

Pegasus Mayfair

Community Liaison Group Meeting No. 20

16th January 2025

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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

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Welcome to our 20th 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

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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



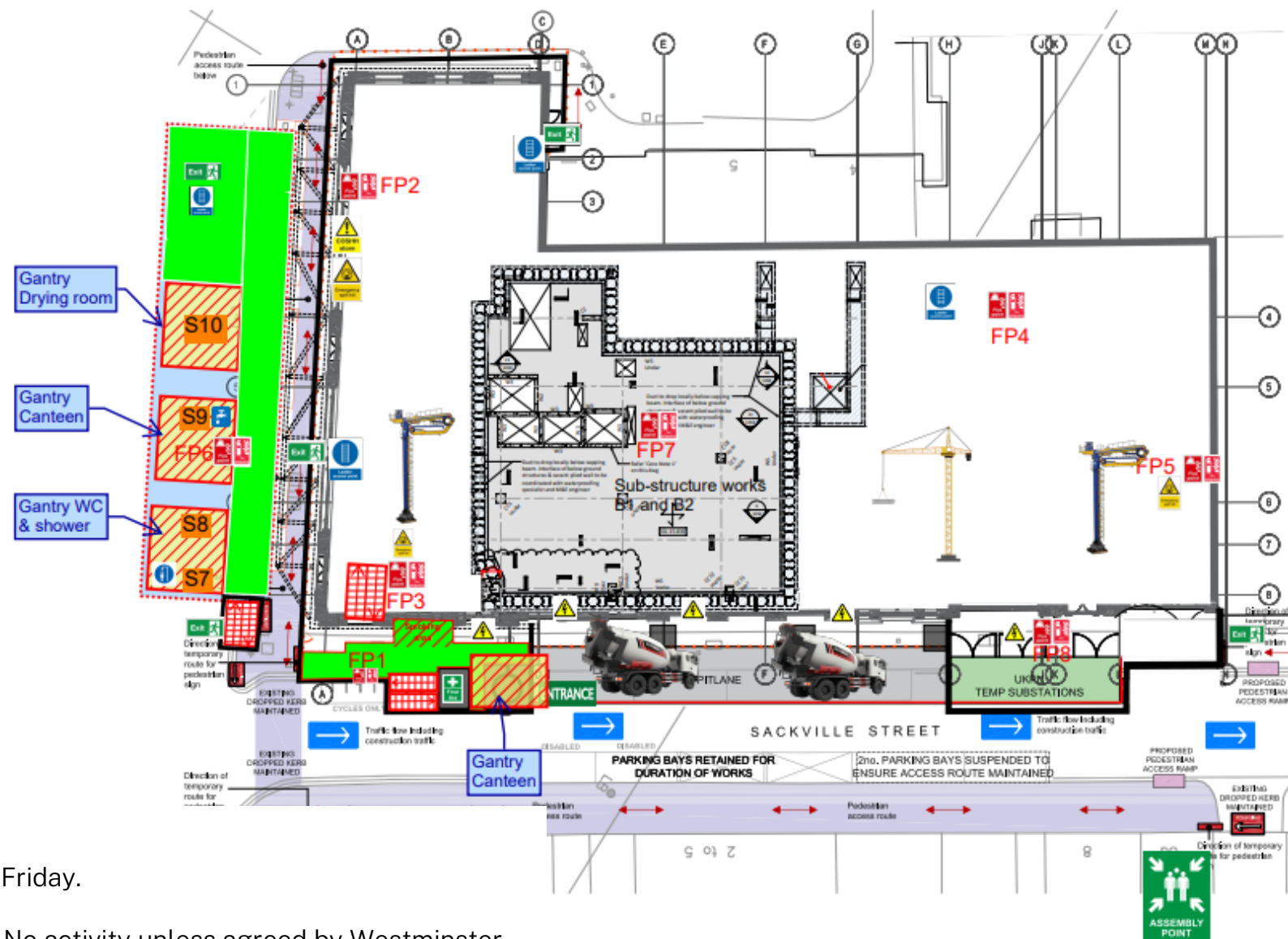
Andy Fine
Senior Site
Manager



Liam Gaunt
Assistant Site
Manager

Site set up and
logistics

3



SXX Smoke Alarms

Fire Marshalls

- Alex Talks - 07967787708
 - Faraj - 07721359946
 - Gopi Singh - 07455250150
 - Andy Fine - 07580325019
 - Piers Elliot - 07432802757
 - Liam Gaunt - 07307483920

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.

