

Pegasus Mayfair

Community Liaison Group Meeting No. 29
16th October 2025 (progress to the 7th October)

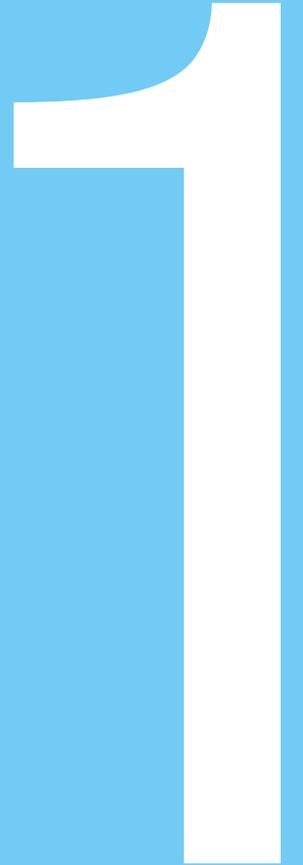
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Agenda

- 01 Introductions
- 02 Meet the team
- 03 Site set up and logistics
- 04 Progress of works
- 05 12 week look ahead
- 06 Community engagement
- 07 Neighbour observations
- 08 Questions and close

Introductions



Welcome to our 29th 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...



Garry McQueen
Project Director



Alex Talks
**Community Liaison
Coordinator**



Chris Halls
**Building Services
Manager**



Eddy Bryan
Site Manager



Nic Middleton
**Assistant Site
Manager**



Piers Elliott
Senior Site Engineer



Gopi Singh
**Site Manager/ Logistics
Manager**



Andy Fine
**Senior Site
Manager**



Liam Gaunt
**Assistant Site
Manager**

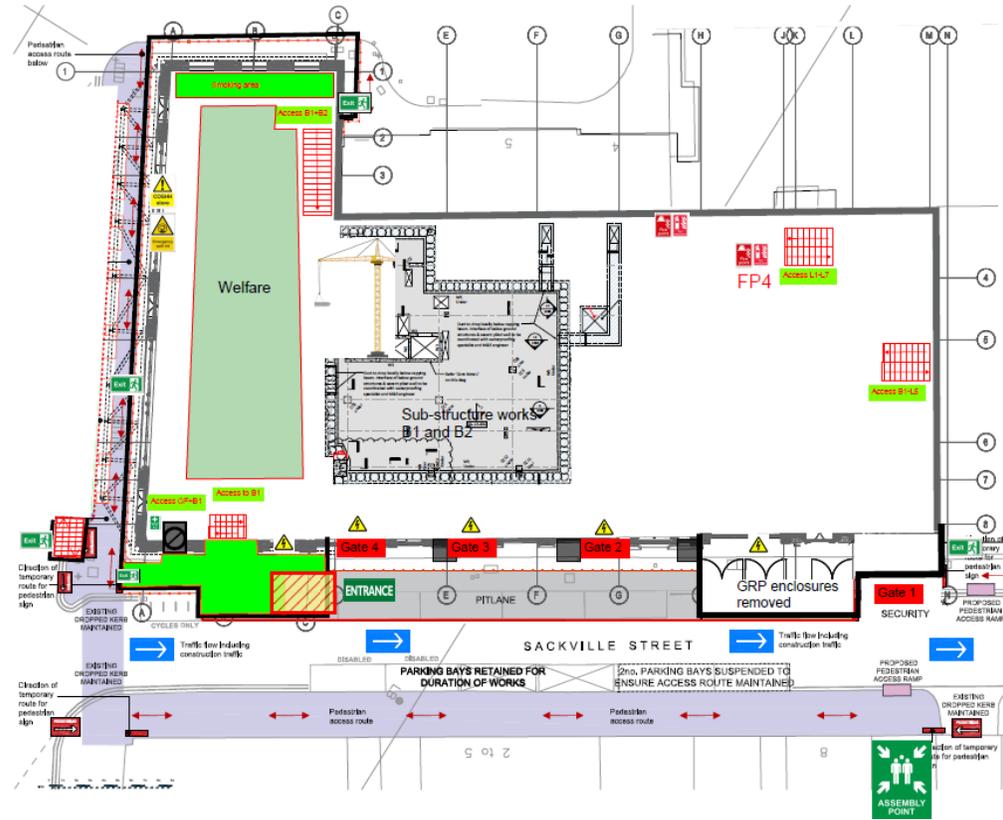


Preistty Ikong
**Building Services
Manager
Apprentice**

Site set up and logistics

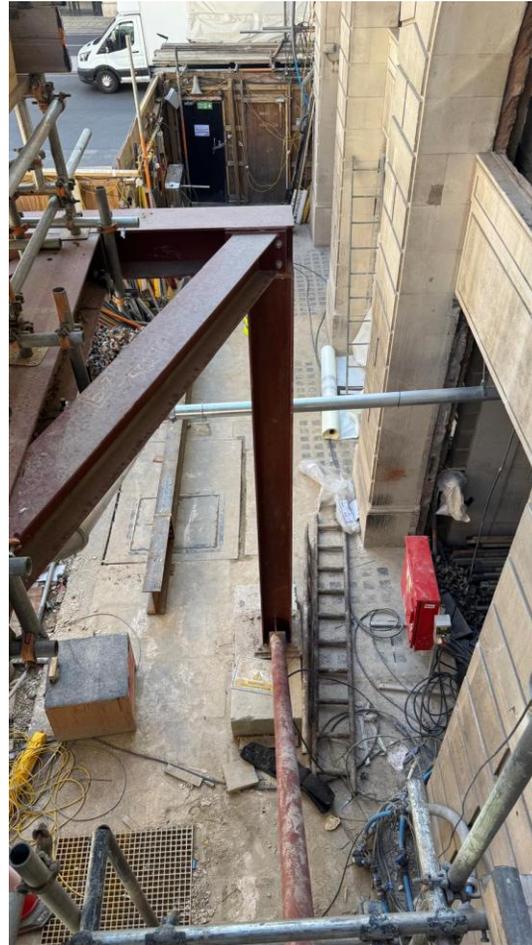
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Site logistics



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.



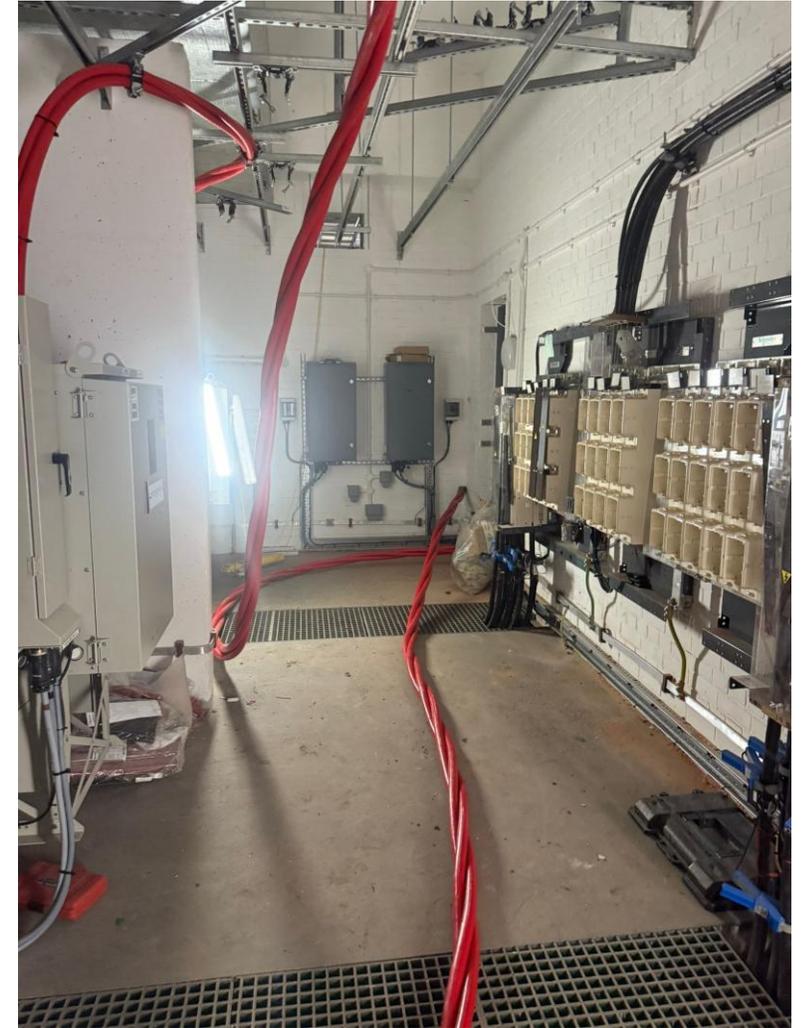
UKPN permanent power connections



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UKPN permanent power connections

