

Pegasus Mayfair

Community Liaison Group Meeting No. 16

12th September 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 16th 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

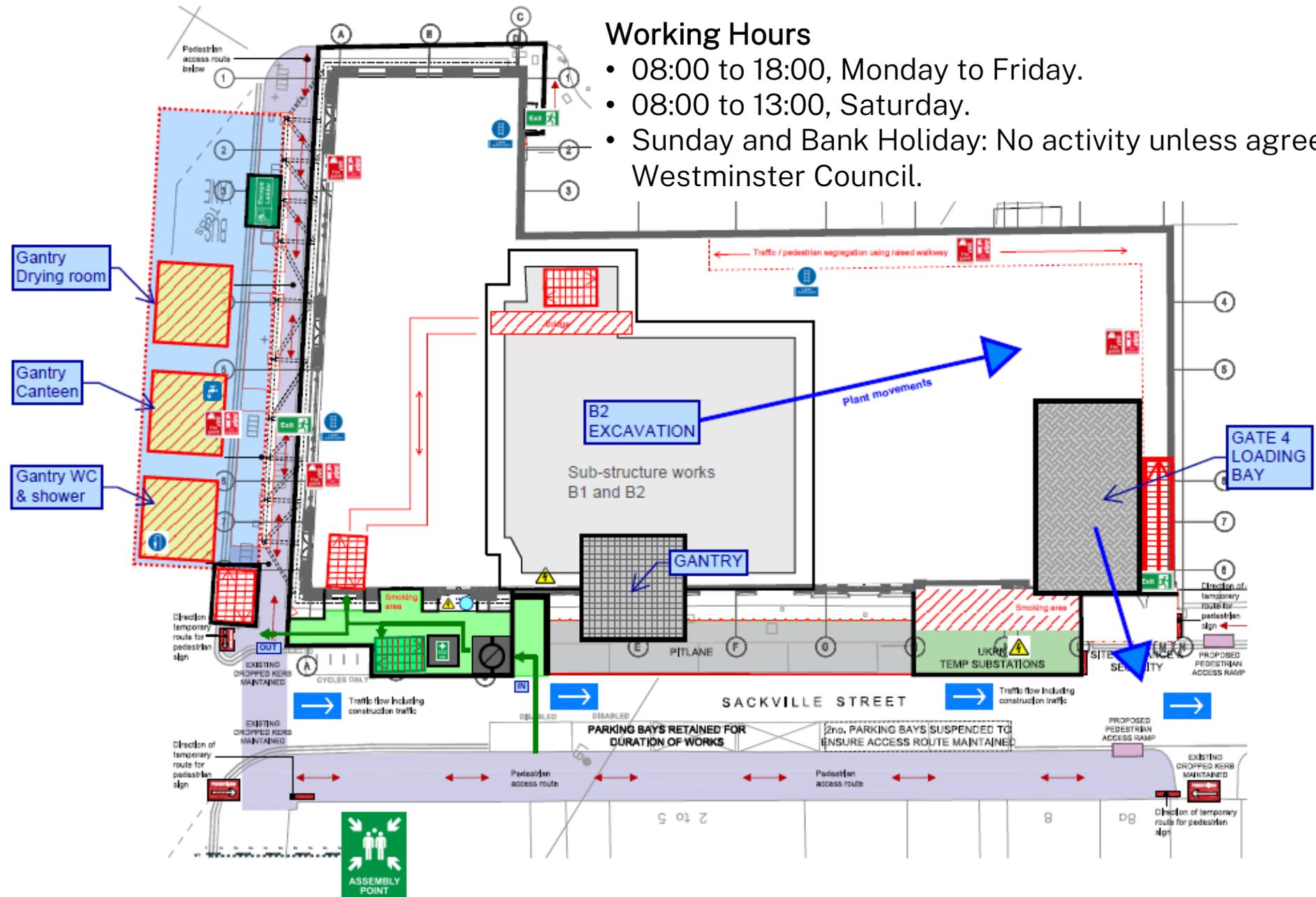
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Site set up and logistics

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Site set up and logistics

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Working Hours

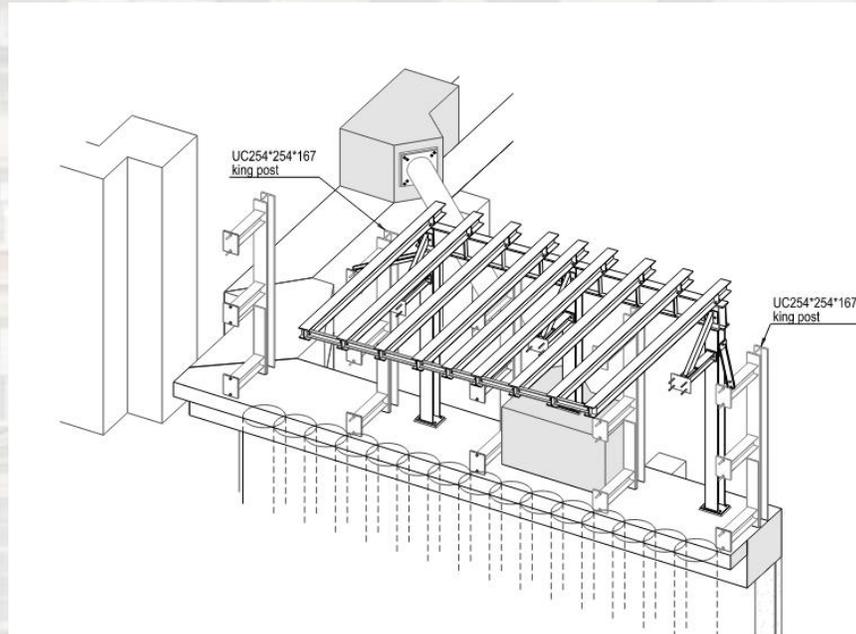
- 08:00 to 18:00, Monday to Friday.
- 08:00 to 13:00, Saturday.
- Sunday and Bank Holiday: No activity unless agreed by Westminster Council.

Site set up
and logistics

Gantry to assist B2 excavation in progress – Photo

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Site set up
and logistics

Tower crane operational

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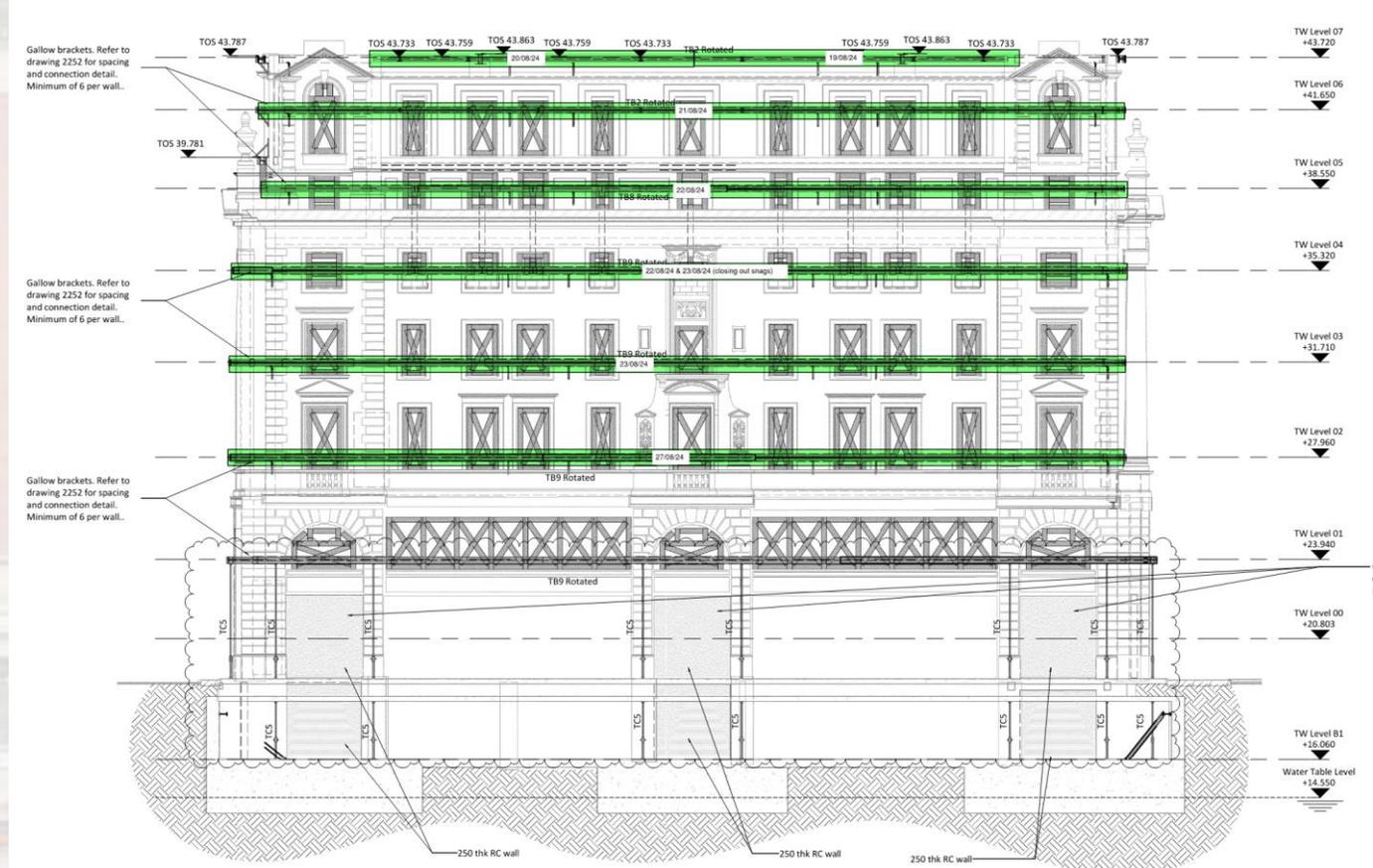
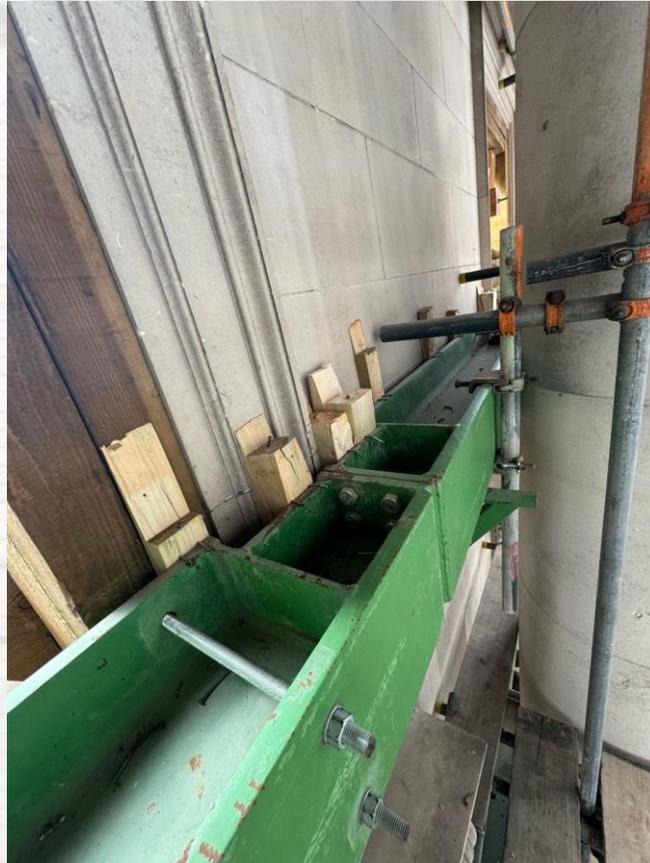
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Deconstruct UK maintenance to FRS