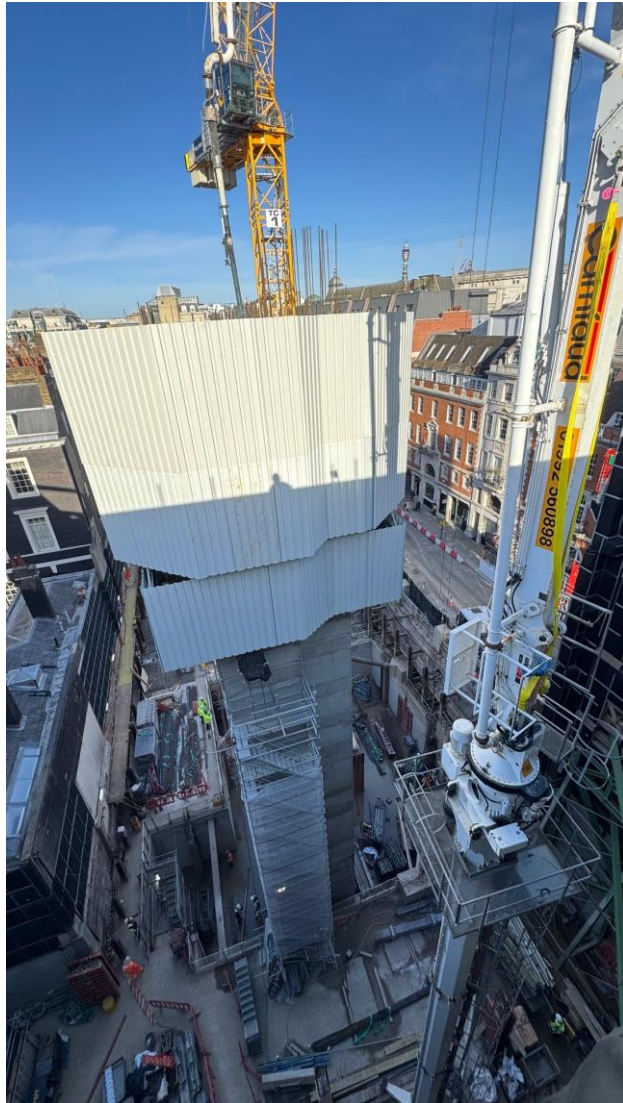
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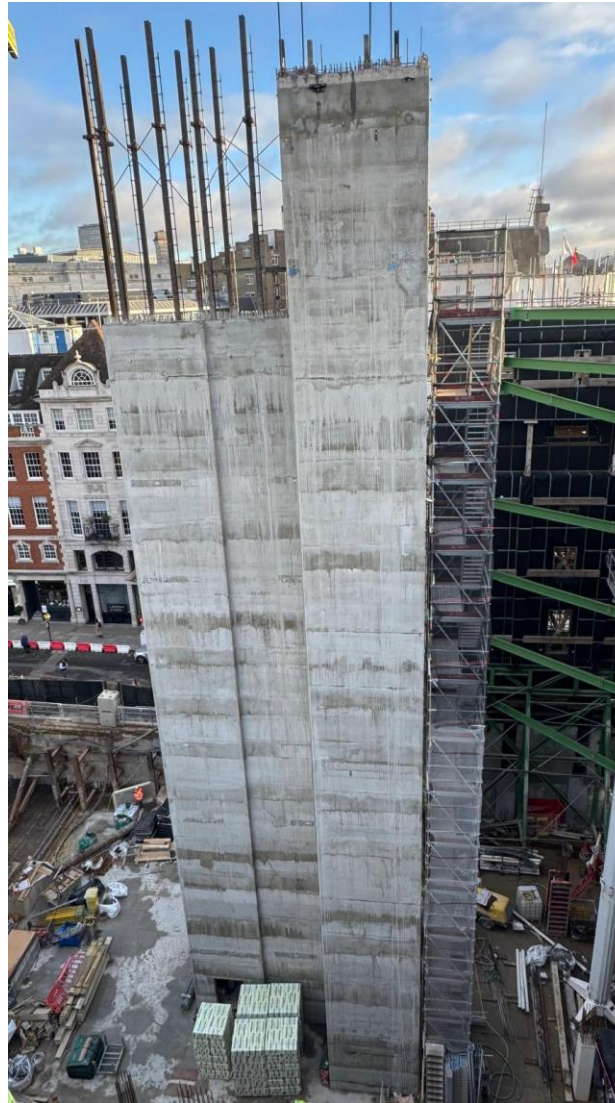
Progress of works

