

The Wellcome Trust: 40 and 80 Pelham Street

June 2026: Bi-monthly residents' meeting

Date: 2nd June 2026, 5.30pm – 6.30pm

Attendees

- Robert Coke (R.C) – The Wellcome Trust
- Zoe Mulholland (Z.M) – The Wellcome Trust
- Ben Simpson (B.S) – M3 Consulting
- Callum Boyle (C.B) – M3 Consulting
- Ben Staples (B.St) – Erith
- Danny Magnus (D.M) – Neilcott Construction
- Trevor McClintock (T.M) – McAleer and Rushe
- Emma Garner (E.G) – Cascade Communications
- Rob Smith (R.S) – Cascade Communications
- Julian Trill (J.T) – RBKC
- Councillor Sof McVeigh (S.M) – Brompton and Hans Town ward councillor
- Virginia Kilpatrick (V.K)
- Andrew Kilpatrick (A.K)
- Clive Carr (C.C)
- Sarah King (S.K)
- John Danilovich (J.D)
- Gillian Berg (G.B)
- Henry Anderson (H.A)
- Jonathan Keighley (J.K)
- Mark Browning (M.B)
- Oriane Teyseire (O.T)
- Nadia Martini (N.T)
- Richard Duncalf (R.D)

Construction updates for 40 and 80 Pelham Street

40 Pelham Street

The installation of the new roofs on both buildings has now been completed, and we are working towards completing the buildings in July.

Refurbished building

- The stairs and lift have been installed since the last meeting.
cascadecommunications.co.uk

- The final internal works are progressing well, including tiling, painting and decorating, installing mechanical and electrical plant and other fittings.
- Testing and commissioning will follow once this work is completed.

New building

- The roof and ceilings are almost finished, with internal works progressing well, including installing mechanical plant, doors and ongoing carpentry works.
- The main staircase is being installed this week, and the lift is scheduled to arrive and be installed during the week commencing 8th June.
- The scaffolding has come down from the Pelham Street elevation and will then be gradually removed around the rear courtyard and terrace areas. Once scaffolding is removed, landscaping works will get underway.
- Timber cladding has progressed from the Pelham Street elevation around to the west elevation. Completion of the remaining cladding is dependent on completion of terrace works and roof.
- UKPN are due to begin works to the Pelham Street footpath tomorrow to bring the main electrical heads into the building, with meters due to be installed on 8th June. The footpath outside the site will be closed temporarily for safety reasons while scaffolding is removed, with safe routes for pedestrians clearly signposted.
- Repairs to the front of the building, including stone repairs around new windows and sills are due to start shortly.
- Thames Water works are due to connect the water towards the middle of July. The team is seeking to bring this date forward if possible.
- Completion of 40 Pelham Street is currently anticipated at the end of July.

80 Pelham Street

- The enabling works are nearing completion, with works due to complete by the end of June.
- Construction of the basement level one to ground floor slab is progressing, with ground floor construction expected to finish next week.
- The concrete core works are progressing at level six, including the core roof.
- Inside we're cleaning up some areas in the basement, with concrete and blockwork walls largely complete.
- Basement drain connections are being carried out internally.

McAleer and Rushe update

- Following the completion of the enabling works, McAleer and Rushe will take possession of the site and begin setting up the welfare area, offices and loading bay.
- The first phase of work will be the main building works, including the construction of the steel frame and concrete floors.
- The steel frame is expected to be the main focus through to the end of 2026, followed by façade works, internal finishes and fit out from early 2027.

