



Pegasus Mayfair

*Community Liaison
Group
Meeting No. 07*

14th December 2023

MCLAREN

Introduction

Welcome to our 7th 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



Antonio Branco
Site Engineer



Piers Elliott
Senior Site Engineer

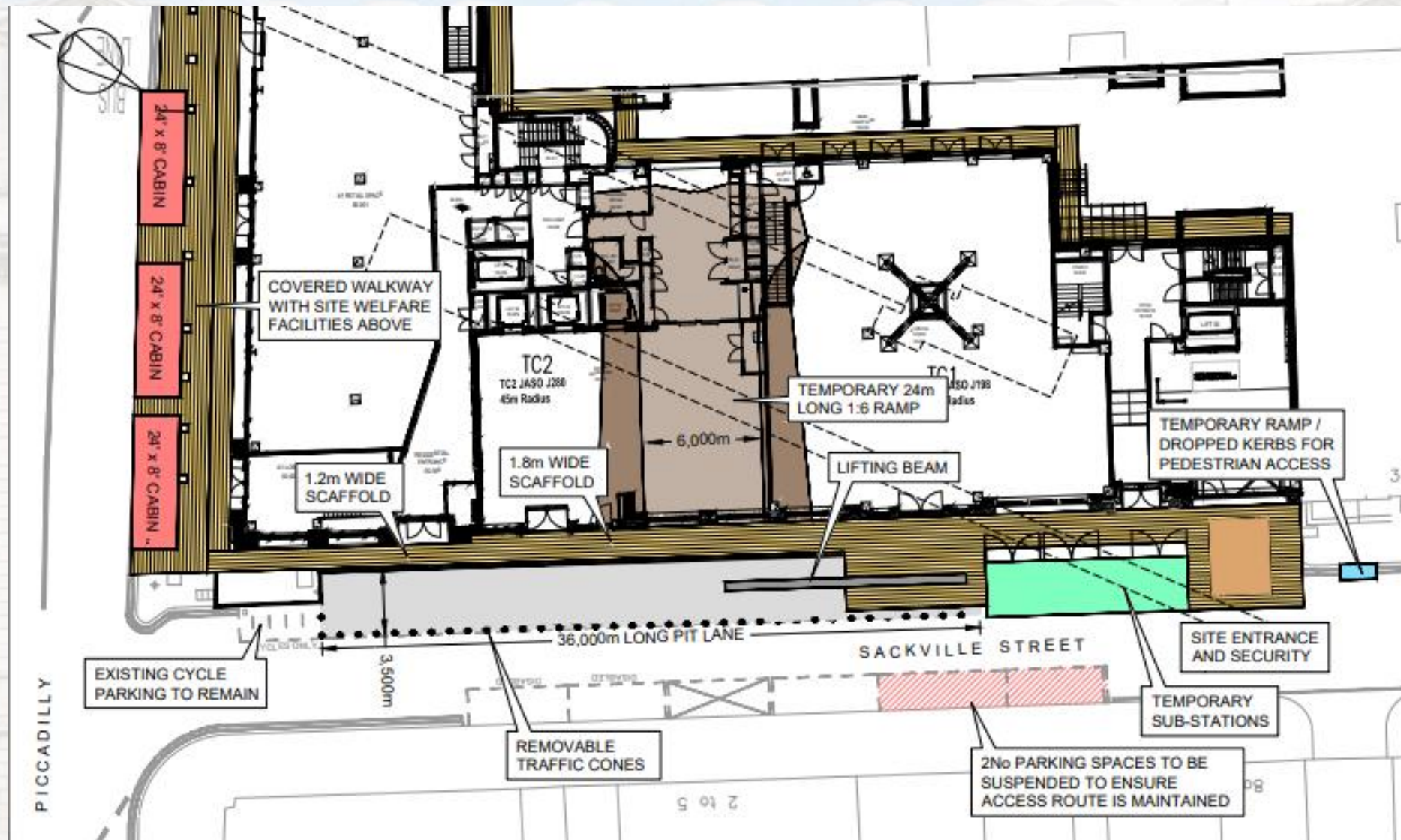


Gopi Singh
Site Manager/ Logistics Manager



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.
- Welfare cabins installed on Piccadilly scaffold gantry.
- First Phase of jacking now complete.
- New delivery gate installation.
- 76% of Nuffield House piling is completed.
- 50% 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.

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 works.
 - Underpinning works to Sackville Street elevation.
- Temporary work installations continue.
 - Commence stage 2 propping on Sackville Street.
 - B2 thrust block.
 - Lower waler beams.
 - Raking prop remediation in Nuffield House.
- Perimeter scaffold installation continues.



Notable Works

- Living green wall – Installation date 14th December.
- 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.

Christmas Shutdown

- The site will close for Christmas on Friday, 22nd December and will remain closed until Tuesday, 2nd January.
- 24-hour security will be in operation throughout this period.
- In the event of an emergency please contact Alex Talks, 0333 016 1581.

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

- Two complaints and one compliment were received in the last period.
- A complaint was received regarding works taking place on site on 23rd November. At the time of the complaint reinforcement installation was taking place in the thrust block and 1metre pockets of slab were being broken out to facilitate pile probing.
- Vibrations were felt in a neighbouring property. At the time, our vibration monitoring equipment reported that no amber or red exceedances were triggered, and works were completed within agreed limits. We will continue to monitor and proceed with caution whilst completing works on site.
- A compliment was received from a member of public who thanked a Traffic Marshall for helping with directions. She commented on how approachable and friendly the operatives in view of the public were.

Questions and Close

Dates of Next Meetings

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

Dates of Next Newsletter Drops

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



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