

Pegasus Mayfair

Community Liaison Group Meeting No. 17

17th October 2024

MCLAREN

MCLAREN



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 17th 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



Meet the team...

MCLAREN

Exceptional People, Exceptional Places



Neil Smith
Operations
Director



Garry McQueen
Project Director



Alex Talks
Community Liaison
Coordinator



Chris Halls
Building Services
Manager



Piers Elliott
Senior Site Engineer



Gopi Singh
Site Manager/ Logistics
Manager



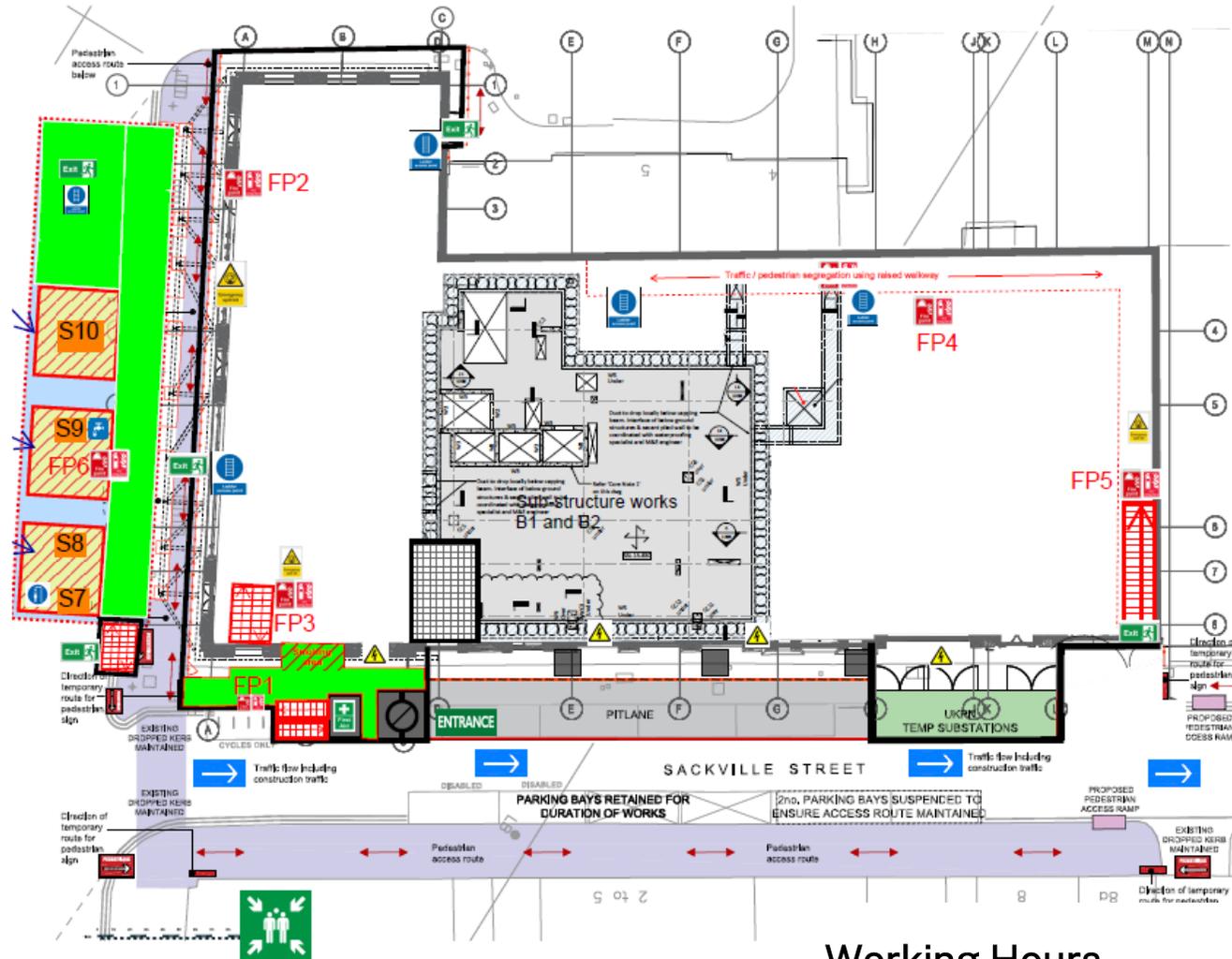
Andy Fine
Senior Site
Manager

Site set up and logistics

3

Site set up and logistics

MCLAREN



	Emergency Exit
	Assembly Point
	Spill Kit
	Fire point
	First aid kit (in security hut)
	Power
	Drinking water
	Traffic flow including construction traffic
	Plans as established by demolition contractor
	Temporary UKPN substations as currently established in Sackville Street
	Designated pedestrian walkway
	Proposed pedestrian access ramp
	Signs denoting which direction for pedestrian use
All signage to be in accordance with Traffic Safety Measures and Signs for Road Works and Temporary Situations Part 3a Update 2020	
	SXX Smoke Alarms

Fire Marshalls

- Alex Talks - 07967787708
- Faraj - 07721359946
- Gopi Singh - 07455250150
- Andy Fine - 07580325019
- Piers Elliot - 07432802757

