



40 & 63-81 Pelham Street

Investing in South Kensington

The Wellcome Trust is an independent global charitable foundation supporting research to improve health across the world. We fund our work with an investment portfolio which includes an estate in South Kensington. As one of our neighbours, we want to know what you think about our proposals to improve two of the properties we own on Pelham Street.

We invite you to participate in a webinar event where we will present the proposals for each site and provide the opportunity for you to ask questions.

The Wellcome Trust was established over 80 years ago by Sir Henry Wellcome, a medical entrepreneur and philanthropist.

Today, we work all over the world to fund research and health-related projects. Our support helps people across the globe to explore scientific and medical ideas to tackle the big health challenges facing us today.

Everything we do is funded by an investment portfolio, including our estate in South Kensington. We have been investing in South Kensington for over 25 years. We have aimed to add value to the area and its communities by maintaining responsible management and stewardship of all our properties. This, in turn, adds value to the estate, providing a sustainable resource to make our charitable work possible.



The Wellcome Trust work



70
countries we
operate in



14,000
people
supported



£1bn
average spending
each year on
charitable activities

Some of our projects:

Human Genome Project

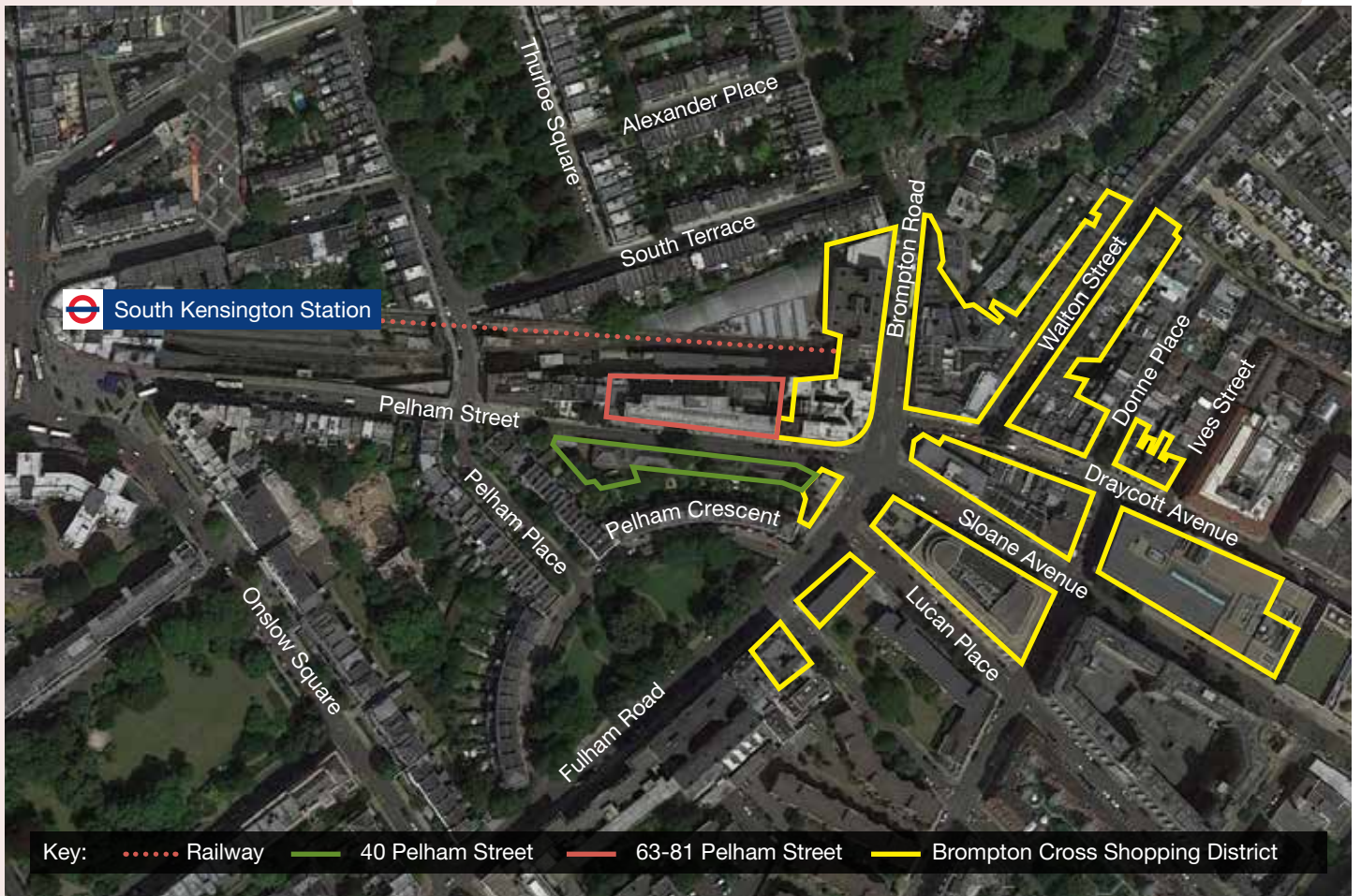
Coalition for Epidemic
Preparedness

Wellcome Collection

Francis Crick Institute

We have helped to develop vaccines and drugs to treat a range of diseases since our inception. We are currently involved in the global response to the COVID-19 pandemic working with our global partners to provide £10m of funding for research and development for vaccines and treatments.

