

Pegasus Mayfair

Community Liaison Group Meeting No. 15

9th June 2024

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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 Notable works
- 07 Community engagement
- 08 Neighbour observations
- 09 Questions and close

Introductions



Welcome to our 15th 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



Team

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Neil Smith
Operations
Director



Garry McQueen
Project Director



Ricci Gladwell
Project Manager



Andy Fine
Senior Site
Manager



Alex Talks
Community Liaison
Coordinator



Tyler Dolan
Assistant Site Manager



Piers Elliott
Senior Site Engineer



Gopi Singh
Site Manager/ Logistics
Manager



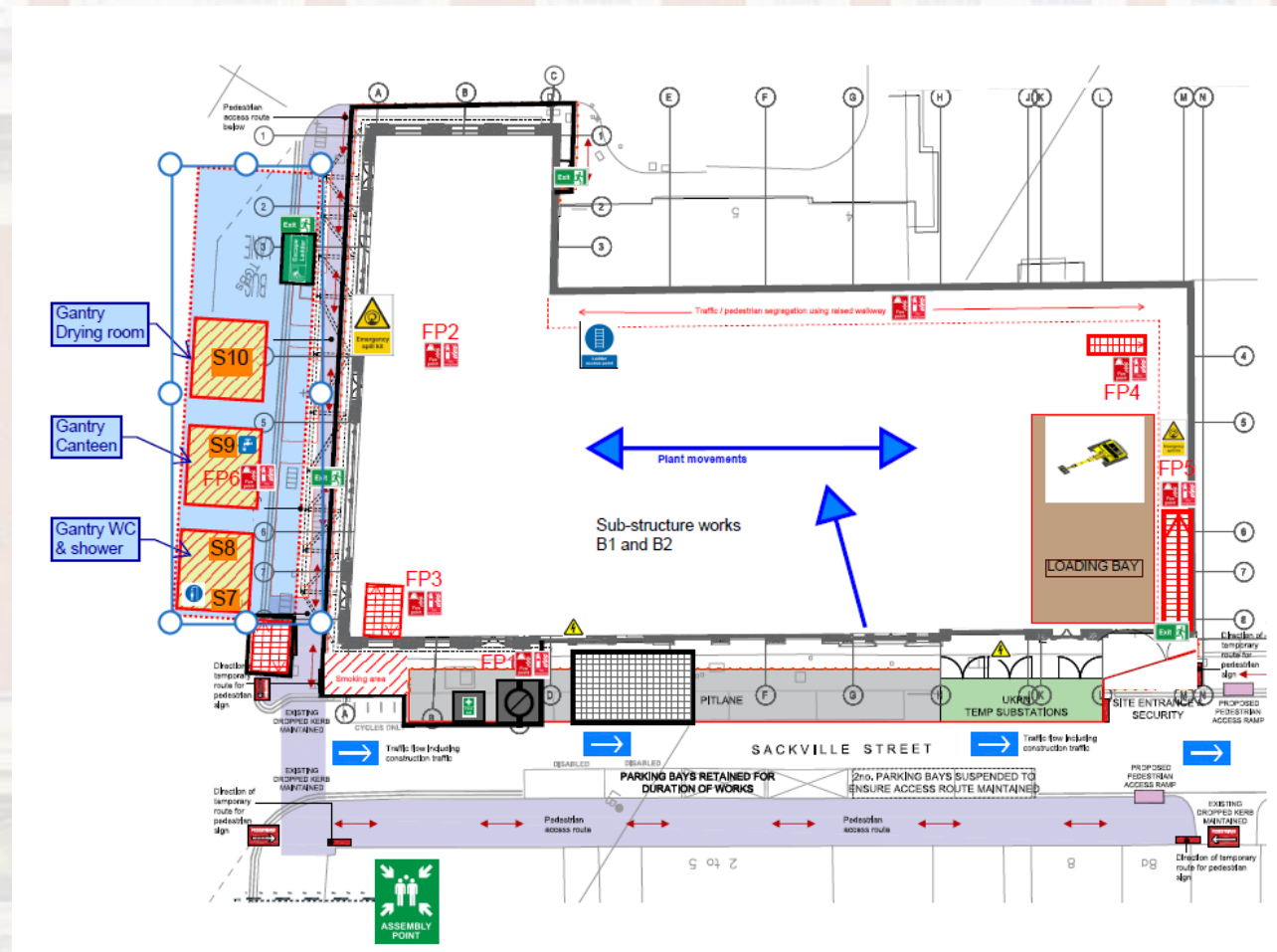
Terry Harris
Logistics Manager

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Site set up and logistics

