

Pegasus Mayfair

Community Liaison Group Meeting No. 27

10th July 2025

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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 Community engagement

07 Neighbour observations

08 Questions and close

Introductions

1

Welcome to our 27th 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

2

Meet the team...



Garry McQueen
Project Director



Alex Talks
Community Liaison
Coordinator



Chris Halls
Building Services
Manager



Eddy Bryan
Site Manager



Nic Middleton
Assistant Site
Manager



Piers Elliott
Senior Site Engineer



Gopi Singh
Site Manager/ Logistics
Manager



Andy Fine
Senior Site
Manager



Liam Gaunt
Assistant Site
Manager



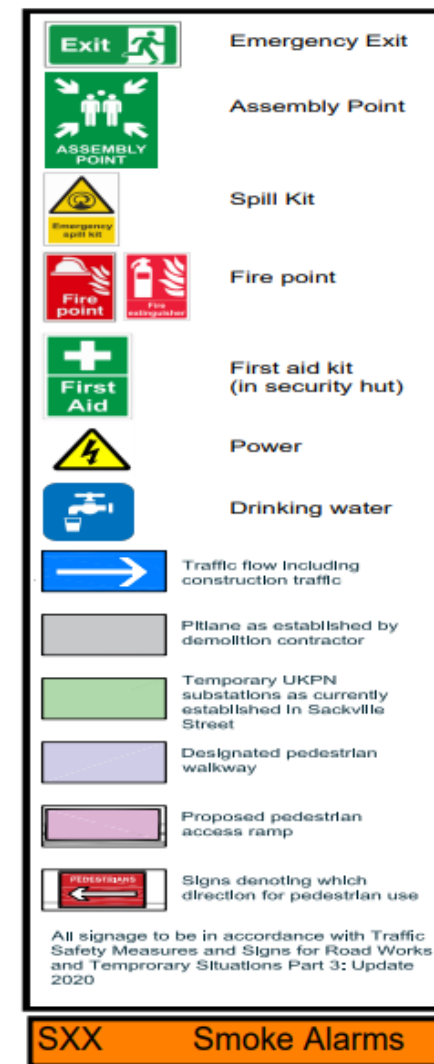
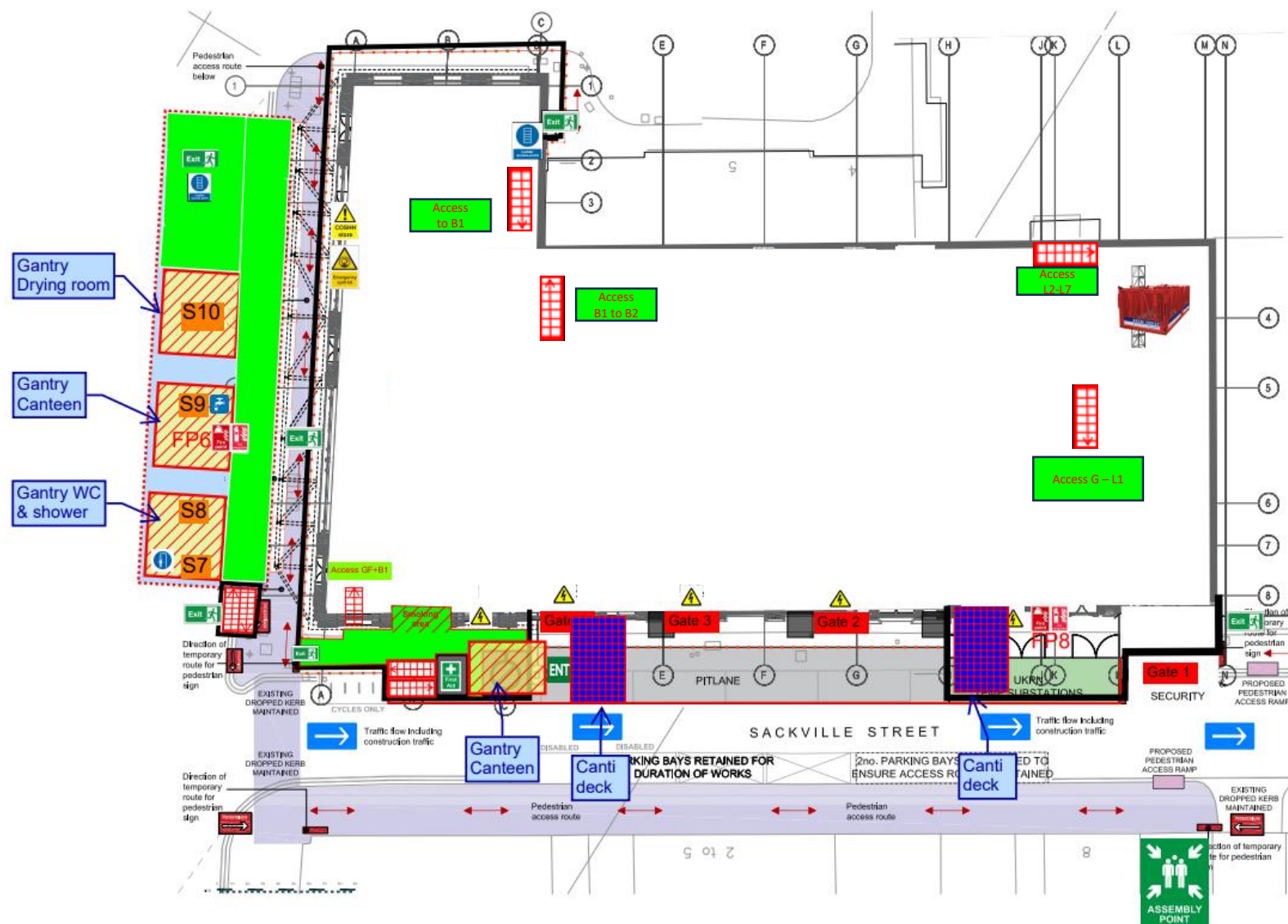
Preistty Ikong
Building Services
Manager
Apprentice

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.



