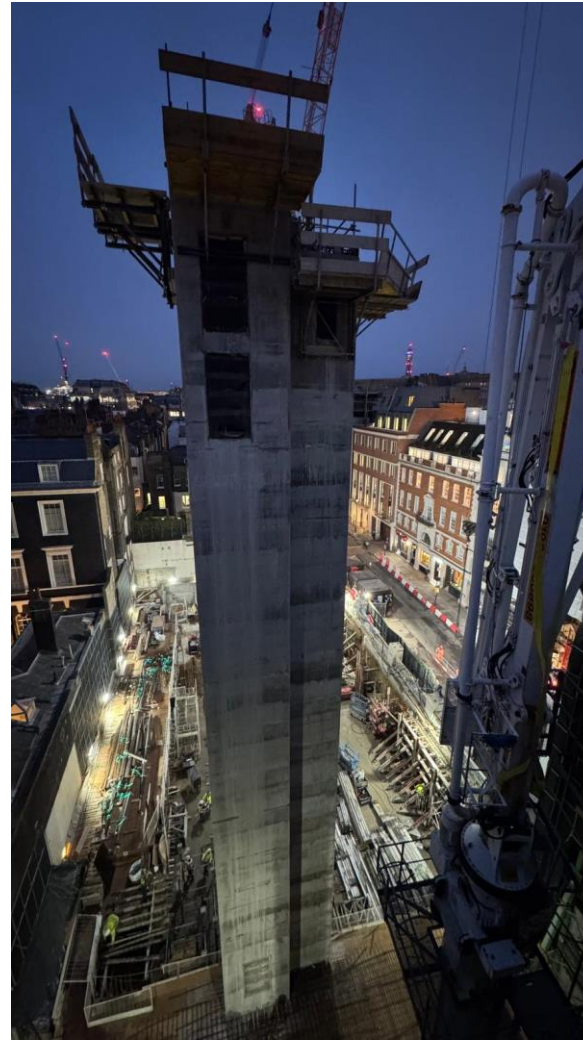
November 24



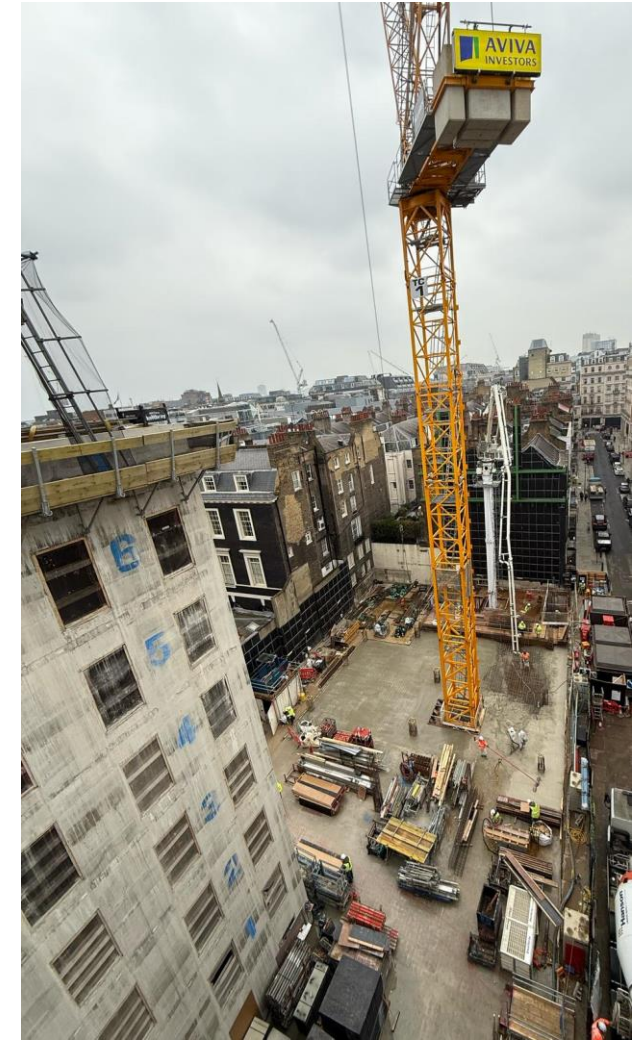
December 24