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

12th September 2024

MCLAREN

Exceptional People, Exceptional Places

Progress of
works



MCLAREN

16th October 2024

MCLAREN

Exceptional People, Exceptional Places

Progress of
works



MCLAREN

Bulk excavation complete

MCLAREN

Exceptional People, Exceptional Places

Progress of works



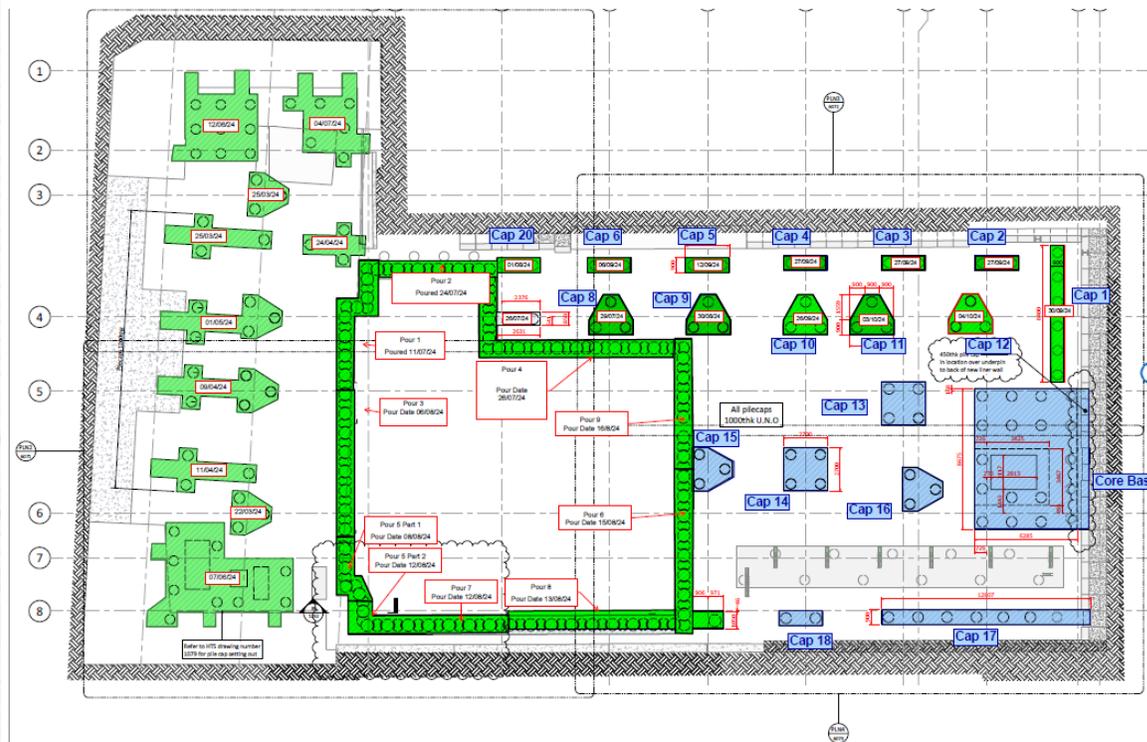
MCLAREN

Pile Cap Progress

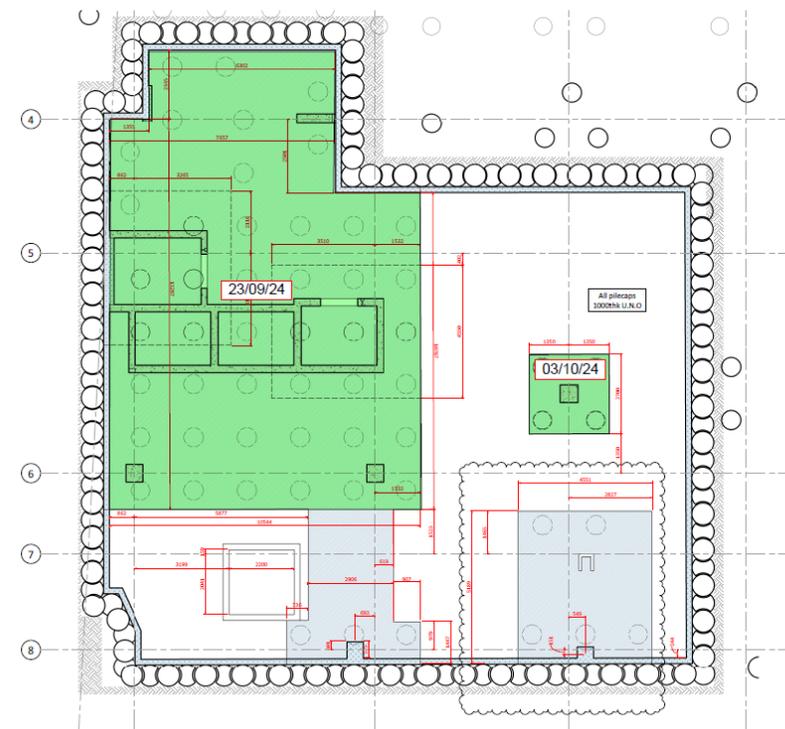
Progress of works

MCLAREN

Pegasus House Pile Cap
close of play 10/10/24



B2 Cap Progress
close of play 10/10/24

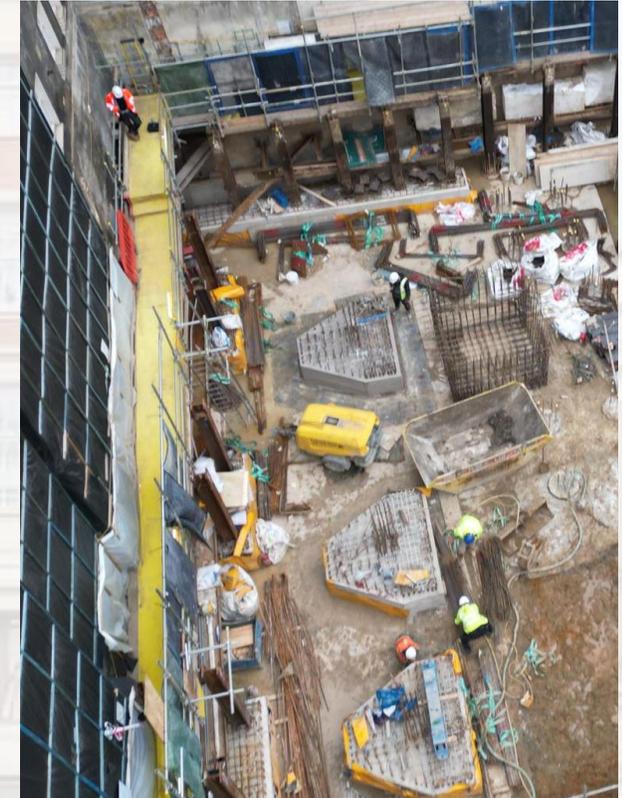
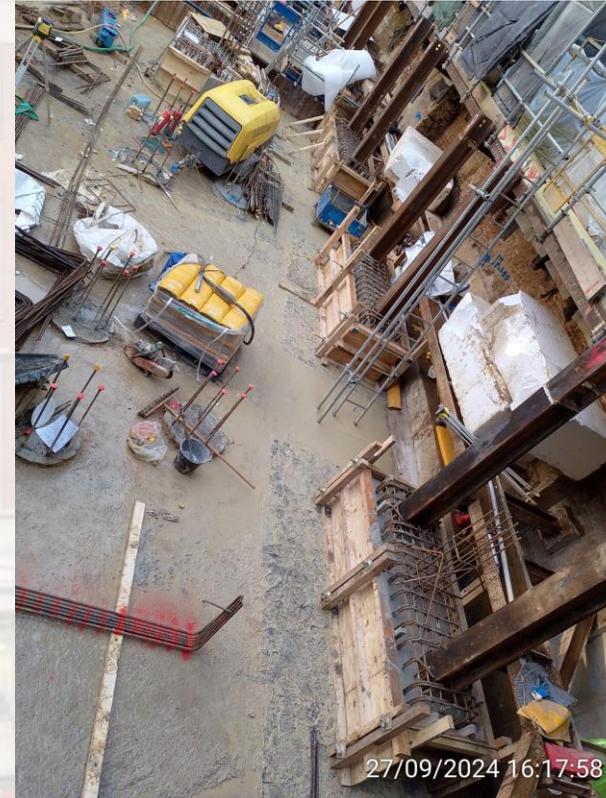


