

The MCLAREN logo is displayed in a large, bold, black, sans-serif font. It is positioned in the upper right corner of the image, which features a background of a multi-story red brick building with white window frames and a central stone balcony. The building's facade is detailed with classical architectural elements like cornices and arched windows.

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Pegasus Mayfair

Community Liaison Group Meeting No. 11

18th April 2024

Welcome to our 11th 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.

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

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Team

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Neil Smith
Operations
Director



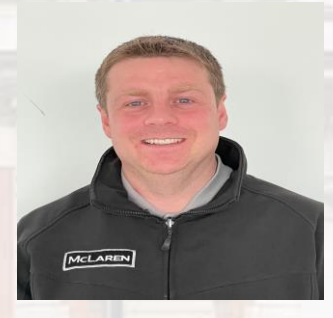
Garry McQueen
Project Director



Ricci Gladwell
Project Manager



Andy Fine
Senior Site
Manager



Alex Talks
Community Liaison
Coordinator



Tyler Dolan
Assistant Site Manager



Piers Elliott
Senior Site Engineer



Gopi Singh
Site Manager/ Logistics
Manager



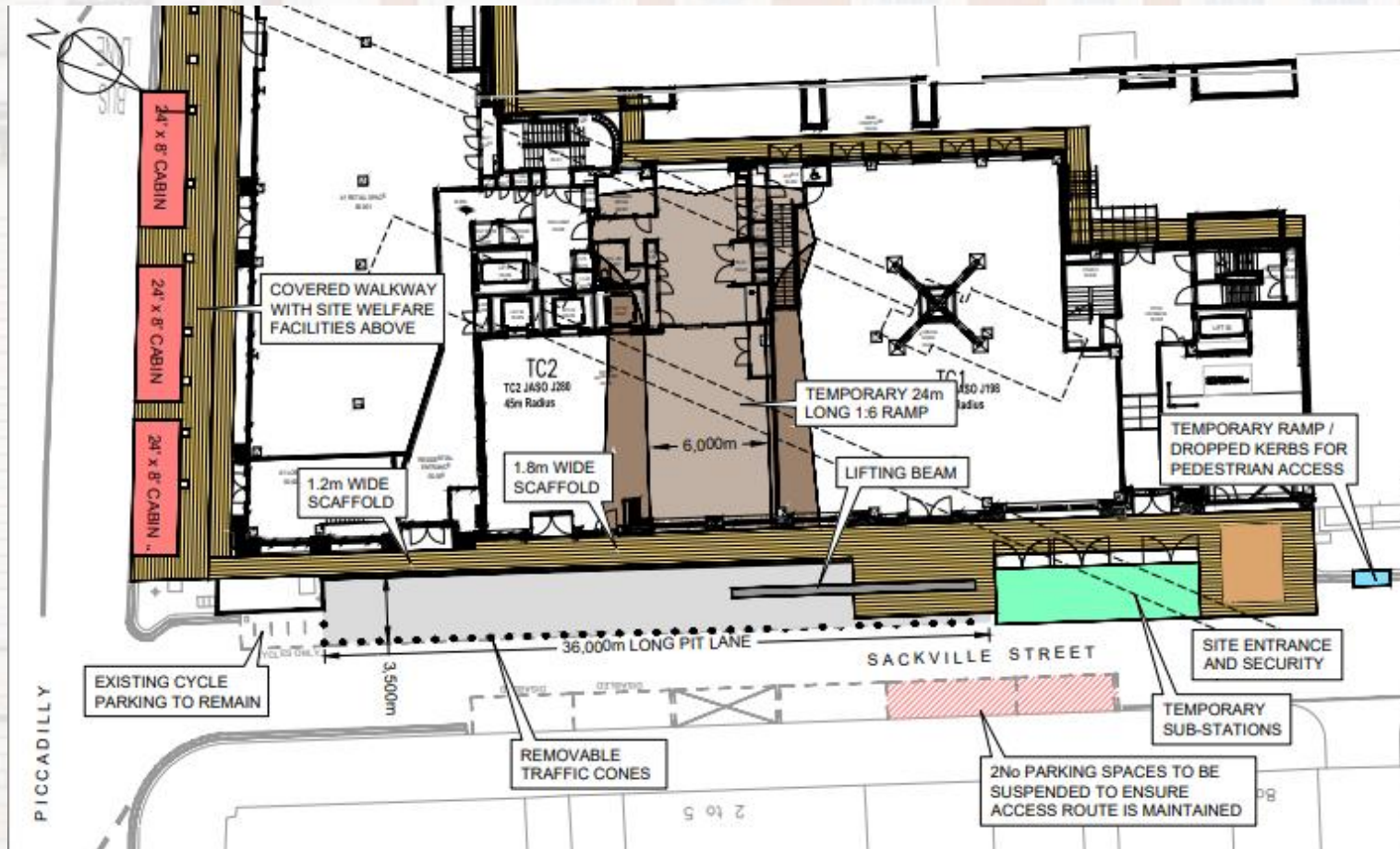
Terry Harris
Logistics Manager

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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.

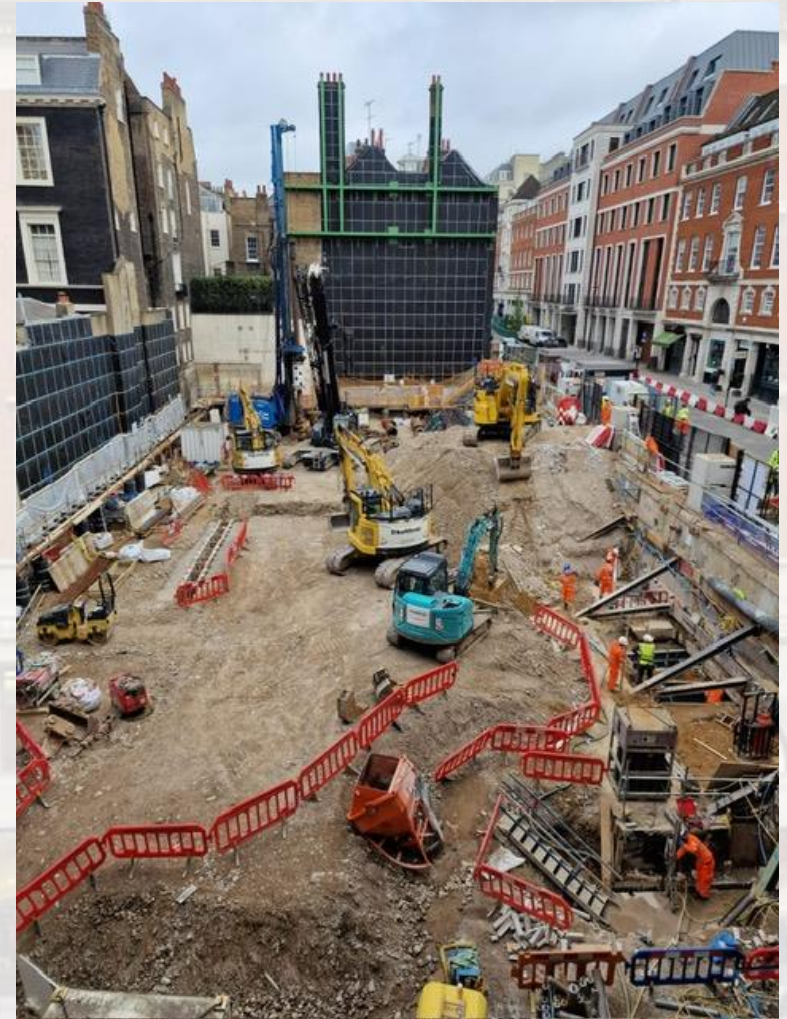
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Progress of works

