

# Pegasus Mayfair

Community Liaison Group Meeting No. 19

12<sup>th</sup> December 2024

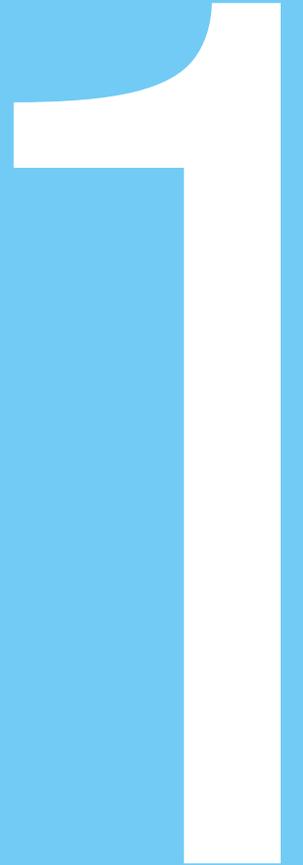
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# Agenda

- 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 19<sup>th</sup> 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...



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



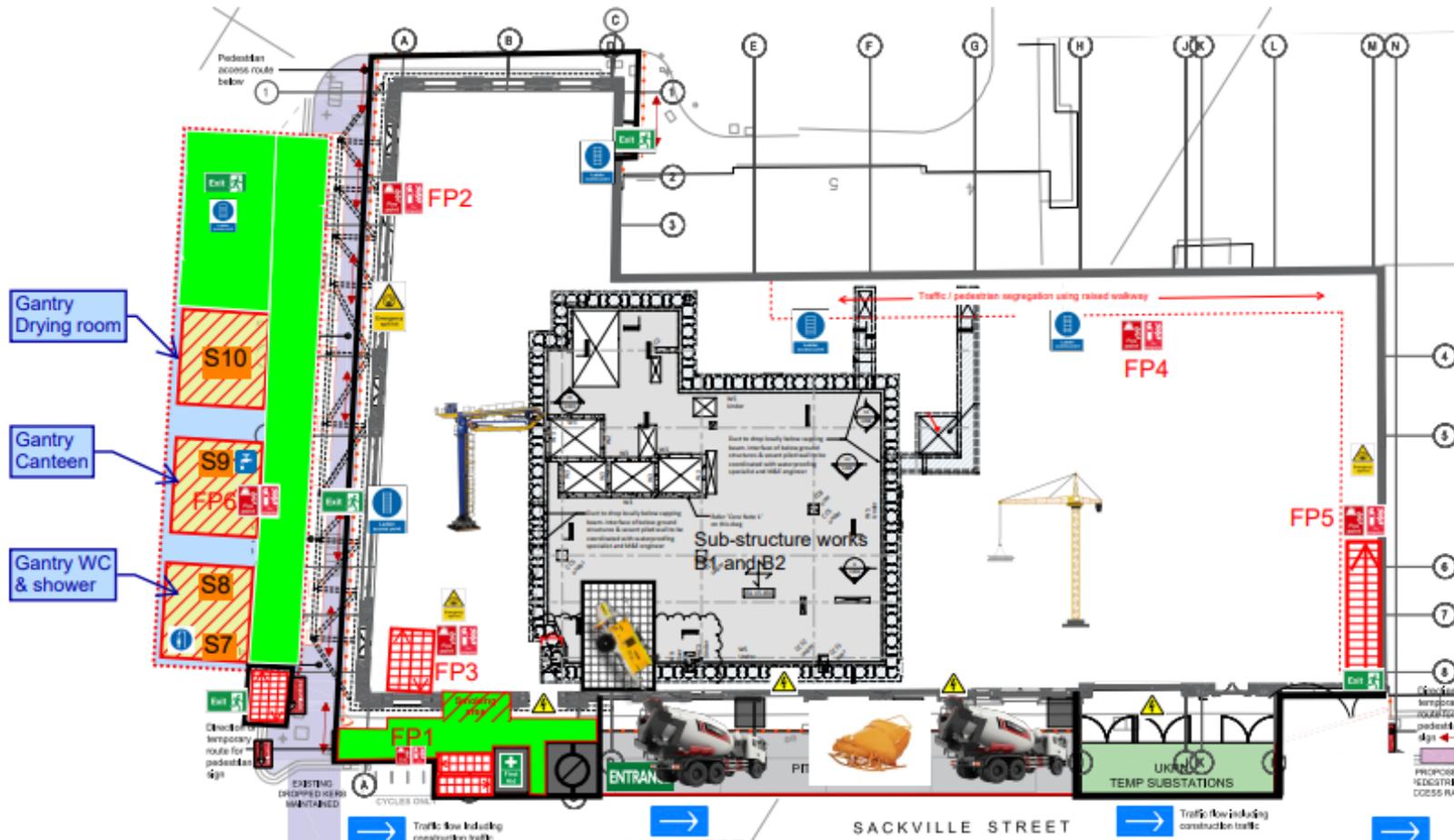
Andy Fine  
Senior Site  
Manager



Liam Gaunt  
Assistant Site  
Manager

# Site set up and logistics

# 3



	Emergency Exit
	Assembly Point
	Spill Kit
	Fire point
	First aid kit (in security hut)
	Power
	Drinking water
	Traffic flow including construction traffic
	Pitane 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 3: 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

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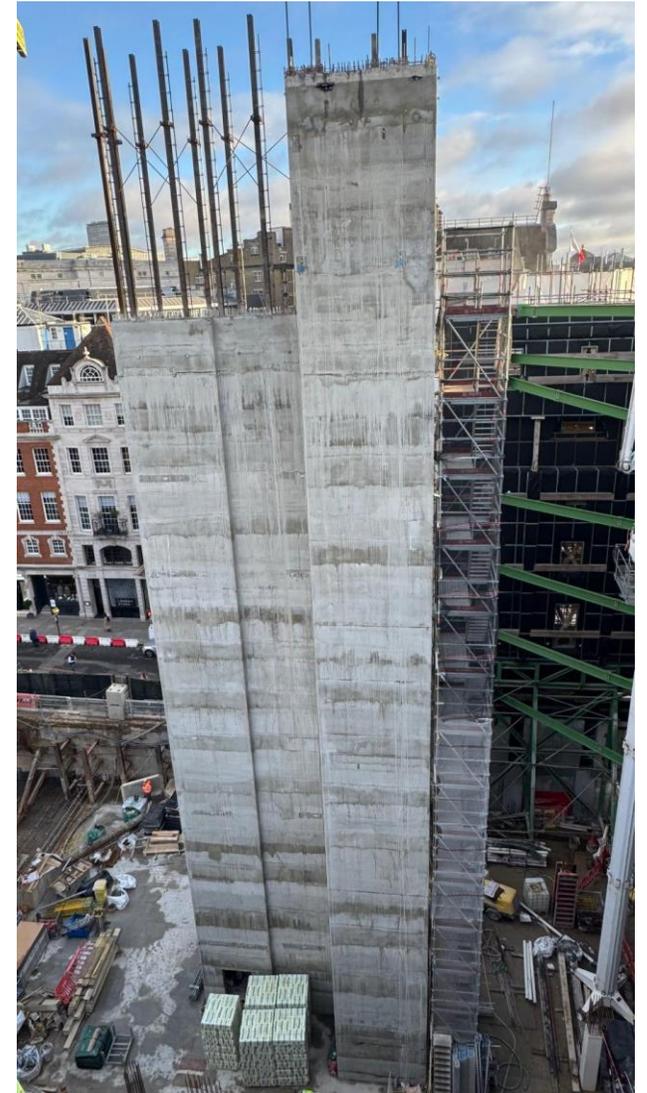
October 24