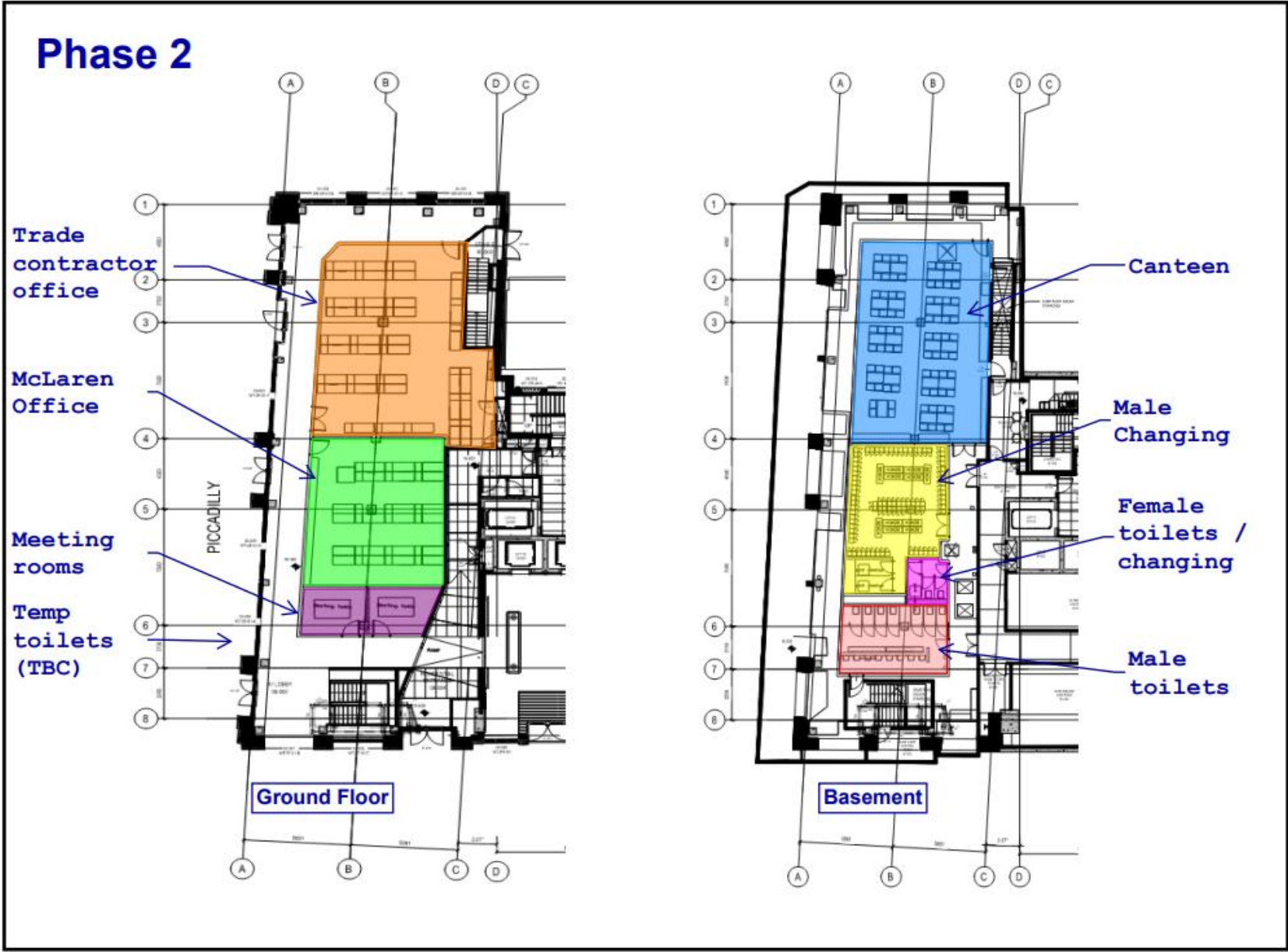
Hoarding / pitlane reconfiguration



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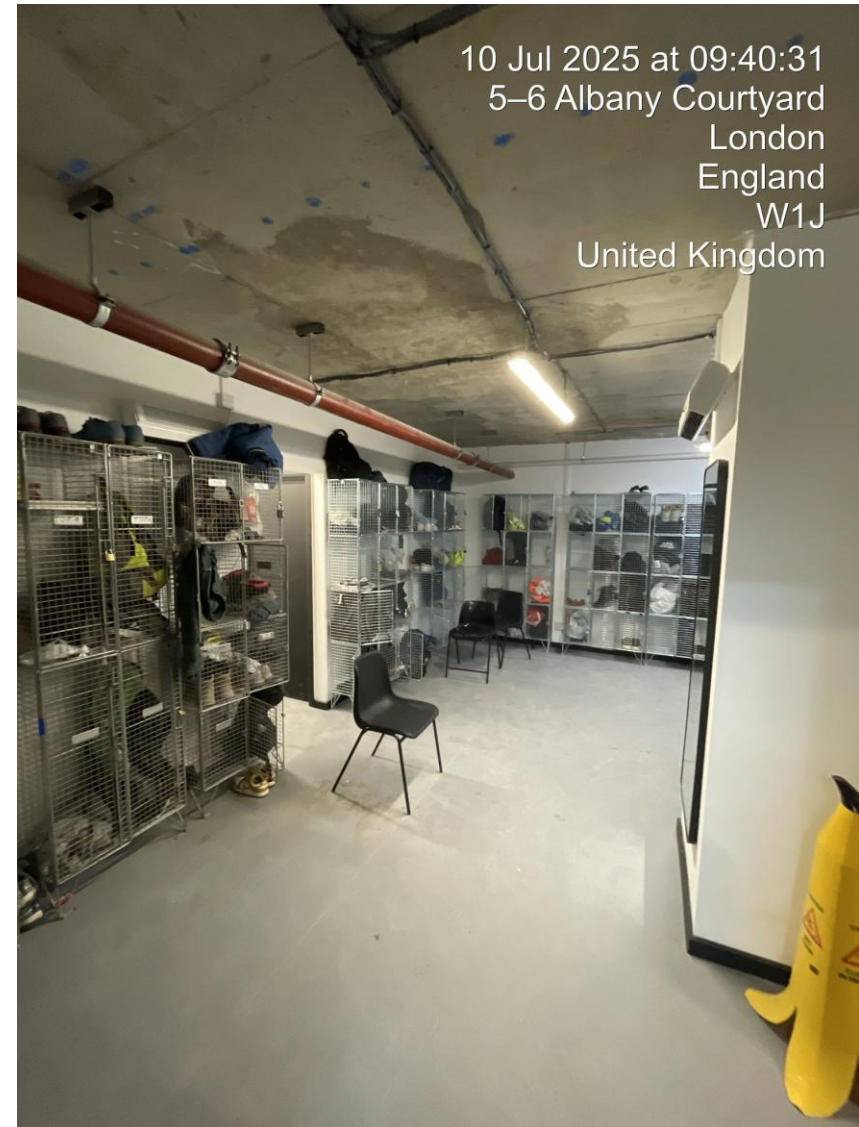
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Site Welfare:



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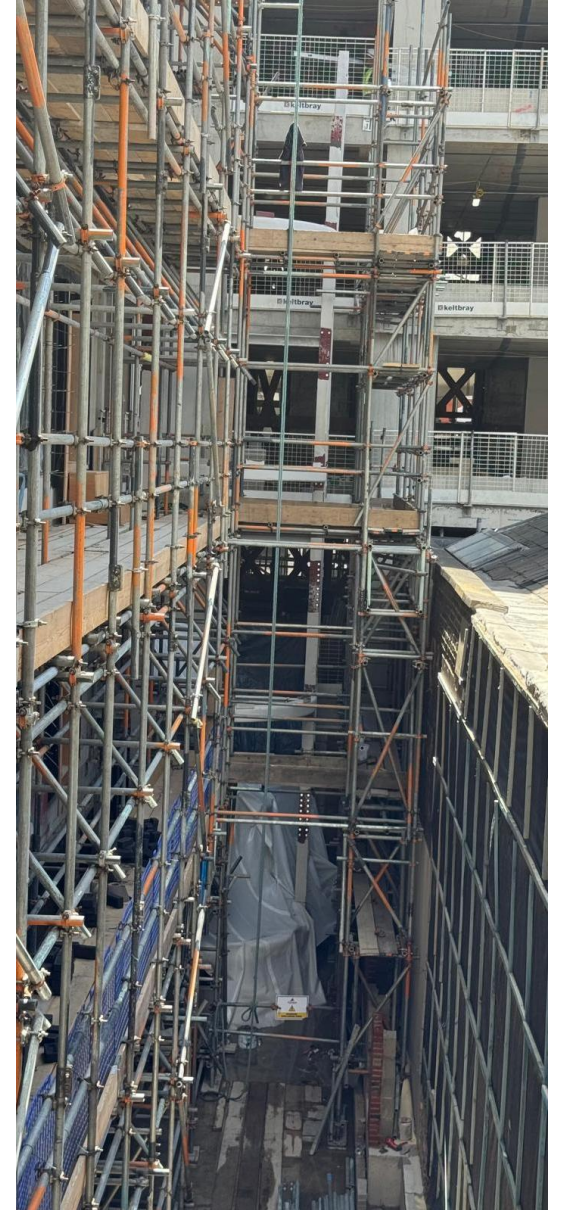
Site Welfare:



