Project: 33-35 Jamestown Road, Camden

Meeting title: Construction Working Group Meeting

Date and time: 23rd June 2026, 16.00hrs

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

Name	Resident/Company/Role
Attendees:	
Jamie Chapman (Online)	Starlizard
Wayne Richardson (Online)	Starlizard
Jonathan Kay	Starlizard
Susan Rice	Arlington Road Resident
Clayton Clark	The Glass Building
Ali Charlton	Arlington Road Resident
Jessica Connell	Arlington Road Resident
Joao Leao (JL)	Arada London - Project Lead
Tali Blitz	Cavendish Consulting
Absent	
Ebony Winter	The Glass Building
Aida Solomon	Arlington Road Resident
Amal Abbamin	Arlington Road Resident
Tiago Ascensao (TA)	Arada London – Site Manager
Sarah Little	Savills
Oliver Refson	The Glass Building

Distribution:

Item	Minute	Action
1.	**Introductions**	
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.	
2.	**Site Progress**	
2.1	Low level and High level capping beam have been complete.	
2.2	New Sewer Connection is complete.	
2.3	Basement excavation near completion.	
2.4	Basement raft slab works started.	
2.5	New Welfare site cabins have been installed.	
3.	**Planned Site Activities**	
3.1	Tower Crane 2 erection on weekend 27-28/06/2026.	
3.2	Basement raft slab works will be complete in August.	
3.3	Basement line walls and verts will start.	
3.4	Affordable Housing building ground foundations will be complete in the period.	
3.5	Ground floor slab works will start and progress in sections	
4.	**Site Logistics and TTRs**	
4.1	*- 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.* *- Vehicle Swept Path layouts have been developed to ensure lorries can get in and out safely.* *- Jamestown Rd is now one-way road East-West from the Pub 31 Jamestown Road.* *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.*	

4.2 *New Utilities Connections:*
- New Sewer connections – Connection to public sewer is complete.
- 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 Power TBS – UKPN requires access to substation on 25/07/2026 and 27/07/2026 to terminate and energise temporary power supply to site.

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 the11/02/2026. Site was considered compliant.*

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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.*
Arada London is currently reviewing the different options to implement a temporary hoarding along South Boundary with Riverside Group.

5.5 A question was raised about whether vibrations or dust could trigger alarms. JL confirmed that this has not been reported before to Arada so it isn't possible to establish any correlation at this point.

5.6 Reports indicated that in a few instances the vibration levels have exceeded acceptable thresholds within an hour, with residents noting feeling the vibration and some cracks are visible in walls. Arada explained that all readings were within permitted daily parameters.

5.7 Concerns were raised regarding increased pollution and the impact of dust on residents, including children with asthma. Arada

showed the values of Dust Monitoring from the past month and levels have been low. Since the start of the Project and until the time of the meeting Dust levels have been low and never close to the threshold level.

5.8 A question was asked about whether, now that the digging phase is complete, there will be fewer trucks entering the site daily. Arada confirmed that this would be the case. Majority of traffic to use the Pit lane in Jamestown Road.

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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 7No 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 General frustration was expressed regarding slow response times, including a lack of replies to calls and emails. Delays in receiving meeting minutes after requests were also raised. Tali Blitz, from Cavendish Consulting, that will be supporting the site team to facilitate the communication with the local community, explained the introduction of a new phone line and email address to improve response times. Attendees noted the new contact details.

7.3 A resident queried if Asbestos was carried out. Arada confirmed that just a small area in a basement had notifiable Asbestos and this was cleared out in October 2026 before the Demolition works could start. The site was tested following the removal and confirmed free of Asbestos.

7.4 Attendants highlighted that they had previously been told no weekend work would take place out of the standard hours; however, Tower Crane 2 erection is planned for this Saturday and Sunday. Arada noted due to complexity of the crane erection and due to all Artic lorries that will have to use Jamestown Road Pit Lane, This was considered the best option as during the week traffic could make this operation last for a longer period and create more congestion in traffic. Following information to residents and local community, Camden has issued a permit allowing Saturday afternoon and Sunday work.

7.5 A question was asked about potential road closures. Arada confirmed there are no planned road closures in the near future. Both Tower Crane Erections were planned so no road closure were required.

7.6 Complaints were received about early start times, particularly from neighbour, Jessica. Arada apologised and clarified that in his absence Site Team didn't inform the residents of the early concrete pour. Going forward all residents will be notified. Due to the scale of the pour and potential impacts from traffic and road conditions, Arada plans to have the mobile concrete pump set up between 7:30am and 8:00am in 2/3 occasions in the coming 6 weeks.

