

# The Wellcome Trust: 40 and 80 Pelham Street

## Bi-monthly construction meeting

**Date/Time:** 17<sup>th</sup> September 2024, 5.30pm – 6.30pm

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

### Present

- Kali Hagenstede (K.H) – Erith
- Danny Magnus (D.M) – Neilcott Construction
- Callum Boyle (C.B) – M3 Consulting
- Emma Garner (E.G) – Cascade Communications
- Rob Smith (R.S) – Cascade Communications
- Alistair Caine (A.C) – RBKC
- David French (D.F) – RBKC
- Jonathan Keighley (J.K) – Pelham Place resident
- Mr Amad – 51 Pelham Street

### Traffic Management Update

- The one-way system, agreed as part of the CTMP, was implemented on Monday 16 September. Neilcott notified residents in advance, with a letter being hand delivered to approximately 250-300 local properties which included details of the diversion route.
- In response, D.M noted that he had received a few follow-up phone calls from residents querying the duration of this, but no complaints so far.
- J.K expressed concerns regarding 'rat-running' and gave an example he witnessed of cars using Pelham Place/Pelham Crescent to avoid traffic whilst a lorry was manoeuvring out of 80 Pelham Street. J.K requested more signs which clearly state that access is for residents only.
- D.F suggested that traffic marshal could be stationed just before Pelham Place.
- D.M agreed to discuss additional signage with the traffic management company they are using to manage the road diversion, explaining that the company is responsible for putting out the signage and setting up the pitstop on Monday morning and removing it all on Friday evening, to enable the road to return to two-way at weekends.
- E.G thanked J.K for the feedback which will help resolve any teething issues quickly at this initial stage.
- J.K commented that the one-way system itself is a good idea and is working well, rat running is the issue.

## Construction update

### 80 Pelham Street

K.H provided an update on the completed work and upcoming activity:

- Ongoing demolition of steel buildings linked to the TFL boundary wall.
- Temporary welfare cabins to be delivered on Monday.
- The hoarding will be moved back towards the building line once demolition is completed to widen the pavement and make it more accessible.
- The installation of the piling rig is scheduled to begin early in the new year.

### Questions raised

#### How many piles will there be?

There will be over 100 piles in total including 83 restricted and 24 that are already in place.

#### When will demolition be completed?

The building will be demolished down to the ground floor by mid-October.

### 40 Pelham Street

D.M provided an update on the completed work and upcoming activity:

- Scaffold walkway, including lighting and alarms, has been set up.
- Demolition of the first-floor slab to begin in approximately two weeks' time.
- Concrete munchers will be used to break up the concrete. This technique is quieter and will therefore minimise demolition noise.
- Full demolition expected to be completed by the end of October.
- A 15-16-metre-high piling rig will be brought in following demolition.
- 80 piles will be installed on-site for basement excavation.
- Groundworks to commence in November and continue through December.

### Engagement

- The next meeting will be held in mid-November. The date will be advertised in the next bi-monthly newsletter issued locally, circulated to the lead contacts for neighbouring residents' associations and also via the distribution list for bi-monthly meetings which residents can sign up to receive.
- A final copy of the minutes will also be sent to the lead contacts at residents' associations and added to the dedicated construction website.
- E.G reminded residents that they can sign up to receive weekly construction updates and also to be invited to the bi-monthly construction meetings.