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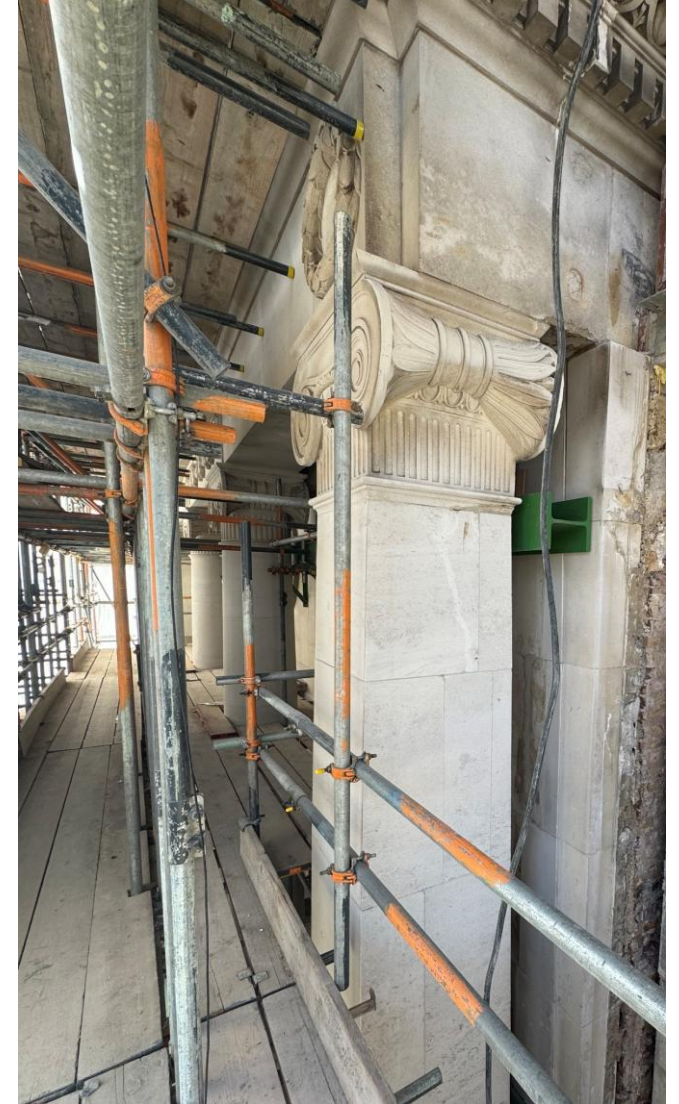
Perimeter access scaffold



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Piccadilly façade clean



Progress of works

4

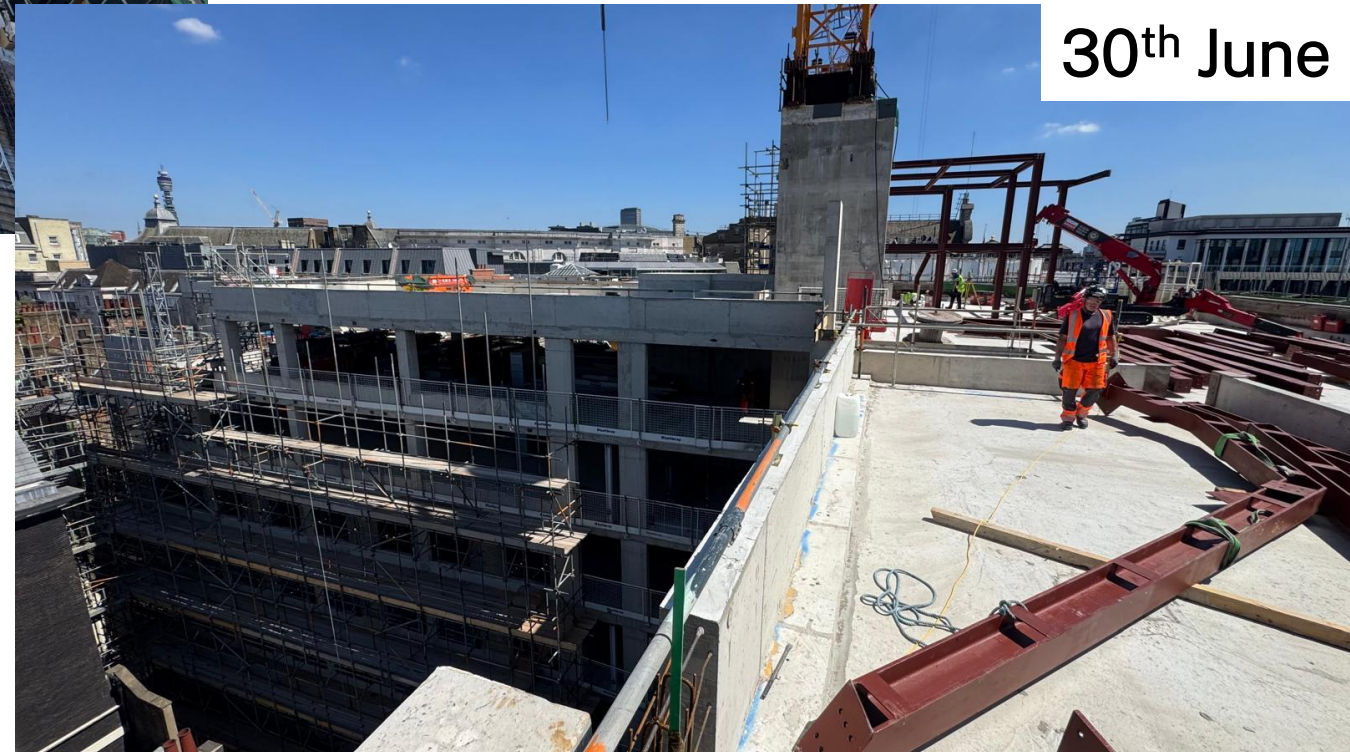
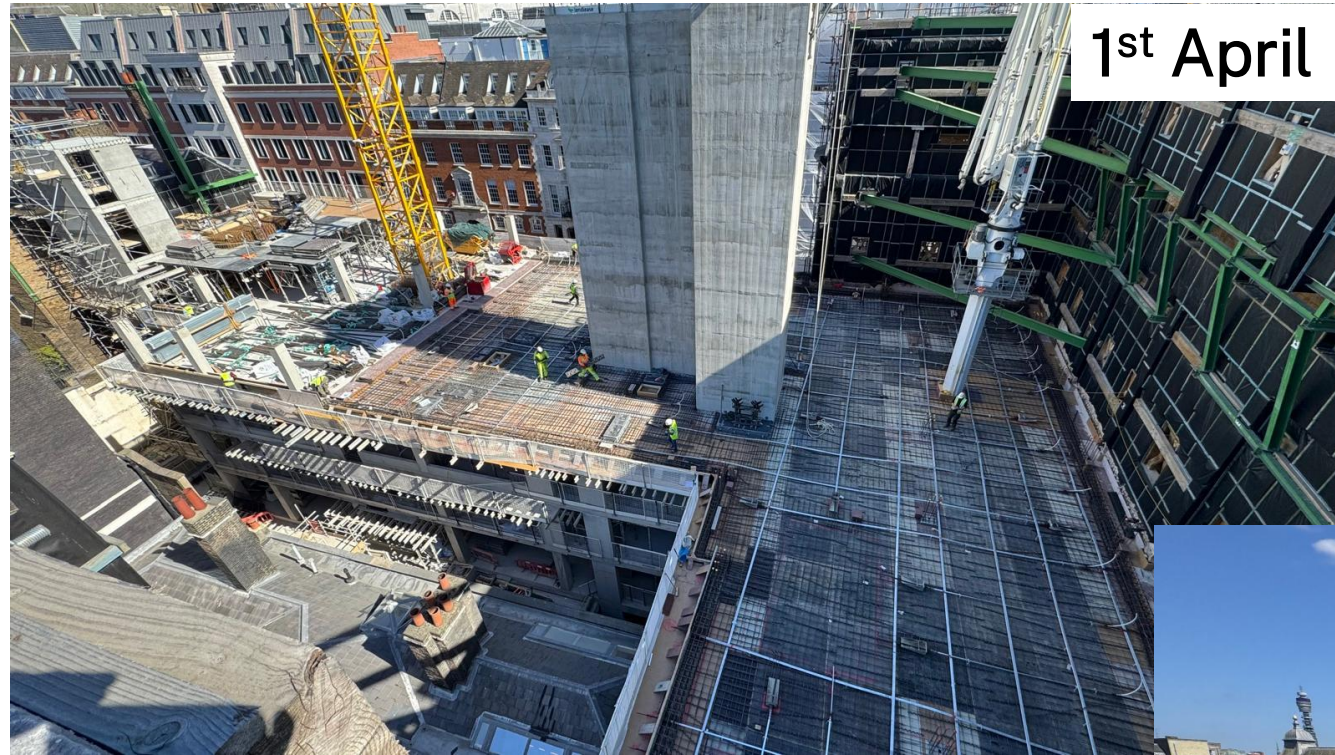
Tuesday, 1st July



