

The Wellcome Trust: 40 and 80 Pelham Street

Bi-monthly residents' meeting

Date/Time: 20th January 2026, 5.30pm – 6.30pm

Attendees

- Zoe Mulholland (Z.M) – The Wellcome Trust
- Callum Boyle (C.B) – M3 Consulting
- Dan Sables (D.S) – M3 Consulting
- Ben Staples (B.S) – Erith
- Danny Magnus (D.M) – Neilcott Construction
- Rob Smith (R.S) – Cascade Communications
- Martin Cosgrove (M.C) – Royal Borough of Kensington and Chelsea
- David Smith (D.S) – Royal Borough of Kensington and Chelsea
- Cllr Mary Weale (M.W) – Brompton and Hans Town ward councillor
- Nicola Julius (N.J) – TOLA
- Nadia Martini (N.M)
- Virginia Kilpatrick (V.K)
- Sarah King (S.K)
- Jonathan Keighley (J.K)

Construction update

80 Pelham Street

B.S gave the following update:

- The second tower crane was installed before Christmas.
- Following the completion of the majority of the main building core, the slip form rig has now been removed from site.
- Construction of the basement continues. As the majority of work in the lower basement level has been completed, work will now focus primarily on the upper basement level into February.
- The team has started to install steel columns in the lower basement. This activity will continue over the next couple of months.
- Erith will commence the construction of the permanent UKPN substation will begin in February which will be completed in March. UKPN will be on site from late February through until March to commission the power. Further updates will follow once more details are known.
- By March work on the precast stairs will be well underway, this will complete the lift core.

40 Pelham Street

D.M provided the following update:

New building:

- Following the completion of the cross laminated timber frame, the new terrace has now been installed.
- Over the last few months installing the perimeter walls and fitting out the building has been the main focus.
- All windows have been installed. Work will shortly get underway on the ceilings.
- The scaffolding will be extended over the next two to three weeks to allow safe access to the roof. As a result, personnel will be more visible at roof level over the coming weeks as the zinc work gets underway. This should take around six weeks.
- Perimeter brickwork will start from mid-February.
- Mechanical and electrical works will also be progressing over the next couple of months.

Refurbished building

- The curtain wall in the courtyard and new windows has now been installed.
- The works to the roof are finished and the scaffolding along Pelham Street has been removed.
- The majority of the work is now internal - this includes installing partition walls, internal fit outs, electrical and mechanical works.
- The brickwork and coping stones have now been cleaned and repaired.
- Low level hoarding will remain in situ for the time being.
- UKPN have installed the power supply.

Questions and points raised

- J.K asked when the new building roof is expected to be completed. D.M confirmed that the carpentry work is almost finished with zinc works expected to be completed by mid-March.
- V.K asked for an update on the blinds, which has previously been raised. She has been advised that the blinds will be manual. As residents are unable to access the RBKC planning portal due to the cyber-attack she asked if the relevant documents could be sent to her by email. R.S confirmed this would be sent as soon as possible.
- V.K also asked if the team could confirm that the blinds will definitely be manual, noting that residents requested electric blinds during the pre-application consultation. C.B confirmed that blinds would be manual.
- V.K queried why manual blinds had been chosen as lights may need to remain on for longer during winter. C.B explained that manual blinds are easier to maintain and will not break down. Z.M added that while light pollution would be less of an issue in summer, it would need to be managed with tenants. Z.M agreed to take the point away to review with the asset management team. **Note:** Since the meeting it has been agreed that automated blinds will now be used at terrace level. These will

be programmed to close at dusk and open again in the morning to help minimise light spill to neighbouring residents

- J.K noted that in his experience, people working in offices often forget to draw blinds or turn off lights. Z.M added that the lights would be motion activated rather than operated via a physical switch to ensure they are not left on when the room is not in use.
- S.K noted that blinds were discussed extensively at the start of the planning process and reiterated the points raised by V.K and J.K. Z.M stated that Wellcome Trust are responsible landlords with a long-term interest in the buildings and their management. A management plan will be agreed with tenants to ensure that the operation of the building considers neighbours.
- J.K reiterated concerns about the CLT, which he described as appearing as “plain blank walls”. He noted that H.B had previously referenced brickwork and cladding. J.K asked for further consideration of planting and urged that solutions are explored to reduce the impact of the blank walls.
- D.S confirmed that an update on planting would be provided next week upon H. B’s return and reassured residents that what is currently visible is not the finished product and everything is being delivered in line with the original planning permission. Z.M suggested revisiting this concern with residents once the façade is complete, acknowledging, J. K’s concerns.
- V.K raised previous requests for terrace-level planting on the residents’ side to soften the outlook. She referenced earlier correspondence from H.B, which confirmed there was budget for additional planting within the construction contract and asked whether this remained available. Z.M asked for clarification on the area V.K was referring to. V.K explained that from the residents’ side, the main visible feature is a closed border fence.
- It was noted that while the 1.8 metre trellis would provide screening from overlooking, additional planting would be needed to soften the view. Z.M confirmed she is happy to look into this, subject to the relevant planning conditions.
- S.K requested that any planting is evergreen and asked whether the closed border fencing was needed, suggesting opaque glass as an alternative. She also noted that prior to the works commencing, 40 Pelham Street was in poor condition.
- S.K noted that meeting notes are currently circulated via Thiago, who has been unable to attend a number of recent resident meetings. She requested that meeting notes are also sent directly to meeting attendees going forward. Z.M welcomed this suggestion.

Engagement

- The next meeting is proposed for **Tuesday 17th March**.
- The date will be advertised in the next bi-monthly newsletter, which will also be circulated to lead contacts for neighbouring residents’ associations and shared via the distribution list for bi-monthly meetings.
- A final copy of the meeting notes will be sent to the lead contacts of residents’ associations, ward councillors, meeting attendees and uploaded to the dedicated construction website.