

# Pegasus Mayfair

Community Liaison Group Meeting No. 13

13<sup>th</sup> June 2024

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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



Welcome to our 13th 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



# Team

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Neil Smith  
Operations  
Director



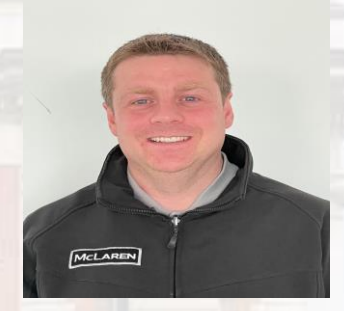
Garry McQueen  
Project Director



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



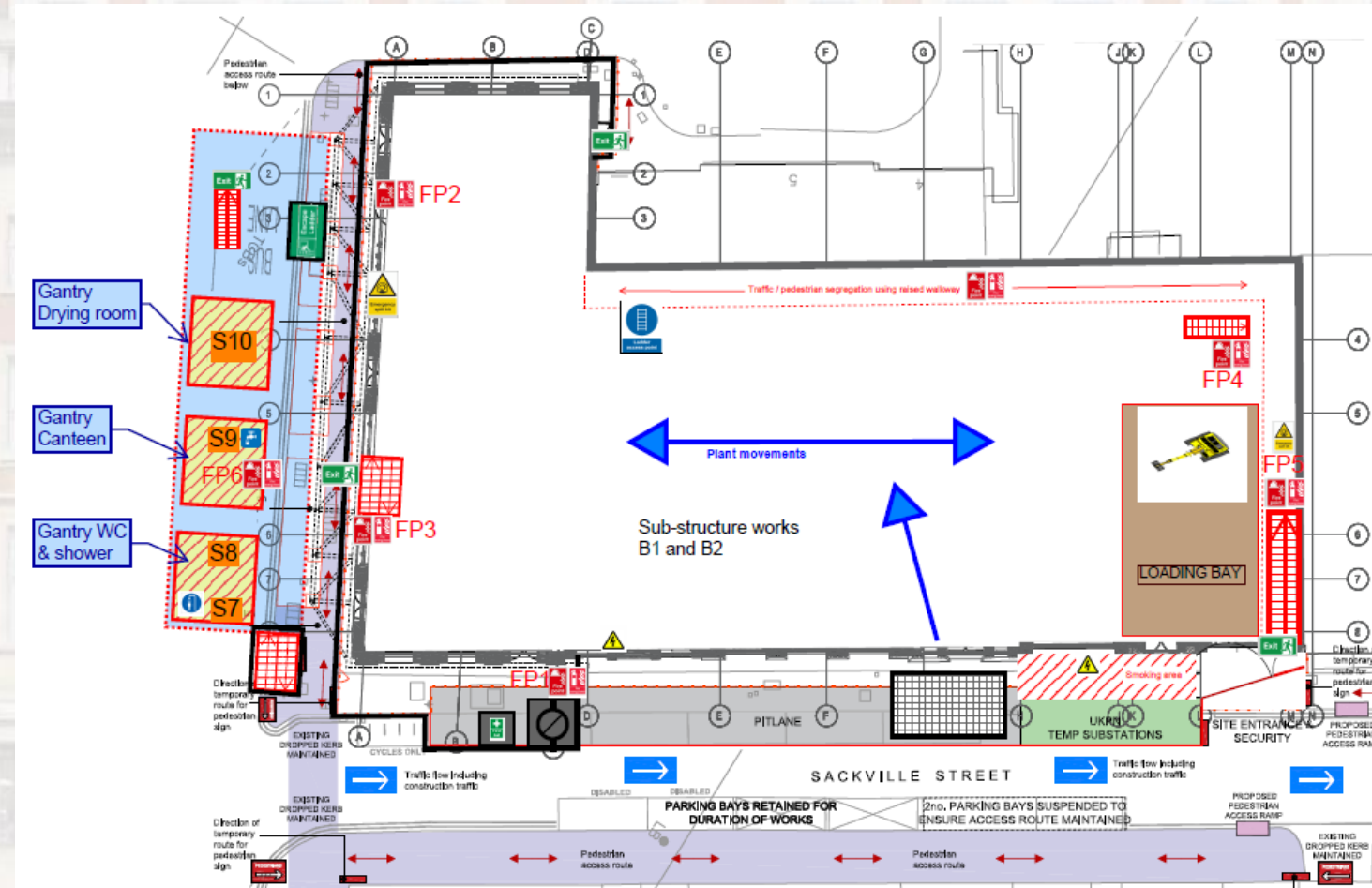
Terry Harris  
Logistics Manager

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# Site set up and logistics

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## 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