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Site set up and logistics



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Progress of works

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2nd July 2024

Progress of
works

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3rd September 2024

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Progress of
works



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10th September 2024

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Progress of
works



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12th September 2024

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Progress of
works



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B1 slab: Poured 18th August

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Progress of works



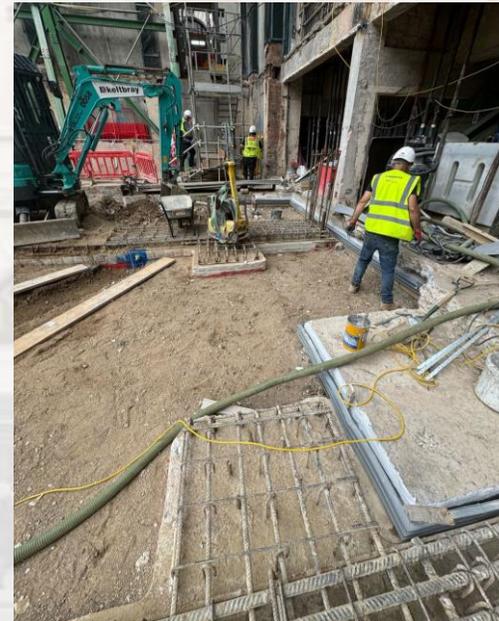
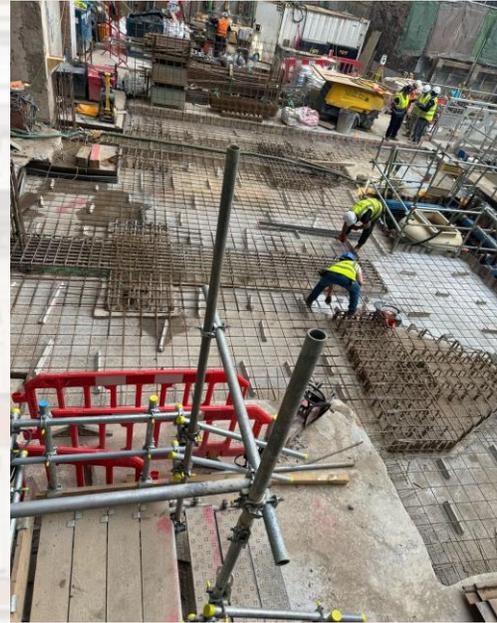
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Final B1 slab pour: 28th August 24

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Progress of works



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Final B1 slab pour: 28th August 24

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Progress of works



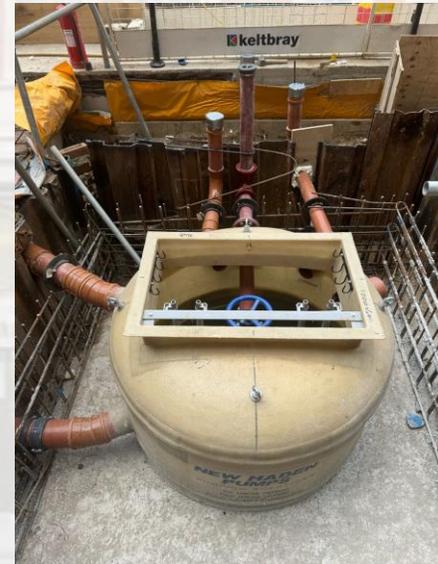
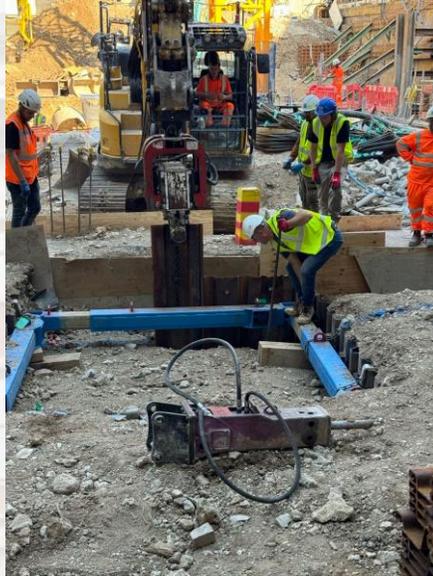
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Manhole and drainage construction

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Progress of works



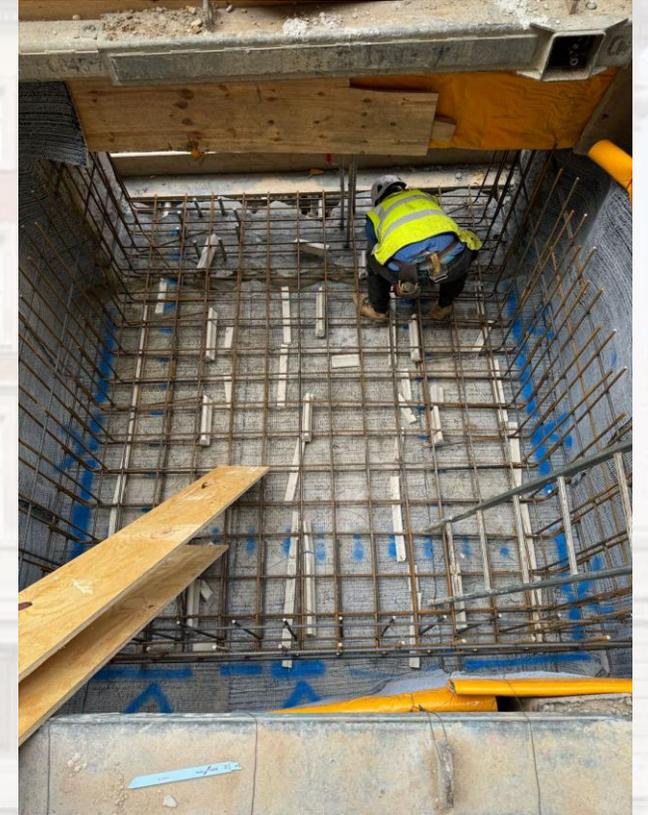
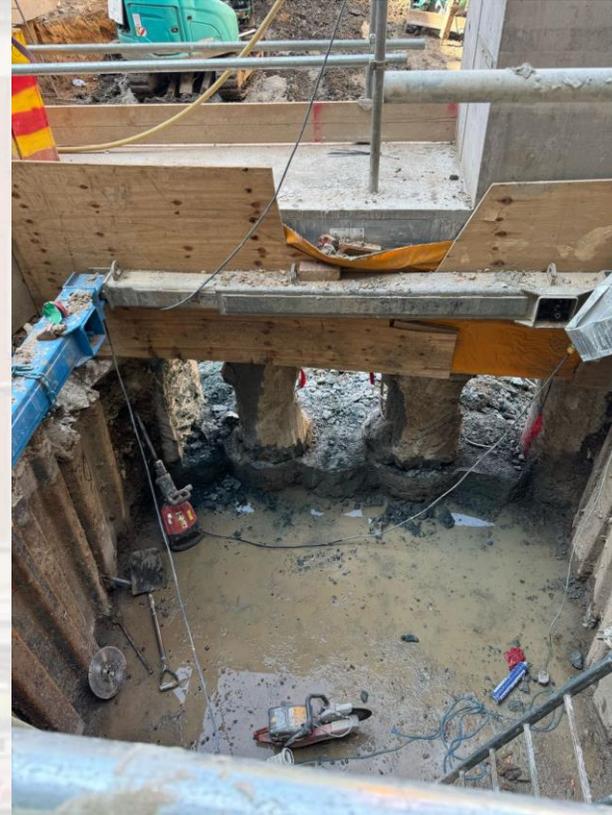
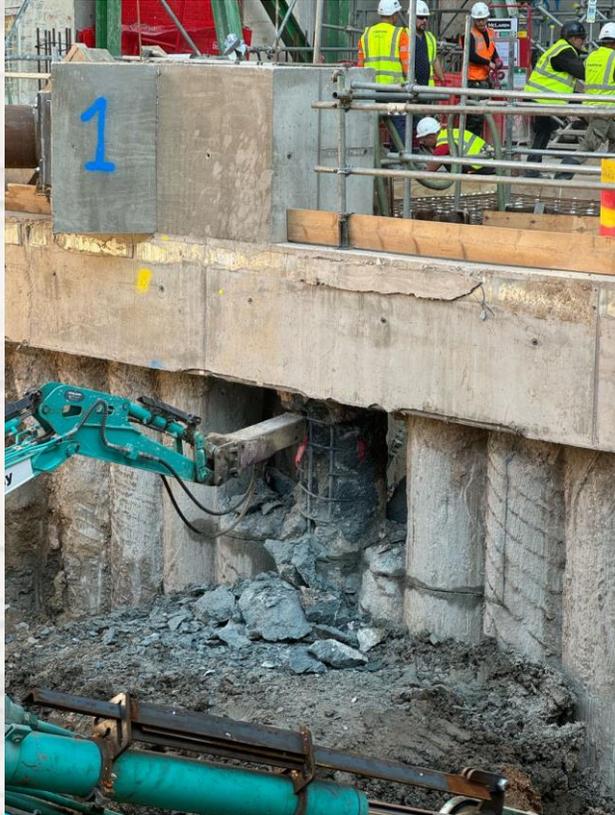
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Vent tunnels construction

