



View of the new office buildings with 80 Pelham Street on the right and 40 Pelham Street on the left

Dear Neighbour

Welcome to our latest construction newsletter, keeping you updated on the progress of the redevelopment of 40 and 80 Pelham Street.

What's been happening

As we begin to prepare both sites for demolition, scaffolding and hoarding is being installed around both buildings, with a hoarded pedestrian walkway in front of 80 Pelham Street and notice boards to provide the community with information.

Pedestrians will still be able to walk down Pelham Street but from the end of June a one-way system will be in place to help to manage deliveries to the site, while keeping traffic flowing. You can find out more about the diversion routes on the back page.

The Erith team has started to strip out the inside of 80 Pelham Street to make it ready for demolition, which will start next month. At 40 Pelham Street, the welfare facilities for the Neilcott team are being installed alongside scaffolding and hoarding.

Erith and Neilcott will work closely together to co-ordinate delivery and construction vehicles during demolition and to limit any impact on neighbours.

Save the date!

We would like to invite you to our next construction meeting to provide an overview of upcoming works. Our site managers will be on hand to answer any questions you may have.

Date: 2nd July 2024

Time: 5.30pm-6.30pm

Venue: The community room,
Marlborough Primary School,
Draycott Avenue, SW3 3AP

Everyone is very welcome to attend the meeting. Please register your attendance by calling us on **0808 281 9554** or emailing **construction@cascadecommunications.co.uk**

A look ahead – 40 Pelham Street

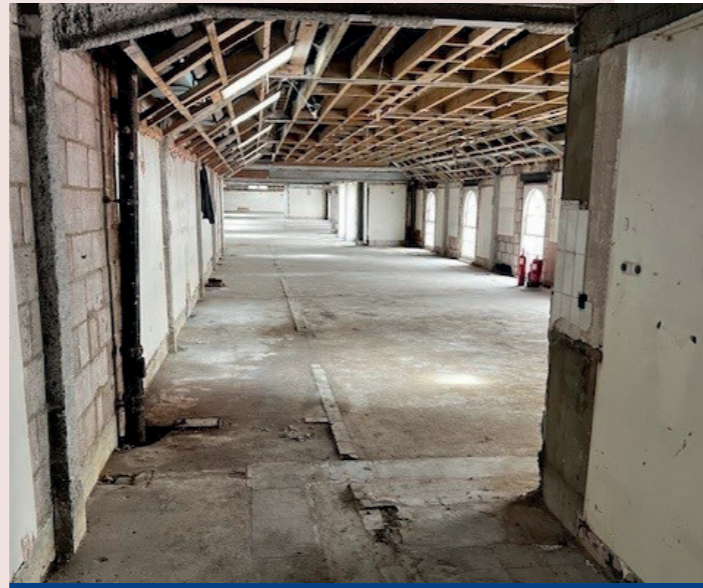
Once the site has been set up, the Neilcott team will carry out site surveys and start to strip out the eastern building to prepare it for refurbishment works.

The team will also begin digging up the existing car park on the site ahead of demolishing the western building to make way for the new office building.

For questions about the works, please contact



Danny Magnus
Neilcott Construction
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Phone: 07957 126 325



A soft strip at 40 Pelham Street will begin shortly



Existing entrance at 40 Pelham Street

If you have any questions

Cascade Communications has supported the Wellcome Trust since the start of planning for the project and will continue to work with the community throughout construction.

If you have any general questions about the projects, please contact the Cascade team on **0808 281 9554** or email construction@cascadecommunications.co.uk

A look ahead – 80 Pelham Street

This month the scaffolding will be completed around the entirety of the building. Inside the building, the fittings will continue to be removed. Demolition will begin in July, with the building taken down floor by floor starting from the roof and the scaffolding will gradually be removed as demolition progresses.

Equipment is being moved to the basement for the early foundation works and new electrical substation.

Did you know?

98% of all material from the soft strip and demolition of the building will be recycled, including the wood salvaged from the building.

Erith is working with Community Wood Recycling, a network of social enterprises, which recycle wood through their reclaimed timber stores and make wooden products for sale. They provide work and training opportunities for disadvantaged people and help to save thousands of tonnes of wood from waste each year.

For questions about the works, please contact



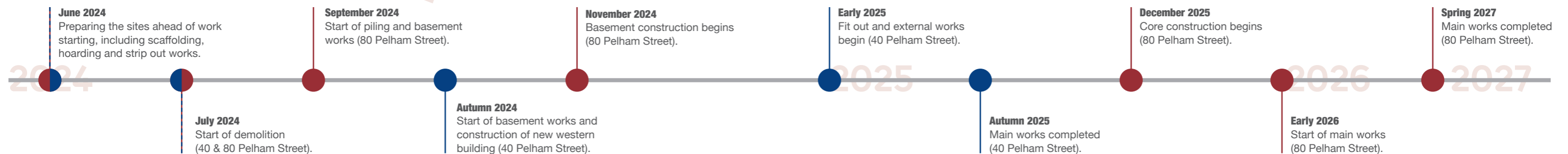
Kali Hagenstede
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Phone: 07884 588 737



