

The Wellcome Trust: 40 and 80 Pelham Street

Bi-monthly construction meeting

Date/Time: 2nd July 2024, 5.30pm – 6.30pm

Location: Marlborough Primary School, Draycott Avenue, SW3 3AP

Present

Kali Hagenstede (K.H) – Erith

Cherrie O’Kane (C.O) – Erith

Danny Magnus (D.M) - Neilcott Construction

Brad Hudson (B.H) - M3 Consulting

Emma Garner (E.G) - Cascade Communications

Rob Smith (R.S) - Cascade Communications

Sandra Cavlov (S.C) – TOLA

Rick Lacaille (R.L)

Sarah King (S.K) – 9 Pelham Crescent

Gillian Berg – 2 Pelham Place

Dalia Rishani

David Walters and Brenda Walters

Andrew and Virginia Kilpatrick

Loesje Hubar

Construction update

80 Pelham Street

K.H provided an update on the completed work.

- Scaffolding is installed and the pedestrian footpath is now operational.
- The soft strip of the building has been completed.
- The mobile crane lift happened on 1 June on Pelham Street to place demolition plant onto the roof.
- There are three noise, vibration and dust monitors in place.

K.H provided an updated on the upcoming work.

- Demolition works are scheduled to begin in mid-July.
- There will be at least four traffic marshals on-site to direct vehicles entering and exiting the site.
All vehicles will be loaded within the site.

- Preparatory activities have been conducted ahead of the piling works due to start later this month. This will involve restricted headroom piling in the basement for around eight weeks.
- Larger-scale piling works are planned for later this year and are estimated to take 12-14 weeks.
- A Traffic Regulation Order (TRO) has been applied for to allow the delivery of a piling rig. For health and safety reasons, this will happen after 7pm when the roads are quieter. Further details on the TRO will be shared via the weekly construction update and with Residents' Association leads once this has been approved.

40 Pelham Street

- Survey works are ongoing to assist with the design configuration and early works.
- The construction of the site office building is expected to be completed by the end of w/c 1 July.
- Scaffold and hoarding licences have been applied for. Once these are granted, scaffolding and hoarding installation is anticipated to start mid- July.
- There will be some scaffolds required for workability, but these will be a distance away from the party wall.
- Surveys of the drainage system have confirmed that it is not deep enough to impact the tree roots. Additionally, there is a tree protection order in place for the main central tree and the main sewer runs along Pelham Street. The main drain runs down the centre of Pelham Street, therefore new drains will run from the building towards the road away from the houses.
- Small piling rigs will be used, and the work is anticipated to take approximately four weeks.

General points of discussion and question

- The project is awaiting approval of a temporary traffic regulation order to implement the road diversion and one-way system. This process is expected to take around six weeks. Advanced notice will be given via weekly construction email updates.
- At the last meeting on 14th May 2024, concerns were raised about the security of properties backing onto 40 Pelham Street once demolition work starts. It was agreed at the meeting that a site visit would be arranged for a representative from the Pelham Street Residents' Association to discuss site security arrangements. The meeting was held on 2nd June 2024. It has been proposed that a further meeting takes place once hoarding is in place. Additionally, scaffolding alarms will be installed.
- Residents asked for an update on the construction logistics, which had been raised at the meeting on 14/5 relating to the traffic diversion. M3 commented that this would be covered by the CTMP, however residents requested that other sites are looked into as discussed at May meeting. It was agreed that the methodologies for nearby developments will be reviewed to understand potential

conflict of construction logistics proposals and an update provided to Residents' Associations lead contacts.

An update on signage was requested due to the concern that neighbouring roads will be used as rat runs. Residents have asked RBKC for additional signage and are lobbying for arrows on the road. Residents don't feel that the issue is being addressed and raised CCTV as an additional measure as this offer continual monitoring of traffic rates and is therefore a more reliable indicator of rat running. B.H confirmed he is happy to raise with RBKC again (this was also requested during the CTMP consultation) and that the traffic surveys undertaken already will be repeated once the diversion route is in place.

Engagement

- The next meeting will be held in early September after the school holidays. The date will be advertised in the next bi-monthly newsletter, via the invitation email list and circulated to the Residents' Associations' lead contacts.
- It was agreed that copies of the minutes will be sent to Residents' Associations lead contacts and added to the dedicated construction website.

-