4

# Progress of works

- 16<sup>th</sup> May 2024



- 11<sup>th</sup> June 2024



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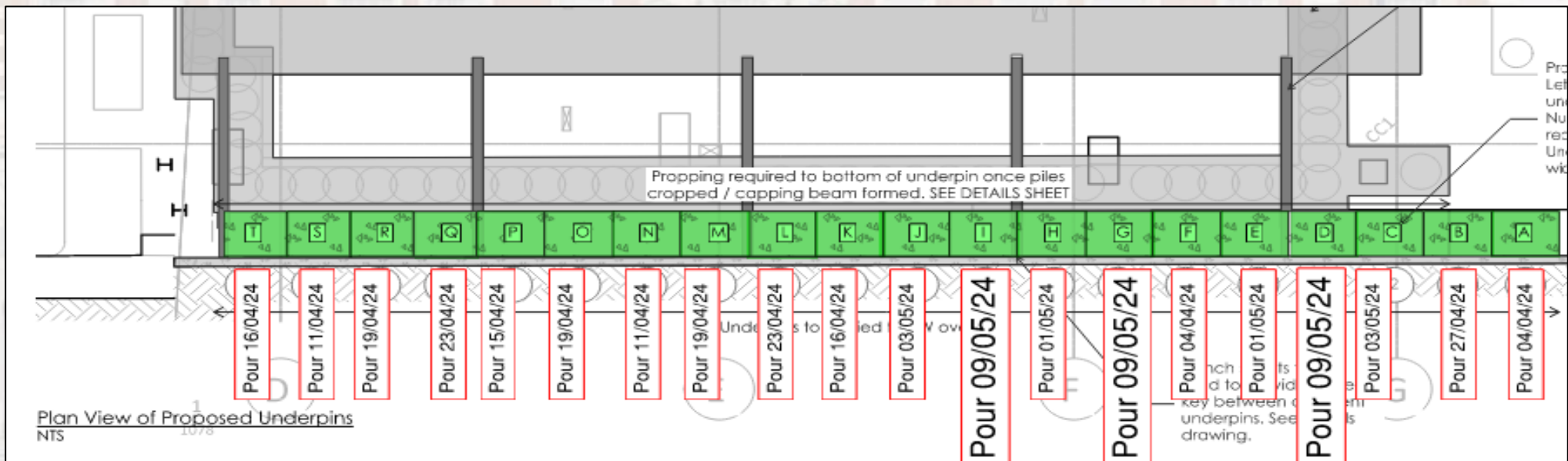
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# Underpinning



<b>Underpin Progress (COP 09/05/24)</b>	
Total:	20
Complete:	20
Remaining:	0

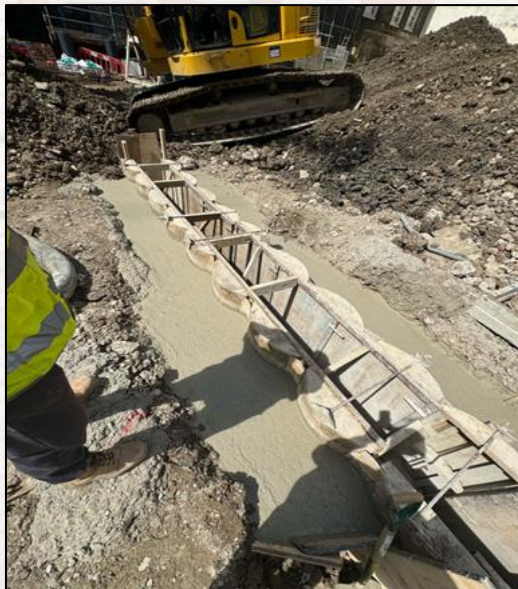
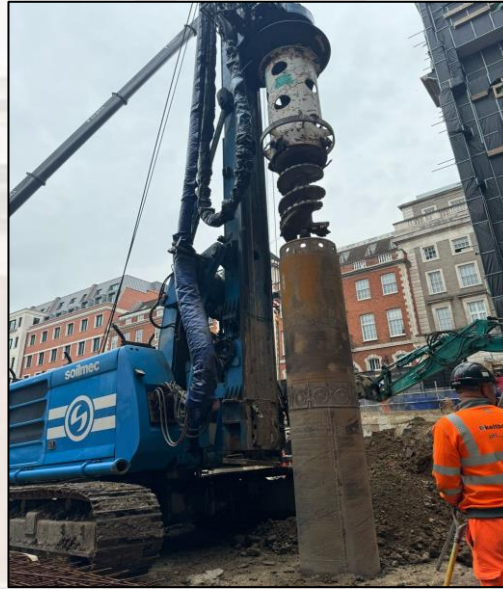