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Progress of works



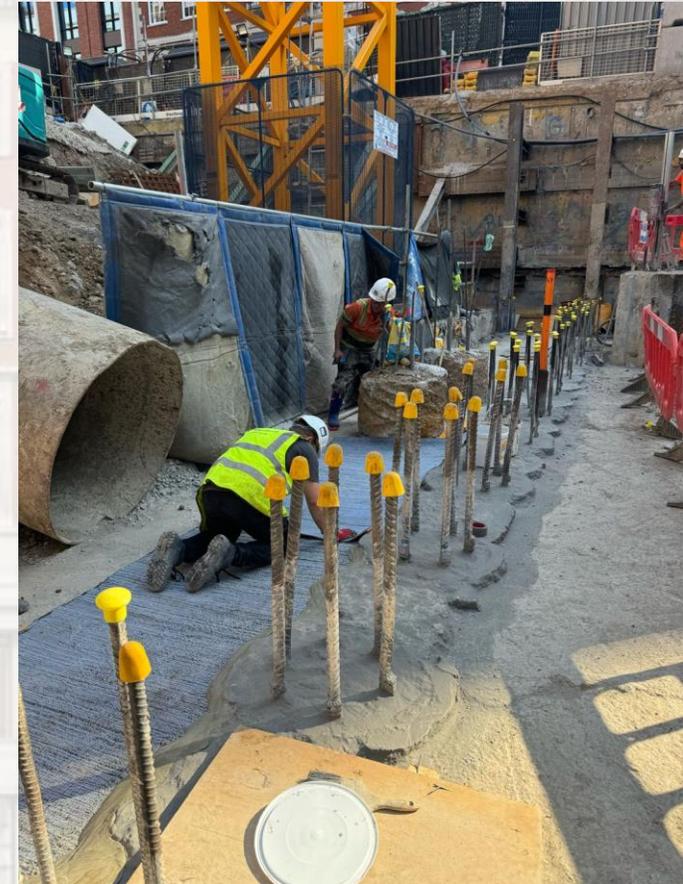
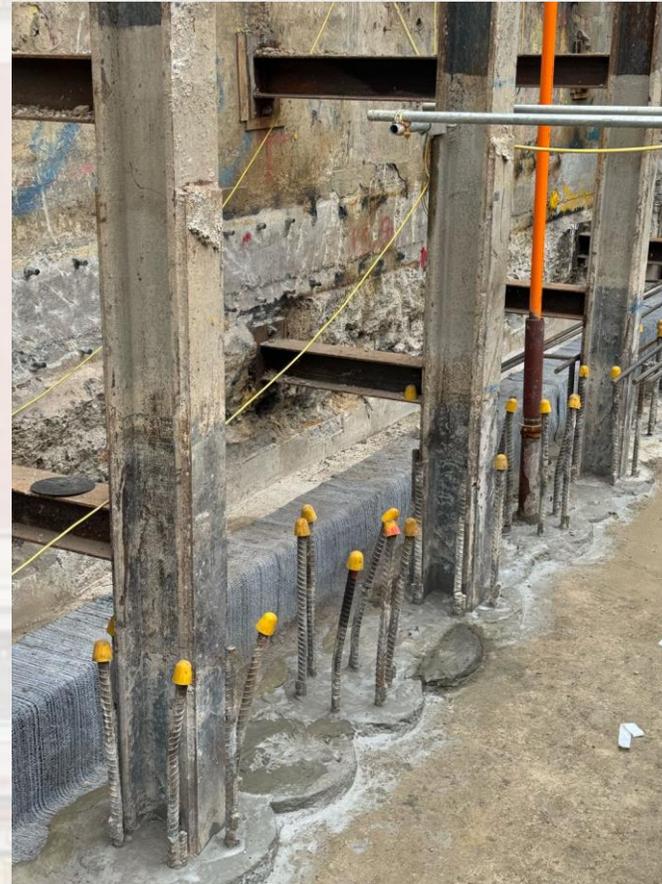
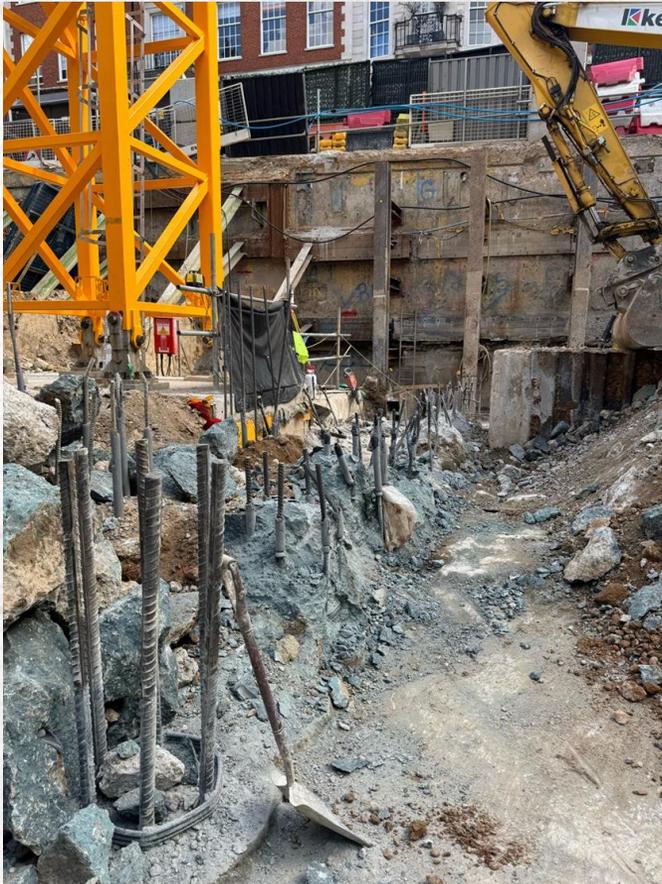
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Capping beam construction