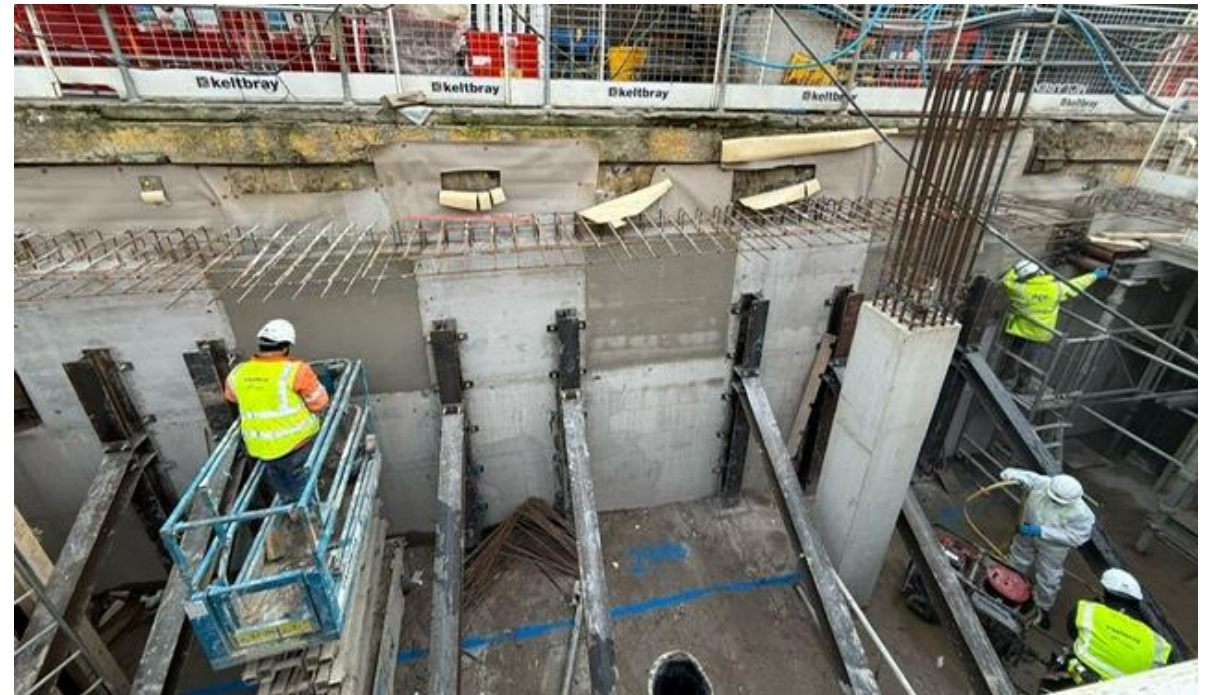
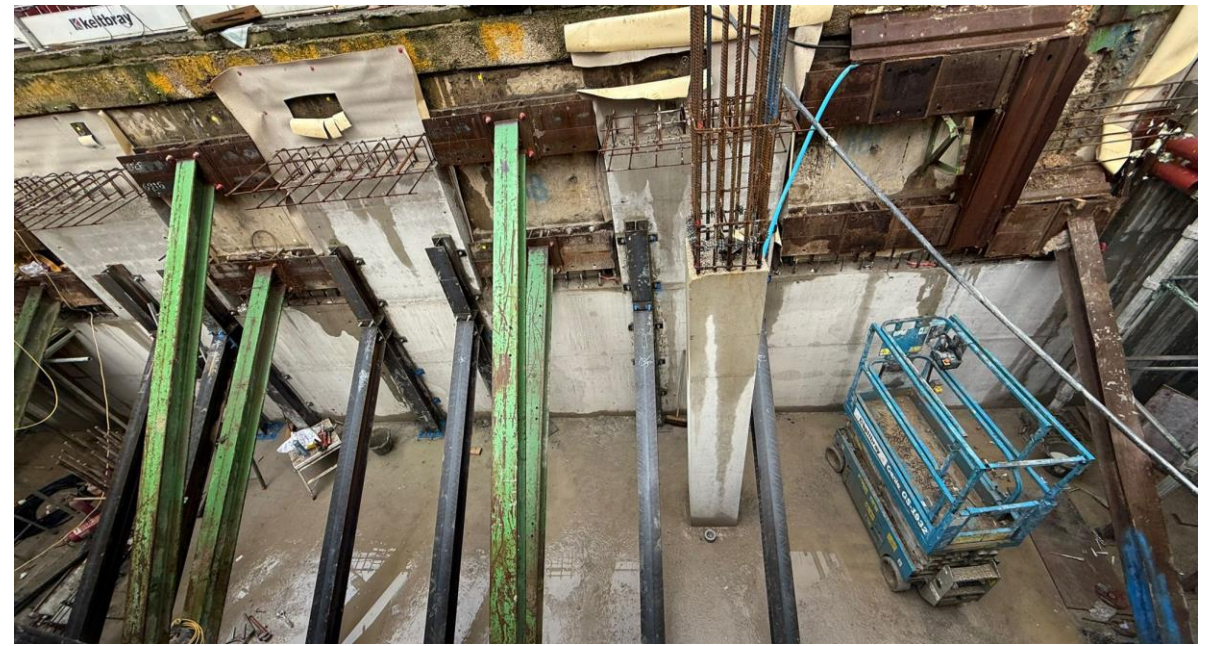
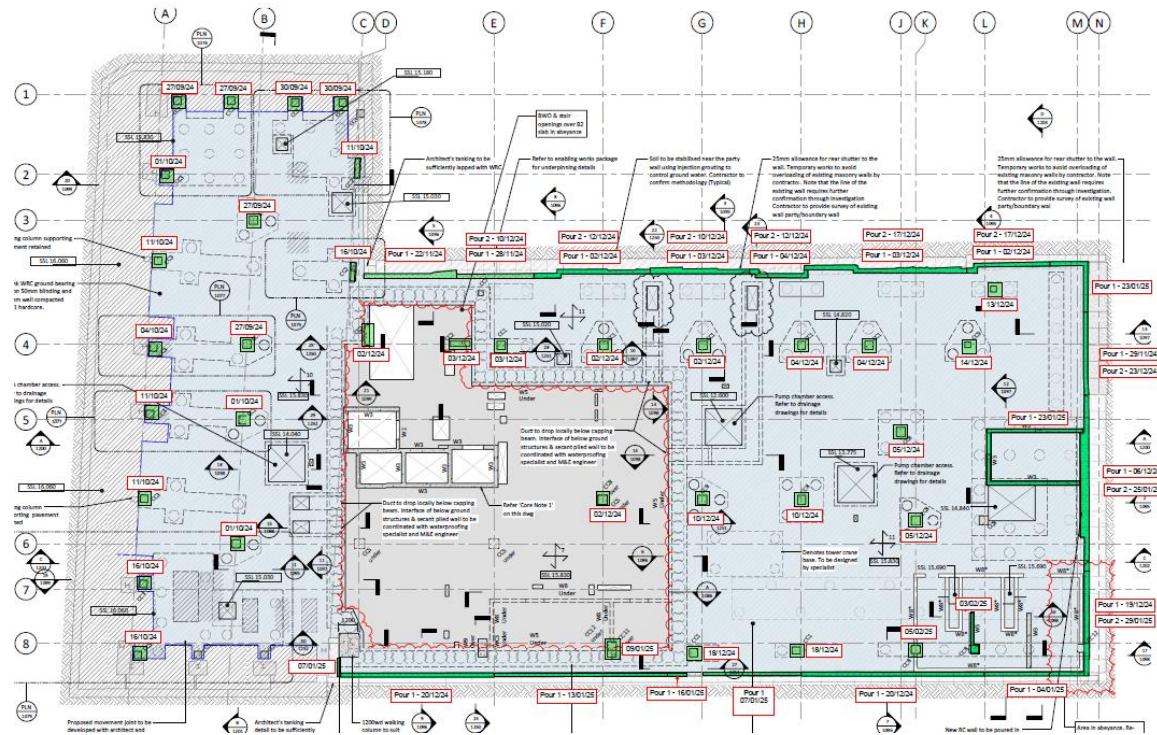
January 25



