

100 Avenue Road – Construction Working Group

Meeting: 100 Avenue Road CWG – Meeting Minutes
Date: 13th July 2026
Venue: Swiss Cottage Community Association, 19 Winchester Road, NW3 3NR

Attendees: Chris Weatherburn (Chair) CW Cavendish
 Stan Richet SR Arada London
 Ghilslane Halpenny GH Arada London
 Vigi Arumugam VA Arada London
 Tuwahid Uddin TU Camden Council
 9 Local residents

Item		Action
	Actions	
	- Explore feasibility of installing an additional dust monitor near the playground. (2.14) - Review hoarding lighting levels and shielding against appropriate public lighting guidance. (2.19) Actioned by VA – lower lux lighting on the way. - Provide clarification and evidence regarding planning approval for the swimming pool. (2.27) Actioned – details at item. - Confirm lift provision complies with regulations. (2.26) Actioned – details at item. - Consider avoiding clashes with Full Council meetings to enable ward members to attend. (1.3) - Continue face-to-face engagement where practical, however explore using Zoom rather than Teams, if online. (2.29)	
1.0	Administrative Matters	
1.1	The meeting opened with introductions. Attendees were advised that questions would be taken at the end where possible, and that email addresses would be collected afterwards from anyone not already receiving project communications.	Noted
1.2	Several residents commented that the room layout and acoustics made it difficult to hear. Suggestions included speaking louder / projecting voices, arranging chairs in a circle where possible and considering smaller meeting rooms if attendance remains similar.	Noted
1.3	Residents noted that no Camden Council representative was present. It was explained that councillors were attending a Full Council meeting.	Action

	Residents requested that future meetings avoid clashing with Full Council where possible.	
1.4	CW ran through the actions from the previous meeting: - The newsletter has now been circulated, and newsletter posters have also been installed on selected site hoardings. Residents were asked to notify the team if they had not received the newsletter. - Site hoarding has now been completed and posters have been installed. There was some discussion around the visibility and size of the posters, with a suggestion to improve this in future. - General cleanliness issues were considered largely resolved and ongoing maintenance continues. Dust concerns remain and were discussed later in the meeting.	Noted
2.0	Presentation	
2.1	Construction update	
2.2	The project team confirmed that the site hoarding is complete, the one-way traffic system is operating, the project is now registered with the Considerate Constructors Scheme, and the external hoarding has been fully painted, with further artwork planned later in the summer to make it less black.	Noted
2.3	Monthly coordination meetings continue with HS2, Highways, Network Rail and other stakeholders regarding traffic management. Structural basement works are currently in Week 5 and are expected to complete by mid-September.	Noted
2.4	Considerate Constructors Scheme	
2.5	The team explained that the Considerate Constructors Scheme is an independent UK assessment scheme for construction projects, measuring community engagement, environmental performance, workforce welfare and site management. The average industry score is around 37-45 and this project typically scores between 43-45 on other schemes. Residents can also raise concerns directly with the Considerate Constructors Scheme.	Noted
2.6	Basement works and vibration	
2.7	Residents asked why noisy basement works were continuing after several years of construction. The project team explained that current works relate to fire safety changes following updated Building Regulations, with the existing basement stair core being demolished and rebuilt and a second staircase required to comply with modern fire safety regulations. No additional floors are being added.	Noted
2.8	Residents raised significant concerns about vibration, including a report of being woken by vibration at approximately 8.15am. A request was made for vibration monitoring on neighbouring residential buildings.	Noted