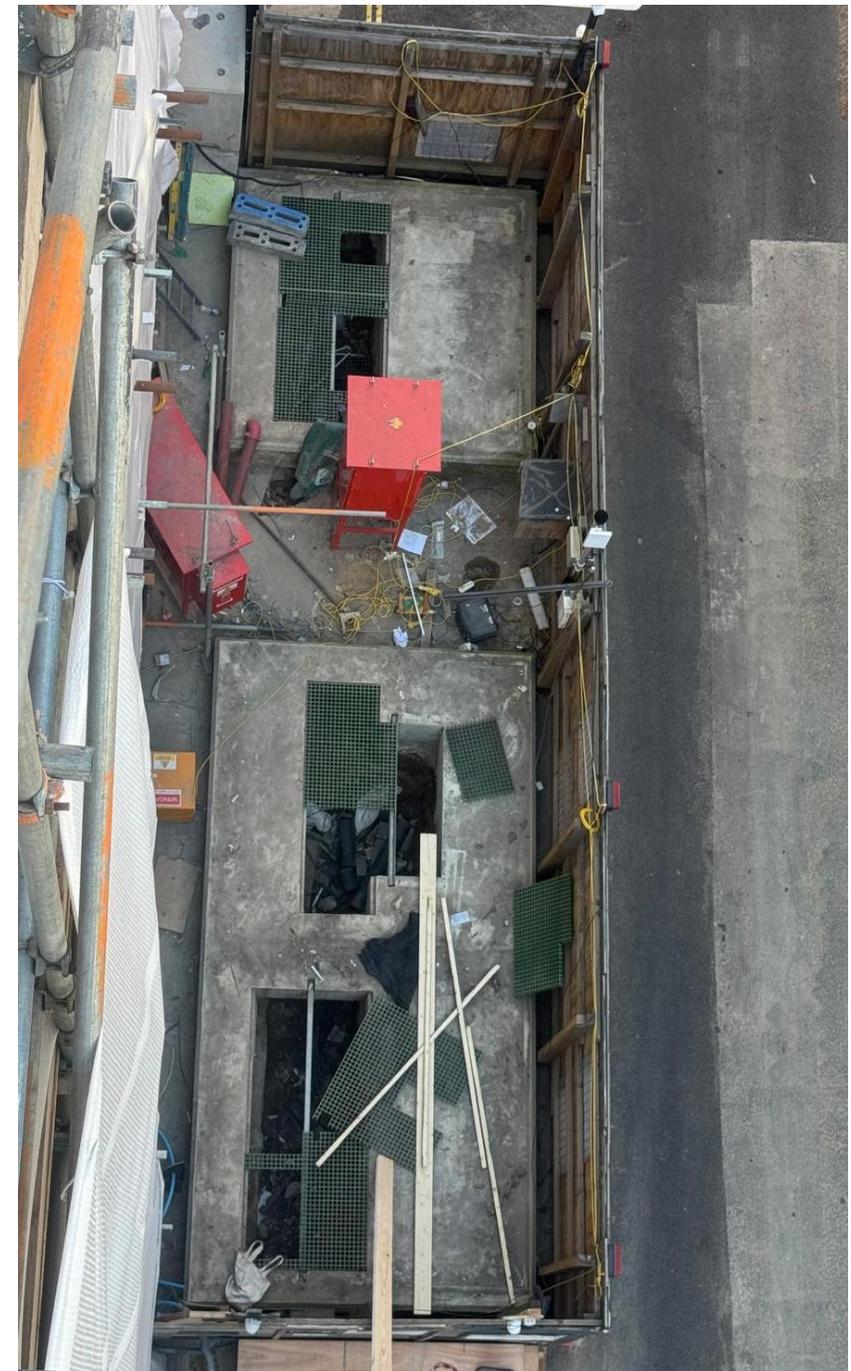


UKPN permanent power connections



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Progress of works

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Site progress

Envelope

- **Albany Elevation**
 - Blockwork complete on all levels.
 - Brickwork progressing; L4 to L5.
 - Aluminium windows completed to Nuffield elevation.
 - Feature staircase 1st fix bracketry and mullion install commenced.
 - Stair A roof steelwork erected.
- **Sackville St. Elevation**
 - Blockwork complete on all levels.
 - Stone facade continues Ground to L1, bays 4-7. (Bay 2&3 complete).
 - Sackville mansard steelwork & dormer frames inc, insulation & plywood complete.
- **Piccadilly Elevation**
 - FRS on retained façade struck to gantry level and scaffold being rebuilt @ 2.0m lifts.
 - Timber removal from windows complete on levels 2 to 6.
- **Roof works**
 - Blue roof and pebbles progressed.
 - AHU installed and ductwork progressed.
 - Piccadilly mansard fire boarding to steelwork progressed.
 - Residential SFS commenced.

Fit-out

- MEP install continues B2 to L5.
- IPS units continued on levels 1 - 4.
- Floor tiling to L1-5 washrooms complete.
- Screeding complete, B1 to L5.
- UKPN switch over complete and the Sackville Street Temporary sub-station removed.
- Internal blockwork continued.
- Drylining progressing on levels 1-6.
- Raised Access Flooring progressed to L1 and L2.
- Plastering to columns and walls L1 to L3.
- Plastering to L1 ceiling commenced.
- CAM units delivered for L1&L2; (installed on L1).

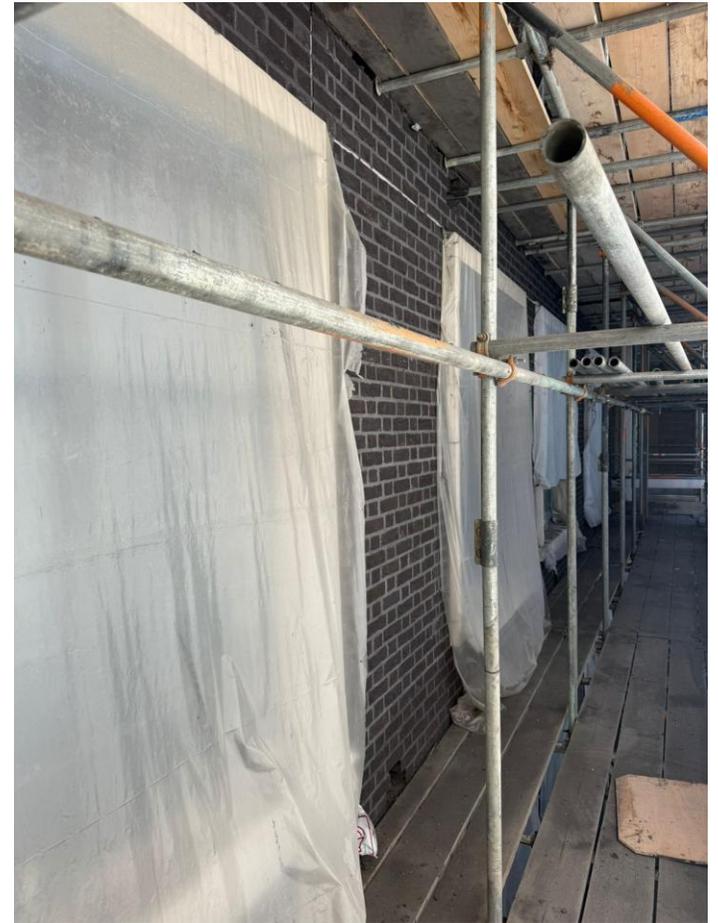
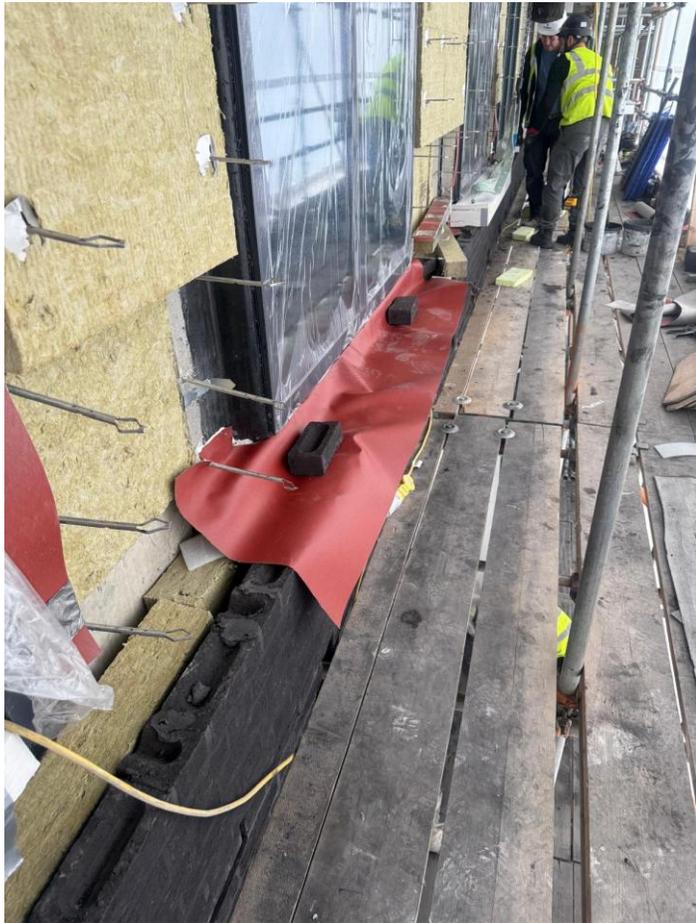
Temporary Works / Site Logistics

- Perimeter Access Scaffold.
 - Sackville Street complete.
 - Piccadilly elevation being re-erected.

