

Project: 33-35 Jamestown Road, Camden

Meeting title: Construction Working Group Meeting

Date and time: 15<sup>th</sup> April 2026, 15.00hrs

Location: Arada London Site Office. Address: 57D Jamestown Road, London NW1 7DB

<b>Name</b>	<b>Resident/Company/Role</b>
-------------	------------------------------

Attendees:

Jamie Chapman (Online)	Starlizard
Wayne Richardson (Online)	Starlizard
Sarah Little	Savills
Oliver Refson	The Glass Building
Clayton Clark	The Glass Building
Cllr Patricia Callaghan	Camden Town Councillor
Ali Charlton	Arlington Road Resident
Jessica Connell	Arlington Road Resident
Aida Solomon	Arlington Road Resident
Joao Leao (JL)	Arada London - Project Lead

Absent

Ebony Winter	The Glass Building
Susan Rice	Arlington Road Resident
Amal Abbamin	Arlington Road Resident
Tiago Ascensao (TA)	Arada London – Site Manager

Distribution:

Item	Minute	Action
<b>1.</b>	<b>Introductions</b>	
1.1	Attendees as above.	
1.2	JL noted purpose of the meeting was to update the 33-35 Jamestown Road Project Construction Working Group (CWG) of Site Progress, Planned Activities, Logistics, Monitoring.	
<b>2.</b>	<b>Site Progress</b>	
2.1	High level Pile mat works complete.	
2.2	Piling works nearing completion. Expected to be complete early next week.	
2.3	Site Hoarding and Jamestown road loading bay in place.	
2.4	Tower Crane 1 erection completed this Monday 13/04/2026.	
2.5	Low level capping beam ongoing.	
2.6	Power TBS roadworks complete.	
<b>3.</b>	<b>Planned Site Activities</b>	
3.1	High Level capping Beam will carry on along East towards South.	
3.2	New Sewer Connection will start next week.	
3.3	New Basement Excavation - start early May 2026.	
3.4	New Basement waterproofing and raft slab – start mid May 2026.	
<b>4.</b>	<b>Site Logistics and TTRs</b>	
4.1	<ul style="list-style-type: none"> <li>- Construction Management Plan – routes to be followed for deliveries as agreed with Camden and following TTR public consultation. Changes to footpath, dropped kerbs, signage. Alterations to traffic, parking and formation of a pitlane.</li> <li>- EV has been relocated to Albert Street.</li> <li>- Vehicle Swept Path layouts have been developed to ensure lorries can get in and out safely.</li> <li>- Jamestown Rd is now one-way road East-West from the Pub 31 Jamestown Road.</li> </ul> <p>Arada London provided an overview of the Traffic Management Plan currently in place, which includes two pedestrian crossings located on Jamestown Road and Arlington Road. It was also confirmed that a Logistics Manager will be joining the project team to oversee and manage the traffic marshals responsible for controlling site gates and the loading bay.</p>	

- 4.2 *New Utilities Connections:*
- Temporary Power Supply – all roadworks complete.
  - New Sewer connections – Connection to public sewer to be carried out via tunnelling to mitigate disruption to the road. Works to start next week.
  - *New Permanent Power supply – road works – September-October 2026.*
- Starlizard noted that internet service is critical for their business, in particular next year with the World Cup. Starlizard raised concerns over the potential that the new connections works can have to disrupt these services. Arada will keep up to date Starlizard and the group regarding these works.*
- 4.4 Starlizard requested further information regarding potential works to the substation within their building. JL advised that Arada London is not aware of any works to the substation or any associated power outages. JL explained that UK Power Networks (UKPN) does not notify or report such matters to Arada London.
- 4.5 JL noted the forecast for number of Deliveries throughout the Project. Expected peak on the Period – October-December 2026 during Superstructure and Façade works.
- 4.6 Camden carried out first CMP inspection on the 11/02/2026. Site was considered compliant.

---

## 5. Noise Dust and Vibration Monitoring

- 5.1 Site has Noise Dust and Vibration Monitors continuously monitoring site.
- 5.2 Past Month there hasn't been any Air Quality breach.
- 5.3 There were some Noise and Vibration amber events. This due to proximity of the works and the monitors. Noise levels have dropped since main Demolition works were complete first weeks of March 2026.
- Reports are displayed on the Site Notice Board with monthly updates. Can be shared under request.
- 5.4 *The residents of Arlington Road build just south of site boundary, noted the impact that noise and vibration are having in their daily lives. They suggested if Arada London could implement a hoarding along this boundary to mitigate the noise.*
- JL acknowledged that the continuous nature of construction activities over an extended period can influence residents' perception of noise. However, recent weeks of monitoring indicate that overall noise levels have reduced. On this basis, Arada London does not, at this stage, consider additional mitigation measures necessary beyond those currently in place. Regular noise and vibration monitoring will continue, and the situation will remain under review should conditions change.
- Some residents noted that they have been using mobile phone applications to record noise levels. JL confirmed that MK Surveys

are an accredited contractor and that their monitoring equipment is fully calibrated, providing accurate and reliable measurements of actual noise and vibration levels on site. Residents also sought clarification regarding the targets installed at 209C Arlington Road. JL explained that these targets and associated monitoring were requested by the Riverside Group and are solely intended for structural condition monitoring of the property at 209C Arlington Road. They are not used for the measurement or assessment of noise or vibration levels. Residents of the Glass House Building reported experiencing vibrations while the piling rig was operating near the pub's southern elevation, close to Arlington Road. JL confirmed that the piling works are expected to be completed next week.

---

## 6 Community – Complaints and action taken

### 6.1 Apprenticeships, Works Placements

The project will support the delivery of 17 construction apprenticeships and provide 10 work placement opportunities for members of the local community. In addition, the project team will engage with local schools through visits and outreach activities to promote the construction industry and increase its visibility among young people

### 6.2 Website, CCS registration

- Local Community can reach to Arada London Project Team to raise any concerns or update.
- The site has its own dedicated website, <https://jamestown-road.co.uk/>, where Local Community or any members of the public can sign-up for Newsletter or raise any concerns.
- The Site is also registered with CCS, ID517703.

6.3 Arada London will support Local Charity, The Pirate Castle with all site's H&S 'traffic light' scheme subcontractors fees to be donated directly to the charity.

6.4 There has been 2No complaints since last meeting. Noise, vibration and traffic management plan were the main concerns. Vibration impacts were reported to have affected sound recordings at a local studio. Arada London confirmed that the studio is being kept informed in advance of any site activities that may generate increased levels of vibration.

In relation to traffic management, residents and businesses noted that some site lorries had obstructed access to The Glass Building car park. In response, the Traffic Marshals and Arada London site team have been briefed to strictly monitor site deliveries and to coordinate, where possible, with deliveries serving local businesses in order to minimise disruption. JL advised, however, that while Arada London and the Traffic Marshals can manage site-related vehicles, they are unable to enforce compliance with traffic guidance on deliveries associated with other properties.

---

**7. Any Other Business****7.1 Chair of CWG appointment**

*The attendees decided not to appoint any Chair of CWG at this present moment. It was discussed if it could rotate or be decided at a later date.*

Chair of CWG appointment wasn't discussed on this meeting.

**7.2 On-Site contacts**

- Joao Leao (07708 905026)
- Tiago Ascensao (07708 902665)
- Andrii Gurmak (07852 791255)

**Next meeting:** 2<sup>nd</sup> week of June 2026

**Appendix**

Annex A – Arada London Presentation

## **Annex A – Arada London Presentation**

**33-35 JAMESTOWN ROAD**

**CONSTRUCTION WORKING GROUP  
MEETING No. 4**

Arada London | April 2026

# Agenda

## 1. WELCOME AND INTRODUCTIONS

- Brief welcome and attendance check

## 2. MAIN DISCUSSION TOPICS

- Site Progress
- Planned Activities on-site
- Site Logistics
- Amount and type of deliveries
- Air quality/noise monitoring data
- Complaints received and actions taken