Setting up the scaffolding at 80 Pelham Street



Stripping out the building at 80 Pelham Street



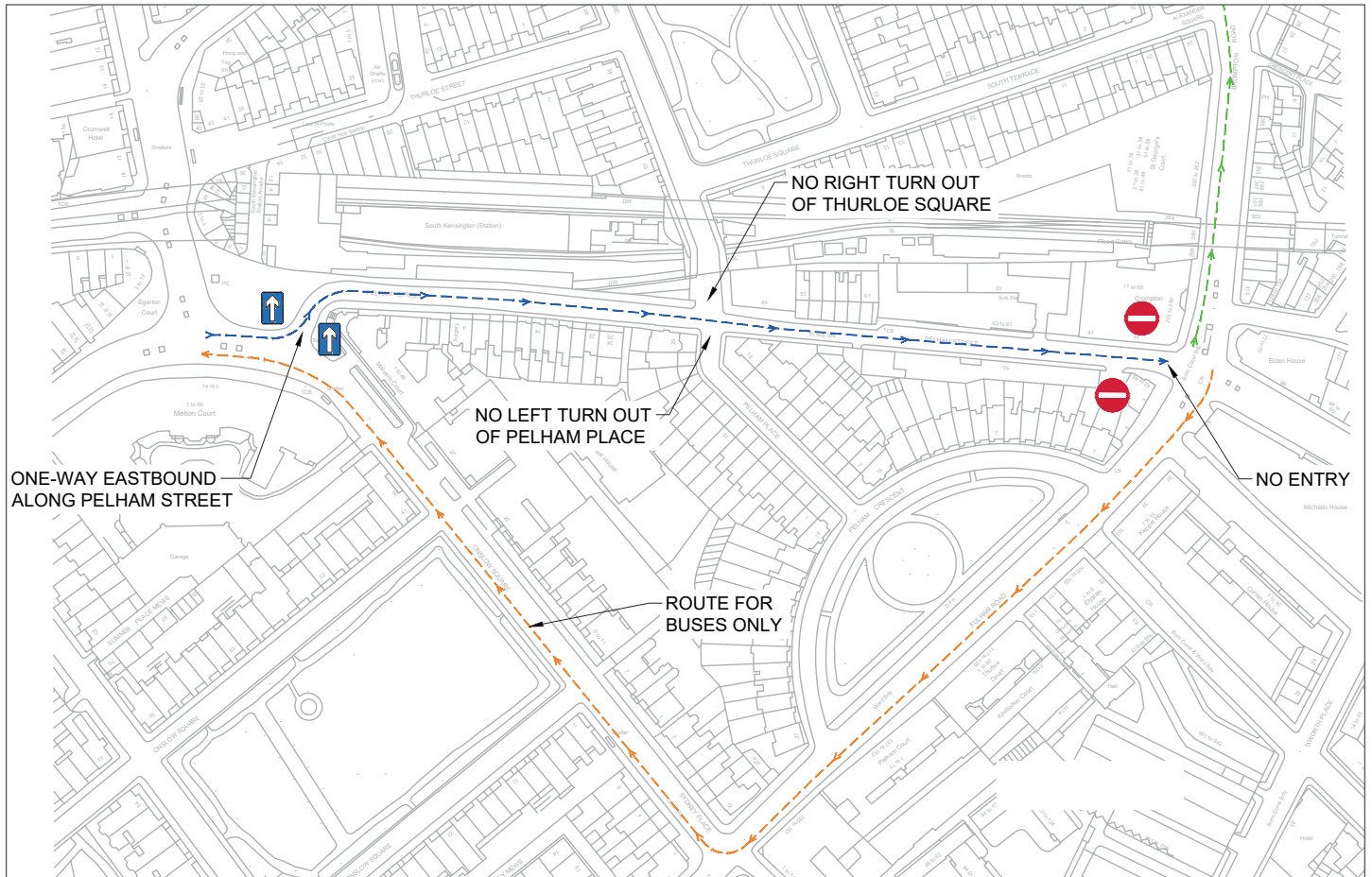
Construction information

Traffic and deliveries

To facilitate construction, from the end of June 2024 Pelham Street will operate as one-way eastbound from South Kensington Station to Brompton Road, shown in **blue** on the map. This will be in place from Monday morning to Friday afternoon, allowing for an on-street loading bay for construction vehicles. The street will return to two-way traffic at weekends.

Diversion details

Vehicles trying to enter Pelham Street from Brompton Road will be diverted north along Brompton Road to the A4, shown in **green** on the plan. The diversion route will be in place on weekdays only for the duration of the works. Buses can turn left onto Fulham Road from Draycott Avenue and right onto Sydney Place, shown in **orange** on the plan. Signage will direct traffic and indicate local access only for residents.



Diversion map – in operation Monday morning to Friday afternoon

Site working hours agreed with RBKC	
Monday to Friday:	8am-6pm
Saturdays, Sundays and Bank Holidays:	No works without prior approval from RBKC
Deliveries	
Monday to Friday:	9:30am-4:30pm

Considerate Constructors Scheme (CSS)

Both our sites are signed up to the Considerate Constructors Scheme (CCS), which is designed to encourage best practice within the construction industry. Our contractors and sites will be regularly monitored by the CSS to ensure the highest standards are maintained.



Sign up for updates

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Website: www.40-63pelhamstreetproposals.co.uk

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