Progress of works

## Piling and guide wall

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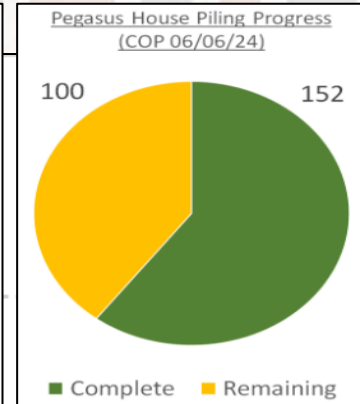
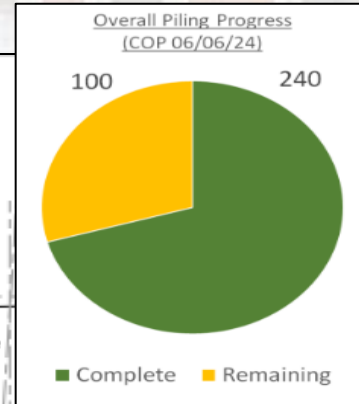
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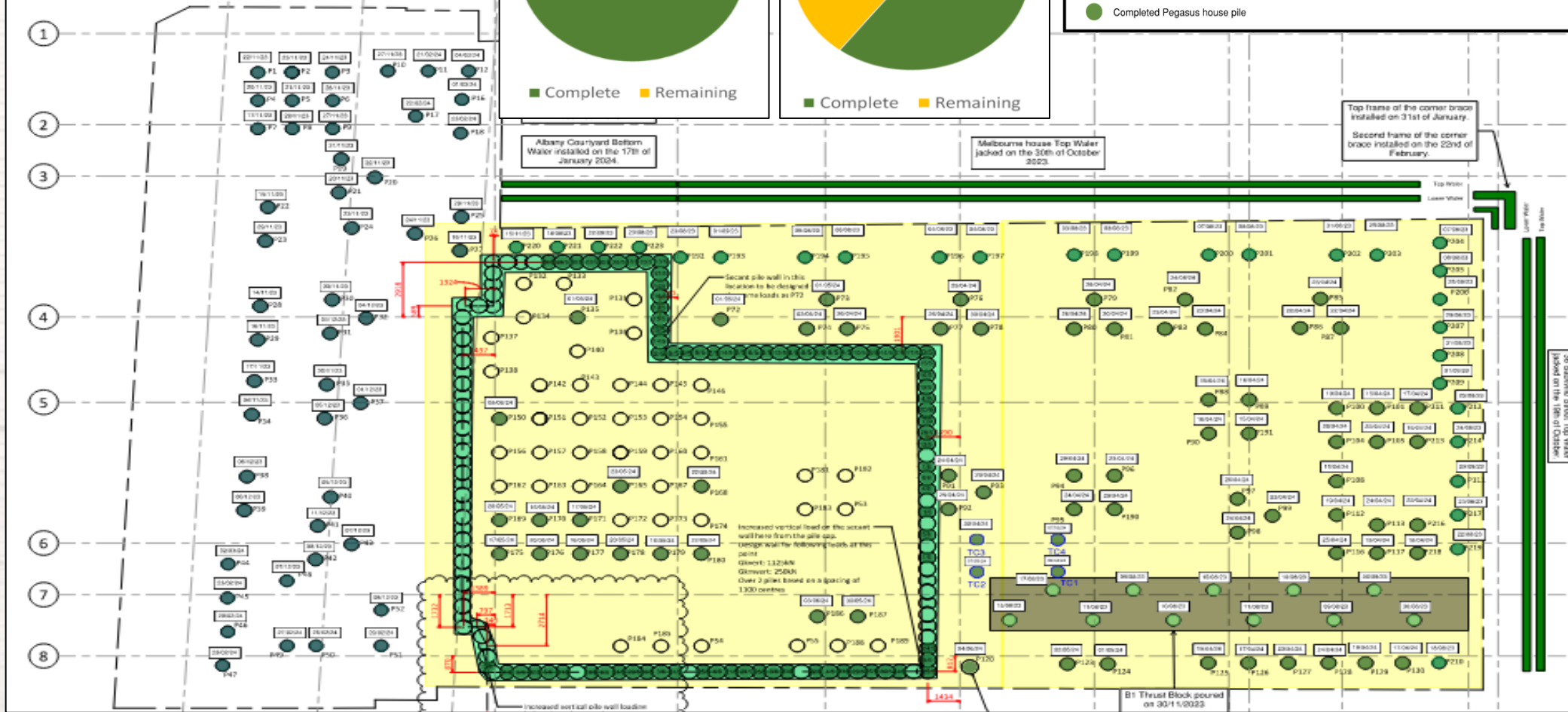
## Pegasus House Piling