Progress of works

Pile Cap Progress

MCLAREN

Exceptional People, Exceptional Places



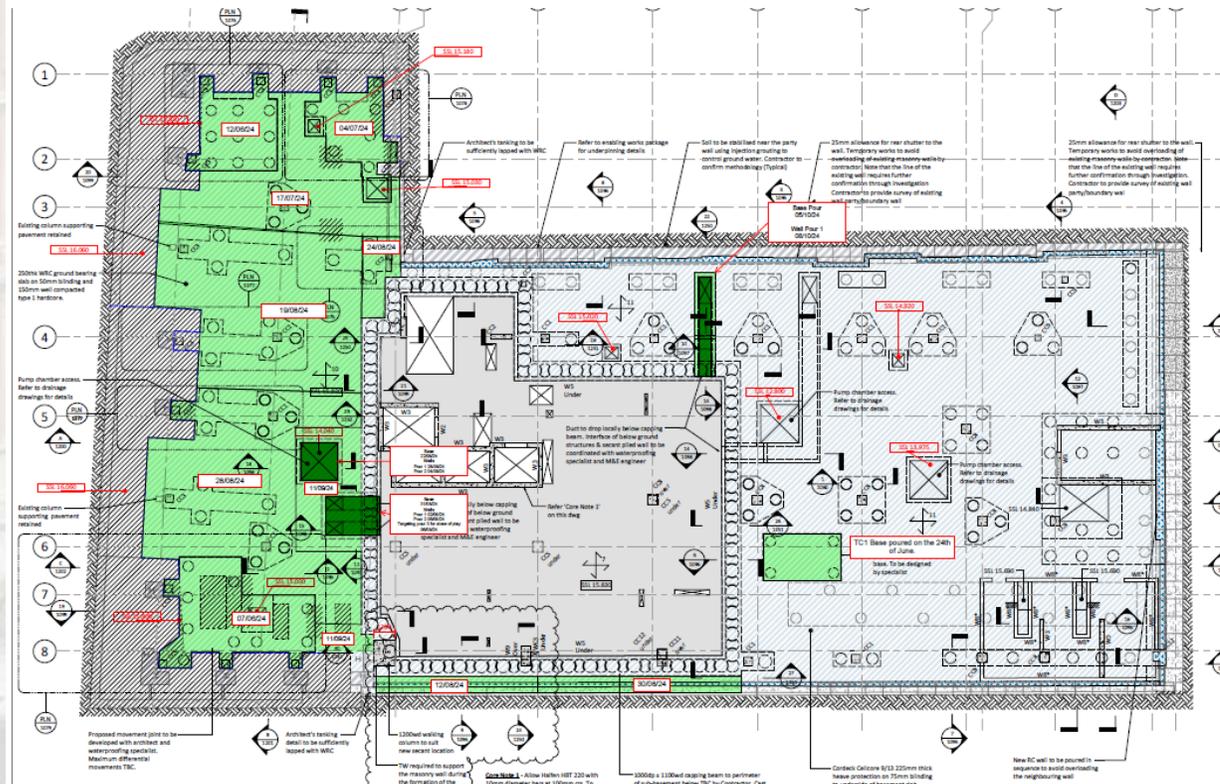
MCLAREN

B1 and B2 slab Progress

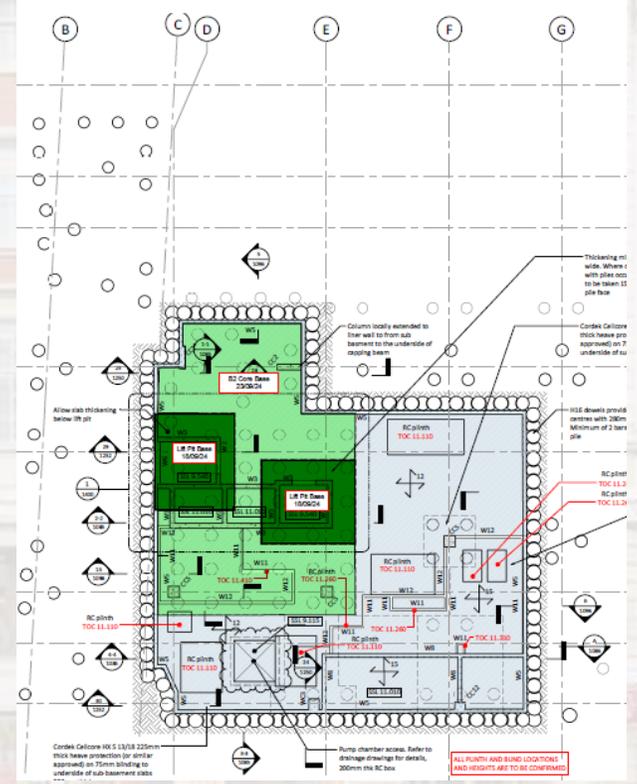
Progress of works

MCLAREN

B1 Slab Progress
close of play 10/10/24



B2 Slab Progress
close of play 10/10/24



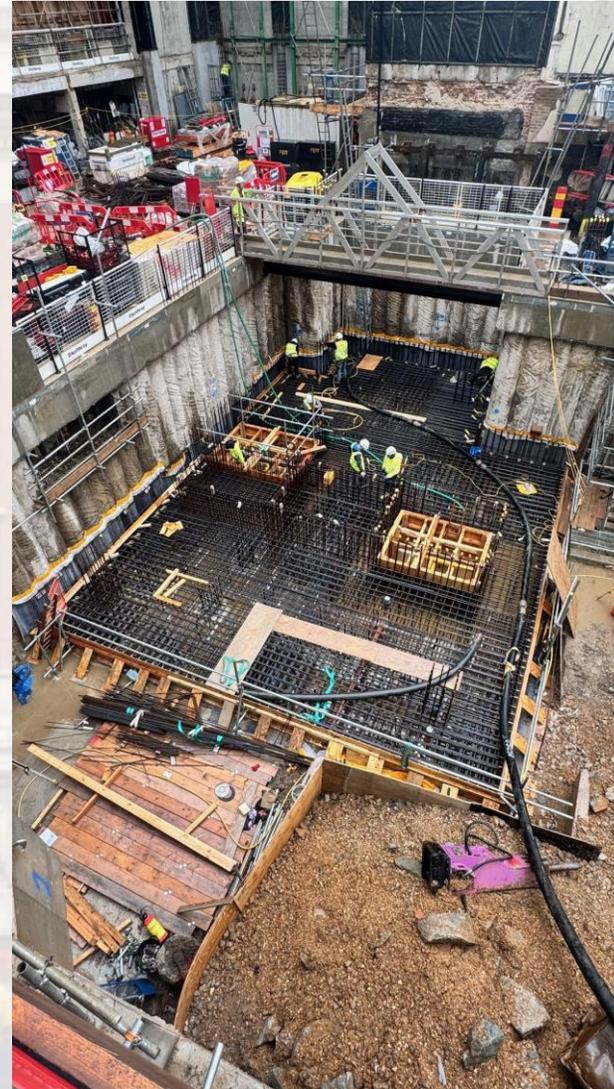
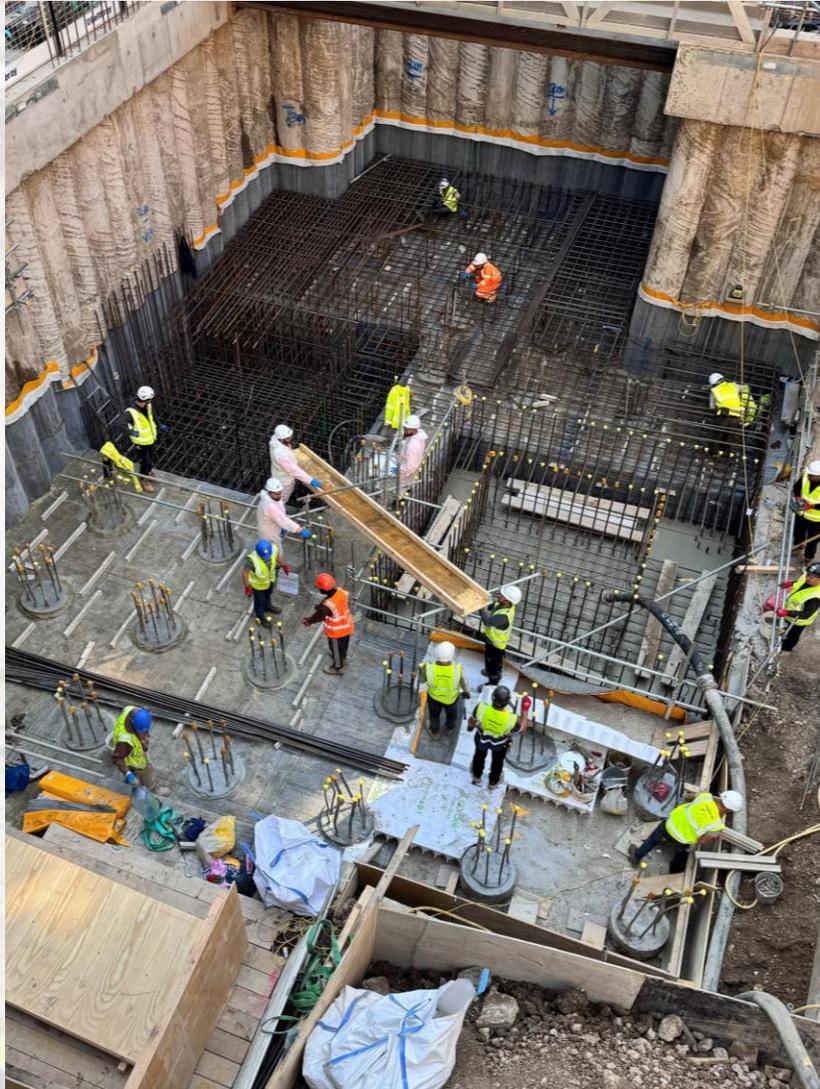
ALL FINISH AND SUND (LOCATION) AND HEIGHTS ARE TO BE CONFIRMED