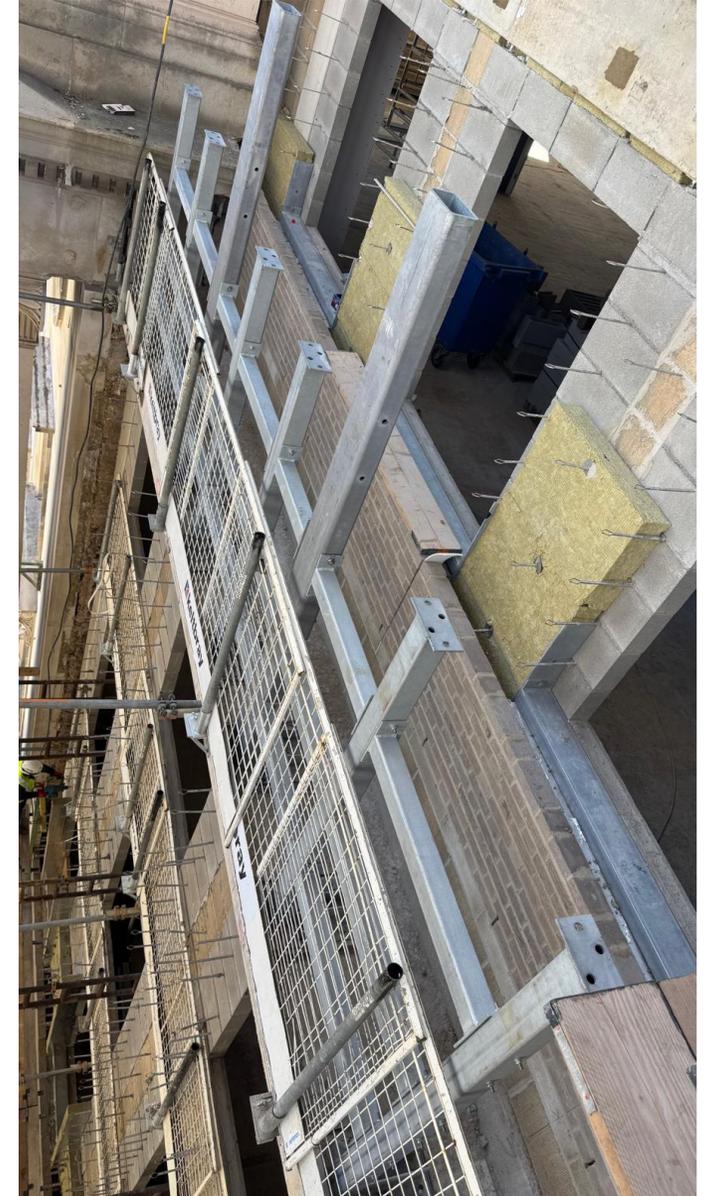
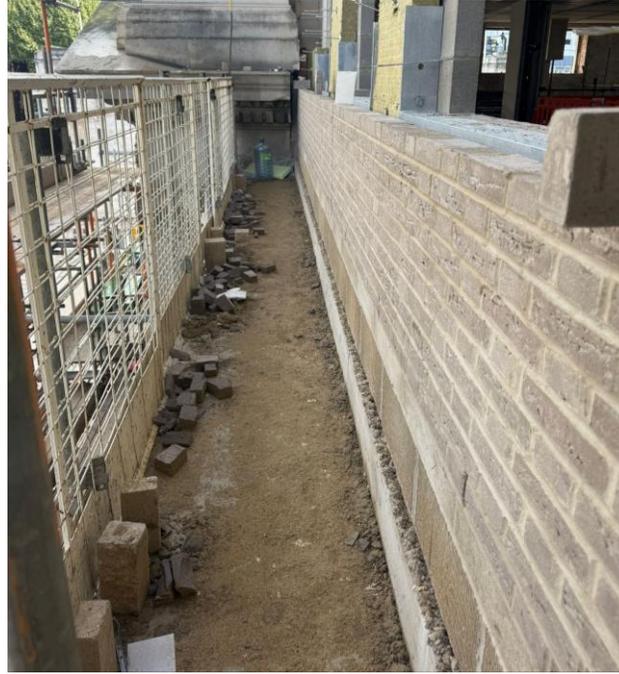
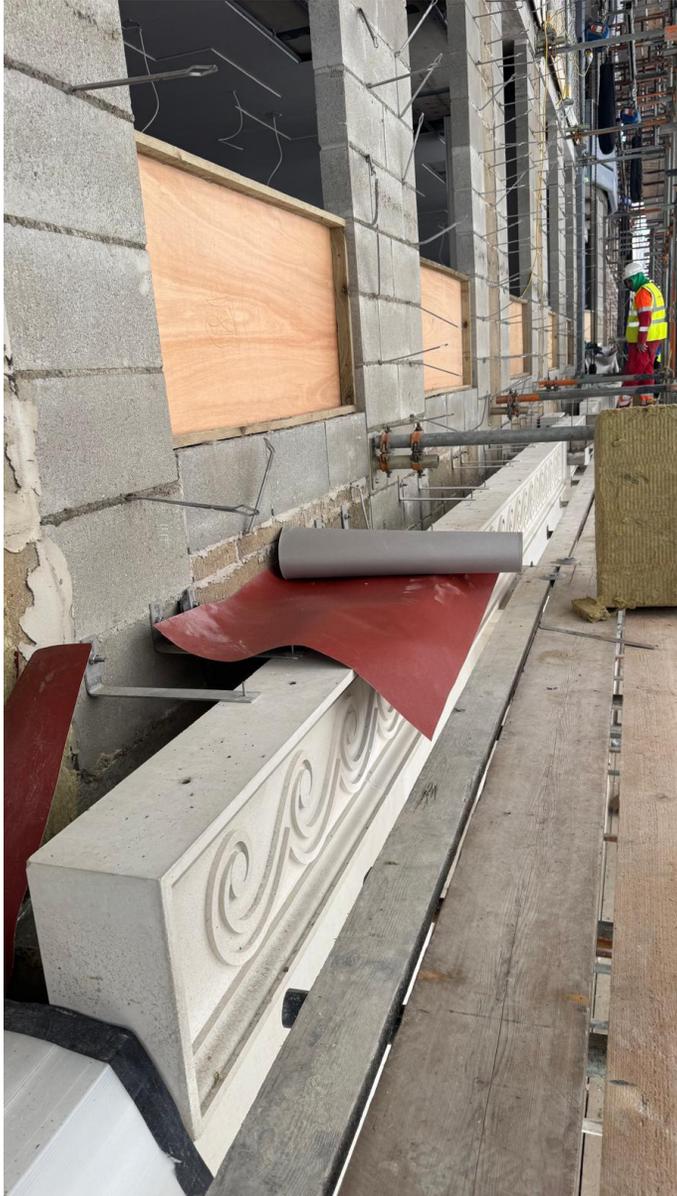
Samples, off-site manufacture and testing

- WCC timber window inspection on site – Tuesday 23/09.