### Piling Progress (COP 06/06/24)

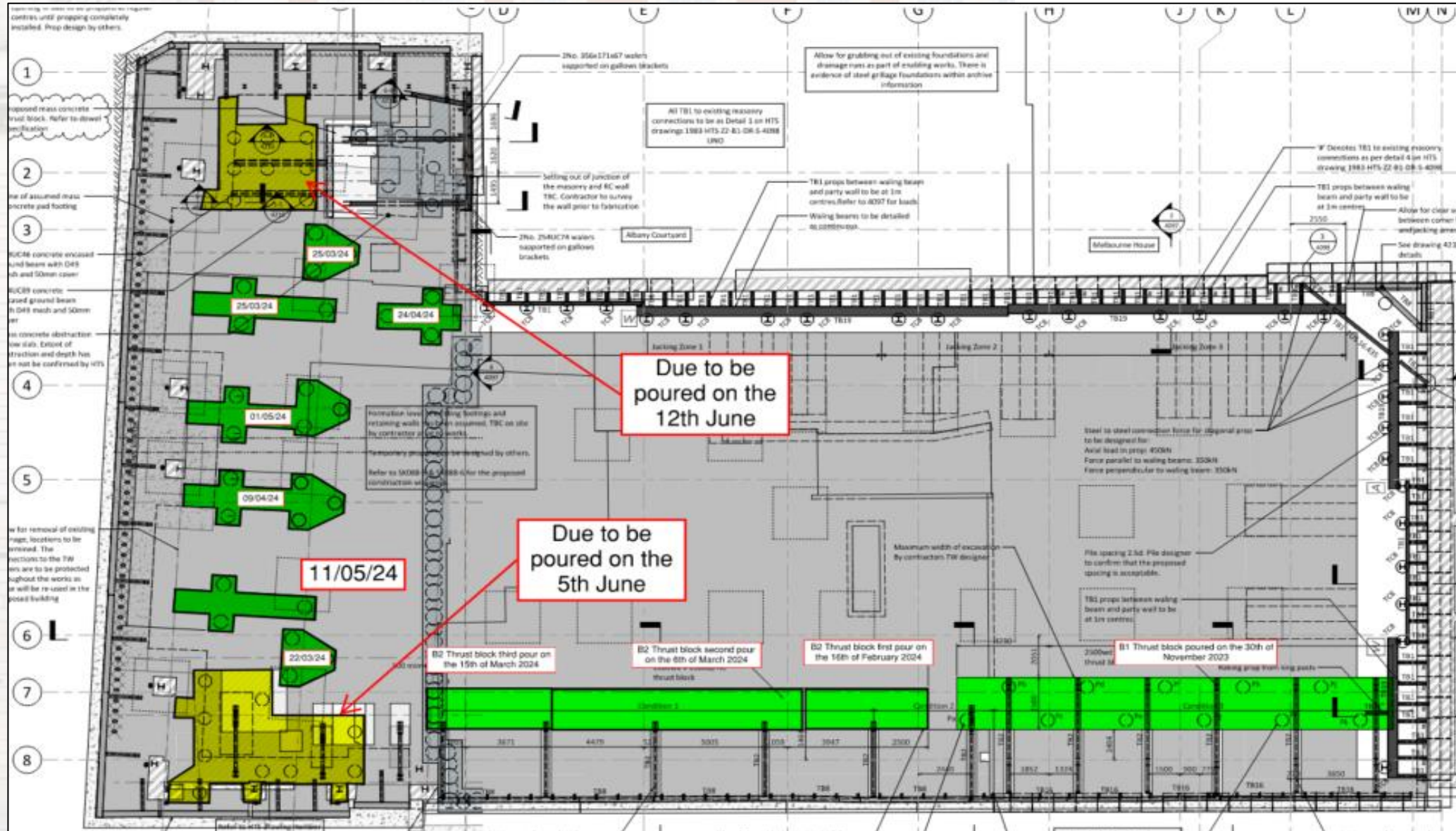


**Legend:**

- Completed Nuffled House pile
- Completed king post pile
- Completed thrust block pile
- Completed Pegasus house pile
- Pile Mat Installed
- Guide Wall Installed