3

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

4

Façade Scaffolding

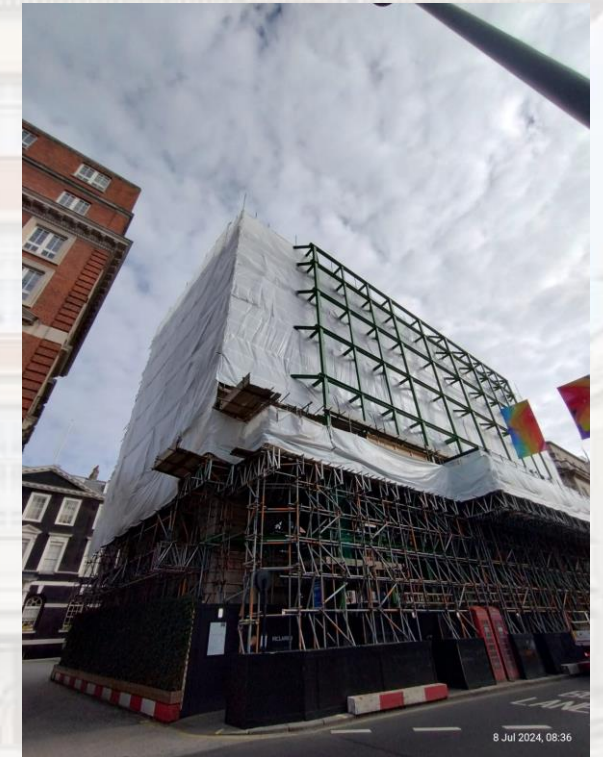
- 3rd June 2024



- 4th July 2024



- 8th July 2024



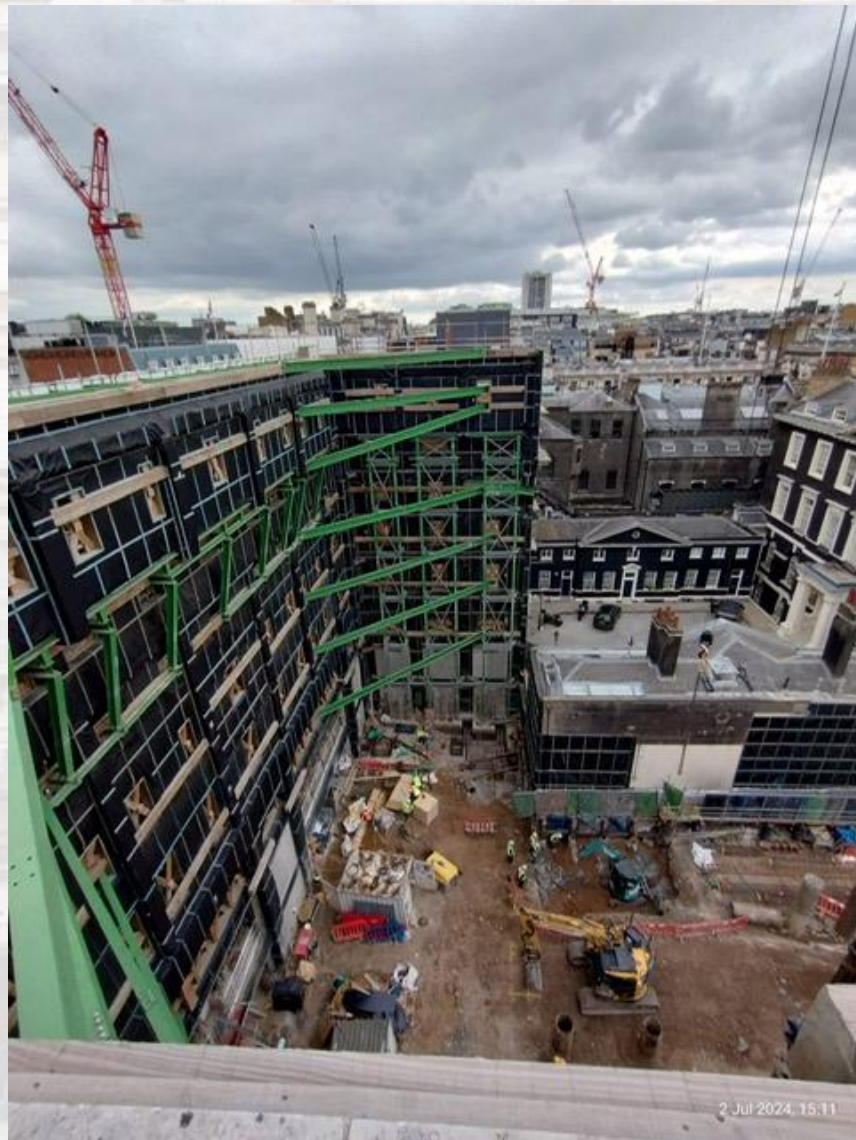
2nd July 2024

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Progress of works

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Progress of works

2nd July 2024

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2nd July 2024

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Progress of works

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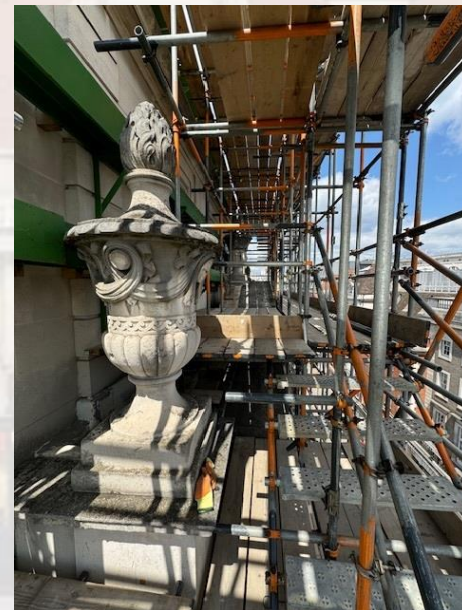
Façade Inspection

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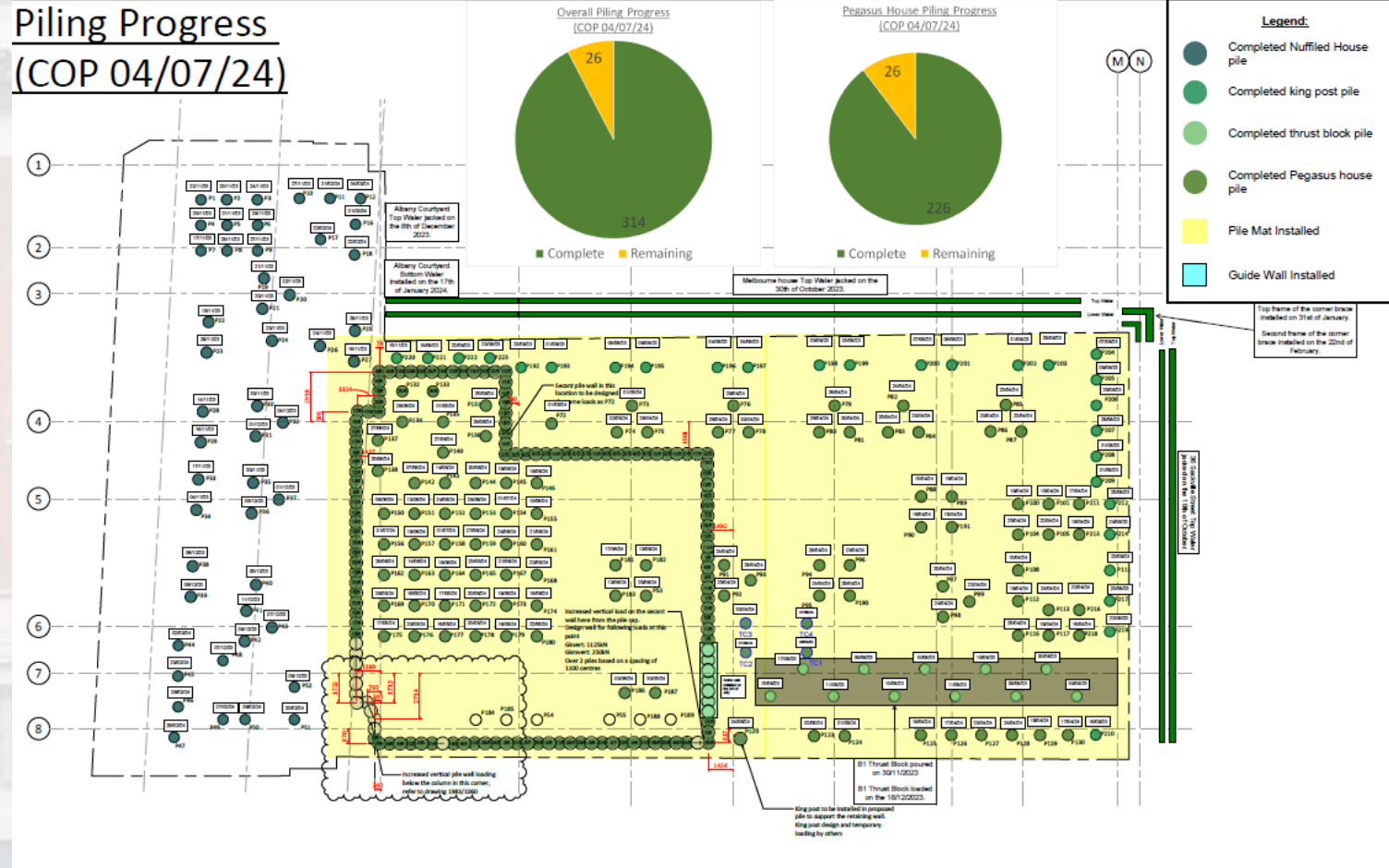
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Progress of works