2.9	Arada explained that four vibration monitoring stations operate continuously around the site perimeter and no exceedances were recorded. Residents argued this did not reflect vibration experienced outside the site boundary and Arada should discuss with the council/building owner whether external monitoring could be done. Arada noted that vibration and noise monitoring values on the perimeter are below the acceptable threshold and highlighted legal and practical difficulties installing monitors on third-party property. <i>Arada confirm that it would not be practicable to install monitors on third-party property, as the monitoring would not be relative solely to the construction impacts from the site.</i>	Actioned - Arada
2.10	Dust monitoring	
2.11	Arada advised that four permanent dust monitoring stations operate continuously 24/7, with monthly reports shared with Camden Council. June monitoring remained well below permitted limits.	Noted
2.12	Residents raised concerns regarding dust affecting the playground and the difference between monitored dust and visible dust leaving the site.	Noted
2.13	Arada explained that a previous issue related to dust escaping before the hoarding was completed, and that the completed hoarding should now significantly reduce this. Dust suppression measures include water spraying, dust extraction equipment, vacuum attachments, protective equipment, method statements and risk assessments.	Noted
2.14	Residents requested an additional dust monitor near the playground. Arada agreed to investigate feasibility.	Action - Arada
2.15	Hoarding design and lighting	
2.16	Residents queried the remaining unpainted concrete barriers. Arada confirmed that new artwork will be installed during the summer, anticipated in August, and that the hoarding design will become less visually dominant and more attractive.	Noted
2.17	There was significant discussion around lighting. Arada advised that lighting is currently set at 18 lux to meet safety requirements, covers have been fitted to reduce glare and further review is possible.	Noted
2.18	Residents argued that lighting remains intrusive, glare shines directly into nearby homes, the contractor has used workplace lighting guidance rather than public realm lighting standards, and existing street lighting already provides sufficient illumination.	Noted
2.19	Arada agreed to review the lighting standard being used, reassess whether lighting levels can be reduced and investigate additional shielding to direct light downwards. <i>VA has now looked at this as per email 14/07/26 and these will be replaced with lower lux lighting. The lights have been turned off along the park land hoarding line while Arada await the new lighting.</i>	Actioned - Arada

2.20	Upcoming programme	
2.21	The project team advised that basement structural alterations continue until mid-September, superstructure construction begins in September and two tower cranes will be installed over a weekend in September. Residents will receive advance notification.	Noted
2.22	The building is expected to emerge above the hoarding during October / November. Arada confirmed that basement works are the noisiest phase, and noise levels are expected to reduce significantly once above-ground construction begins.	Noted
2.23	Extreme weather	
2.24	Residents asked whether recent hot weather had affected works. Arada confirmed that hot weather procedures are in place, including more frequent breaks, adjusted working methods, rotating staff and additional welfare measures.	Noted
2.25	Building design questions	
2.26	Residents queried the number of lifts, fire escapes and a swimming pool shown on project information. Arada stated that the building complies with regulations but agreed to confirm details. <i>Arada can confirm that the Fire Strategy developed for the scheme including (but not limited to) lifts, staircases, escape route is fully compliant with part B (Fire Safety) of the Building Regulations.</i>	Actioned - Arada
2.27	There was extensive discussion regarding a swimming pool in the basement. Residents stated they had never previously seen this included within planning proposals. Arada maintained it forms part of the approved scheme but agreed to review the planning history and provide evidence and clarification at the next meeting. <i>The permission designates the basement at 100 Avenue Road as amenity space which includes a swimming pool, there is no requirement for individual uses within this designation to be identified. Arada is exploring different options for a swimming pool. If required, the appropriate amendments will be sought.</i>	Actioned - Arada
2.28	Future meetings	
2.29	Residents discussed meeting formats. Suggestions included more face-to-face meetings, avoiding reliance on Microsoft Teams and considering Zoom if online meetings continue. The Chair acknowledged the benefits of both in-person and online meetings.	Noted
2.30	Camden Council monitoring	
2.31	The Camden representative explained that their role includes monitoring compliance with the Construction Management Plan, site inspections, reviewing dust, vibration and noise monitoring, investigating complaints and taking action where breaches occur.	Noted

2.32	Residents requested more proactive monitoring from Camden rather than relying solely on complaints.	Noted
2.33	Other questions – Close	
2.34	Additional discussion covered traffic management procedures, marshals controlling pedestrian movements, heavy vehicle management, site inspections and contact details for relevant council officers.	Noted
3	Meeting recording	
3.1	Following the meeting, numerous requests have been made for the recording. The recording was used for the purpose of producing accurate minutes and will not be circulated more widely.	