

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.

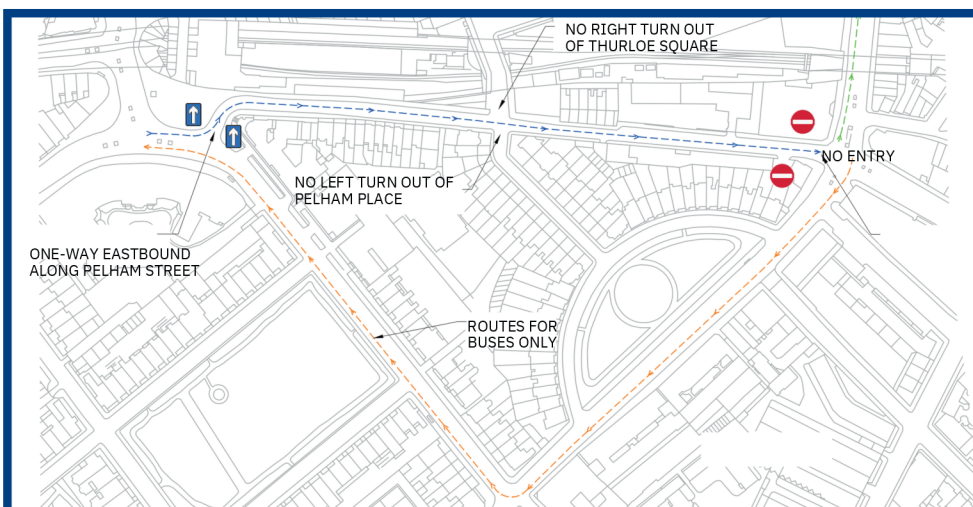
The diversion route includes:

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

McAleer and Rushe will assume responsibility for traffic management and will operate within the agreed working hours.

- 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 at 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



40 & 80 Pelham Street

Construction Newsletter

July - August 2026



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

Over the summer, McAleer and Rushe will begin work to construct the new building, following the completion of the enabling works by Erith.

Meanwhile, works at 40 Pelham Street are now in their final stages. With the majority of external works complete, the focus is shifting to the interior of the building as the team works towards completion.

What's been happening?

40 Pelham Street

With the scaffolding now removed from the front of the site, the new frontage of the buildings is fully visible, giving a glimpse of the completed development.

In recent weeks, the team has been completing the roof weatherproofing, constructing the feature brick wall within the courtyard and progressing the final internal fit-out. Work is now focused on finishing the new office spaces as the buildings move towards completion.

80 Pelham Street

Erith's time on site will soon be coming to an end with the completion of the enabling works expected week ending 10th July.

Save the date

We hope you can join us for our next community construction update meeting, where we'll share the latest progress on the works and outline the activities planned over the coming months.

Meeting details:

Date: Tuesday 14 July

Time: 5.30pm - 6.30pm

We're changing the format of the meetings going forward, with future meetings held in a webinar format via Microsoft Teams.

You will need to register your interest in advance by calling 0808 281 9554 or emailing construction@cascadecommunications.co.uk. Once registered, we will send you a meeting link along with information on how to join the webinar and submit questions before and during the session.

Website: www.40-63pelhamstreetproposals.co.uk **Email:** construction@cascadecommunications.co.uk
Phone: 0808 281 9554

40 Pelham Street: approaching completion

40 Pelham Street

With the building exteriors now complete and the majority of the scaffolding removed, the focus of the project has shifted to the interior, where the team is completing the final fit-out of the new office spaces. At the same time, landscaping works are progressing to create the new courtyard garden.

The buildings are now due to be fully complete by the end of the summer and we'll continue to keep residents updated as we move through the final stages.

We want to thank residents for their patience and understanding throughout the project. If you have any questions over the coming weeks, please continue to contact Danny Magnus in the usual way.



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



External view of the refurbished building

Celebrating achievements at 40 Pelham Street

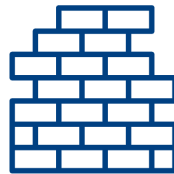
As Neilcott nears the end of their time on site we look back on some key achievements.



Sustainable features including solar roof panels and ground source heat pumps.



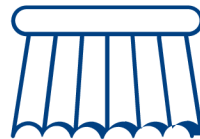
Retention of the plane tree on Pelham Street and new planting to increase biodiversity and create green space.



Retention and restoration of the original brick wall fronting Pelham Street.



Proud sponsor of RBKC and Hammersmith and Fulham's road safety campaign, protecting drivers and pedestrians near schools.



7,508 roof slates sent to T. Coldwell Reclamation in Kent.



95% of demolition waste removed from site was recycled.

2026

July 2026
Start steel frame construction (80 Pelham Street)

Late summer 2026
Anticipated project completion (40 Pelham Street)

Late 2026
Anticipated completion of steel frame (80 Pelham Street)

2027

Early 2027
Installation of external façade panels commences (80 Pelham Street)

Spring 2027
Installation of façade panels completes (80 Pelham Street)

January 2028
Main works complete (80 Pelham Street)

80 Pelham Street: a new phase begins

80 Pelham Street

Following the completion of the enabling works, we will shortly bid farewell to Erith.

McAleer and Rushe are set to take over the site from mid- July. Once the site has been set up for this next phase, the team will start to install the steel frame over the coming weeks.

Work to install the steel frame will continue until the end of the year.

Going forward, if you have any questions, please contact Trevor McClintock, your new day-to-day contact for the project.



Email: trevor.mcclintock@mcAleer-rushe.co.uk
Phone: 07849 787291



The enabling works are now at an end



The new basement is now complete

Recruiting from the community

McAleer and Rushe is working closely with the Royal Borough of Kensington and Chelsea (RBKC) to support local recruitment and employment initiatives.

They are currently advertising for local labour through RBKC and are actively sourcing apprentices for initial trades, such as bricklayers.

Working with local schools

As part of their school outreach to promote careers in construction, McAleer and Rushe recently visited the Chelsea Academy. Organised through the Construction Youth Trust, the team ran a session with Year 11 students helping them get ready for the workplace.