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Piling Progress



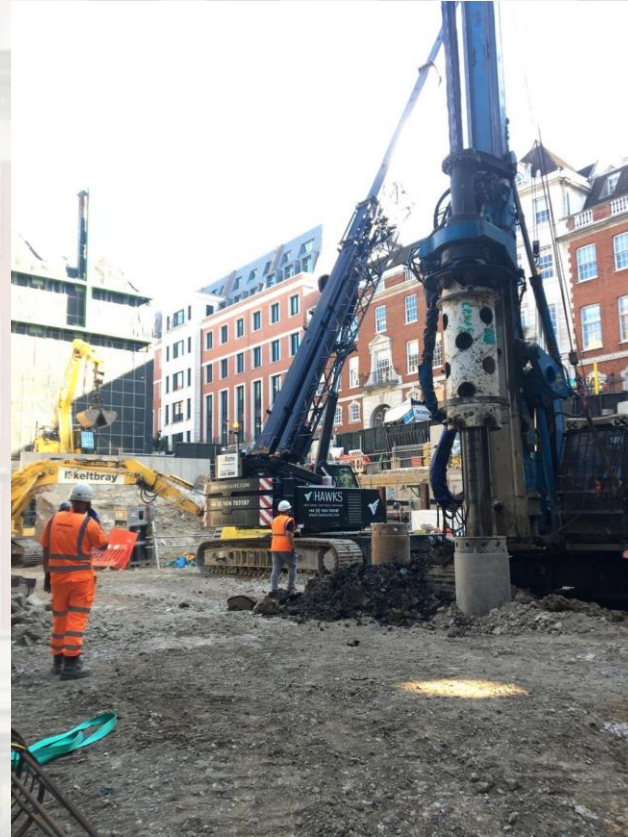
- 16 piles have been completed, only 9 piles remain.

Progress of
works

Piling and Guide Wall

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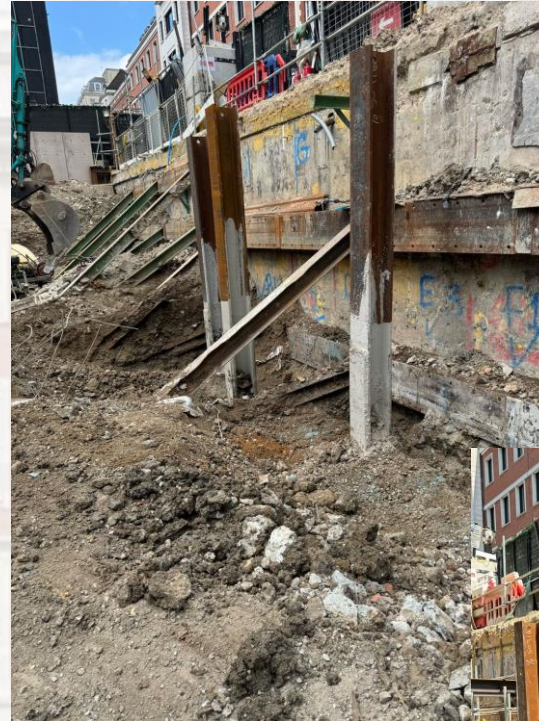
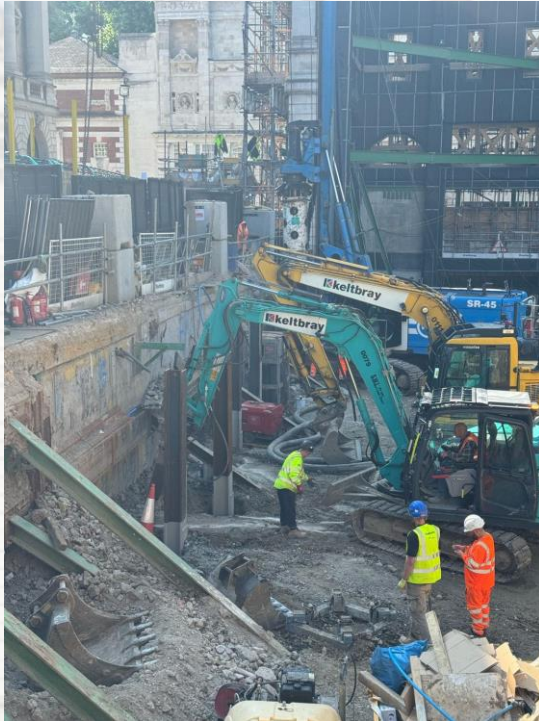
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- Rig and mobile crane demobilising from site w/c 15th July.

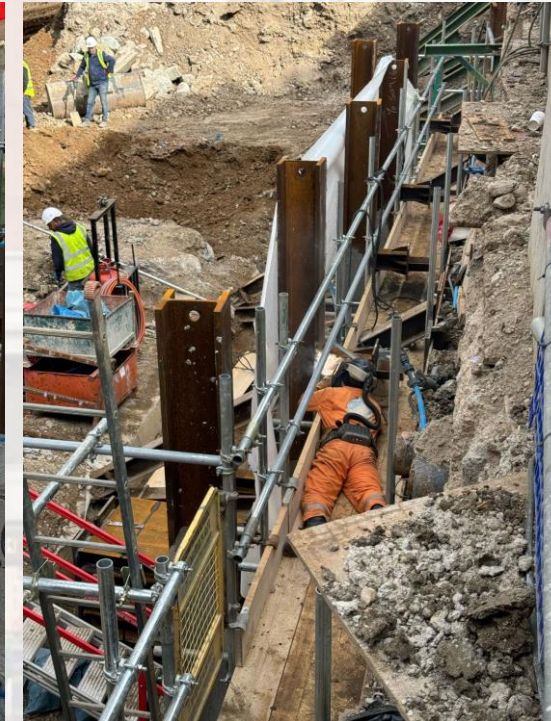
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Temporary Works: King Post Jacking



