

The Wellcome Trust: 40 and 80 Pelham Street

Bi-monthly residents' meeting

Date/Time: 15th July 2025, 5.30pm – 6.30pm

Attendees

- Albin Malasi (A.M) – Erith
- Stephen McNally (S.M) – Neilcott Construction
- Callum Boyle (C.B) – M3 Consulting
- Helen Bennett (H.B) – M3 Consulting
- Rob Smith (R.S) – Cascade Communications
- David French (D.F) – Royal Borough of Kensington and Chelsea
- Cllr Mary Weale (M.W) – Brompton and Hans Town ward councillor
- Virginia Kilpatrick (V.K)
- Sarah King (S.K)

Construction update

80 Pelham Street

A.M provided the following update:

- All piling works have now been completed.
- Demolition around the perimeter of the existing second basement slab is 95% complete and on track to finish by the end of next week.
- Going forward, with demolition activity complete there should be a reduction in noise coming from the basement.
- A tower crane will be installed this weekend. Newsletters were delivered on **Friday 11th July** outlining the planned activity. K.B. noted that a dispensation form has been submitted to RBKC, as the work falls outside the Section 61 agreement. The mobile crane is scheduled to arrive shortly after 6am on Saturday, with tower crane installation commencing no earlier than 8am. The two-day operation will require a partial closure of Pelham Street, reopening Sunday morning.
- S.K noted that she did not receive the letter regarding the works and many residents are not currently at home. She asked that alternative communication was explored. R.S noted that notification of the closure was included in the last bi-weekly email update and a further update would be going out this Friday. **Action:** Erith/Neilcott to issue copies of letter drops via email to share with key RA leads.
- The capping beam, which is formed of a concrete structure around the site perimeter, is 90% complete and is due to finish by **Friday 25th July**.
- 80% of the basement excavation is complete and expected to be finished by the end of July.

- Once pile cropping is finished the focus will move to forming the basement slab. This will consist of pouring reinforced concrete, so it will be low-level activity. Periodic deliveries of concrete will be ongoing when this work gets underway.

40 Pelham Street

S.M provided the following update:

New building:

- The basement slab has been completed, alongside the ground floor slab.
- The concrete beams have been removed from the building using a chain cutting method, which was chosen to limit noise. They were then removed via crane. This completes the heavy ground activity in the building.
- Preparations are underway to install the cross laminated timber to form the skeleton of the building.
- The installation of the ground source heat pump system will continue over the next few weeks. S.K. requested further detail on timescales and potential disruption. S.M. explained that ten 200-metre boreholes will be created using a water-pressure machine, which is significantly quieter than piling work. While noting that noise can be subjective, S.K. asked for a clearer end date. S.M. confirmed the works are expected to complete by mid-August however, this would ultimately depend on the ground conditions, which has held up progress. He noted that they are working to complete this activity as quickly as practicably possible.

Refurbished building

S.M. primarily addressed the new building, with questions throughout the meeting focused on noise, lighting, traffic and the borehole installation. There was little discussion relating to the refurbished building during the meeting.

Temporary closure of the pavement outside 40 Pelham Street

- An application is currently being progressed for a Temporary Traffic Order (TTO) to close the footpath outside 40 Pelham Street from Monday to Friday. The footpath will reopen at the weekend. The closure is to enable brick cleaning, repairs and window installation, which will require additional scaffolding along Pelham Street. During the closure, a temporary footpath will be provided in the pitlane area.
- R.S. asked about signage and the use of banksmen to direct pedestrians. S.M. confirmed the footpath diversion would be fully signposted, with banksmen positioned on either side of the site to guide pedestrians to the temporary footpath.
- D.F. asked for clarification on the timing of the closure. S.M. advised that the closure is expected to last approximately two months and that discussions with Highways have been ongoing. The application is due to be submitted to RBKC shortly. Neilcott intend to complete all required works during this period to avoid future footpath closures.
- V.K asked for clarification about closing the footpath and the potential impact, noting that the road is quite narrow. S.M clarified that the footpath closure would only be in place from Monday morning to Friday evening in line with the current one-way traffic system. During this time there will be a clearly defined temporary footpath with barriers in place to protect pedestrians.