Questions and points raised

- V.K asked when 40 Pelham Street is expected to complete. D.M confirmed the current target is the end of July 2026, noting that Thames Water works are currently scheduled for July and that this affects the overall programme.
- V.K asked about the planting beds and protection of tree roots, including the historic one metre no-dig zone beside neighbouring walls. D.M confirmed that the proposed planting depth had been reduced from 950mm to 600mm to keep away from any roots and that areas close to trees would be hand dug. He also said trial holes had been undertaken and that planting would remain above the level of neighbouring party wall foundations, which were shown to be at 700mm.
- S.K asked the team to avoid construction terminology when presenting updates.
- S.K asked whether works at 40 and 80 Pelham Street are on track. D.M explained that the project completion depends on Thames Water works which are currently scheduled for 20th July. He added that there is ordinarily a 12-week lead in time for RBKC to approve the temporary traffic orders needed for Thames Water to undertake the connection works.
- Z.M added that at the last meeting it was hoped that the project would be completed in early June but unfortunately the connections works are now unable to take place until the middle of July which has an impact on other parts of the programme.
- S.K asked that potential delays to programme, including lead in times for utility connections are considered for 80 Pelham Street as any delays have a direct impact on neighbours. S.K asked that RBKC take a note of this as well.
- S.K raised questions about lighting at night, including the entrance area noting the extent of the lighting shown in the artistic impression of the building.
- Z.M noted that as part of the planning process it is necessary to show how the building would look during the day and at night. She added that there would be blinds on all of the windows, including to the rear which will be automated and set to come down when it gets dark.
- B.S added that timings around artificial light use will be controlled within the lease agreement with future tenants and whilst there's no planning obligation to control these, as an office building with residential neighbours this would be agreed as not to impact neighbours unduly. S.K asked for RBKC to make a note of this, as this is an entrance which will be used by people working late, cleaners etc and will therefore be going on and off.
- J.D asked when the blinds would be drawn. Z.M confirmed that the automated blinds would be programmed to come down at dusk and that tenants would have to comply with their lease. Any manual blinds could be closed by the building manager.
- J.D commented this would vary depending on the time of year and asked for clarification on how this would be controlled and whether this would be secured through the tenant lease, or a decision by Wellcome. He asked for clarification on the extent of the lighting in the central courtyard at night. B.S confirmed that there would be some security lighting, but the team would come back with a full summary of the proposed lighting. He stressed that this would fully comply with the planning approval.
- H.A asked for an image showing the rear of 80 Pelham Street from 12 Thurloe Square. E.G noted this request.

- H.A asked about a noisy joint on the tube line to the rear of 80 Pelham Street and whether London Underground would carry out works to repair as it is a long-standing issue. C.B explained that the project team cannot carry out works to the tube track but agreed to raise the query with London Underground contacts if the details are sent through to the Cascade email address.
- H.A asked how much further the building boundary would extend towards South Terrace at 80 Pelham Street. C.B explained that the visible concrete core forms the rear edge of the building and that precast façade panels will be installed against it.
- J.K asked how the new planting would be watered and maintained, particularly during hot weather. B.S confirmed that a maintenance strategy would be put in place by the building management team. Z.M added that as part of their contract, the landscaping contractor would provide one year of maintenance, after which the building manager would take over.
- J.K raised concerns about the visual impact of the completed façade facing 12 Pelham Place and asked whether additional planting could be introduced to soften the outlook. B.S confirmed that aside from a small number of lights the façade is near completion and that any material change would require a planning amendment, which is not being considered.
- J.K asked whether lights on the cladded façade which he believed were related to the fire escape would remain on at night. **Post meeting note:** The wall lights on the new building staircase are emergency lighting only – they would not be in daily use (as the stair is only for escape) and only switched-on during emergency escape conditions.
- J.K asked about parking and waiting spaces on Pelham Street, including whether there would be parking outside both 40 and 80 Pelham Street. C.B confirmed that parking spaces outside 80 Pelham Street are being re-provided where they previously existed. B.S confirmed there is not a parking space outside 40 Pelham Street and that any plan seen may have related to temporary traffic management.
- M.B asked if he could have a bit more information about the archway opposite 59 and 61 Pelham Street. B.S confirmed that this area will be a tenant bike store with gated, key code access and no public access. He suggested that an elevation could be provided showing the gate, materials and finishes.
- M.B asked about the mid-level windows on the northern elevation. B.S confirmed that blinds will be installed to all the arch windows on this elevation, but that these blinds will not be automated and will be subject to tenant use.
- M.B asked about a white Mercedes regularly parked outside 40 Pelham Street. D.M said he did not believe it belonged to Neilcott or its subcontractors but agreed to address if he saw again.
- M.B added that if H.A gets in touch with him he can provide more details on his concerns related to London Underground.
- R.D noted that, as a director of TermHouse, the management company for Crompton Court, he wished to thank Erith for their professionalism during the enabling works. He noted that there had been some issues, including noise, but that overall, the number of concerns from Crompton Court residents had been limited. R.D asked that, once the site transfers to McAleer and Rushe, the new team establishes direct communication with Crompton Court, TermHouse and the managing agent, Principia. He noted that Crompton Court has a 24-hour resident porter, Ian, who can be contacted in the event of urgent issues. He asked that matters relating to the exterior wall and drains are directed to the management

