

Construction information

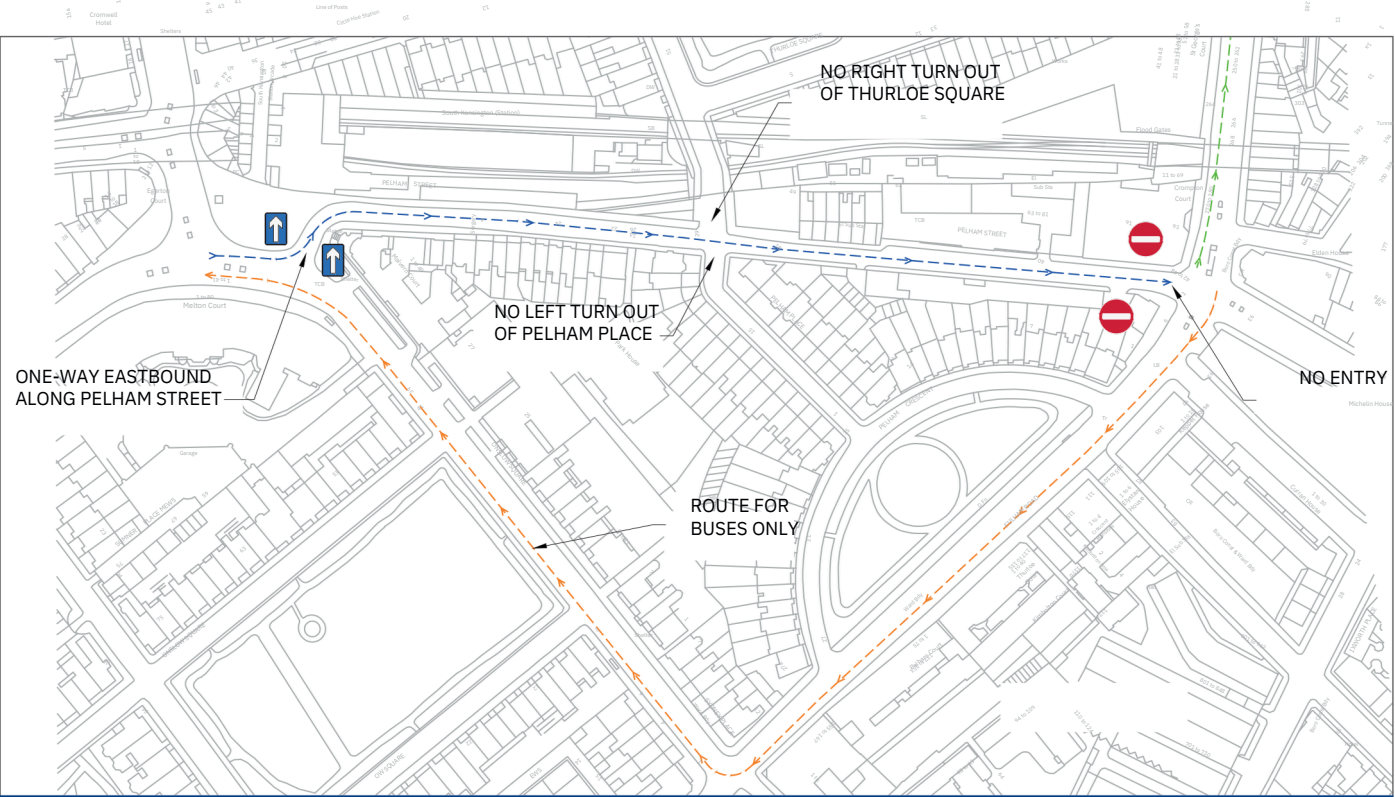
Diversion route details

A one-way system is in place along Pelham Street to help facilitate an on-street loading bay for construction vehicles. The system is in operation from **Monday morning to Friday afternoon** and the street reverts to two-way traffic at the weekend.

The diversion route includes:

- **One-way traffic** along Pelham Street travelling from South Kensington Station to Brompton Road (shown in **blue** on the map).

- **No entry** to Pelham Street from Brompton Road - vehicles are diverted north to the A4 (shown in **green** on the map).
- Buses using Brompton Road avoid Pelham Street and instead turn right onto Sydney Place (shown in **orange** on the map).
- There is **signage** in key locations to direct traffic, which clearly indicates where access is reserved for residents only.



