

Meeting: 100 Avenue Road CWG – Meeting Minutes

Date: 9 March 2026

Venue: Virtual

Attendees:

Hannah Anderson-Jones (Chair)	HA	Cavendish
Joseph Baker-Roberts	JB	Cavendish
Taylor Vernon	TV	Arada London
Simon Bram	SB	Arada London
Steve Harrington	SH	Arada London
Cllr Anna Burrage	AB	Camden Council
Cllr Tom Simon	TS	Camden Council
Cllr Judy Dixey	JD	Camden Council
Roger Evans	RE	Local Resident
Alan Mason	AM	Local Resident
Alan Selwyn	AS	Local Resident
David Thomas	DT	Local Resident
Philip M	PM	Local Resident
Kitty Balint	KB	Local Resident
Louis South	LS	Local Resident
Elaine Chambers	EC	Local Resident
Tania Fidler	TF	Local Resident

Item		Action
	Actions	
	• SB/TV to review options for making the 2.3-metre corridor more welcoming (e.g., paving/amenity enhancements), subject to discussions with Planning and the theatre, and report back at a future CWG. • SB to ensure hoarding lighting is installed and angled downward to avoid light spill to neighbouring residential properties. • SB to continue monthly coordination with HS2 on programme and traffic management, including accommodation of increased site traffic from late April. • SB/HA to maintain engagement with local organisations and confirm named contacts.	
1.0	Administrative Matters	
1.1	The meeting began with introductions.	Noted
1.2	HA confirmed that the transcript would be recorded by Copilot. No objections were raised.	Noted
1.3	Apologies were received from Sarah Wardle.	Noted
1.4	HA outlined the agenda for the meeting.	Noted
1.5	HA ran through the actions of the previous meeting: • HA confirmed that following the feedback from the previous CWG meeting, there will be no vehicular access via Winchester Road or Eton Avenue and that all deliveries will come from Avenue Road.	Noted

	• HA stated that the pavement between the north access point and the library will remain open and that pedestrian movements during deliveries will be managed by banksmen. • HA reported that the review of the potential impact on Swiss Cottage Special School had been completed and that the team anticipates little to no noticeable impact. • HA explained that real-time display of dust and vibration monitoring on the hoardings is not possible, but results will be presented at CWG/CMP meetings. • HA confirmed re-engagement with HS2, noting that no conflict with the construction programme is expected and that dialogue will remain ongoing. • HA added that engagement had been undertaken with local schools, the theatre and the leisure centre.	
2.0	Presentation	
2.1	SB explained that the hoarding has been replaced and extended along Avenue Road and the market elevation, with branded panels installed.	Noted
2.2	SB added that lighting will be installed within the next two weeks to improve visibility and safety.	Noted
2.3	SB confirmed that a 2.3-metre gap will be maintained between the site boundary and the theatre once the hoarding is extended at the rear.	Noted
2.4	SB stated that space has been created for an internal haul road to streamline vehicle movements as per the CMP, with access at the northern end of Avenue Road and exit at the southern end, and that additional welfare facilities have been installed at the rear of the site.	Noted
2.5	SB presented the dust-monitoring network, noting that the sites have recorded no breaches to date and that the hourly particulate threshold is 190 on weekdays and Saturdays.	Noted
2.6	SB reported that crossover works commenced on the day of the meeting to enable movements set out in the traffic management plan.	Noted
2.7	SB stated that formation of the internal haul road is expected within approximately four weeks, and that temporary adjustments to the Avenue Road refuge island have already been made to support safe construction traffic movement with pedestrian access maintained.	Noted
2.8	SB described pedestrian management during crossover works, explaining that pedestrians are being guided into the HS2 traffic-management area via barriers and marshals.	Noted
2.9	SB confirmed that the next phase will involve moving the Parkland hoarding outward and that cherry trees will not be felled, with protection measures such as root-protection matting to be installed.	Noted
2.10	SB set out the timeline: demolition in 2018; piling in 2020; highways and hoarding works in February 2026; main construction to recommence in March	Noted

	2026; superstructure above ground in Summer 2026; cladding in Winter 2027; completion in 2028.	
2.11	AS raised concerns that the 2.3-metre corridor between the theatre and the hoarding is narrow for a major thoroughfare and may feel intimidating, especially in the evening, and asked whether it would be well lit and made secure.	Noted
2.12	SB replied that lighting will be installed on the hoarding to ensure a safe, well-lit passage.	Noted
2.13	AS suggested enlivening the space through art, colour or paving treatments to make it more hospitable.	Noted
2.14	SB responded that hoarding cladding must remain green to align with Parkland, but that he would discuss paving options with Planning and the theatre; TV agreed that this would be taken away for review.	Action
2.15	TS supported the points on the corridor and asked whether the corridor could be widened.	Noted
2.16	SB explained that the width is constrained by the need to accommodate on-site welfare facilities and cannot be increased.	Noted
2.17	TS queried confidence in a Summer 2028 completion, noting previous timelines under Regal.	Noted
2.18	SB confirmed a completion date at the beginning of October 2028 and expressed confidence based on the detailed construction programme.	Noted
2.19	AB asked that lighting be limited to the area immediately adjacent to the hoarding and angled downwards to avoid upward or intrusive spill.	Noted
2.20	SB confirmed that lighting will point downwards, illuminating only the path to make it safe and amenable.	Noted
2.21	EC emphasised that bedrooms overlook the site and requested that lighting not be too bright and that downward-facing fittings be used to avoid disturbing residents at night	Noted
2.22	AB asked for further detail on coordination with HS2, including when HS2 will remove its front-of-site presence relative to Arada's increased vehicle movements, and whether named contacts have been established with local organisations.	Noted
2.23	SB replied that HS2's front-of-site works are delayed but will move northwards to allow Arada's construction traffic, which is expected to increase from the back end of April; he noted ongoing monthly traffic meetings where both programmes and traffic-management plans are tabled.	Noted
2.24	SB added that there are regular meetings with the theatre and that outreach to other organisations has been made, with further engagement to continue.	Noted
2.25	EC asked whether the 13/113 bus stop would remain in place.	Noted
2.26	SB explained that a temporary stop is in use and that the stop will be shifted a short distance towards Swiss Cottage Library.	Noted
2.27	HA invited any further questions; none were raised.	Noted

2.28	HA noted an action to review pavement/amenity improvements alongside the hoarding and confirmed that details of the next CWG will be circulated once confirmed, with a summary of key points to follow.	Action
3.0	Post Script	
3.1	N/A	Noted