To find out more about the Wellcome Trust and what we do, please visit our website at www.wellcome.ac.uk



Our Proposals

40 Pelham Street and 63-81 Pelham Street are located at the eastern end of Pelham Street, near the junction with Brompton Cross. The former is vacant and the latter is nearly at the end of its long-term tenancy. Neither building is suitable for modern office occupiers.

Our proposals aim to revitalise the sites and create well-designed office spaces that will help to support the Brompton Cross shopping district and local businesses.



Proposals for 40 Pelham Street



Existing internal view



Existing view from Pelham Street



View of existing garages

Our proposals will bring the building back into use with modern offices suitable for a range of businesses, including small and medium enterprises.

We have appointed award-winning architects, 6a, and landscape designers, Dan Pearson Studio, to create a design that will improve the site with new and refurbished buildings whilst respecting the neighbouring residential buildings and character of the area.

The proposals will:

- Upgrade the eastern part of the building with refurbished office space;
- Provide a new three-storey office building to the west of the site with a basement for plant equipment;
- Deliver a new central garden square, serving as the entrance to both buildings and accessible to the public;
- Remove the existing garages and create a series of beautiful garden spaces as part of an appealing landscape which will soften the existing façade along Pelham Street;
- Retain the existing plane tree on Pelham Street and plant new trees on-site;
- Respect the architecture and context of the local area;
- Create a car-free site to reduce our environmental impact.

Proposals for 63-81 Pelham Street



Existing view from Pelham Street



View of existing gym at the ground floor



View of existing entrance

Our proposals will deliver a new building that meets modern office standards and will attract long-term tenants.

The proposals will:

- Replace the building with a new high-quality six-storey office building;
- Generate support for the local economy from the businesses attracted to the new office;
- Deliver a contextual design using traditional materials, including stone and brick, which draws inspiration from the heritage and architecture of the local area;
- Incorporate green roofs and terraces to boost biodiversity and reduce environmental impacts;
- Extend the building to the rear to make use of the vacant space next to the railway line;
- Improve the street for pedestrians by creating more space at ground floor level;
- Retain a gym use as part of the proposals.

The existing office building has lost its original quality through more recent extensions. We want to replace it with a newly designed and more desirable building.

We have been careful to ensure that the proposed height is in keeping with neighbouring properties and that the buildings will improve the street for pedestrians by creating more space at ground floor level.



Public consultation webinar events:

Session 1: Tuesday 23 June from 5pm to 6:30pm

Session 2: Thursday 25 June from 9:30am to 11am

Public Consultation

Your views are important to us. We would like to share our plans to improve 40 and 63-81 Pelham Street and hear your feedback.

With respect to the social distancing measures currently in place and the safety of our communities, we are consulting via a series of live webinar events over two days. We will present the proposals for each site and provide the opportunity for you to ask questions.

We hope you can join us at one of the events.

How to get involved

You can register for the most suitable event on our project website at www.40-63pelhamstreetproposals.co.uk. Once you have registered, we will send you detailed instructions.

If you are unable to join an event, a copy of the video presentation will be made available on our website. If you require assistance or do not have access to the internet and want to register for an event, please get in touch with Cascade Communications on 020 7871 3565.

If you want to find out more about the proposals, please visit our website. More information will be published on there after the webinars have been held.

Feedback

We want to know what you think. For your convenience, we have enclosed a short questionnaire for you to complete. Please fill it in after you have had a chance to review our proposals by joining one of our webinars or visiting our website after they have taken place. If you would like to leave online feedback, please visit our site where there is an online questionnaire.

Contact us

Contact Cascade Communications at **020 7871 3565**.

Visit our website at www.40-63pelhamstreetproposals.co.uk.

All personal data received from you by Cascade Communications (Cascade) on behalf of The Wellcome Trust, who is the data controller, will be processed by Cascade. All personal data will be kept in accordance with relevant personal data protection legislation, including the General Data Protection Regulation (GDPR). We will only use contact information to update local residents and businesses and key stakeholders on information relating to Wellcome Trust and this project, and we will keep your personal data for no longer than two years. The Wellcome Trust and their consultants will review feedback, and we will submit an anonymised summary using aggregated data to the Royal Borough of Kensington and Chelsea as part of the planning application. Your personal data is being processed on the basis of the legitimate interests of The Wellcome Trust to help inform its planning proposal and allowing local residents, businesses and key stakeholders to participate with Wellcome on this as recommended by the National Planning Policy Framework. You can find further details in Cascade's privacy statement, which can be found here: <http://cascadecommunications.co.uk/privacypolicycascade.pdf>. Please contact Cascade for more information on 020 7871 3565.