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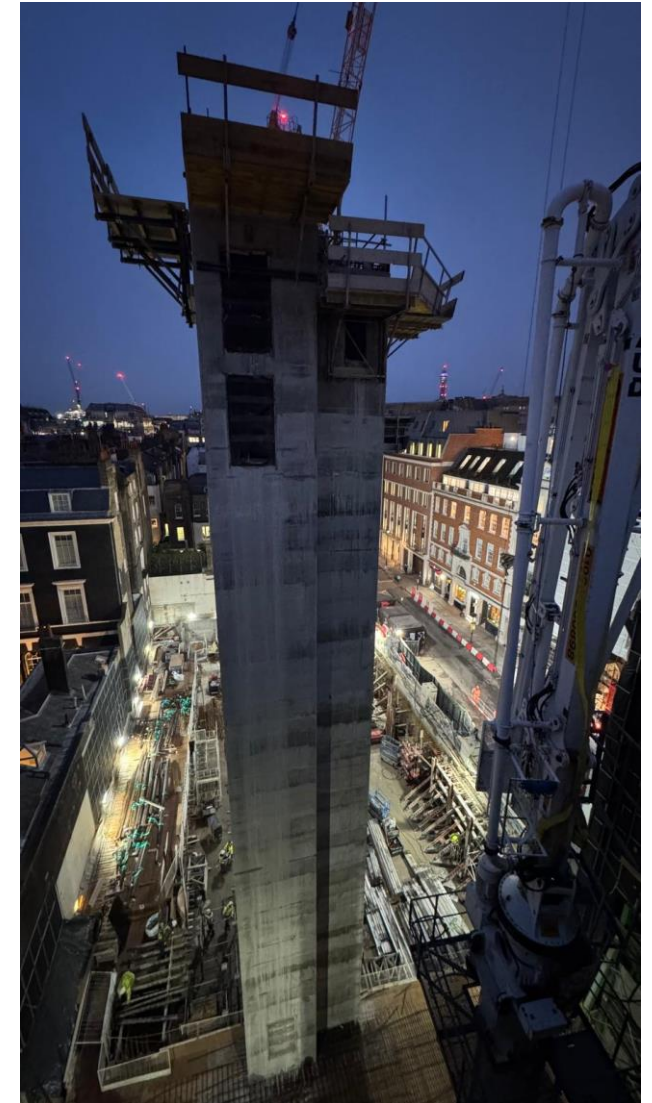
November 24