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Progress of works



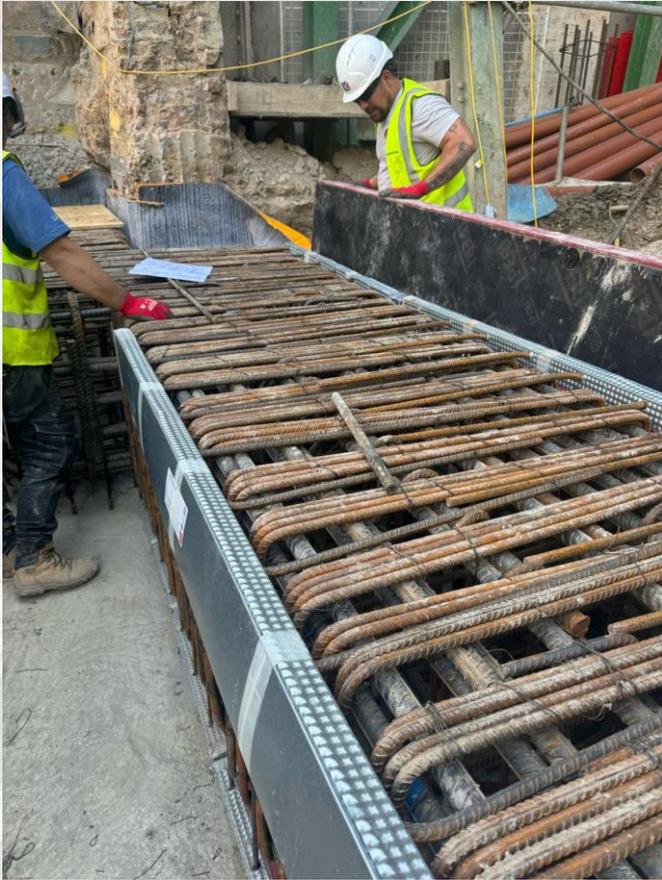
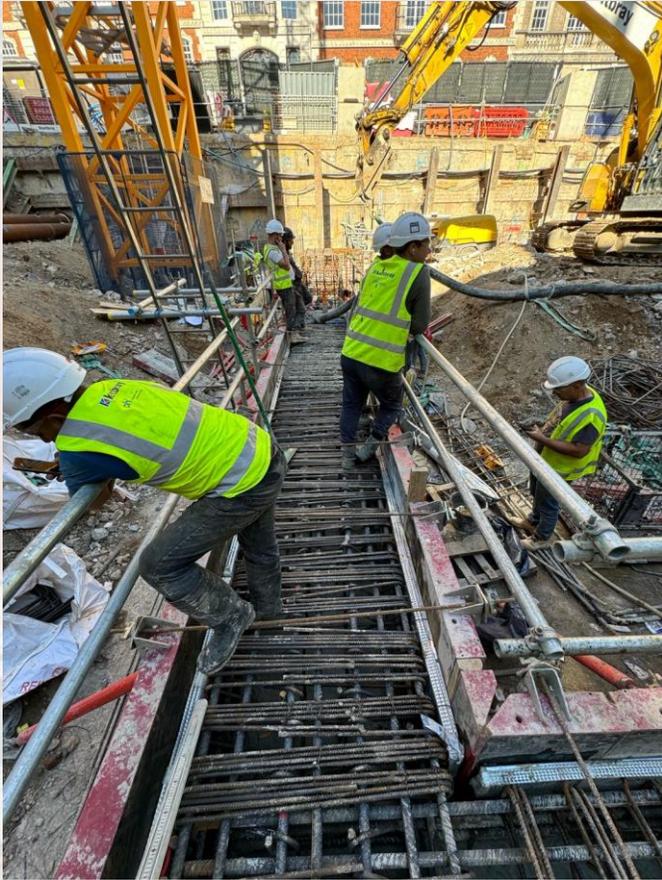
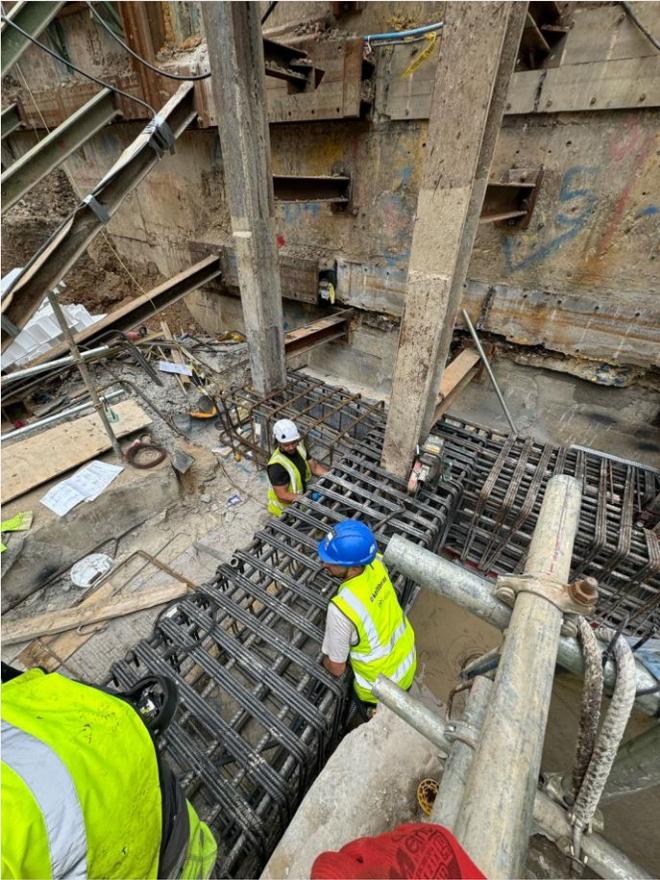
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Capping beam construction

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Progress of works



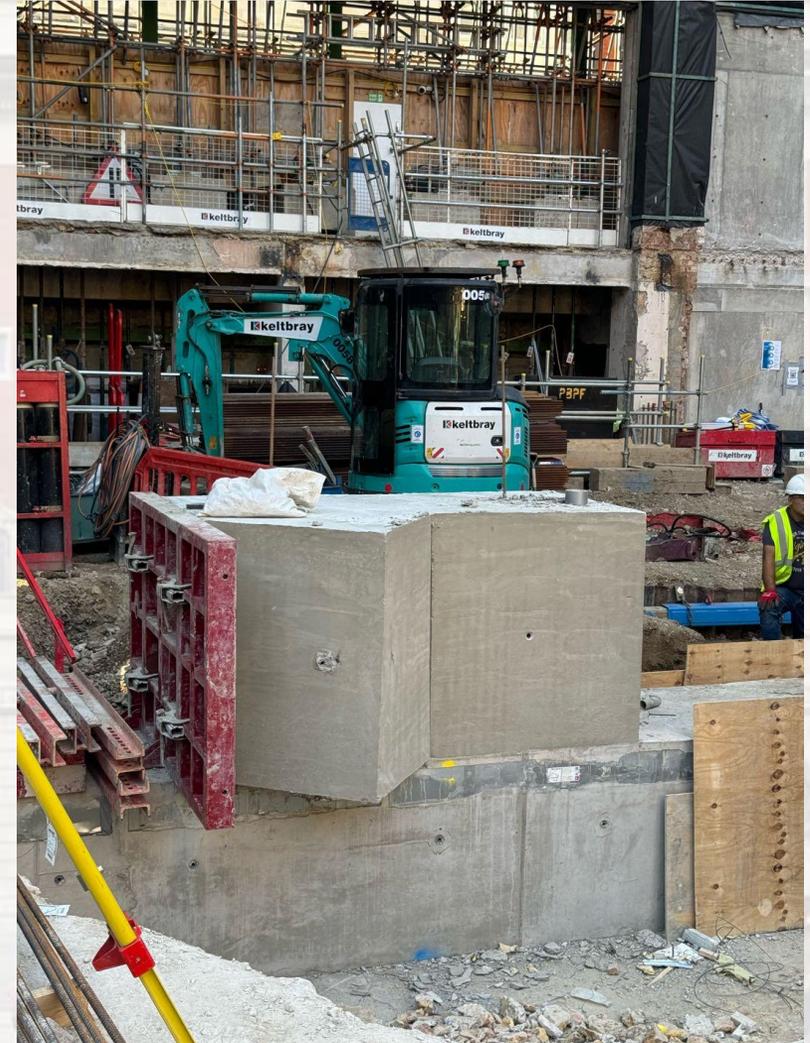
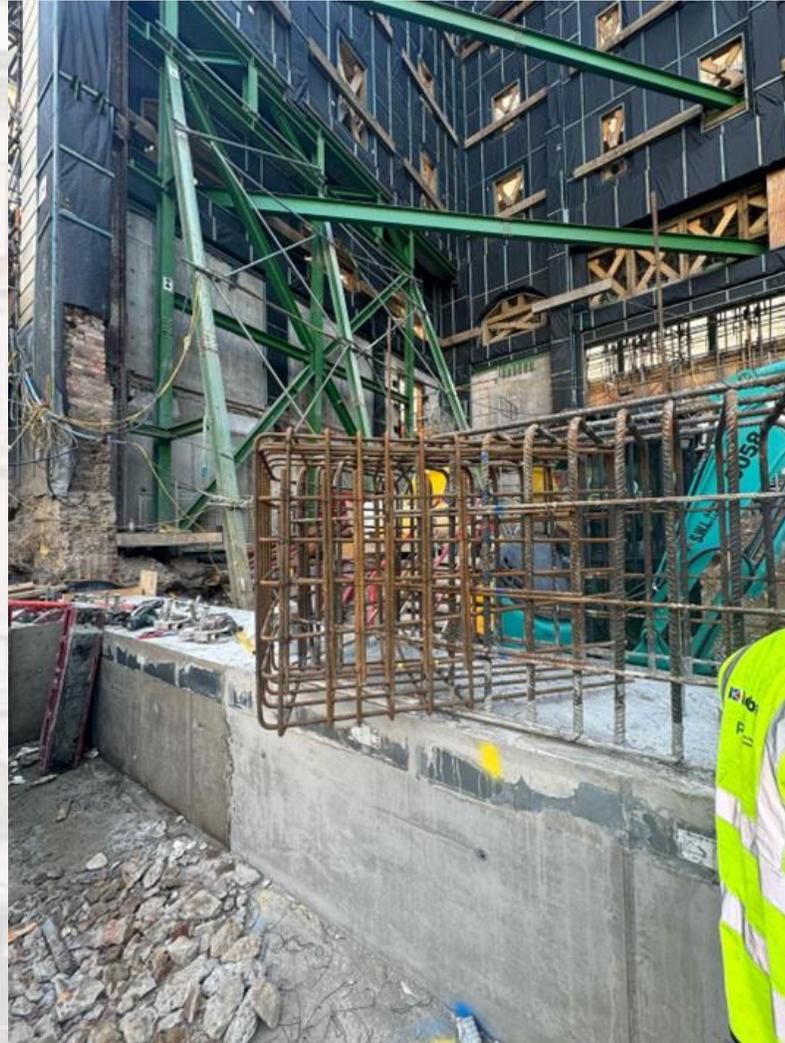
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Progress of works