# Pile Cap Progress

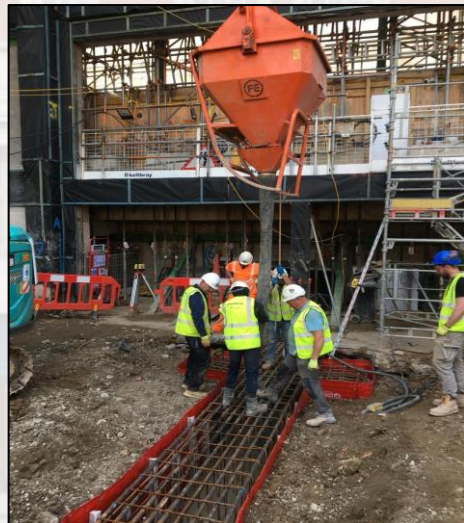


Progress of works

# Pile Cap Progress: Poured 11.05.24

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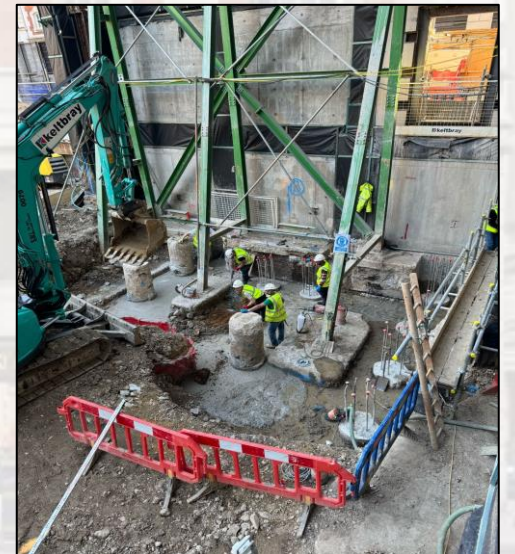
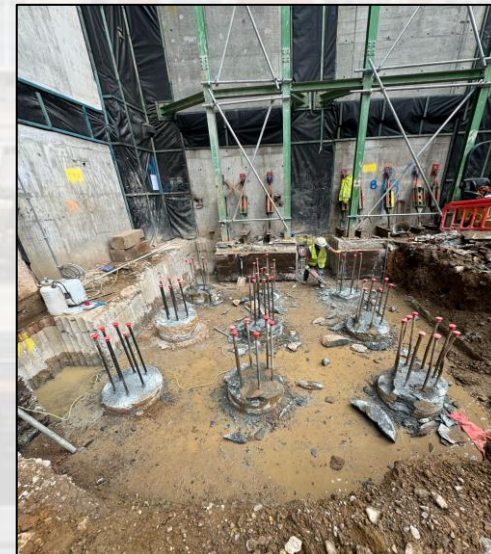
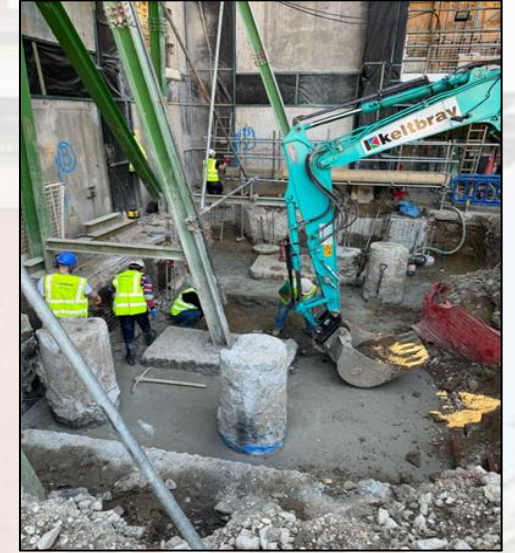
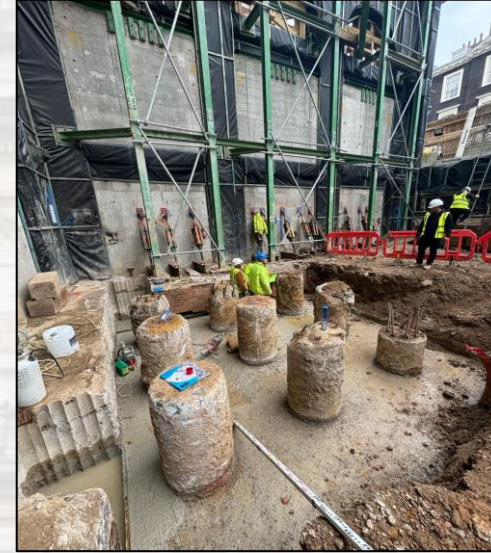
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Progress of works