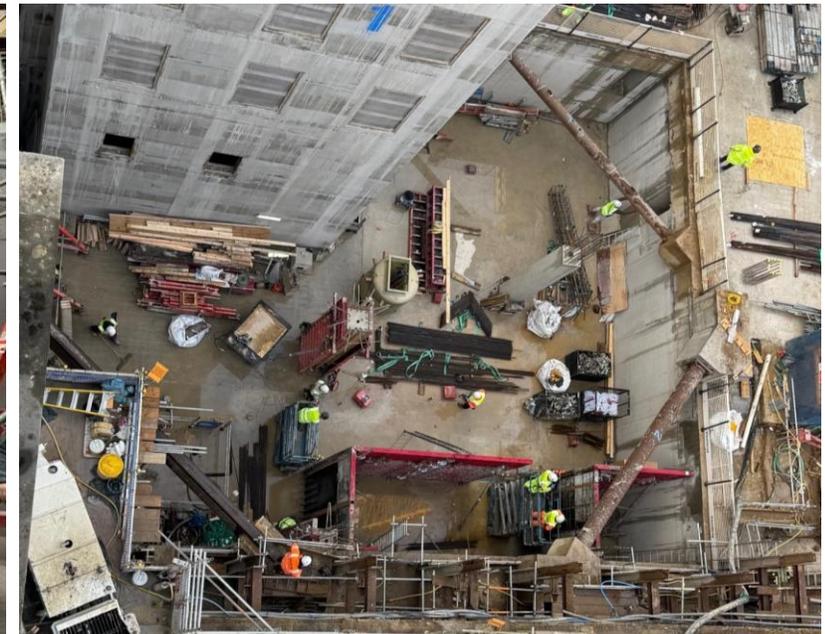
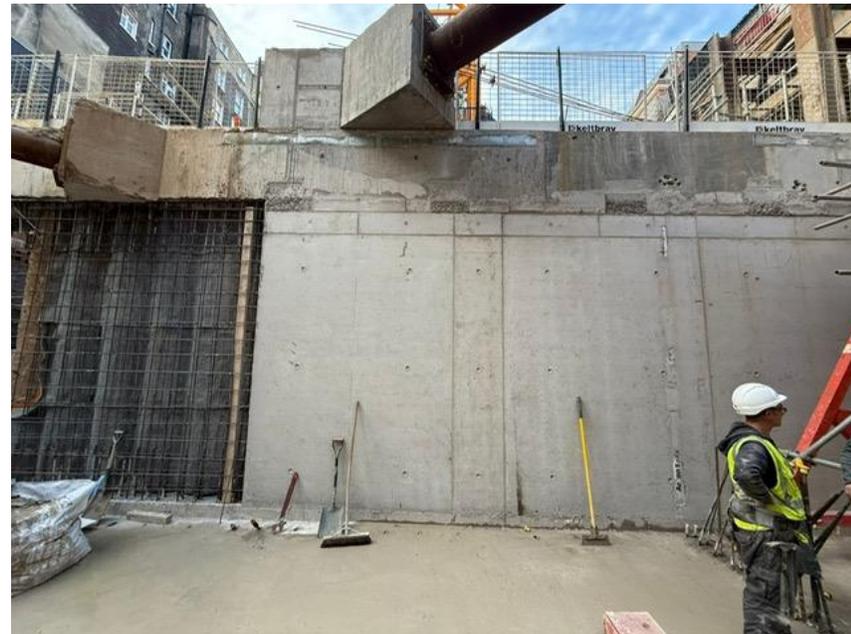
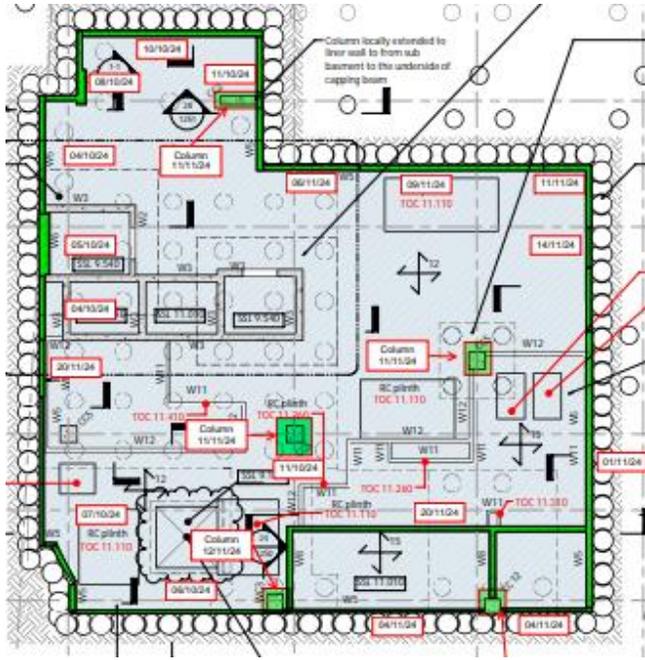
November 24