Corbel Construction

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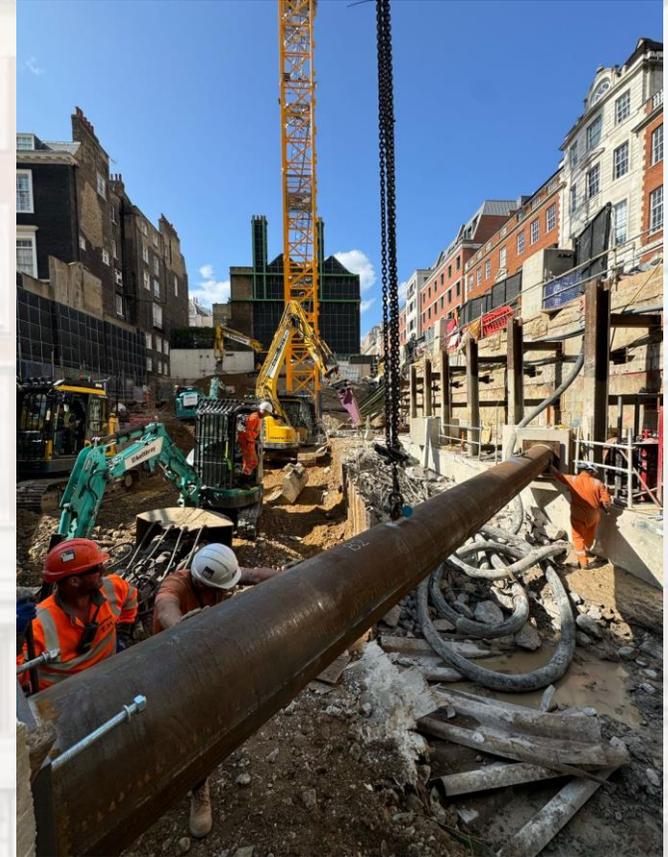
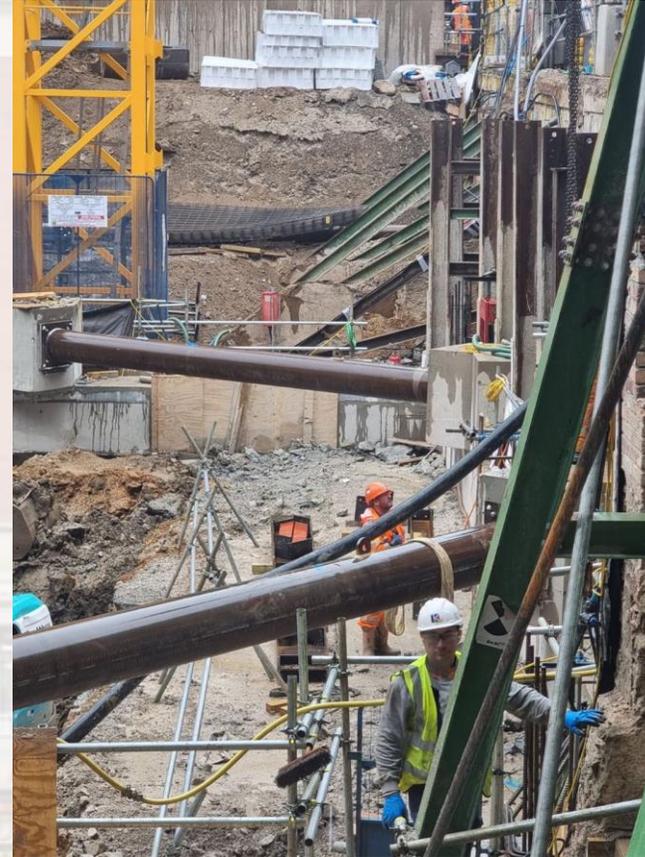
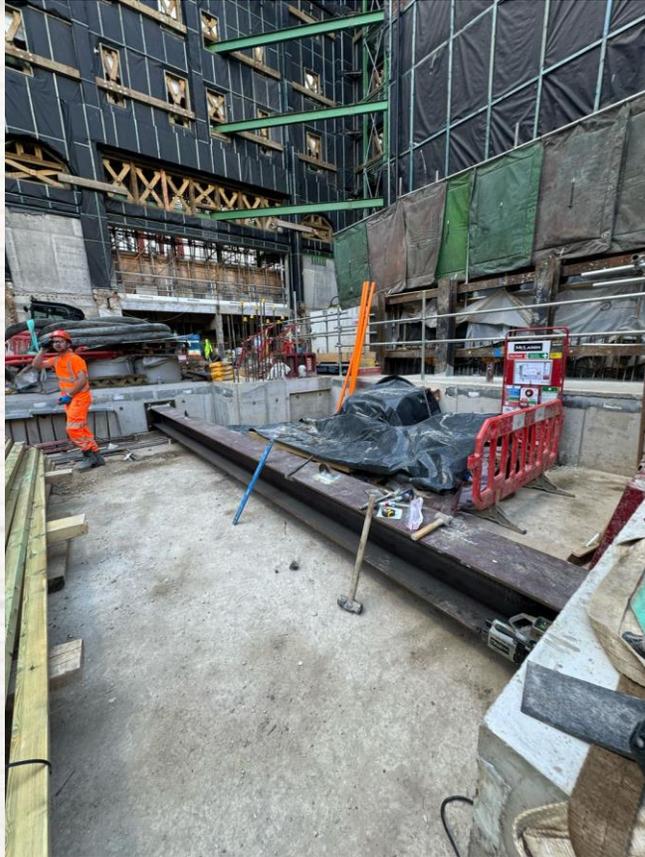
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Progress of works

Flying shore installation

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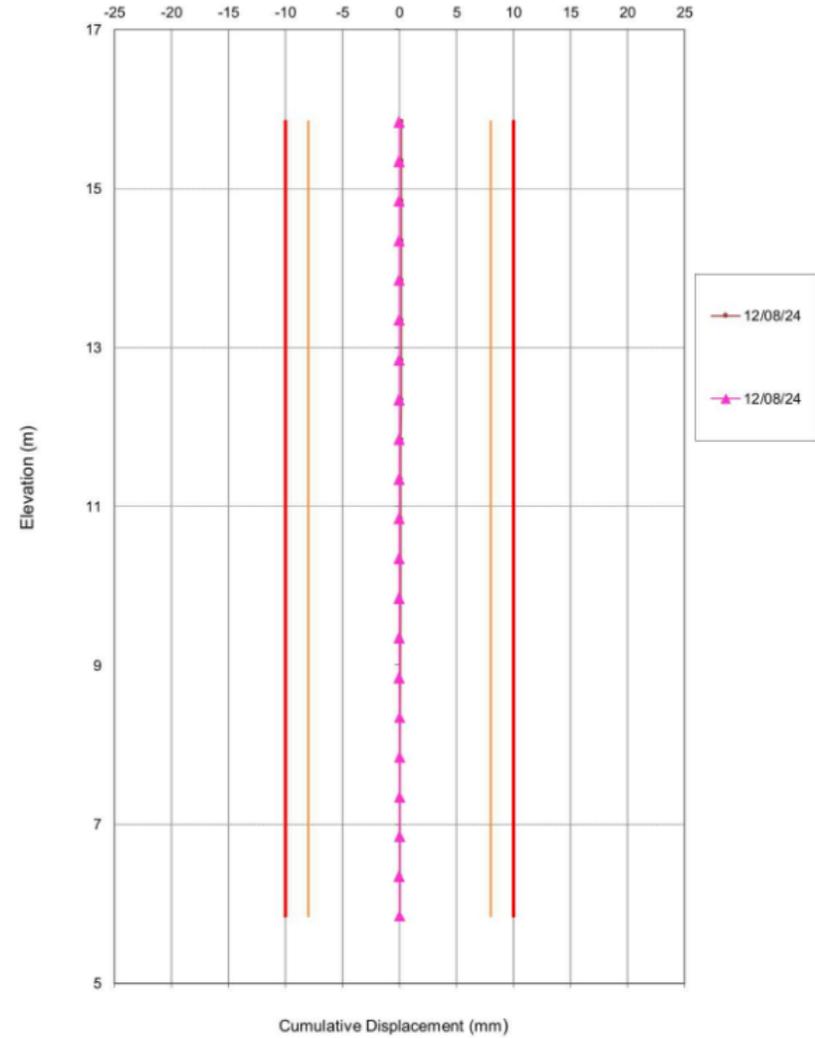
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Progress of works