- 2nd March 2024



- 13th April 2024



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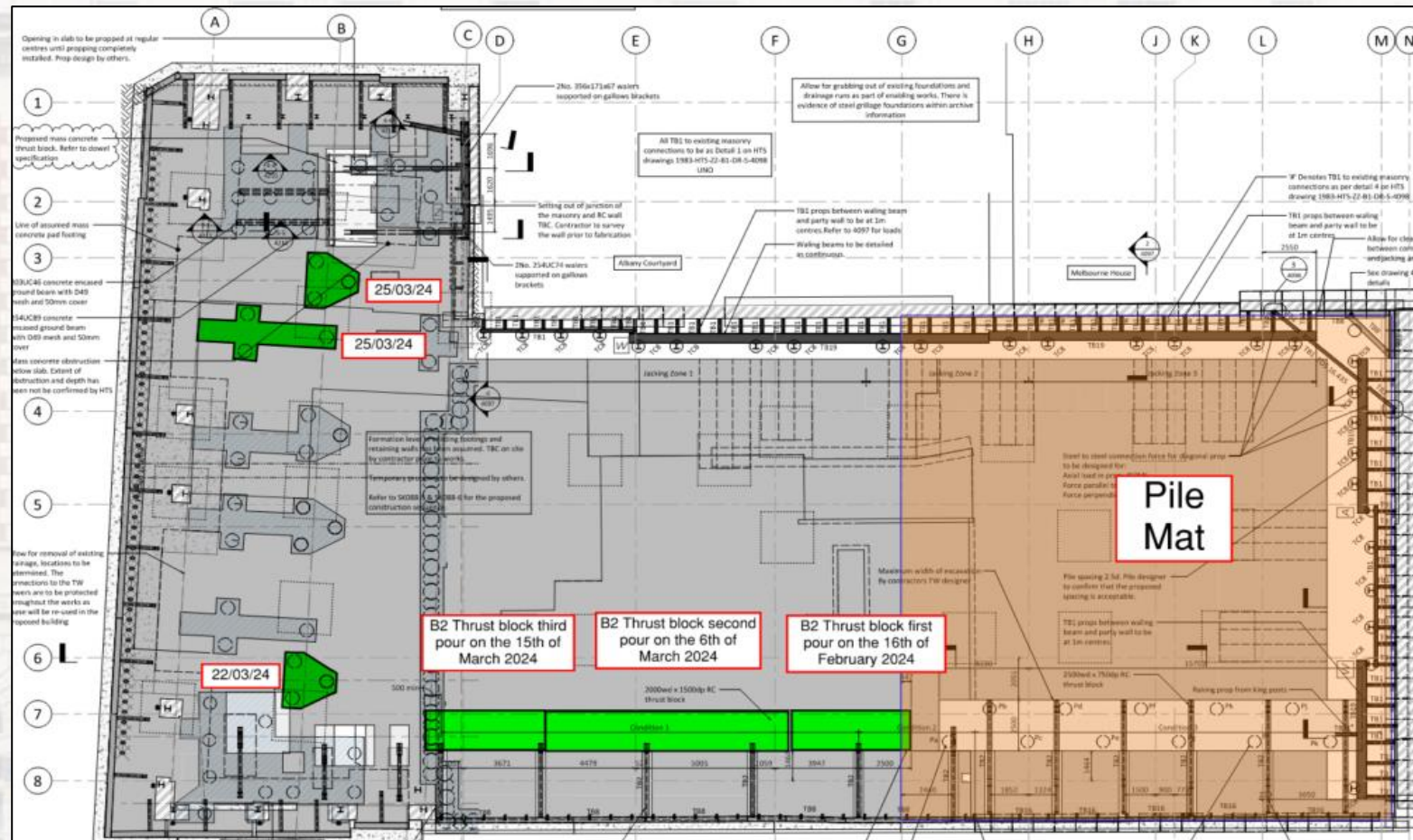
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Progress of works