company or managing agent rather than the porter. Cascade agreed to put McAleer and Rushe in touch in touch and ensure they were fully briefed as part of their handover.

- J.D asked whether the silver roof brackets or cleats near the solar could be changed to a matte black finish. **Post Meeting Note:** The design is in-line with the planning approval and any amendment would need further planning permission.
- J.D asked that black pipes leaning against his wall are removed. D.M confirmed they would be moved tomorrow morning.
- J.D asked about the condition of the party walls. D.M confirmed that the perimeter wall is structurally sound and that no defects had been identified.
- J.D asked for an update on the terrace screen. D.M confirmed that the terrace steel posts were due to be installed tomorrow and that the height will be in line with the approved planning drawings.
- J.D asked whether tenants had been secured for either 40 or 80 Pelham Street and when the leases are expected to start. Z.M confirmed that Edward Charles and Savills have been appointed as joint agents, that viewings have taken place, and that no tenants have yet been signed.
- V.K asked for the glazing item on the agenda to be addressed, noting that this was an important issue for a number of residents. She thanked the team for confirming that condition 31 would be implemented and asked for further clarification on the type of obscuring being considered.
- V.K noted that, from a privacy perspective, residents understood that the glazing would need to be opaque to meet the intention of the planning condition. She said residents wished to avoid a privacy glass treatment that would allow people inside the building to look out clearly into neighbouring homes and gardens.
- V.K asked whether a slightly darker treatment could be considered so that it would sit more comfortably with the appearance of the window design. She also asked for clarification on the type of glazing.
- V.K also referred to the terrace screen height, noting that this remained an important issue for residents, particularly when the terrace doors are open.
- B.S apologised that it had taken time to reach a conclusion on the glazing treatment. He explained that the detailed design had not been fixed as part of the original planning consent and that condition 31 is a compliance condition.
- B.S stated that the team had taken planning legal advice and that the current proposal is to apply an obscure film to the glazing.
- B.S noted that the film would still need to allow daylight into the building, so the treatment would need to be light enough for future occupiers. He explained that some colour may be visible through the glazing, but that detail would not be visible. He added that a description of the treatment would be shared once the final specification has been selected.
- B.S confirmed that the film would be applied to both the doors and the windows, so that the south west elevation at ground and first floor levels would receive the treatment. He noted that the position would be different when the doors are open, but that when closed they would be treated in the same way as the windows.
- In relation to the terrace screen, B.S explained that planning permission has been granted for the height shown on the approved drawings. He stated that the team does not currently have a means of changing

that height without going back to RBKC for an amendment to the planning condition, and that the terrace screen would therefore remain at the approved height.