February 25



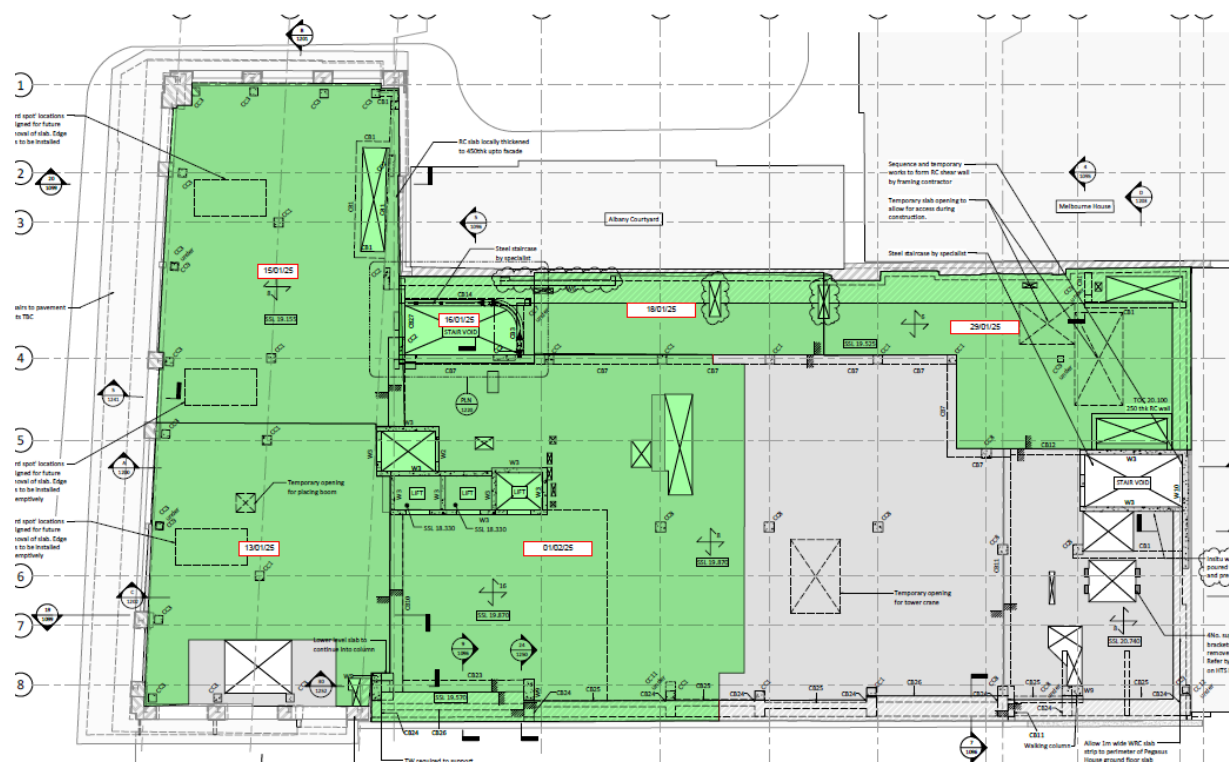
B1 column and wall construction



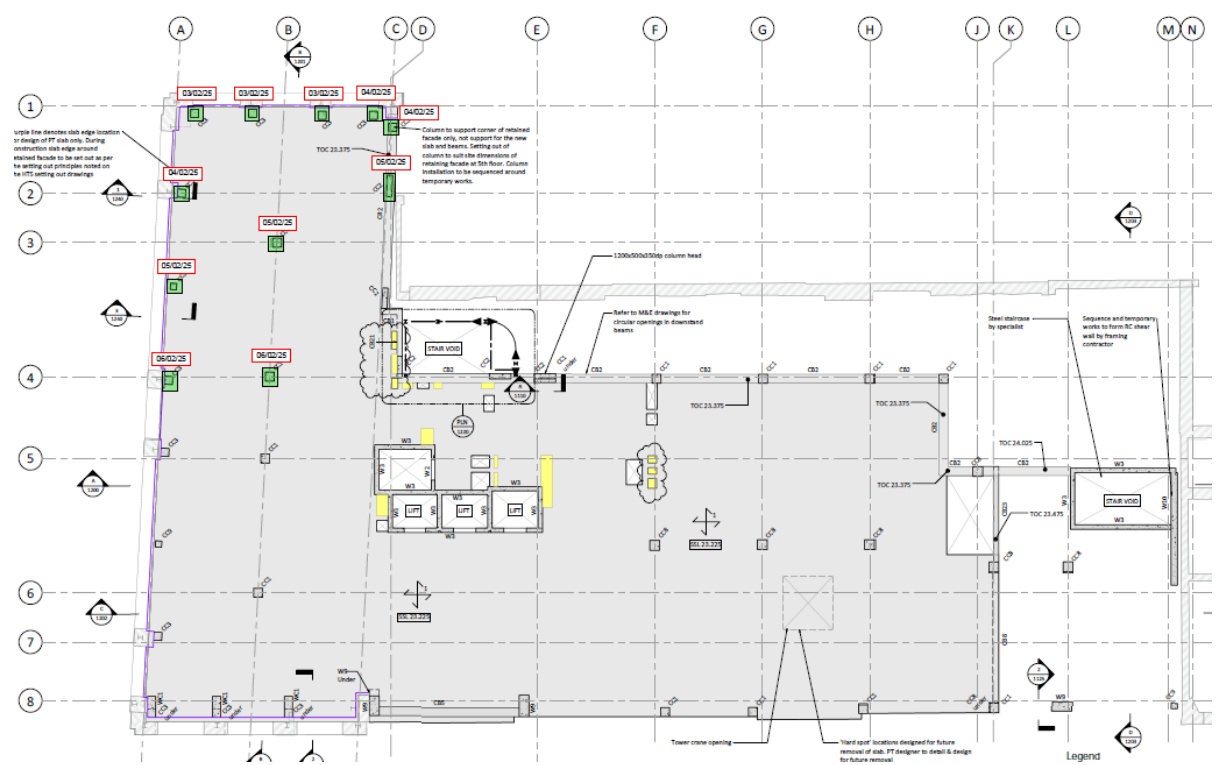