Temporary works / permanent works

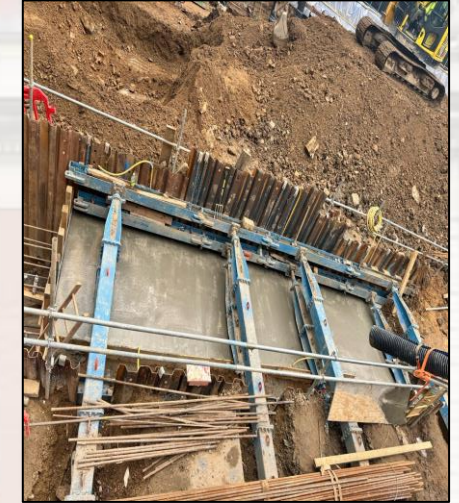
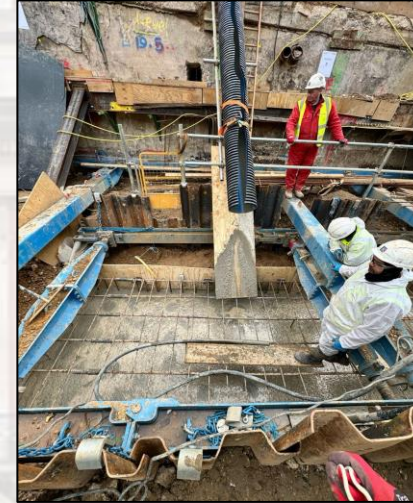
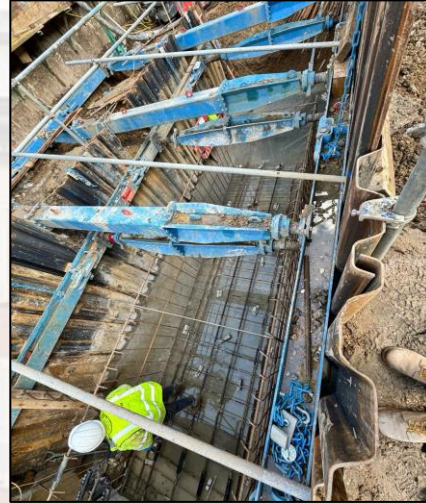
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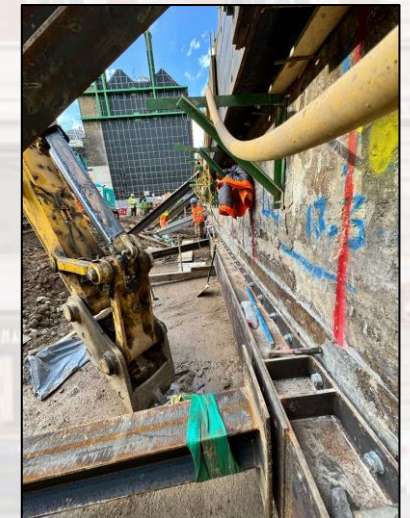
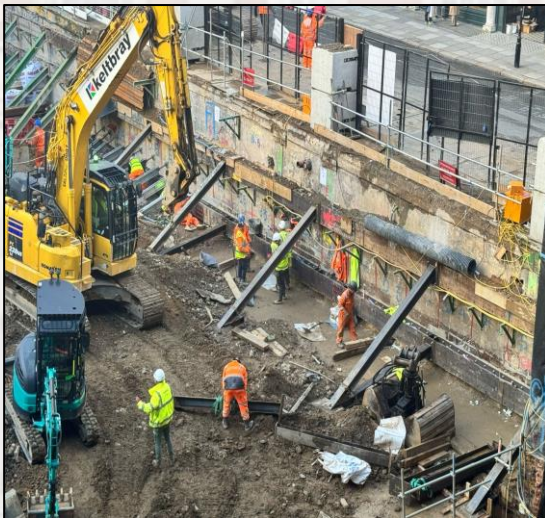


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B2 thrust block (final pour)



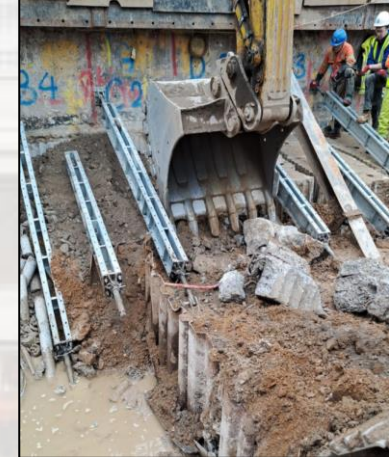
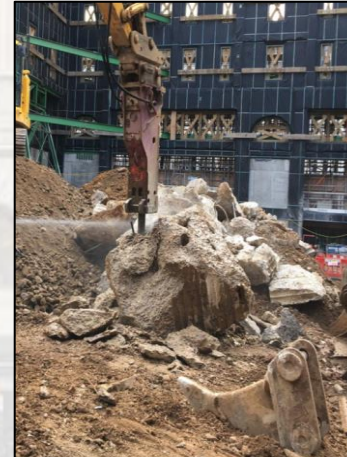
Lower water beam install