December 24

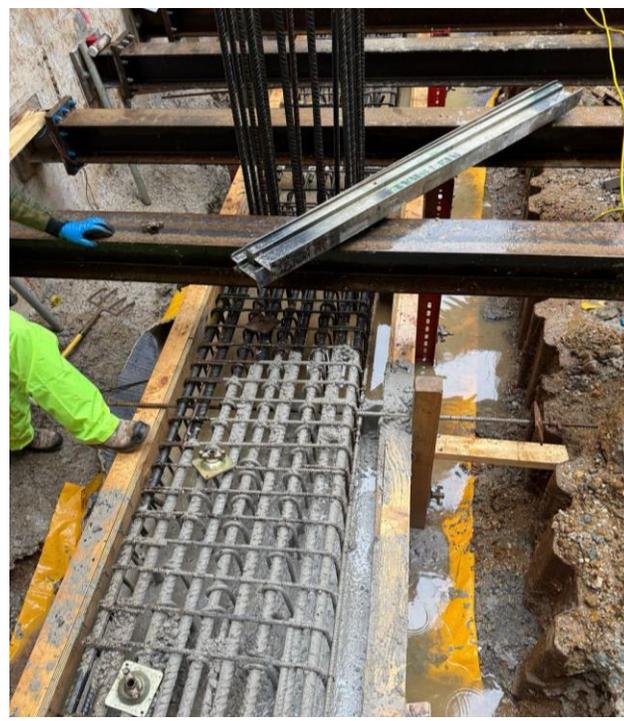
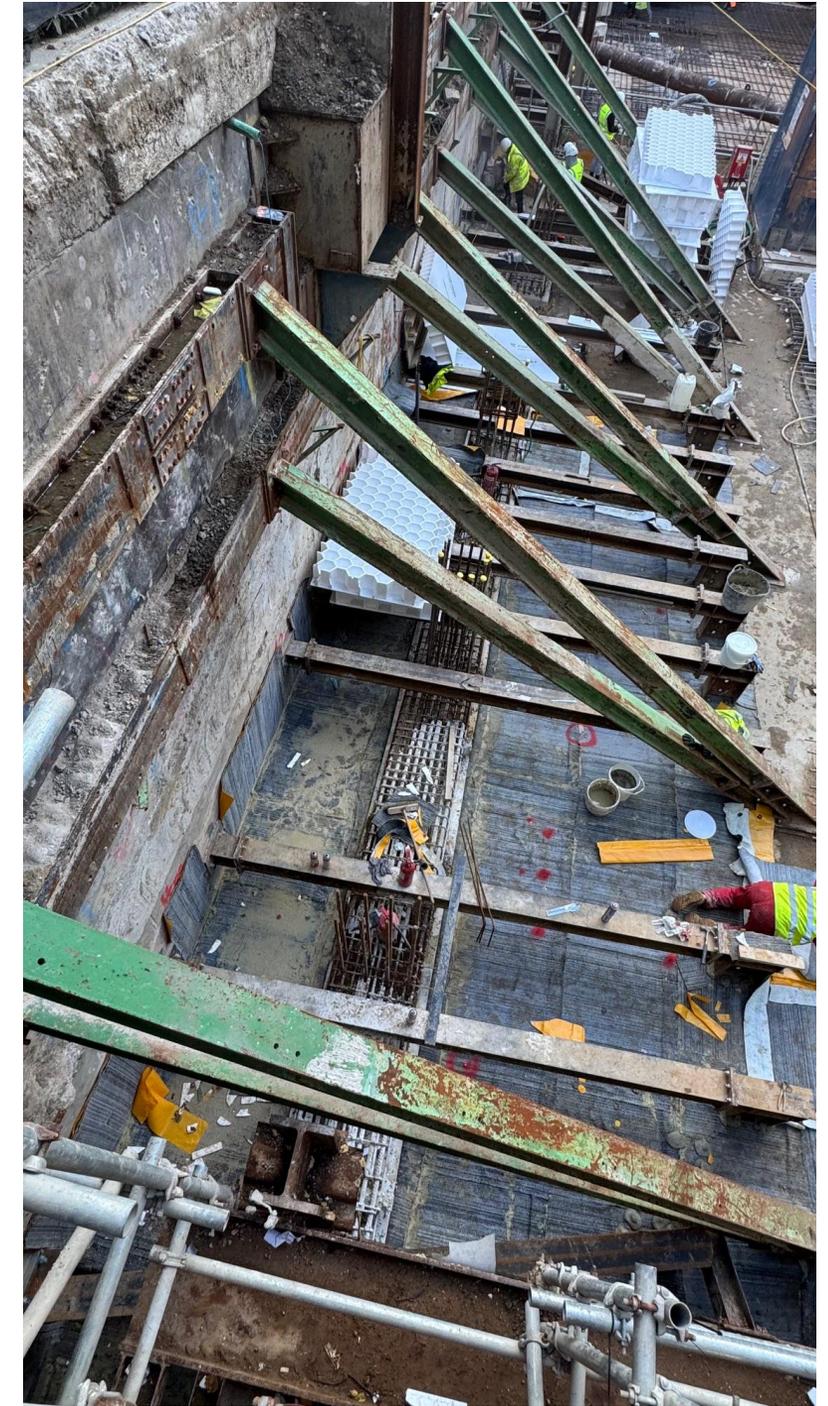
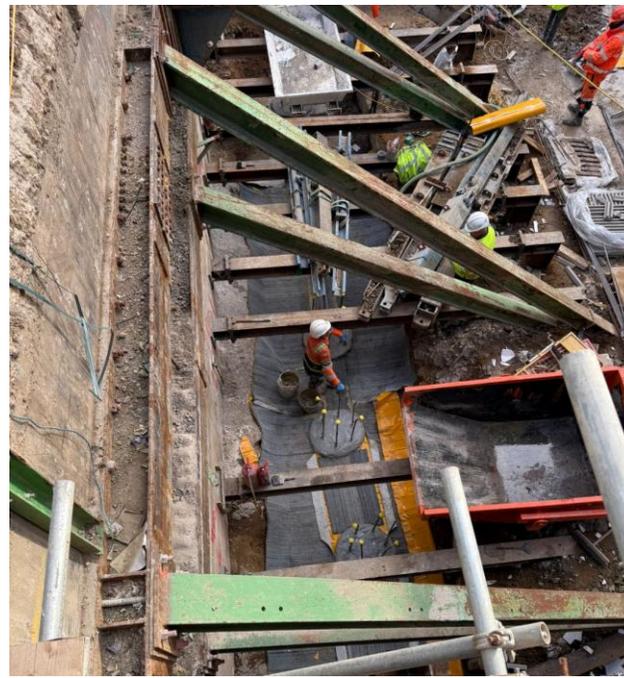
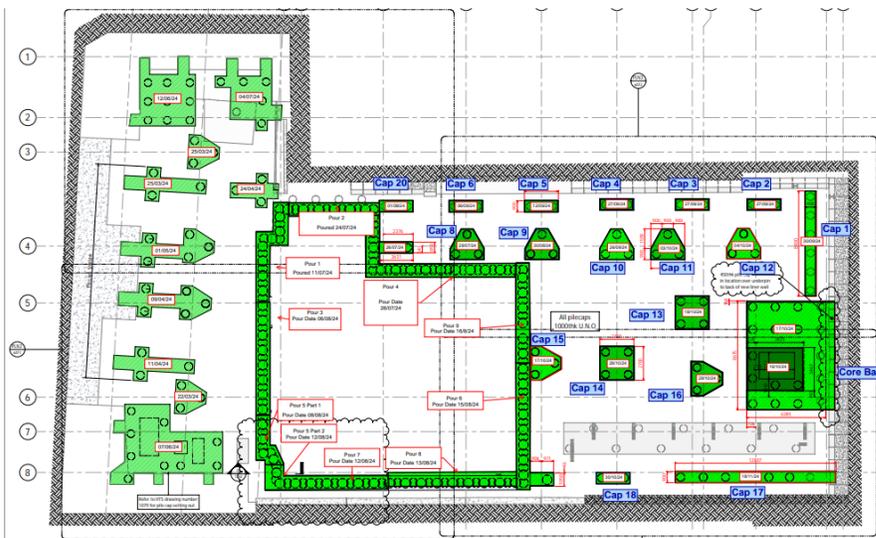