Questions and points raised

- S.K. asked how the noise compares to previous high-impact activity. S.M. clarified that the installation of the boreholes currently underway is quiet, with noise coming primarily from the engine that powers the machine. S.K. followed up, asking about the engine's noise level and how frequently it would be in use. S.M. explained that drilling generally takes place Monday to Friday, typically starting later on Mondays due to worker travel and finishing earlier on Fridays. He added that a borehole cannot be left incomplete over a weekend and emphasised that all work would remain within the high-impact hours agreed with RBKC.
- D.F asked whether any further noise mitigation has been considered, such as soundproof barriers. S.M confirmed that whilst the machine is designed to mitigate noise as much as possible, they are exploring additional mitigations. The use of screens can be difficult owing to the nature of the work and screens can also be a safety risk. It is important to balance safety and noise mitigation. **Note:** Since the meeting, further noise attenuation has been installed including acoustic sheets and fencing to contain activity as much as possible.
- V.K. asked whether the engine is diesel-powered. S.M. confirmed that it is. V.K. noted that while the noise is significantly reduced compared to earlier piling works, it still makes it difficult to keep windows open during the day. She added that fumes are proving challenging and suggested that wind conditions may be exacerbating the issue. R.S. asked whether the machine could be turned off periodically during the day. S.M. said he would take the request back to site to explore possible mitigation, this is outlined in the above bullet point
- D.F. emphasised the requirement to employ Best Practicable Means (BPM) and asked S.M. to explore options with the contractor to reduce noise levels. He also noted that if fumes are causing a nuisance, BPM would be expected in that context as well. D.F. asked whether the boreholes are being installed close to the boundary of Pelham Crescent. S.K. confirmed they are located to the west of the building, likely running from 16 down to 8 Pelham Crescent. D.F asked for a progress update on this activity. S.M confirmed that they are currently working on the second of the ten holes adding that they are aiming to do two a week.
- V.K noted that at the last meeting she shared a video of dangerous driving on Pelham Place and Pelham Crescent adding that drivers have been abusing pedestrians when challenged. She explained that since then she has had a productive meeting with Martin Cosgrove about potential solutions but is waiting on an update. M.W agreed that she would chase this up on V.K's behalf.
- S.K asked for clarification on when works start and finish and whether there should be a break at lunchtime. D.F confirmed that noisy activity is between 8am-6pm. High-impact noise, which is principally related to demolition and breaking out activity, is restricted to 9am-12pm and 2pm-5.30pm. However, contractors are permitted to continue activity not deemed to be high impact during the restricted periods.
- S.K. observed that the definition of 'high impact' can be subjective and suggested there may be room for a more proactive approach from the contractors in anticipating and addressing potential concerns before complaints arise.
- S.K. raised her ongoing concerns about overnight lighting and questioned its necessity given existing street lighting and the broader move towards sustainability. S.M. responded that only the walkway lights remain on overnight for safety reasons. He noted that the new building is currently flat ground and lights in the refurbished building are switched off at the end of the day as workers exit and power down that area. He

suggested the light may be coming from scaffold bollards on either site, which are required to remain lit under the scaffold licence. Since the meeting, Neilcott have confirmed the light is from the streetlights now visible following the roof removal.

- S.K. asked whether the direction of the lighting could be reviewed to reduce disturbance and whether less intrusive lighting options could be considered. R.S. queried if dimming was possible to help mitigate the issue. S.M. agreed to explore lighting direction but emphasised that walkway safety remains a priority. He noted that Martin Cosgrove could provide further advice. D.F. added that while meeting licence requirements is essential, it is worth exploring ways to minimise light impact where feasible.
- S.K. asked whether her photo could be sent to Martin Cosgrove with her queries above. D.F. agreed to do this.
- V.K. shared a video from 15 January showing her house shaking, noting that her bathroom mirror was visibly affected. She stated that she had asked both contractors whether any high-impact activity occurred at that time and both confirmed it had not. She also expressed concern that the party wall surveyor attributed the issue to seasonal movement, which she disputes.
- C.B. asked V.K. to share the video and clarified that the party wall process is a formal and legally defined mechanism. Both the residents and the contractor have their own appointed surveyors, who jointly assess such matters under the Party Wall Act. In this case, both surveyors concluded the movement was seasonal. C.B. emphasised that this assessment reflects the professional judgment of the surveyors, not a position taken by the contractor or the client. However, he confirmed they are open to reviewing any specific incidents further if required.
- V.K. noted that the original Party Wall Agreement covered demolition only and questioned whether piling should have been included. She expressed concern that the surveyors may not have had full oversight of the planned works.
- H.B. clarified that Party Wall Notices are issued based on proximity and were served where required for piling.
- A.M. added that he would review the security cameras and logs from the time in question.
- S.K. agreed with V. K's comments and noted that party wall surveyors were present during a period of noise that required closing doors. She reported cracks in her walls and stated that she was told the damage was due to normal settlement. She questioned this explanation, noting that the house had not been redecorated for many years but was well maintained and that settlement typically occurs within the first year after plastering.
- Going back to previous discussion around lighting A.M. explained there is a legal requirement for red lights on cranes to warn aircraft. S.K. clarified her concern was not about those lights but referred to a specific photograph showing different lighting issues.

Engagement

- The next meeting is proposed for **Tuesday 16th September**.
- 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.