# SITE PROGRESS FEBRUARY 2026 – APRIL 2026

# THE SITE

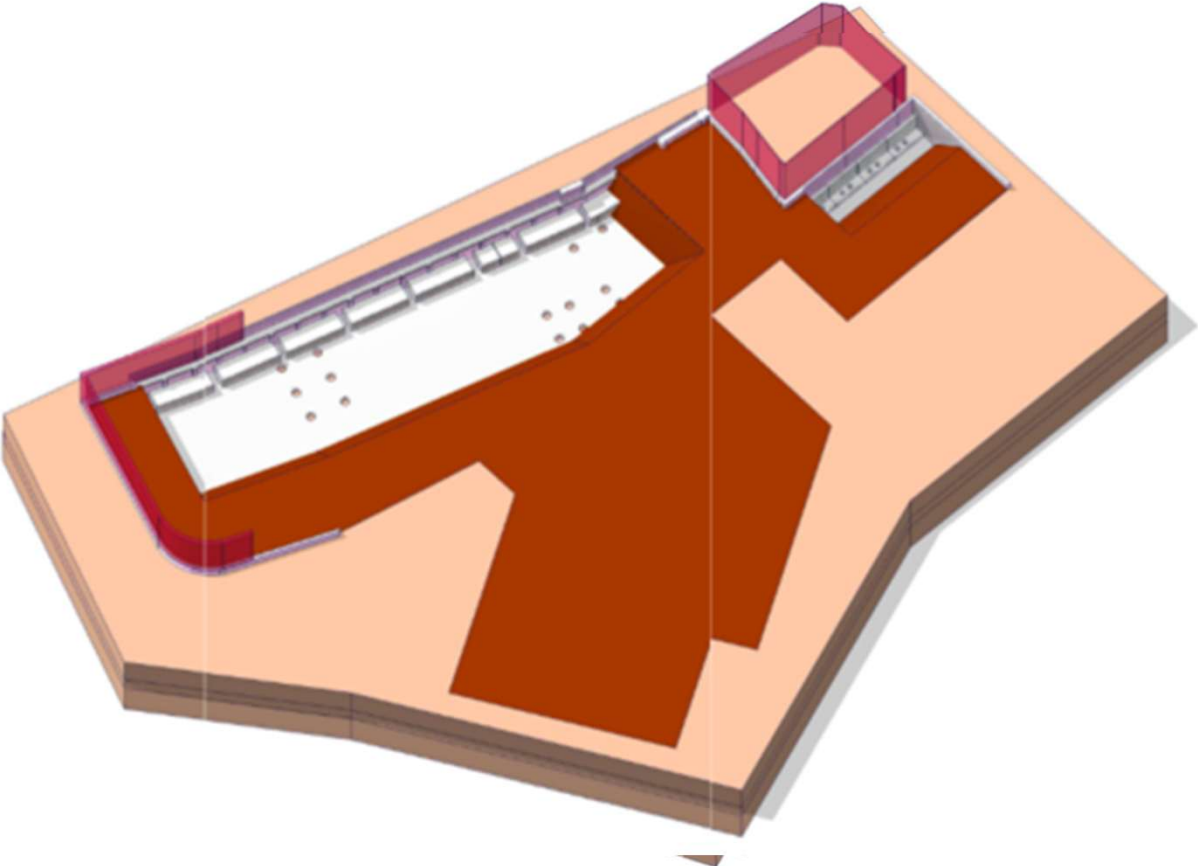


# THE SITE



# PILING WORKS

- High level Pile Mat



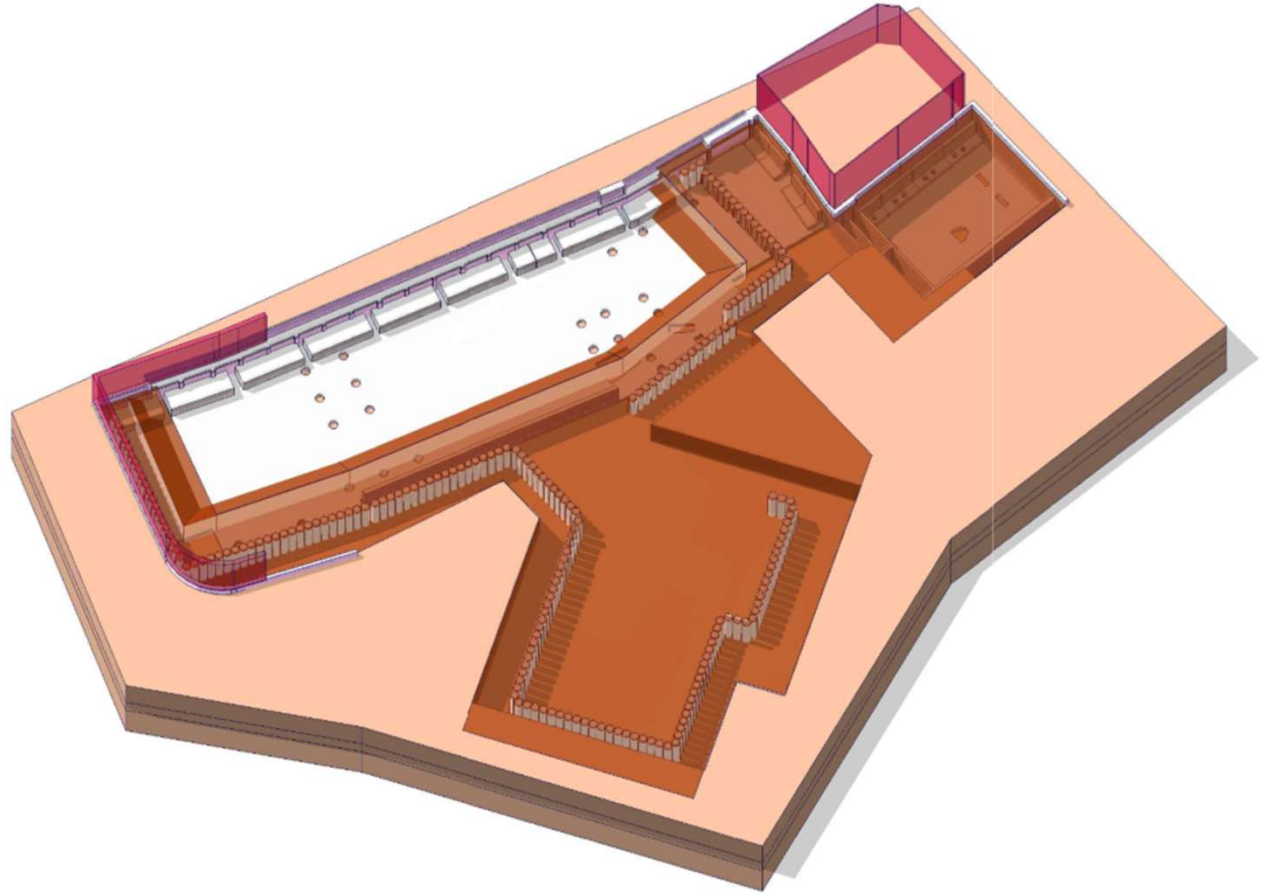
# PILING WORKS

- High level Pile Mat



# PILING WORKS

- High level Pile Mat
- Piling



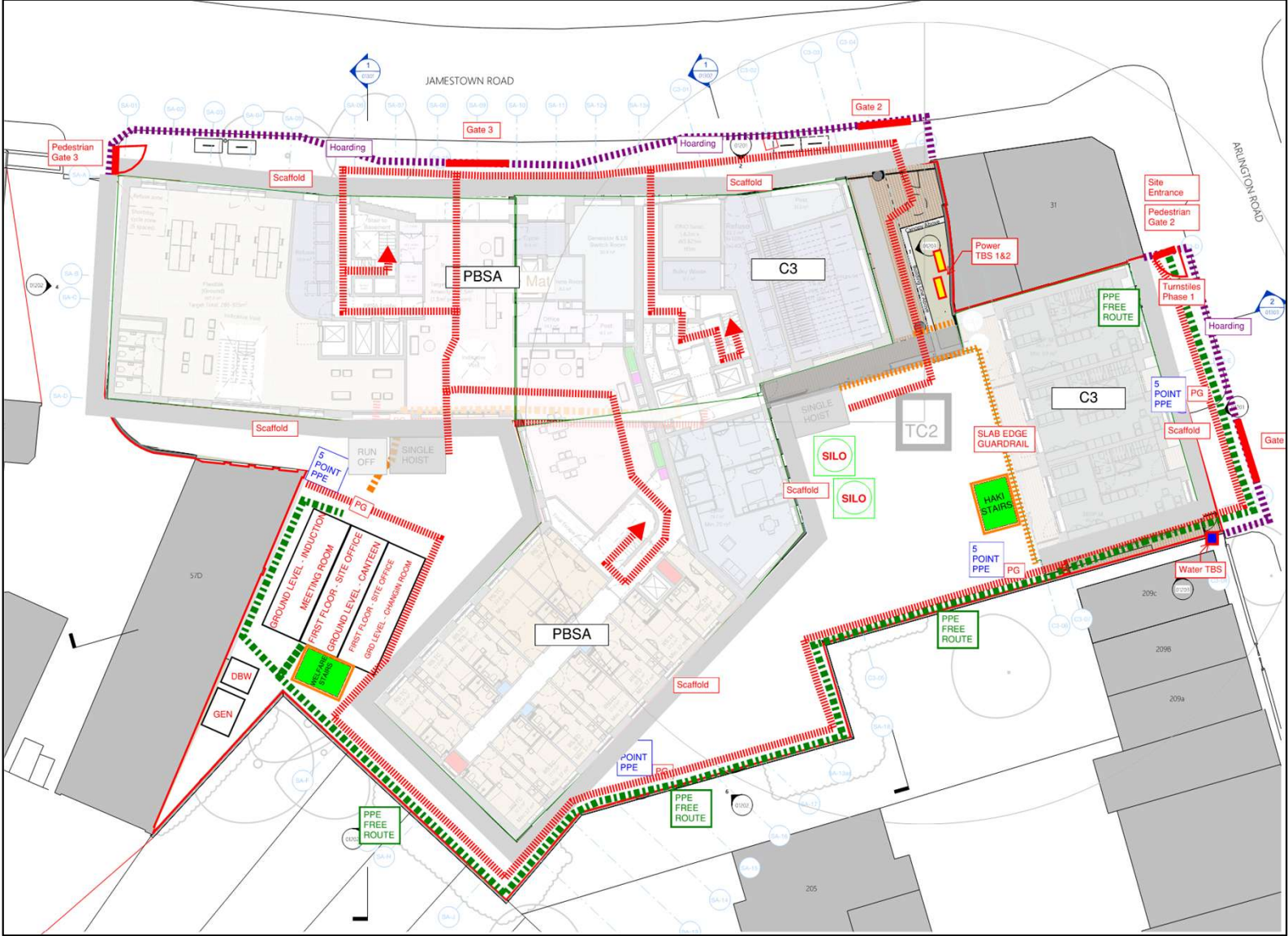
# PILING WORKS

- High level Pile Mat
- Piling



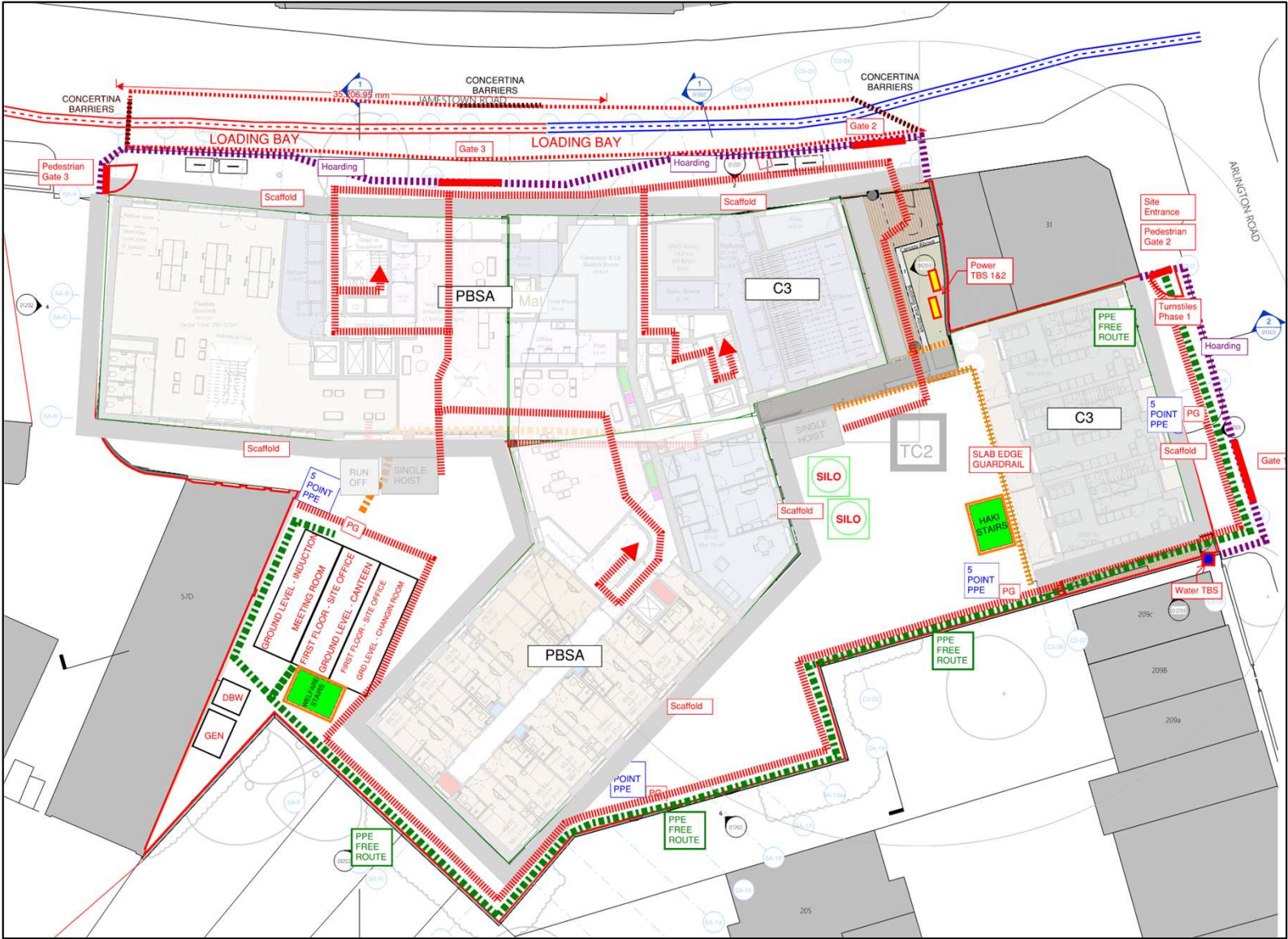
