

The Wellcome Trust: 40 and 80 Pelham Street

July 2026: Bi-monthly residents' meeting

Date: 14th July 2026, 5.30pm – 6.30pm

Attendees

- Zoe Mulholland (Z.M) – The Wellcome Trust
- Ben Simpson (B.S) – M3 Consulting
- Callum Boyle (C.B) – M3 Consulting
- Stephen McNally (S.M) – Neilcott Construction
- Damien Murray (D.M) – McAleer and Rushe
- John Higgins (J.H) – McAleer and Rushe
- Emma Garner (E.G) – Cascade Communications
- Rob Smith (R.S) – Cascade Communications
- Councillor Mary Weale (M.W) – Brompton and Hans Town ward councillor
- Virginia Kilpatrick (V.K)
- Mark Browning (M.B)
- Oriane Teyseire (O.T)
- Richard Duncalf (R.D)
- Roger Baresel (R.B)

Format of the meeting

- E.G welcomed participants and explained that the project team would provide updates on both projects in the usual way, followed by a Q&A session and that participants were welcome to post questions at any time during the meeting.
- E.G explained how participants could submit questions using the Microsoft Teams Q&A function and invited them to post any tester questions.

Construction updates for 40 and 80 Pelham Street

40 Pelham Street

- Over the last few weeks, scaffolding has been removed from the front of the building along Pelham Street and the majority of scaffolding has also now been removed from the rear of the buildings. A small section of scaffolding remains within the courtyard garden while the team completes construction of the new garden wall.

- All staircases and windows have been installed, apart from one external staircase on the west building, with the cases for the window blinds also in place.
- The roofs are finished, including the waterproof membrane.

July activity (Refurbished building)

- The gates and railings along Pelham Street are expected to be installed by the end of July.
- Mechanical and electrical installations will continue throughout July alongside internal fit outs.

July activity (New building)

- The rear terrace fence is currently being installed.
- Building cladding and roof works are expected to be completed by late July.
- Mechanical and electrical installations and internal fit-out works will continue throughout July.

July activity (Courtyard garden)

- Work is ongoing to complete the new garden wall. The remaining scaffolding within the courtyard garden will be removed by the end of July.

August activity

- The main activity across both buildings will focus on completing internal finishes, mechanical and electrical installations and decorating.
- The terrace fencing to the rear of the new building will be completed in August.
- Testing and commissioning works will be completed ahead of handover of the buildings.
- Landscaping and planting will also be a key focus during August.
- The project is due to complete by the end of August.

Thames Water works

- Thames Water will be on site from 20th to 24th July to connect the buildings to the water supply.
- During this time, Pelham Street will be closed to traffic. The closure has been agreed with RBKC.
- Clear signage will be in place, along with a temporary pedestrian footpath as the footpath outside the site will be closed during the Thames Water work.

80 Pelham Street

- The enabling works have now been completed by Erith. McAleer and Rushe are now on site. The team is currently setting up the pit lane and site cabins along Pelham Street.
- The existing one-way traffic management system from the enabling phase will be maintained throughout the main construction works. A pitlane will also be maintained outside the site.

- No deliveries or vehicles will arrive on site next week (w/c 20 July) due to the planned Pelham Street closure.
- All deliveries will be managed by a traffic marshal and a full logistics team is in place, with all deliveries booked through Datascope, which means deliveries are managed by traffic marshals who know when to expect them and move them off site in a timely manner.
- Existing noise, dust and vibration monitors, which have been in place throughout the enabling works, will remain in place and continue to monitor levels.
- McAleer and Rushe will be using off-site construction methods to reduce the number of deliveries arriving and waste leaving the site.
- Once the site set-up is complete, installation of the steel frame will begin towards mid-August. The first steel deliveries are scheduled for 16th and 17th July and will resume following the Thames Water works.

Questions and points raised

- M.W noted that residents would prefer to ask questions directly to the project team. E.G explained that the webinar format uses a Q&A function, allowing residents to submit questions directly to the team.
- E.G invited Z.M to explain the reasoning behind the change to the webinar format. Z.M explained that previous meetings had become challenging due to the number of questions raised and the amount of time spent revisiting topics that had already been discussed in detail. The webinar format allows the team to provide updates while continuing to provide residents with an opportunity to ask questions.
- R.B asked whether the loading bay would be maintained at 80 Pelham Street and how this would be managed during the main construction works. D.M confirmed that the loading bay would be retained during the main construction works, in line with Erith's previous site arrangement. If anything the loading bay will be slightly reduced, increasing road width, as the hoarding line is moving in.
- V.K raised concerns regarding music being played from one of the sites. E.G asked V.K to confirm when this happened and which site this related to. She reassured V.K that site managers would remind workers of the need to be considerate towards neighbours.
- R.B asked whether the construction loading bay would remain once 80 Pelham Street is completed. C.B confirmed that there would not be a permanent construction loading bay. Pelham Street will return to its previous arrangement, with car parking spaces at the front of the building reinstated in line with the former building.
- V.K confirmed that music had been played at 5.30pm at 40 Pelham Street. S.M agreed to raise this with Danny Magnus though no radios were being played as far as he was aware. S.M added that, generally, radios are not played by the site team and by 5.30pm the team are wrapping up for the day.

- R.B asked how deliveries would be managed once 80 Pelham Street is complete. C.B confirmed that delivery vehicles would use the parking spaces outside 80 Pelham Street for short stops while deliveries are taken into the service entrance. C.B reassured residents that this would not affect traffic movement along Pelham Street as vehicles pull off the road into the space.
- E.G asked B.S how deliveries would be managed at 40 Pelham Street once the building is complete. B.S confirmed that there will be an off-street loading bay accessed via metal gates controlled by the building management system.
- R.B sought clarification that 40 Pelham Street would have an off-street loading bay, while 80 Pelham Street would not. C.B confirmed that delivery vehicles servicing 80 Pelham Street would use the loading/unloading area outside the building.
- E.G confirmed that Cascade would follow up with V.K on any outstanding queries raised prior to the webinar.
- M.B asked whether Wellcome would support retaining Pelham Street for one-way traffic following the completion of the project. Z.M confirmed that she was aware RBKC is considering this and said that, retaining the one-way arrangement could provide benefits for the area, including potentially enabling a wider pavement outside 40 Pelham Street. She stressed that any decision regarding the future arrangement of Pelham Street sits outside Wellcome's control.
- M.B asked whether Wellcome would support residents lobbying TfL to weld the track to reduce the noise generated by trains passing along the line. Z.M confirmed that Wellcome would support measures that help create a positive environment for future occupiers and would be happy to consider how they could support relevant engagement activity, although Wellcome has limited influence over this. Cascade will pick this up with the team and go back to M.B.
- V.K asked whether, to help reduce risks to residents, Wellcome would consider relocating existing street furniture onto the building. Z.M explained that the street furniture sits outside the site red line boundary and therefore falls outside Wellcome's scope of works. As it is located on the public highway, any changes would be a matter for RBKC to consider, and for legal reasons it is not possible to attach public lighting to their building. This has been relayed to Councillor McVeigh in the past.

Engagement

- The next meeting is proposed for Tuesday 15th September. This 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.