Inclinometer installation

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Progress of works

Thrust block removal works

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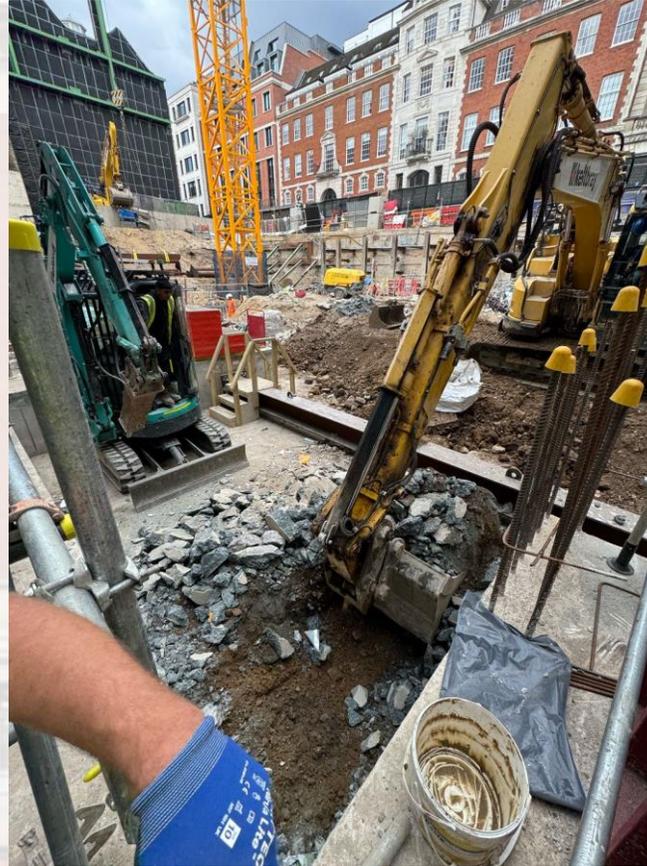
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B2 bulk excavation: 14th August 24

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B2 bulk excavation: 21st August 24

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B2 bulk excavation: 28th August 24

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Progress of works

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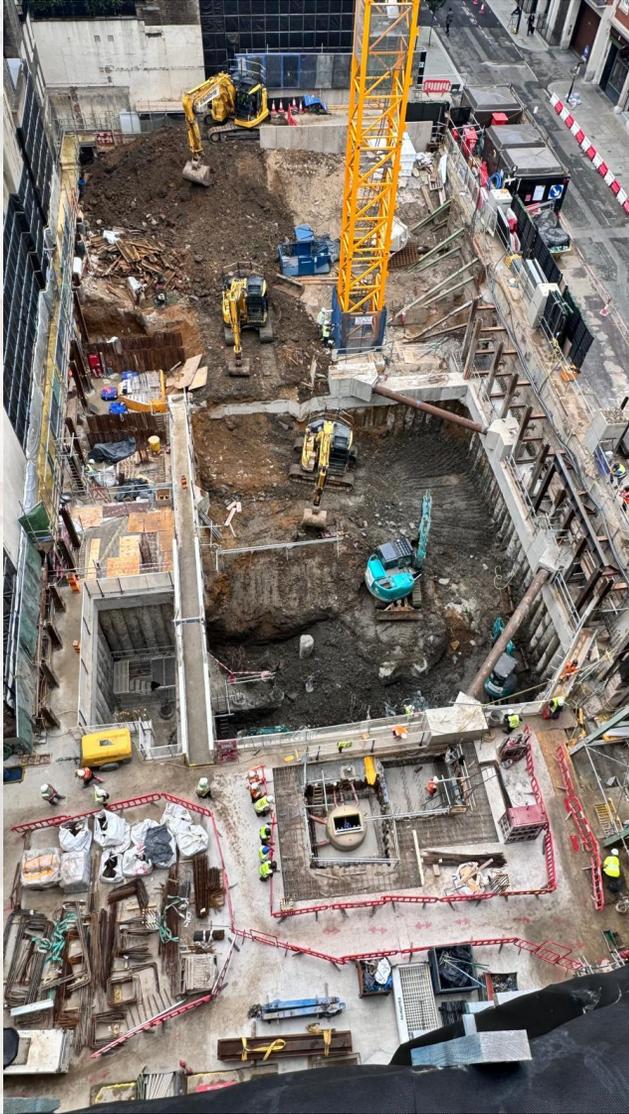


B2 bulk excavation: 2nd September

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Progress of works



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B2 bulk excavation: 2nd September

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B2 bulk excavation: 2nd September

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B2 bulk excavation: 11th September

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Progress of works



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B2 bulk excavation: 11th September

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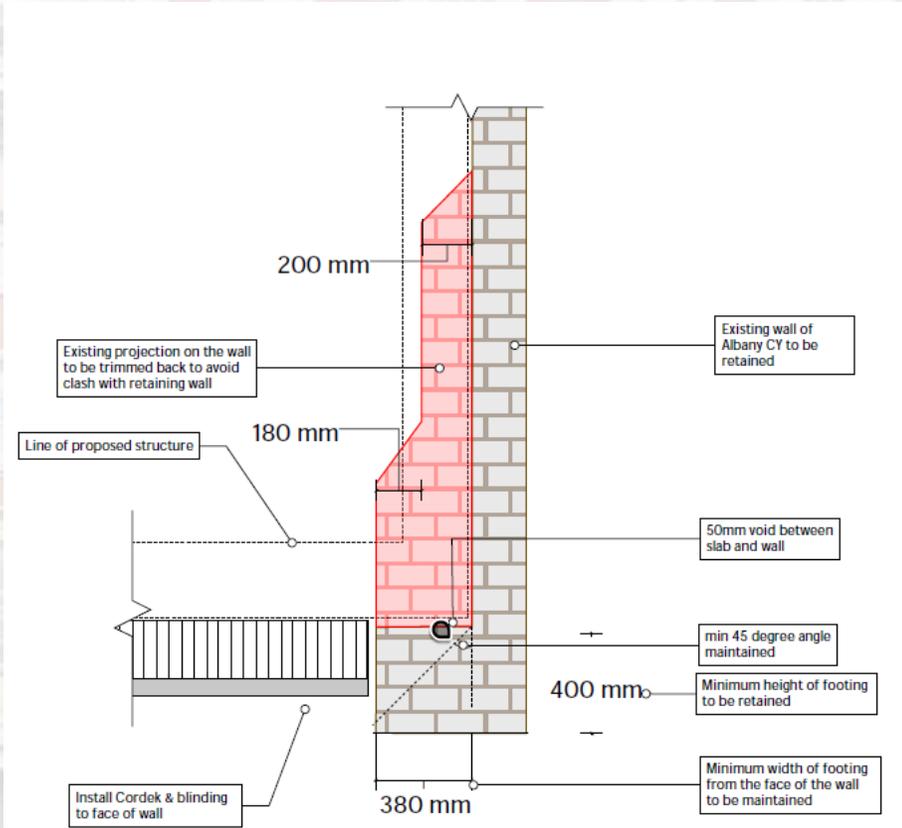
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Progress of works



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Albany Court liner wall enabling works: Proposal



Typical section through party wall

Not to scale

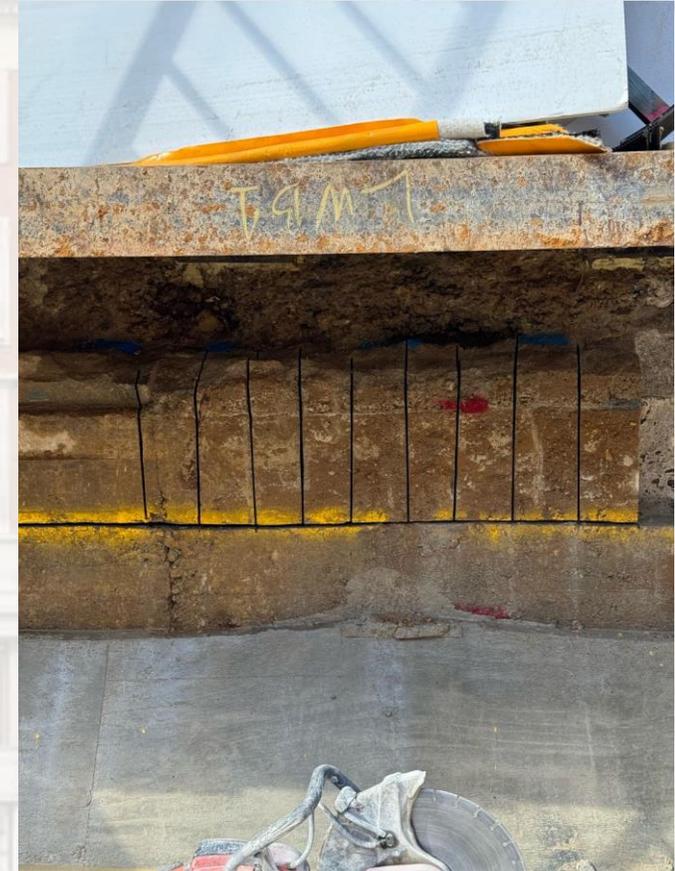
Job Pegasus
Title Party wall detail
Job No. 1983

