



*Pegasus Mayfair*

*Community Liaison  
Group  
Meeting No. 09*

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08<sup>th</sup> February 2024

**MCLAREN**

# Introduction

Welcome to our 9th 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
- 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**



**Garry McQueen**  
**Project Director**



**Ricci Gladwell**  
**Project Manager**



**Andy Fine**  
**Senior Site Manager**



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



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



**Tyler Dolan**  
**Assistant Site Manager**



**Piers Elliott**  
**Senior Site Engineer**



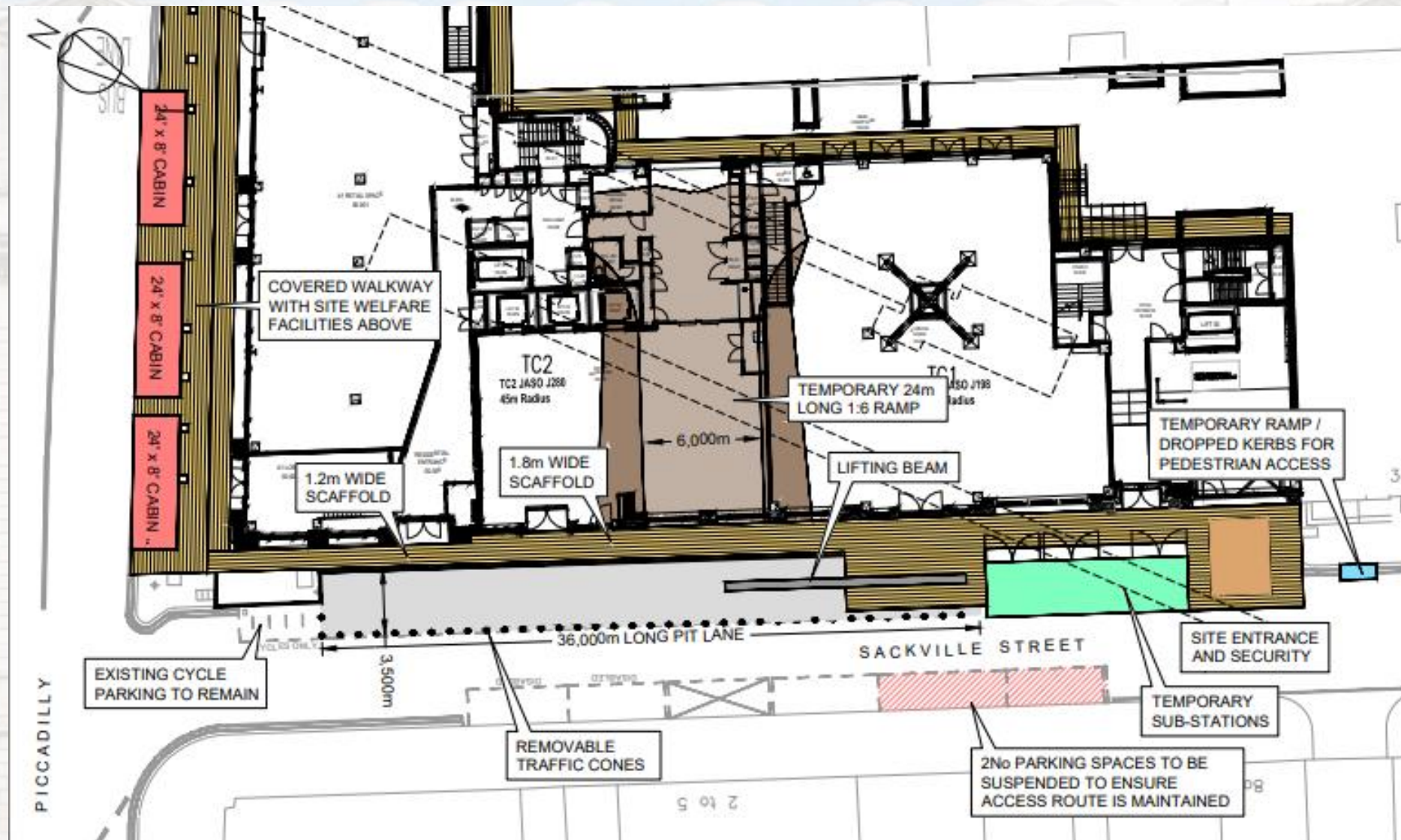
**Gopi Singh**  
**Site Manager/ Logistics  
Manager**



