



Pegasus Mayfair

*Community Liaison
Group
Meeting No. 08*

11th January 2024

MCLAREN

Introduction

Welcome to our 8th 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



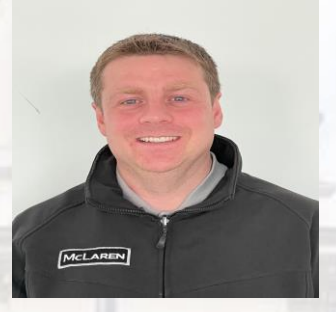
Garry McQueen
Project Director



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

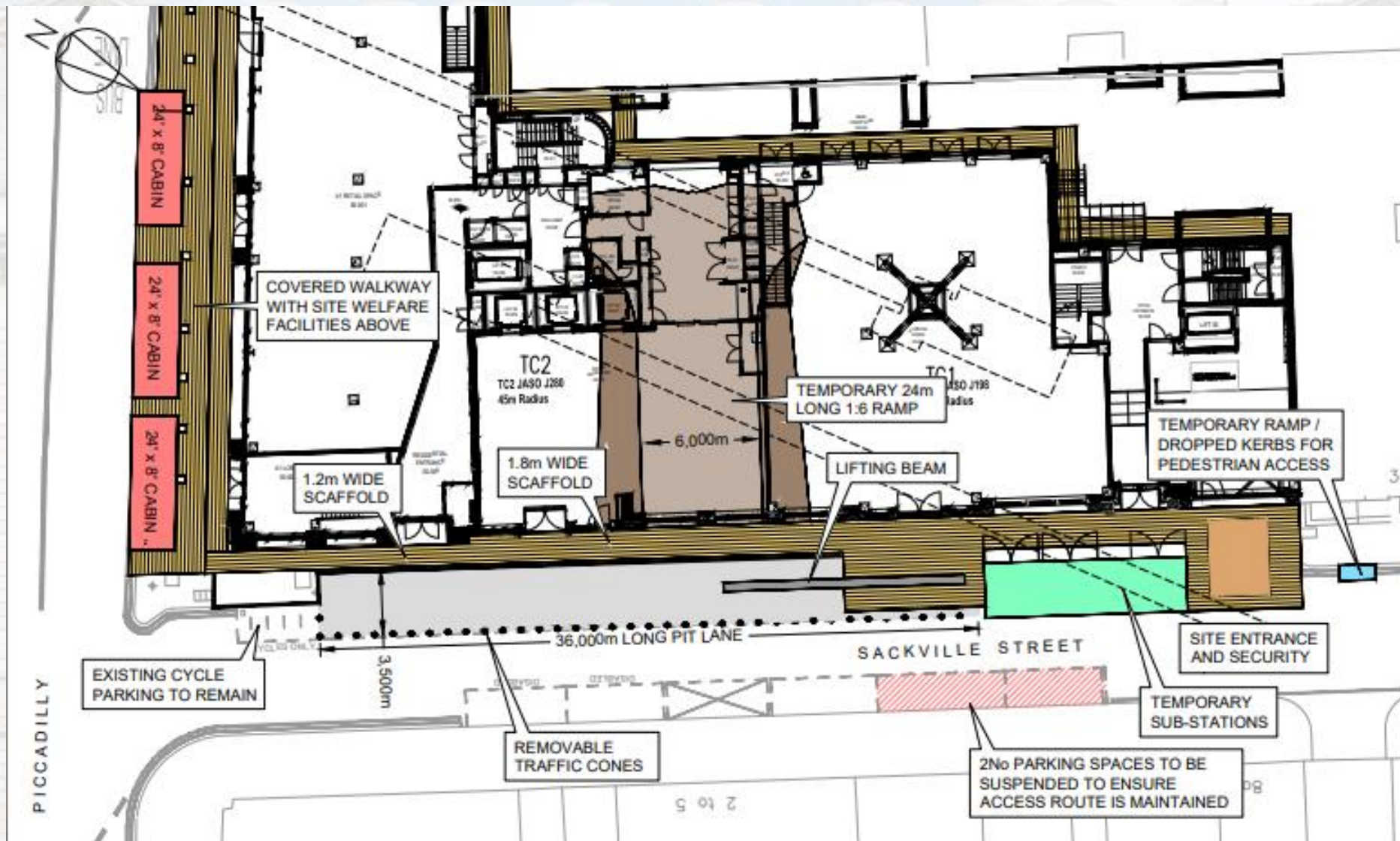


Gopi Singh
**Site Manager/ Logistics
Manager**



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:

- First phase of piling works complete.
- First Phase of jacking now complete.
- New delivery gate installation.
- 76% of Nuffield House piling is completed.
- Pegasus House probing 85% complete to anticipate any unknown obstructions.
- 75% of the B1 slab is now removed.
- Obstruction removal continued.
- Temporary works installations ongoing to allow excavations to commence.
- Adaptions to propping along Piccadilly elevation completed.
- Works commenced to breakout existing foundations to allow new pile caps to be installed in Nuffield House.

Progress of Works



Progress of Works



Progress of Works



12 Week Look Ahead

- **Substructure works continue**
 - Demolition of remaining areas of basement slab.
 - Excavating to facilitate temporary works install.
 - Piling enabling works:
 - Pile Probing.
 - Removal of obstructions.
 - Pile mat installation.
 - Piling works.
 - Underpinning works to Sackville Street elevation.
- **Temporary work installations continue**
 - Install B2 thrust block and associated propping.
 - Commencement of lower waler beam installation to 36 Sackville Street and Albany Court.
 - Raking prop remediation in Nuffield House.
- **Perimeter scaffold installation continues.**



Notable Works

- 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.
- Temporary emergency escape route.



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

- One complaint was received in the last period.

During a period of heavy rain, water ingress was reported on the 19th December. McLaren arranged for the top of the drain to be inspected which identified a large build of sediment causing a blockage and water pooling in that corner.

As a gesture of goodwill, McLaren removed the sediment. Once removed, the remaining rainwater drained away.

A further report of water ingress was made on the 2nd January. Following inspection, it was witnessed that the drain had become blocked again, possibly due to the adverse weather conditions experienced over the previous two days. All sediment built up around the drain was removed by hand to allow water to flow.

Questions and Close

Dates of Next Meetings

- Thursday, 8th February.
- Thursday, 7th March.
- Thursday, 11th April.

Dates of Next Newsletter Drops

- Friday, 2nd February.
- Friday, 1st March.
- Friday, 5th April.
- Project website and QR code: nuffieldpegasushouse.co.uk



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