Albany elevation façade



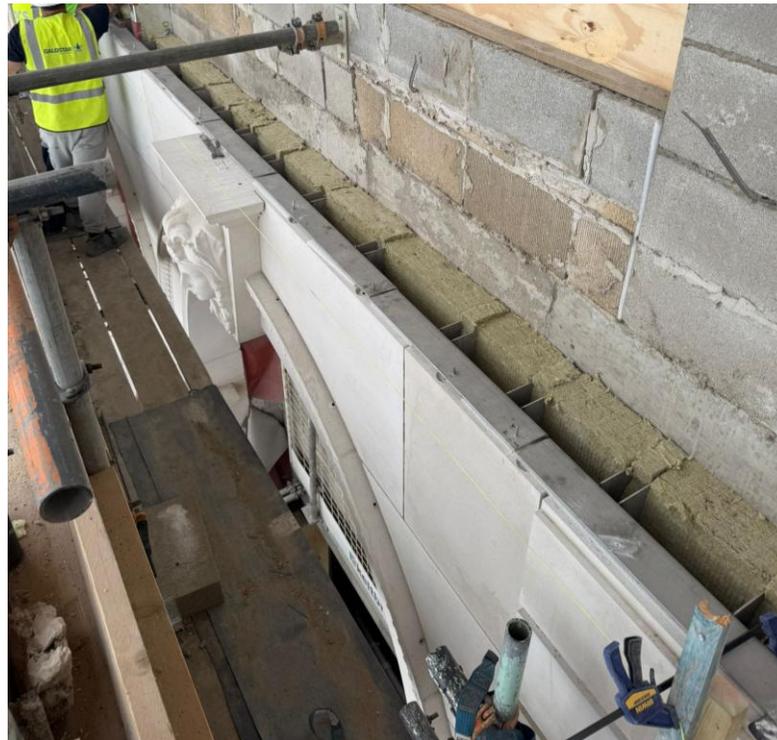
Sackville Street: Brick and blockwork



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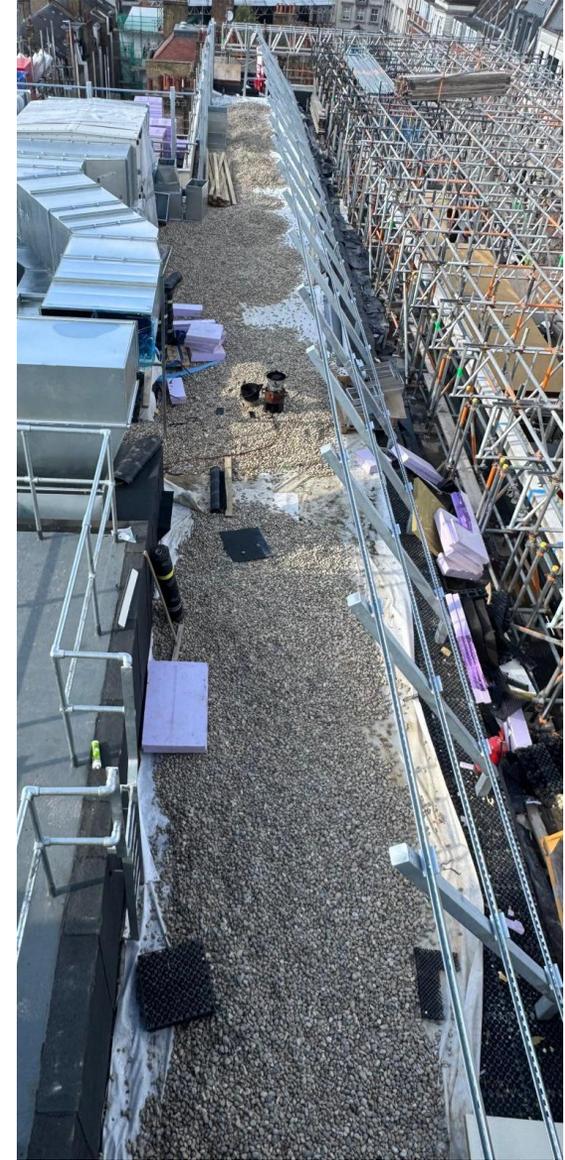
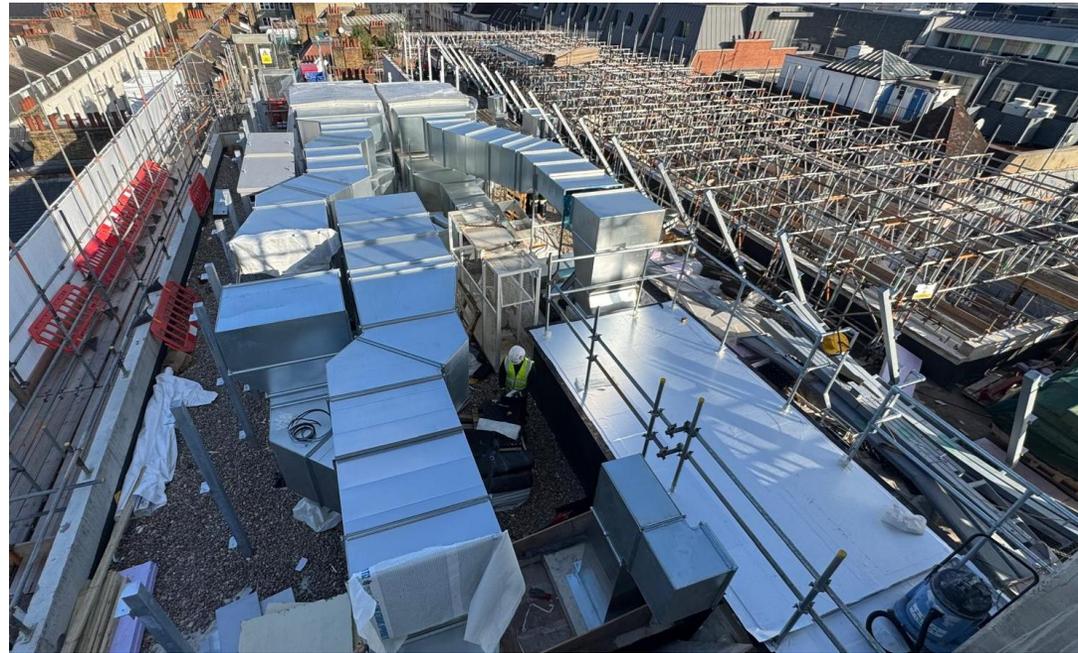
Sackville Street: Stonework



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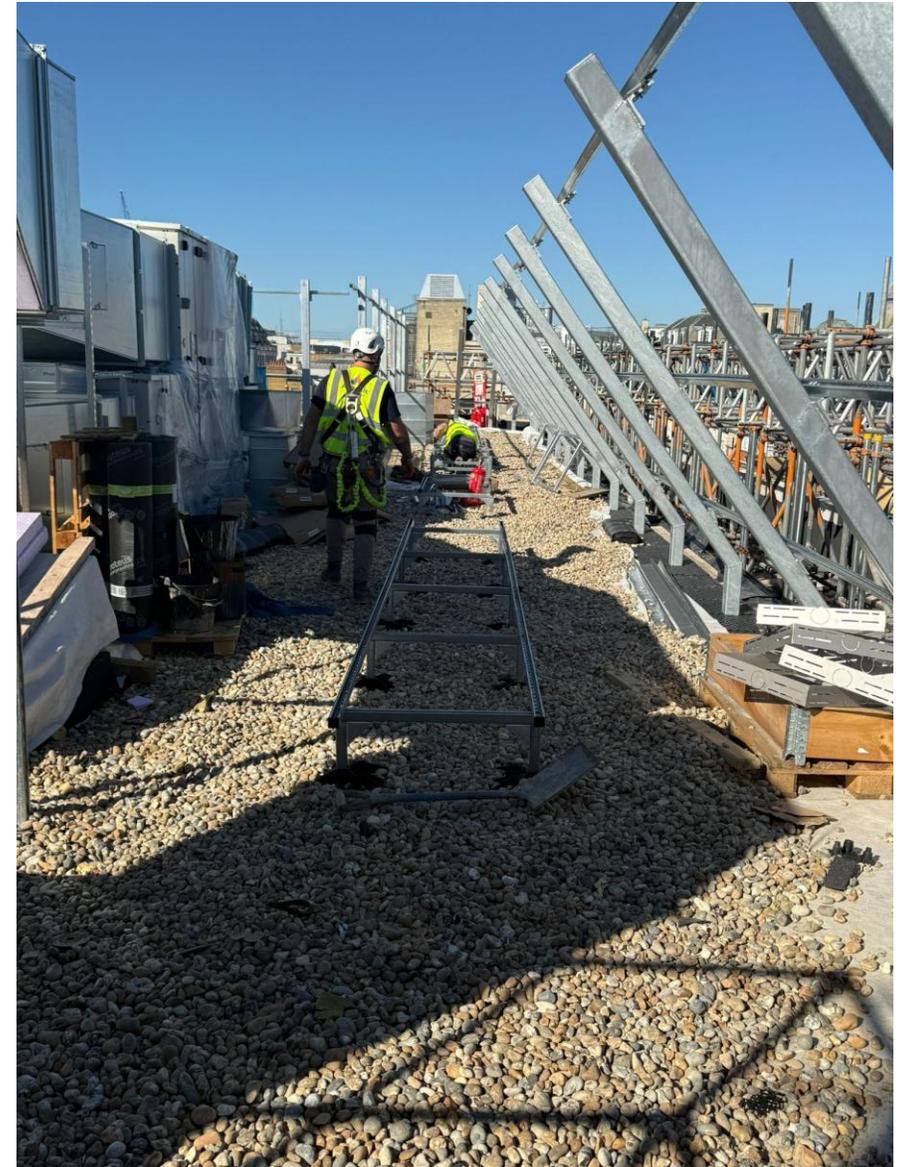
Roof works



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Roof works



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Piccadilly mansard



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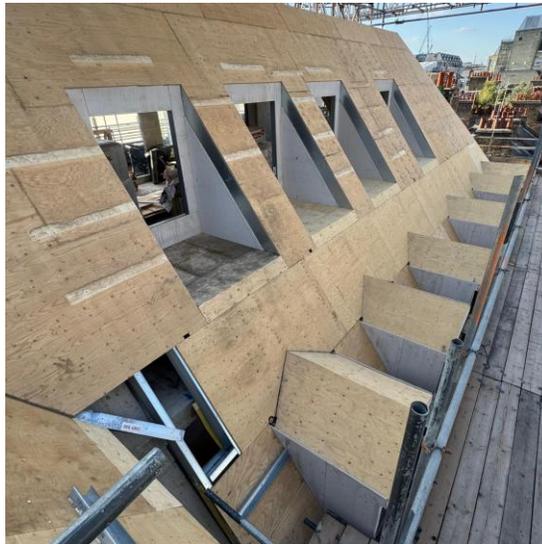
Piccadilly mansard