# B2 column and walls



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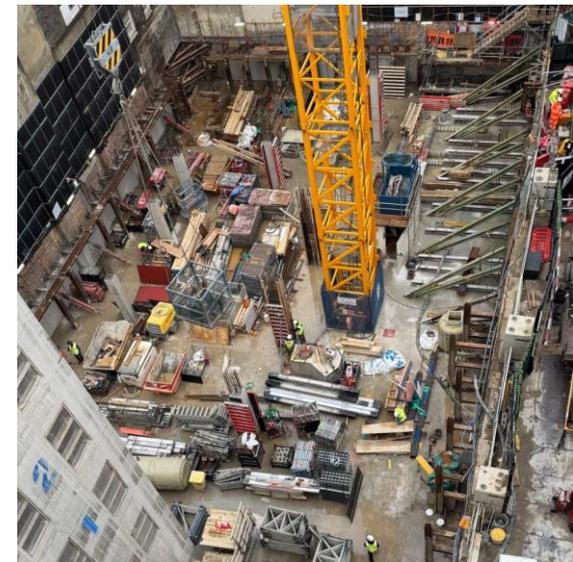
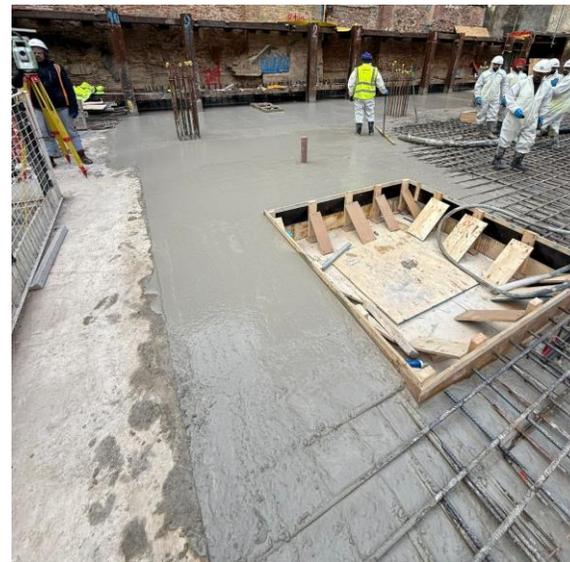
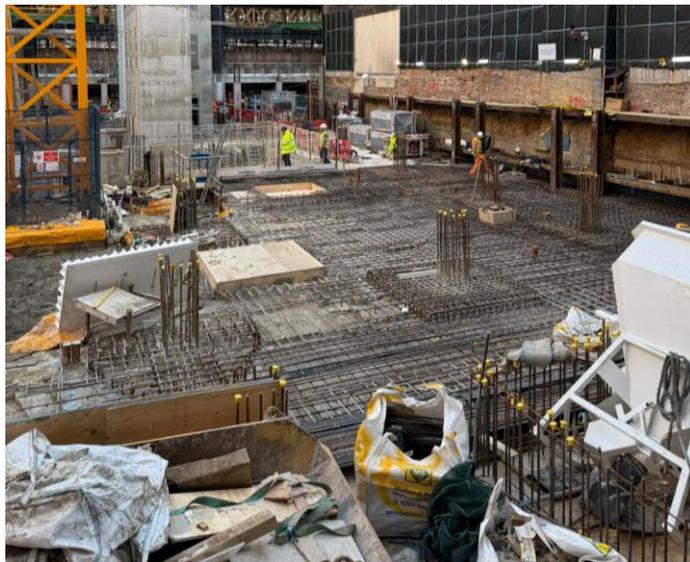
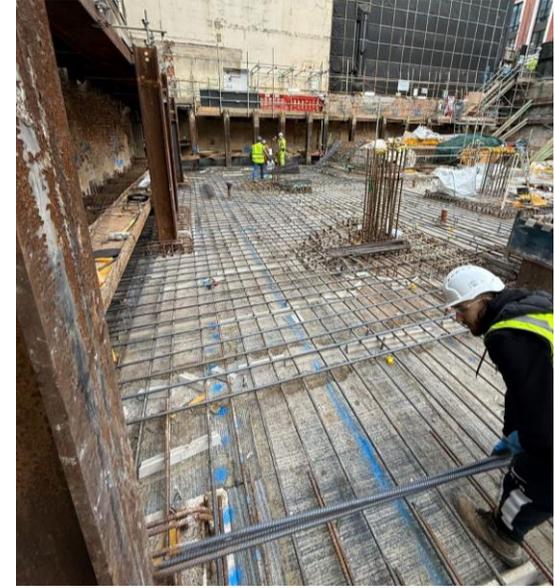
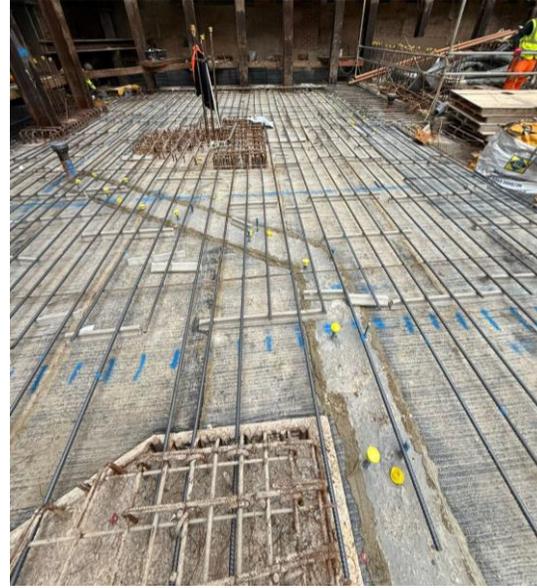
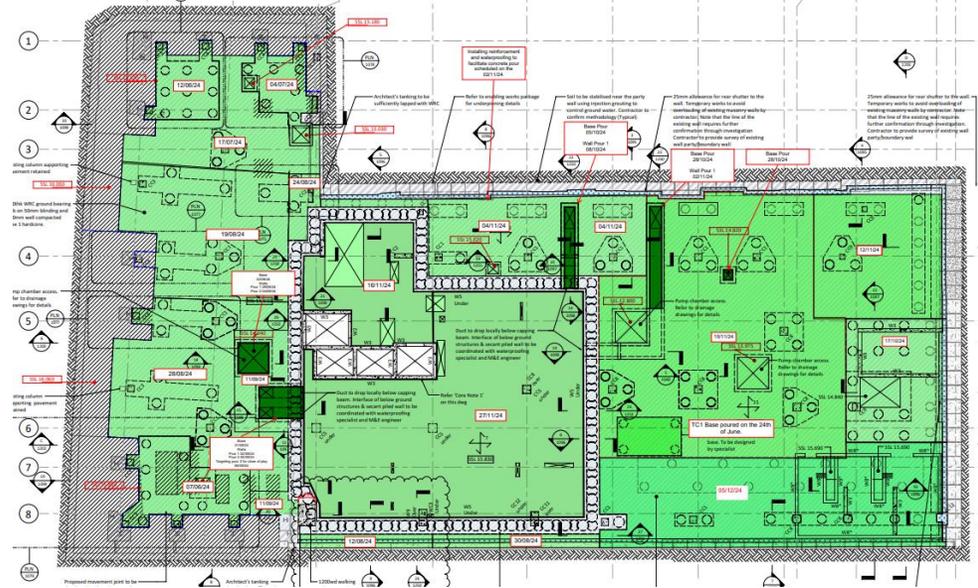
# Pegasus House Pile Caps



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Information Classification: Protected

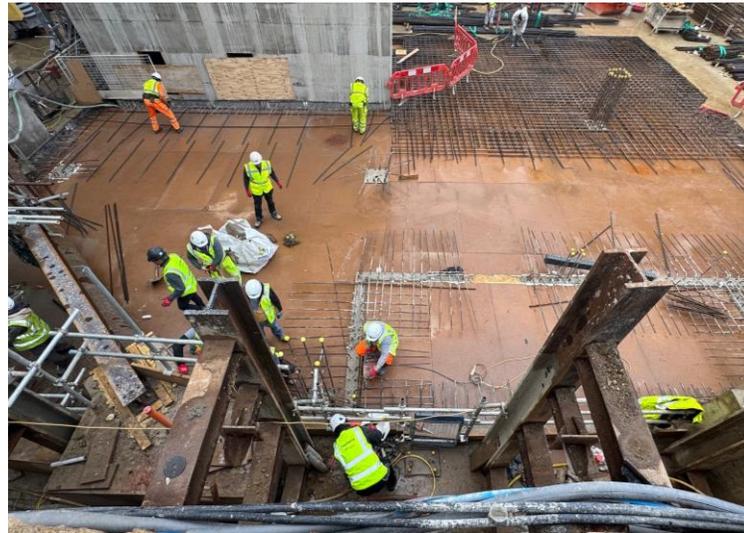
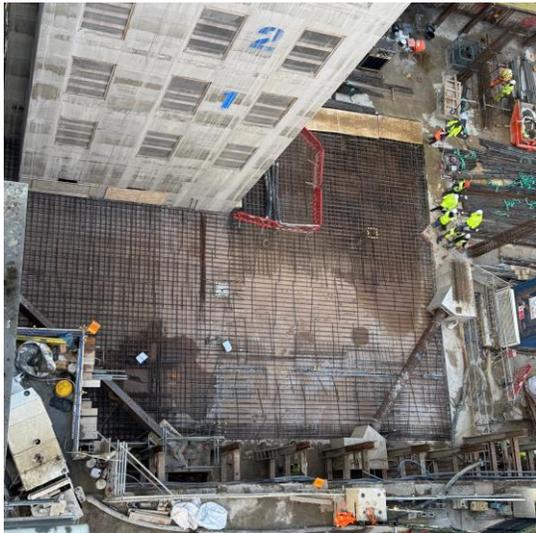
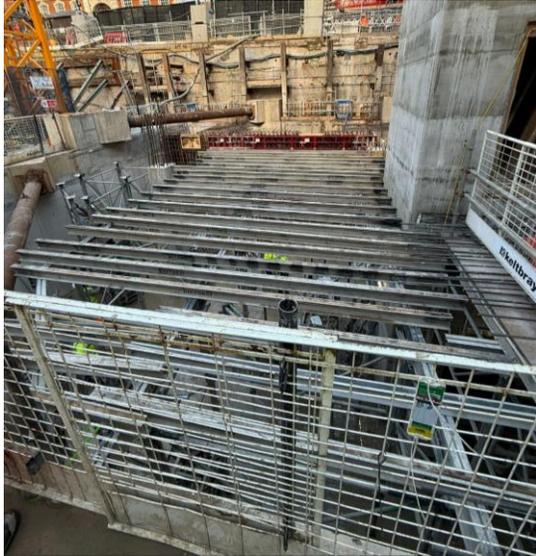
# B1 slab progress



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Information Classification: Protected