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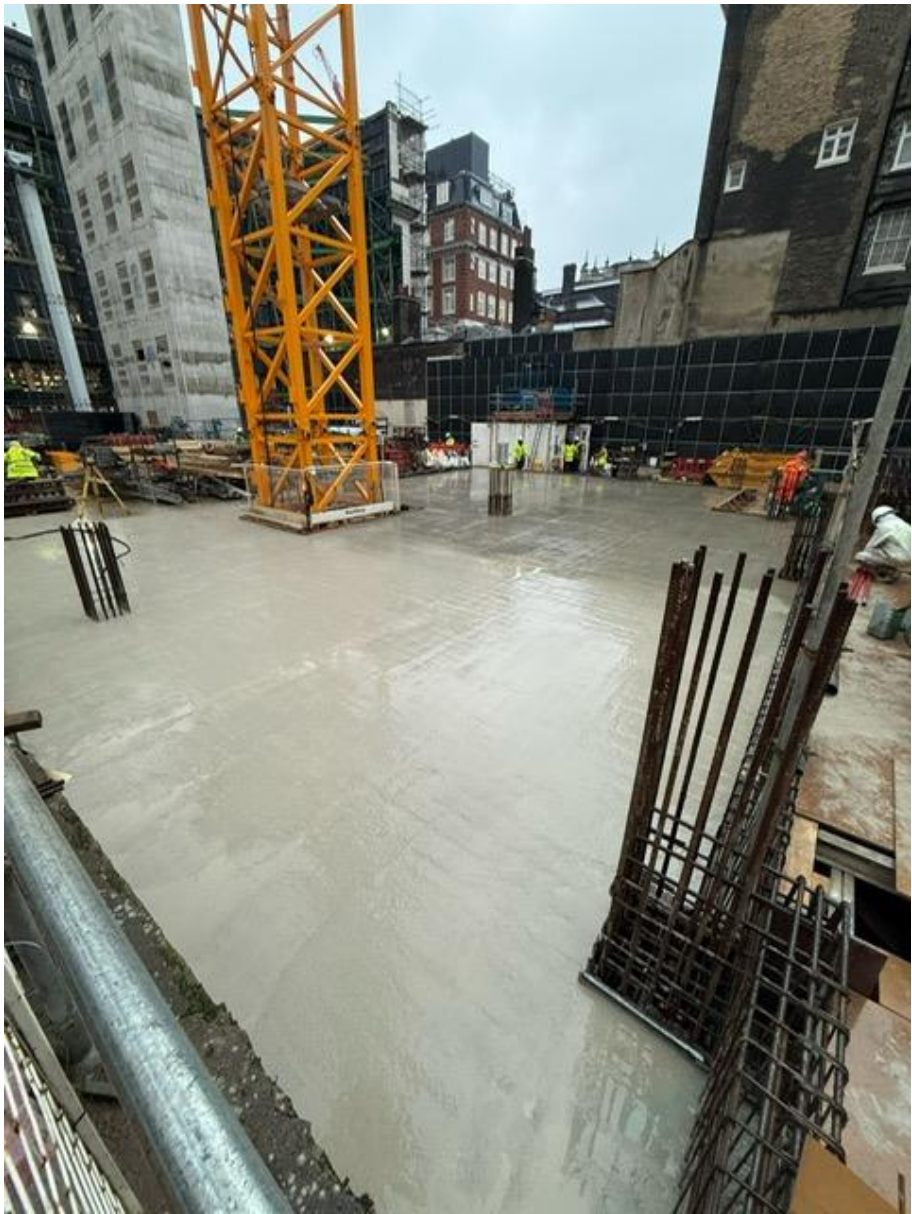
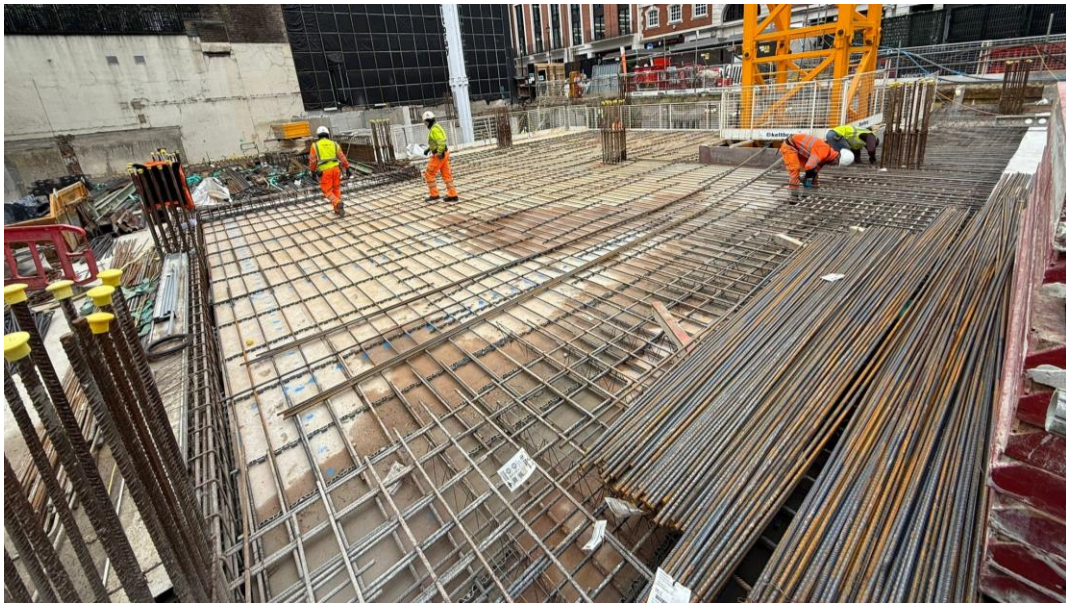
Ground floor slab progress