- King posts installed

- Water stubs welded and jacks positioned

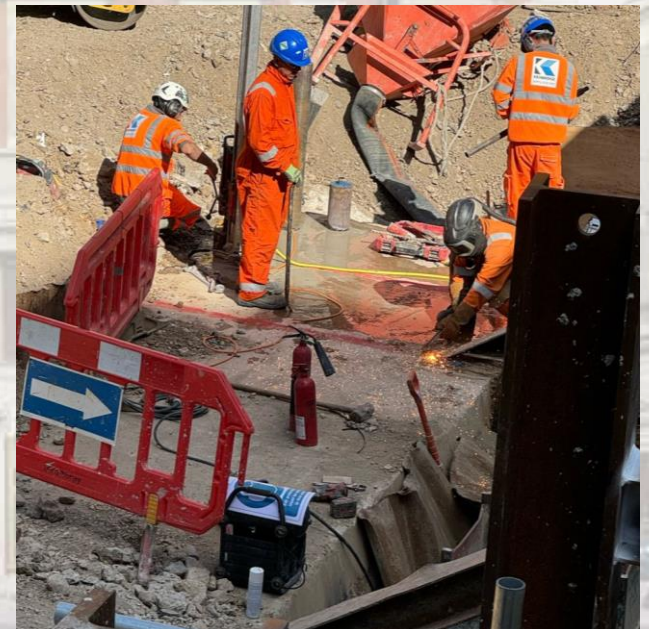
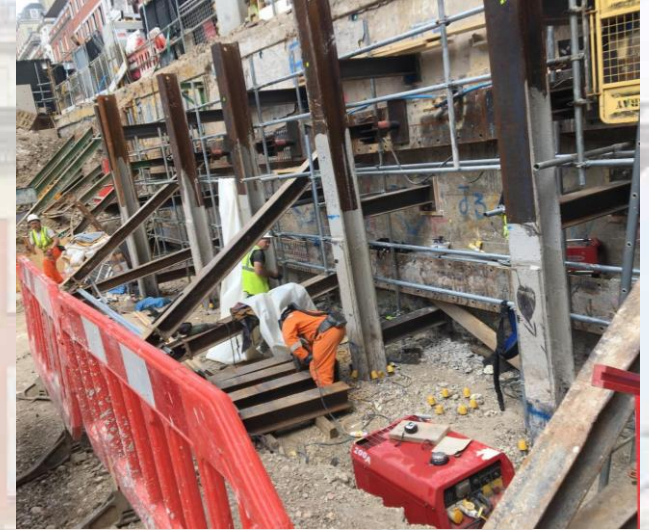


Temporary Works: King Post Jacking

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Progress of works



- Initial propping and jacking complete

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Temporary Works: King Post Jacking

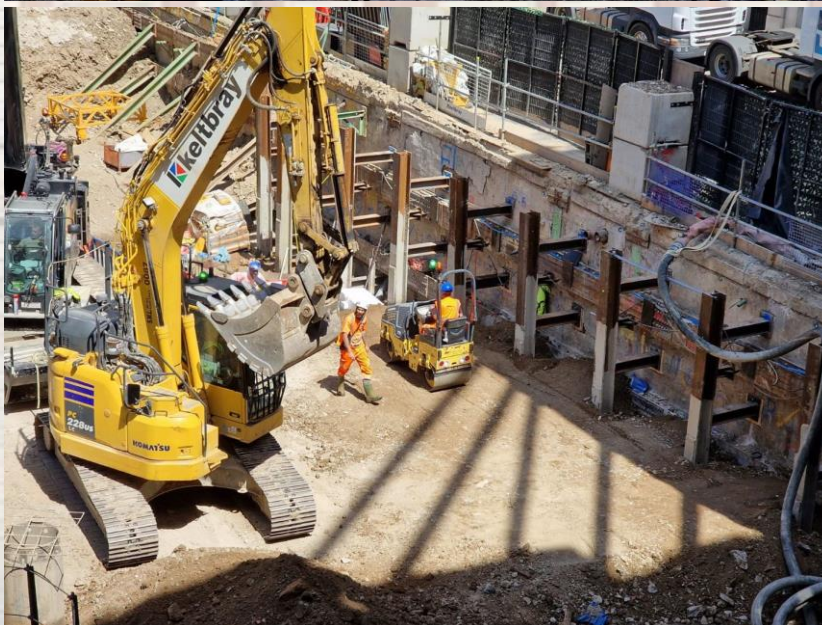
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Progress of works



- King post works complete
- Pile platform being reinstated
- Thrust block removal commenced



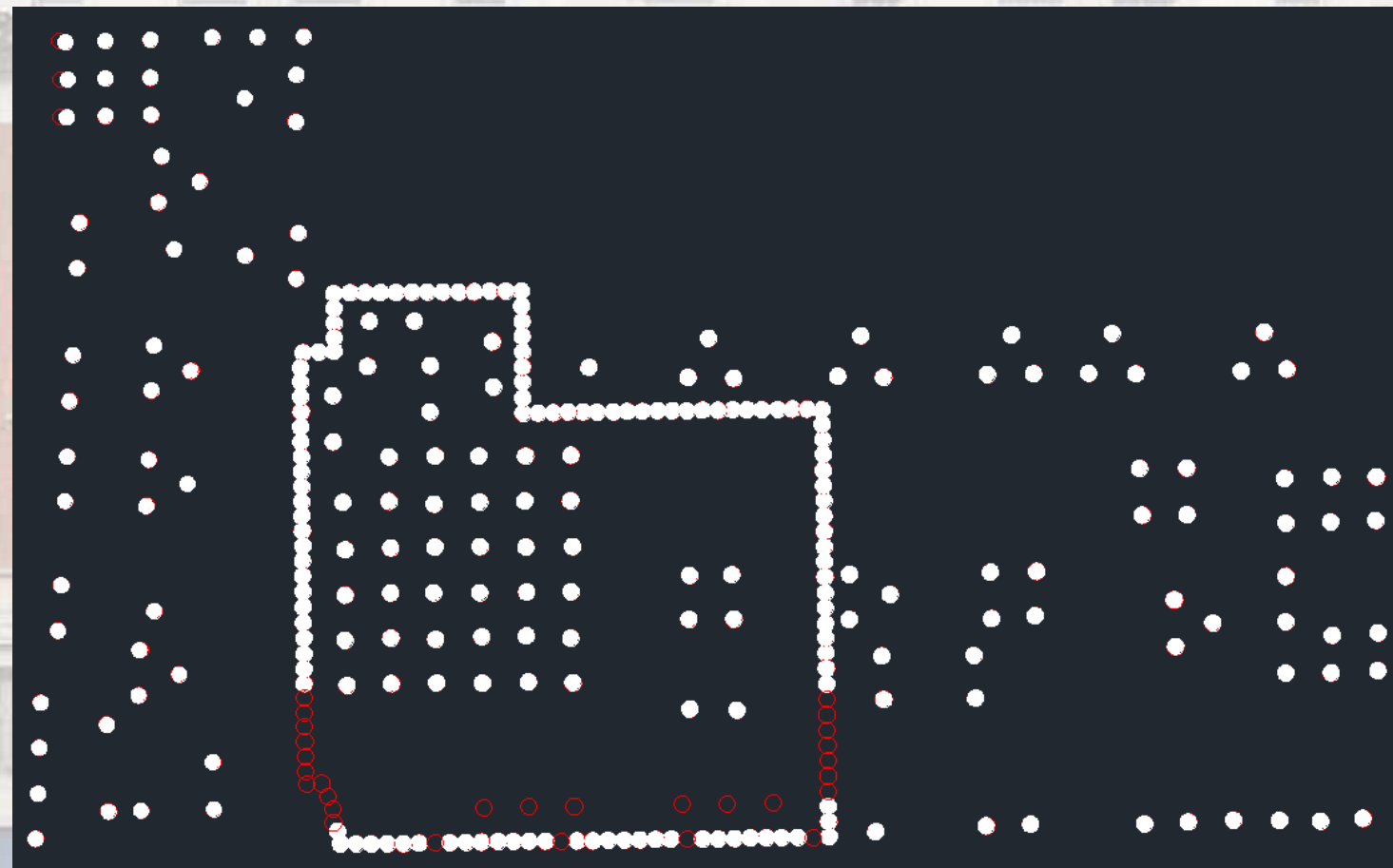
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Progress of works

