

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.

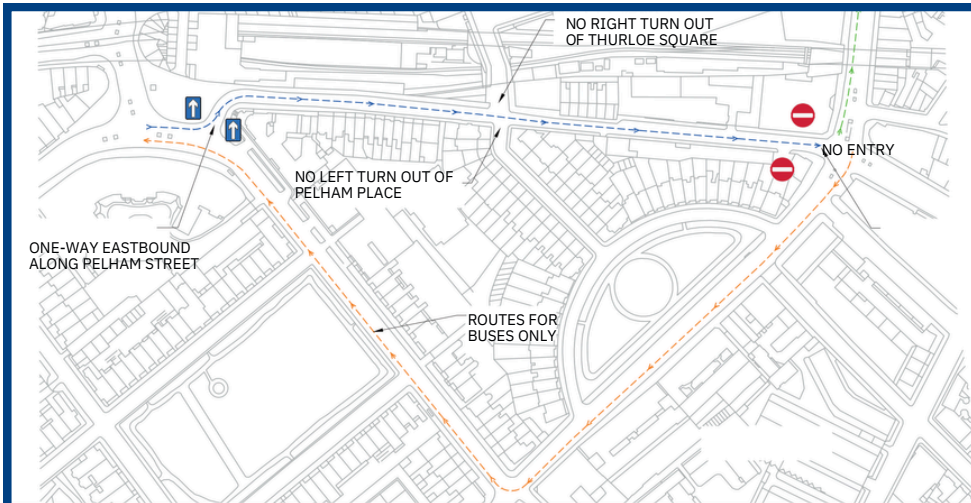
The diversion route includes:

- One-way traffic along Pelham Street travelling from South Kensington Station to Brompton Road (shown in **blue** on the map).

McAleer and Rushe will take over the management of the one-way system from June.

- 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).

Signage directs 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 via email
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



Welcome to the latest community newsletter for 40 and 80 Pelham Street.

What's been happening?

40 Pelham Street

The fabric of the new building is now finished, following the completion of the roof in April. The installation of the timber cladding is also well advanced, offering a clear glimpse of how the building will look once finished.

Work on the refurbished building is progressing well, with final internal fit out works currently underway.

Across the site, scaffolding is being removed gradually, revealing the buildings and marking a significant step forward as the project nears completion.

80 Pelham Street

At 80 Pelham Street, significant structural progress has been made. The temporary logistics slab, previously used to support construction vehicles, has been removed and the steel works have been completed. This work marks a major milestone as the enabling works enter their final weeks.

More information on what comes next can be found on the next page.

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 2 June

Time: 5.30pm - 6.30pm

You will need to register your interest in advance by emailing construction@cascadecommunications.co.uk or calling **0808 281 9554**.

Looking ahead

40 Pelham Street

As fit out and internal decoration works near completion at the end of May, works at 40 Pelham Street are now entering their final phase. Over the coming weeks, activity on site will focus on completing internal finishes and carrying out commissioning works to ensure the buildings are fully operational and ready for handover.

Work to complete the terraces will begin and the courtyard will be prepared for planting and landscaping. Once complete, this will create a tranquil public garden space that will be open for everyone to enjoy during the day.

We would like to thank residents for their continued patience throughout the project.

You can continue to contact Danny if you have any questions about the remaining activity.



Email: dmagnus@neilcott.co.uk
Phone: 07957 126325

80 Pelham Street

The remaining basement works will take place throughout May, including the completion of the final wall and stair cores.

This important milestone will bring the enabling works to a close, with the new basement and building core in place and ready for the next phase of construction.

In the meantime, if you have any questions about activity on site, please continue to contact Ben.



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

The start of construction works at 80 Pelham Street

McAleer & Rushe will take over as the main contractor from June, marking the start of the next phase of the project.

Initial works will focus on preparing the site ahead of construction starting, including installing new welfare cabin on Pelham Street and relocating the loading bay towards Brompton Road.

About McAleer and Rushe

McAleer and Rushe is a family-run construction company with almost 60 years of experience, delivering projects across the UK with a strong focus on London. They have extensive experience working in constrained urban environments, managing complex construction activity safely while limiting impact on surrounding communities.



Internal view of the refurbished building



New basement

Soon after, the steel frame will start to be installed with this work continuing until the autumn.

Your new Site Manager

We'd like to introduce Trevor McClintock, the Site Manager for the project and your new day-to-day contact from June.



Celebrating achievements at 80 Pelham Street

As Erith nears the end of their time on site we look back on some key achievements.



Investing in the construction workers of tomorrow

Tonny joined Erith in Spring 2025 as a groundworker apprentice through the Royal Borough of Kensington and Chelsea, after choosing construction as a long-term career and quickly developed practical skills through hands-on experience and college learning.

He is a reliable and valued member of the team, known for his strong work ethic, willingness to learn and confidence on site.

Giving back to the community

Erith has supported local initiatives through volunteering days and delivering school workshops.



35kg of rubbish collected during a canal clean up in Ladbroke Grove in partnership with Urbanwise, a local charity



£100 donated to Urbanwise to help them continue their vital work



Two student workshops delivered at the Chelsea Academy on apprenticeships and building resilience

Sustainability

Sustainability has been a priority throughout the project, key achievements include:



99.9% of non-hazardous waste diverted from landfill, with **97.9%** reused or recycled



100% of construction waste diverted from landfill



100% of excavated material diverted from landfill, with **16,000 m³** reused