GF - L1 column progress



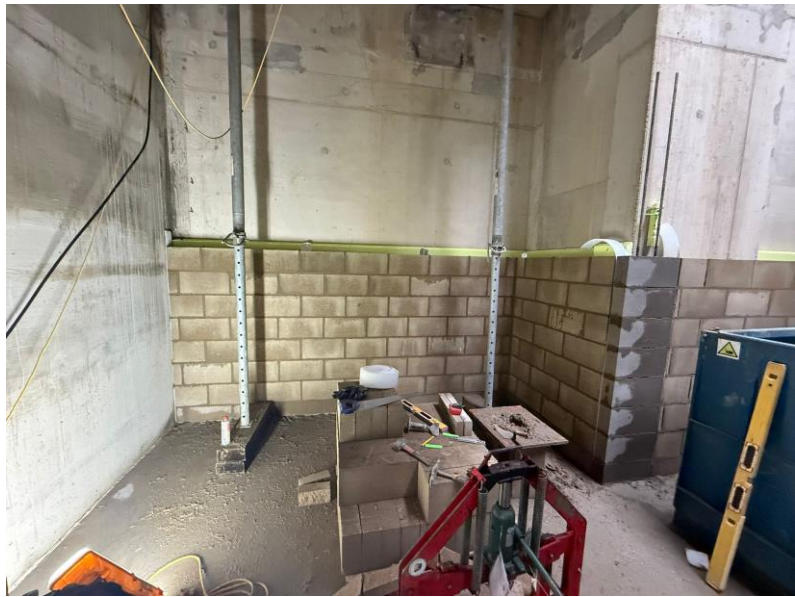
Ground floor slab progress



Level 1 decking progress