Temporary Works: Final Group Of Piles Released

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Capping Beam

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Progress of works



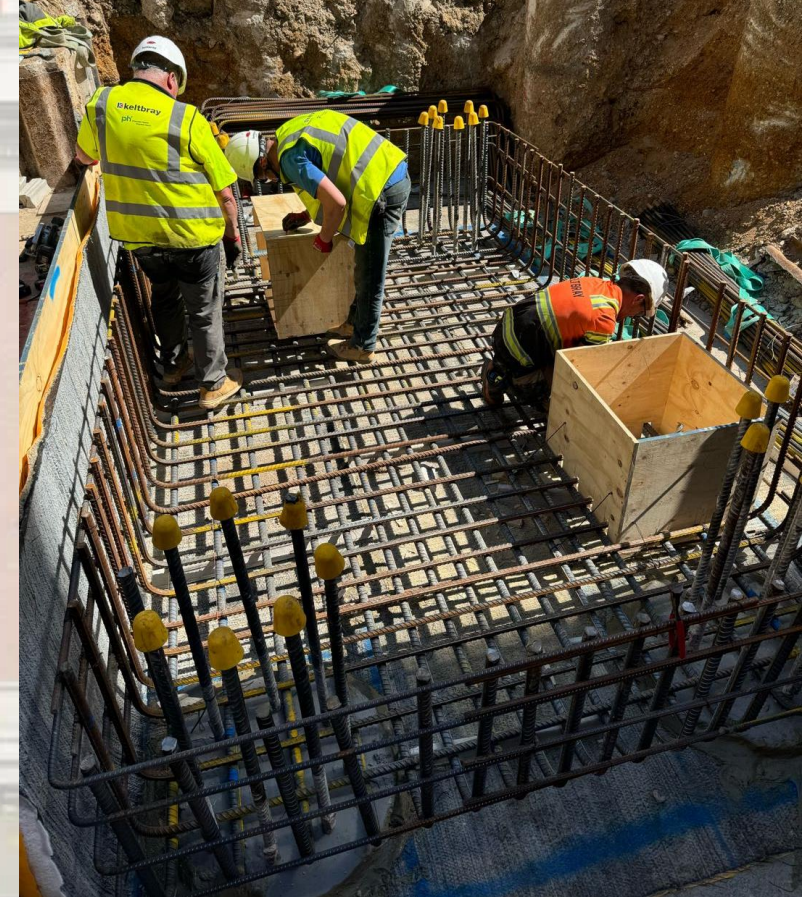
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Tower Crane One Base

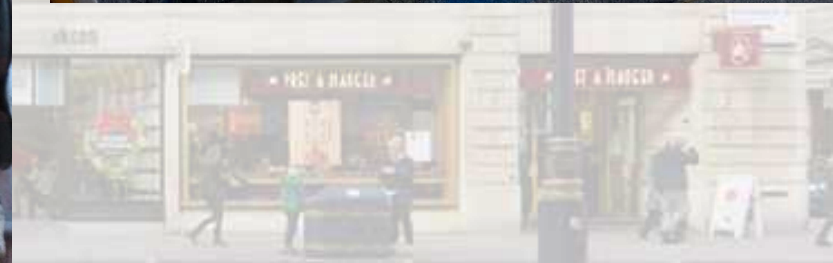
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Progress of works



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Tower Crane One Base: Poured 24th June

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Progress of
works



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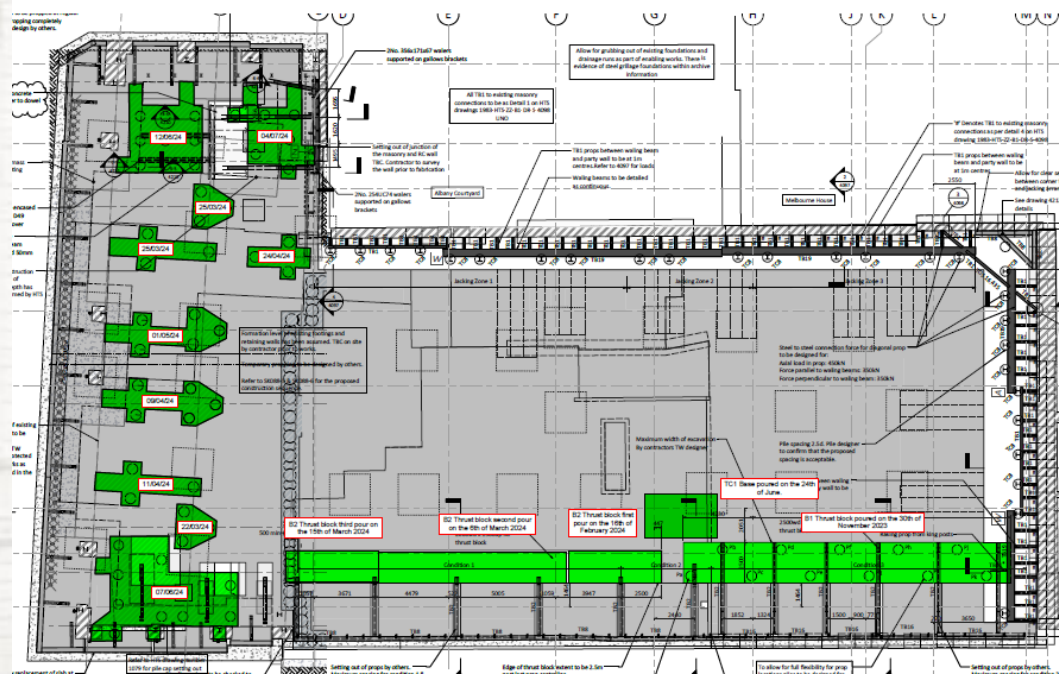
Pile Cap and Slab Progress