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Q2 2025



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Timeline



July 2023



August 2023



September 2023



October 2023



November 2023



December 2023



January 2024



February 2024



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Timeline



March 2024



April 2024



May 2024



June 2024



July 2024



August 2024



September 2024



October 2024



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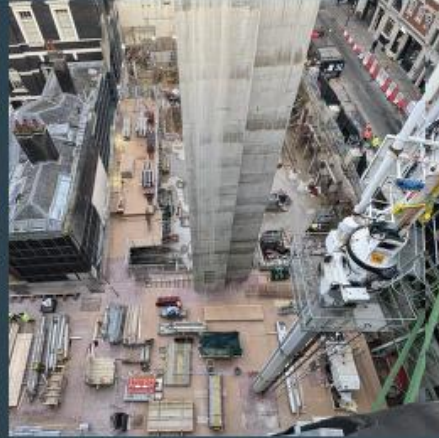


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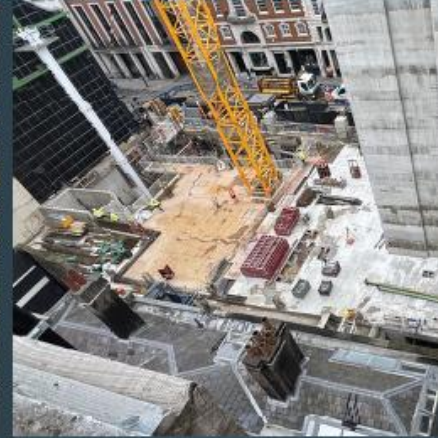
Timeline



November 2024



December 2024



January 2025



February 2025



March 2025



April 2025



May 2025



June 2025



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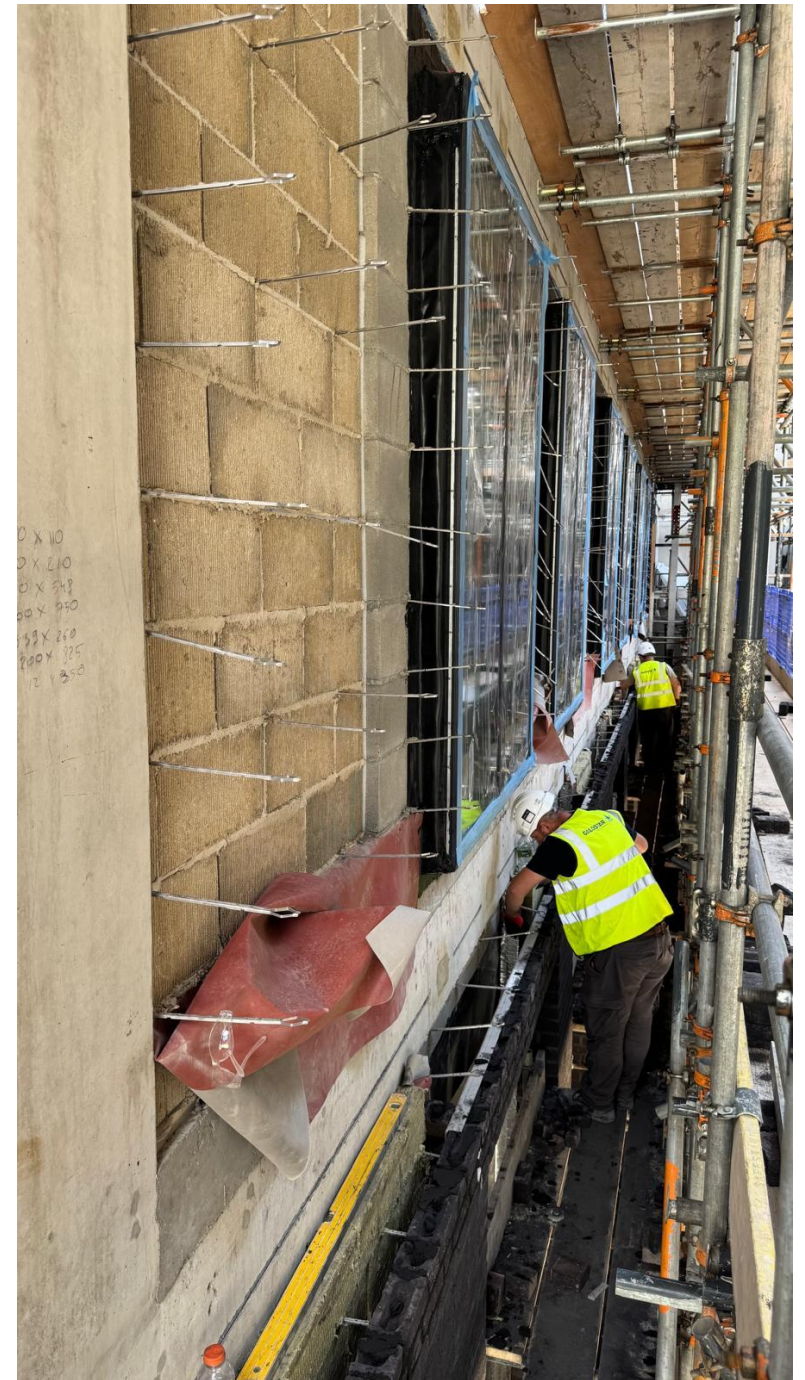
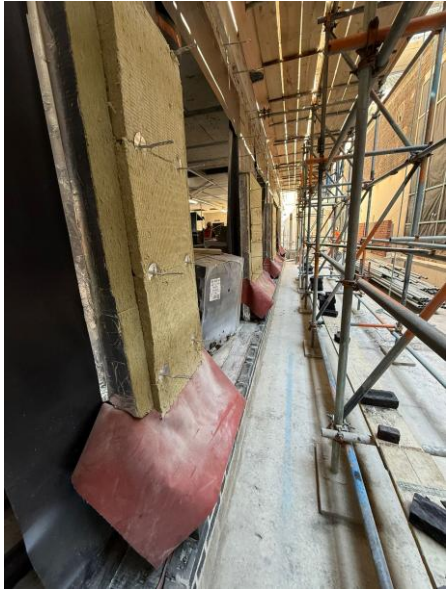
Concrete works