December 24



January 25



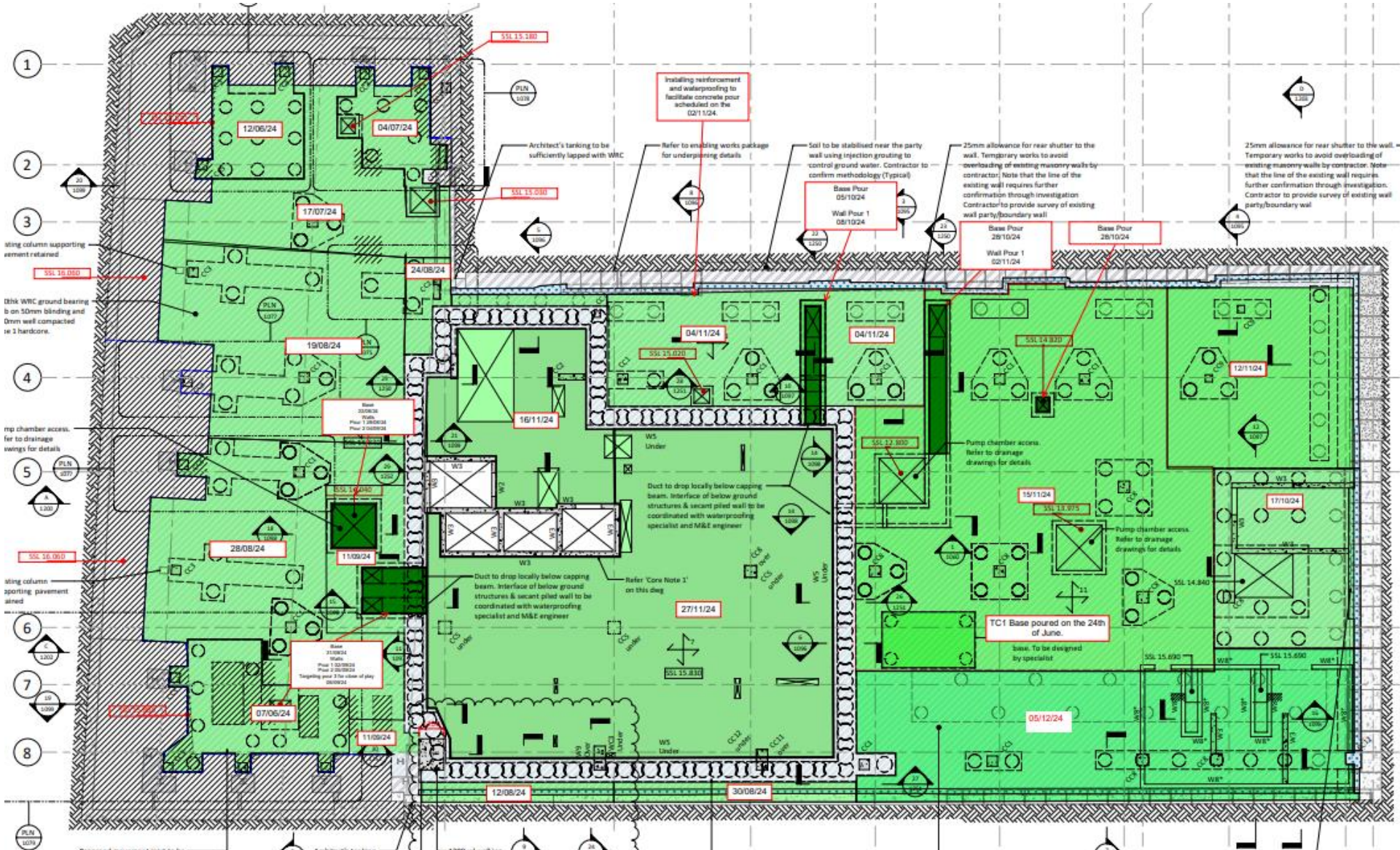
B2 Basement Level



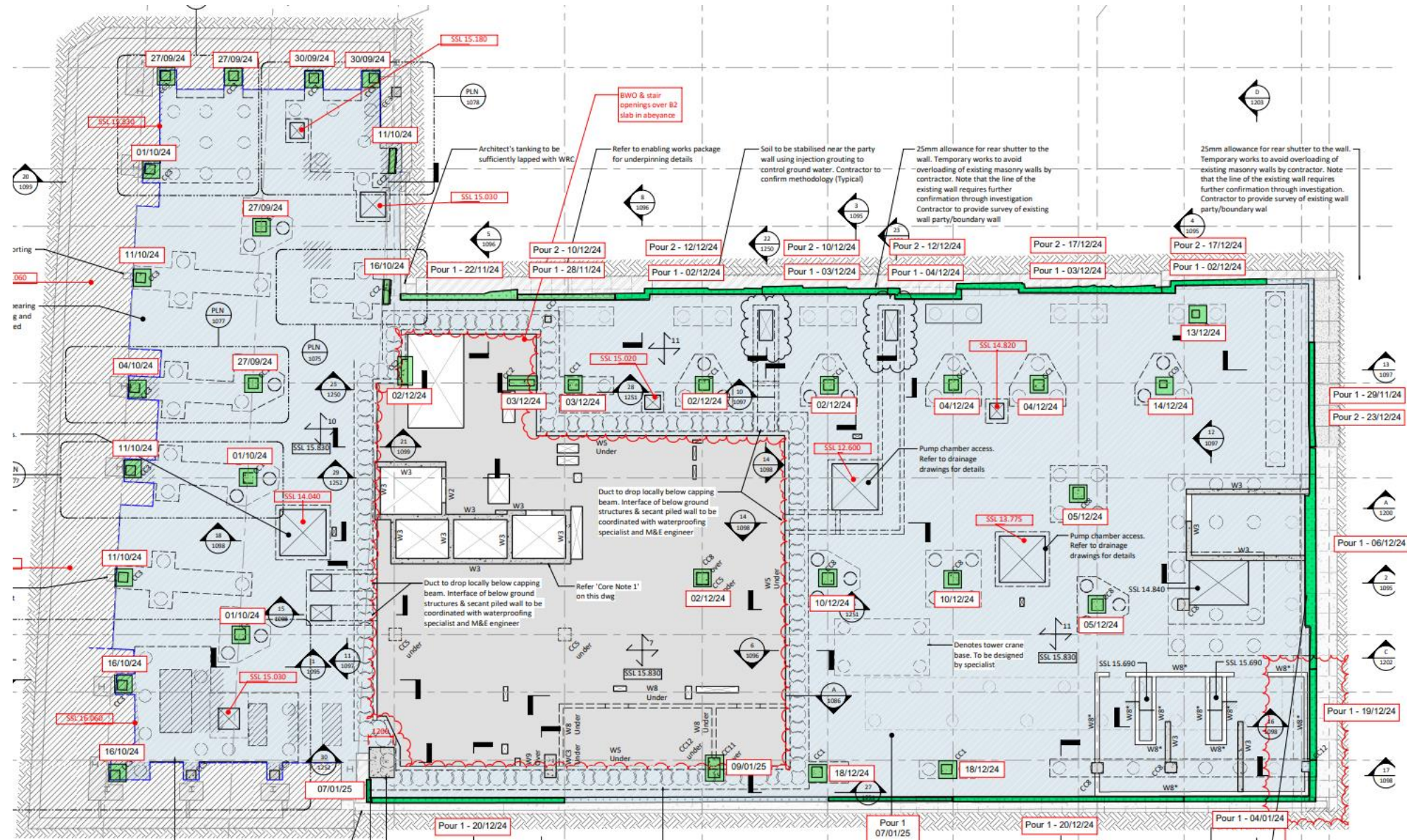
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B1 slab progress