# Pile Caps East & West NH: Reduced Dig & Breaking Down Piles

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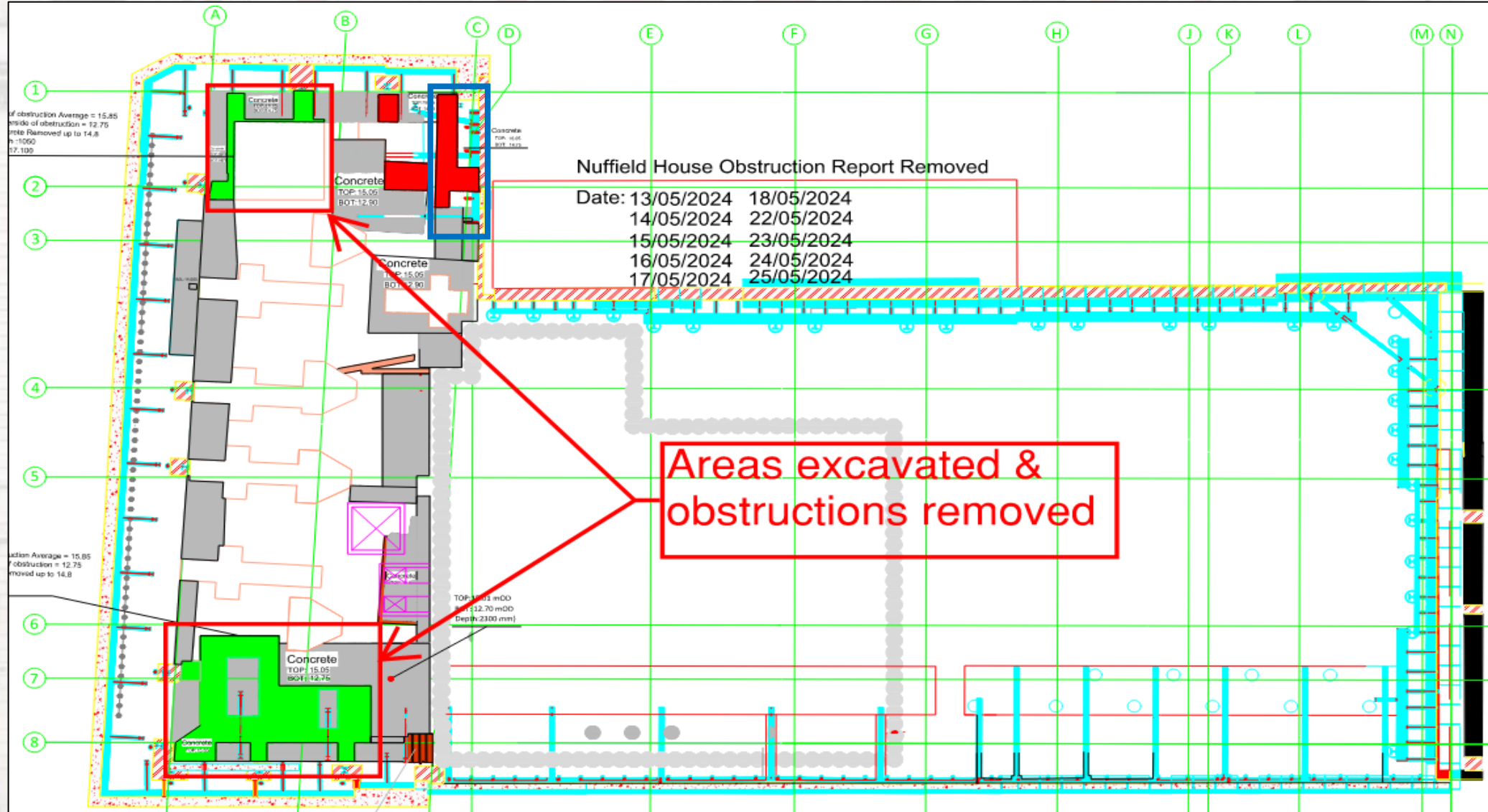


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## Obstructions / existing foundation removal

Progress of works

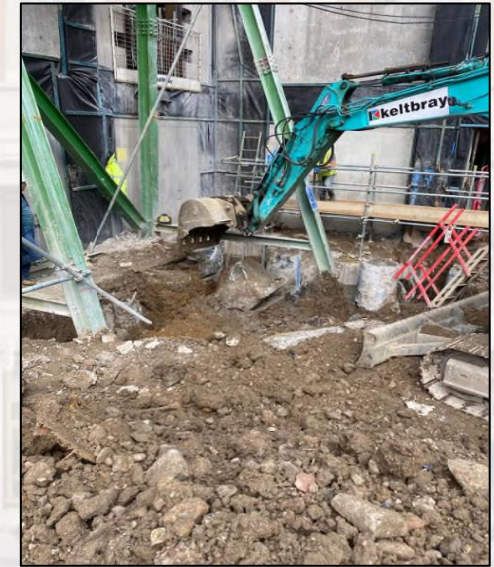
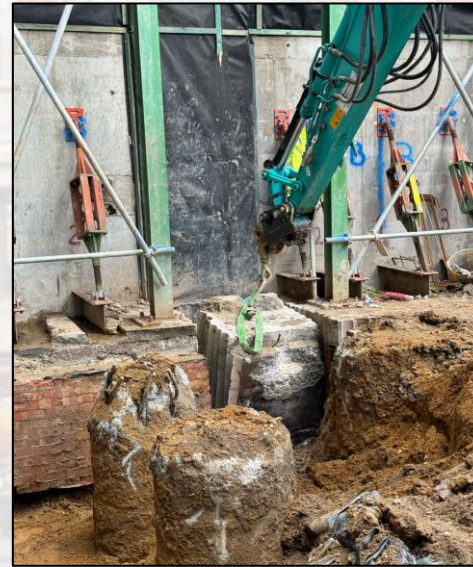
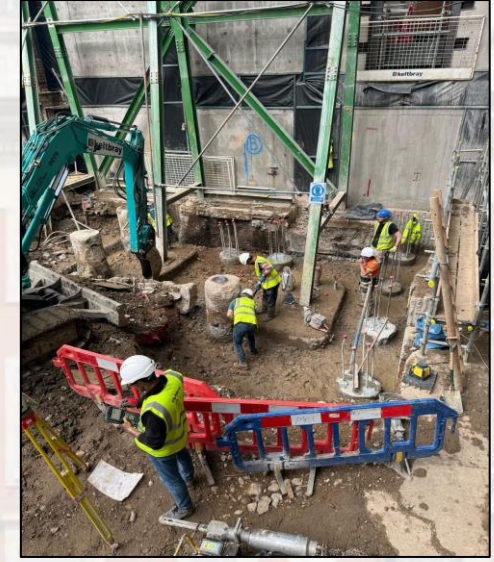