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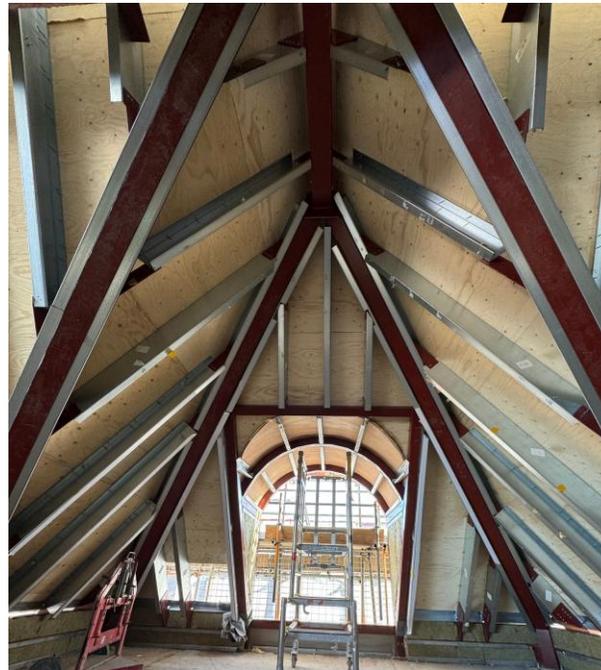
Sackville mansard: Sark timber install



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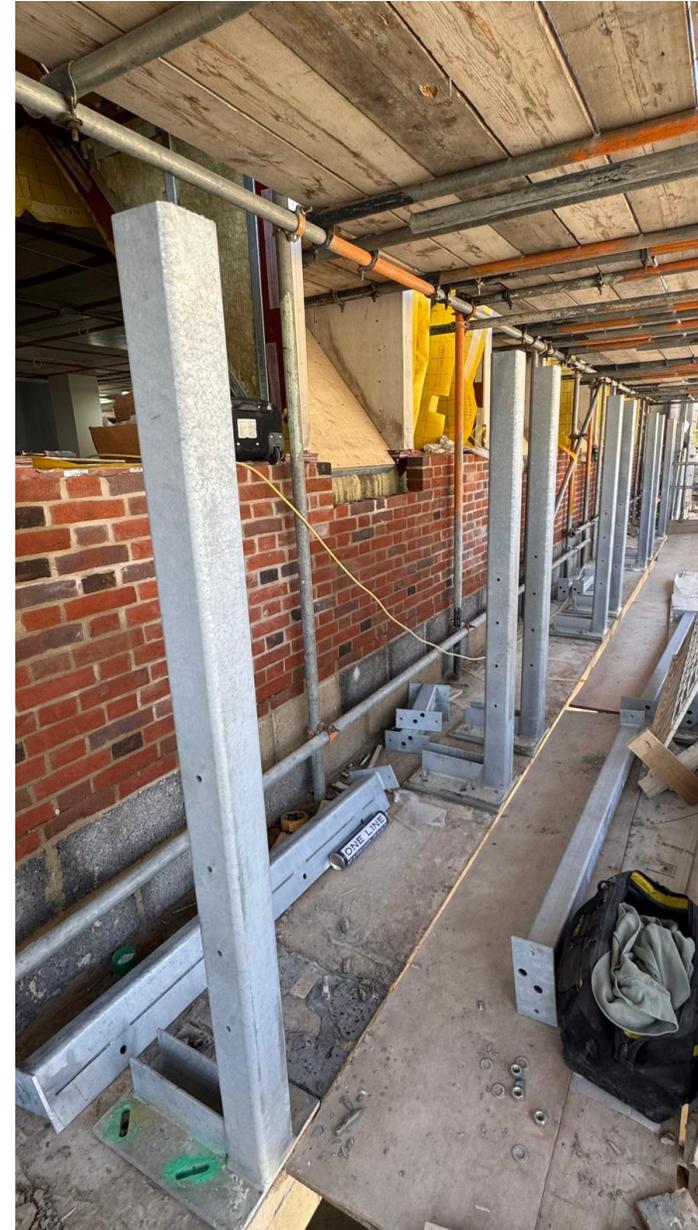
Sackville mansard:



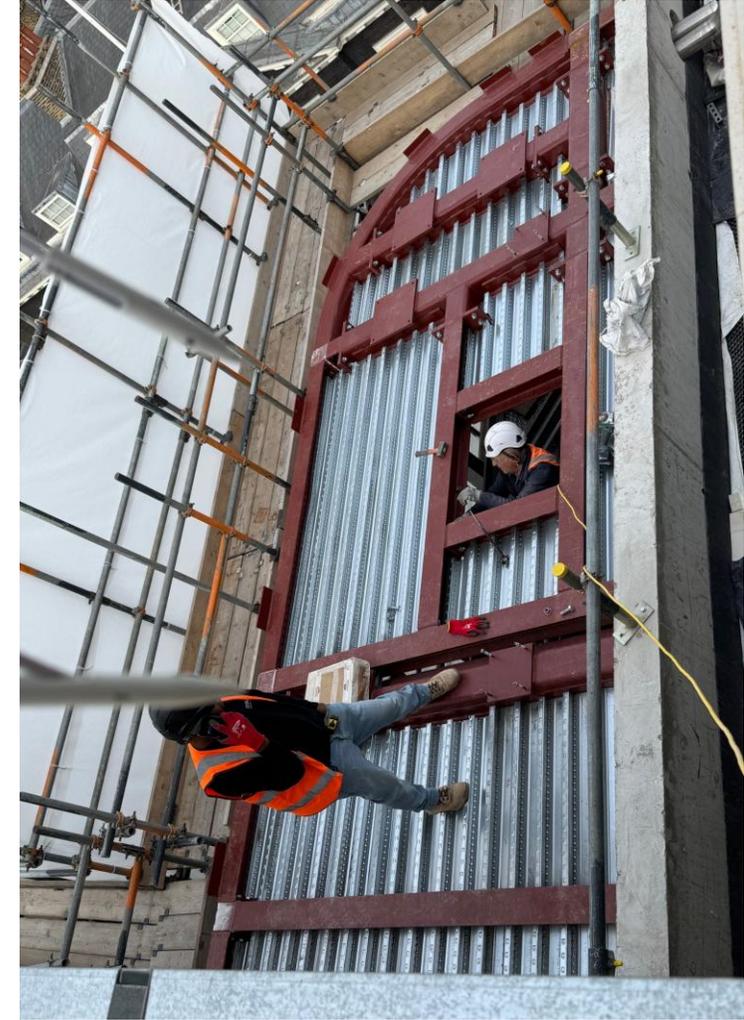
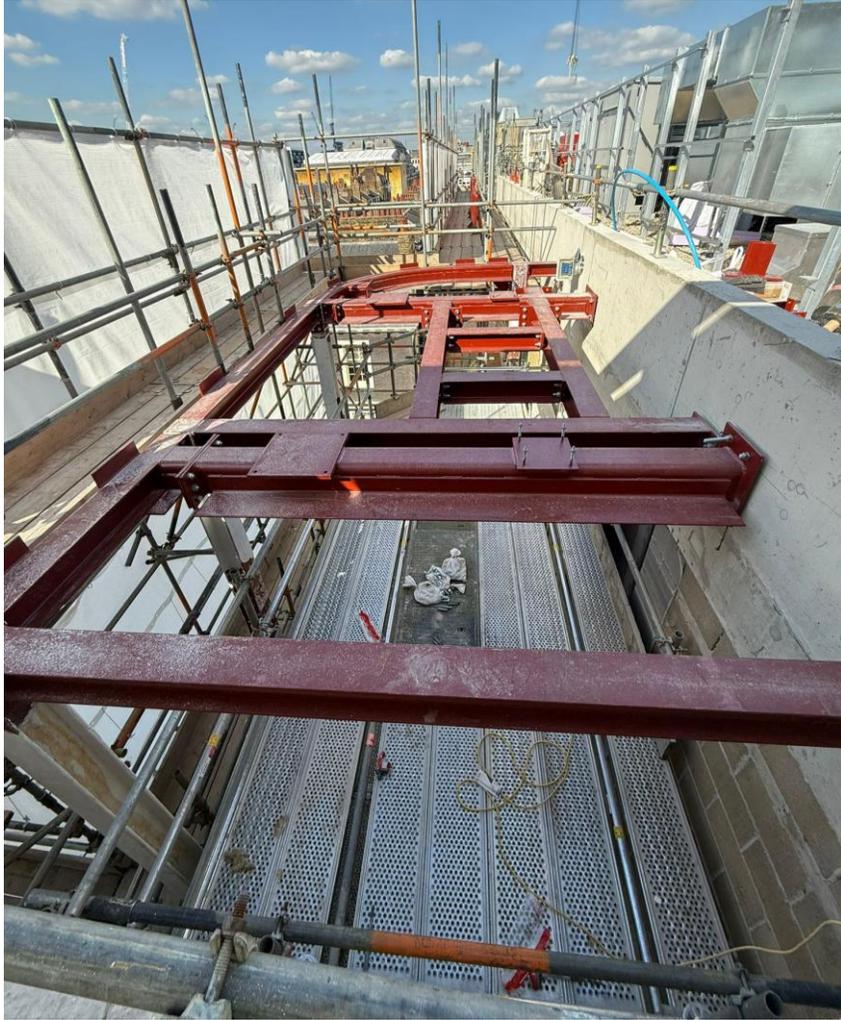
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Sackville mansard: Brickwork



