

## Construction information

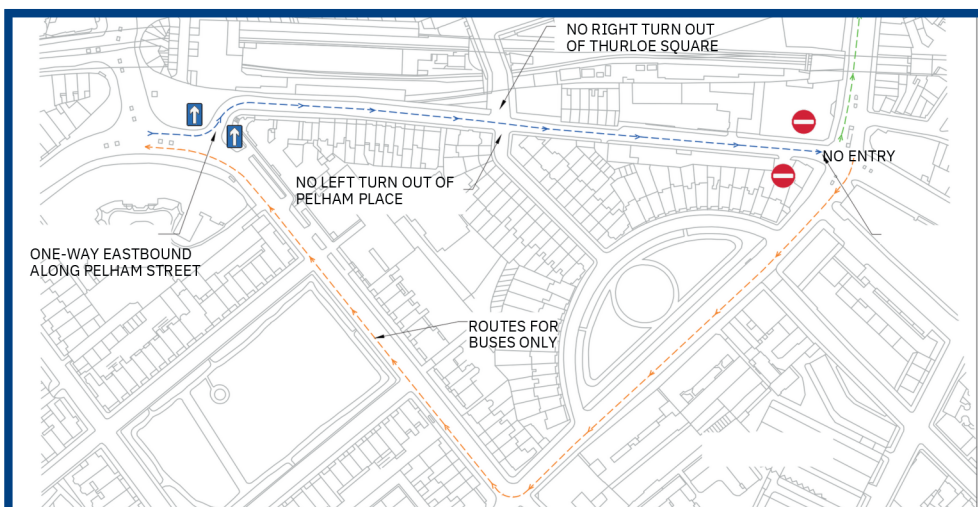
### Diversion route details

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



Subscribe to our mailing list for fortnightly construction updates 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 practice in the construction industry and consideration for neighbours. The sites are regularly monitored to ensure high standards.

### Latest scores

- 40 Pelham Street:** 39 out of 45
- 80 Pelham Street:** 43 out of 45



# 40 & 80 Pelham Street

Construction Newsletter

January - February 2026



### Happy New Year!

Welcome to the first community newsletter of 2026. We will be reaching some key milestones this year for both Pelham Street projects. With great anticipation, 40 Pelham Street is due to complete in late spring ready for future tenants. 80 Pelham Street enabling works conclude and we will hand over to McAleer & Rushe for the construction phase of the project.

### What's been happening?

#### 40 Pelham Street

40 Pelham Street is in its final stages, with only a few months of construction to go. The new spaces inside the refurbished building are starting to come together as the internal works progress. The remaining windows are being fitted in the new building and the roof is taking shape, marking another step towards its completion.

#### 80 Pelham Street

A key milestone was reached with the completion of the main building core before Christmas. Good progress continues to be made in the basement with the enabling works on track to finish on time.

McAleer and Rushe are gearing up to start construction in the spring.

## Save the date

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

### Meeting details:

**Date:** Tuesday 20 January

**Time:** 5.30pm-6.30pm

You will need to register your interest in advance by calling 0808 281 9554 or emailing [construction@cascadecommunications.co.uk](mailto:construction@cascadecommunications.co.uk).

We will send you a meeting link the day before the meeting.

**Website:** [www.40-63pelhamstreetproposals.co.uk](http://www.40-63pelhamstreetproposals.co.uk) **Email:** [construction@cascadecommunications.co.uk](mailto:construction@cascadecommunications.co.uk)  
**Phone:** 0808 281 9554

## 40 Pelham Street – what's next?

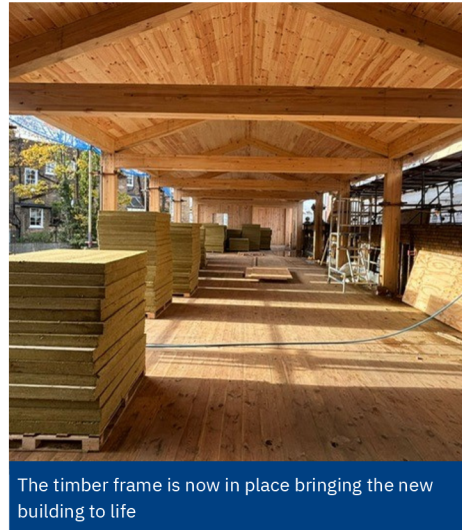
Over the next two months, the fit out of the refurbished building will see the new stairs and lifts installed.

The new building will also continue to take shape as the roof is completed alongside brickwork, cladding and installation of the final windows. To facilitate the brickwork and installation of cladding, scaffolding will shortly be erected along the boundary wall to the rear of the 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



The timber frame is now in place bringing the new building to life

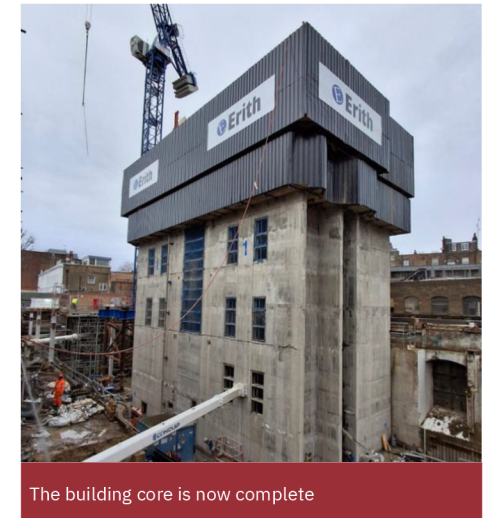
## 80 Pelham Street – what's next?

Basement works will continue throughout January and are expected to finish by early February. The team will also continue building the steel columns that will support the new floors above. The first concrete pours for the ground floor slab are planned for the end of February and the building will start to take shape above ground ahead of the handover to McAleer and Rushe in the spring.

### For questions about the works, please contact



**Ben Staples** Erith Contractors  
**Email:** [Ben.Staples@erith.com](mailto:Ben.Staples@erith.com)  
**Phone:** 07785 455333

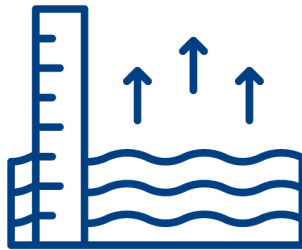


The building core is now complete

## 2026 milestones



**February 2026:** Basement works at 80 Pelham Street completed



**February 2026:** New building at 80 Pelham Street starts to rise above ground level



**April 2026:** McAleer and Rushe take over work at 80 Pelham Street



**May 2026:** Topping out of 40 Pelham Street



**May 2026:** Main construction phase begins at 80 Pelham Street



**October 2026:** Steel frame completed at 80 Pelham Street

## Project timeline