# B1 slab progress

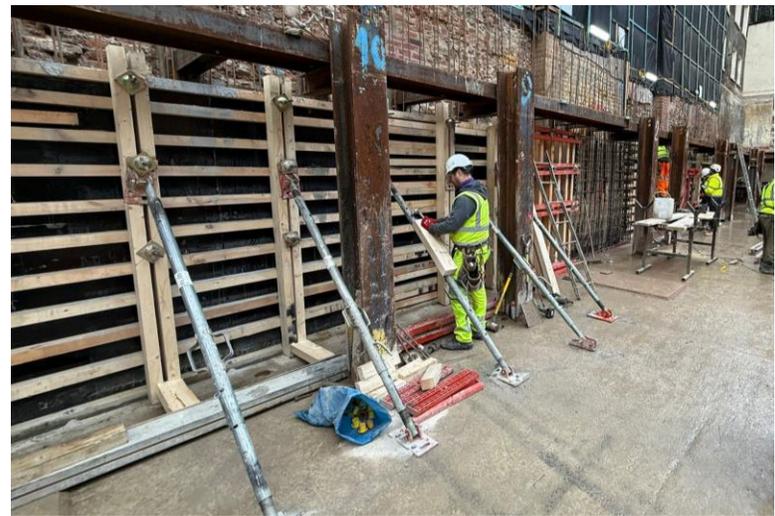
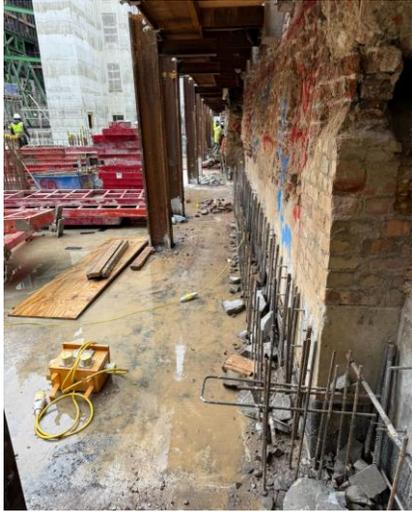


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# B1 to GF liner wall - update



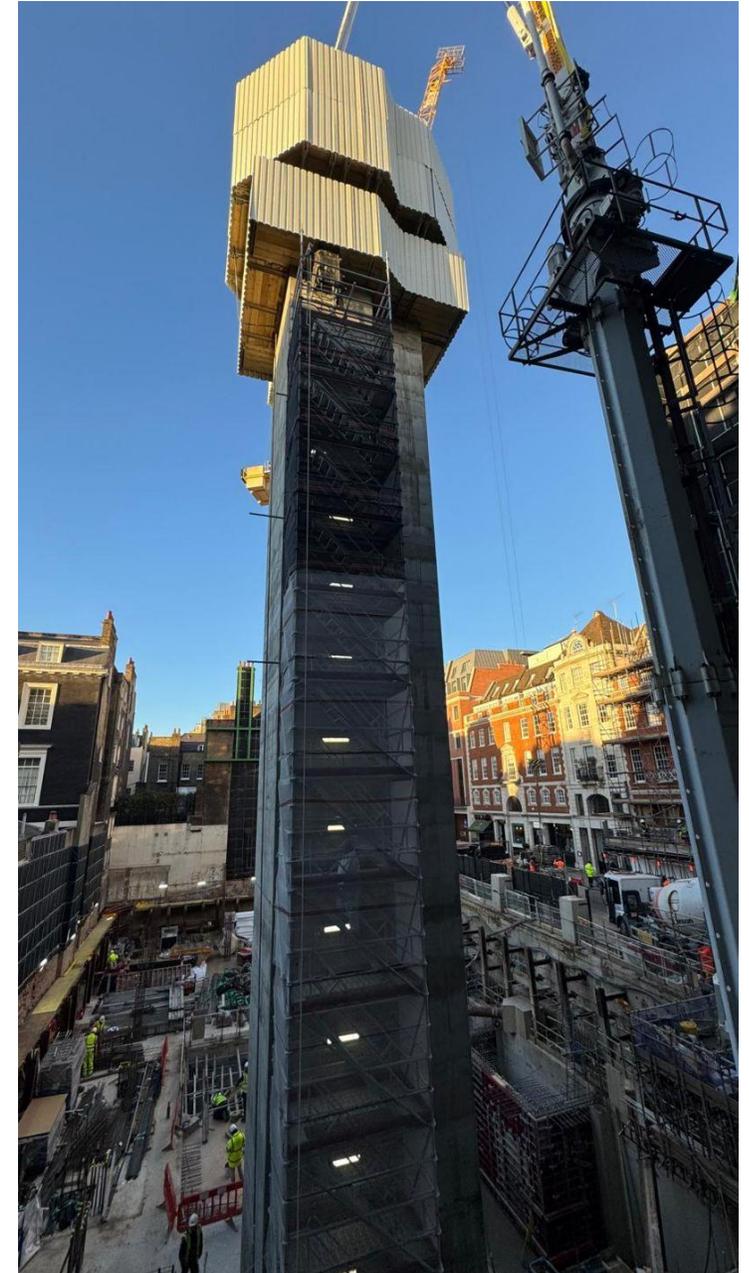
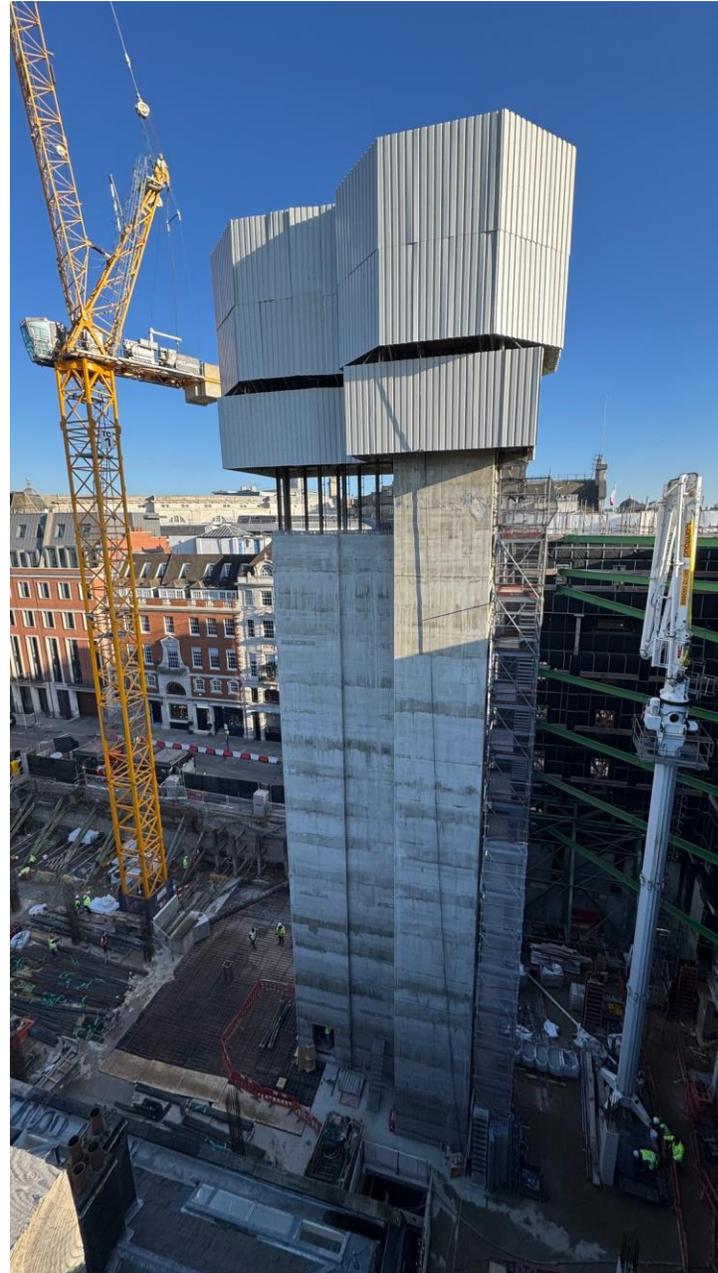
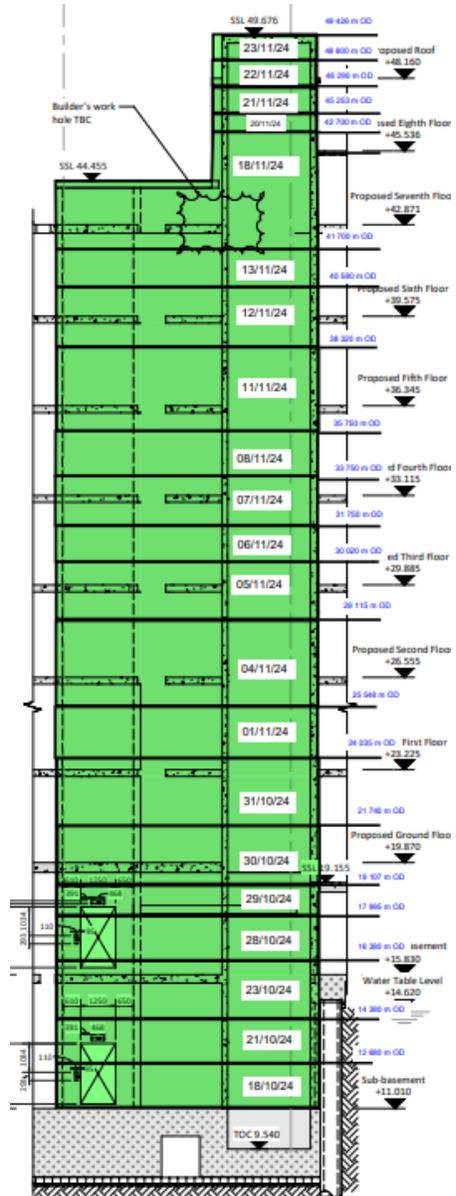
# B2 Progress



