



PUBLIC CONSULTATION ON DEMOLITION MANAGEMENT PLAN

33-35 JAMESTOWN ROAD, LONDON, NW1 7DB
FRIDAY 1ST AUGUST, 3:00 PM – HOLIDAY INN

Dear Community Members/Stakeholders,

We are pleased to announce, as part of our commitment to collaboration and transparency during the development process, that the first **Public Consultation Event** will take place on 1st August. This is an opportunity to discuss the Demolition, Enabling Works and Piling Management Plan (DMP) for 33-35 Jamestown Road - PLANNING 2024/4953/P.

The **Public Consultation Event** will take place on 1st August 2025 at 3:00PM, in the Holiday Inn opposite the site. The meeting will be held in the restaurant on the 1st floor. **Address: 30 Jamestown Road, London NW1 7BY.** If you are unable to attend the event but still wish to comment on the draft construction management plan for this works phase then please contact us on the email address below.

We are also constituting a **Construction Working Group**. This group will play a vital role in facilitating communication, addressing concerns, and ensuring the needs of the local community are heard throughout the Construction Phase.

If you are interested in joining, or wish to be sent a copy of the draft DMP, please get in touch with us at enquiry.jtr@regal.co.uk by Thursday 31st July 2025.



ABOUT REGAL

We are a Camden-based, residential-led mixed-use developer with over 25 years' of experience of creating beautiful homes that enhance communities. We have a strong track record of development in Camden, with two significant projects completed in the last 10 years. We also have a number of completed schemes across the City, including in Wembley, Hackney and Aldgate that we have delivered as both developer and contractor.

REGAL
CONSTRUCTION



WHAT'S HAPPENING IN Q3 2025

- ENGAGEMENT WITH LOCAL STAKEHOLDERS
- CONSULTATION WITH LBC
- DEMOLITION NOTICE SUBMITTED
- LICENSE APPLICATIONS
- PRE-CONSTRUCTION DUST MONITORING



UPDATE – 33-35 JAMESTOWN ROAD, LONDON, NW1 7DB

(PLANNING PERMISSION 2024/4953/P)

The Project is located at 33-35 Jamestown Road to the north and 211 Arlington Road to the east. The site wraps around the existing corner building on 31 Jamestown Road, a late 19th century public house. The development will comprise 178 student bedrooms with associated amenity space, 27 affordable homes and nearly c.3,500 sqft GIA of flexible commercial space. The two buildings, designed in collaboration with Morris+Co will reach 6 storeys at the highest point. The project, taking inspiration from the existing context and reinterpreting architectural features, will have carefully crafted masonry facades with rich metalwork elements and precast terracotta features. This development is committed to BREEAM Excellent whilst targeting BREEAM Outstanding and is set to be amongst the first UK Purpose Built Student Accommodation projects to be accredited WELL Platinum.

DEMOLITION KEY MILESTONE DATES Q3 & Q4 2025

- ISOLATION OF SERVICES / DISCONNECTIONS
- SOFT STRIP
- SCAFFOLD INSTALLATION
- DEMOLITION OF STRUCTURES
- HOARDING INSTALLATION
- REMOVAL OF BELOW GROUND OBSTRUCTIONS
- PILING MAT INSTALLATION

33-35 JAMESTOWN ROAD PROJECT DELIVERY

As part of our commitment to comply with the Council's Construction / Demolition Management Plan (DMP/CMP) requirements, we have employed specialist consultants to carry out air quality baseline monitoring and assess noise & vibration levels throughout the Project. By understanding the environmental dust, noise & vibration parameters, we can implement specific measures to minimise impact, to local businesses and residents during the demolition and construction phases.

We have also appointed a transportation specialist to develop a logistics strategy for these phases. We will consider carefully the traffic routing, control of site traffic, site entrances / exits and vehicle loading / unloading as part of our CMP/DMP submission. Before the construction phase commences, there will be an opportunity to attend a Construction Working Group round table discussion. There will also be an opportunity to comment on the draft DMP/CMP, details of which will be provided in due course. Newsletters will be published throughout the development lifecycle with regular updates.