B1 and B2 slab Progress

Progress of works

MCLAREN

Exceptional People, Exceptional Places



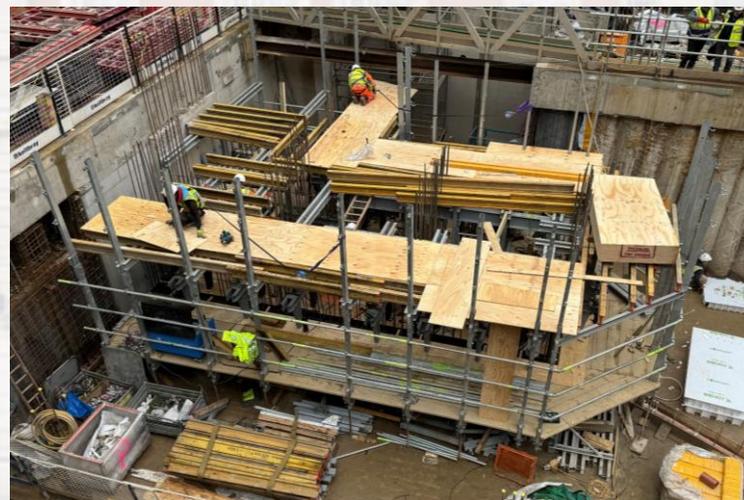
MCLAREN

Progress of works

B1 and B2 slab Progress

MCLAREN

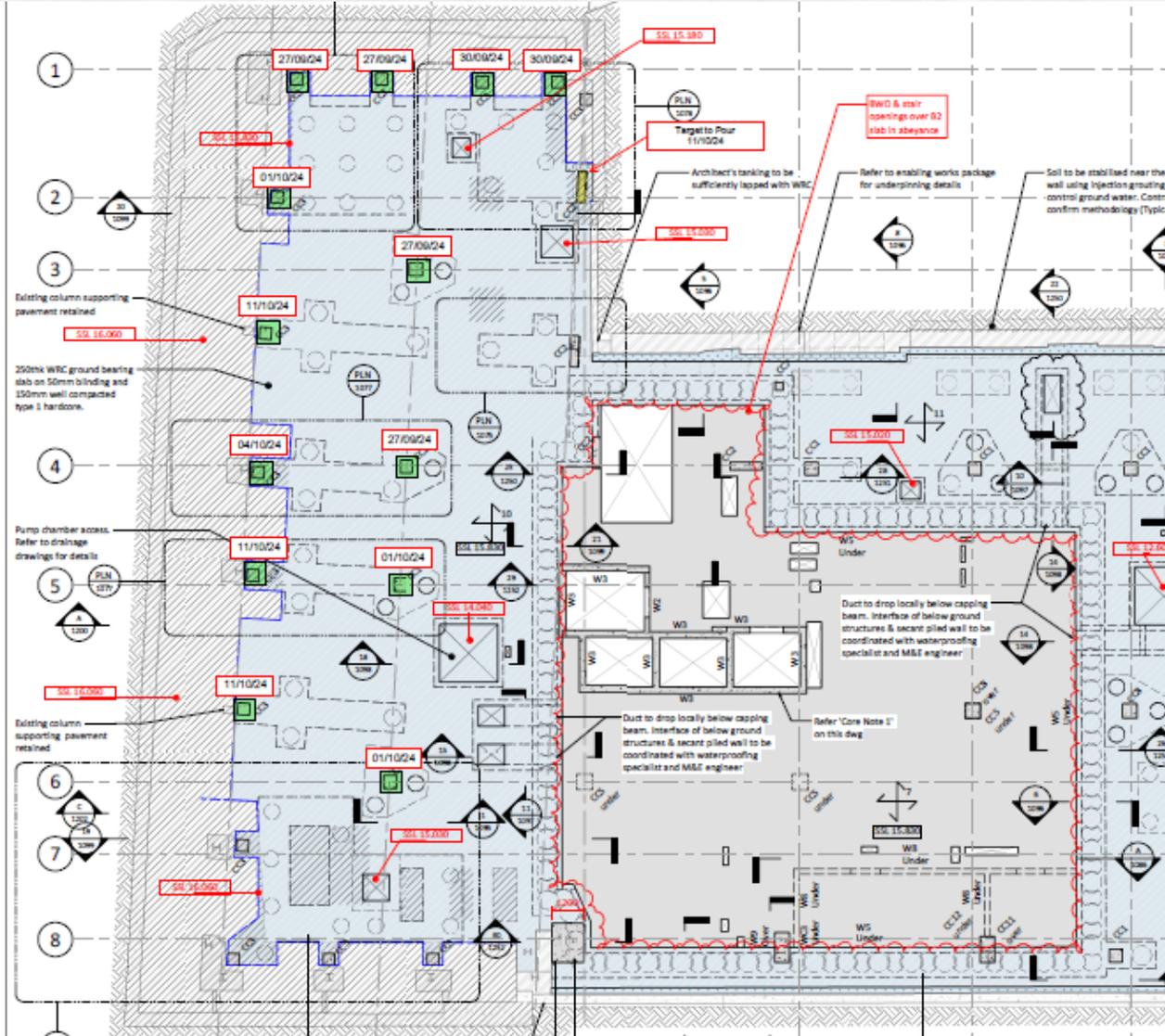
Exceptional People, Exceptional Places



MCLAREN

B1 - GF Column Progress

Progress of works



B1 - GF Column Progress

MCLAREN

Exceptional People, Exceptional Places

Progress of works



MCLAREN

Progress of works

Temporary Works – Prop Removal Commenced

MCLAREN

Exceptional People, Exceptional Places



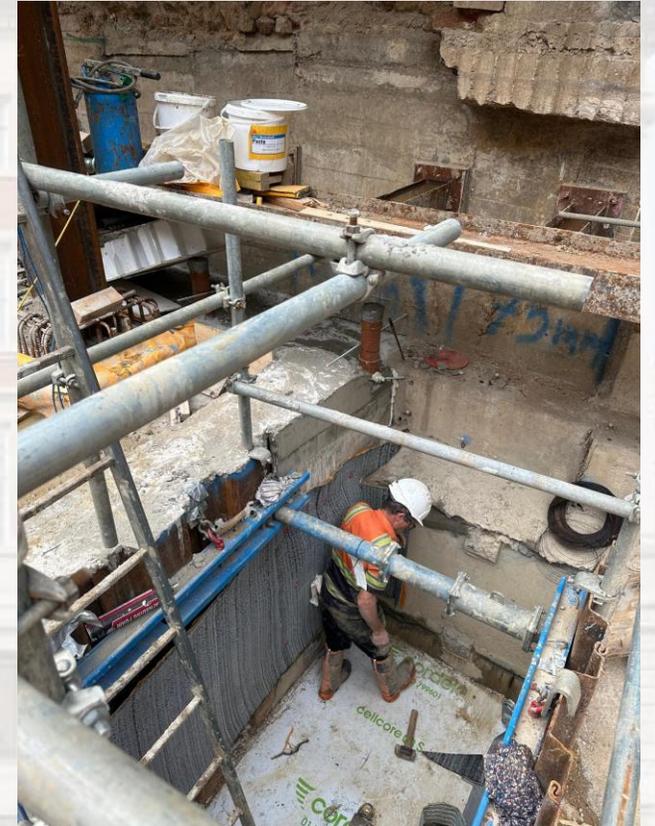
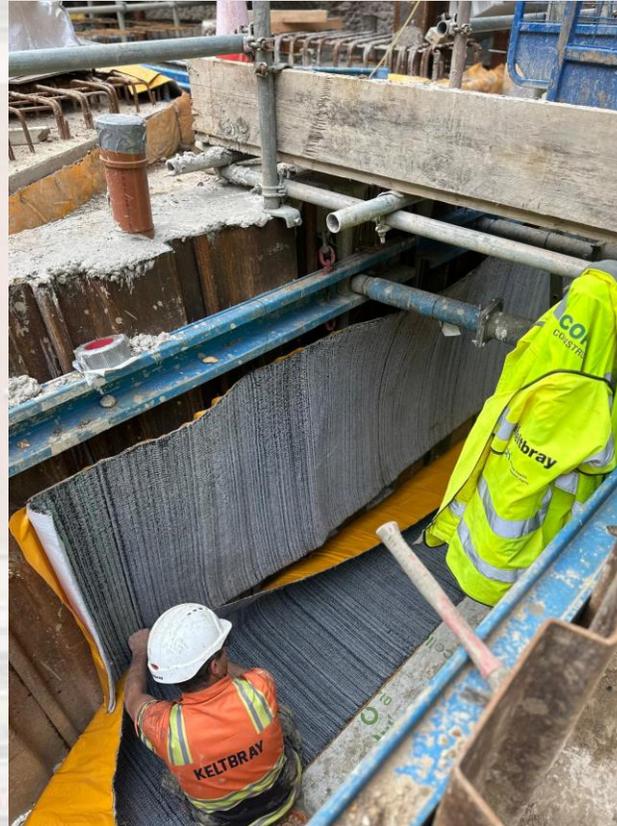
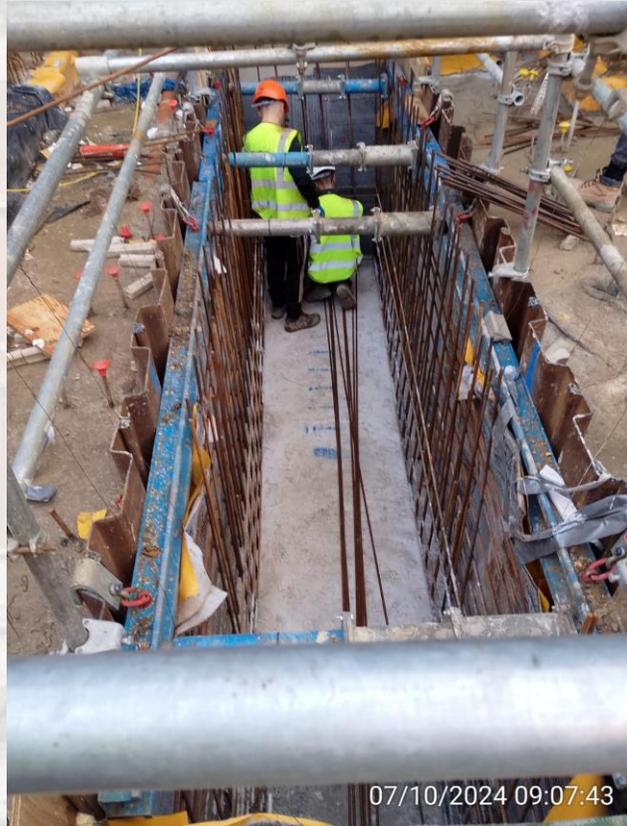
MCLAREN

