

The Wellcome Trust: 40 and 80 Pelham Street

March 2026: Bi-monthly residents' meeting

Date: 17th March 2026, 5.30pm – 6.30pm

Attendees

- Zoe Mulholland (Z.M) – The Wellcome Trust
- Callum Boyle (C.B) – M3 Consulting
- Alex Groot (A.G) – M3 Consulting
- Ben Simpson (B.S) – M3 Consulting
- Albin Malasi (A.M) – Erith
- Rory Lennox (R.L) – Erith
- Danny Magnus (D.M) – Neilcott Construction
- Emma Garner (E.G) – Cascade Communications
- Rob Smith (R.S) – Cascade Communications
- Julian Trill (J.T) – Royal Borough of Kensington and Chelsea
- Councillor Sof McVeigh (S.M) – Brompton and Hans Town ward councillor
- Nicola Julius (N.J) – TOLA representative
- Thiago Carvalho – Pelham Street Residents' Association representative
- Nadia Martini (N.M)
- Virginia Kilpatrick (V.K)
- Andrew Kilpatrick (A.K)
- Sarah King (S.K)
- Clive Carr (C.C)
- Lisa Sexton (L.S)
- Ian Sexton (I.S)
- Oriane Teyseire (O.T)
- Jonathan Keighley (J.K)
- Beatrice Keighley (B.K)
- Bruno Deschamps (B.D)
- Gillian Berg (G.B)
- Charles Butter (C.B)

Construction updates for 40 and 80 Pelham Street

80 Pelham Street

- The B1 level slab is approximately 90% complete, with works progressing on the ground floor slab.
- Steelwork deliveries are underway, with installation to follow.
- The precast stair will start to be installed within the completed core from 23/03/2026.
- The demolition of remaining temporary slab to the west of the building will start week commencing 23/03/2026. This activity will take approximately two weeks to complete. Noisier activity will be kept within the permitted hours for high-impact works (9:00am–12:00pm and 2:00pm–5:30pm).
- UKPN work to switch from the temporary to the permanent substation are expected to be completed during the week ending 20/03/2026.
- Enabling works will conclude with the removal of the site cabins and gantry structures, including the slab concrete and temporary works along Pelham Street. It was noted in the presentation that the removal of this slab may generate some additional noise. Residents will be notified of the exact dates for these works in advance.

40 Pelham Street

New building

- Roof works, including zinc installation, are nearing completion.
- Window installation is largely complete, with remaining high-level windows along Pelham Street to be installed.
- Brickwork to the west elevation is ongoing and is expected to complete within the next couple of weeks.
- Scaffolding has been installed to allow brickwork and timber cladding to be safely installed.
- Internal partitioning, mechanical and electrical works and fit out are progressing inside the building.
- Installation of plant equipment in the basement is underway.

Refurbished building

- Works here are all taking place inside the building, including mechanical and electrical installation, fit out and finishes.
- The staircase and installation of internal walls is ongoing.
- Scaffold removal is expected to start over the coming weeks, subject to the completion of the roof and façade works.
- The site cabins in the courtyard are expected to be removed as works progress to enable the completion of the courtyard and external areas.

Questions and points raised

80 Pelham Street

- B.D raised concerns regarding the anticipated noise and vibration from future demolition works and asked whether disruption would be similar to the previous demolition work carried out earlier this month. He referenced the impact on residents' ability to live and work in their homes.
 - A.M confirmed that there will be similar levels of disruption to the previous demolition, explaining that similar methods will be used as the activity is the same.
- S.K asked whether the installation of the steel beams would generate significant noise.
 - A.M confirmed that this activity is not expected to be particularly noisy.
- S.K stated that the impact of noise is heightened due to listed buildings with single glazing and requested that this is reflected in the meeting notes.
- B.D asked whether the upcoming demolition work would generate any vibration.
 - A.M confirmed that the same methodology will be used, but in a different location on site albeit with a smaller demolition footprint.
- B.D asked why temporary slabs were needed if they end up being demolished, which creates disruption to neighbours. B.D also asked why the slab can't be retained.
 - A.M explained that the temporary slab was installed as part of the basement construction to support heavy loads, including a 120-tonne mobile crane, and to provide a stable working platform to complete excavation. He noted that this is standard practice on basement projects. He added that the permanent ground floor structure uses a different build-up (steel beams and metal decking rather than reinforced concrete), and therefore the temporary slab cannot be incorporated into the final structure and must be removed.
- S.K requested that RBKC formally note residents' concerns and ensure that lessons learned from this project are considered in future developments, including the upcoming redevelopment at Brompton Cross. She asked that this is recorded in the meeting notes.
- J.T confirmed this would be noted. He added that RBKC has specific measures in place, including no noisy works over lunchtime and no works on a Saturday morning to protect residents, unlike other London boroughs, but some disturbance is inevitable with construction activity.
- B.D requested access to noise monitoring data to better understand compliance with agreed limits.
 - J.T explained that noise monitoring is undertaken by the contractor and assessed over the course of the day. He added that the monitoring data is not held by RBKC and therefore cannot be shared directly by the council but confirmed he would be happy to help residents interpret the data should the contractor choose to share it.
- V.K requested that it is noted in the meeting notes that residents are distressed by noise amplification from surrounding buildings and that this should be considered by RBKC for future developments.
 - C.B explained that noise monitors are installed at agreed locations along the site boundary only, which is standard practice due to ownership and practicality. He confirmed that monitoring is ongoing and that works are carried out within the limits set by RBKC.