- J.D asked for clarification on the proposed height of the fence. The fence height will be 1.75m.
- V.K reiterated concerns about the proposed fence height noting that her husband is of average height and would be able to see over the fence. Z.M stated that Wellcome must build in accordance with the approved planning drawings and that changing the screen height would require a further planning amendment.
- V.K, J.D and J.K raised concerns about the terrace doors noting that they believed these were meant to be windows. Z.M explained that they were intended to be doors rather than windows, as access is required to the terrace.
- J.K asked what restrictions there would be in the leases on the use of the roof terrace.
- Z.M explained that terrace use would need to be in accordance with the relevant planning condition and that obligations relating to noise, light pollution and use would be passed through to tenants within the lease.
- J.K asked whether tables and chairs could be placed on the terrace and whether it could operate as a canteen or café facility.
- B.S confirmed that, under condition 27 of the planning permission, the roof terrace must not be used before 8.30am or after 7.00pm on any day, whether in summer or winter.
- B.S explained that the planning conditions would not prevent tables and chairs being used on the terrace, for example by tenants during lunchtime. However, he confirmed that the planning use class is office use only, so the terrace could not be operated as a canteen or restaurant.
- J.D asked whether music could be played on the terrace. B.S noted that the planning condition itself would not prevent music being played, but that controls of this kind are typically addressed through lease arrangements and would need to be agreed with Wellcome.
- J.K said residents would want lease conditions to restrict use of the terrace to avoid disturbance. Z.M stressed that Wellcome is experienced in managing estates across the borough.
- V.K asked for further clarification on the proposed obscuring and whether it would be graded. Z.M confirmed that it would be fully obscured. B.S added that it would be applied as a single treatment across the south and west elevations at ground and first floor level, in line with the relevant planning condition.
- S.M asked whether any compromise could be considered around the glazing and the terrace screen. Z.M confirmed that Wellcome does not propose to amend the planning approval.
- J.D referred to previous discussions about the commercial viability of 40 Pelham Street and asked why cost and time would prevent further changes being considered.
- Z.M clarified that the project is commercially challenging due to the size and complexity of the site, rather than not being commercially viable. She explained that the building has been difficult to deliver within a compact footprint but noted that the scheme is intended to bring a vacant building back into use and support the wider Brompton Cross area.
- Z.M stated that the project includes sustainable features, including a timber structure and ground source heat pumps. She added that Wellcome does not have an appetite or capacity to return to Planning Committee unless there is a clear reason to do so and a proposal that would add value.

- S.K asked why residents had previously understood that terrace access would be via one door, with the remaining openings as windows, and raised concern that residents had not been clearly notified of any change. She also noted concerns that the proposed obscuring film could be removed and asked that it be recorded that, in her view, obscured glass is not the same as film.
- Z.M stated that the obscuring would be subject to planning enforcement if removed and would need to be remedied.

Follow up actions

- Provide further information on the fire escape lighting at 40 Pelham Street, including whether it will be permanent, or sensor operated. **In notes**
- Provide clarification on the points raised by residents regarding the terrace including the concern that these were previously understood to be windows rather than doors. **Dan sent drawing**
- Confirm the approved height of the terrace screen at 40 Pelham Street. **In email**
- Provide further information on the permitted hours of use for the roof terrace at 40 Pelham Street, including how terrace use, noise and any music will be controlled through lease obligations or management arrangements. **In email**
- Provide further information on the approach to landscaping works near neighbouring trees and boundary walls. **In email**
- Remove the black pipes currently stored against Mr Danilovich's rear party wall. **Done**
- Confirm how the automated blinds to the rear windows will operate, including confirmation that they are programmed to lower when it gets dark and that the timing will vary throughout the year. **In email**
- Provide further information on the lighting proposed within the central garden courtyard, including when it will be on and how it will be controlled. **In email**
- Respond to the request from 12 Thurloe Square for further information on how 80 Pelham Street will look from the rear. **To send**
- Raise the question of the longstanding rail track noise with TfL or London Underground contacts where possible.
- Provide further information to Mark Browning on the view of 40 Pelham Street from the mews houses at 59 and 61 Pelham Street and share a drawing or sketch. **To send**
- Arrange introductions between Turn House and Principia contacts once McAleer and Rushe take over the site.
- Review whether a matte black finish could be used for the solar panel fixings to reduce reflections at 40 Pelham Street. **In email**

Engagement

- The next meeting will be held before the summer holidays with the date 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.