Progress of
works

Albany Court liner wall enabling works: Saw cutting

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Progress of works

Albany Court liner wall enabling works: Hand breaking

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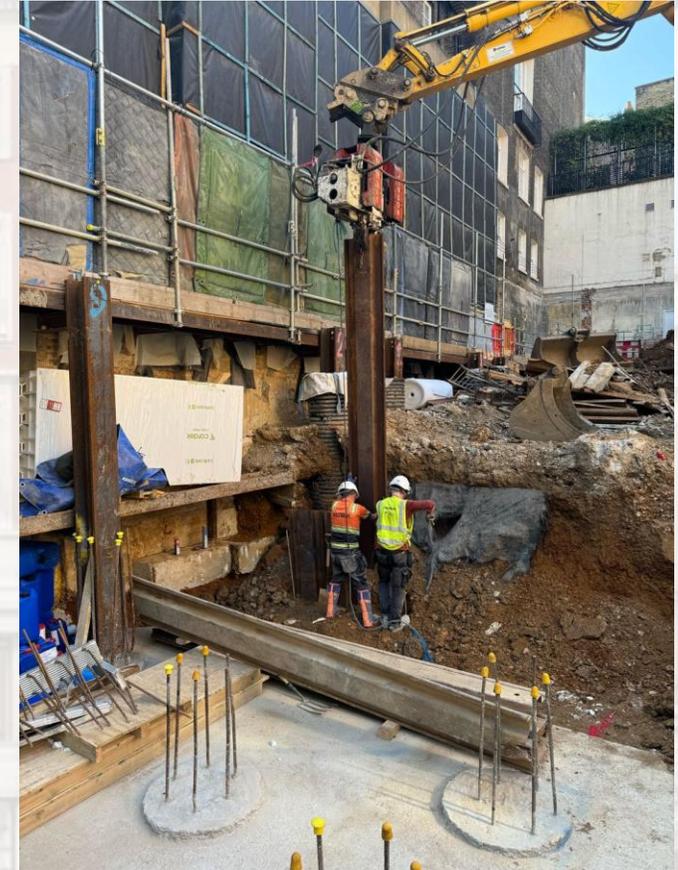
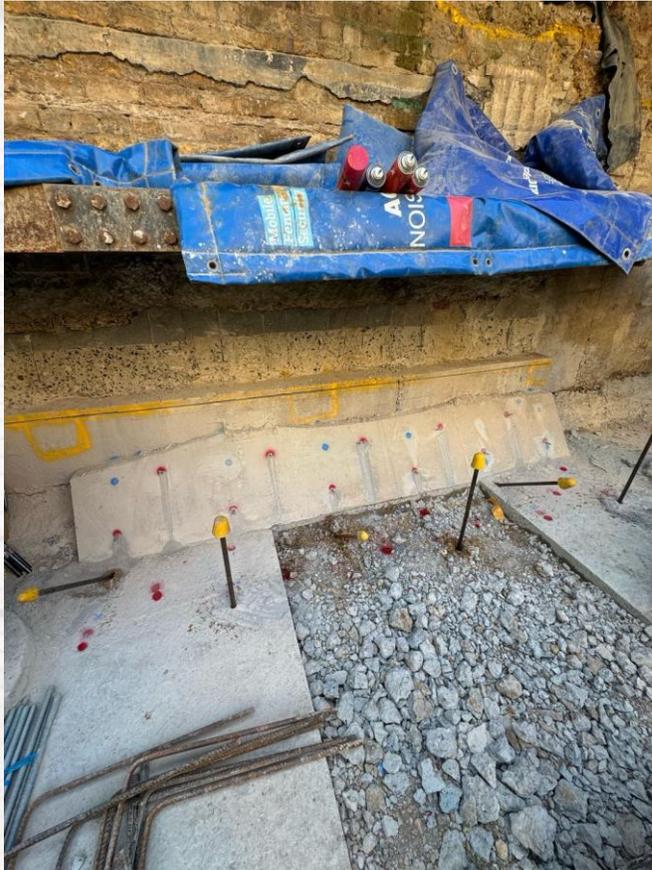
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Progress of works

Vent tunnel enabling works

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Progress of works

Vent tunnel enabling works

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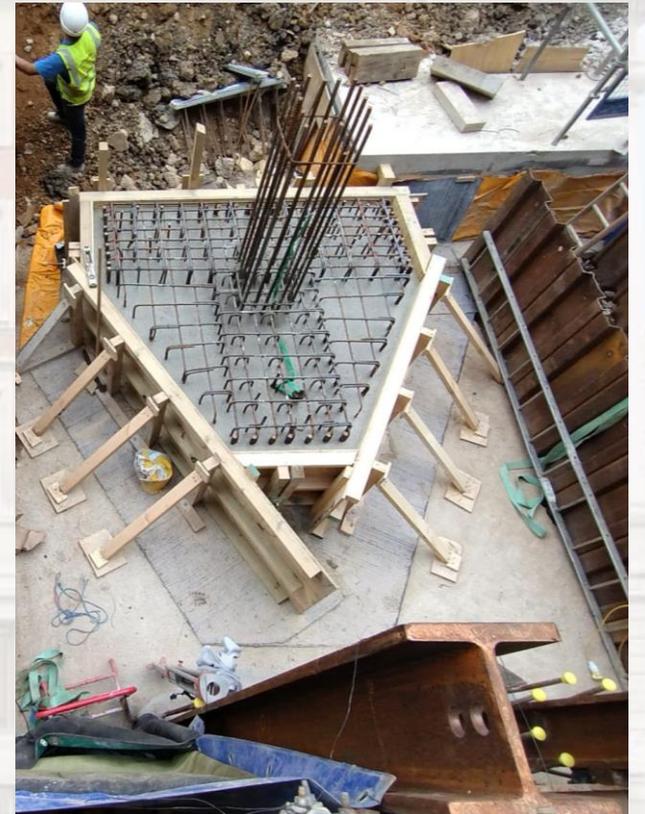
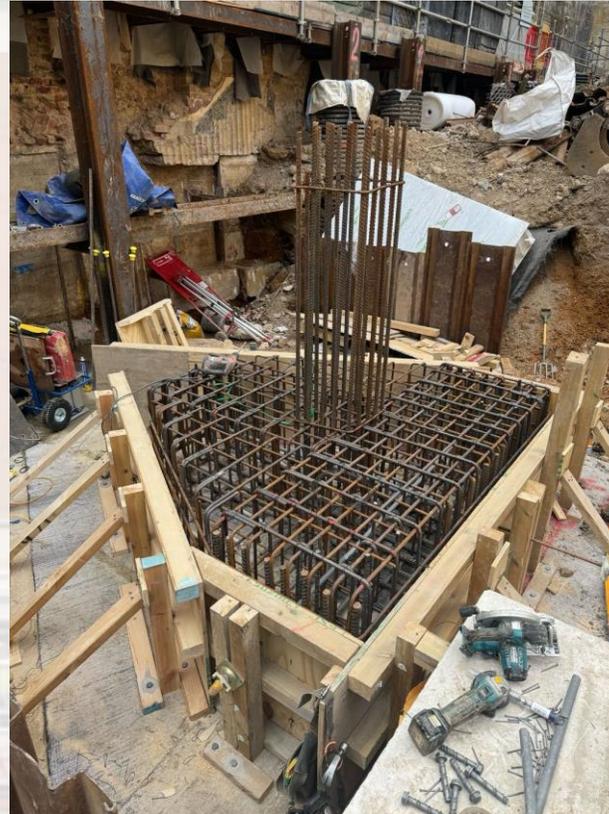
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Pile cap construction

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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 including staircase and monarflex complete.
 - Façade consultant initial inspection conducted.
 - Façade retention scheme maintenance continued.
- **Pegasus House**
 - Removal of existing foundations and obstructions.
 - Pegasus House piling complete and pile cap formations commenced.
 - L-block loading bay at gate 4 was completed.
 - King post propping to Sackville Street elevation complete.
 - B2 capping beam complete and temporary propping installed.
 - Tower crane erected 3rd and 4th August.
 - Thrust block removal works continued.
 - B2 bulk excavation commenced.
 - Vent tunnel works commenced.
 - Trimming of Albany Court wall protrusions continued.
- **Nuffield House**
 - Nuffield House pile cap formations and removal of existing foundations completed.
 - Nuffield House basement slab pours complete.
 - Manhole and drainage construction continued.

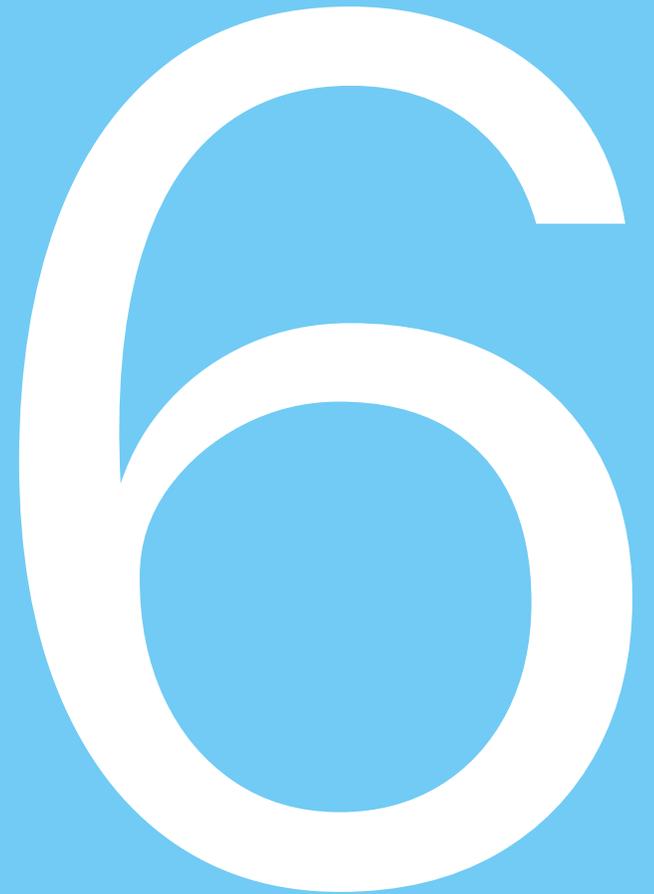
12 week look ahead

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Scheduled works for the next 12 weeks

- Substructure works continue.
 - Pegasus House pile cap formations will continue.
 - Pegasus House slab pours will continue.
 - Liner wall works.
- Temporary work installations continue.
 - Excavating / reducing level in Pegasus House.
 - Thrust block removal along Sackville Street elevation.
 - Albany Court render removal from party wall.
 - Trench sheet installations to facilitate drainage and ventilation works.
 - Slipform assembly for core erection.