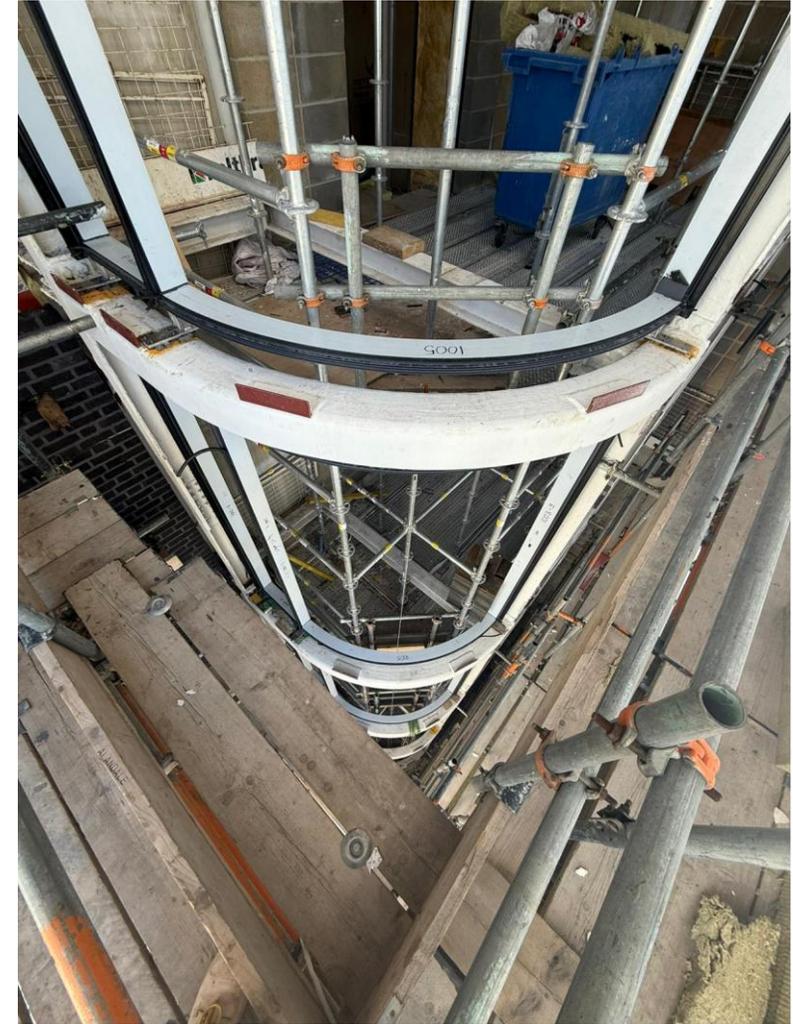
Feature Staircase



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Feature Staircase



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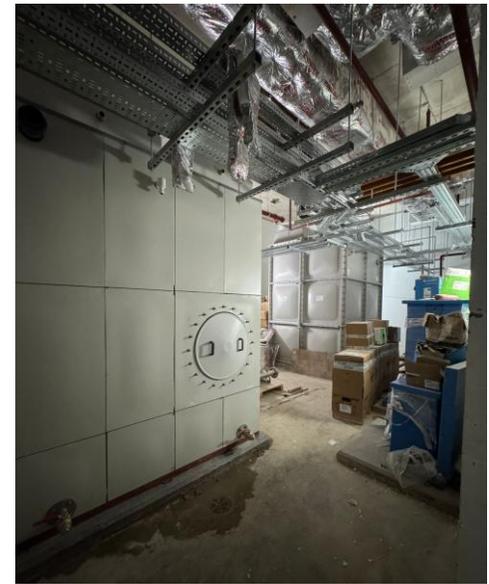
FRS strike



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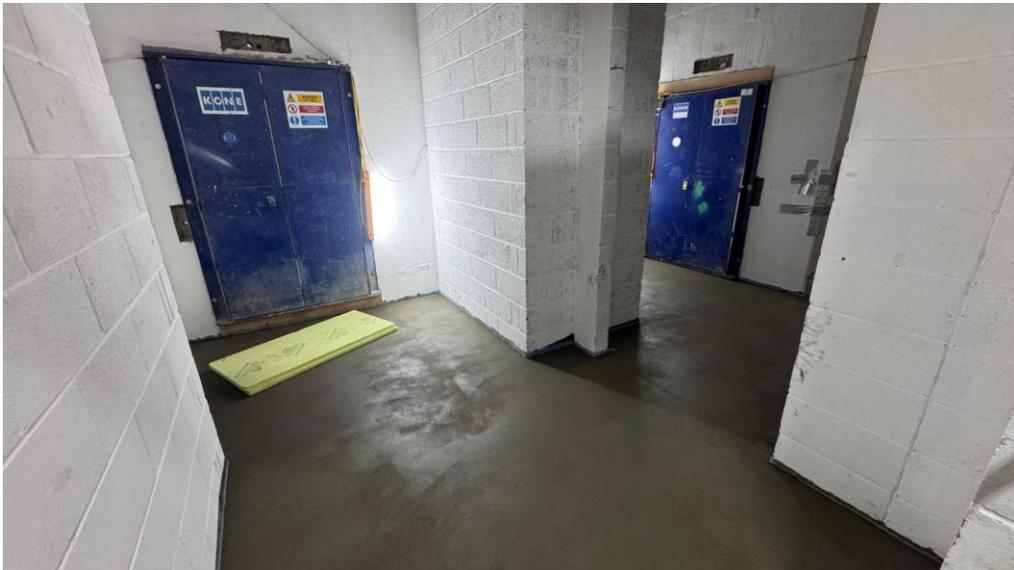
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Fit-out



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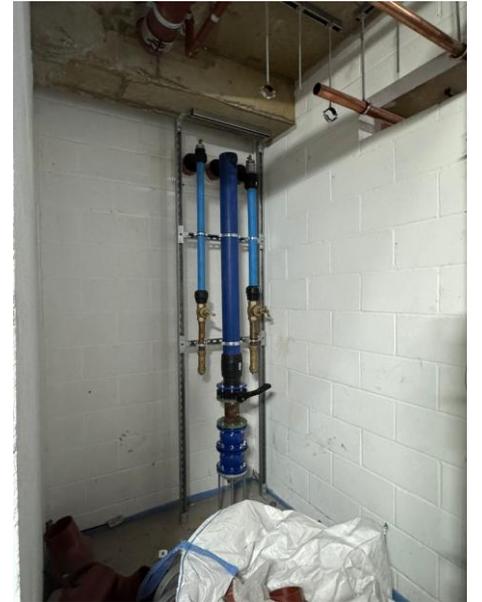
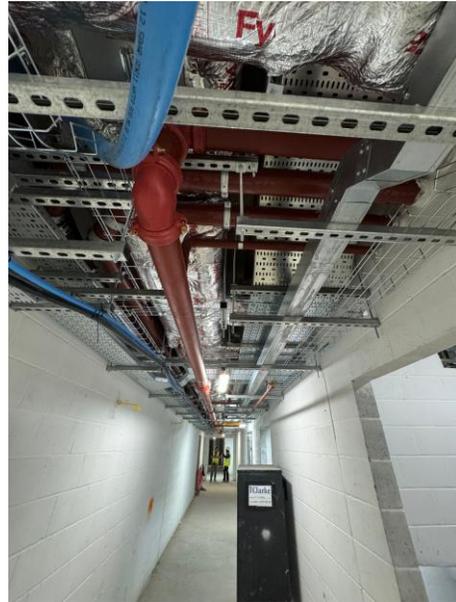
B1 Screeding



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B1 MEP



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Ground floor



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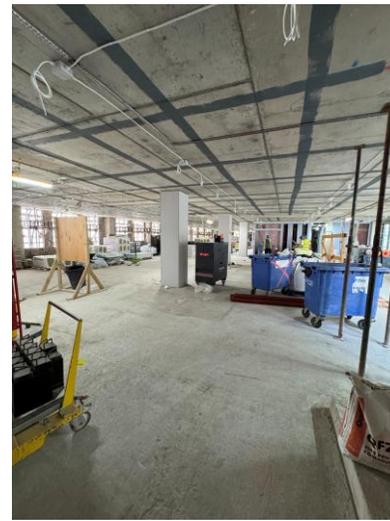
August 25