**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

## Works completed in previous 12 weeks:

- 76% of Nuffield House piling is complete.
- Pegasus House probing is complete.
- 90% of the B1 slab is now removed.
- Two thirds of Pegasus House Obstructions have been removed.
- Underpinning works complete.
- First section of trench sheets installed for formation of B2 thrust block.
  - B2 Thrust block is expected to complete during the month of February.
- Temporary works installations are ongoing to allow excavations to commence.
- Works commenced to breakout existing foundations allowing new pile caps to be installed in Nuffield House.



# Progress of Works

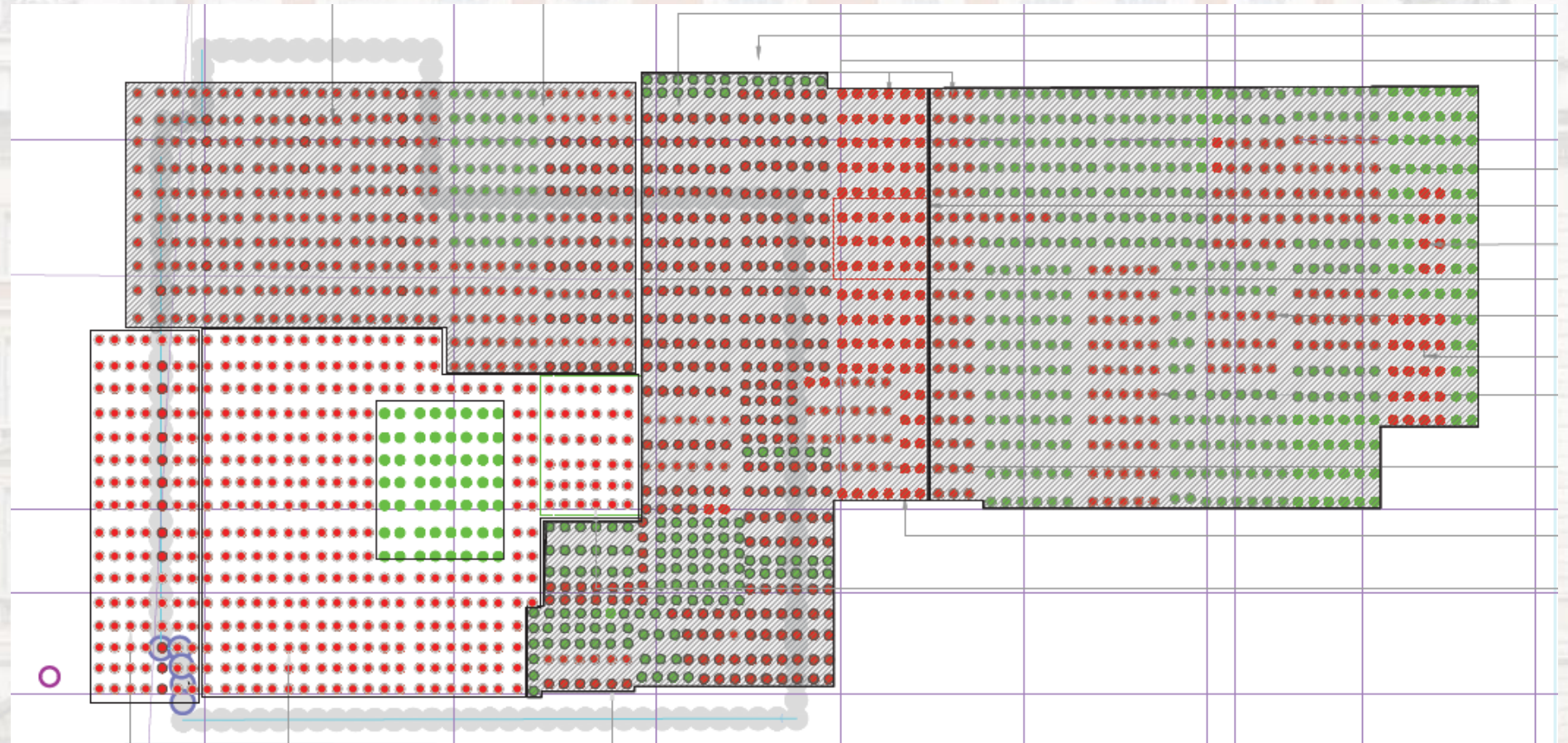


5 Feb 2024, 07:41



# Progress of Works

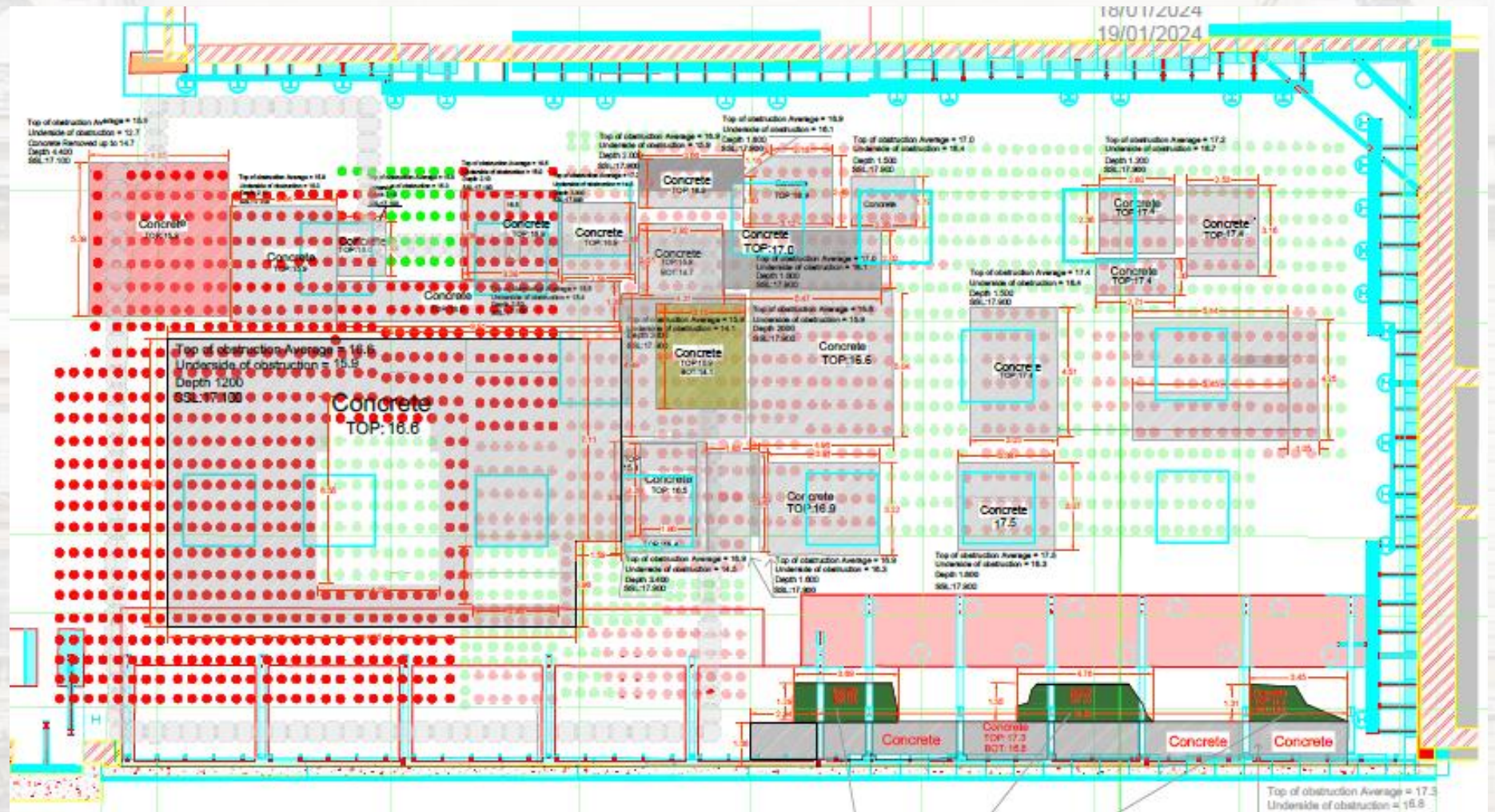
## Obstructions (Pegasus House)



- **Red** – Probing in this location discovered an obstruction.
- **Green** – Probing in this location proved area was clear.