Ventilation Tunnels

MCLAREN

Exceptional People, Exceptional Places

Progress of works



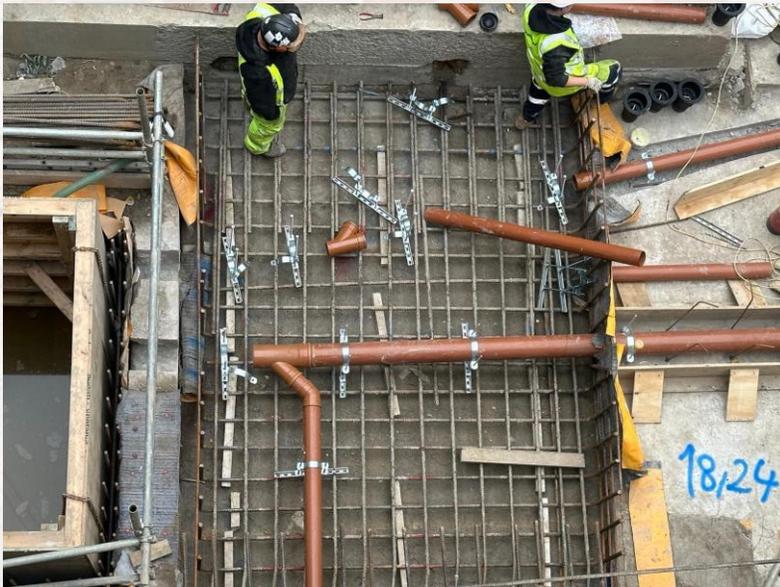
MCLAREN

Drainage Progress

MCLAREN

Exceptional People, Exceptional Places

Progress of works



MCLAREN

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 continued.
 - 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 completed.
 - B2 bulk excavation completed.
 - Vent tunnel works commenced.
 - Trimming of Albany Court wall protrusions continued.
 - Removed gate 4 loading bay.
 - Poured B2 core base.
 - Commenced the removal of temporary works.
- **Nuffield House**
 - Nuffield House pile cap formations and removal of existing foundations completed.
 - Nuffield House basement slab pours complete.
 - Manhole and drainage construction continued.
 - Commenced columns and liner wall concrete pours.

