



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 at 31 Jamestown Road, a late 19th century public house. The project will comprise of 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 six stories at the highest point.

The project will feature a striking façade adorned with horizontal bands and fluted panels, paying homage to the historical context of the area. A shared garden with play space will be provided at podium level, accessible by both residents and students. 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.

ON-SITE WORKS

Last month saw Arada London complete demolition and the pile mat installation. Piling works progressed well with the 2nd CFA piling rig in operation for a period of 3 weeks. Groundworks started during the last week of March; another very important milestone achieved. Following Camden TTR roadworks, the Jamestown Road pit-lane is now in place to facilitate site logistics. Our two tower cranes will be erected in the near future.

Dust, noise, vibration and ground monitoring sensors are in place to monitor construction works to ensure the acceptable levels are not exceeded. A monthly report is being issued to London Borough of Camden. This is also displayed on the site notice board.

The Construction Working Group, formed by residents and local businesses, held the 3rd meeting on 9th February 2026. The next meeting is to be held in the 2nd week of April 2026. In April piling works will be complete. The tower crane 1 erection will take place from within the site boundary during the 2nd week and the new sewer connection will be established. No road closure will be required.

Our timelapse camera (below) shows the latest at Jamestown Road. The camera will enable us to capture all key stages in the development lifecycle.



ABOUT ARADA LONDON

Arada London, part of the Arada Group since 2025, is dedicated to shaping high-quality, integrated and sustainable places across the capital. With a pipeline of more than 10,000 homes, the business is one of London's leading mixed-use developers, with expertise spanning residential, student accommodation, workspace and complex regeneration projects.

If you have any questions, please contact

Joao Leao, Project Lead - London

E: enquiryjt.london@arada.com

W: aradalondon.com

W: jamestown-road.co.uk

4 - 5 Coleridge Gardens
London, NW6 3QH



CCS Registration no. 517703



KEY MILESTONE DATES Q2 2026

- COMPLETION OF PILING WORKS
- TOWER CRANE 1 ERECTION
- NEW SEWER CONNECTION
- CAPPING BEAM AND PILE CAPS
- ATTENUATION TANK TO PBSA
- DRAINAGE WORKS
- REDUCE DIG TO FORM NEW BASEMENT