RMD install / stitch drilling and bursting

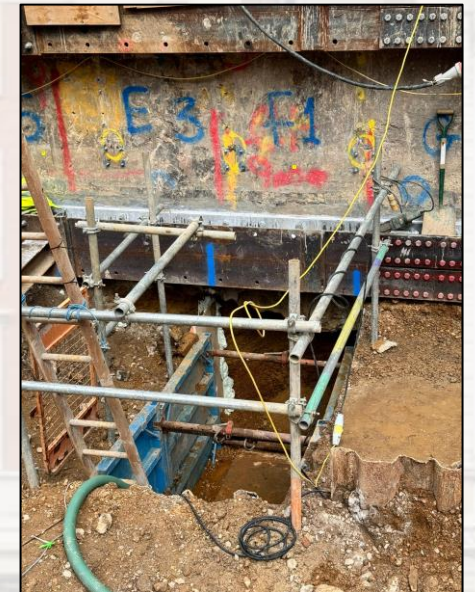
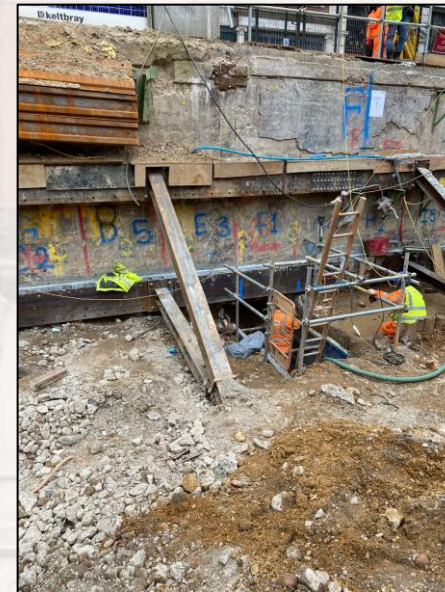


Toe Removal



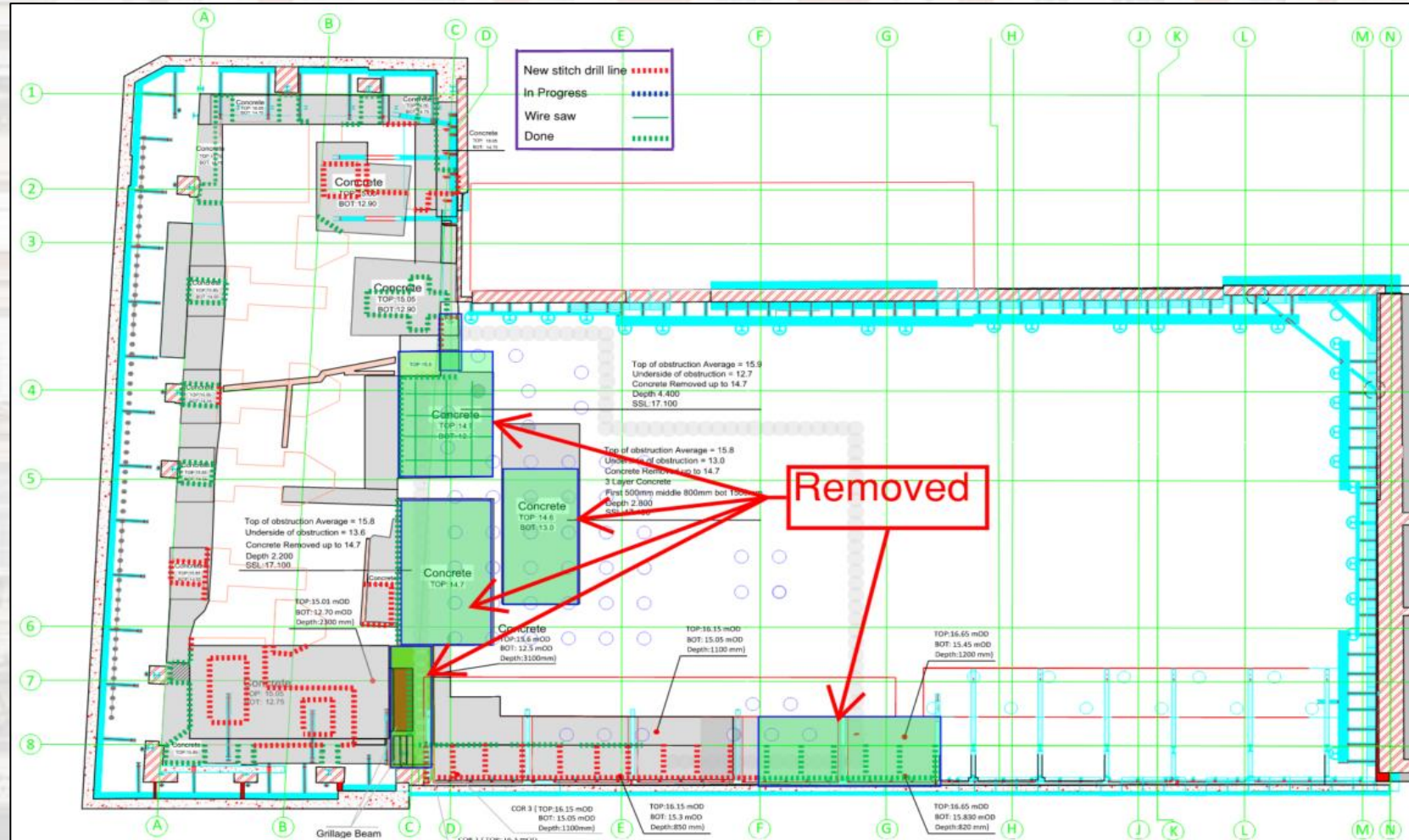
- These works are to enable the commencement of underpinning along Sackville Street.