12 week look ahead

5

Scheduled works for the next 12 weeks

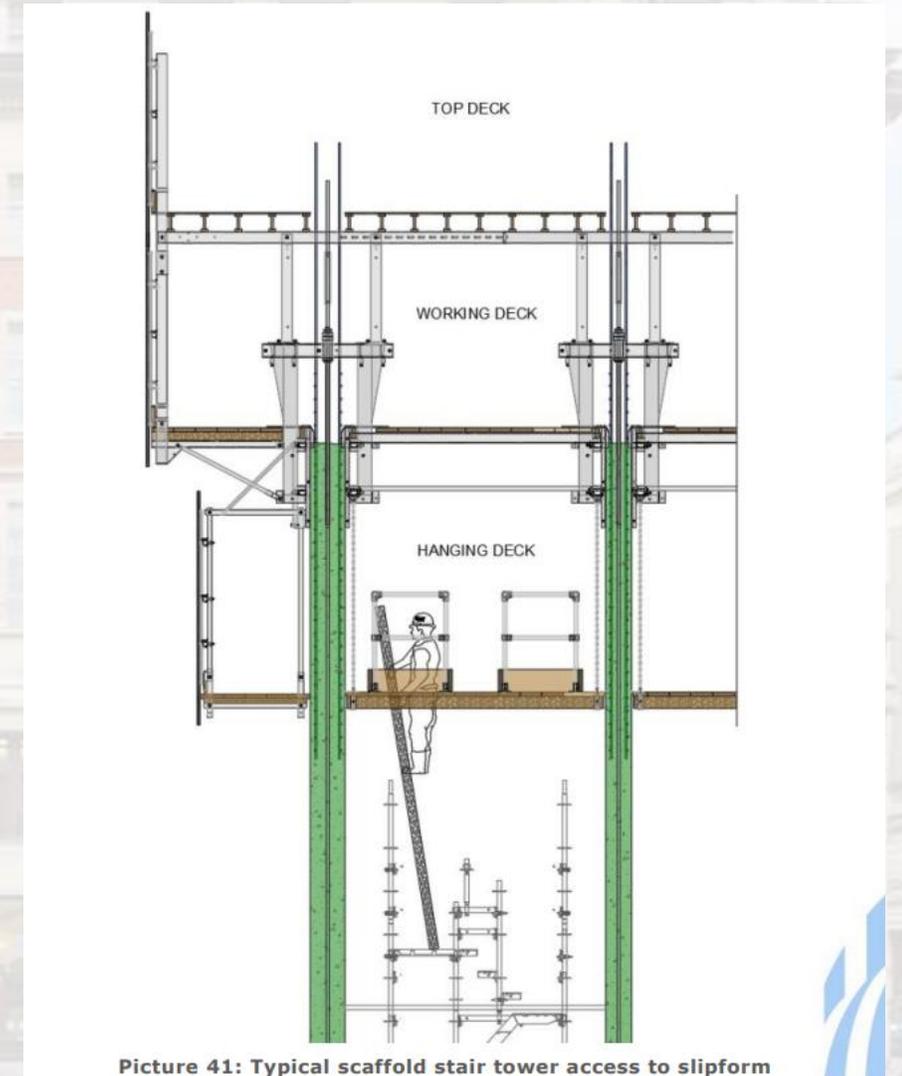
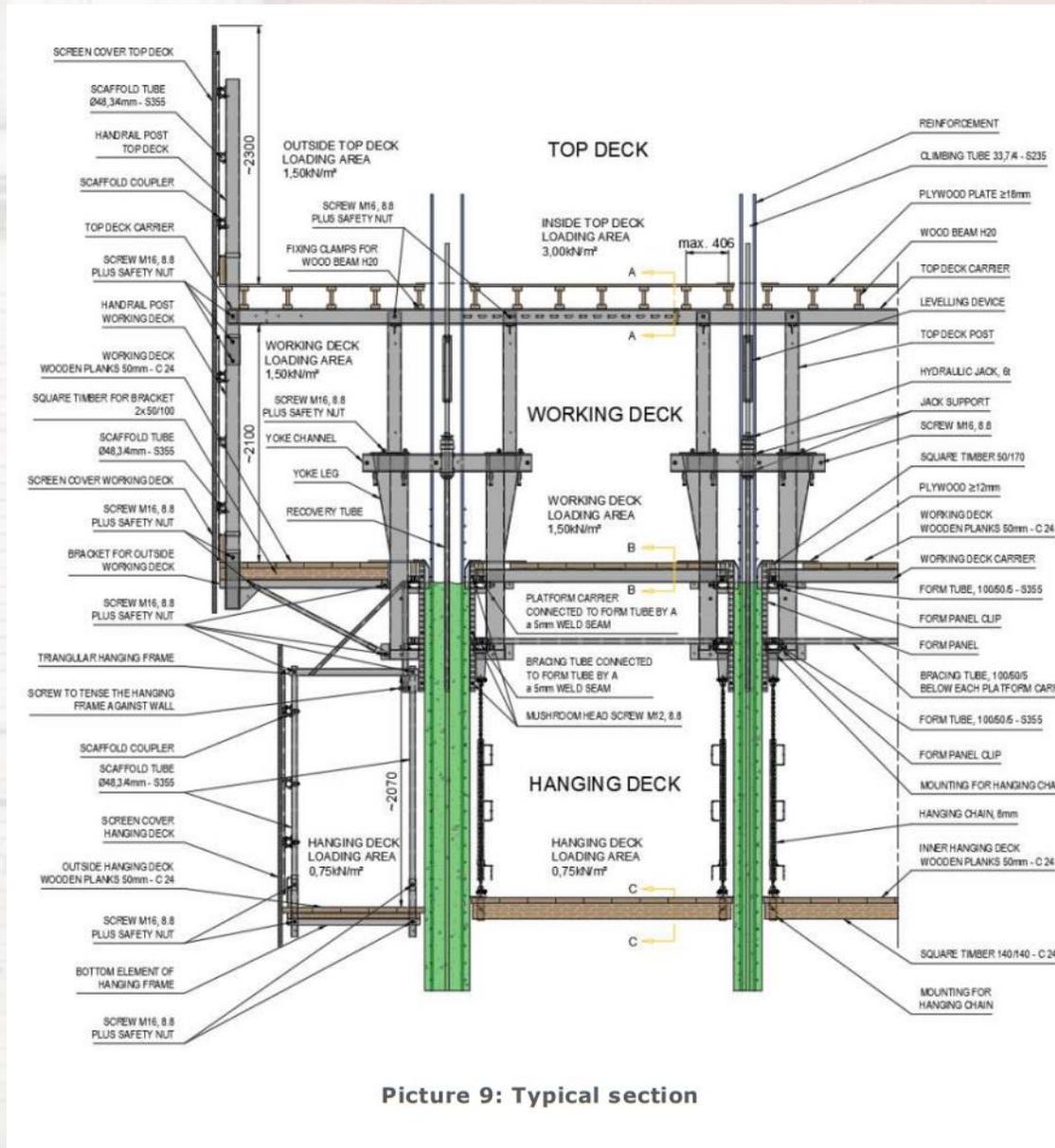
- Substructure works continue.
 - Pegasus House pile cap formations will continue.
 - Pegasus House slab pours will continue.
 - Liner wall works will complete.
 - Concrete columns continue to be poured.
- Temporary work.
 - Thrust block removal along Sackville Street elevation.
 - Albany Court render removal from party wall.
 - Slipform assembly for core erection.
 - Temporary works removal along Albany Wall.
 - Temporary works install along Sackville Street elevation.