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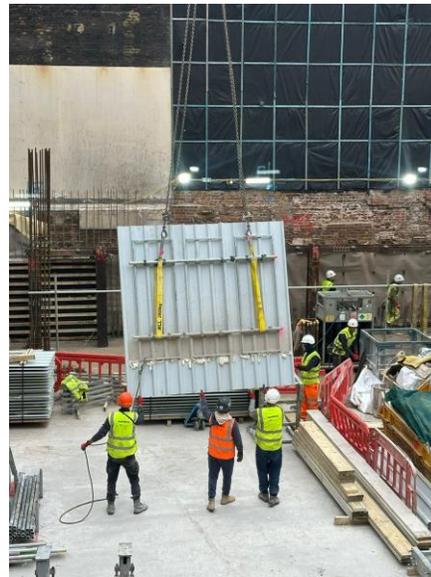
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# Slipform construction



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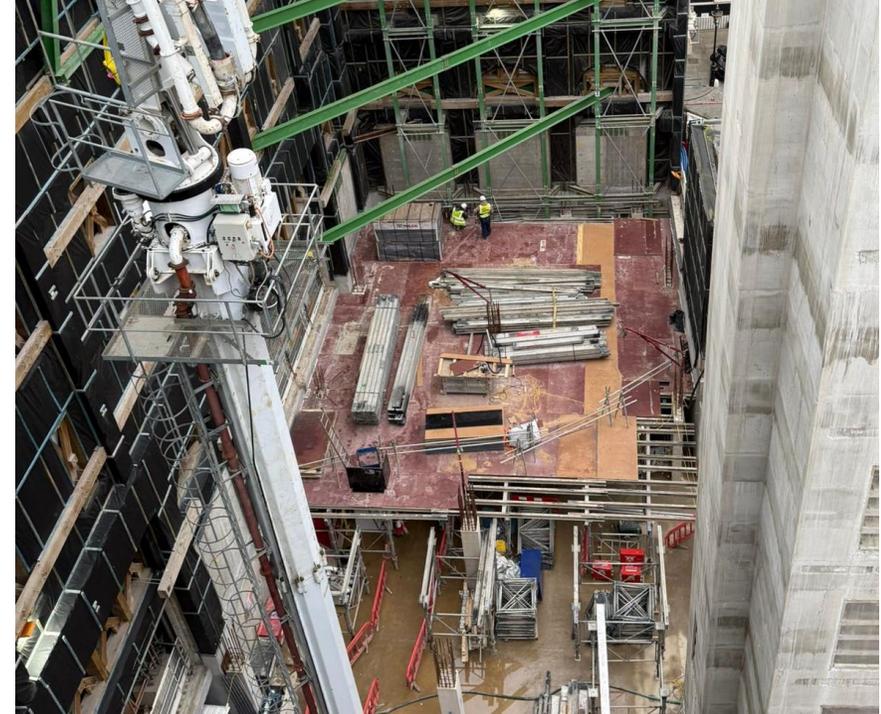
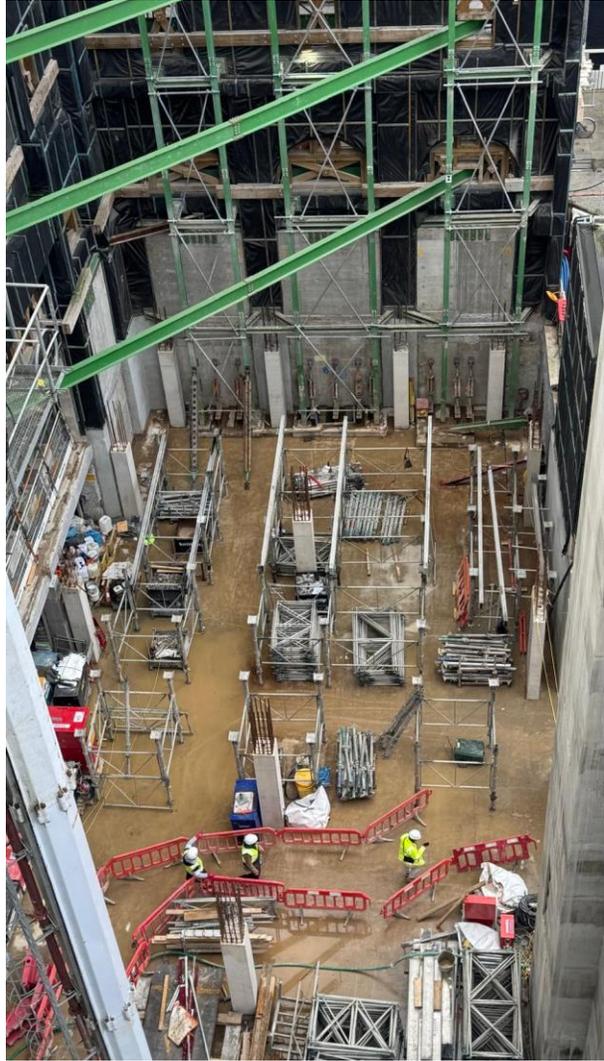
# Slipform dismantle: 30<sup>th</sup> November & 1<sup>st</sup> December



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Information Classification: Protected

# Ground floor slab decking



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Information Classification: Protected

# Works completed in previous 12 weeks

- Pegasus House pile cap formations continued.
- Manhole and drainage construction continued.
- Vent tunnel works continued.
- Trimming of Albany Court wall protrusions completed.
- Poured B2 core base.
- Continued the removal of temporary works.
- Continued columns and liner wall concrete pours.
- Slipform operation complete and placing boom erected.
- Sackville Street gantry removed.
- Core and B2 liner walls completed.
- Basement slab pours completed.

12 week look ahead

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# Scheduled works for the next 12 weeks

- Liner wall works will complete.
- Concrete columns and slab pours continue to be poured.
- Temporary works removal will continue.
- Blockwork will commence.