# SITE HOARDING

- High level Pile Mat
- Piling
- Site Hoarding



# JAMESTOWN ROAD LOADING BAY

- High level Pile Mat
- Piling
- Site Hoarding
- Jamestown Road Loading Bay



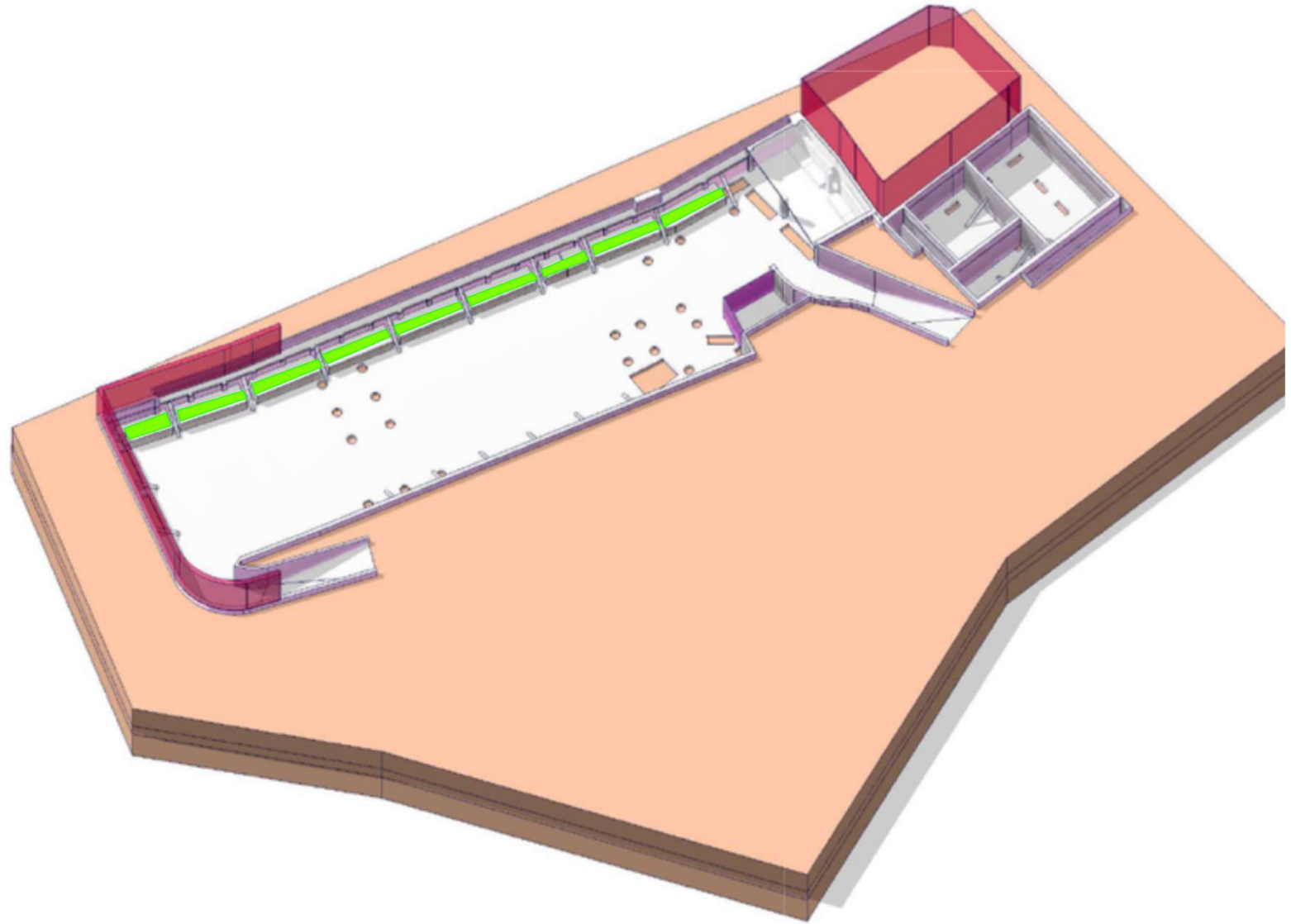
# JAMESTOWN ROAD LOADING BAY

- High level Pile Mat
- Piling
- Site Hoarding
- Jamestown Road Loading Bay



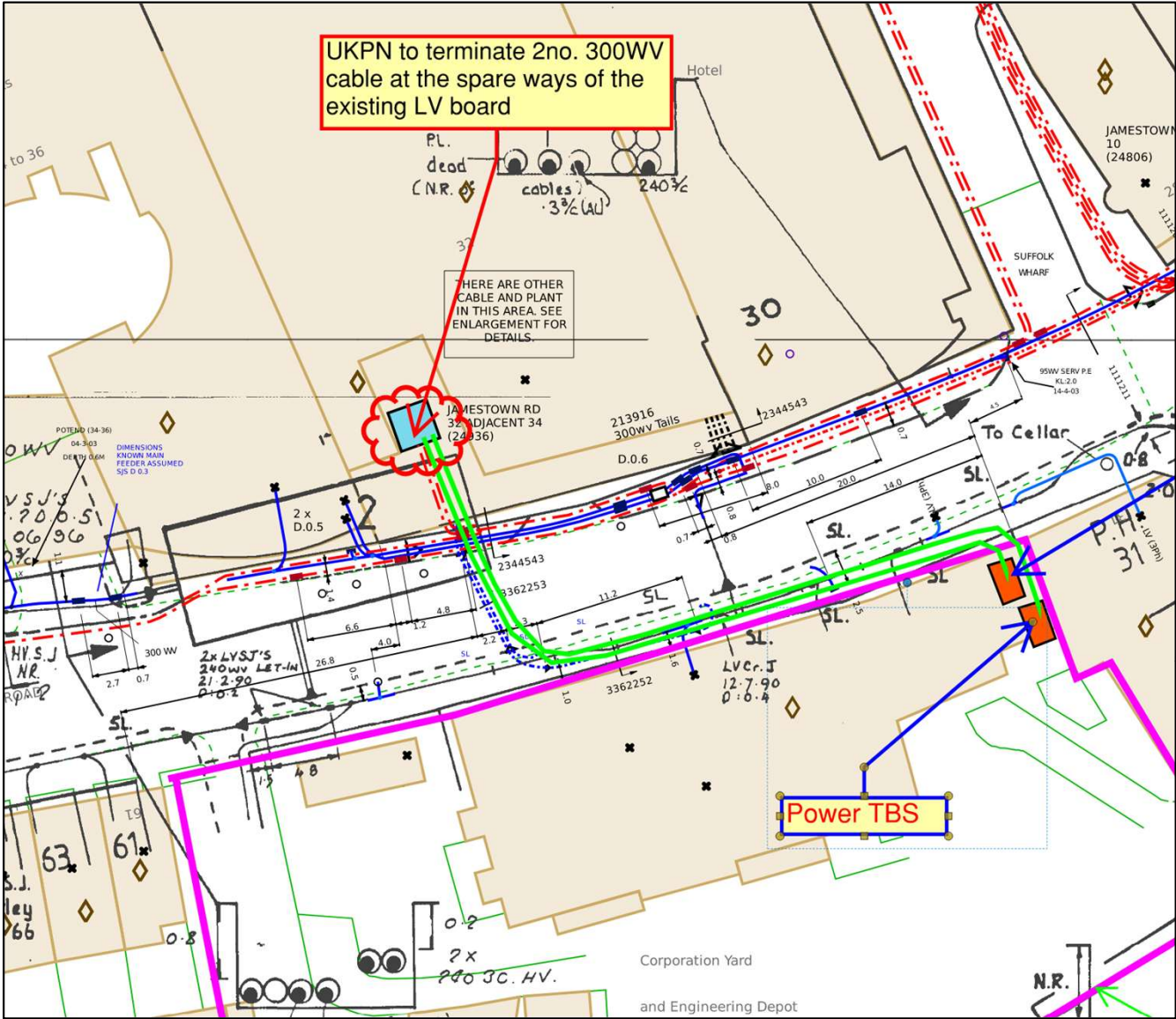
# GROUNDSWORKS

- High level Pile Mat
- Piling
- Site Hoarding
- Jamestown Road Loading Bay