Slipform

MCLAREN

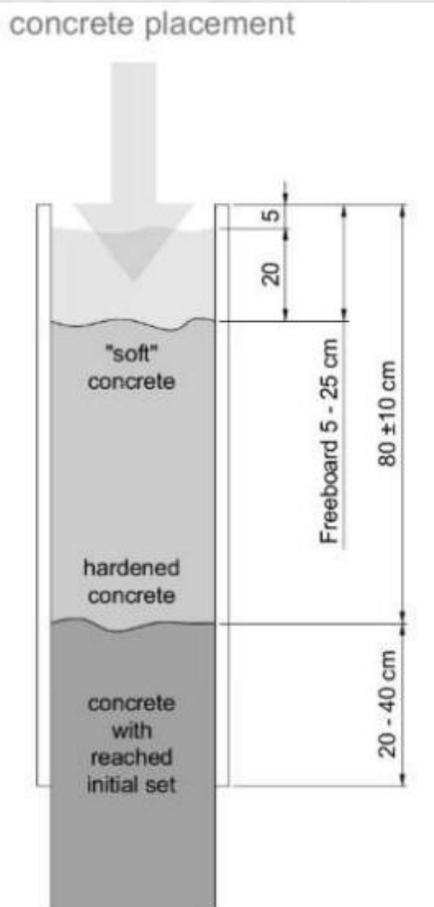
Exceptional People, Exceptional Places

12 week
lookahead

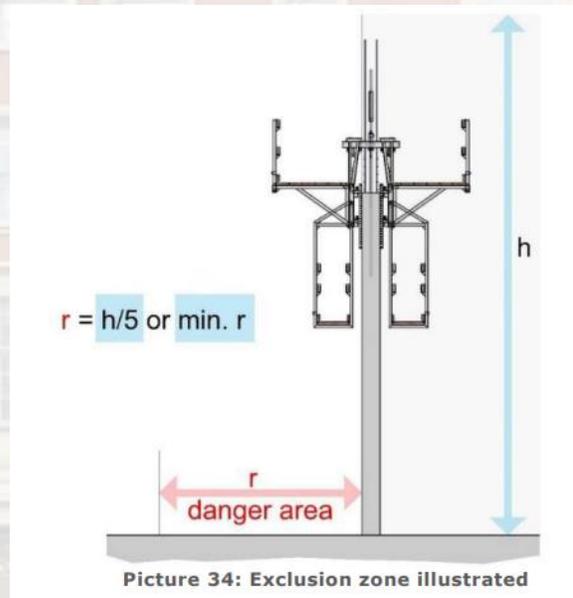


MCLAREN

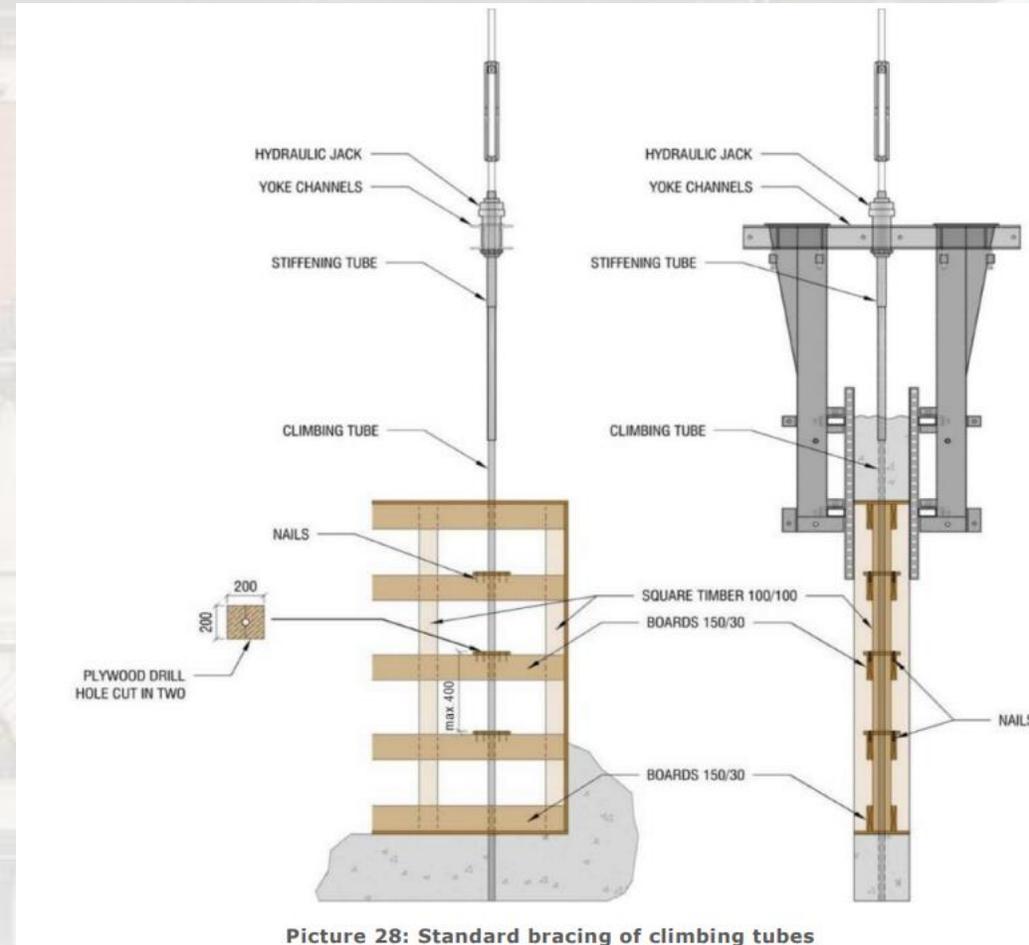
Slipform



Picture 21: Setting of concrete in slipform



Picture 34: Exclusion zone illustrated



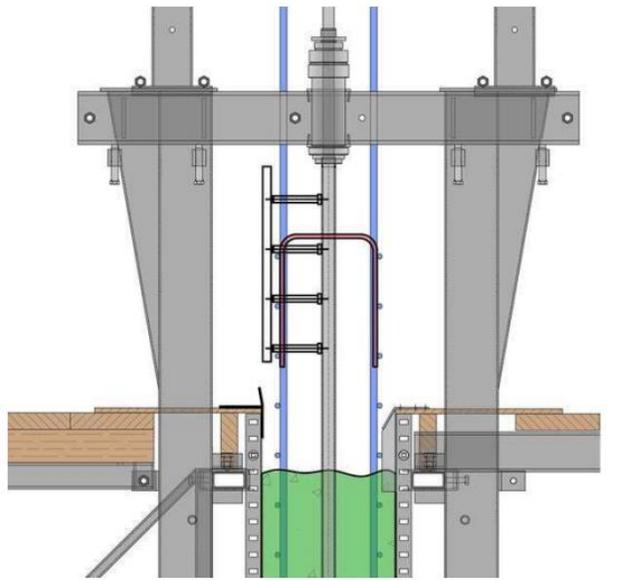
Picture 28: Standard bracing of climbing tubes