B1 column and wall construction





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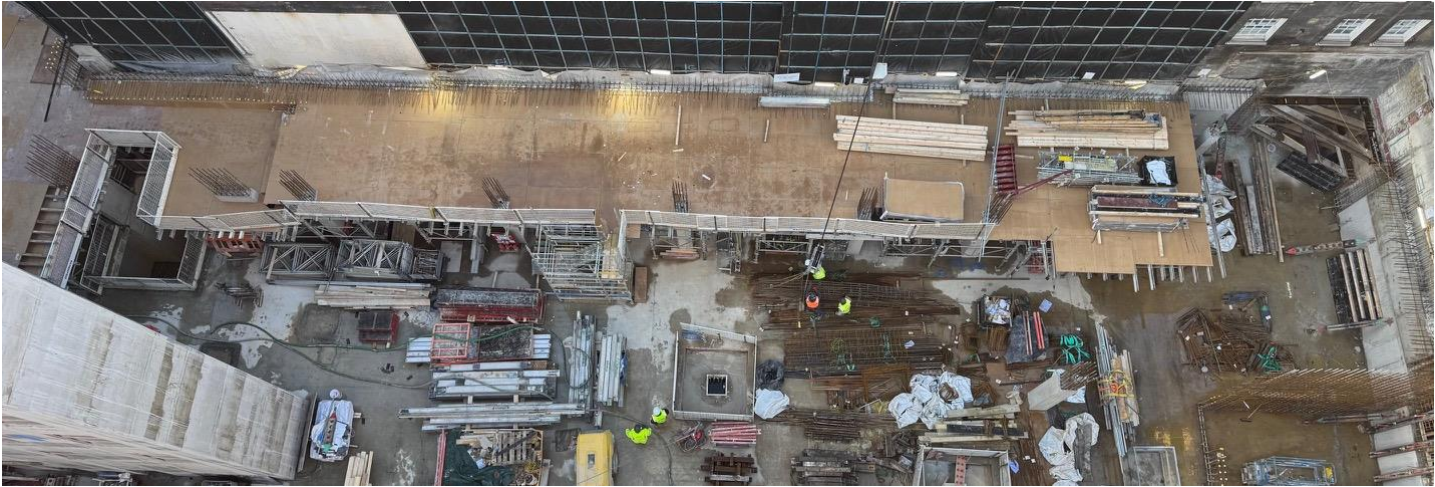
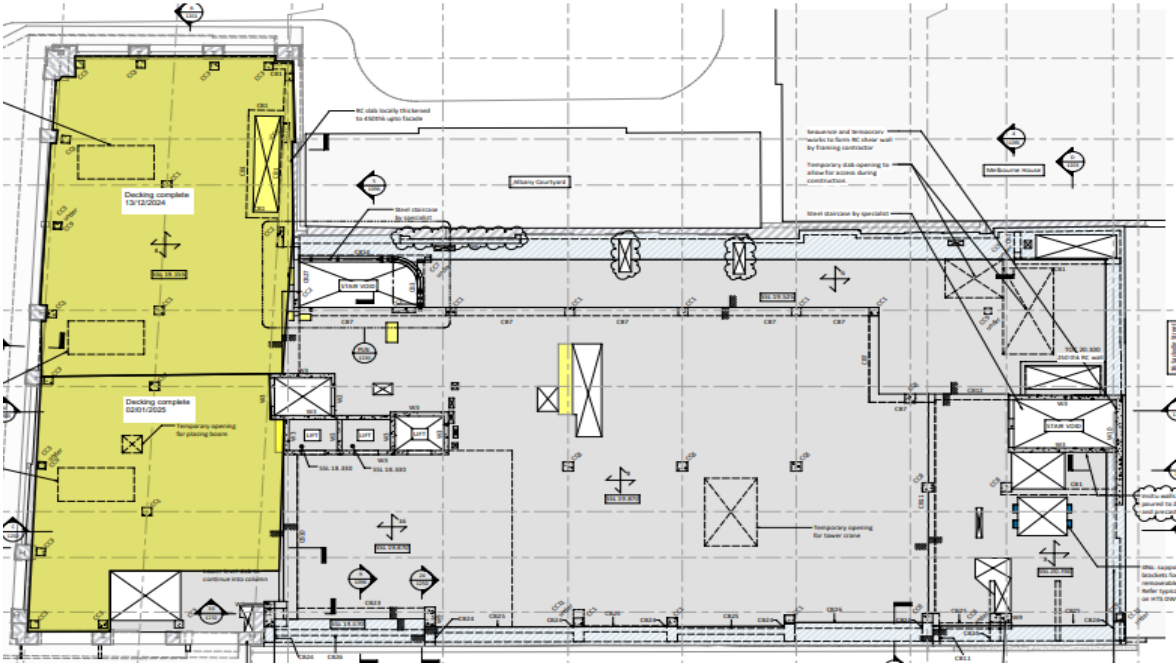
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Ground floor slab progress