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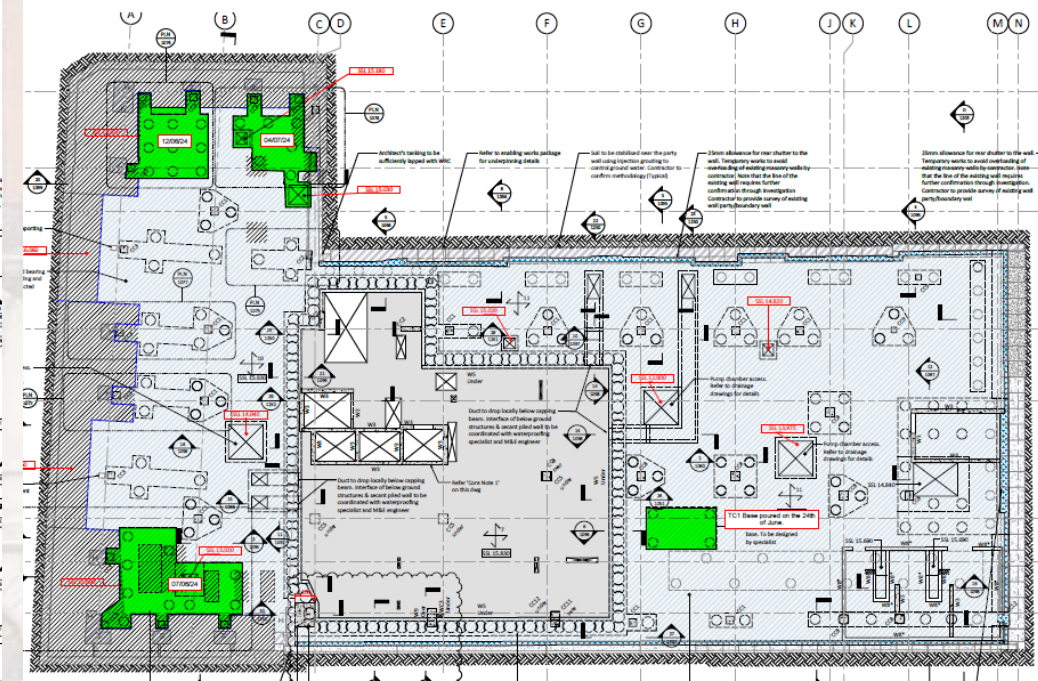
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Progress of works

Pile Cap and Thrust Block Progress (COP 04/07/24)



B1 Slab Progress (COP 04/07/24)



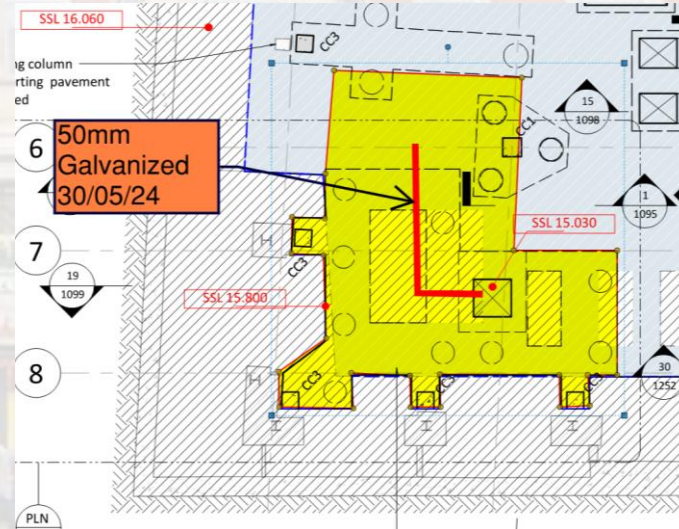
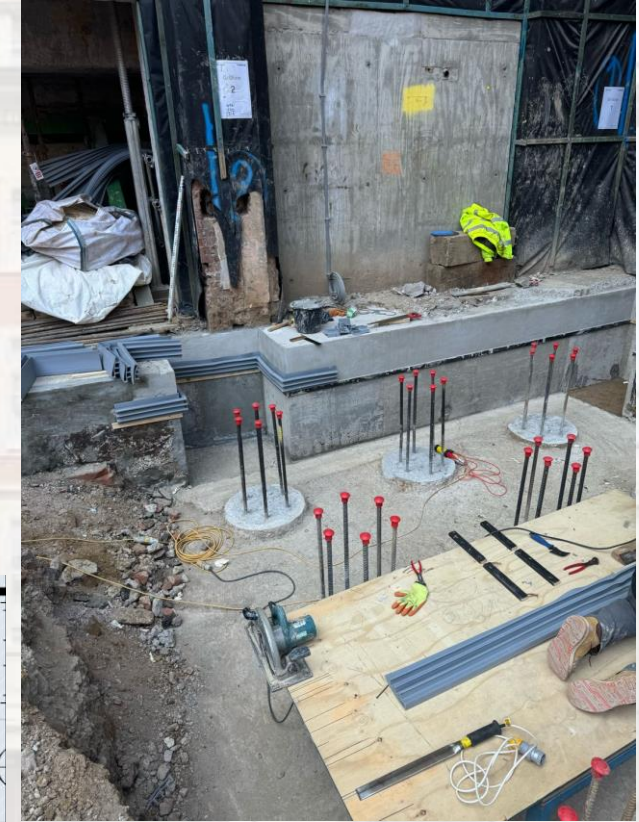
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Pile Cap and Slab – GL 6-8 AB: Poured 7th June

