

The Wellcome Trust: 40 and 80 Pelham Street

September 2026: Bi-monthly residents' meeting

Date: 15th September 2026, 5.30pm – 6.30pm

Attendees

- Zoe Mulholland (Z.M) – The Wellcome Trust
- Ben Simpson (B.S) – M3 Consulting
- Hannah Dowens (H.D) – M3 Consulting
- Danny Magnus (D.M) – Neilcott Construction
- Trevor McClintock (T.M) – McAleer and Rushe
- Damien Murray (D.M) – McAleer and Rushe
- John Higgins (J.H) – McAleer and Rushe
- Emma Garner (E.G) – Cascade Communications
- Hesham Nayab (H.N) – Cascade Communications
- Councillor Sof McVeigh (S.M) – Brompton and Hans Town ward councillor
- Councillor Idriss Walaa (I.W) – Brompton and Hans Town ward councillor
- Nadia Martini (N.M)
- Sarah King (S.K)
- Peter Ellis (P.E)
- Gillian Berg (G.B)
- Irene Danilovich (I.D)
- Nicola Julius (N.J)
- Oriane Teyssere (O.T)

Construction updates for 40 and 80 Pelham Street

40 Pelham Street

Refurbished building

- The railings along Pelham Street have been installed.
- All scaffolding has been taken down and removed from the site.
- The site offices and scaffolding from the courtyard have been removed.
- Most of the internal fittings and decoration have been completed. Remainder of the works should take approximately three weeks to complete.

- Snagging is underway so the building can be made ready for final inspection on completion

New building

- The emergency staircase has been installed at the rear of the building.
- Most of the internal fittings and decoration have been completed. Remainder of the works should take approximately three weeks to complete.
- Final work to the terrace will be to install the fence, which should start in a week once the timber arrives on site, and the fence will then be finished with cladding.

Courtyard garden

- Final scaffolding has been removed.
- Perimeter railings and gate to the archway have been installed. The wall has now been rendered and the stonework is being completed.
- Work on laying the resin on the pathways linking the east and west building is starting, before moving on to the landscaping works.
- Reduced dig in the courtyard to prepare for landscaping, including laying paving stones and gravel to the east of the building. Landscaping works should take approximately three weeks to complete.

80 Pelham Street

T.M mentioned that since they took over managing the site a couple of months ago, they have set up their welfare offices and relocated the loading bay to the top end of Pelham Street closer to Brompton Road.

To date, the structural steel frame has been installed up to level two, with the concrete slabs also laid in these areas. T.M mentioned that the metal sheet cutting involved in this activity will have acoustic barriers around the cutting in future to help mitigate noise following feedback from residents.

Works completed since last meeting:

- Installation of the new welfare facilities.
- Relocation of the loading bay on Pelham Street.
- Construction of the structural steel frame up to level two.
- Concrete pours for the first and second floor slabs.

Works to be completed in September

- Continue blockwork in the basement.
- Installation of the steel structure to continue up to level three.

- Metal sheet cutting to form the metal floor deck to take place at the end of September, with measures in place to reduce noise.
- Continue installation of the concrete lobby panels.
- Pour level three concrete slab.

Works to be completed in October

- Installation of steel structure to continue up to level four by the end of October.
- Metal sheet cutting to form the metal floor deck to take place in mid-October.

Questions and points raised

Meeting format

- At the start of the meeting, S.K asked that construction updates are presented slowly and clearly.

Traffic management and road safety

- P.E raised his previous concerns as Chairman of Thurlow Court Residents' Association about the one-way traffic arrangements around Pelham Street and traffic impact on nearby roads, particularly the impact on pedestrian safety at surrounding three-way pedestrian junctions including Fulham Road. He said the current arrangement had been in place for a significant period already and that he had been told by a worker on-site it will remain for a further 18 months.
- S.M responded on behalf of RBKC. Similar concerns had been raised with ward councillors. She explained that she and Councillor Mary Weale had met with council highways officers before the summer recess to consider options for making the junction safer while the one-way arrangement remains in place.
- S.M agreed to share further information with residents and the project team once options had been developed which should be within the month.
- The project team clarified that the one-way arrangement forms part of the construction traffic management plan for 80 Pelham Street and is expected to remain in place until the main construction work is completed at the end of January 2028.
- P.E asked who is responsible for having safe controls in place as it is a long road with only one crossing place. S.M confirmed that it is a combination of TfL, the council and construction management plan.

Lighting at 40 Pelham Street

- G.B, S.K and I.D raised concerns about lights being left on overnight at 40 Pelham Street, particularly within the new building closest to neighbouring homes. Concern raised by S.K about

similar issues when the buildings have tenants. The lighting was clearly visible from surrounding properties and had been left on overnight on more than one occasion. It also highlighted that there is no obscuring on the window and that this is needed to protect privacy.

- Z.M reminded residents that the film to obscure the windows will be added when the buildings are fully completed and that blinds are also in the process of being installed which will go down at dusk.
- D.M apologised and confirmed that the lights should not be left on overnight. He promised to raise the matter with the site team and subcontractors and ensure that the lights were switched off. During the meeting, D.M contacted a member of the site team to return to the site that evening.
- Residents also asked for a contact number that could be used if similar issues arise outside normal working hours.
- D.M offered to provide his personal contact number so residents could report urgent issues relating to 40 Pelham Street. All site operatives will also be reminded to switch lights off at end of day as part of the toolbox talks they provide covering site behaviour.