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Albany elevation: Brick façade



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Albany elevation: Aluminium windows



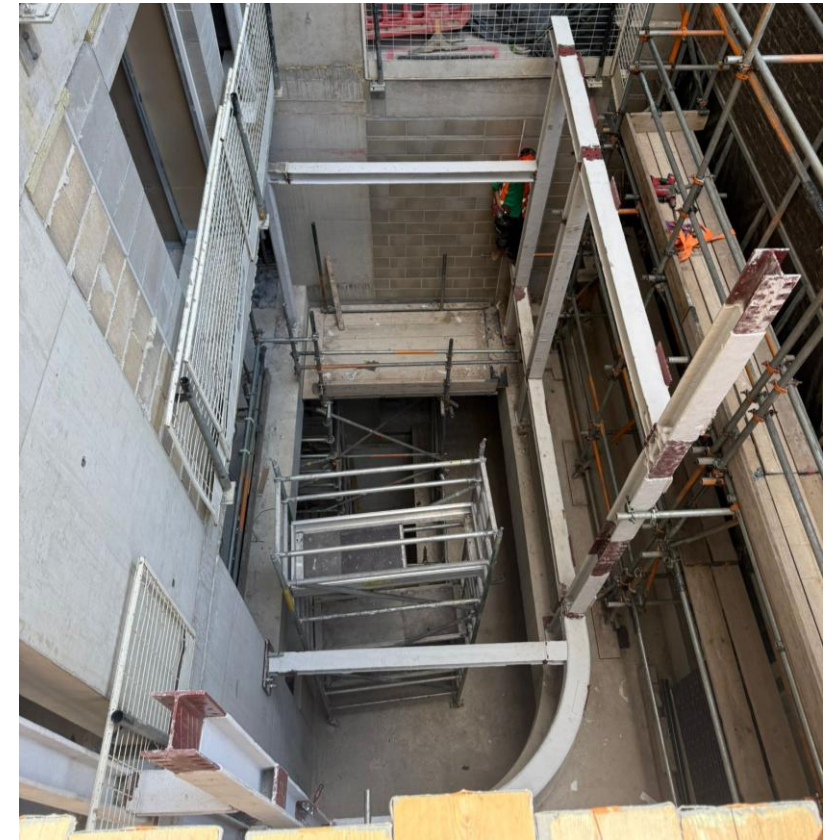
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Albany elevation: Aluminium windows