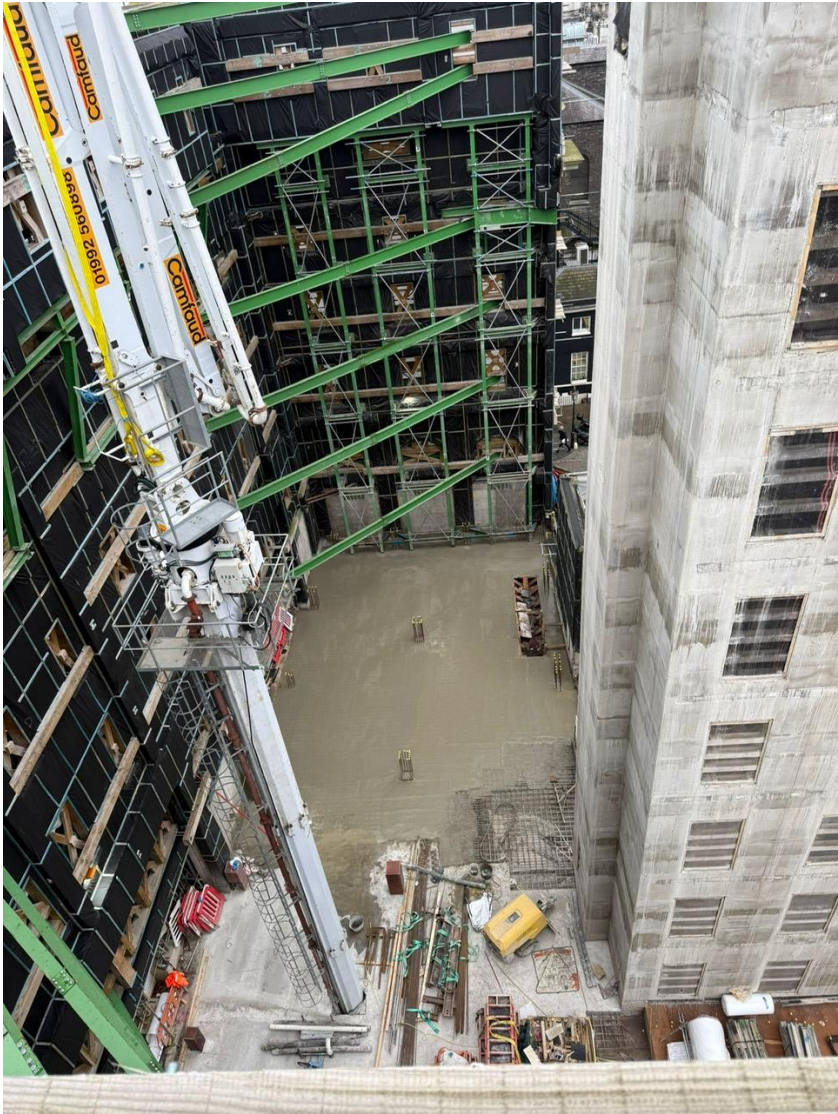
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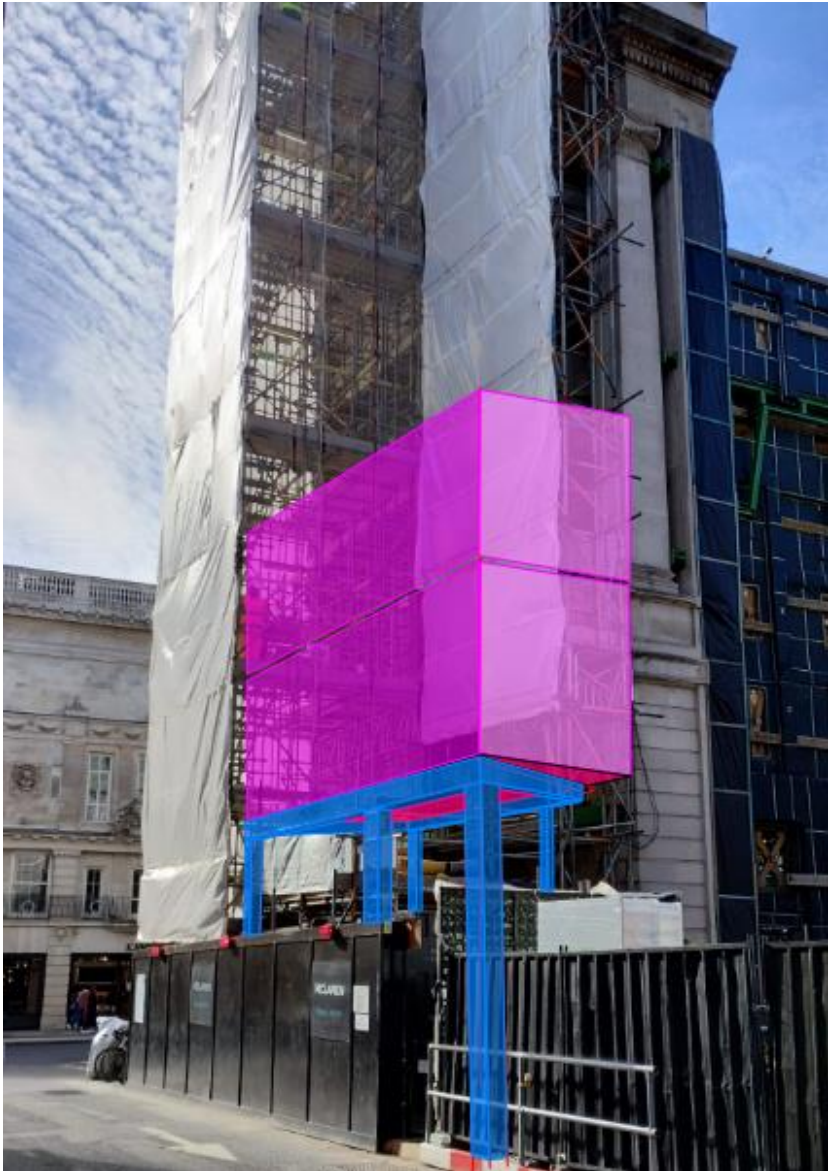
Ground floor slab progress



Ground floor slab progress



Welfare gantry installation



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Works completed in previous 12 weeks

- Pegasus House pile cap formations completed.
- Manhole and drainage construction continued.
- Vent tunnel works completed.
- Trimming of Albany Court wall protrusions completed.
- Poured basement (Level -2).
- Continued the removal of temporary works.
- Continued columns and liner wall concrete pours.
- Slipform operation complete and rig dismantled.
- Sackville Street gantry removed.
- Basement slab pours completed.
- Additional welfare cabins installed.