Commencement of underpinning



- 7 of the 20 underpins have been poured with a further 3 tomorrow.

Obstructions / existing foundation removal

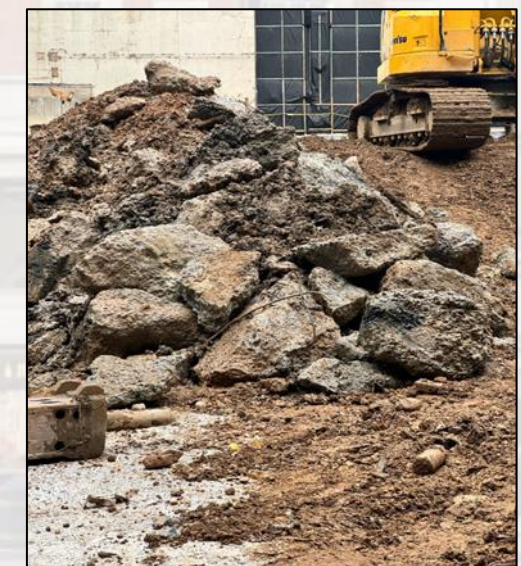
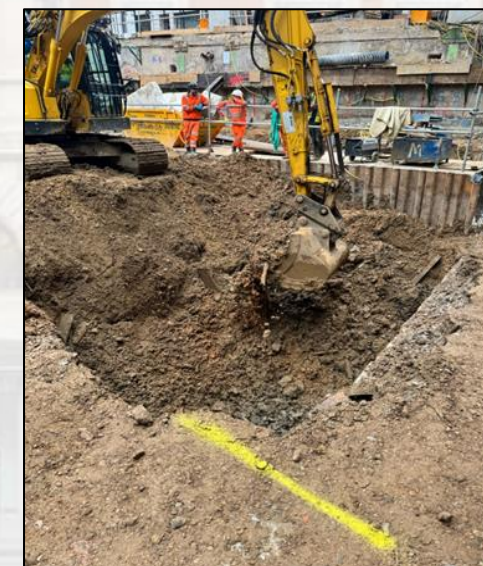
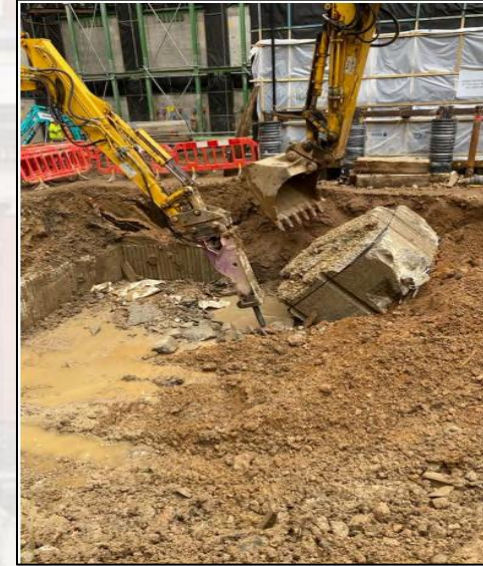
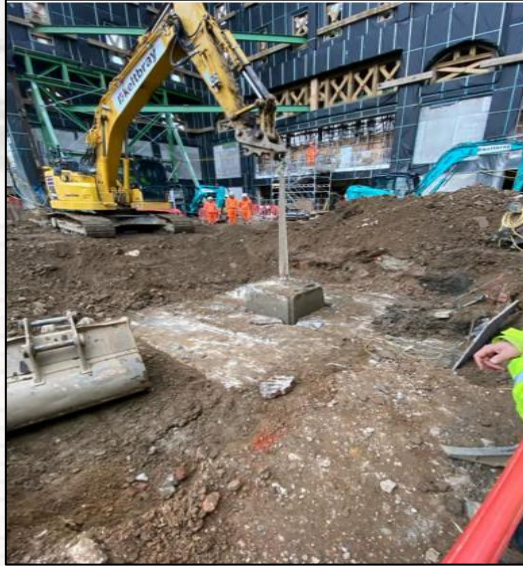