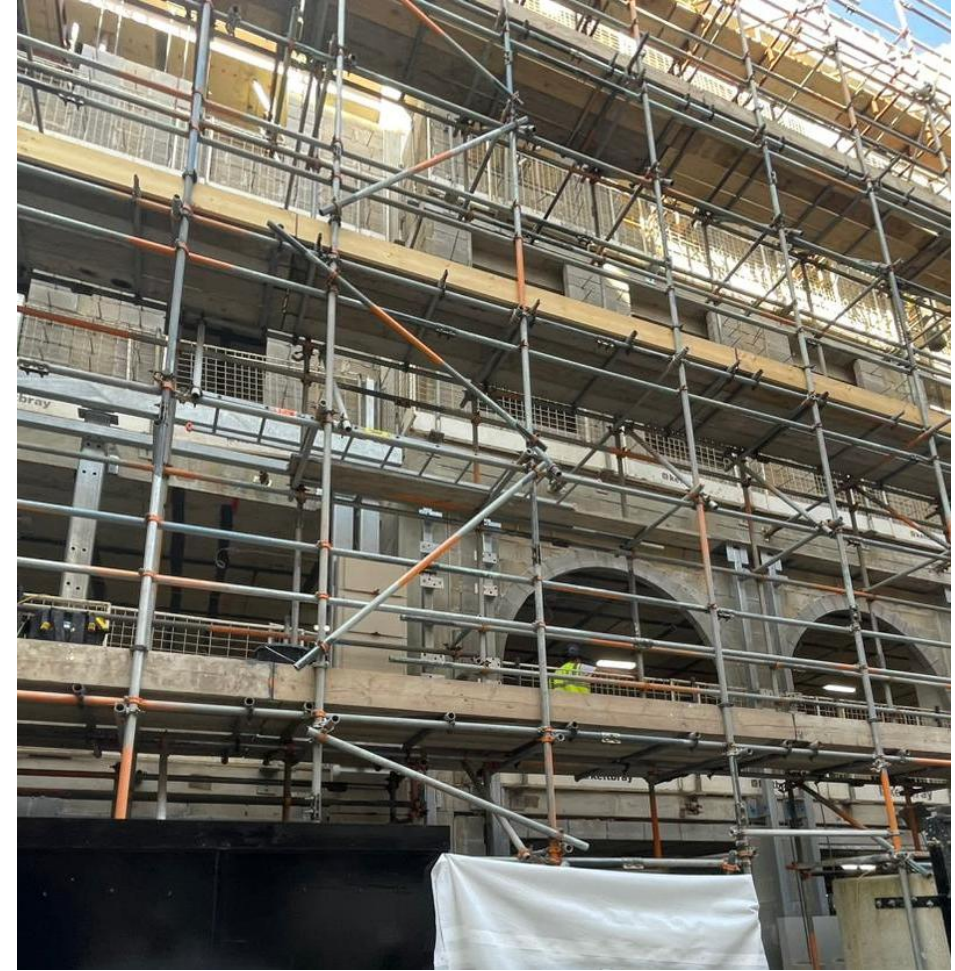
Feature Staircase



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Sackville Street: Stonework



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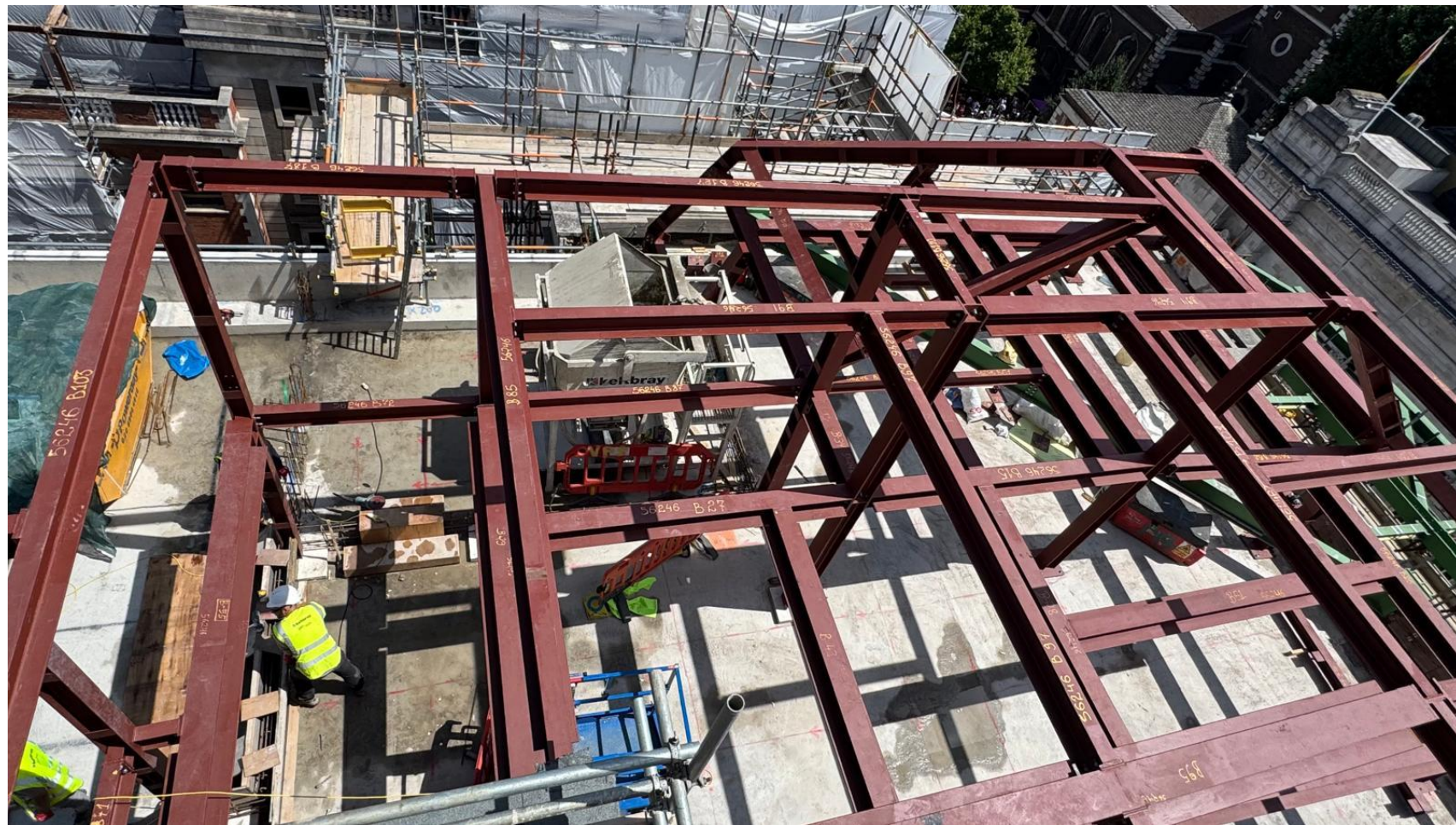
Sackville Street elevation



Sackville Street elevation



Piccadilly Mansard



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Sackville Mansard



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Information Classification: Protected

FRS Strike



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Information Classification: Protected

Fit-out

Internal blockwork



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Information Classification: Protected

UKPN works: Ground Floor



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Information Classification: Protected

UKPN works: Basement 1



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Information Classification: Protected

Basement blockwork



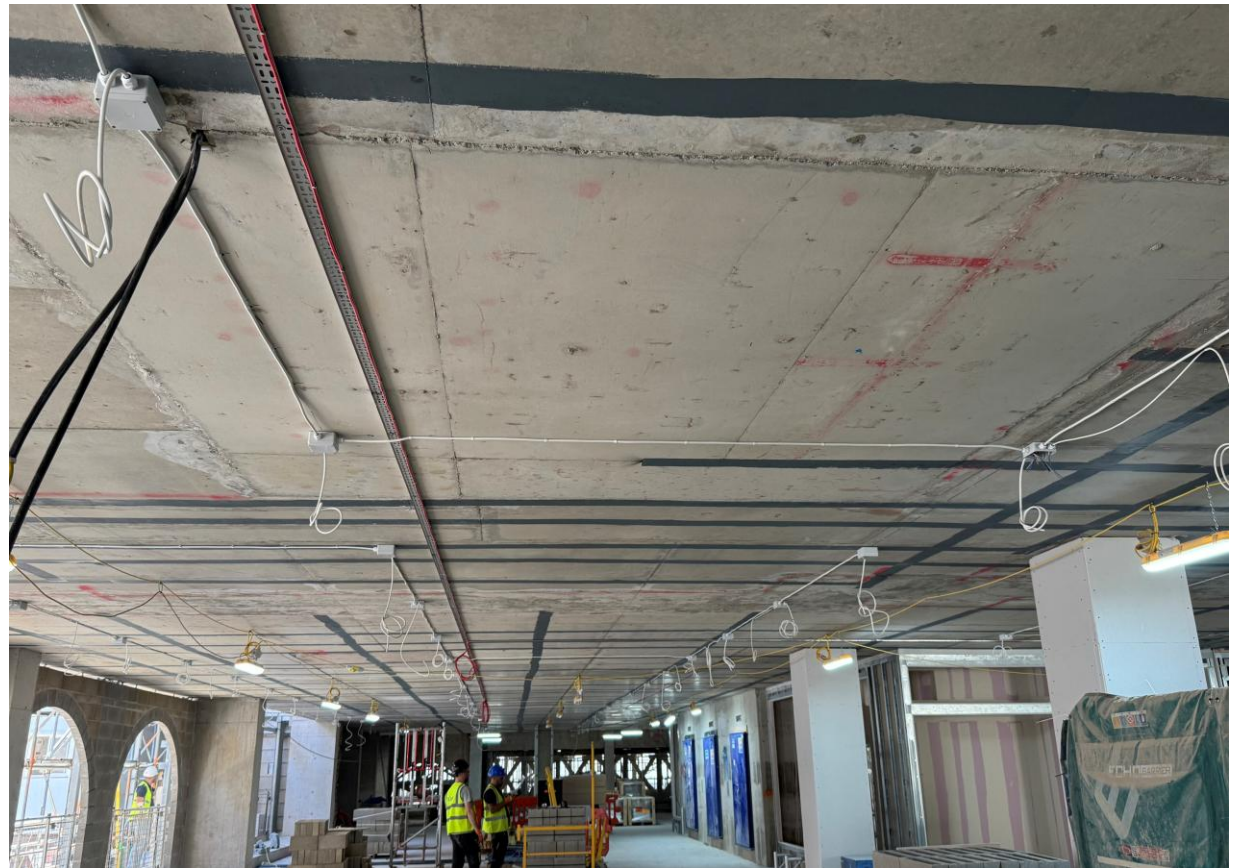
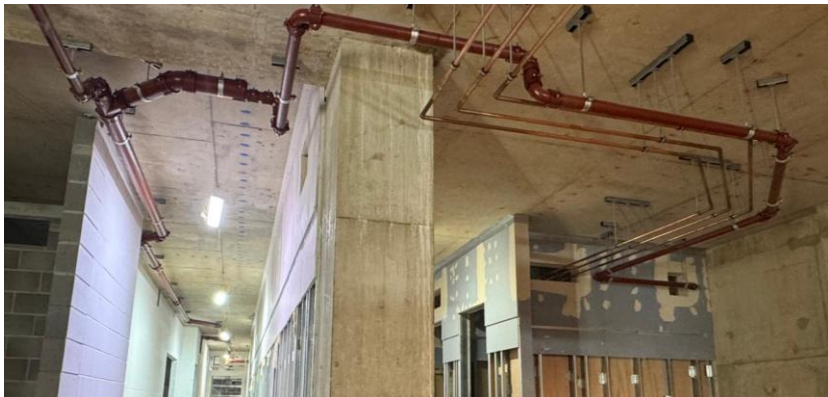
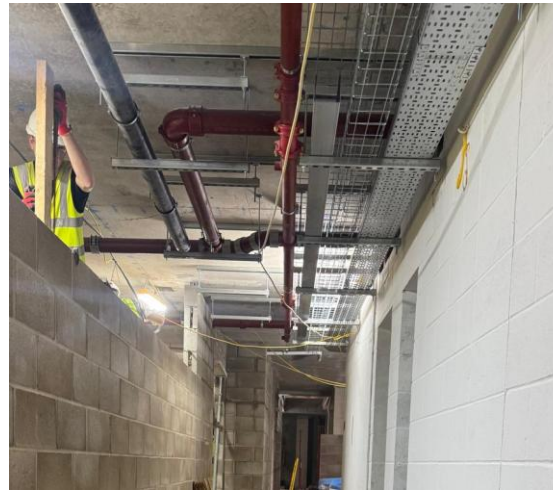
MEPH Install