12 week look ahead

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Scheduled works for the next 12 weeks

- **Temporary works**
 - Removal of corner brace temporary propping at the junction of Melbourne House and No. 36 Sackville Street.
 - A-Frame remedial works.
 - Concrete Placing boom to be erected.
- **Substructure works**
 - B1 to GF liner walls will complete.
 - GF slab will complete.
- **Superstructure**
 - Concrete column pours.
 - Concrete core capping slab pours.
 - Level 1 post tensioned slabs will commence.
 - Blockwork will commence.
 - Façade works to commence.
 - Mechanical and electrical plant deliveries to commence.
- **Utilities**
 - Thames water works to commence in Sackville Street (by others).

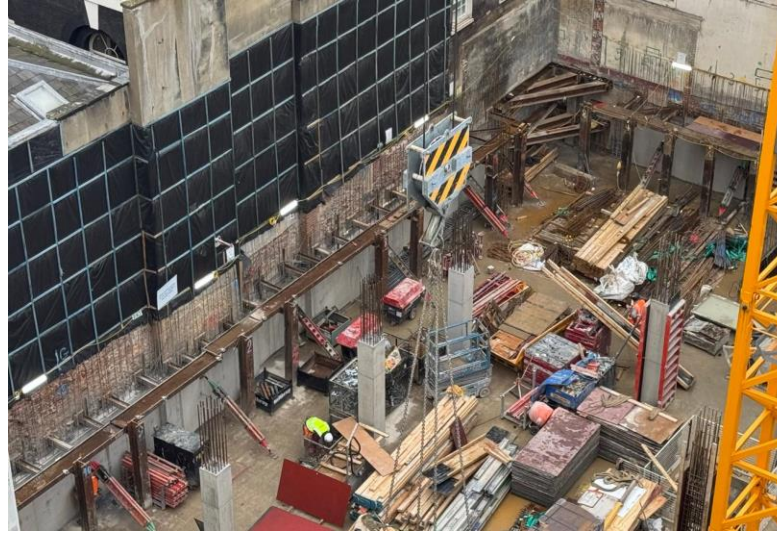
Ground floor slab pour sequence



Notable works

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Works visible / audible at perimeter of site

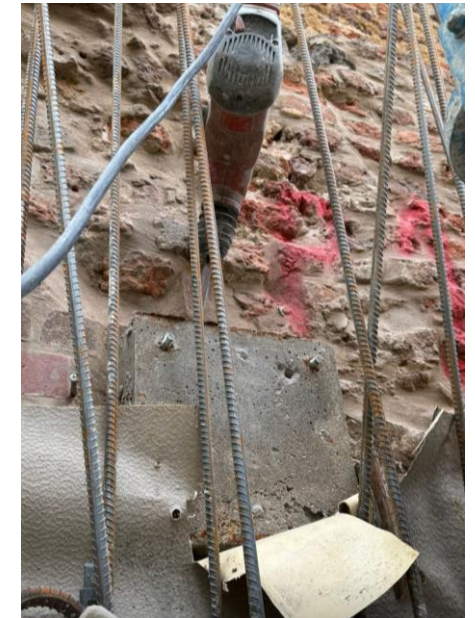


- **Liner Walls**

- 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.