- Low level capping beam -  
Ongoing



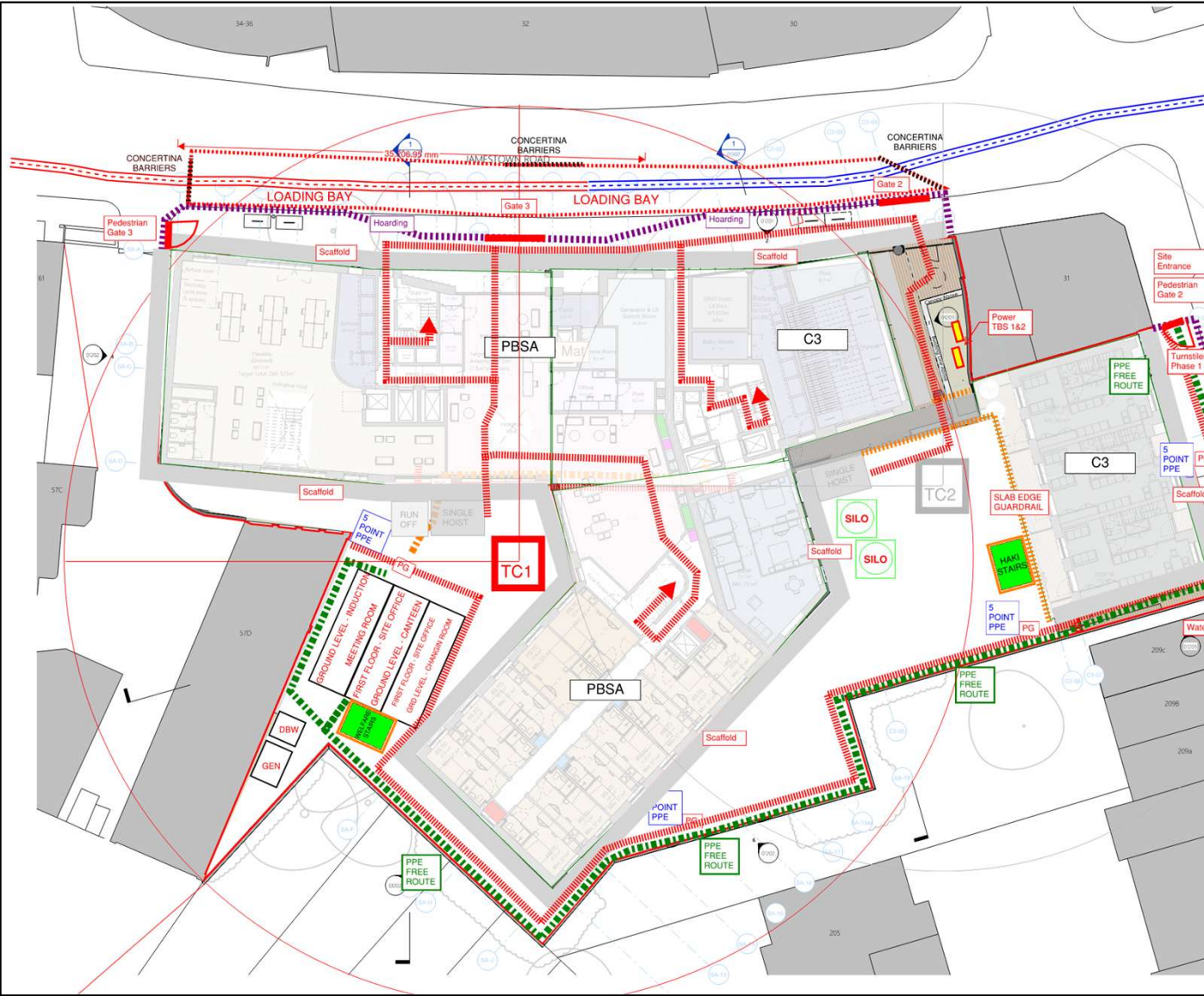
# POWER TBS

- High level Pile Mat
- Piling
- Site Hoarding
- Jamestown Road Loading Bay
- Low level capping beam
- Power TBS



# TOWER CRANE 1 ERECTION

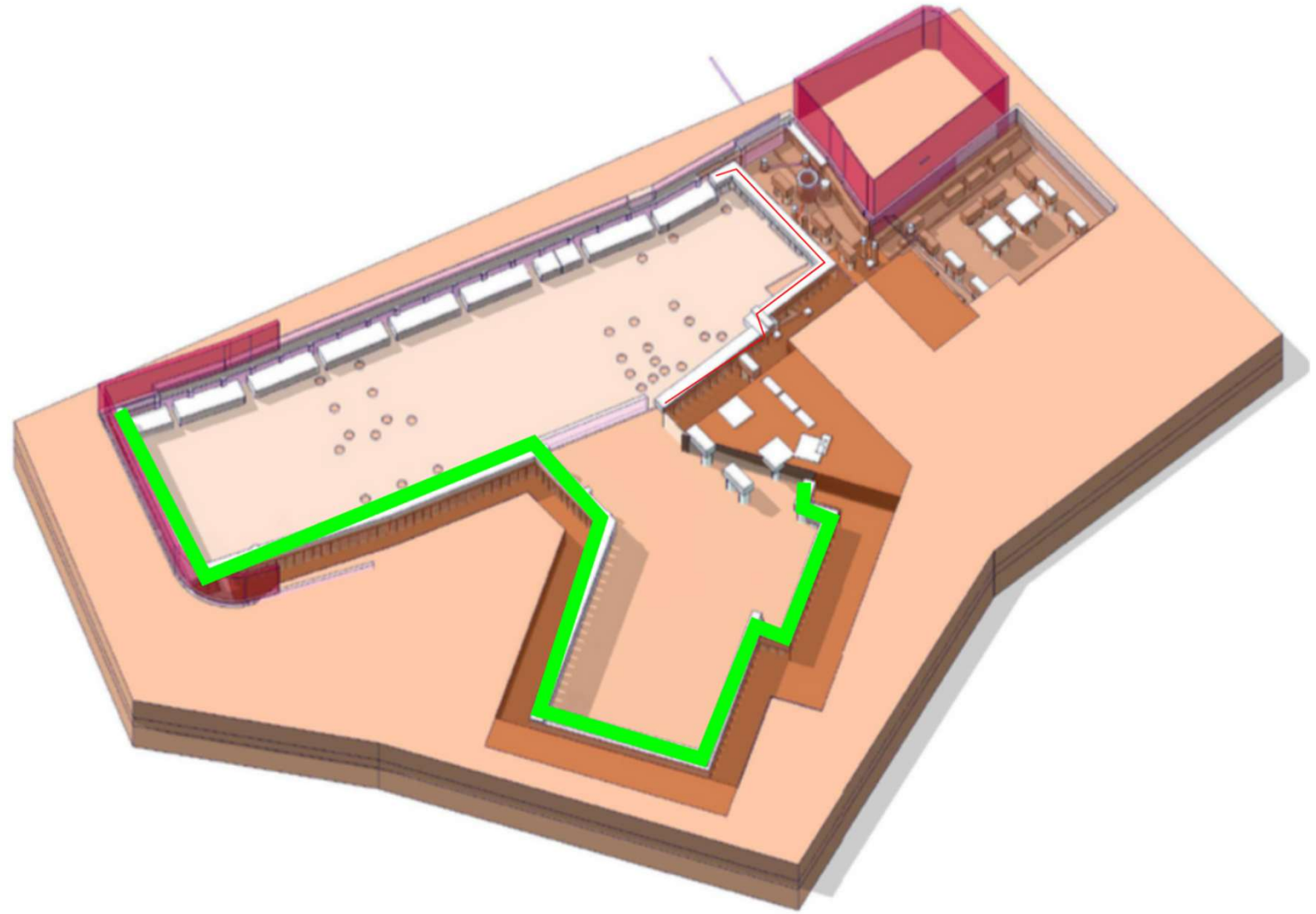
- High level Pile Mat
- Piling
- Site Hoarding
- Jamestown Road Loading Bay
- Low level capping beam
- Power TBS
- Tower Crane 1 Erection