Progress of works

# Pile cap excavation and existing foundation removal

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Progress of works

# Existing foundation removal: Steel grillage 13.06.24

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Progress of works

# Existing foundation removal: Steel grillage 13.06.24

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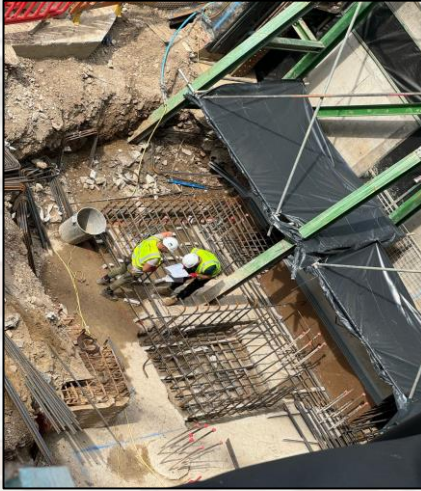
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Progress of works

# Pile Caps East & West NH: Reinforcement and waterproofing

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## Works completed in previous 12 weeks:

- **Nuffield House**
  - Nuffield House pile cap formations and removal of existing foundations continued.
- **Pegasus House**
  - Pegasus House obstructions have been removed.
  - Pegasus House UXO survey was completed.
  - Second phase of underpinning works complete on Sackville Street elevation.
  - 66% of piling completed.
  - Secant pile guide wall completed.
  - L-block loading bay at gate 4 was completed.
- **Site Boundary**
  - Façade access scaffold continues to be erected. Currently 75% complete.
  - Turnstile and new hoarding installed.
  - Perimeter hoarding re-painted.

12 week look ahead

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Scheduled works for the next 12 weeks:

- **Substructure works continue.**
  - Pegasus House piling will complete.
  - Pile cap formations in Nuffield House, including the removal of existing foundations, will complete.
  - Pegasus House pile cap formation will commence.
  - B2 capping beam construction and temporary prop installation will commence.
- **Temporary work installations continue.**
  - Excavating / reducing level in Pegasus House for temporary works and piling.
  - Façade access scaffold installation will complete ready for consultant inspection.
  - Tower Crane One erection is scheduled for the weekend of the 3rd & 4th August 2024.