# Progress of Works





# Progress of Works





# Progress of Works





# Progress of Works



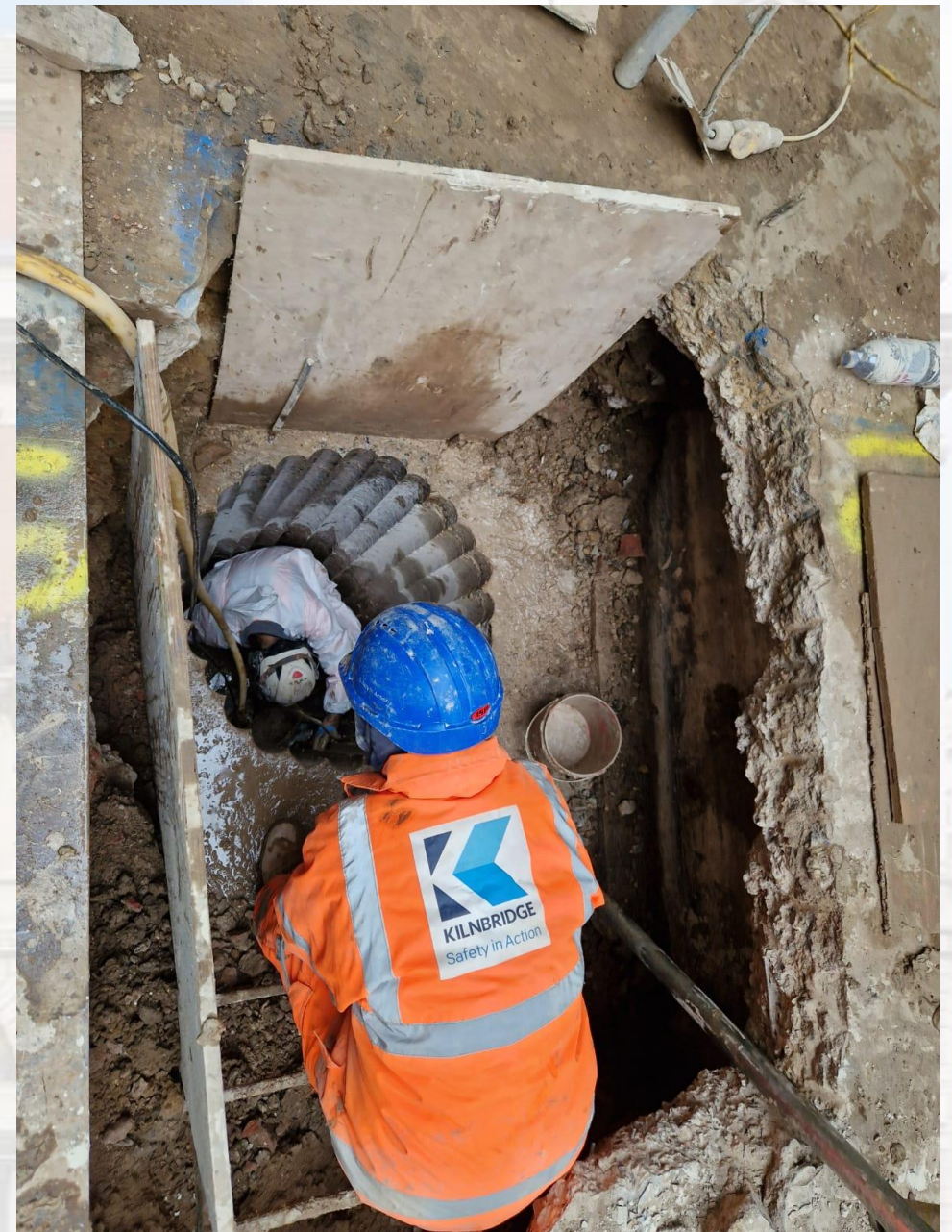


# Progress of Works





# Progress of Works





# Progress of Works

## Underpinning





# Progress of Works

## Waler Beams





# 12 Week Look Ahead

- Substructure works continue.
  - Demolition of remaining areas of basement slab.
  - Excavating to facilitate temporary works install.
  - Piling enabling works:
    - Removal of obstructions - We are expecting to complete this activity in the next four week period.
    - Pile mat installation.
  - Piling works.
    - Nuffield House – expected completion four weeks.
    - Pegasus House piling to commence during March.
  - Removal of existing foundations to allow new pile caps to be installed in Nuffield House.
- Temporary work installations continue.
  - Install B2 thrust block and associated propping.
  - Lower waler beam installation to 36 Sackville Street and Albany Court.
  - Raking prop remediation in Nuffield House.
  - Perimeter scaffold installation continues.