L1



L2



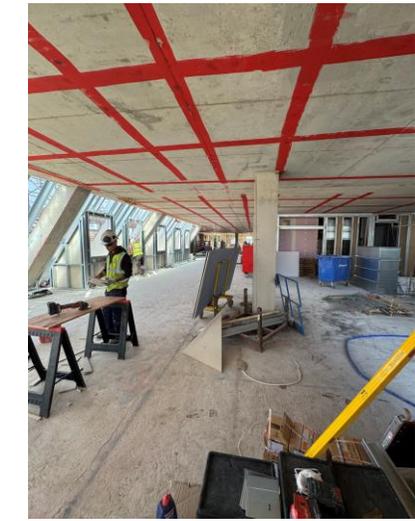
L3



L4



L5



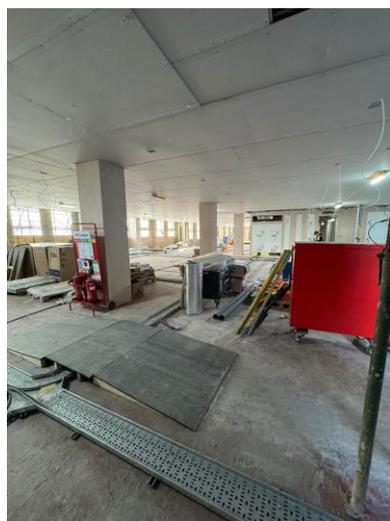
L6

September 25

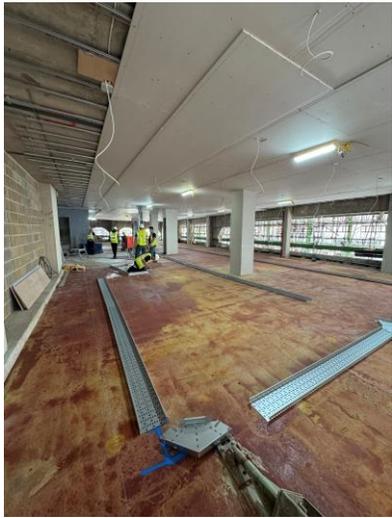


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August 25



L1



L2



L3



L4



L5



L6

September 25



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Office floorplate fit-out: Level 1



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Information Classification: Protected

Office floorplate fit-out: Level 1



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Office floorplate fit-out: Level 1



Photo taken 15th October



WC core fit out



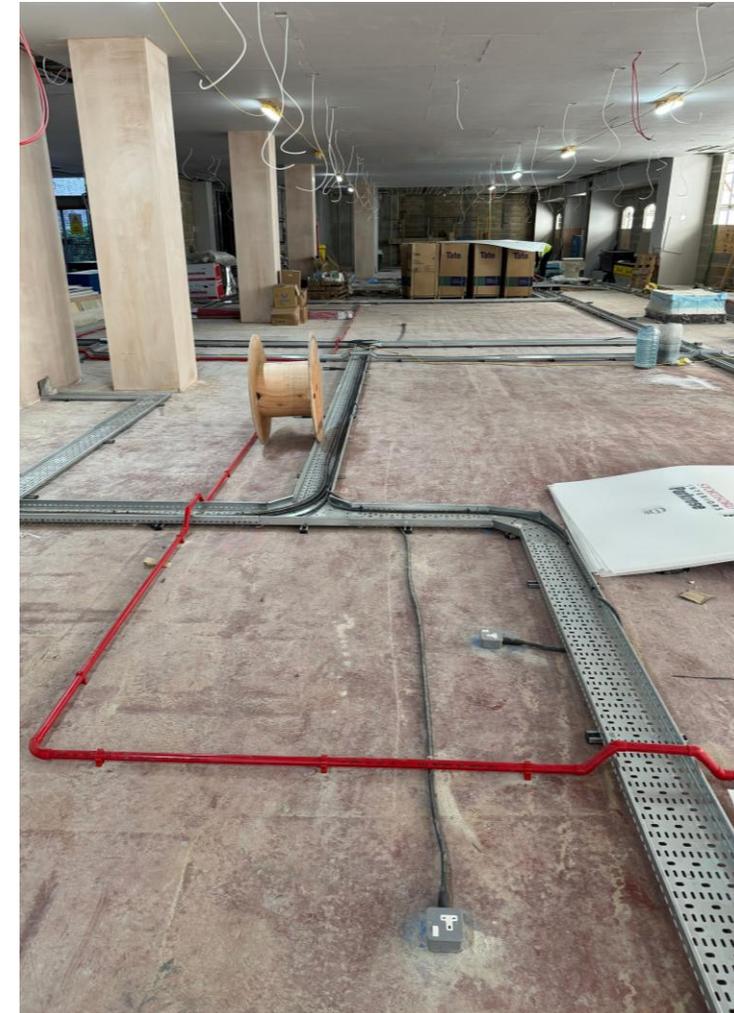
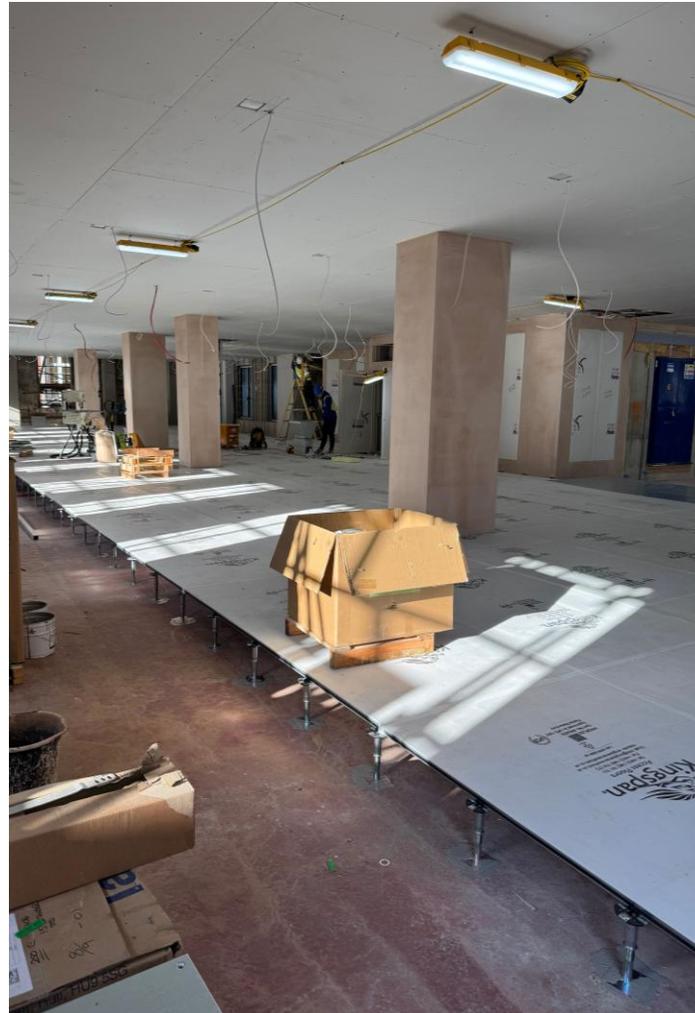
WC core fit out



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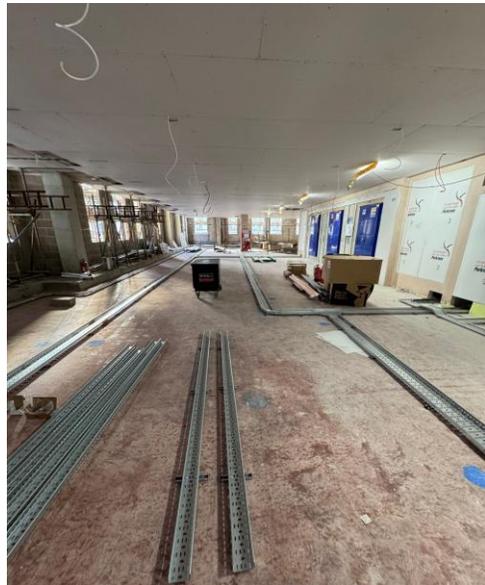
Office floorplate fit-out: Level 2