# Notable works

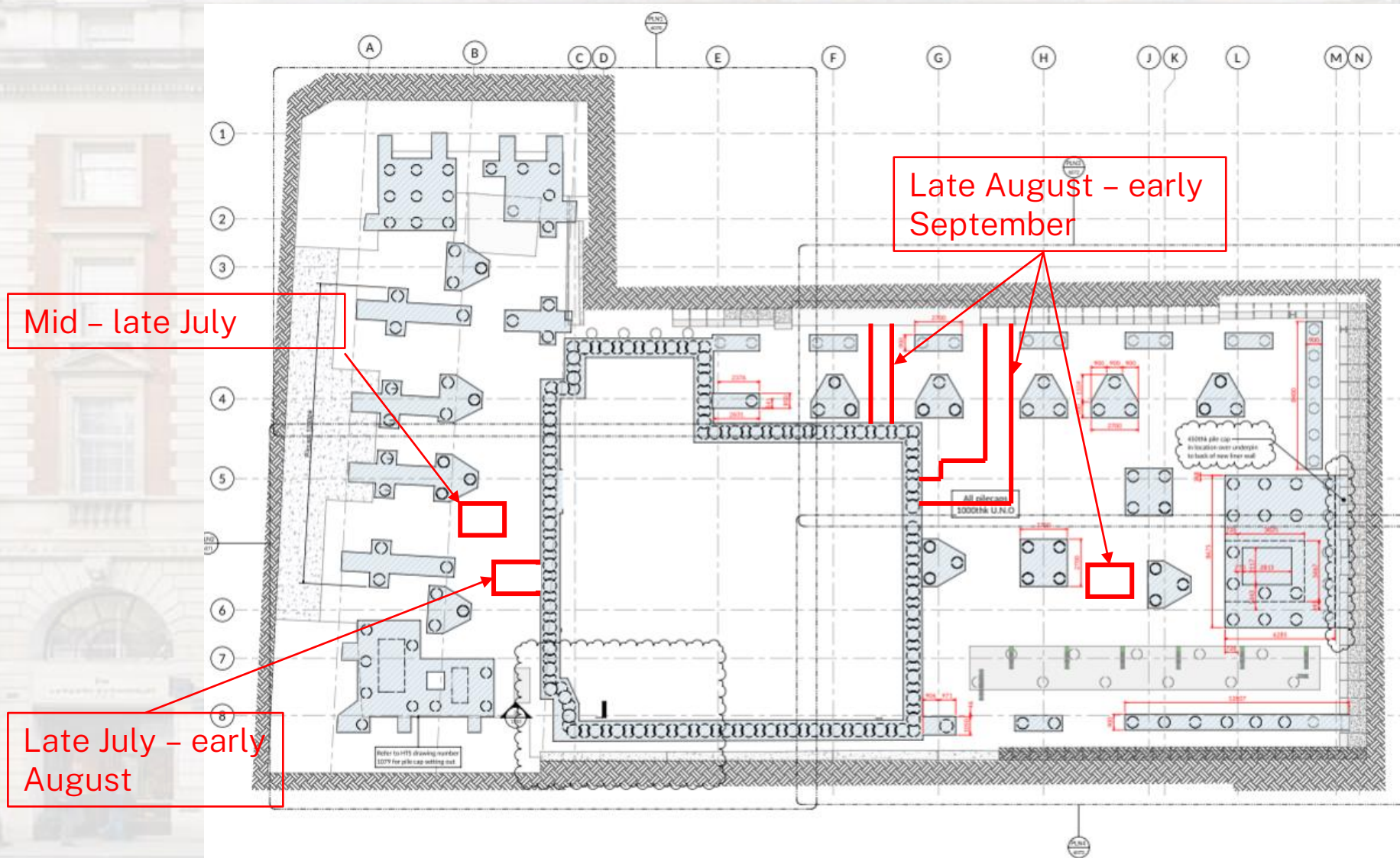


## Works visible / audible at perimeter of site

- 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.
- 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.
- Trench sheet installations as part of temporary works to facilitate drainage and ventilation works

## Notable works

## Works visible / audible at perimeter of site



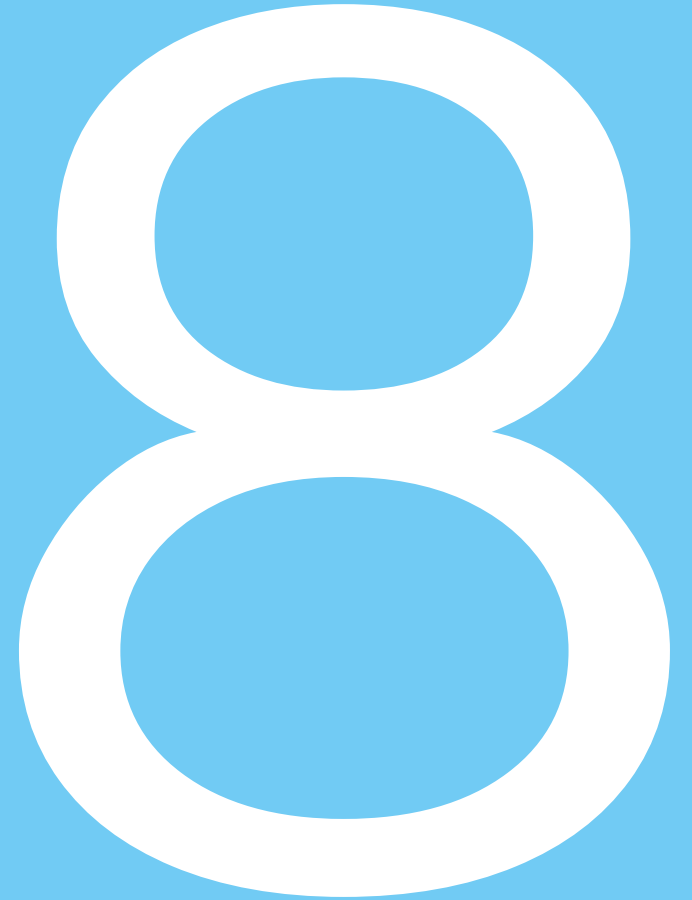
# Community engagement



## 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 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.

# Neighbour observations



## Observations and Feedback

In the period, three compliments and one complaint were received.

- Compliments
  - On 21<sup>st</sup> May, compliments were received following two separate occasions where McLaren team members assisted a member of the public with directions.
  - Field & Dawn, thanked us for our help and cooperation to allow the recent Pride flags to be installed. Following changes to the scaffold system since previous installations took place, new surveys and wind loading calculations were required to ensure the flags could be installed safely. We were grateful for the opportunity to support the local community and agreed to review all the requirements in order for the flags to be installed.
- Complaint
  - On 11<sup>th</sup> June, reports of vibrations experienced in a neighbouring property. At the time, an excavator was loading soil on to a lorry for removal from site. Following review of the vibration data individual spikes were present.

Questions and close





## Dates of Next Meetings

- Tuesday 9<sup>th</sup> July.
- August – TBC.
- Thursday 19<sup>th</sup> September .

## Dates of Next Newsletter Drops

- Friday 28<sup>th</sup> June.
- Friday 26<sup>th</sup> July.
- Friday 30<sup>th</sup> August.
  
- 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?

Together  
Supportive  
Agile  
Proud