# Notable Works

- Retained façade scaffold will commence in the next period.
  - The height of the scaffold structure will increase to the top of the façade retention whilst also extending to encase all three sides.
  - During the installation, a full traffic and pedestrian management plan will be in place to protect the members of the public.
  - As part of this works the hoarding layout will change on Sackville Street to accommodate a fully enclosed site entrance with turnstile and Haki stairs to access the welfare.
  - Plywood will encase the Piccadilly scaffold at low level to improve aesthetics and prevent climbing.
- In March, Conway are proposing to close Sackville Street from the 6<sup>th</sup> March as part of Westminster's resurfacing works. To ensure site can still operate and be serviced with deliveries Westminster have approved the reversing of vehicles on to Piccadilly.
- Part demolition of existing B1 slab continues including removal of obstructions.
  - 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.
- Formation of the B2 Thrust Block as part of the temporary works scheme along Sackville Street.
  - To safely complete the excavations associated with these works, the installation of trench sheets are required.
  - The first phase of the trench sheet install is complete. The remainder will be completed over two days once ground obstructions are removed, this is anticipated to take two weeks.
  - Given the nature of the task, we are closely monitoring our vibration monitors located around site whilst proceeding with caution.
  - The trench sheet installation will only be permitted in the noisy periods, 8 – 10am, 12 – 2pm and 4 – 6pm.



## 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

- **4no. complaints and 1no. compliment received in the last period.**
- Noise and vibration disturbances were experienced on Saturday 16<sup>th</sup> January.
  - During the shift, large obstructions were being removed. Methodology was to utilise the excavator and bucket attachment to pull the concrete from underneath. This method was chosen as it does not require the use of large concrete breakers for an extensive period, therefore reducing noise and vibration experienced. Once removed the obstructions required breaking into smaller sections so that they can safely be removed from site.
  - Following a meeting onsite it was discussed that we would try to coordinate works moving forward to reduce the requirement of these activities at weekends.
- On the 25<sup>th</sup> January, vibrations were experienced on an adjacent property and loud noise from a lorry being loaded with concrete.
  - At the time of the complaint an excavator was digging locally for the underpins along Sackville Street.
  - McLaren addressed the issue of noisy deliveries/removals with the sub-contractor involved to request they are more considerate to our neighbours moving forward.
- 2no. complaints were received on 5<sup>th</sup> February regarding noise and vibration disturbances being experienced in adjacent properties.
  - At the time of the complaint trench sheets were being installed on the Sackville Street elevation. The trench sheets form part of the temporary works design which allows for the safe excavation of ground whilst propping works are completed to retain the concrete wall along Sackville Street.
  - McLaren explained that the first phase of the install would be completed on 6<sup>th</sup> February. The remainder would be completed over two days once ground obstructions are removed, this is anticipated to take two weeks.
  - Given the nature of the task, we are closely monitoring our vibration monitors located around site whilst proceeding with caution. Our monitors did not receive any exceedance alerts during this work however, we do appreciate our neighbours' personal experiences and concerns. In this regard, we continue to closely monitor the works whilst they are completed.
  - In addition, we ensure that works of this nature will only take place in the permitted noisy periods, 8 – 10am, 12 – 2pm and 4 – 6pm.
- The compliment received was a thank you from a member of the public after a Keltbray operative explained the Façade Retention System to them.



# Questions and Close

## Dates of Next Meetings

- Thursday, 14<sup>th</sup> March - *Change*
- Thursday, 11<sup>th</sup> April.
- Thursday, 9<sup>th</sup> May.

## Dates of Next Newsletter Drops

- Friday, 1<sup>st</sup> March.
  - Friday, 5<sup>th</sup> April.
  - Friday, 3<sup>rd</sup> May.
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- Project website and QR code: [nuffieldpegasushouse.co.uk](http://nuffieldpegasushouse.co.uk)



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