# PLANNED ACTIVITIES ON SITE APRIL 2026 – JUNE 2026

# GROINDWORKS

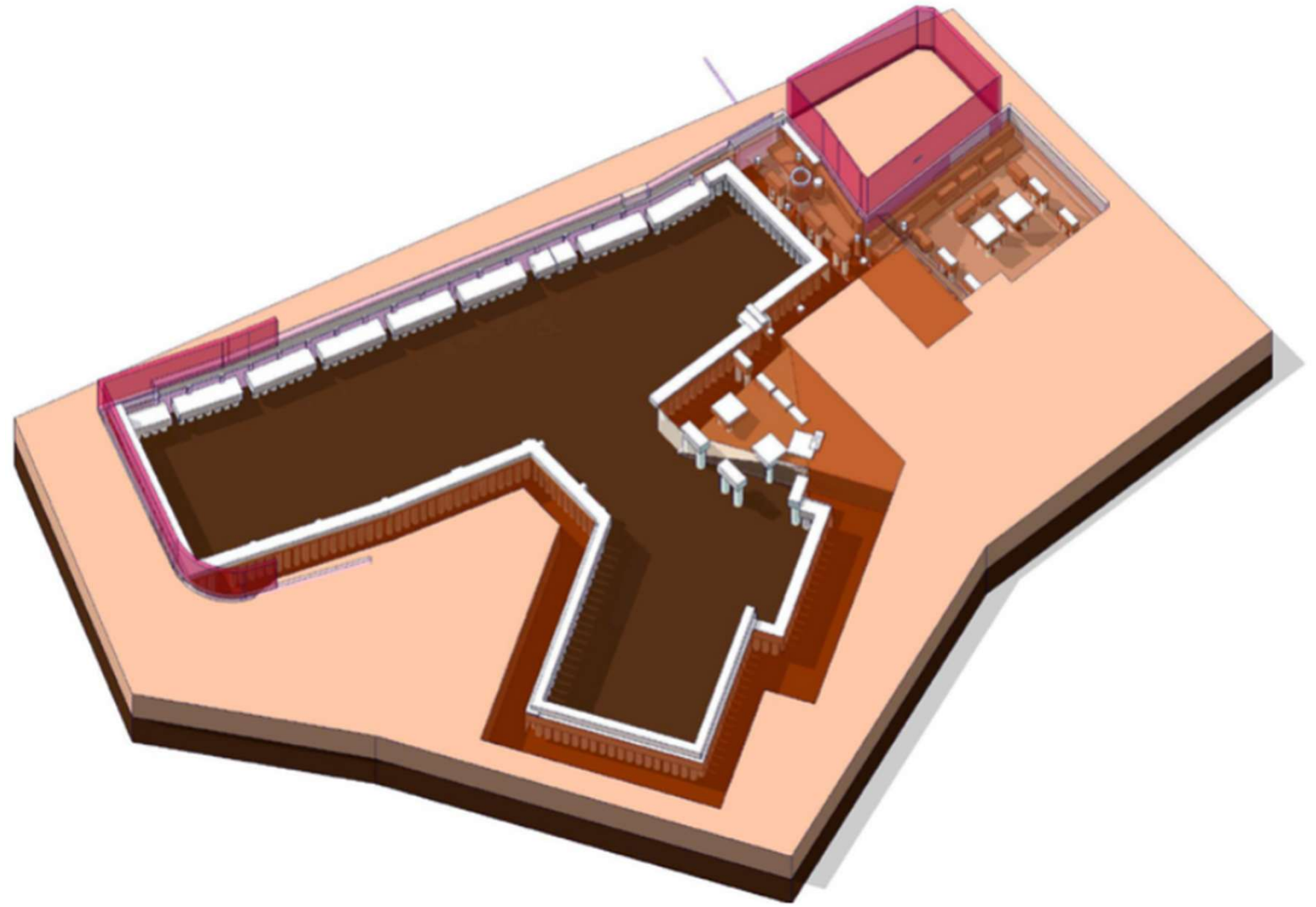
- High level capping beam





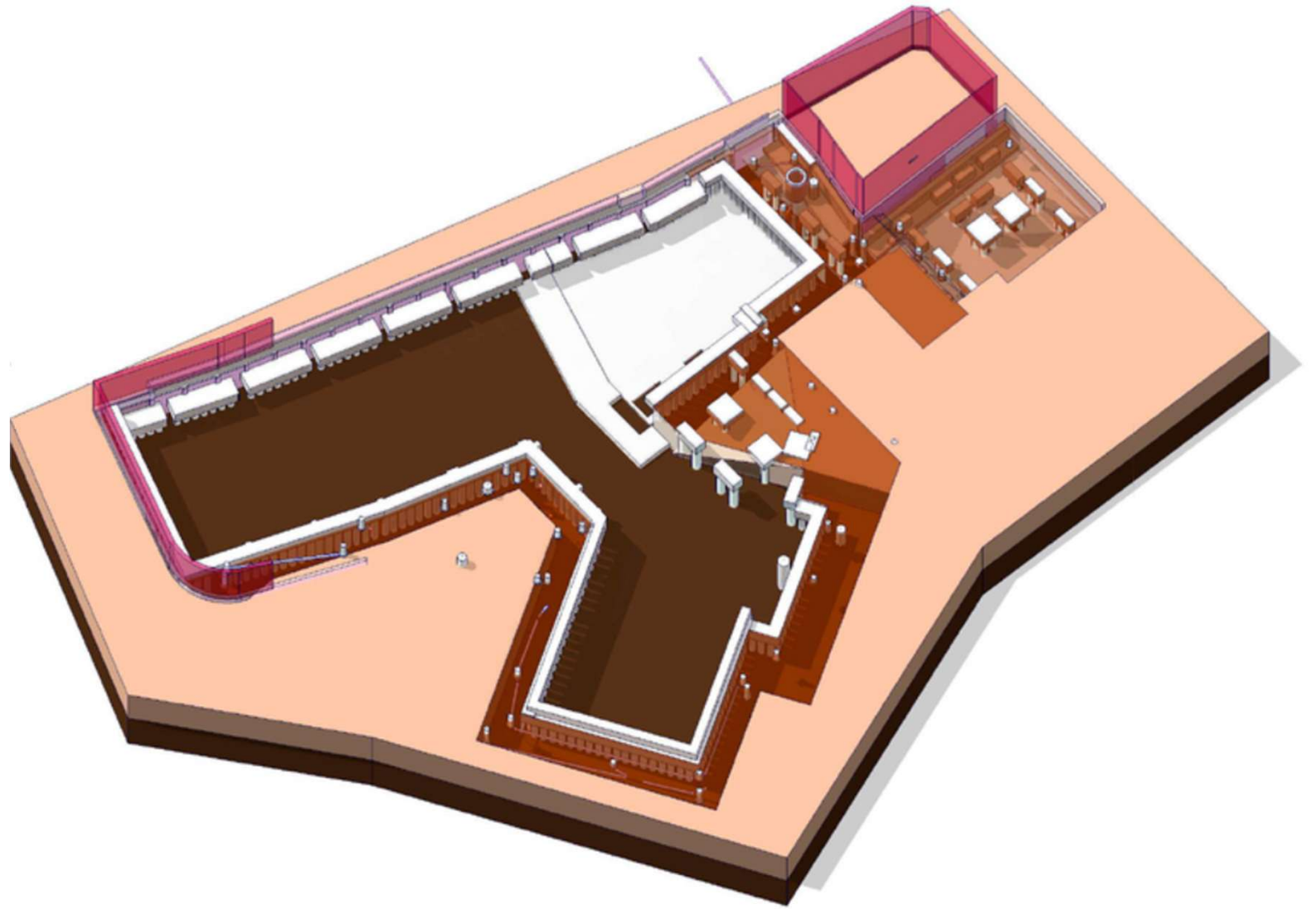
## GROINDWORKS

- High level capping beam
- New Sewer Connection
- New Basement Excavation



# GROINDWORKS

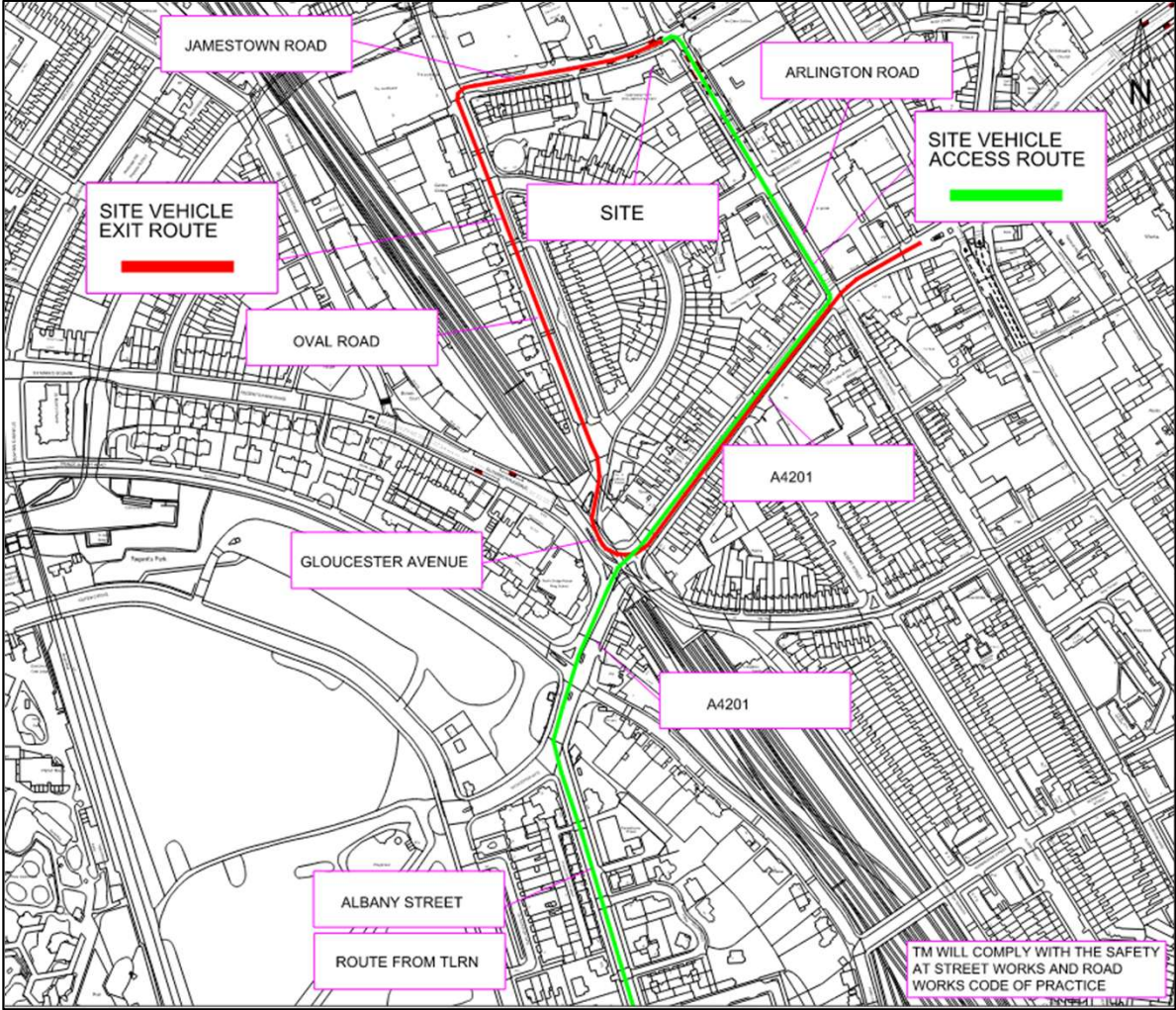