Privacy and obscured glazing

- G.B, I.D and S.K raised further concerns about privacy and glazing at 40 Pelham Street.
- Residents reiterated their view that the requirement for permanently obscured glazing should be met through obscured glass rather than an applied film which is not permanent.
- Z.M confirmed that the type and method of obscuring the glass and how privacy will be protected has been covered. The film is a permanent installation, not a temporary measure.
- B.S confirmed that a commercially applied obscuring film will be installed across the relevant south and west-facing glazing and doors at ground and first floor levels. It will be included in the tenants' contract that if it is damaged it would need to be immediately replaced. B.S explained that the treatment is intended as a permanent installation and has a typical lifespan of more than ten years.
- I.D raised concern that tenants could remove it.
- Z.M stated this would be in breach of planning and as landlords they would enforce it. Maintaining the obscuring is a planning requirement and that any removal or damage would need to be addressed. As well as the opaque film there are also automated blinds operational after dusk.
- I.D asked when the blinds would be installed. B.S confirmed that blinds were already operational in parts of the east building and were being fitted to the west building at the time of the meeting.
- I.D and S.K reiterated that planning states obscured glazing and not film.
- Z.M responded that the film serves the same purpose by obscuring the glass and that Wellcome will meet their planning obligation.

Security

- S.K raised concerns about security at 40 Pelham Street, particularly as the external works and courtyard are nearing completion. She asked whether there would be a security guard on site and said residents felt the redevelopment had made neighbouring properties more vulnerable.
- D.M explained that the site is currently secured at the end of the day by locking the buildings and gates, CCTV and security alarm systems. He added that there is no scaffolding on the site and that materials and equipment that could provide access are stored within the locked buildings, and that a security company can attend the site if required. He confirmed that there had been no security incidents to date.
- S.K said she recalled a previous commitment that there would be 24-hour security guard on site once the development was operational and asked the team to check previous meeting records. The project team agreed to review the earlier records. **Post-meeting note:** *The project team reviewed all meeting notes and did not find any reference to Wellcome committing to a 24-hour security guard.*
- Z.M made the point that an occupied building would be more secure than a vacant site.
- S.K disagreed as a garage was there before and now the site is open. Z.M responded that the courtyard is only open during the day and will be locked at night after office hours.
- B.S suggested providing residents with further information on the security arrangements, including how and when the gates are locked and the wider security strategy for the site.

Construction Programme

- S.K asked when works at 40 Pelham Street would be completed.
- B.S confirmed that the east building was expected to be substantially complete within around two weeks, followed by the west building.
- The construction team is currently expected to be off site by the end of October 2026.
- S.K also asked for confirmation of the completion date for 80 Pelham Street.
- H.D confirmed that the current target is January 2028.

Boundary walls and appearance

- I.D raised concerns about the appearance of the blank walls facing neighbouring gardens and asked whether additional planting could be introduced to soften them.
- B.S confirmed that the walls form part of the approved planning application and have not changed from the approved design. The design is as per the approved drawings for the wall, staircase and lighting. No planting to the walls is included within the approved plans and it would be difficult for plants to survive in this location which is 20 feet in the air.

Terrace screen

- I.D asked for further information about the terrace screen at 40 Pelham Street and whether the poles she can see mark the edge of the terrace and whether there will be a fence across them
- B.S explained that these are structural posts which are deliberately set back from the edge of the terrace to restrict the usable area. This structural frame will be covered with timber cladding to match the finish of the wall, which will create the finished screen and restrict views. This will be installed over the coming weeks.
- Residents will not be able to use the area between the screen and the edge of the terrace.

Construction noise at 80 Pelham Street

- N.J asked when the main construction noise from 80 Pelham Street was expected to reduce.
- T.M explained that completion of the structural steel frame up to roof level is the main focus until around mid-December 2026 and is one of the noisier elements of the works.
- Noise levels should begin to reduce once the precast façade is installed. These works start around mid-December.
- Noise is expected to reduce further once the building envelope is complete and work moves predominantly to internal trades.

London Underground noise

- I.D raised the longstanding issue of screeching noise from the nearby London Underground tracks and asked whether there was a contact at TfL who residents could speak to.
- E.G explained that neighbouring resident Mark Browning had previously raised similar concerns.
- The team agreed to pass I.D's and S.K's contact details to him, so residents could coordinate on the issue.

Follow up actions

- Neilcott to ensure that lights at 40 Pelham Street are not left on overnight in future.
- Neilcott to provide an immediate contact route for residents to report urgent issues, such as overnight lighting.
- The project team to review previous meeting notes regarding residents' comments about a possible commitment to 24-hour security at 40 Pelham Street.
- Councillor Sof McVeigh to share further information on options being considered by council highways officers to improve safety at the junction affected by the one-way traffic arrangement.
- The project team to circulate the FAQ document covering recurring questions on 40 and 80 Pelham Street.

- The project team to provide further information on the security strategy for 40 Pelham Street, including gate locks, locking times and wider security arrangements.
- Cascade to pass Irene Danilovich's email address to Mark Browning in relation to the tube track noise issue, subject to her agreement.

Engagement

- The next residents' meeting is proposed for Tuesday 10 November 2026 and will be confirmed in the October newsletter.
- A final copy of the meeting notes will be sent to meeting attendees, lead contacts for residents' associations, ward councillors and officers, and uploaded to the dedicated construction website.