

Construction information

Diversion route details

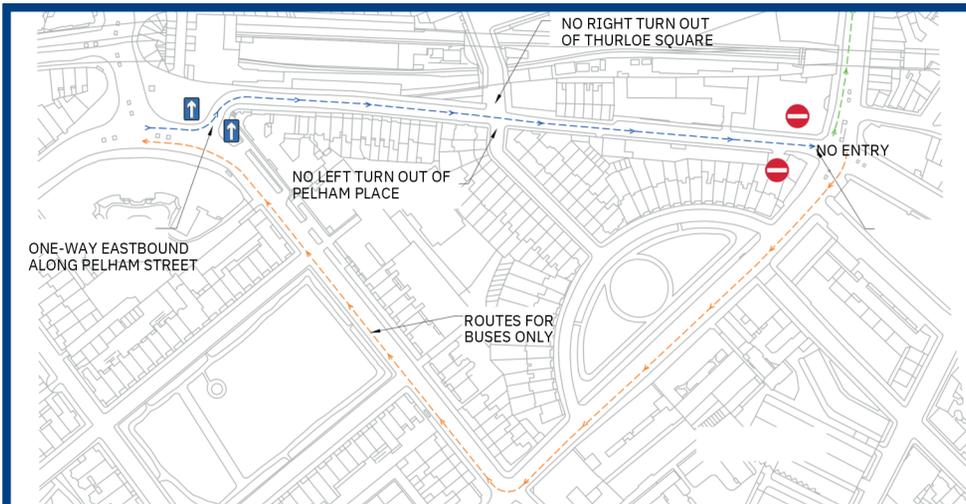
A one-way system is in place along Pelham Street to help facilitate an on-street loading bay for construction vehicles. The system is in operation from **Monday morning to Friday afternoon** and the street reverts to two-way traffic at the weekend.

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@cascaedcommunications.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



Welcome to the community newsletter for 40 and 80 Pelham Street, providing the latest update on the construction works.

What's been happening?

40 Pelham Street

The new building is starting to come to life. Roof carpentry is now complete and zinc panels are being installed to make the building watertight and fire-resistant. Brickwork will continue through early April, when the building will be unveiled in its near-complete form.

In the refurbished building, internal fit-out works are progressing well, with the new office spaces clearly taking shape as the development approaches completion.

80 Pelham Street

The enabling works are on track to finish by May. Below ground, the team is completing the new basement, while above, the lift core and pre-cast stairs are taking shape.

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 17 March

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.

40 Pelham Street – what’s next?

With 40 Pelham Street on track for completion by early June, the team will be focused over the coming months on completing key works across both buildings.

On the new building, this includes finishing the roof and brickwork, while inside, the internal fit-out is progressing alongside the installation of new plumbing, lighting, and power throughout both buildings.

For questions about the works, please contact



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



The new building continues to make steady progress

80 Pelham Street – what’s next?

Enabling works will continue throughout March and April, focusing on completing the basement walls and installing the steel beams that will support the future floor structure. In May, McAleer & Rushe will take over the site from Erith as the project moves into its next phase.

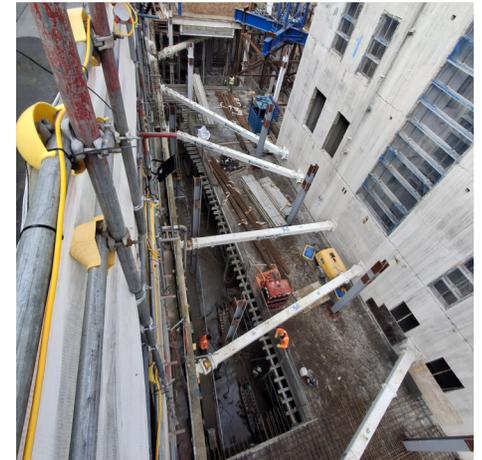
Following the handover, the initial priority will be setting up temporary welfare units fronting Pelham Street and relocating the pit lane.

A new substation is also being built on site, with delivery scheduled for 4 March. UKPN will carry out footpath works from 5 to 16 March to commission the substation.

For questions about the works, please contact



Ben Staples Erith Contractors
Email: Ben.Staples@erith.com
Phone: 07785 455333



The team is in the final stages of the enabling works



The new office space is starting to take shape in the refurbished building

40 Pelham Street leading modern construction

We're pleased to see Helen Bennett, Project Manager at 40 Pelham Street, featured in CoStar recently.

Many residents will know Helen from our bi-monthly residents' meetings. In her article, she highlights the growing use of cross-laminated timber and its benefits for commercial development, including improved build quality, sustainability and more efficient construction.

Her piece reflects the careful approach behind 40 Pelham Street and the role the project is playing in supporting modern, sustainable building practices.



The permanent substation is currently being constructed

Stair installation marks next phase at 80 Pelham Street

From March, the team at 80 Pelham Street will begin installing the precast stairs, marking another step forward on site.

Manufactured off site and delivered ready to install, precast stairs can be lifted into position quickly and safely. This method reduces construction time on site and keeps the programme moving as the structure progresses.

2026

May 2026
 McAleer and Rushe start on site following completion of enabling works (40 Pelham Street)

June 2026
 Anticipated project completion (40 Pelham Street)

October 2026
 Steel frame completed (80 Pelham Street)

Autumn 2026
 External façade works commence (80 Pelham Street)

2027

October 2027
 Main works complete (80 Pelham Street)

Project timeline