- High level capping beam
- New Sewer Connection
- New Basement Excavation
- **Start Basement Raft Slab**



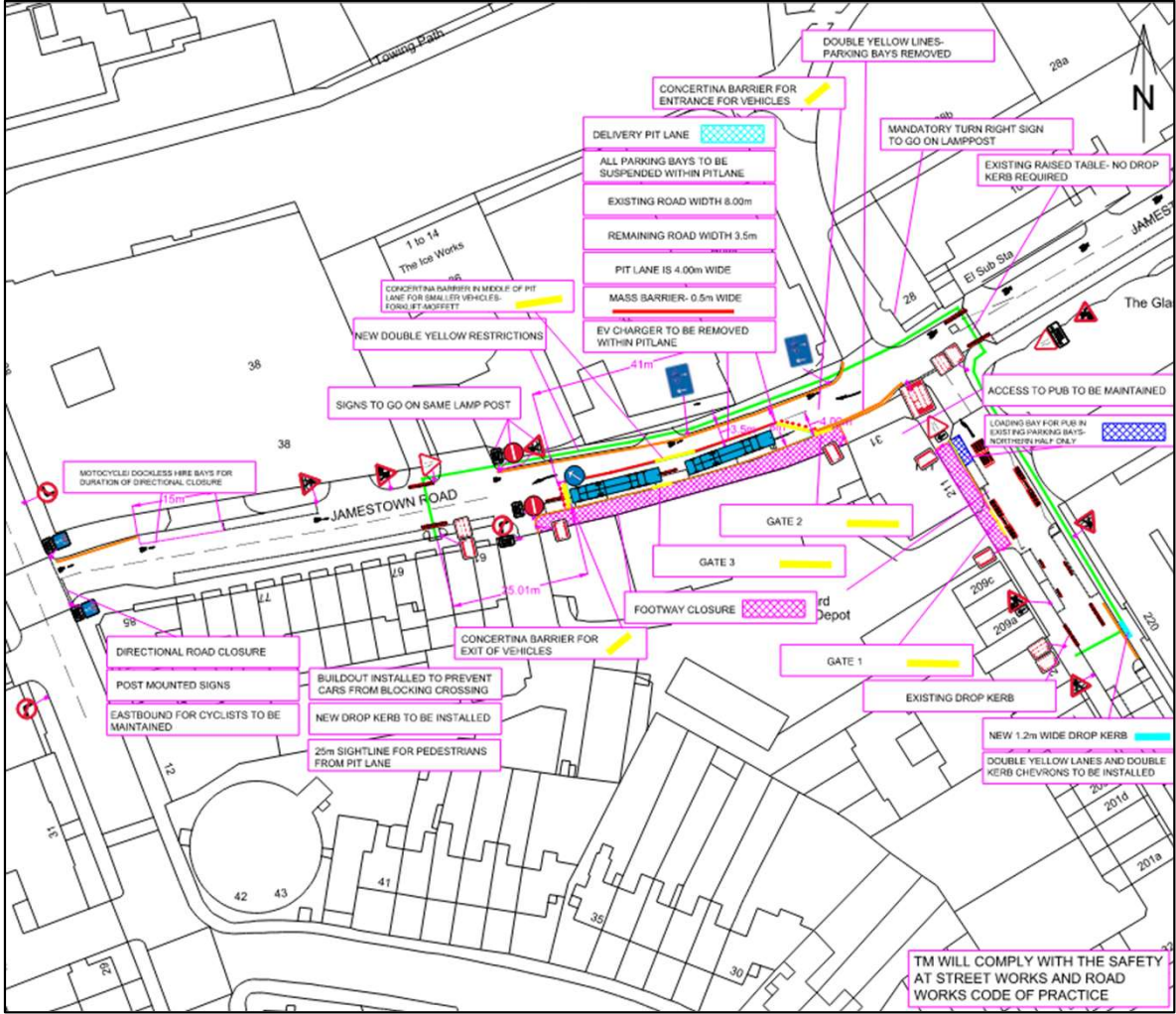
**SITE LOGISTICS**

**CONSTRUCTION MANAGEMENT PLAN**

# ACCESS AND EXIT ROUTES

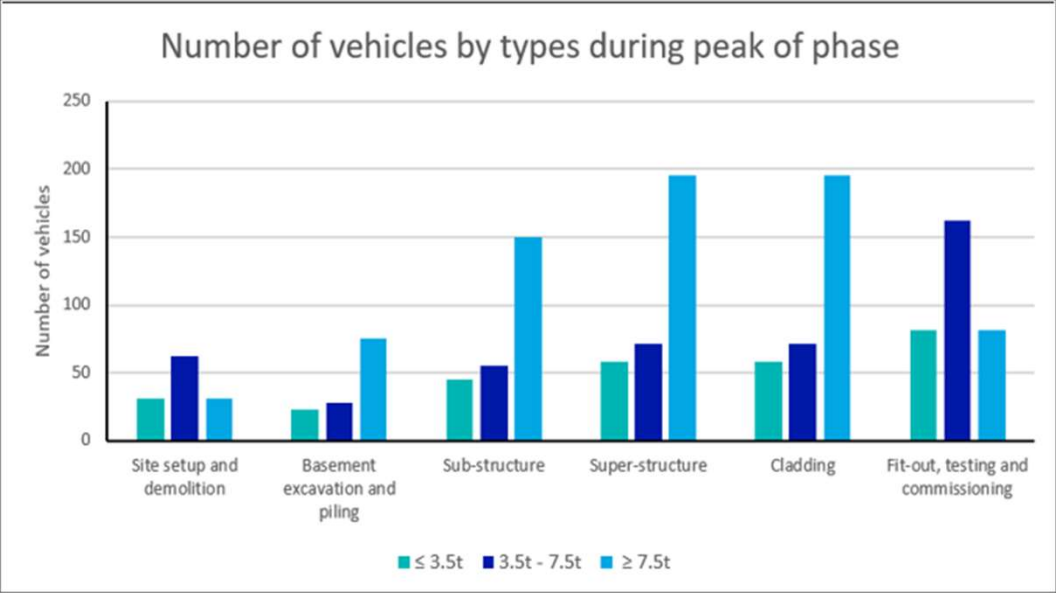
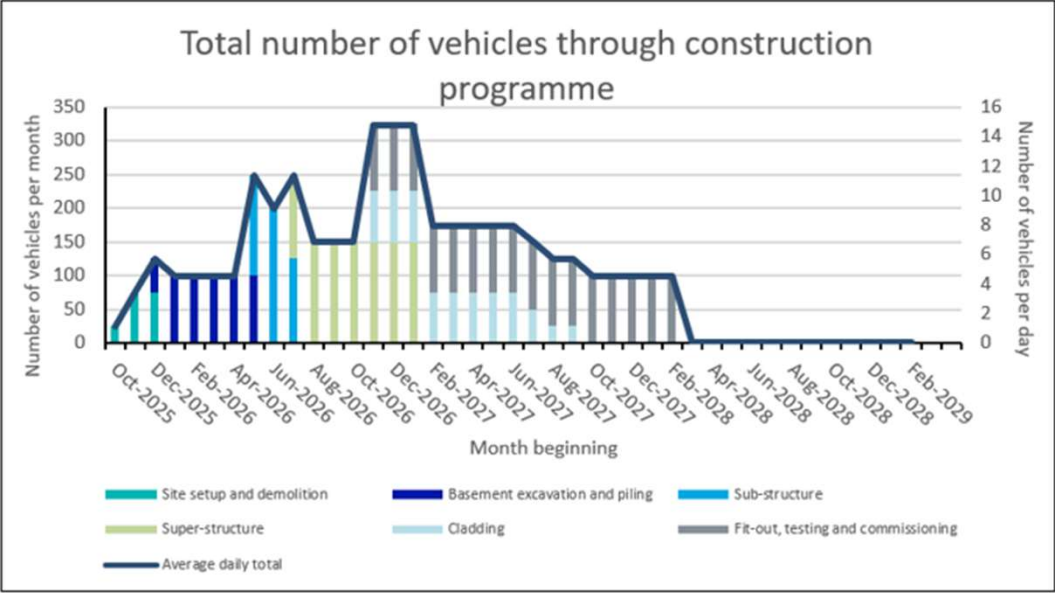