Notable works

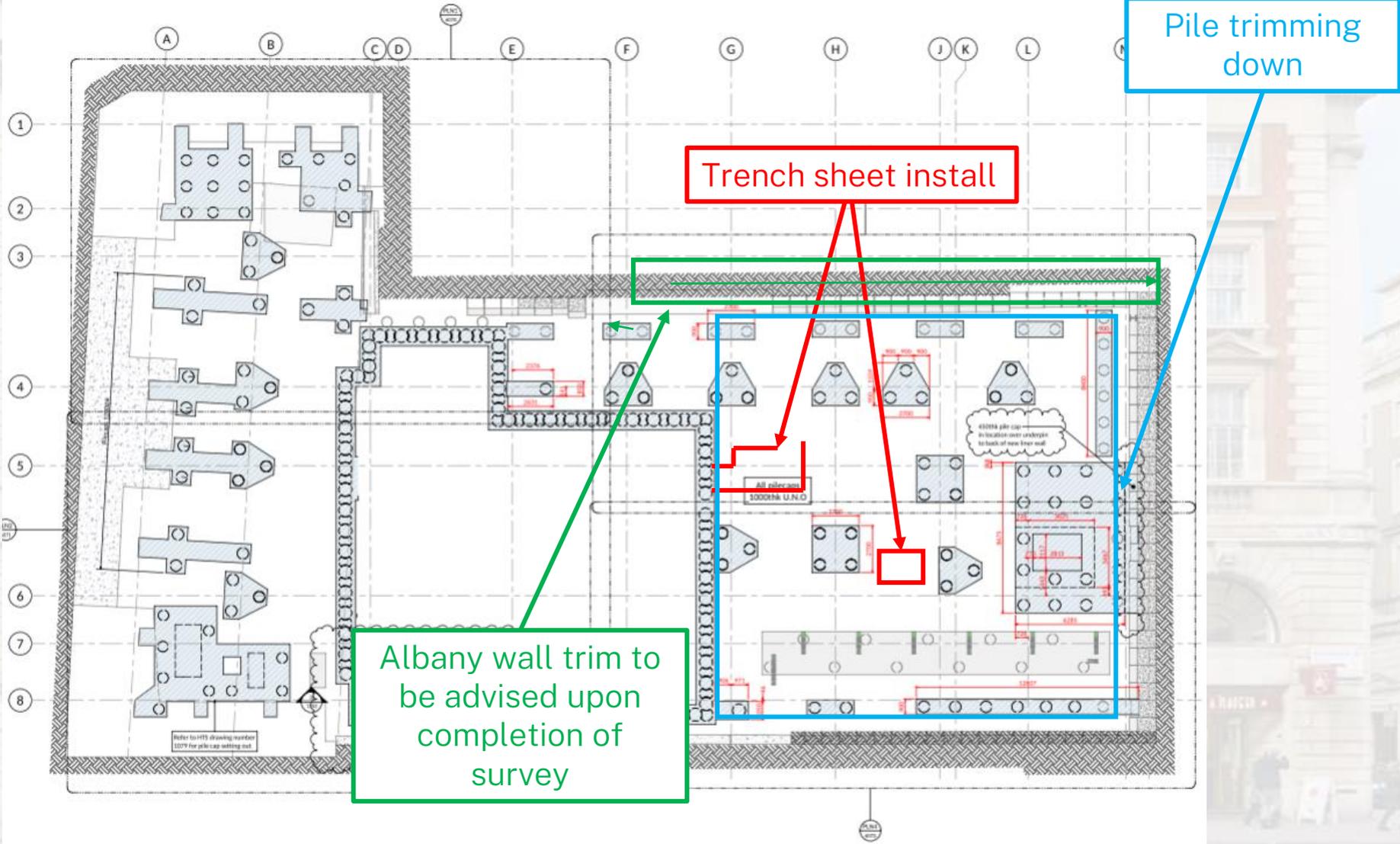


Works visible / audible at perimeter of site

- Trimming down tops of piles for pile cap formation..
 - Continue to use best practical methods.
 - 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
- Trimming of Albany Court wall
 - Works have continued this week and no further exceedances have been received on the Albany Court noise monitor.
 - We are currently in the process of exposing the remaining section of wall to conduct a survey and understand if any further works are required.

Works visible / audible at perimeter of site

Notable works



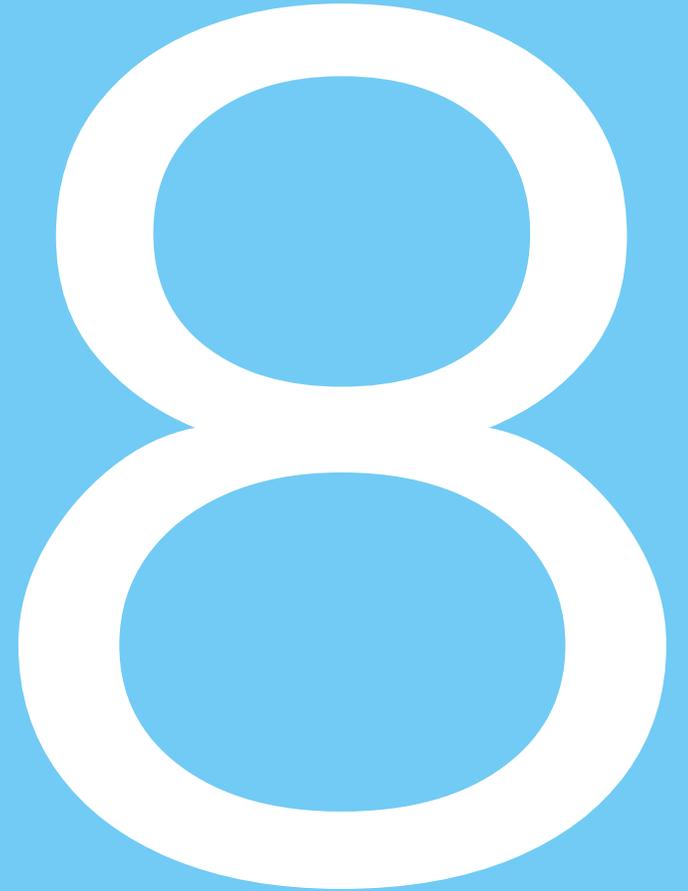
Community engagement



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

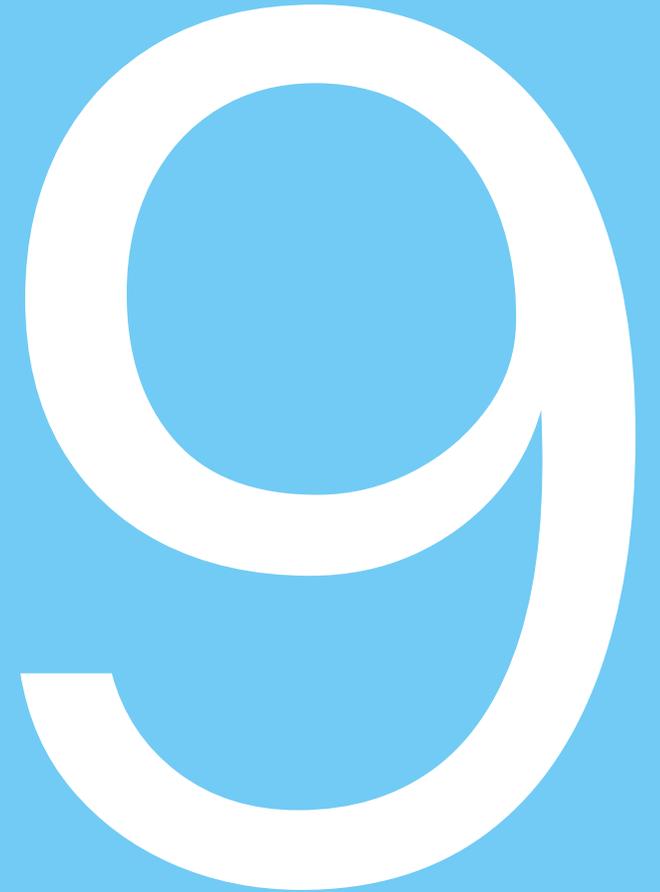


Observations and Feedback

We have received two compliments and two complaints in the period.

- Two complaints were received during phase one of the trench sheet installation adjacent to Albany Court party wall for the vent tunnels.
- On both occasions work paused whilst an investigation took place and Sandy Brown acousticians were consulted. During both periods of installations, no vibration exceedances were recorded on the Section 61 or Neighbourly Agreement monitors.
- On the 20th August, during a site-based neighbourly meeting, we were complemented on the management of the project.
- The second compliment was received from an external auditor for the project who complimented the project team on hospitality and coordination.

Questions and close



Questions
and close

Dates of Next Meetings

- Thursday 17th October.
- Thursday 21st November.
- Thursday 12th December.

Dates of Next Newsletter Drops

- Friday 11th October.
- Friday 15th November.
- Friday 6th December.
- Project website and QR code: nuffieldpegasushouse.co.uk



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

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Together
Supportive
Agile
Proud