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Progress of works



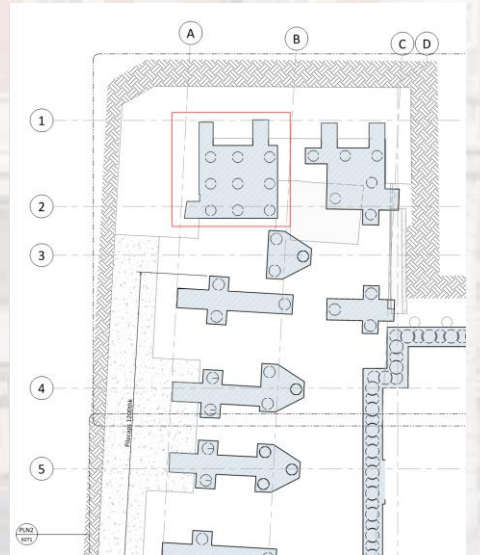
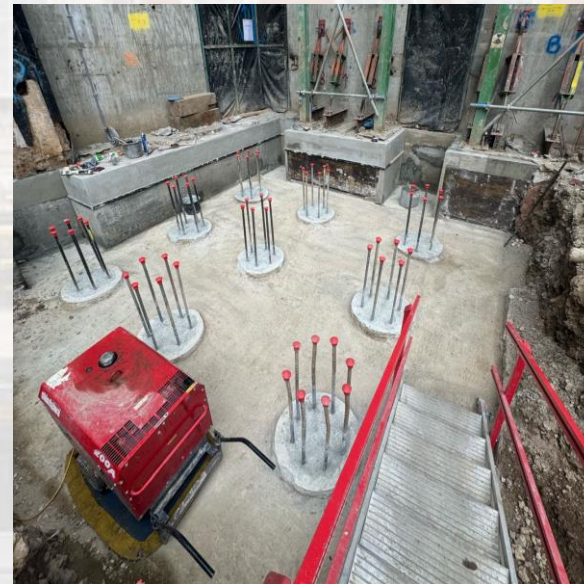
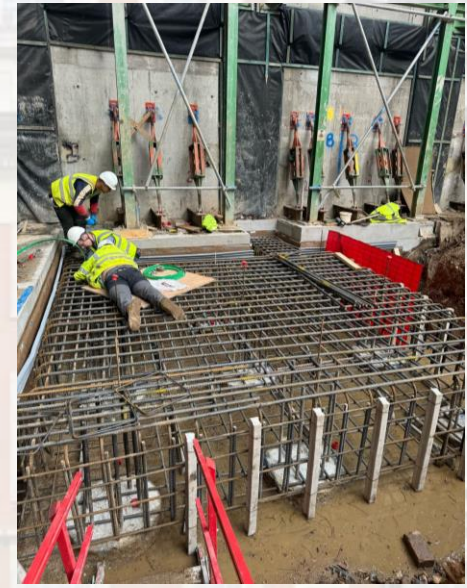
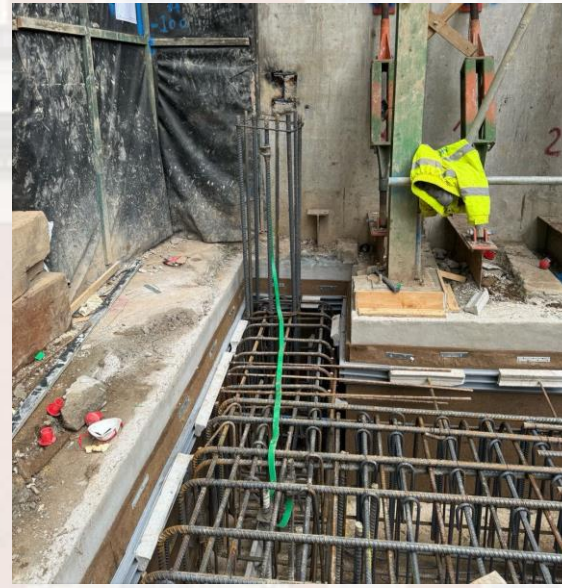
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Pile Cap and Slab – GL 1-2 BC: Poured 12th June

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Progress of works



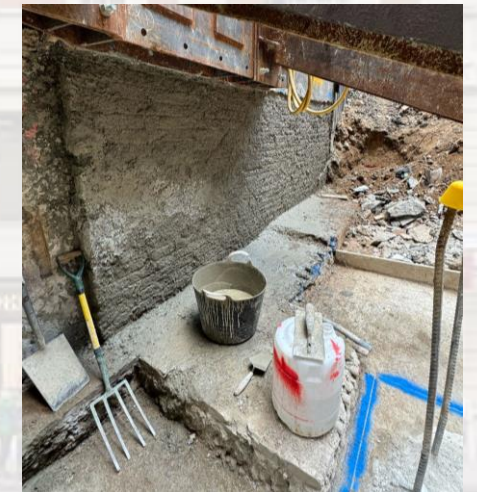
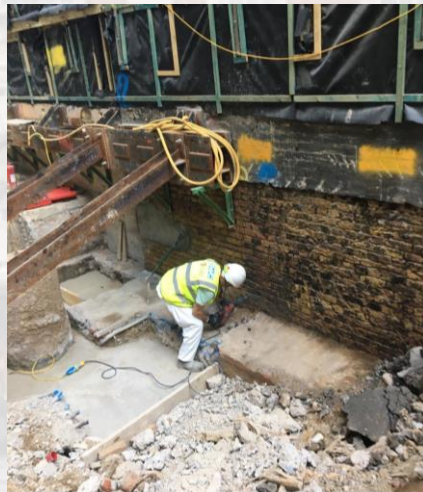
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Pile Cap and Slab – GL B-C 1-2: Enabling works

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Progress of
works



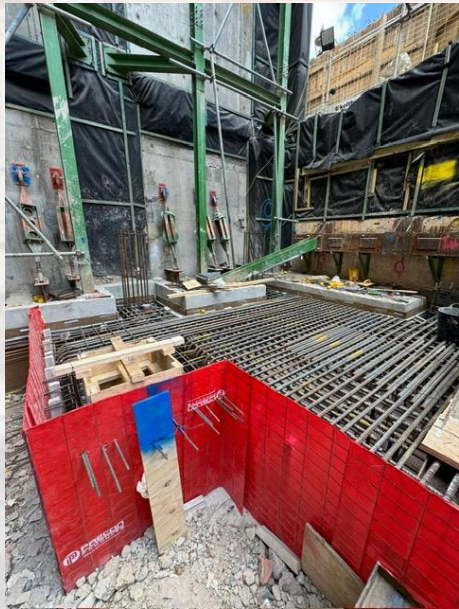
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Pile Cap and Slab – GL B-C 1-2: Poured 4th July

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Progress of works



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Works completed in previous 12 weeks

- **Site Boundary**
 - Turnstile and new hoarding installed.
 - Façade access scaffold complete. Monarflex 75% complete.
 - Façade consultant initial inspection conducted.
 - Façade access scaffold staircase currently 50% complete.
- **Pegasus House**
 - Pegasus House probing and UXO survey completed.
 - Lower water beam installation complete.
 - 2nd phase of underpinning along Sackville Street complete.
 - Pegasus House piling is 96% complete.
 - Pegasus House guide wall construction is complete.
 - L-block loading bay at gate 4 was completed.
 - King post propping to Sackville Street elevation complete to allow thrust block removal and release of final piles.
 - Tower crane base completed.
 - Capping beam works commenced.
- **Nuffield House**
 - Nuffield House pile cap formations and removal of existing foundations completed.
 - 3 sections of basement slab poured.

