

Pegasus Mayfair



Dear Neighbours,

During the month of August there has been good progress on site. The main highlights were the commencement of both the mini piling works and demolition of the existing basement slab. We anticipate these works to complete in the next period.

The erection of our perimeter scaffold also commenced. The scaffold will largely replicate the system Deconstruct UK had in place and will also include a monoflex wrap to reduce noise and dust from the site. A Pedestrian Management Plan will be in place throughout the installation to ensure the safety of the public.

In the coming period, works on site will remain largely the same. The erection of the perimeter scaffold, including a public protection gantry on the Piccadilly footpath, will continue and the main bearing piles will commence upon completion of the basement slab demolition and mini piling works.

Overview

- Welcome
- Works Completed to Date
- 12 Week Look Ahead
- Traffic Management
- Considerate Constructors Scheme

Client:

Aviva Investors
avivainvestors.com

Project Manager / Employers Agent:

Third London Wall Ltd.
thirdlondonwall.com

Principal Contractor:

McLaren
mclarengroup.com

Start of Works:

31st July 2023
 (Deconstruct UK: June 2022)

Estimated Completion:

Spring 2025

Site Hours:

8am - 6pm Monday to Friday
 8am - 1pm Saturday



Works Completed to Date

- 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.
- 1st phase of piling works complete.

12 Week Look Ahead

- Perimeter scaffold installation continues.
- Welfare cabins to be installed on Picadilly scaffold gantry.
- Substructure works continue.
 - Piling works.
 - Part demolition of existing basement slab.
 - Underpinning works to Sackville Street elevation.
- Temporary works.
- Modification to façade retention structure.
- Commence stage 2 propping on Sackville Street.

Traffic Management

Site deliveries will follow the principles set out by Deconstruct UK. The existing pitlane will remain on Sackville Street including the continuation of the parking bay suspensions. Access will continue to be via Piccadilly, followed by turning right on to Regent Street to exit.

Considerate Constructors Scheme

The site is registered with the Considerate Constructors Scheme. As part of this initiative, we contact our neighbours, provide regular updates on the project and ensure that the hoarding and surrounding areas of the site are kept clean and tidy.

For further information please visit www.ccscheme.org.uk.

McLaren will continue the real time environmental monitoring, ensuring that levels of noise, dust and vibration continue to remain under the permissible levels, protecting our neighbouring residents, businesses and the passing public.

Community Liaison Group Meetings

McLaren are committed to having an open dialogue with our neighbours, presenting a snapshot of the project, and allowing the local community to ask us any questions.

Meetings are held monthly with the next one scheduled for Thursday 7th September, 16:00 hours to 17:00 hours. These meetings are held using the online platform “Microsoft Teams”. Please contact Alex Talks if you wish to be invited.

If you would like to be invited to future Community Liaison Group meetings, receive the meeting minutes and monthly newsletters electronically, please contact Alex Talks.

Alex Talks
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