12 week
lookahead

Slipform

MCLAREN

Exceptional People, Exceptional Places

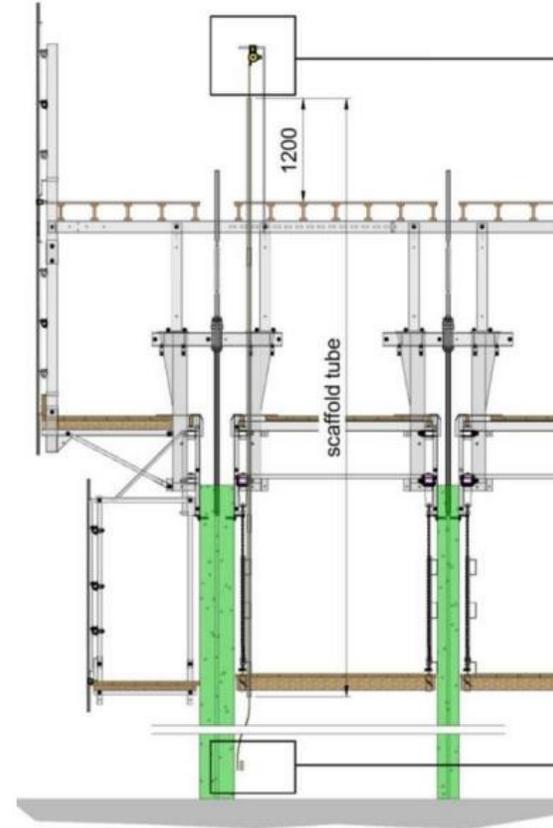


Picture 29: Example steel plate installation



Picture 26: exemplary Laser and Laser target

2.3.6 Datum Control



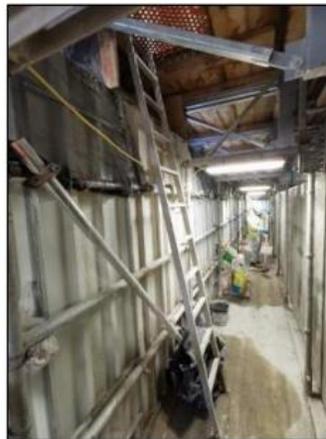
Picture 27: sketch datum control



Top deck



working deck

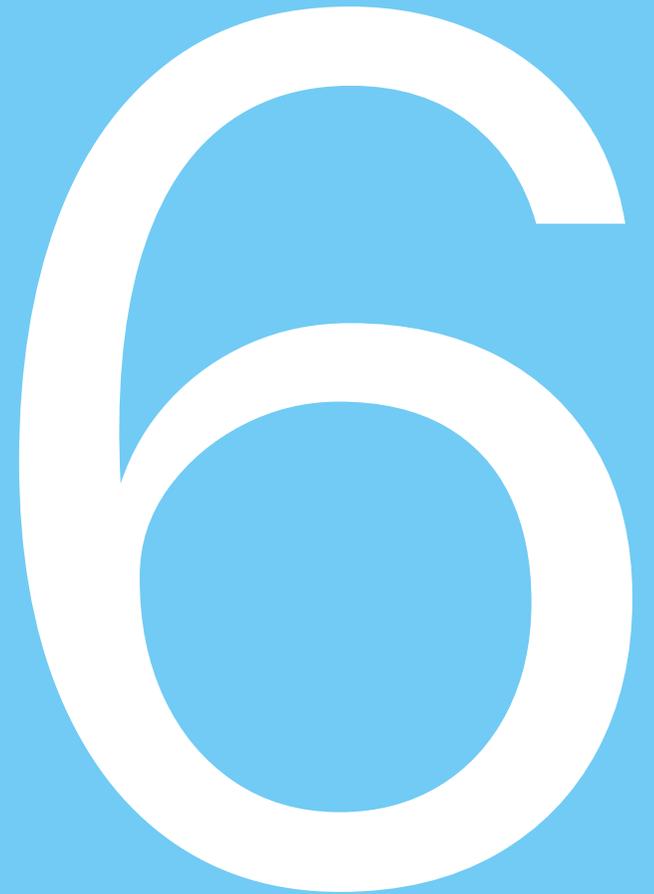


hanging deck

Picture 42: Accesses between platforms

MCLAREN

Notable works



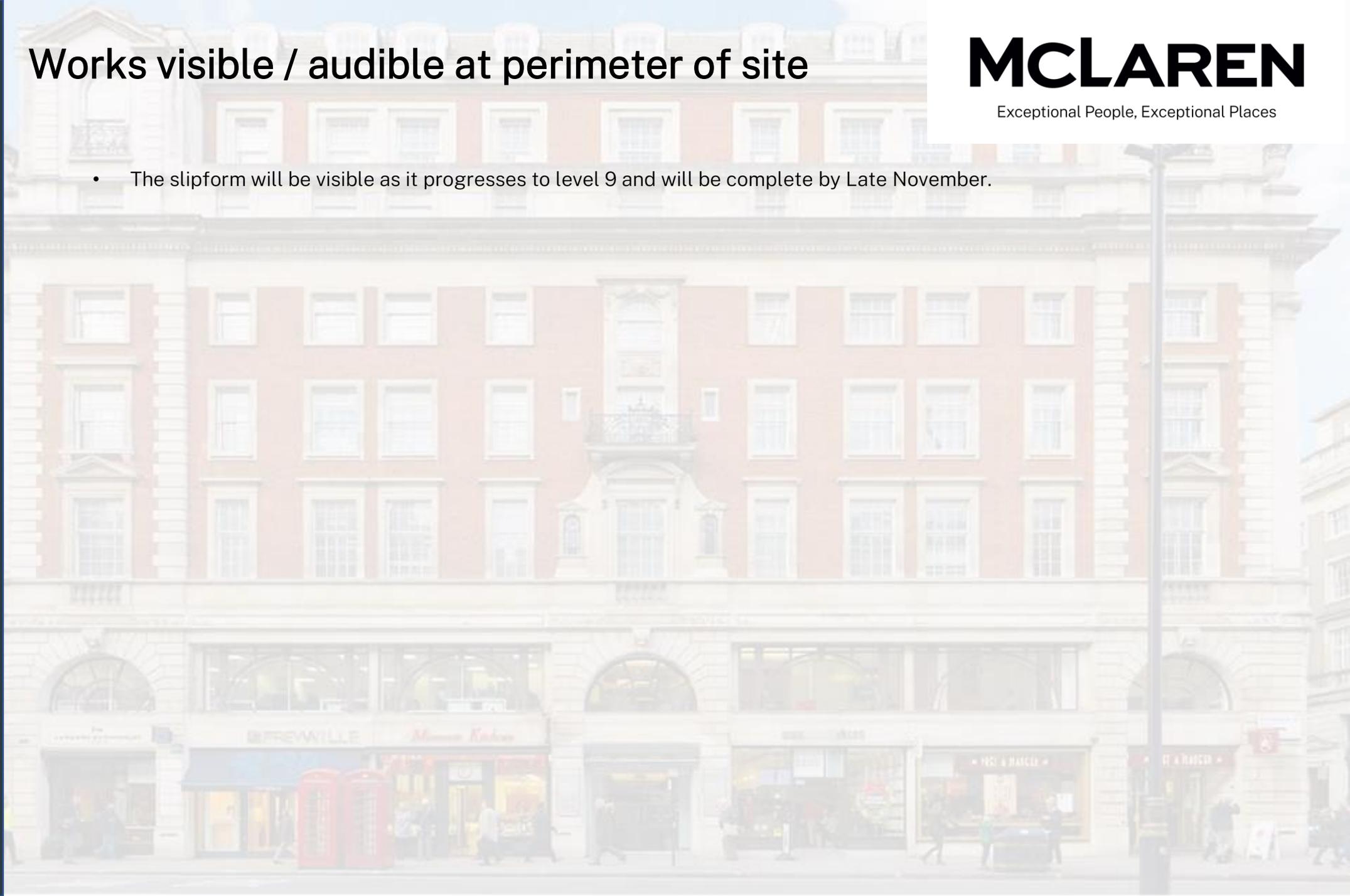
Notable
works

Works visible / audible at perimeter of site

MCLAREN

Exceptional People, Exceptional Places

- The slipform will be visible as it progresses to level 9 and will be complete by Late November.



MCLAREN

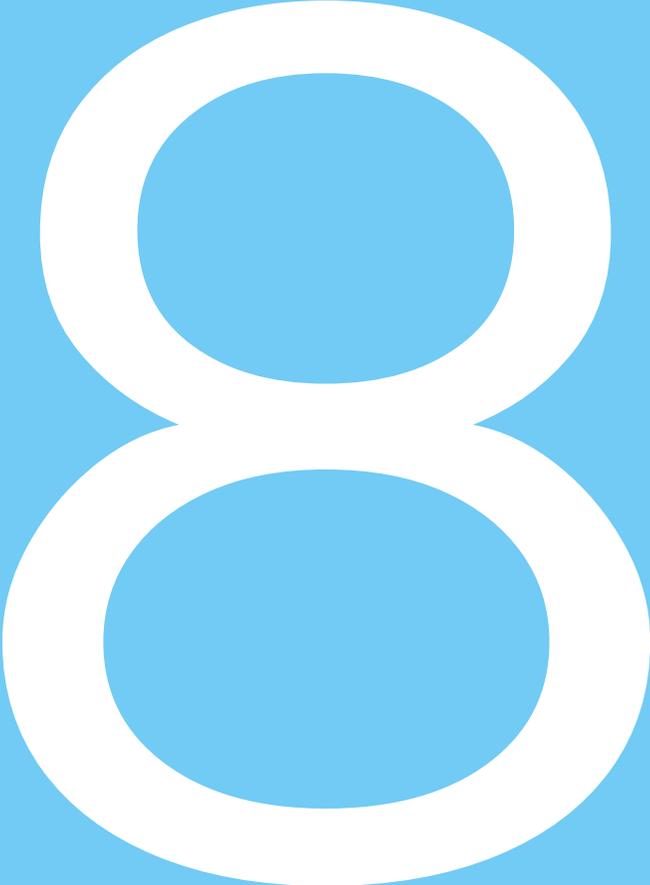
Community engagement



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



Neighbour
observations

Observations and Feedback

MCLAREN

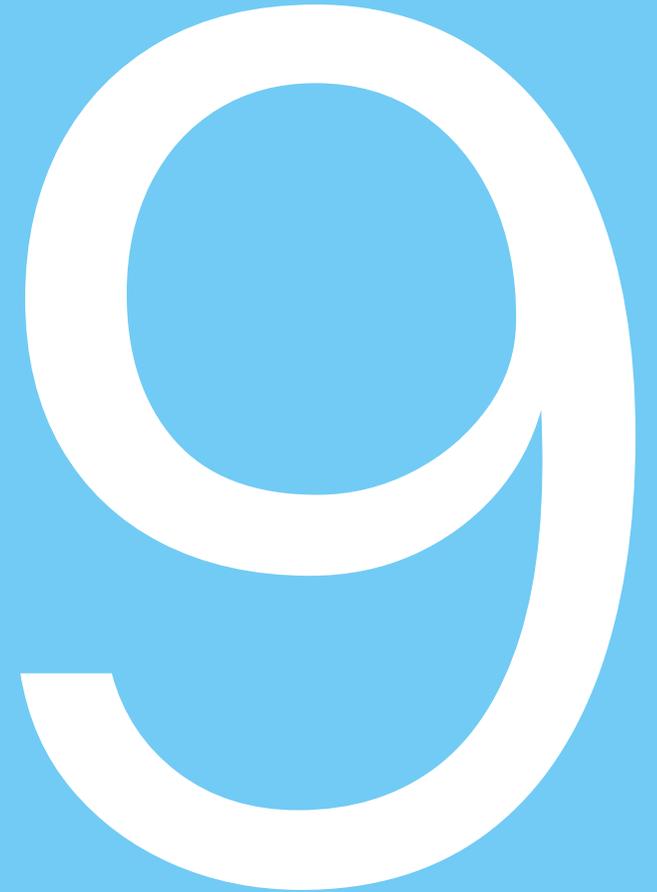
Exceptional People, Exceptional Places

We have received no compliments or complaints in the period.

MCLAREN



Questions and close



Questions
and close

Dates of Next Meetings

- Thursday 21st November.
- Thursday 12th December.
- Thursday 16th January.

Dates of Next Newsletter Drops

- Friday 15th November.
- Friday 6th December.
- Friday 10th January.
- Project website and QR code: nuffieldpegasushouse.co.uk



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

MCLAREN

Exceptional People, Exceptional Places

MCLAREN

Together
Supportive
Agile
Proud