12 week look ahead

5

Scheduled works for the next 12 weeks

- **Substructure works continue.**
 - Piling scheduled to complete in the 2 week period.
 - Pile cap formations in Nuffield House are complete.
 - Nuffield House basement slab pours will continue.
 - Pegasus House pile cap formations will commence.
- **Temporary work installations continue.**
 - Construction of a ramp to facilitate the removal of the piling rig and mobile crane which is currently scheduled for the week commencing 15th July.
 - Excavating / reducing level in Pegasus House.
 - Removal of raking props and thrust block along Sackville Street elevation.
 - Scaffold monarflex wrap install will complete on Sackville Street in the next 2 weeks.
 - B2 capping beam construction will commence.
 - Albany Court render removal from party wall.
 - Trench sheet installations to facilitate drainage and ventilation works.
 - Tower Crane One erection is scheduled for the weekend of the 3rd & 4th August 2024.

Notable works

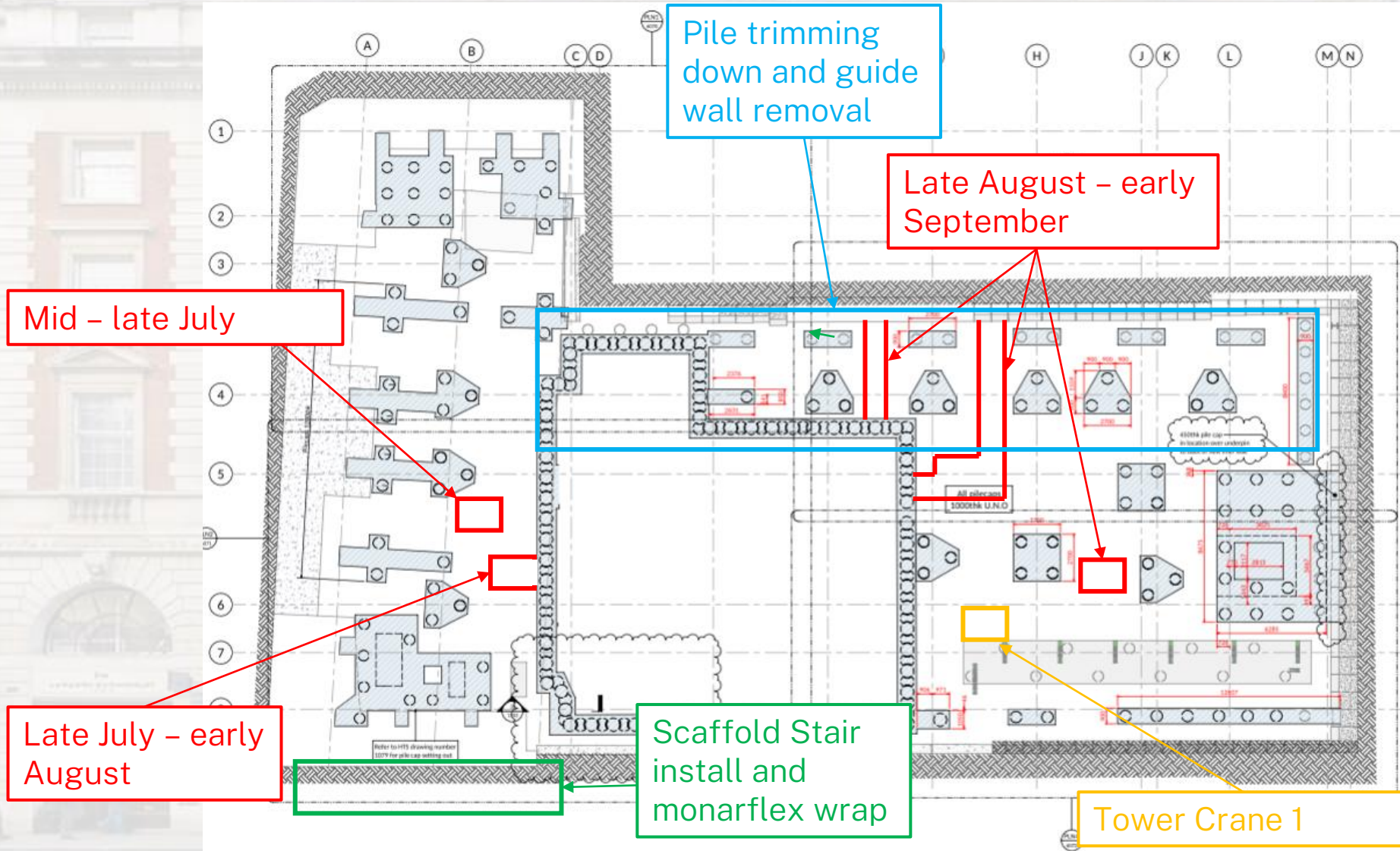


Works visible / audible at perimeter of site

- Retained façade scaffold continues.
 - Sackville Street Staircase erection to complete this week.
 - Sackville Street monarflex to be complete in the next 2 weeks.
- Removal of guide wall and trimming down tops of piles.
 - Continue to use best practical methods (acoustic blankets, 3t excavator).
 - Where breaking is required, 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.
- Trench sheet installations as part of temporary works to facilitate drainage and ventilation works
- Tower Crane erection weekend 3rd & 4th August.
 - Works are scheduled from 8:00am – 6:00pm each day.
 - The mobile crane will arrive from 6:00am and park in Sackville St. It will be required throughout the weekend to build the tower crane and remain until 8:00pm on Sunday due to abnormal load restrictions on the highways.
 - The mobile crane will be fenced off with Heras fence panels.
 - Road closures and dispensations with Westminster are currently in progress.
 - Road closures will be in place from the entrance to Sackville Street to Number 36. Sackville Street for both days including overnight. A temporary exclusion zone is required on Piccadilly for a period on Sunday when a section of the tower crane jib is installed.
 - Pedestrian access remains on both days.
 - Diversion routes have been approved by Westminster and TFL to access Sackville Street.
 - Traffic management will be in place to manage the movement of deliveries and pedestrians.
- Removal of rig and crane.
 - Subject to traffic movement orders, in the week commencing 15th July, the piling rig and mobile crane will be collected from site during two evenings.
 - Abnormal loads are restricted and not permitted to travel during certain times in the Metropolitan Police Area, with further restrictions within a three-mile radius of Charing Cross Station.
 - Further detail will be communicated once finalised.

Works visible / audible at perimeter of site

Notable works



Community engagement



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

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We have not received a compliment or complaint in the period.

Neighbour
observations

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Questions and close



Dates of Next Meetings

- August – TBC.
- Thursday 12th September .
- Thursday 10th September .

Dates of Next Newsletter Drops

- Friday 2nd August.
- Friday 30th August.
- Friday 27th September.
- 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