Diversion map – in operation Monday morning to Friday afternoon

Working hours and delivery times have been agreed with RBKC as follows:

| Site working hours                    |   |
|---------------------------------------|---|
| Monday to Friday:                     | 8am - 6pm                                 |
| Saturdays, Sundays and Bank Holidays: | No works without prior approval from RBKC |
| High impact activities                |   |
| Monday to Friday:                     | 9am - 12pm and 2pm - 5.30pm               |
| Deliveries                            |   |
| Monday to Friday:                     | 9:30am - 4:30pm                           |



**Sign up for updates**  
Subscribe to our mailing list for weekly construction updates to receive information on forthcoming works by emailing [construction@cascadecommunications.co.uk](mailto:construction@cascadecommunications.co.uk)

**Considerate Constructors Scheme (CCS)**

Both of our Pelham Street sites are part of the Considerate Constructors Scheme (CCS), which promotes best practices in the construction industry and consideration for neighbours. The sites are regularly monitored to ensure high standards.

Our sites were audited last year and achieved high scores. We will share how the sites perform when they are next visited by the CCS team.

- **40 Pelham Street:** 39 out of 45.  
- **80 Pelham Street:** 42 out of 45.



40 & 80 Pelham Street

Construction Newsletter

March - April 2025



Welcome to our latest community newsletter, which provides an update on the construction works taking place at 40 and 80 Pelham Street.

What’s been happening?

At 80 Pelham Street, the piling rig arrived on site at the end of February, signalling the start of the next phase of piling works. Most demolition work has been completed and the site has been cleared of material. Now that the temporary substation has been installed we would like to thank neighbours for their patience while Pelham Street was partially closed to allow this work to be undertaken.

Across the road at 40 Pelham Street, drainage works in the new eastern building are finished and the team has started to put in the new roof. Work to lower the basement level in the western building is almost complete in preparation for the new floor being laid.

Save the date!

The next construction meeting to update residents will be held on **25th March**. The meeting will be hosted online via Microsoft Teams.

You will need to register your interest in advance and will be sent a meeting link the day before the meeting. To register, please call **0808 281 9554** or email [construction@cascadecommunications.co.uk](mailto:construction@cascadecommunications.co.uk)

Meeting Details:

**Date:** 25 March 2025  
**Time:** 5.30pm-6.30pm  
**Location:** Online meeting.  
Please register your details to attend



## 40 Pelham Street – What’s next?

During March and April, the new eastern building will continue to take shape with gutters and zinc coatings being installed on the new roof. Inside the building, concrete will be poured to form the foundation for the ground floor slab before the internal spaces are created using compartment walls.

In the western building, the team will make adjustments to the existing arch windows and continue to install the drainage for the new building.

For questions about the works, please contact



**Danny Magnus**  
Neilcott Construction  
**Email:** [dmagnus@neilcott.co.uk](mailto:dmagnus@neilcott.co.uk)  
**Phone:** 07957 126325



Work to install the roof on the new eastern building is now underway



Work to lower the basement in the western building is almost complete

### Neilcott in the community

As part of their commitment to community engagement, the Neilcott team is working with St John’s Church in Fulham on a project to redecorate their meeting room. They are also keen to hear from neighbours, so if you know of any local volunteering opportunities for their staff, please send your ideas to [socialvalue@neilcott.co.uk](mailto:socialvalue@neilcott.co.uk). They would love to get involved!

## 80 Pelham Street – What’s next?

The next few months at 80 Pelham Street will focus on the main piling works to create the foundations for the new building. This work is set to finish in early July. A rotary drill is being used to carry out the piling works, which bores through soft ground, and therefore limits noise and vibration.

Once installed, a capping beam, made of steel and filled with concrete, will be used to strengthen the piles and create the foundation for the ground floor slab.

In March, temporary welfare cabins will be installed on an overhead platform running above the pavement.

For safety, the pavement will remain closed while these overhead works are completed.

For questions about the works, please contact



The main piling work is now underway



**Kali Hagenstede**  
Erith Contractors  
**Email:** [kali.hagenstede@erith.com](mailto:kali.hagenstede@erith.com)  
**Phone:** 07884 588737

Cascade Communications has supported the Wellcome Trust since the start of planning for the projects 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](mailto:construction@cascadecommunications.co.uk)

### Supporting young people in the borough

Through their apprenticeship programme, Erith will be advertising apprentice roles following the piling phase and will work with the Council to promote the opportunities.

If you know anyone interested in applying, they can contact the Erith team at [hello@erith.com](mailto:hello@erith.com) who will keep their details on file until a suitable role becomes available.