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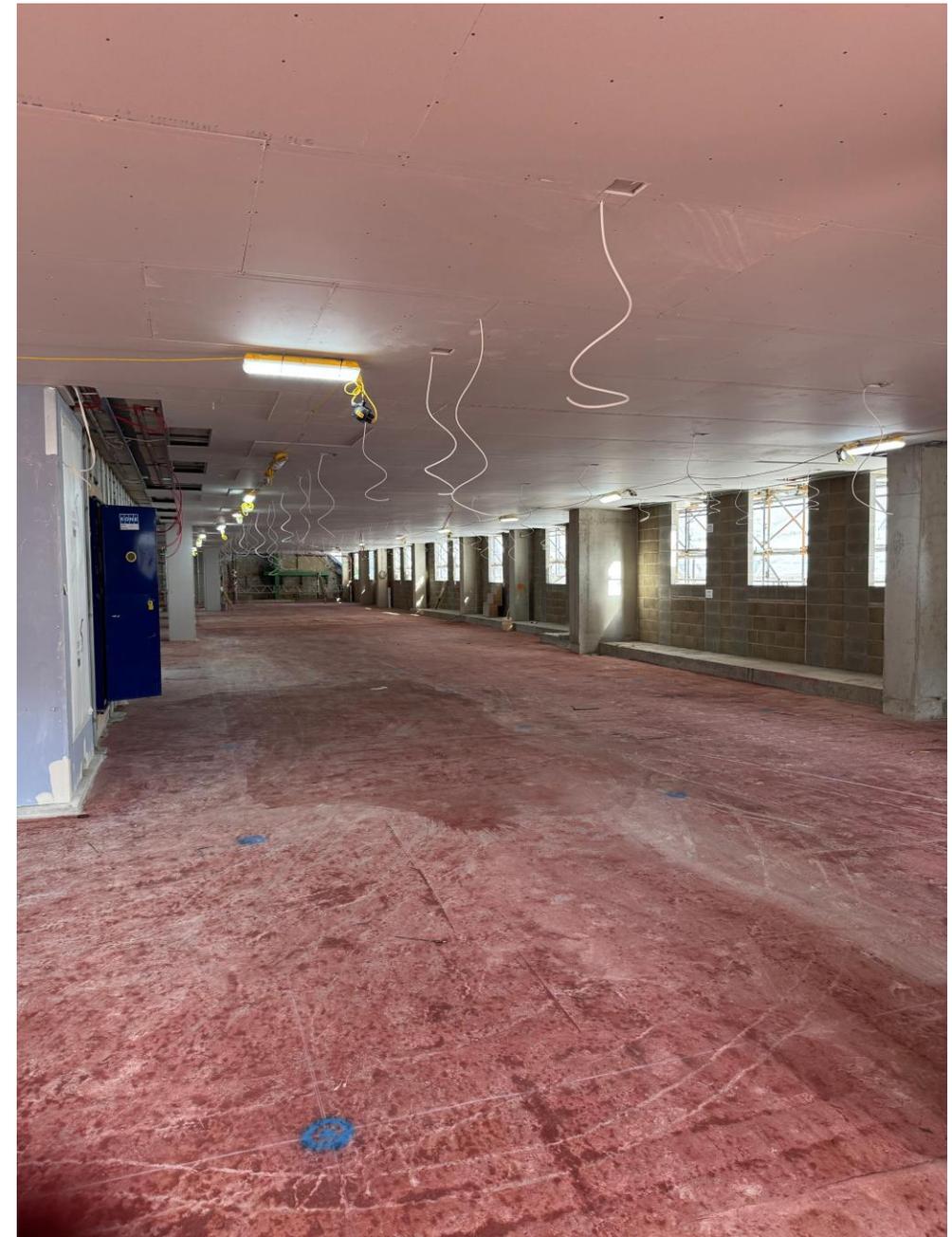
Office floorplate fit-out: Level 3



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Office floorplate fit-out: Level 4



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Office floorplate fit-out: Level 5



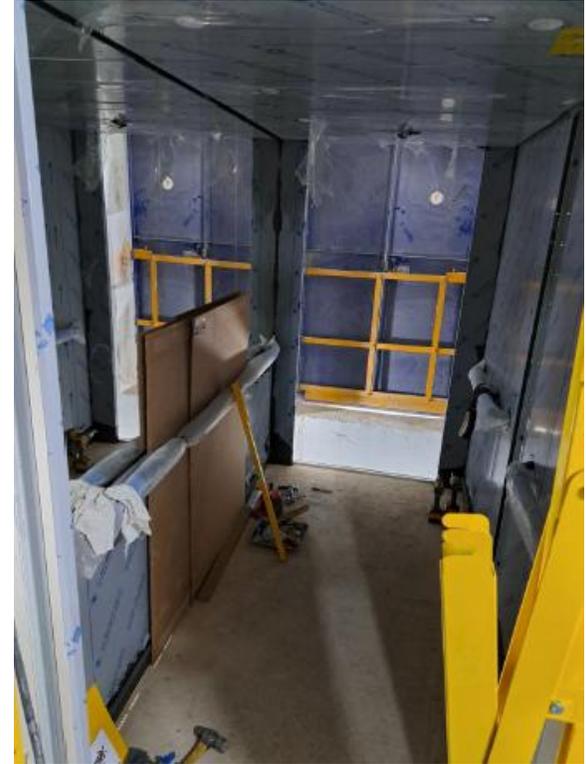
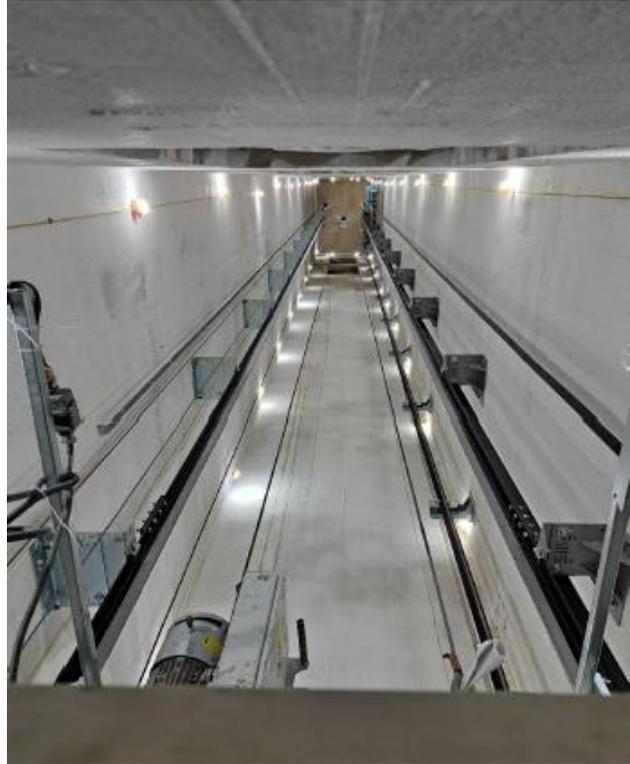
Fit-out: Level 6



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Kone lift installation



12 week look ahead

5

4-week look ahead

Envelope

- **Roof works**
 - SFS and plywood will be completed to the resi mansard.
 - Waterproofing to level 9 slab will be carried out.
- **Albany Elevation**
 - Brickwork walls (external), including supporting steelwork will continue throughout all floors.
 - Curtain walling framework will continue to Stair A.
- **Sackville St. Elevation.**
 - Tyvek and battens to be installed on the Sackville mansard.
 - Brickwork L5-roof & for mansard finishes.
 - Scaffolding for mansard, including upper niko rail.
 - Stonework completion to allow brickwork at level 2 to commence.
 - Brickwork continuing on Bay 2 and Bay 3.
 - Stone completed to Bay 3 to Bay 7.

Fit-out

- Screeding will complete to level 6.
- MEP (Mechanical Electrical & Public Health) installation will continue across all floors.
- Drylining to continue throughout all floors.
- Washroom installation to continue.
- Washroom floor tiling will complete, wall tiling to continue.
- Firestopping to continue.

Temporary Works / Site Logistics

- Re-route site entrance, security hut and turnstiles.

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.

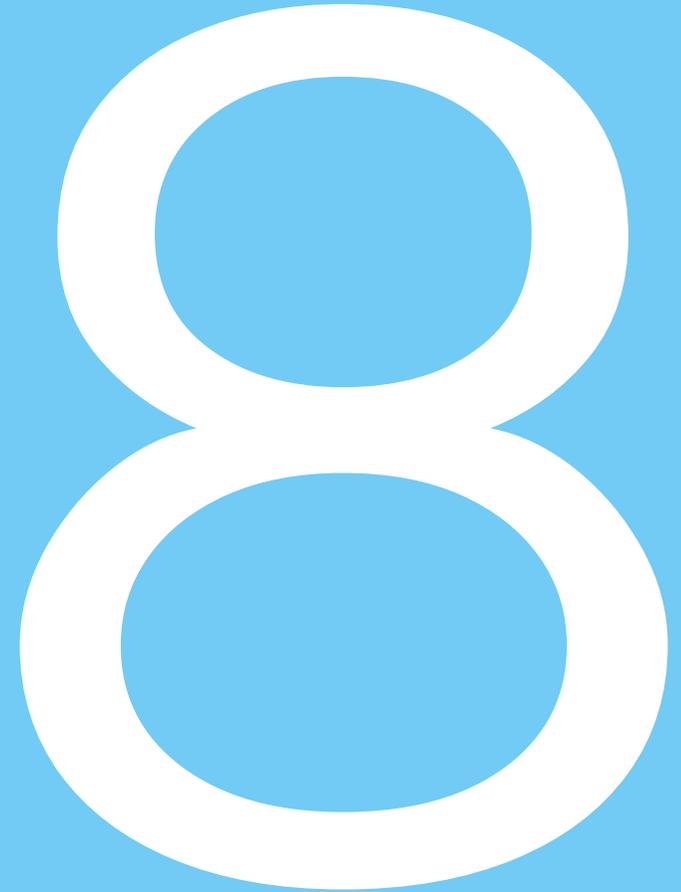
Neighbour observations



Observations and Feedback

- One compliment was received in the period.

Questions and
close



Questions and close

Dates of Next Meetings

- Thursday 13th November

Dates of Next Newsletter Drops

- Friday 7th November
- 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