B2 basement blockwork wall progress

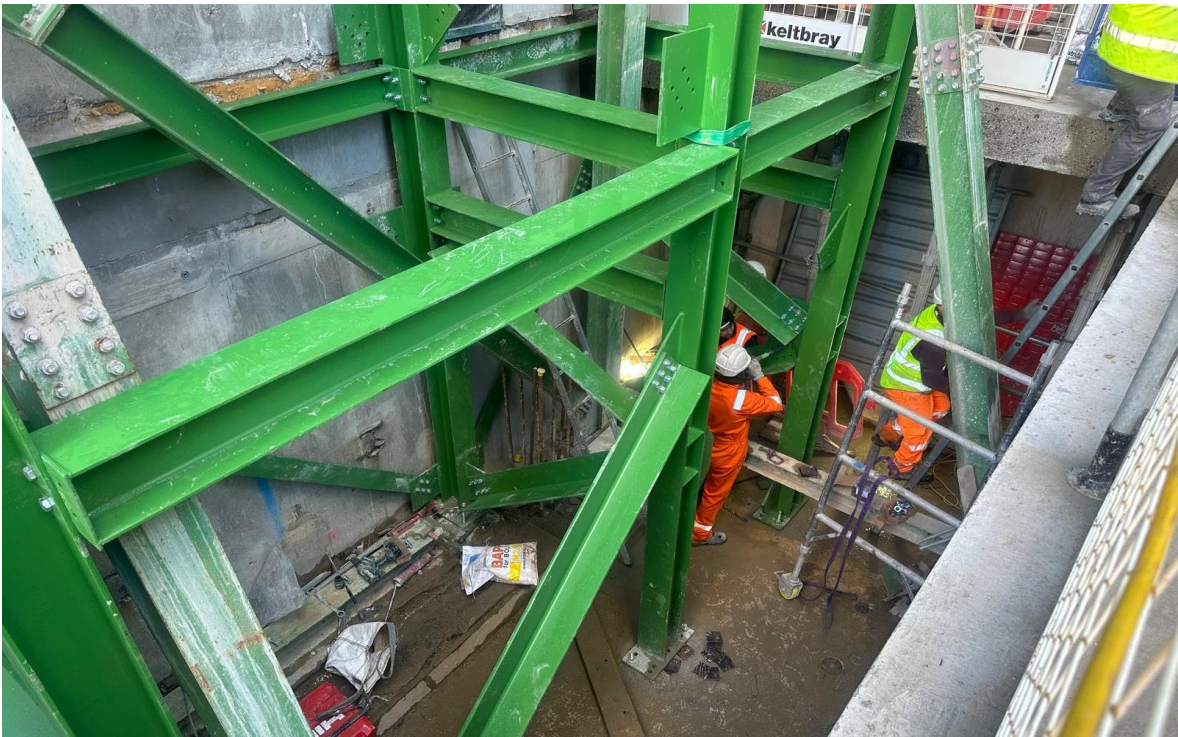
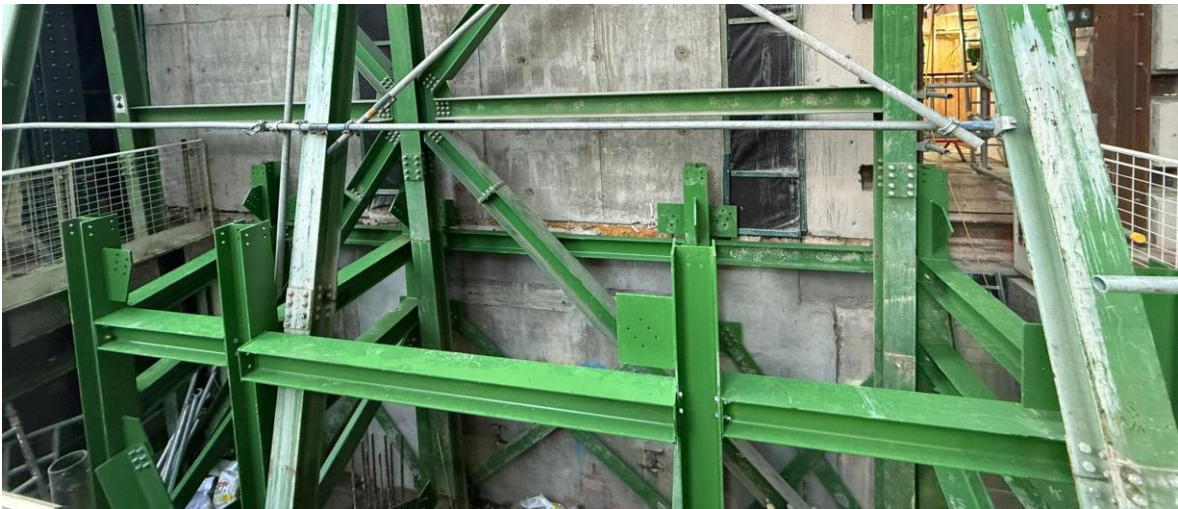
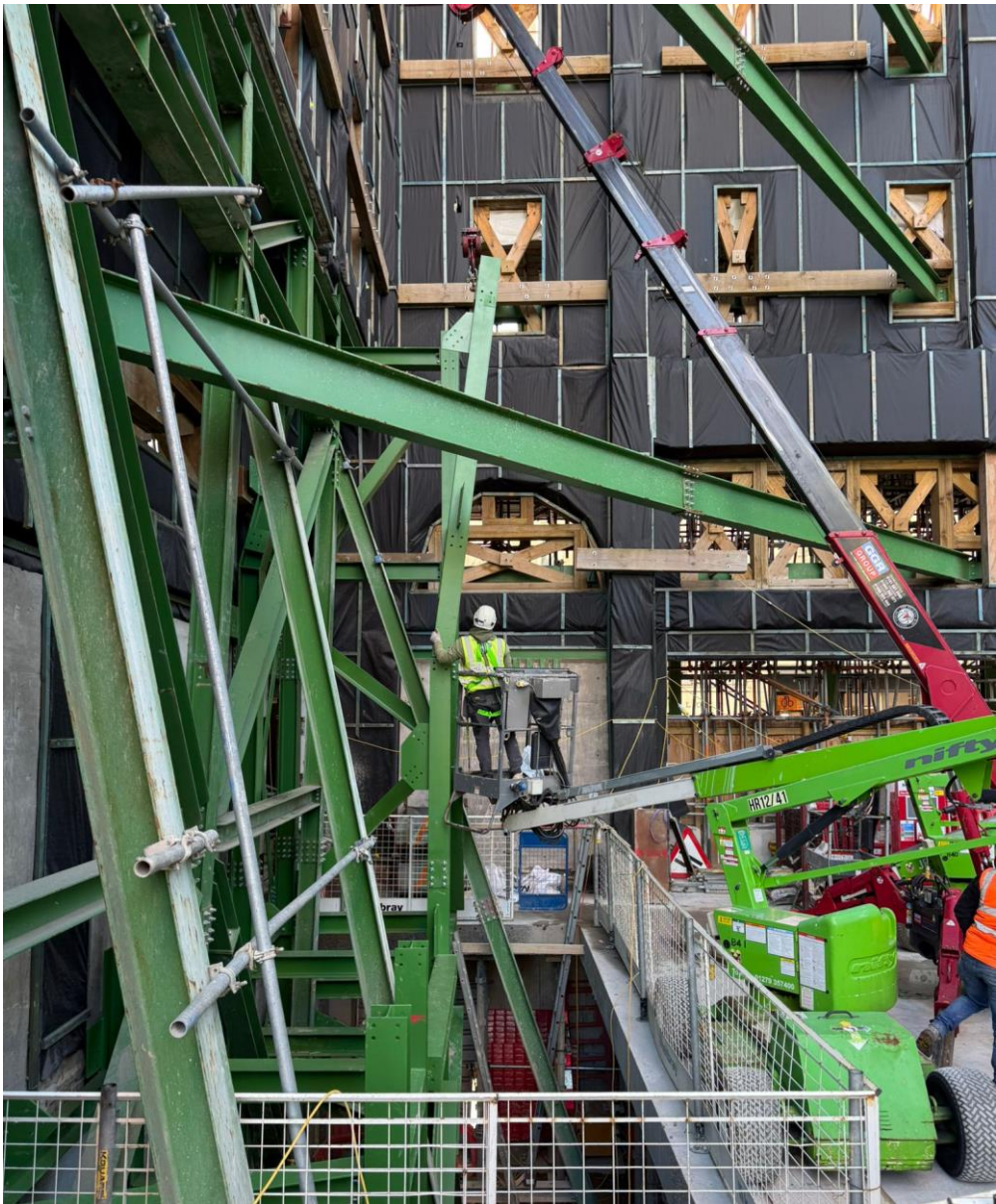