- C.B noted that noise levels can vary throughout the day, with some periods of spikes in activity. He acknowledged that these fluctuations can be frustrating and disruptive for nearby residents and confirmed that the team continues to implement mitigation measures where possible.
- S.M acknowledged residents' concerns regarding the impact of the construction and noted that she had previously supported residents in opposing the scheme. She added that RBKC is now focused on managing the construction phase and working with Wellcome to minimise impacts as far as possible. S.M emphasised the importance of considering noise levels and supported the request to review monitoring information, noting that RBKC officers should look into this further.
- S.K requested weekly communication outlining when higher noise activities will take place to allow residents to plan accordingly.
 - E.G confirmed that key noisy activities, such as the upcoming removal of the temporary slab would be captured in the bi-weekly email updates. S.M supported this request and asked that more detailed forward information is provided so that residents can plan around work meetings.
- B.D suggested the use of additional sound attenuation measures around equipment.
 - A.M confirmed that noise-reducing blankets will be used during demolition.
- N.J raised concerns regarding noise from reversing vehicles and asked if the volume could be turned down.
 - A.M confirmed that the warning sounds are required for safety reasons so they cannot be switched off but agreed to review whether any adjustments are possible.
- B.D asked about the transition between contractors and associated works, including removal and replacement of cabins.
 - A.M confirmed that the existing cabins along Pelham Street will be removed and new cabins will be installed within the site boundary.
- B.D requested that details of new cabins, including appearance are shared in advance of McAleer and Rushe beginning the main construction works.
 - C.B confirmed the cabins would be similar to those on site now and that these details will be shared when available. He added that the cabins would be moved into the building as soon as possible.
- B.D asked how resident concerns are escalated within The Wellcome Trust.
 - Z.M confirmed that project updates are reported internally at senior level.

40 Pelham Street

- J.K raised concerns regarding the visual impact of the west elevation, stating that he had previously been advised the wall would be brick to halfway up with cladding above, but that this does not appear to be happening based on current works.
 - D.M confirmed that brickwork extends to first floor level only, with cladding to be installed above in accordance with the approved design.
- J.K raised concerns regarding the removal of trellis and established planting, noting the loss of screening and the impact on outlook from neighbouring properties and requested that this is addressed. He requested that his concerns are recorded in the meeting notes and that a copy is shared with meeting attendees.
 - D.M stated that the condition of the trellis had deteriorated prior to removal but confirmed that reinstatement would be reviewed with the wider team.

- V.K asked for clarification on the glazing and door configuration, including whether the first floor terrace doors are sliding.
 - D.M confirmed that the first floor terrace doors are sliding doors, while the ground floor rear doors are hinged.
- V.K raised concerns regarding the glazing on the south and west elevations, specifically whether they will be fully obscured from top to bottom. She noted that previous correspondence suggested obscuring may only be applied above fence level, which she believes will not meet the requirement.V.K added that neighbouring properties are multi-level and that partial obscuring is unlikely to adequately prevent overlooking.
 - Z.M confirmed that the glazing design is still being developed and options will consider and respect residents' privacy. She noted that this will involve finding the right solution to maintain privacy for neighbouring homes, while creating a comfortable and well-functioning internal environment for occupants. She also confirmed that the glazing installation is not yet complete and that the building will be delivered in accordance with the approved planning consent.
- A.K queried whether the constructed balcony aligns with the approved drawings.
 - D.M confirmed that the drawings Neilcott uses for construction are taken directly from the planning drawings to ensure they replicate the approved plans.
- N.J raised a concern regarding an incident of inappropriate behaviour in the vicinity of the site.
 - D.M confirmed that site welfare facilities are available at all times during site working hours. Erith and Neilcott have their company logos printed on their high vis jackets so that their workers can be easily identified. E.G added and that such behaviour would not be tolerated and asked that any future incidents are reported to the site managers, if associated with either site.

Key actions

- Request to share noise monitoring reports with residents.
- Provide a weekly forward look on any noisy and demolition activities.
- Erith to use acoustic blankets to mitigate against high-impact activity.
- Review whether volume of reversing alarm noises can be turned down.
- Confirm the specification for obscured glazing, once known.
- Share the design of the portacabins for the next phase prior to installation, once known.
- Review timing of replacement trellis at 12 Pelham Place.

Engagement

- E.G confirmed that the presentation slides will be circulated following the meeting.
- The next meeting is proposed for **Tuesday 19th May 2026**.
- 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 meeting attendees, the lead contacts of residents' associations, ward councillors and officers and uploaded to the dedicated construction website.