# CHANGES TO FOOTPATH, TRAFFIC AND PARKING



# AMOUNT AND TYPE OF DELIVERIES

# NUMBER OF VEHICLES/DELIVERIES AND TYPE OF VEHICLES



# AIR QUALITY/ NOISE MONITORING DATA

# DUST, NOISE AND VIBRATION MONITORING

## 2. Trigger Limits and Action Plan

The following table summarises the Threshold Triger Values as recommended.

Monitoring Type	Phase	Amber Alert	Red Alert
Noise Monitoring	Phase 1 (Demolition)	75 dB L <sub>aeq</sub> , 1 Hour	83 dB L <sub>aeq</sub> , 1 Hour
	All Remaining Phases	70 dB L <sub>aeq</sub> , 1 Hour	75 dB L <sub>aeq</sub> , 1 Hour
Vibration Monitoring	All Phases	3 mm/s	10 mm/s
Dust Monitoring	All Phases	150 µg/m <sup>3</sup> //15 mins	190 µg/m <sup>3</sup> //1 Hour

## 3. Monitoring Locations

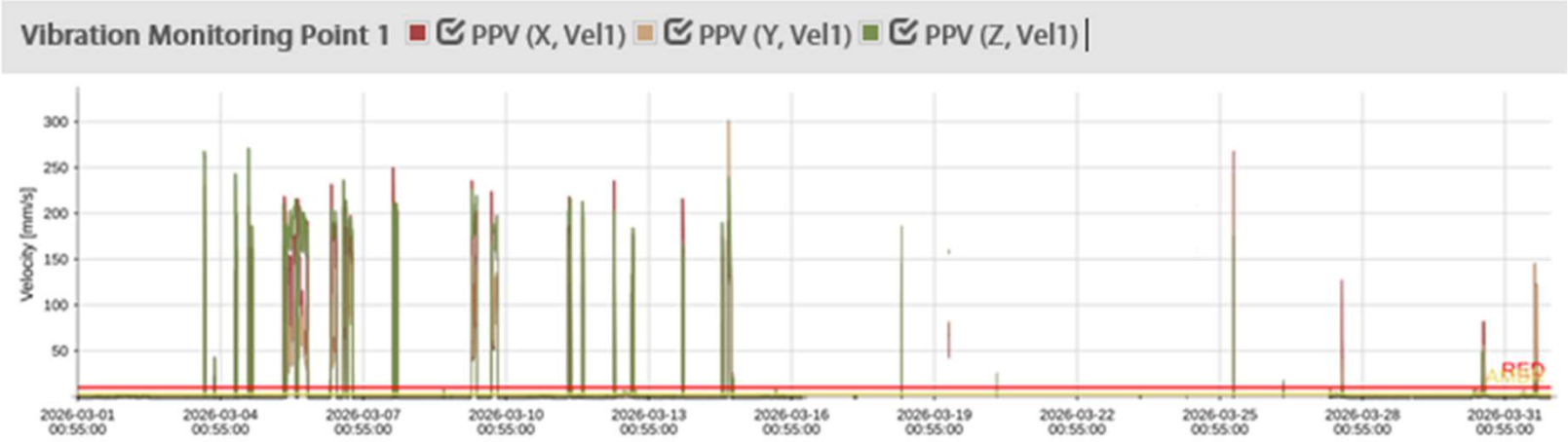
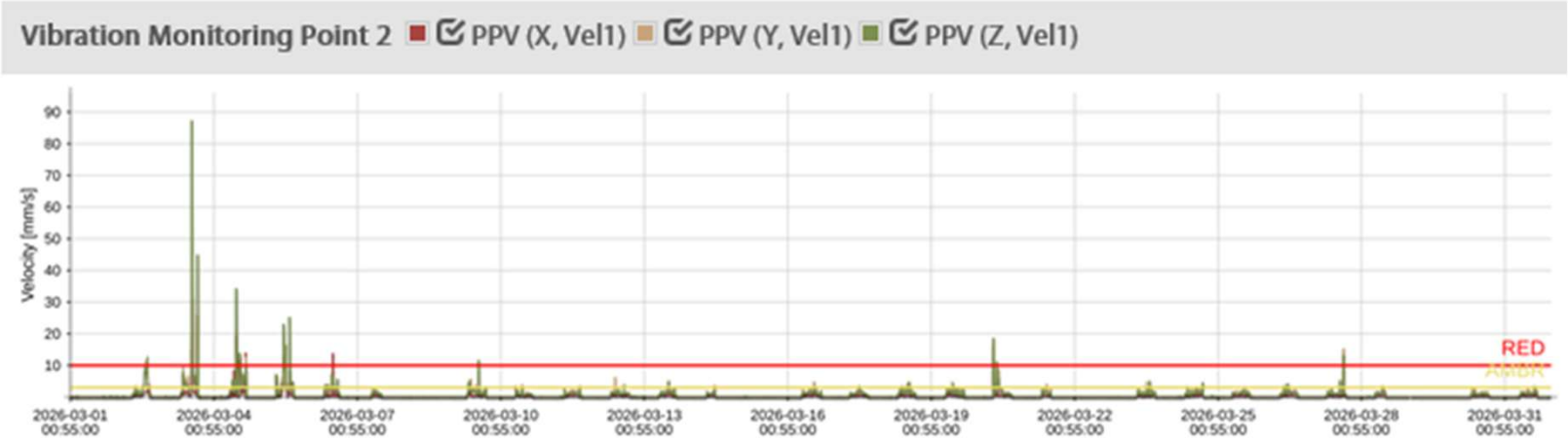
A total of two monitoring locations (each consisting of a noise, vibration and dust monitor) were proposed as per the location plan below.