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B2 basement blockwork wall progress



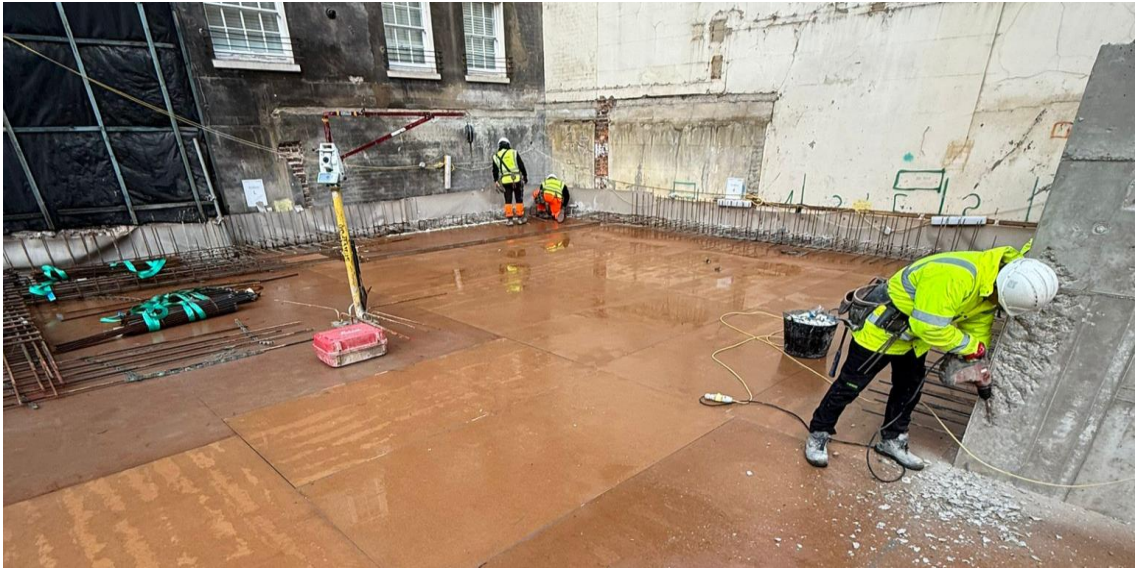
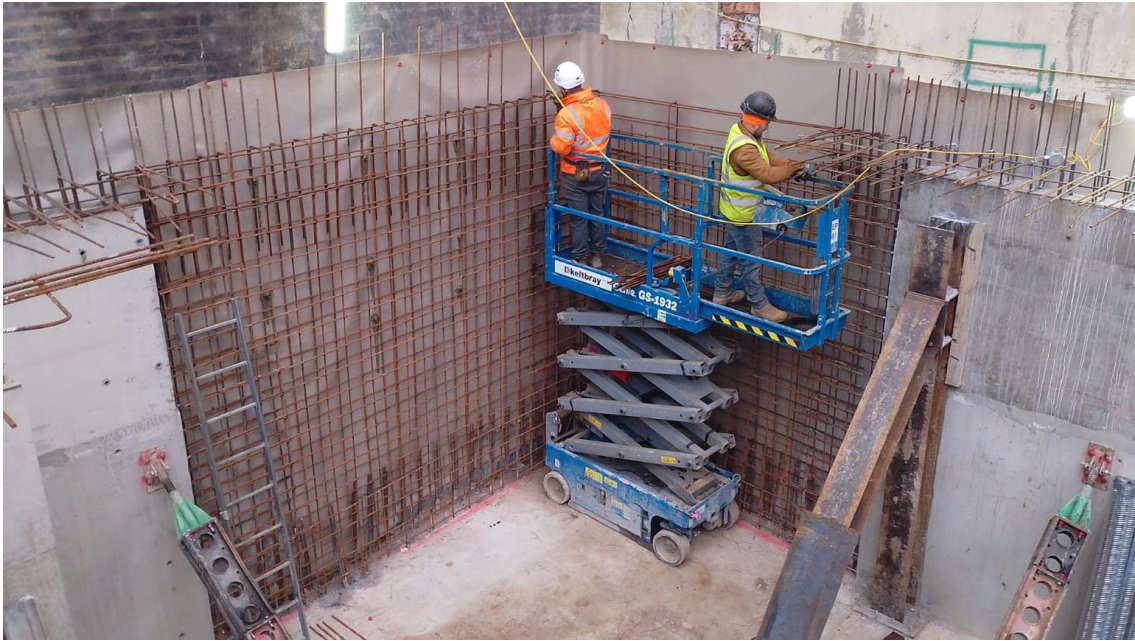
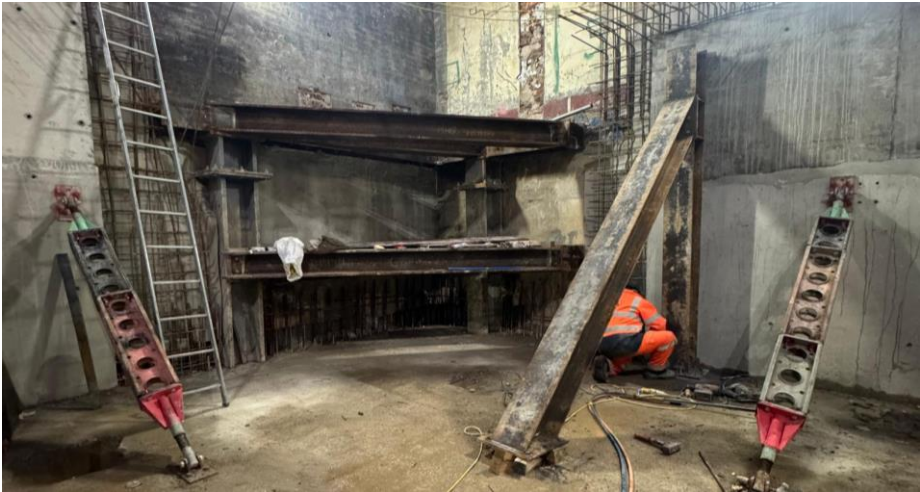
A-frame adptions



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Information Classification: Protected

Corner brace removal



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Information Classification: Protected

Works completed in previous 12 weeks

- Manhole and drainage construction continued.
- Vent tunnel works completed.
- Trimming of Albany Court wall protrusions completed.
- Poured basement (Level -2).
- Continued the removal of temporary works.
- Continued columns and liner wall concrete pours.
- Slipform operation complete and rig dismantled.
- Sackville Street gantry removed.
- Basement slab pours completed.
- Additional welfare cabins installed.

12 week look ahead

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Scheduled works for the next 12 weeks