Progress of works

Obstructions (Pegasus House)

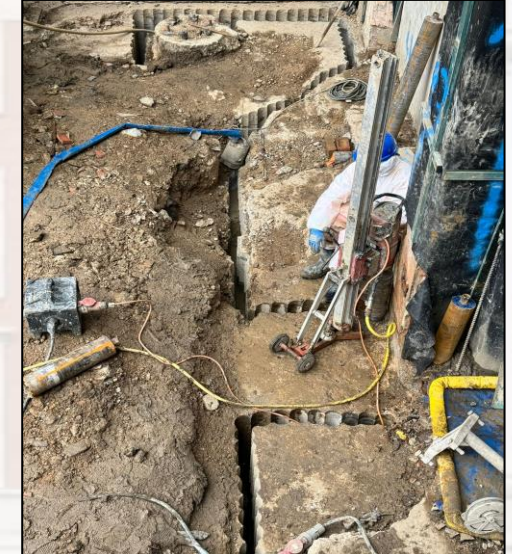
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Existing foundation removal (Nuffield House)



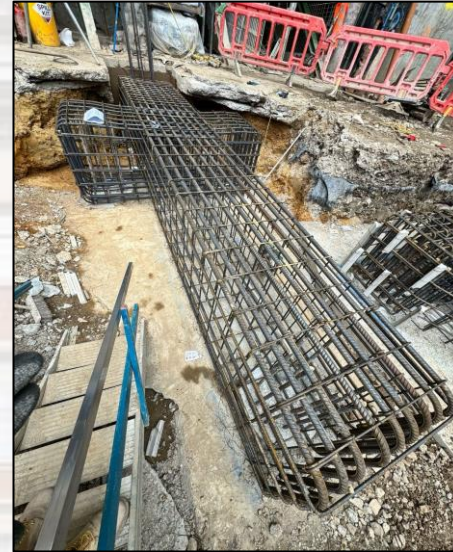
- Stitch drilling, bursting and wire sawing pile cap locations.

Progress of works

Pile cap installation (Nuffield House)

