

100 AVENUE ROAD

Community Update Newsletter

June 2026



CGI of the proposed development

PROJECT UPDATE

Arada London is starting construction on new homes and commercial space at 100 Avenue Road, keep up to date by signing up for our updates.

WHAT WE'VE BEEN UP TO ON-SITE

So far, we have:

- Replaced and extended the hoarding around the site
- Added new lighting and root protection for the existing cherry trees
- Installed site access routes
- Created a new temporary vehicle crossing across the public footpath along Avenue Road
- Temporarily removed the pedestrian island on Avenue Road
- Installed site security and temporary services

JOIN OUR COMMUNITY WORKING GROUP

The CWG is designed to provide a forum for residents and stakeholders to receive updates, ask questions, and share feedback about the construction programme. If you would like to learn more, or have an interest in joining our Construction Working Group moving forwards, then please contact us on the details overleaf.

WHAT'S NEXT?

Over the coming month, we will be carrying out the following works:

- Completing the internal haul road
- Refreshing the existing Arada-branded site hoarding in the coming weeks
- Continuing basement works, including breaking and rebuilding sections of concrete
 - This work will enable us to provide the new second stairwell
 - Regular liaison with TFL in place and the works will have no impact on the existing structure of the tube station
 - Waste from site will be moved via HGV, movements will be controlled by banksmen
- Beginning work on the building frame in September.

We will continue to provide updates ahead of any works with the potential to cause disruption.



FAQS

What's happening on site right now?

The team has been preparing the site for main construction. This includes new hoarding along Avenue Road and in the Swiss Cottage Open Space, early highway works, and setting up an internal haul road to manage construction traffic safely.

We have recently started basements works, which involves breaking and rebuilding sections of concrete to enable us to provide the new second stairwell.

When does main construction start and finish?

Main construction restarted in March 2026. The building will rise above ground this summer, with completion expected in Summer 2028.

How will construction traffic affect local roads?

All construction vehicles will use Avenue Road only. There will be no access via Winchester Road or Eton Avenue, and traffic marshals will be in place to manage safe movements. You can see our site access route in the above map.

Will pedestrians still be able to get past the site?

Yes. The pavement between the site and Swiss Cottage Library will remain open. A 2.3 metre wide walkway is being maintained, with lighting added to keep it safe and well lit.

What's being done about noise, dust and vibration?

Monitoring equipment is in place around the site and is reviewed regularly. No dust or vibration breaches have been recorded, and results are shared through CWG meetings and regular updates.

Are the cherry trees in Parklands being removed?

No. The cherry trees will not be felled. Root protective measures have been installed to ensure the trees are safeguarded.

Has the planning permission changed?

Yes. Following approval of our application last year, The Winch made the decision to not move into the community space that was to be provided on-site.

As a result, we submitted an application to Camden Council to amend our permission to reconfigure this space to increase the amount of affordable housing provided. We also updated the affordable housing to form 100% social rented accommodation and some minor layout and design changes. These plans were approved by the Council's Planning Committee in March 2026.

CONTACT DETAILS

If you would like to be kept updated on the proposals please scan the QR code to join our WhatsApp channel or get in touch with the project team by:

Phone: **020 3398 1590** | Email: **100avenueroad.london@arada.com**

Website: **100avenueroad-construction.uk**