# Christmas Shutdown

## PROJECT UPDATE

Dec 2024 | [mclarengroup.com](http://mclarengroup.com)

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### Pegasus Mayfair

**Christmas Shutdown Period: 24<sup>th</sup> December 2024 to 2<sup>nd</sup> January 2025**

#### Dear Neighbours,

As part of our commitment to the community and operational requirements, McLaren will ensure that the following safety and security measures are implemented over the Christmas shutdown period.

- All sub-contractors and suppliers to be notified in writing of the site shutdown period.
- Under no circumstances will sub-contractors be permitted to work on site, without McLaren supervision being present.
- 24/7 security and monitored CCTV will be in operation during the shutdown. Security guards will be briefed on the call out procedure and provided with emergency contact numbers.
- All subcontractor emergency contact telephone numbers will be obtained.
- All temporary works, security fencing, edge protection, barriers to excavations, manholes, etc will be thoroughly checked and documented.
- Scaffolds will be inspected and working platforms cleared of tools, equipment and waste materials.
- Low level access towers must be dismantled.
- Ladders are to be removed and secured to prevent unauthorised access onto scaffolding.
- Keys are to be removed from all plant and MEWP's.
- Scissor lifts are to be left in the elevated position and Mobile plant is to be parked in a secure compound within the site perimeter where practicable.

#### Client:

Aviva Investors  
[avivainvestors.com](http://avivainvestors.com)

#### Project Manager / Employers Agent:

Third London Wall Ltd.  
[thirdlondonwall.com](http://thirdlondonwall.com)

#### Principal Contractor:

McLaren  
[mclarengroup.com](http://mclarengroup.com)

#### Project Website:

[nuffieldpegasushouse.co.uk](http://nuffieldpegasushouse.co.uk)



#### Start of Works:

31<sup>st</sup> July 2023  
(Deconstruct UK: June 2022)

#### Site Hours:

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

McLaren Construction Group PLC,  
20 Churchill Place, Floor 11, London, Tower  
Hamlets, E14 5HJ  
T +44 (0)20 7076 6963  
Company Number: 08505564  
[mclarengroup.com](http://mclarengroup.com)

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- Stacked materials are not stacked higher than 3 times the minimum base width.
- All materials must be stored safely in particular cladding materials must be tied down and secured. Materials that are exposed to the elements should be protected from damage and stable to withstand wind loading.
- Skips to be emptied prior to shutdown to reduce risk of arson.
- Ensure compressed gas bottle valves are closed off with the bottle key, removed from basements, if applicable, and if not, taken off site prior to the break or stored in a designated secured cage for that purpose.
- COSHH products to have container lids / caps fitted to ensure hazardous products are not venting off and must be returned to the designated COSHH store.
- Surveying equipment and any small tools must be stored in a lockable 'strong box'.
- Temporary standpipes should be turned off. Check taps in the site toilets have been turned off and all water supply pipes suitably insulated.
- Tower Crane to be left in 'out of service state' with:
  - No loads left attached to the hook.
  - The hook raised to its maximum working height and the trolley brought to its minimum radius.
  - Power to be switched off in operators cab and main isolation box placed at ground level.
  - The jib to be in free slew.
  - Access at ground level to be secure and locked.

#### In the event of an incident:

- The primary contact is Garry McQueen, 0203 906 0330.
- The secondary contact is Chris Halls, 0203 906 0317.
- McLaren will contact the security guard to establish the severity of the incident, and the actions required to resolve.
- McLaren and/or the security guard will contact the emergency services if the scale of an incident requires their involvement.
- We would always recommend that any member of the public should contact the emergency services if an incident is immediate and life threatening.

McLaren wish everyone a very merry Christmas and a Happy New Year!

Alex Talks  
Community Liaison Coordinator  
[Alex.Talks@mclarengroup.com](mailto:Alex.Talks@mclarengroup.com)  
0333 016 1581



Garry McQueen  
Project Director  
[Garry.McQueen@mclarengroup.com](mailto:Garry.McQueen@mclarengroup.com)  
0203 906 0330



REGISTERED  
SITE

CONSIDERATE  
CONSTRUCTORS  
SCHEME

McLaren Construction Group PLC,  
20 Churchill Place, Floor 11, London, Tower  
Hamlets, E14 5HJ  
T +44 (0)20 7076 6963  
Company Number: 08505564  
[mclarengroup.com](http://mclarengroup.com)

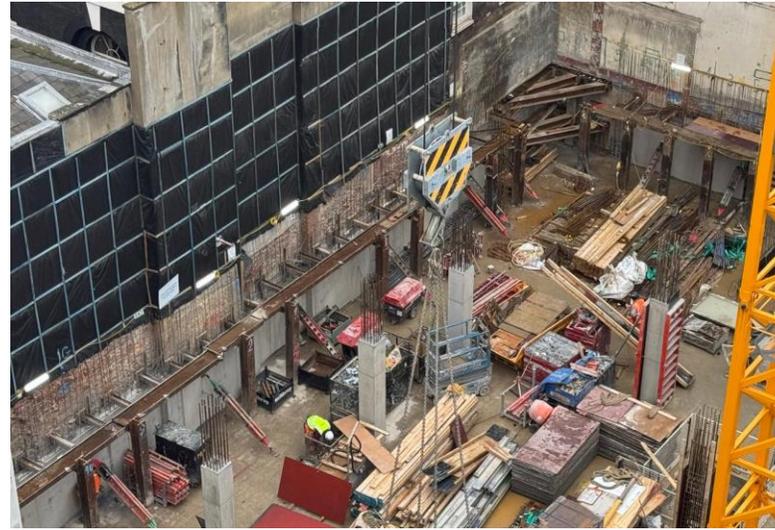
- Christmas Shutdown signage will be displayed on hoarding.
- Neighbours will receive the following information on 13<sup>th</sup> December:
  - PDF version of Christmas shutdown.
  - December newsletter.
  - CLG meeting.
- McLaren receive a comprehensive shutdown procedure from the Group H&S department which will be actioned before shutting site on the 24<sup>th</sup> December.

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# Notable works



# Works visible / audible at perimeter of site

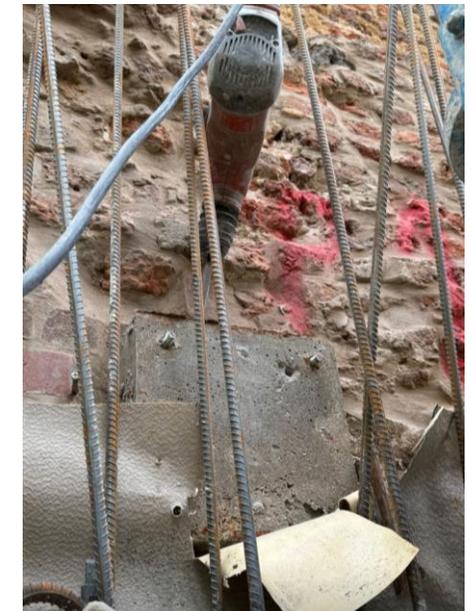
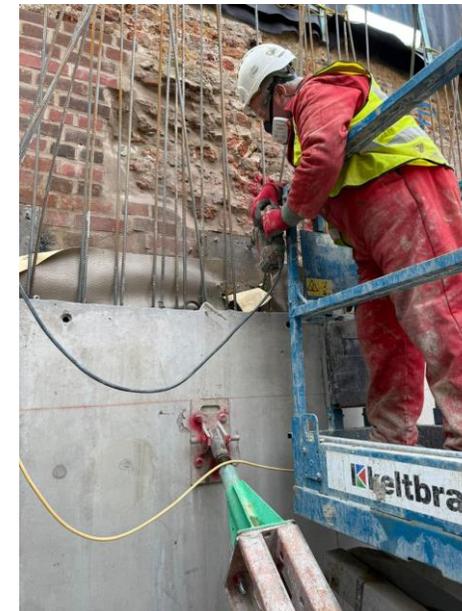


- **Liner Walls**

- Concrete pours continue around the perimeter of site to form the B1 liner walls.
- Noise is generated from the concrete pokers which are vibrating tools used to agitate wet concrete.
- They achieve this by removing the air bubbles in the concrete so that it is as consistent and strong as possible once set.

