

## Construction information

### Diversion route details

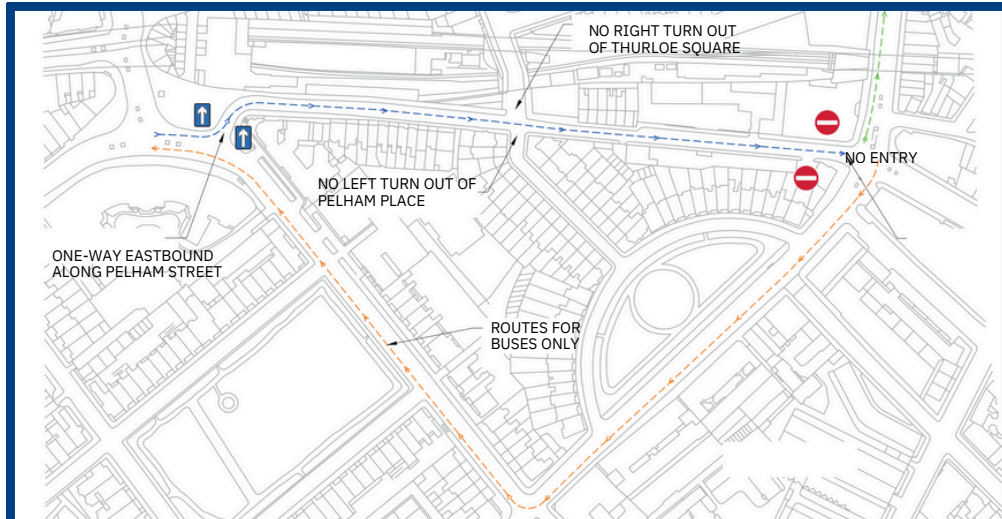
A one-way system is in place along Pelham Street to help facilitate an on-street loading bay for construction vehicles. The system is in operation from **Monday morning to Friday afternoon** and the street reverts to two-way traffic at the weekend.

### 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 noisy works without prior approval from RBKC

#### High impact activities

**Monday to Friday:** 9am - 12pm and 2pm to 5:30pm

#### Deliveries

**Monday to Friday:** 9:30am - 4:30pm

## Considerate Constructors Scheme (CCS)

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

80 Pelham Street was audited earlier this year and 40 Pelham Street is due another visit in the autumn. The latest scores are below.

### Latest scores

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



# 40 & 80 Pelham Street

Construction Newsletter

September - October 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?

#### 40 Pelham Street

Work to restore the refurbished building is progressing well. The original brickwork along Pelham Street has been inspected and will soon be carefully restored to its former glory. As part of wider sustainability improvements, solar roof panels are also being installed on the new roof.

Similarly, in the new building, the team has now completed the installation of the ground source heat pump system. We'd like to thank our neighbours for their patience while this work was carried out.

#### 80 Pelham Street

Following the excavation of the new basement, work will shortly begin to form the new basement slab. The team will begin pouring the first section next week which is expected to be completed by October. Elsewhere, a logistics slab is now in place which will support construction vehicle movement across the site.

## Save the date

We hope you can join us at the next construction meeting to update residents on the progress of the work. The online meeting will be hosted on Microsoft teams.

### Meeting details:

**Date:** Tuesday 16 September

**Time:** 5.30pm-6.30pm

You will need to register your interest in advance by calling **0808 281 9554** or emailing **construction@cascaedcommunications.co.uk**. We will send you a meeting link the day before the meeting.



Subscribe to our mailing list for fortnightly construction updates on forthcoming works by emailing [construction@cascaedcommunications.co.uk](mailto:construction@cascaedcommunications.co.uk)

Website: [www.40-63pelhamstreetproposals.co.uk](http://www.40-63pelhamstreetproposals.co.uk)

Email: [construction@cascaedcommunications.co.uk](mailto:construction@cascaedcommunications.co.uk) | Phone: 0808 281 9554



## 40 Pelham Street – what's next?

Over the coming weeks, if you look into site, you will see the new building start to take shape. From September, the timber frame will be erected to form the skeleton of the building. Steelwork will follow, and once finished, the roof will complete the building in early November.

Meanwhile, in the refurbished building the fit out and internal finishes will be progressed, alongside alterations to the external façade to remove the final section of wall.

### For questions about the works, please contact



**Danny Magnus** Neilcott Construction  
**Email:** dmagnus@neilcott.co.uk  
**Phone:** 07957 126325



New site offices set up in the courtyard

### Temporary footpath closure

From **Monday 8<sup>th</sup> September**, the footpath outside 40 Pelham Street will be closed **from Monday morning to Friday evening** until mid-December. The closure is necessary to enable the team to safely restore the historic brickwork and install new windows. An alternative pedestrian walkway will be set up in the pitlane in front of the site, along the Pelham Street façade, which is clearly signposted. Thank you for bearing with us.



Interior shot of the refurbished building and new roof

### Training the next generation

Neilcott is excited to welcome a new trainee Quantity Surveyor, Oliver, to the team!

Oliver was encouraged to pursue a degree in Quantity Surveying while working in a small construction company as a project assistant. His journey into the industry began at just 15, when he worked as a labourer across London in the summer holidays. We're proud to support him as he continues his training and develops his career with us.

## 80 Pelham Street – what's next?

Following the excavation of the basement, work can now begin to form the new slab.

This work will be completed in two stages. The first concrete pour is due to start next week and finished in October, with the second pour of the new foundations following after. The new basement slab is expected to be completed in late autumn.

### For questions about the works, please contact



**Kali Hagenstede** Erith Contractors  
**Email:** kali.hagenstede@erith.com  
**Phone:** 07884 588737



The new basement slab is about to be poured



Exterior shot of the logistics slab being laid

### Supporting young local talent

Following a recent career talk, Erith was pleased to offer a work experience placement to a local student from the Chelsea Academy. The student, who expressed a strong interest in the construction sector during the visit, was invited to join the team for a month-long placement over the summer holidays.

During this time, they gained valuable, hands-on experience across the site and developed practical, transferable skills. The placement formed part of Erith's ongoing commitment to supporting emerging talent and inspiring the next generation of industry professionals.

2025

**August 2025**  
Construction of new basement commences (80 Pelham Street)

**Autumn 2025**  
Internal fit out start (40 Pelham Street)

2026

**March 2026**  
Anticipated project completion (40 Pelham Street)

**April 2026**  
Anticipated completion of enabling works (80 Pelham Street)

2027

**October 2027**  
Main works complete (80 Pelham Street)