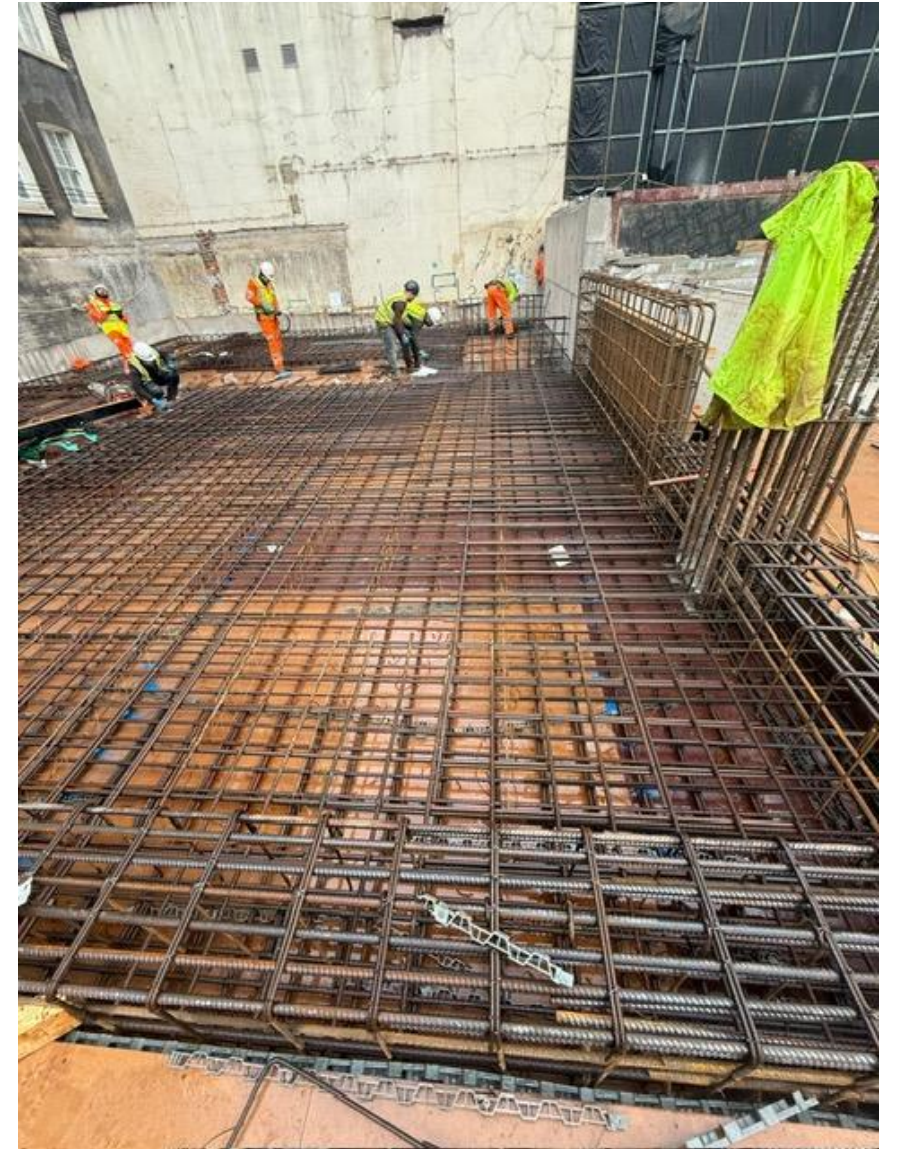
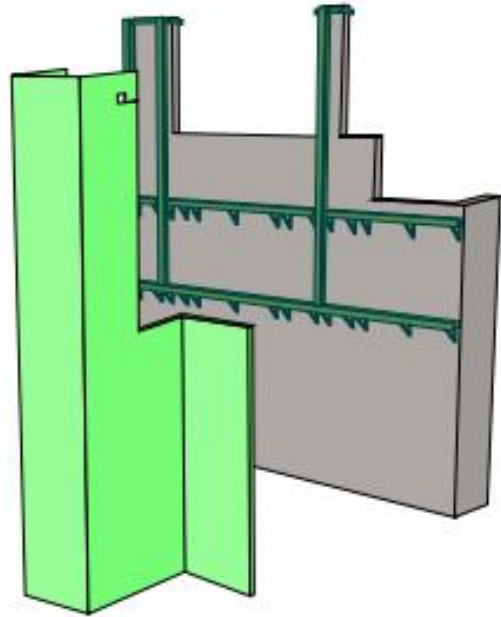
- **Temporary works**
 - Propping liner walls on Sackville Street elevation.
 - A-Frame remedial works.
 - Propping and removal of floor slabs in sequence.
 - Removal of No. 36 Sackville Street steel work.
 - Removal of façade retention steel work in sequence.
- **Substructure works**
 - B1 to GF liner walls will complete.
 - GF slab will complete.
- **Superstructure**
 - Concrete column pours.
 - Concrete core capping slab pours.
 - Level 1 post tensioned slabs will commence.
 - Blockwork will continue.
 - Façade works to commence.
 - Mechanical and electrical plant deliveries to commence.
 - Post-tensioned slabs will commence.
 - Installation of north core precast concrete panels.

Notable works

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Works visible / audible at perimeter of site

- Slab pre-pour clean
 - Before concrete is poured it is essential that the rebar is blown out to remove any binding wire as well as debris left on the decking.
 - This prevents structural and aesthetic issues post pour.
- North Core precast panels
 - During install of the precast panels, drilling and fixing temporary props is required to ensure the stability of the structure is not affected.



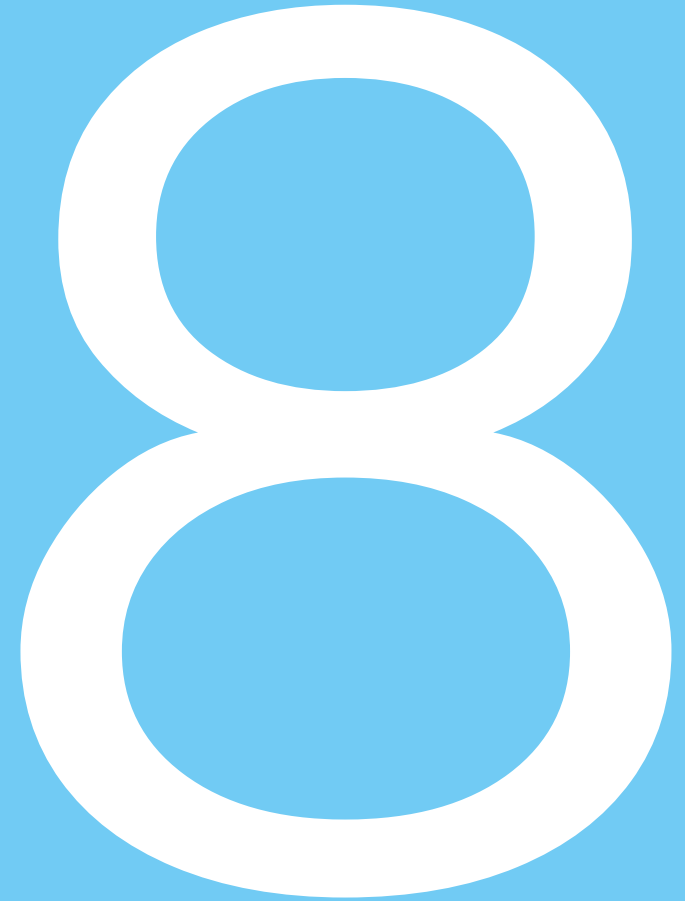
Community engagement



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 no complaints or compliments in the period.

Questions and
close



Questions and close

Dates of Next Meetings

- Thursday 13th March.

Dates of Next Newsletter Drops

- Friday 7th March.
- 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