- **Removal of temporary works**

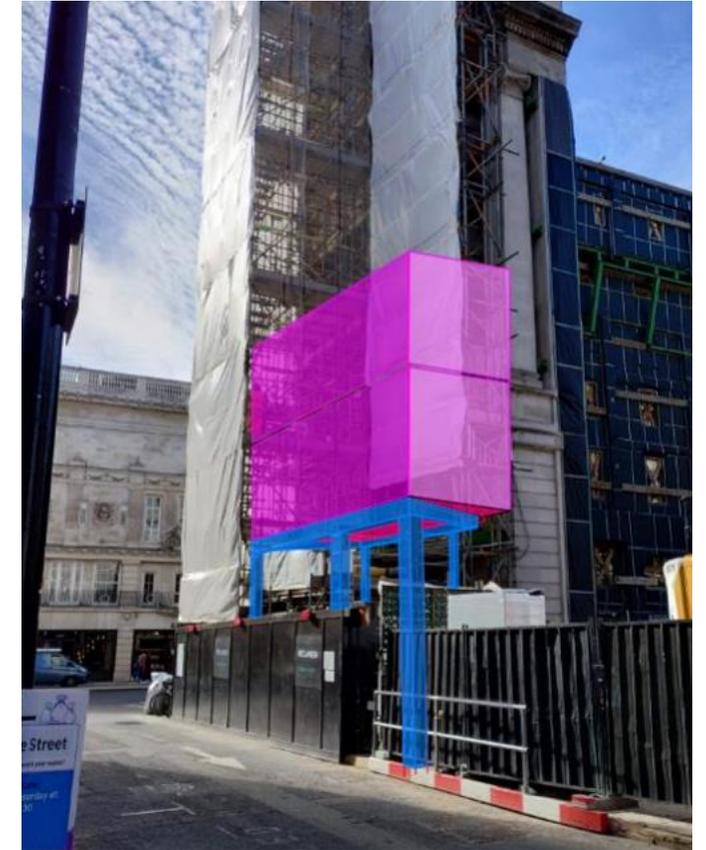
- The temporary works that were in place to support Albany and 36 Sackville Street walls whilst we reduced the ground level, are now required to come out.
- Small pockets of hand breaking are required to complete this work.
  - To expose the cut off level of the king posts before they are then burnt off.
  - To remove grout.
    - When the steel waler beam was installed, high strength grout was required to create a pad which provided even bearing to the waler prop supports connected to the Albany Wall.
    - As the temporary support has now been removed the grout needs to be broken back to allow the construction of the liner wall.



# Works visible / audible at perimeter of site

- **Section 61 Dispensation**

- Dates and times:
  - Saturday, 14th December 2024 – 13:00 – 18:00
  - Sunday, 15th December 2024 – 09:00 – 16:00
  - Saturday, 21st December 2024 – 13:00 – 18:00
- A dispensation has been approved for the erection of a small steel work frame and delivery of 2 welfare cabins.
- This work has been scheduled to ensure the safety of traffic and pedestrians as there will be large materials being lifted and erected in close proximity to the street.
- No other works will be taking place on site during this period.
- Please note this will not change access for operatives to site at street level as the cabins will be accessed from the existing gantry and staircase in place.



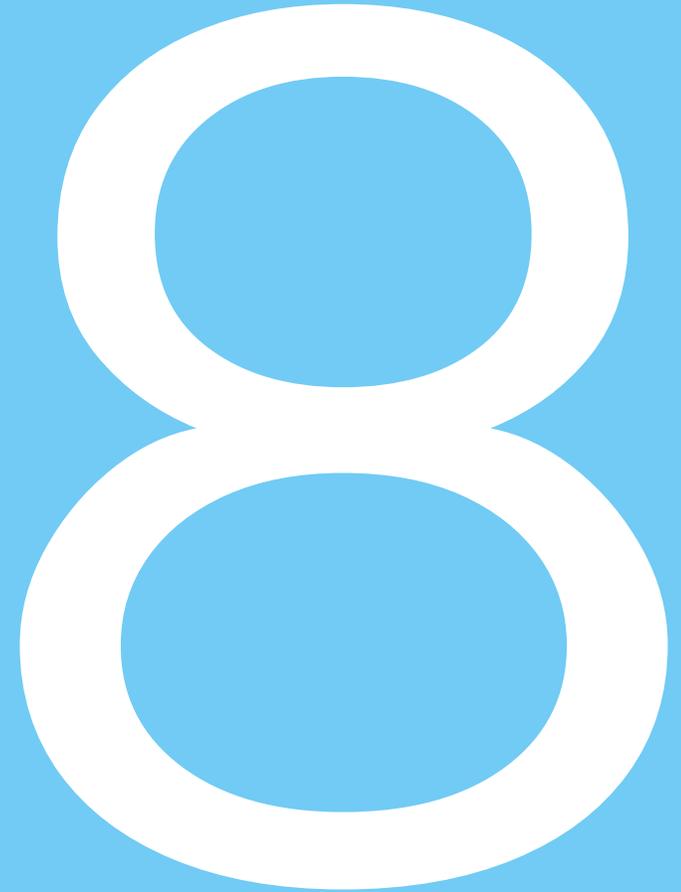
# Community engagement



# 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 3<sup>rd</sup> 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.

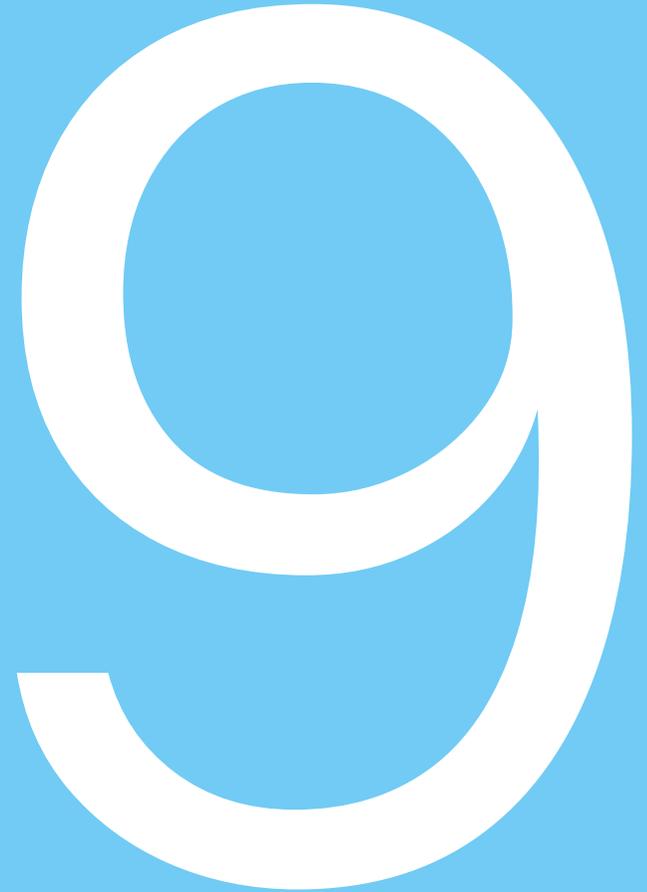
# Neighbour observations



# Observations and Feedback

- There have been no complaints or compliments in the period.

# 2024 Review



January 24



February 24



March 24



April 24



May 24



June 24



July 24



August 24



September 24



October 24



November 24



December 24



Questions and  
close

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# Questions and close

## Dates of Next Meetings

- Thursday 16<sup>th</sup> January.

## Dates of Next Newsletter Drops

- Friday 10<sup>th</sup> January.
- Project website and QR code: [nuffieldpegasushouse.co.uk](http://nuffieldpegasushouse.co.uk)



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

Together  
Supportive  
Agile  
Proud