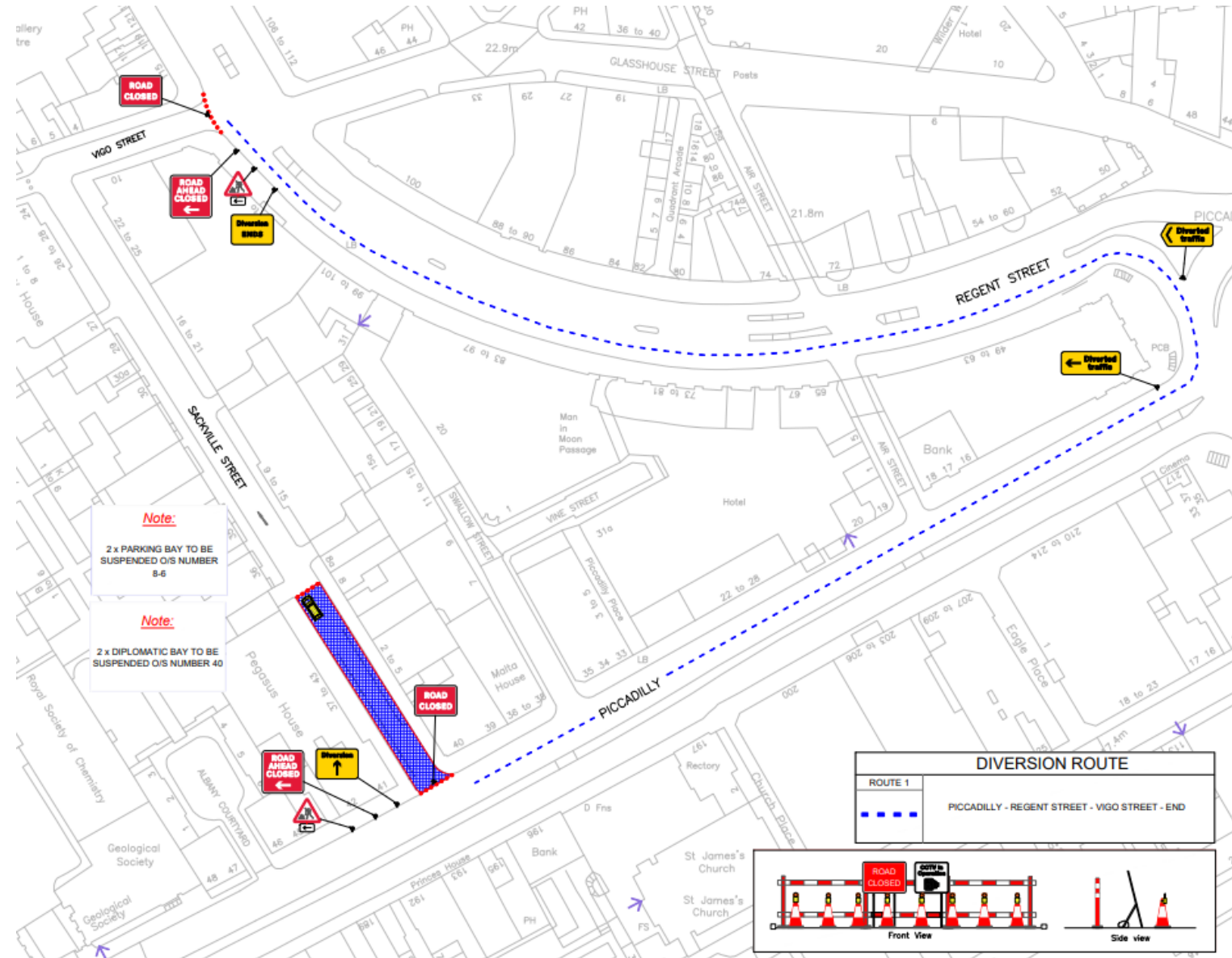
- **Removal of temporary works**

- The temporary works that were in place to support Albany and 36 Sackville Street walls whilst we reduced the ground level, continue 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.



Thames Water (Sackville Street Road Closure)

- 20th January – 3rd February
- Working hours
 - Monday to Friday: 7am - 7pm.
 - Saturday: 8am - 6pm.
 - No work to take place on Sunday's.
- The road closure is to complete mains water alterations.
- Please note these works are not under the control of McLaren and have been arranged and communicated via Thames Water / Morrisons separately.



Thames Water arrangements



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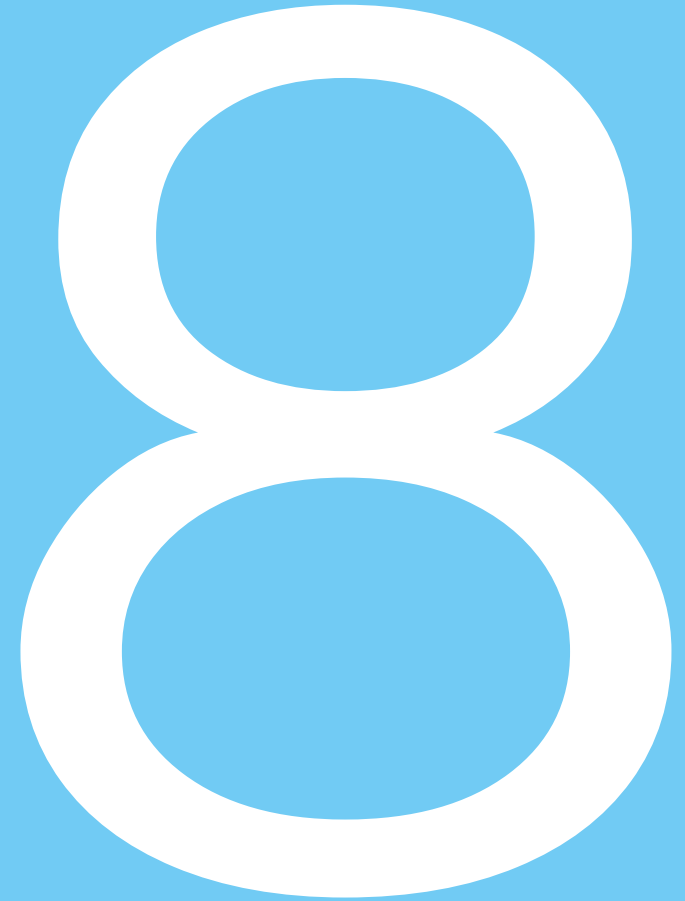
Community engagement



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

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

Questions and
close



Questions and close

Dates of Next Meetings

- Thursday 13th February.

Dates of Next Newsletter Drops

- Friday 7th February.
- 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