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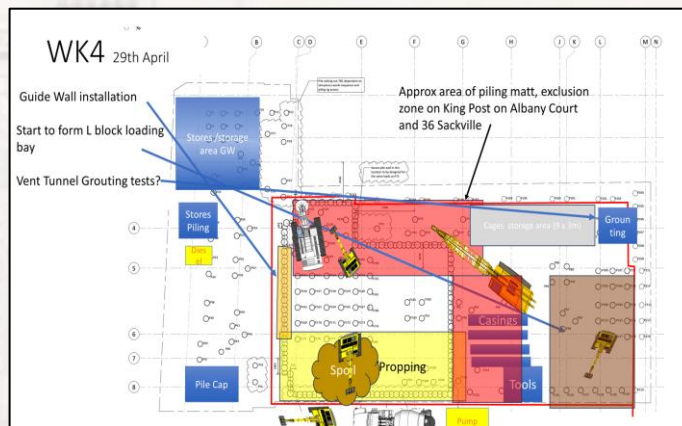
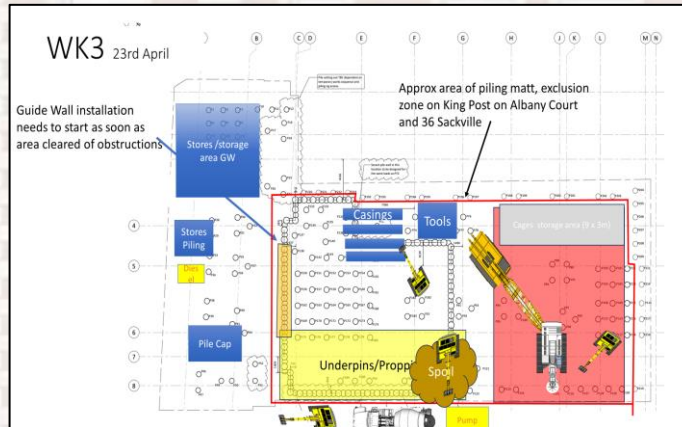
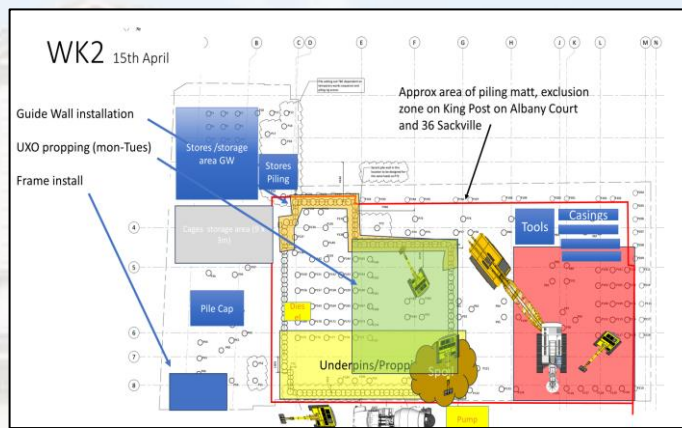


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Works completed in previous 12 weeks:

- Nuffield House piling is complete.
- Pegasus House probing is complete.
- The B1 slab is now removed.
- First phase of underpinning works complete on Sackville Street elevation.
- B2 Thrust Block was completed.
- Lower waler beam installation on 36 Sackville Street and Albany Court is complete.
- Pegasus House obstructions have been removed.
- Nuffield House pile cap formations commenced and removal of existing foundations continued.
- Second phase of underpinning works commenced.
- Temporary works installations are ongoing to allow excavations to commence.

12 week lookahead



- Substructure works continue.
 - Excavating to facilitate temporary works install.
 - Piling enabling works:
 - Pile mat installation.
 - Piling continues in Pegasus House.
 - Pile cap installations continue in Nuffield House, including the removal of existing foundations.
 - 2nd Phase of underpinning continues along Sackville Street elevation.
- Façade access scaffold installation continues (including new Haki staircase and site entrance turnstile on corner of Sackville Street).

- Out of hours works – Sunday 21st April – 08:00 – 15:00.
 - This is for UKPN to safely switch off power, reroute cables and reinstate power.
 - Attendance on site will be 5 people plus a site manager and security guard.
 - We intend to complete this work earlier than 15:00.
 - WCC have approved the dispensation for this work.
- Conway's road closure in Sackville Street continues as part of Westminster's resurfacing works. To ensure site can still operate and be serviced with deliveries Westminster have approved vehicle reversing activities on Piccadilly.
- Removal of existing foundations continues.
 - Continue to use best practical methods (stitch drilling, wire saw cutting and pulling)
 - Where breaking is required, 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.
- Retained façade scaffold continues.
 - 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.

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.

Observations and Feedback

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- In the last period we received no complaints or compliments.

Dates of Next Meetings

- Thursday, 9th May.
- Thursday, 6th June.
- Thursday 11th July.

Dates of Next Newsletter Drops

- Friday, 3rd May.
- Friday, 31st May.
- Friday 28th June.

- Project website and QR code: nuffieldpegasushouse.co.uk



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