

# The Wellcome Trust: 40 and 80 Pelham Street

## Bi-monthly residents' meeting

**Date/Time:** 25<sup>th</sup> March 2025, 5.30pm – 6.30pm

**Location:** Microsoft Teams

### Present

- Kali Hagenstede (K.H) – Erith
- Cherrie O’Kane (C.O) – Erith
- Danny Magnus (D.M) – Neilcott Construction
- Callum Boyle (C.B) – M3 Consulting
- Helen Bennett (H.B) – M3 Consulting
- Emma Garner (E.G) – Cascade Communications
- Rob Smith (R.S) – Cascade Communications
- David French (D.F) – Royal Borough of Kensington and Chelsea
- Julian Trill (J.T) – Royal Borough of Kensington and Chelsea
- Cllr Mary Weale (C.W) – Brompton and Hans Town ward councillor
- Cllr Walaa Idris (C.I) – Brompton and Hans Town ward councillor
- Thiago Carvalho (T.C) – Pelham Residents' Association
- Richard Duncalf (R.D) – Director and Leaseholder on behalf of Termhouse Management (Crompton Court)
- Cynthia Oakes (C.O) – TOLA
- Sandra Cavlov (S.C) – TOLA
- Oriane Teyseire (O.T)
- Marjan Jahangiri (M.J)
- Virginia Kilpatrick (V. K)
- Sarah King (S.K)
- Bruno Deschamps (B.D)

## Construction update

### 80 Pelham Street

#### K.H provided the following update:

- Ground floor demolition is now complete.
- A steel gantry has been installed above the footpath which will house the welfare cabins.
- UKPN has completed works to divert cables from Pelham Street to the new substation on site. Thames Water have also been carrying out works to disconnect pipes this week which has necessitated Pelham Street to be partially closed again. Once this work is completed, the road will revert back to the one-way system during the week and reopened completely at the weekend.

- The focus for March and April will be piling works along the boundary of Pelham Street.
- Capping beams will also be installed to the piles at the east of the side nearest to Crompton Court. This activity will generally be low-level as it primarily consists of pouring concrete.
- There will be around three to four vehicles coming to site per day for the next three to four months.

#### 40 Pelham Street

D.M provided the following update:

- The basement in the new building has been lowered and work to install drainage is ongoing.
- The drainage works in the refurbished building have finished.
- Work to clean and repair coping stones has been completed. Neighbours on Pelham Crescent were informed of the works by a letter drop last week.
- Carpenters will be on site from tomorrow (Wednesday 26<sup>th</sup> March) to begin work on the new roof being installed on the refurbished building.
- The focus of the next few months will be installing drainage in the new building and pouring the basement slab.

#### Questions and points raised:

- C.O raised concerns about noise over the next few months from the piling works. K.H acknowledged the disruption which is mainly being caused by the concrete coring works and confirmed that discussions had been held with workers to remind them of the sensitive location and importance of carrying out the works with consideration for neighbours. Additional measures, including installing soundproof barriers, removing mud from the augur and stopping concrete coring works during restricted periods will also be implemented.
- R.D inquired about the timeline for repairs to the weather proofing along the party wall adjacent to Crompton Court. K.H suggested that a site visit could be arranged to inspect the area with work expected to begin in the next month. The Party Wall Surveyor has also inspected the wall in question noting concerns regarding weatherproofing. R.D also noted that it was difficult to cross Pelham Street when the footpath is closed. This point was noted, and additional signage will be put in place to clarify pedestrian crossing points.
- C.W raised that rat running along Pelham Place is becoming an issue and asked what further deterrents can be looked into, welcoming comments from officers and the team. K.H explained that the issue has been more prominent since Pelham Street has been shut for the Thames Water works, and that once the road reverts back to the one-way system traffic should return to normal levels. J.T also confirmed that RBKC would monitor the situation once the one-way system is back in place during the week and would keep ward councillors updated.
- V.K noted that noise and vibrations have been an issue, and that noisy works have been occurring during 12pm-2pm. K.T explained that the team had hit unexpected obstructions in the ground, and that coring work had been happening during low-impact hours. This has been stopped, and coring work will only be carried out during high-impact hours going forward.
- B.D stated that piling works is causing significant disturbance. He acknowledged that steps had been taken to reduce the impact but urged K.H to explore further mitigation measures, especially as these works will

continue until July. He noted that he and his neighbours were the most affected area due to the positioning of the drill.