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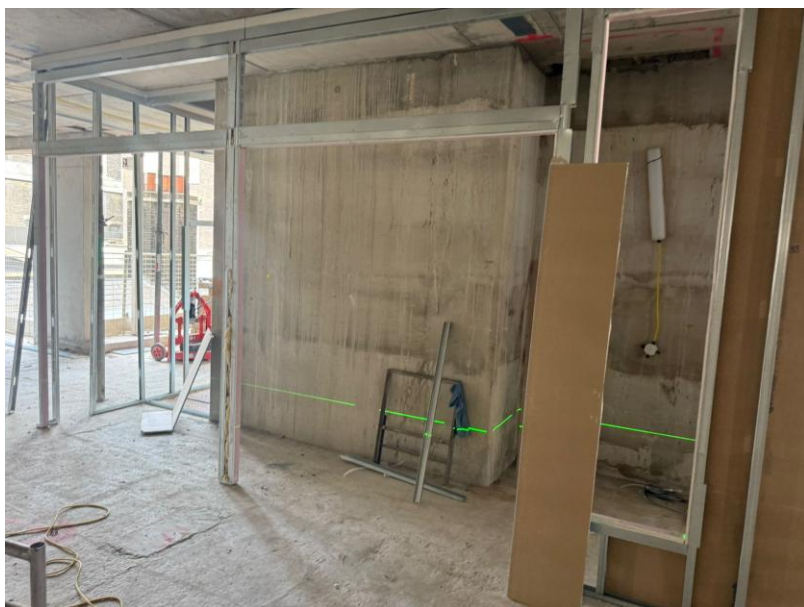
MEPH Install



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Drylining progress



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Information Classification: Protected

Drylining progress



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Information Classification: Protected

Site progress

Envelope

- **Concrete Works**
 - Level 7A pour complete.
 - Level 7 upstands completed following the final slab pour.
 - Nuffield House placing boom infills completed.
 - Level 1-7 struck with outstanding works in progress.
- **Albany Elevation**
 - Blockwork continued on levels 3-5.
 - Brickwork progressing GF-L1.
 - Aluminium windows installed L1-3.
- **Sackville St. Elevation**
 - Blockwork continued on levels 1-4.
 - Stone install progressing GF-L1 (bays 2 & 3).
- **Piccadilly. Elevation**
 - Façade to PT tie angles complete L1-L6, L7 to complete this week.
 - FRS strike commenced.
 - PAYE façade clean first visit complete.

Temporary Works / Site Logistics

- Perimeter Access Scaffold.
 - Albany up to Level 5.
 - Sackville up to level 4, Niko rail install @L3 for stone installation.
- Ground floor welfare accommodation phase two ongoing.
- Hoist install progressed to level 4, to be extended up to L's 5&6 w/c 30/06/2025.

Fit-out

- MEP install B2, B1, GF & risers.
- MEP 1st fix ceiling void L's 1-4.
- Generator. Attenuators and silencers install complete and room built.
- Decorating continued in B1.
- Screeding continued in B1.
- UKPN room, durasteel and doors installed, B1 & GF, inspection arranged w/c 30/06/2026.
- Internal blockwork continued in B1 & GF.
- Dry lining progressing on levels 1-3, L4 set out.
- VOK doors installed to the lift shafts.

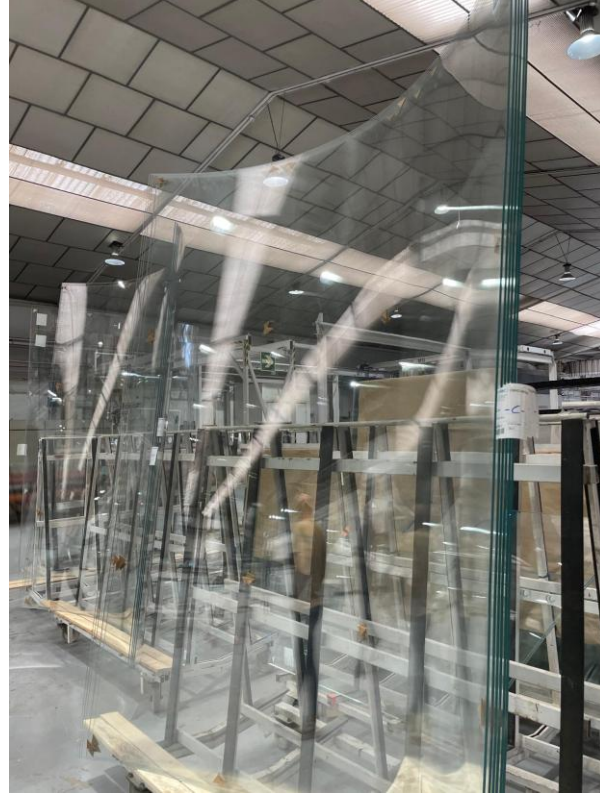
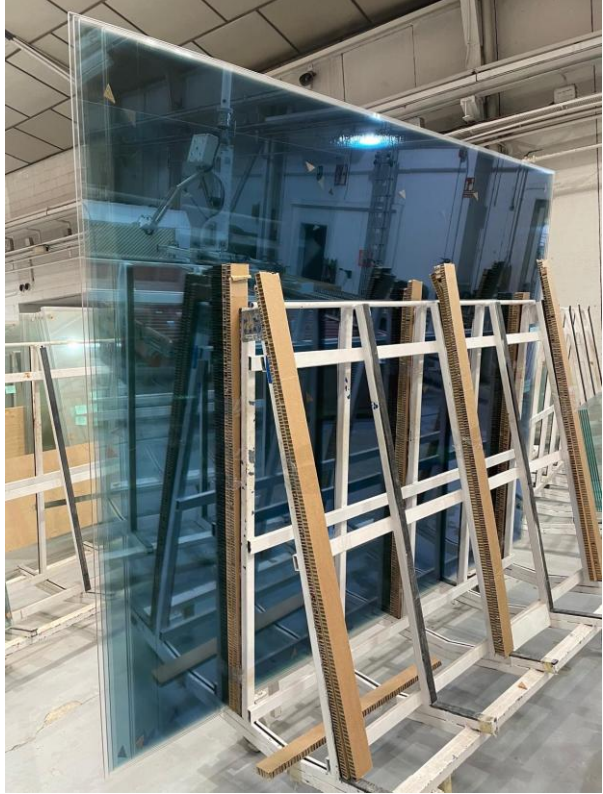
Other notable works

- Hoarding graphics complete to Piccadilly elevation.