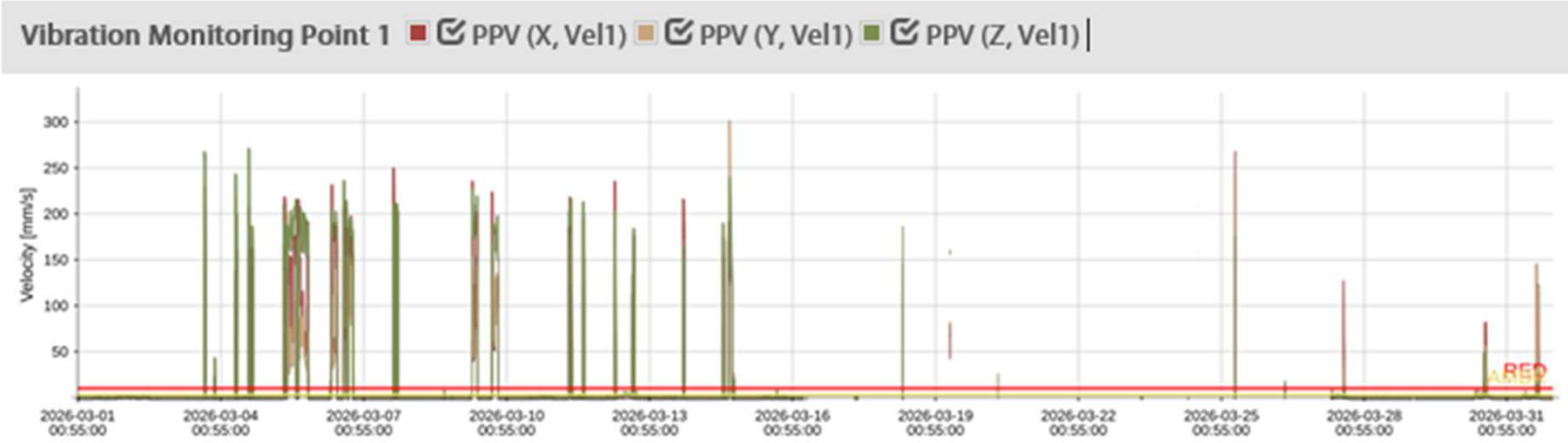
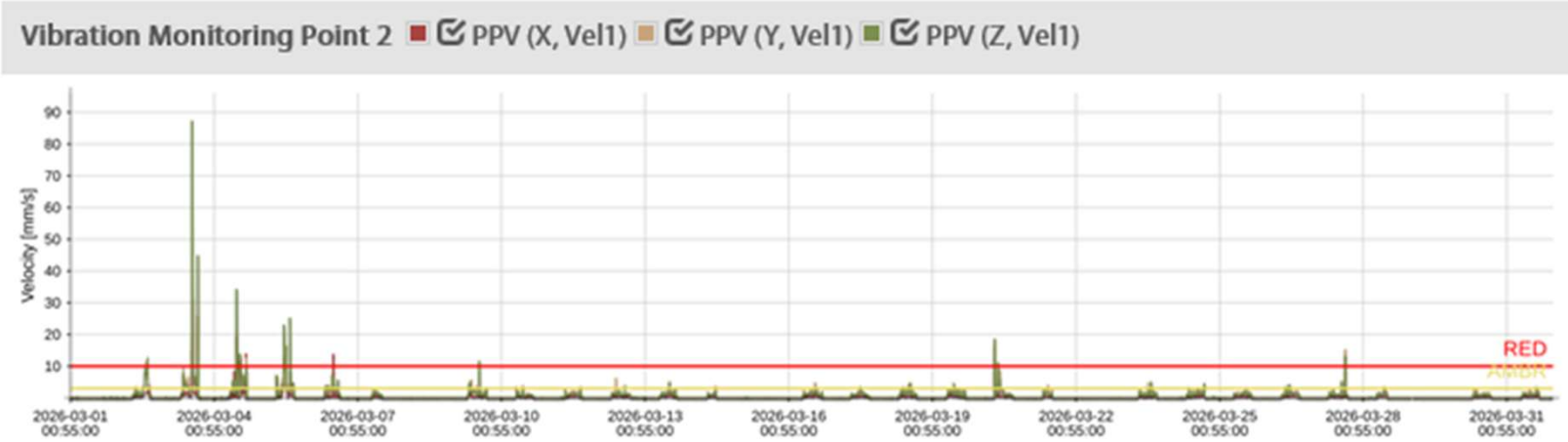
Figure 1 – Monitoring Point Location Illustration



# DLIST, NOISE AND VIBRATION MONITORING



# DLIST, NOISE AND VIBRATION MONITORING



# COMMUNITY

Complaints received and actions taken  
Community actions

## LOCAL CHARITY PARTNERSHIP

# ≡ ARADA CHARITY PARTNER



**Flying the flag for opportunity, learning  
& adventure on the Regent's Canal since 1966!**

<https://thepiratecastle.org>

## LOCAL CHARITY PARTNERSHIP

### HOW TO DONATE

**It's easy to donate online directly to The Pirate Castle!**

**JustGiving** <https://www.justgiving.com/charity/thepiratecastle>

- Click 'Give Now'. Select 'one-off donation' in the next window & enter the donation amount in the £ GBP box. Click 'continue'.
- Click 'Add' on the 'Details' section & enter 'Arada' in the name box. Select your payment type & click 'continue'.
- Enter your payment card details & billing address.
- Add Gift Aid. **If you're a UK taxpayer, you can add Gift Aid to boost your donation by 25% at no extra cost to you!** Click the 'Gift Aid' button & click to accept the Gift Aid Terms.
- In the donation summary, remove the tip by clicking 'enter custom amount' and enter 0.
- Don't forget to include your name & email address to get your receipt!
- Click 'confirm donation' to finish.

Alternatively, you can **donate by bank transfer** using the details below:

Account name: The Pirate Castle; account number: 00020518, sort code: 40-52-20

Please use 'Arada Donation' as the payment reference.

**THANK YOU!**




# SITE WEBSITE - UPDATES

The screenshot shows a web browser window with the address bar displaying "jamestown-road.co.uk/news/". The website header features the "REGALCONSTRUCTION" logo on the left and navigation links for "HOME", "ABOUT", "NEWS", and "CONTACT" on the right. The main content area is titled "NEWS" and includes a sub-header: "Find all our construction newsletters and updates here, with significant milestones and timelapse footage too as we progress." Below this, a link states: "To receive the newsletters in your inbox, sign up on the [contact us page](#)."

The news items are arranged in a 3x3 grid:

- MARCH UPDATE – JAMESTOWN ROAD**  
Monthly site progress update. Download newsletter.  
2 March, 2026
- SITE PROGRESS UPDATE – JAMESTOWN ROAD**  
Monthly site progress update. Download update.  
23 February, 2026
- CONSTRUCTION UPDATE – JAMESTOWN ROAD**  
Monthly site progress update. Download update.  
16 February, 2026
- FEBRUARY UPDATE – JAMESTOWN ROAD**  
Monthly site progress update. Download newsletter.  
2 February, 2026
- SITE PROGRESS UPDATE: JAMESTOWN ROAD**  
Site progress update. Watch the video.  
12 January, 2026
- JANUARY UPDATE – JAMESTOWN ROAD**  
Monthly site progress update. Download newsletter.  
5 January, 2026
- DECEMBER UPDATE – JAMESTOWN ROAD**  
Monthly site progress update. Download newsletter.  
28 November, 2025
- NOVEMBER UPDATE – JAMESTOWN ROAD**  
Monthly site progress update. Download newsletter.  
1 November, 2025
- CONSTRUCTION WORKING GROUP MEETING**  
Construction Working Group meeting minutes published. Download minutes.  
22 October, 2025


# CCS SITE REGISTRATION

**CONSIDERATE CONSTRUCTORS** INSIGHTS DASHBOARD 

## JAMESTOWN ROAD

PROJECT ID: 517703 YOUR REF: 1139

[MONITOR SCORING EXPLAINED >](#)



**GRAND GALA**  
CONSIDERATE CONSTRUCTORS SCHEME  
21ST NOVEMBER 2025 AT THE LONDON NATURAL HISTORY MUSEUM  
[BOOK TICKETS](#)  
SUPER EARLY BIRD TICKETS NOW ON SALE.  
LIMITED SUPER EARLY BIRD TICKETS AVAILABLE.


**CLIMATE CHAMPION AWARD**

### SITE PROFILE

<b>CONTRACTOR</b> Regal Four London Construction Ltd	<b>CLIENT NAME</b> 4C Jamestown Road Ltd
<b>SITE MANAGER</b> Joao Leao	<b>LOCATION</b> Camden, NW17DL
<b>START DATE</b> 14 Nov 2025	<b>PLANNED END DATE</b> 28 Jun 2028

[DOWNLOAD RECORD OF PERFORMANCE >](#)

[DOWNLOAD CERTIFICATE OF PERFORMANCE >](#)



**Map** Satellite

VIEW CONSTRUCTION MAP >

UPDATE CONSTRUCTION MAP >

# NEWSLETTER UPDATES



## 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 19<sup>th</sup> century public house. The project will comprise of 118 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 completed Demolition and File mat installation. Piling works progressed well with the 2nd CFA Piling Rig in operation for a period of 3 weeks. Groundworks started on last week of March, another very important milestone achieved. Following Camden TTR roadworks Jamestown Road P1-lane is now in place to facilitate site Logistics along with two Tower Cranes 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.

Construction Working Group next meeting to be held in the 2<sup>nd</sup> week of April 2026.

In April Piling Works will be complete. Tower crane 1 erection will take place from within site boundary on the 2nd week. New Sewer Connection will be established. No road closure will be required.



### 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: enquiry@london@arada.com  
W: aradalondon.com  
W: jamestown-road.co.uk

4 - 5 Coleridge Gardens  
London, NW6 3QH



CCS Registration no. 517703



### KEY MILESTONES AND SITE ACTIVITIES Q2 2026

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

# COMPLAINTS RECEIVED

<span>▼</span> SHEQ-F-072 Community Liaison Log						
<a href="#">Edit</a> <a href="#">View</a>	12	<a href="#">SHEQ-F-072 Community Liaison Log</a>	226 Arlington Road - Traffic Management . Car park entrance blocked	Open	13/4/2026	
<a href="#">Edit</a> <a href="#">View</a>	11	<a href="#">SHEQ-F-072 Community Liaison Log</a>	Fitzrovia Post Complaint Log	Closed <span>▼</span>	25/2/2026	
<a href="#">Edit</a> <a href="#">View</a>	10	<a href="#">SHEQ-F-072 Community Liaison Log</a>	29 Gloucester Crescent - Vibration and crack complaints	Closed	15/2/2026	
<a href="#">Edit</a> <a href="#">View</a>	9	<a href="#">SHEQ-F-072 Community Liaison Log</a>	Brunch and Grapes Pub - power issues noted - Complaint	Closed	10/2/2026	
<a href="#">Edit</a> <a href="#">View</a>	8	<a href="#">SHEQ-F-072 Community Liaison Log</a>	24-28 Oval Road - Fitzrovia Post - Recording studio - Noise impact on daily recording sessions	Closed	22/1/2026	

**33-35 JAMESTOWN ROAD  
CONSTRUCTION WORKING GROUP**

**ANY QUESTIONS?**

**33-35 JAMESTOWN ROAD  
CONSTRUCTION WORKING GROUP**

**THANK YOU!**