- J.T added that when restrictions were brought in, this was strictly for demolition work. However, he agreed that it was a sensible move regarding coring as noise levels are likely to be similar to demolition works. He added soil condition can impact noise levels but stressed that limits need to be set at reasonable levels otherwise construction works either couldn't happen at all or would take longer to complete. The noise limits are based on industry standards. He stressed that RBKC have enhanced the GLA guidance and currently have the most stringent construction control measures of all the London Boroughs. He added that RBKC is the only borough in the country that does not allow noisy works on a Saturday morning.
- M.J asked who is responsible for monitoring. K.H confirmed that this is a specialist independent company called Environmental Sensors who use their own equipment and monitor data in real time. The company produces weekly reports which can be made readily available to RBKC. Therefore, if there are any points where the levels are at or close to the agreed level, the site can be made aware enabling action to be taken straight away. As part of the Section 61 agreement, the site is legally obligated to inform RBKC's environmental department immediately. To date, there have not been any breaches within any of the weekly reports.
- V.K expressed concern that the current signage was ineffective and that residents were being abused when they challenged drivers cutting through Pelham Crescent. She asked if further road closures related to utilities might occur in future. There are no further works planned at the moment for either site which will necessitate further road closures.
- V.K also referenced damage to her property from vibration. C.B stated that any concerns regarding damage will be taken seriously and encouraged V.K to speak to her party wall surveyor so that the matter can be looked into further.
- C.O noted that noise and vibrations were raised during planning and that greater attention needs to be paid to residents in respect to noise and traffic.
- C.O inquired if RBKC staff visit the site to ensure noise and vibration levels are within acceptable limits, and whether the Wellcome Trust is responsible for its own monitoring. J.T explained that as there are numerous construction sites across the borough and given the small size of them team the council have established an effective information sharing process. He added that unnotified spot checks from RBKC are also carried out by Noise Nuisance Officers, who also respond to complaints and send people out within the hour if complaints are received.
- C.O asked whether the best equipment is being used and whether it is well maintained. K.H confirmed that all machinery is of the highest quality and is regularly serviced to ensure that it runs as smoothly as possible. K.H also explained before work began a construction phase plan was issued to RBKC for approval where the council assessed whether the equipment is appropriate and the most up-to date. A recent audit also gave the equipment an 'excellent' rating.
- V.K raised the issue of light pollution. D.M confirmed that low voltage lights, currently left on overnight for security purposes, can be switched off immediately if they are causing a nuisance. V.K asked if this was a concern for other residents.
- S.K addressed a number of concerns to the team including traffic and cyclists cutting through Pelham Crescent at speed, noise and vibration which is preventing her from opening her windows during the day

and concern about construction work near Grade II listed buildings. She requested that cracks found at her property are looked into. She also asked whether residents could see a graph of the monitoring to understand what levels of noise/vibration are acceptable.

- S.K also asked the team to respond to her request to block up her garden gate. H.B apologised for the delay and confirmed the party wall surveyor would be in touch by the end of the week.

## Engagement

- All comments will be taken on board. E.G urged residents to keep in touch with D.M and K.H on any issues that crop up in the meantime.
- The next meeting is proposed for Tuesday 13<sup>th</sup> May.
- The date will be advertised in the next bi-monthly newsletter, which will be:
  - Circulated to lead contacts for neighbouring residents' associations.
  - Shared via the distribution list for bi-monthly meetings, which residents can sign up to receive.
- A final copy of the meeting notes will be sent to the lead contacts of residents' associations, ward councillors and uploaded to the dedicated construction website.