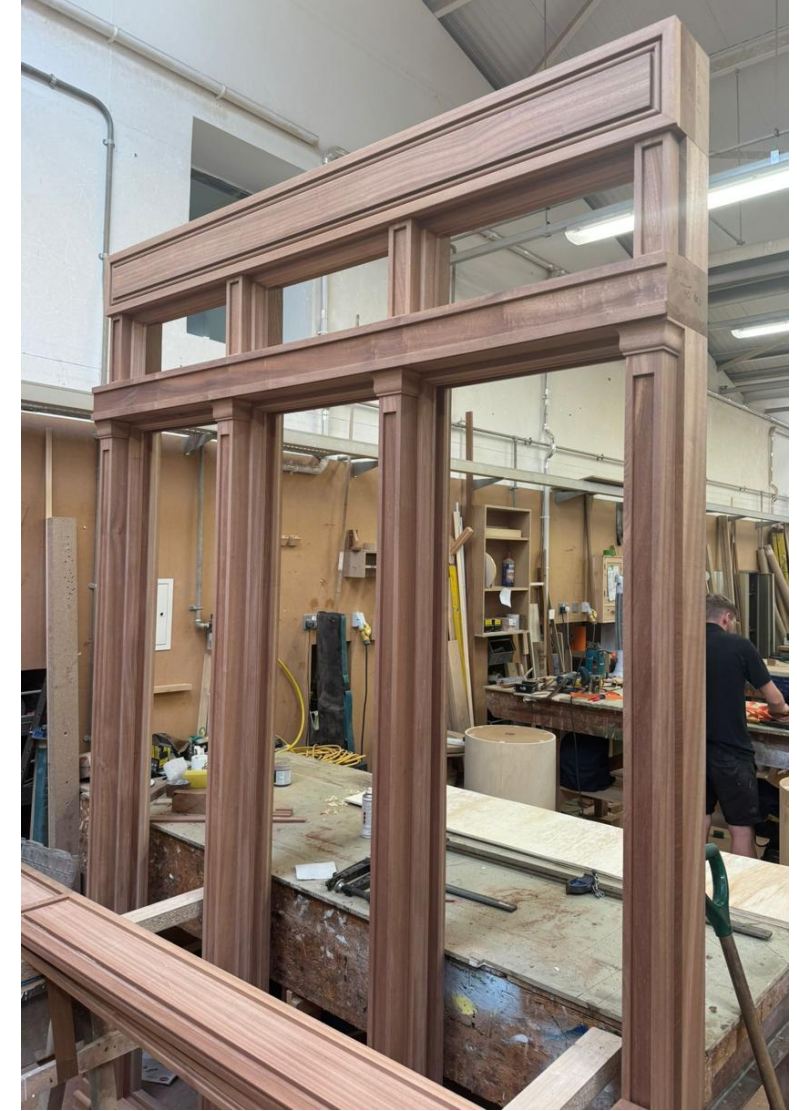
Samples, off-site manufacture and testing

- Factory visit to Brown & Carroll 01.07.25.

Off Site manufacture: OAG Fabrication Update



Off Site manufacture: Shopfronts



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Off Site manufacture: Timber windows



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Information Classification: Protected

12 week look ahead

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4 week look ahead

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- **Concrete Works**
 - Upstands to complete.
 - Outstanding works and snagging to complete.
 - Keltbray decant from site.
- **Steelwork**
 - Piccadilly Mansard steelwork to complete during the next period.
- **Albany Elevation**
 - Brickwork and blockwork walls (internal and external), including supporting steelwork will continue throughout all floors.
 - Window installation will continue on the Albany elevation.
 - Feature Staircase primary steelwork to complete.
 - Curtain walling to stair A.
- **Sackville St. Elevation.**
 - Stonework will continue on the Sackville Street elevation.
 - Commencement of brickwork.
 - Window support steel on Sackville Street elevation will commence.

Fit-out

- Screeding will continue across all floors.
- MEP (Mechanical Electrical & Public Health) installation will continue across all floors.
- Drylining to continue throughout all floors.
- Washroom installation to commence.
- Firestopping to commence.

Roof works

- Roof steel installation will continue.
- Waterproofing to level 7 slab.
- Commence plant room install.
- Commence flat roofing.

Temporary Works / Site Logistics

- The external perimeter scaffold, providing access to build the façade will continue.
- Welfare fully operational.
- VOK doors complete to level 4.
- Hoist install to progress to level 7.
- Commence removal of façade retention on Piccadilly.

Other notable works

- Continue façade clean.

Samples, off-site manufacture and testing

- TBC

Community engagement

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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.

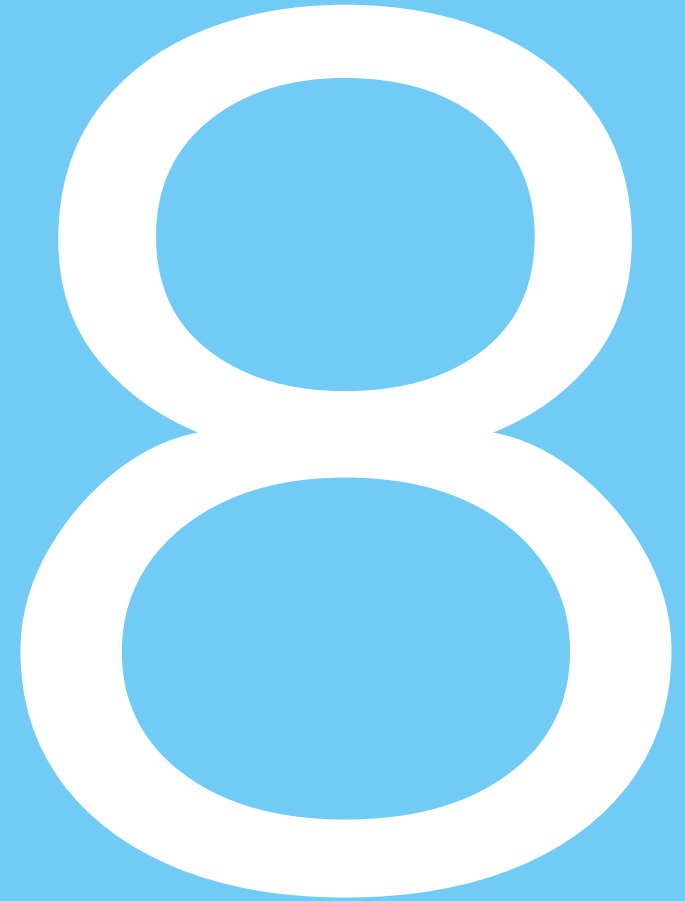
Neighbour observations



Observations and Feedback

- We have received 3 complaints in the period.
 1. Poor condition of the green ivy wall in Albany Courtyard entrance.
 - *All ivy panels will be replaced and an improved irrigation system installed. An install date will be shared once confirmed with the supplier.*
 2. Close proximity of scaffold staircase to the window of an Albany resident.
 - *The Haki staircase has been wrapped in monarflex in line with programme which provides privacy.*
 3. The Pegasus Mayfair project is impacting a local business.
 - *McL have provided a response.*

Questions and close



Questions and close

Dates of Next Meetings

- TBC

Dates of Next Newsletter Drops

- Friday 1st August
- Project website and QR code: nuffieldpegasushouse.co.uk



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

Together
Supportive
Agile
Proud

