



Pegasus Mayfair

*Community Liaison
Group
Meeting No. 04*

7th September 2023

MCLAREN

Introduction

Welcome to our 4th 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



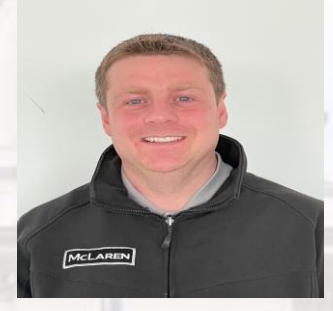
Phil Lee-Austin
Senior Site Manager



Ricci Gladwell
Programme Manager



John Moloney
Building Services Manager



Alex Talks
Community Liaison Coordinator



Piers Elliott
Senior Site Engineer

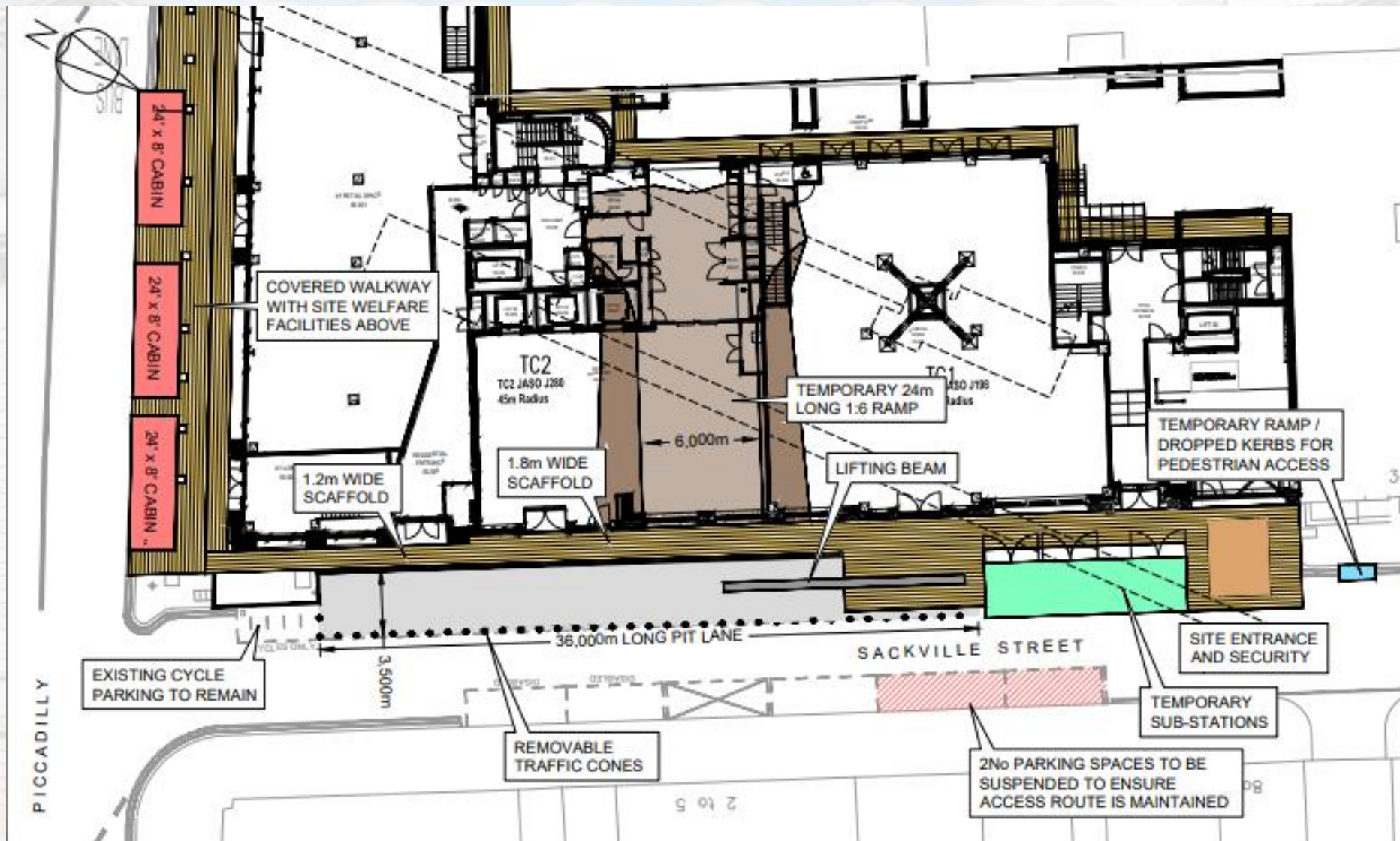


Gopi Singh
Site Manager/ Logistics Manager



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:

Deconstruct UK works

- Completion of façade retention system to Nuffield house (modifications are still required).
- Demolition of Nuffield House down to ground floor slab completed.
- Demolition of Pegasus House down to basement slab completed.
- Deconstruct UK scaffold gantry on Piccadilly removed.
- Deconstruct UK completed underpinning within their scope.
- Deconstruct UK decanted from site.

McLaren works

- 1st phase of piling works complete.

Progress of Works



12 Week Look Ahead

Next 4 weeks

- Substructure works
 - Localised demolition of existing B1 slab for probing works.
 - Underpinning along Sackville Street.
 - Piling works to continue, including the below:
 - King post installation and associated jacking.
 - Remedial works.
 - Removal of obstructions.
 - Excavation and installation of thrust block piling cap in Sackville Street.
- Temporary works
 - Remedial works to party walls to enable jacking of party walls.
 - Installation of raking props.
 - Modification to façade retention structure.
- Scaffolding gantry installation to Piccadilly and Sackville Street.

Week 5 to 12

- Preparation works and continuation of mini piling installation.
- Underpinning works to Sackville Street elevation continues.
- Progressing the installation of the temporary works to retain Albany court/Sackville street by installing waler beams and thrust blocks.



Notable Works

- Scaffold installation around façade continues.
 - The initial works will be the scaffold gantry on Piccadilly in preparation for installation of welfare cabins on 26th September.
- 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.

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.

Community Engagement

Observations and Feedback

- One complaint has been received in the last period.
 - Vibrations were experienced in a neighbouring property on the 31st August. At the time of the complaint, activities on site were backfilling of a hole and vehicle movement.

Questions and Close

Dates of Next Meetings

- Thursday, 5th October.
- Thursday, 2nd November.
- Thursday, 7th December.

Dates of Next Newsletter Drops

- Friday, 29th September.
- Friday, 27th October.
- Friday, 1st December.

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