This early start is intended to help ensure the works are completed within the day and do not extend beyond 6:00pm. Turnstiles access has been changed to operatives' access site after 7am. All operatives were briefed that works can only start after 8am. early starts are no longer occurring. JL walked through the schedule using site camera on several days showing the residents that no works were carried out before 8am. Only activity is operatives

accessing site cabins to change clothes ahead of the works and ready for the daily H&S brief.

7.7 On-Site contacts
- Joao Leao (07708 905026)
- Tiago Ascensao (07708 902665)
- Andrii Gurmak (07852 791255)

Next meeting: 1st week of August 2026

Appendix

Annex A – Arada London Presentation

Annex A – Arada London Presentation

33-35 JAMESTOWN ROAD

CONSTRUCTION WORKING GROUP MEETING No. 5

Arada London | June 2026

ARADA

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

ARADA

SITE PROGRESS
APRIL 2026 – JUNE 2026

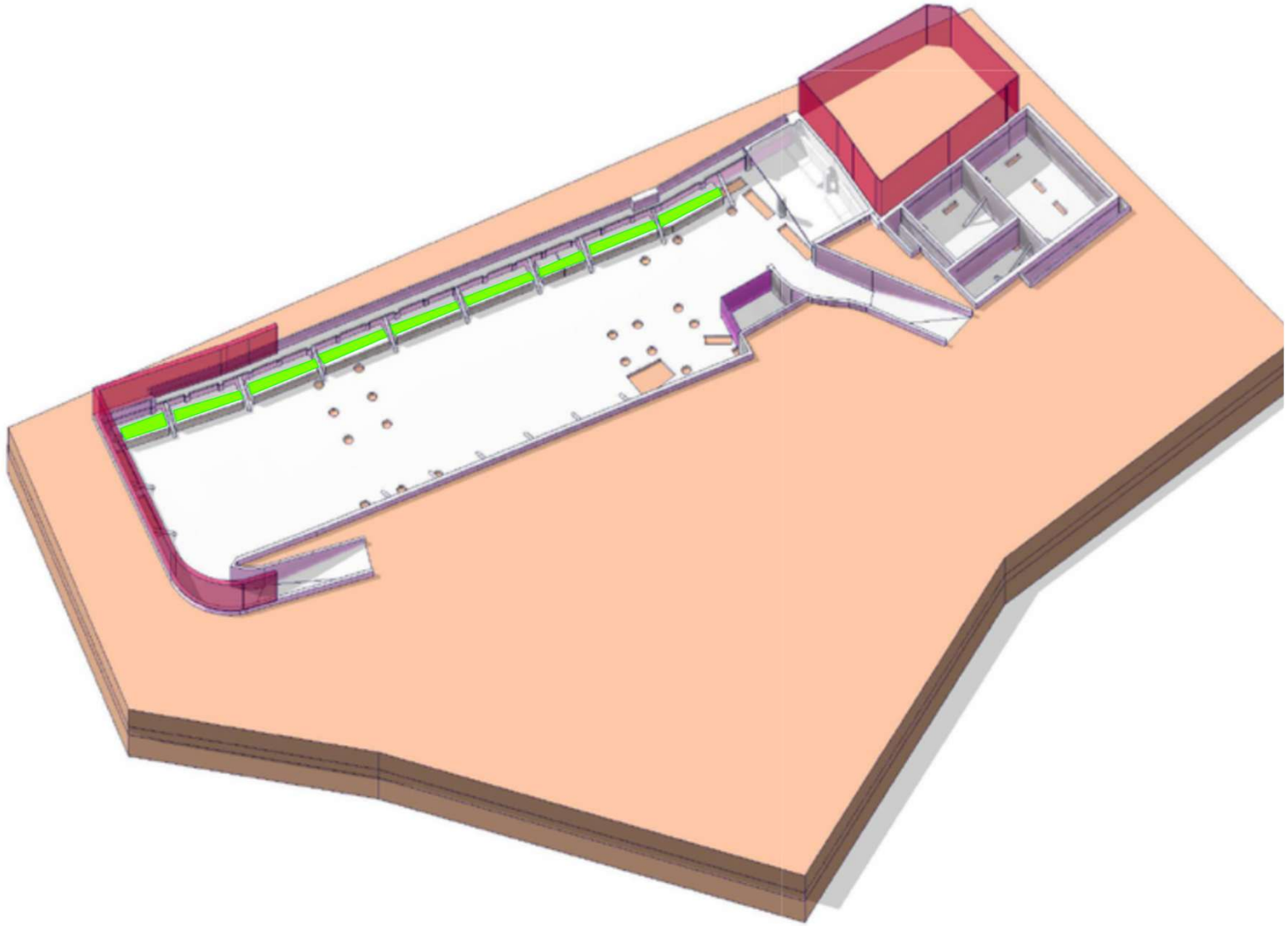
ARADA

THE SITE

THE SITE

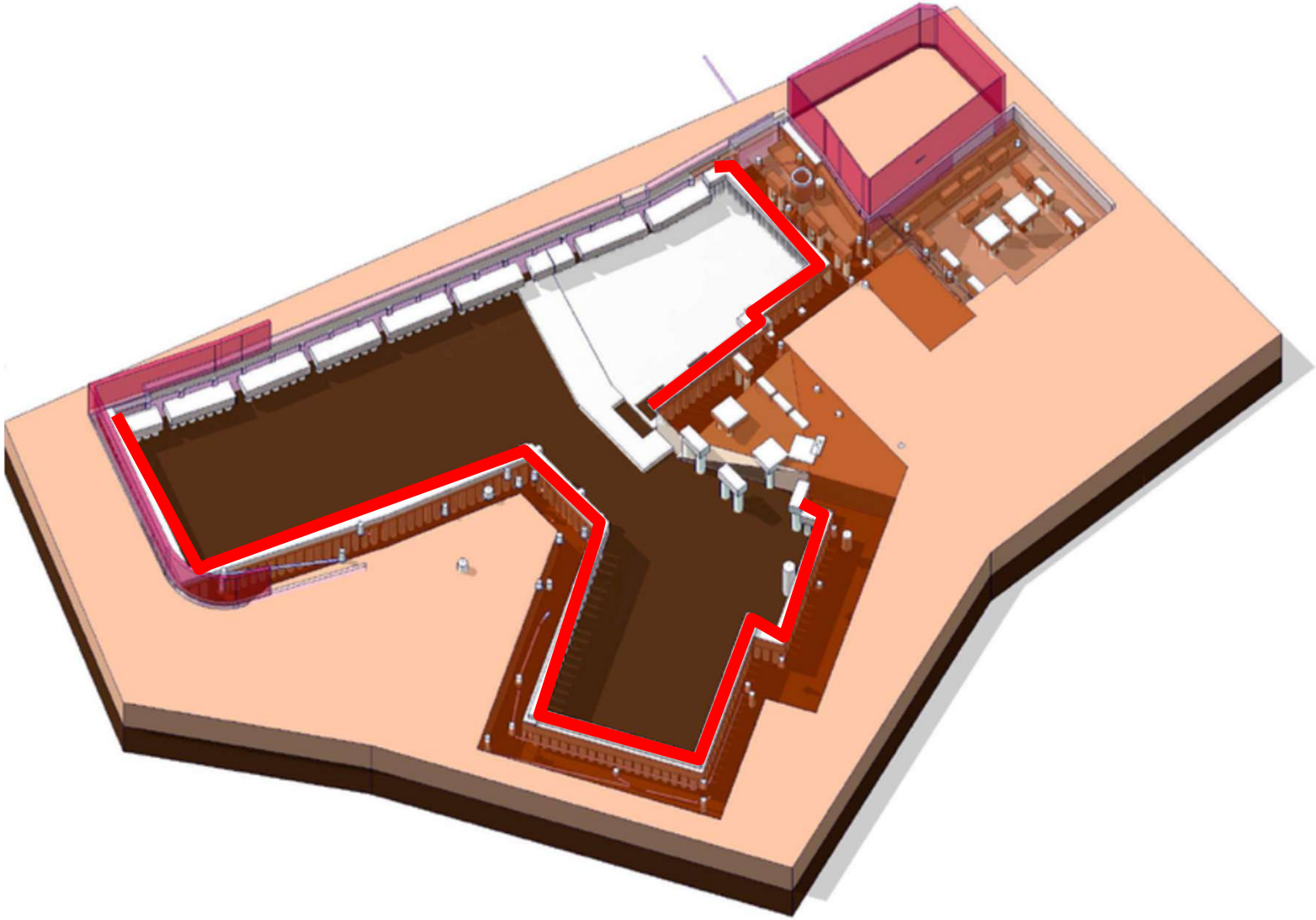
GROUNDWORKS

- Low level capping beam



GROUNDWORKS

- Low level capping beam
- **High level capping beam**

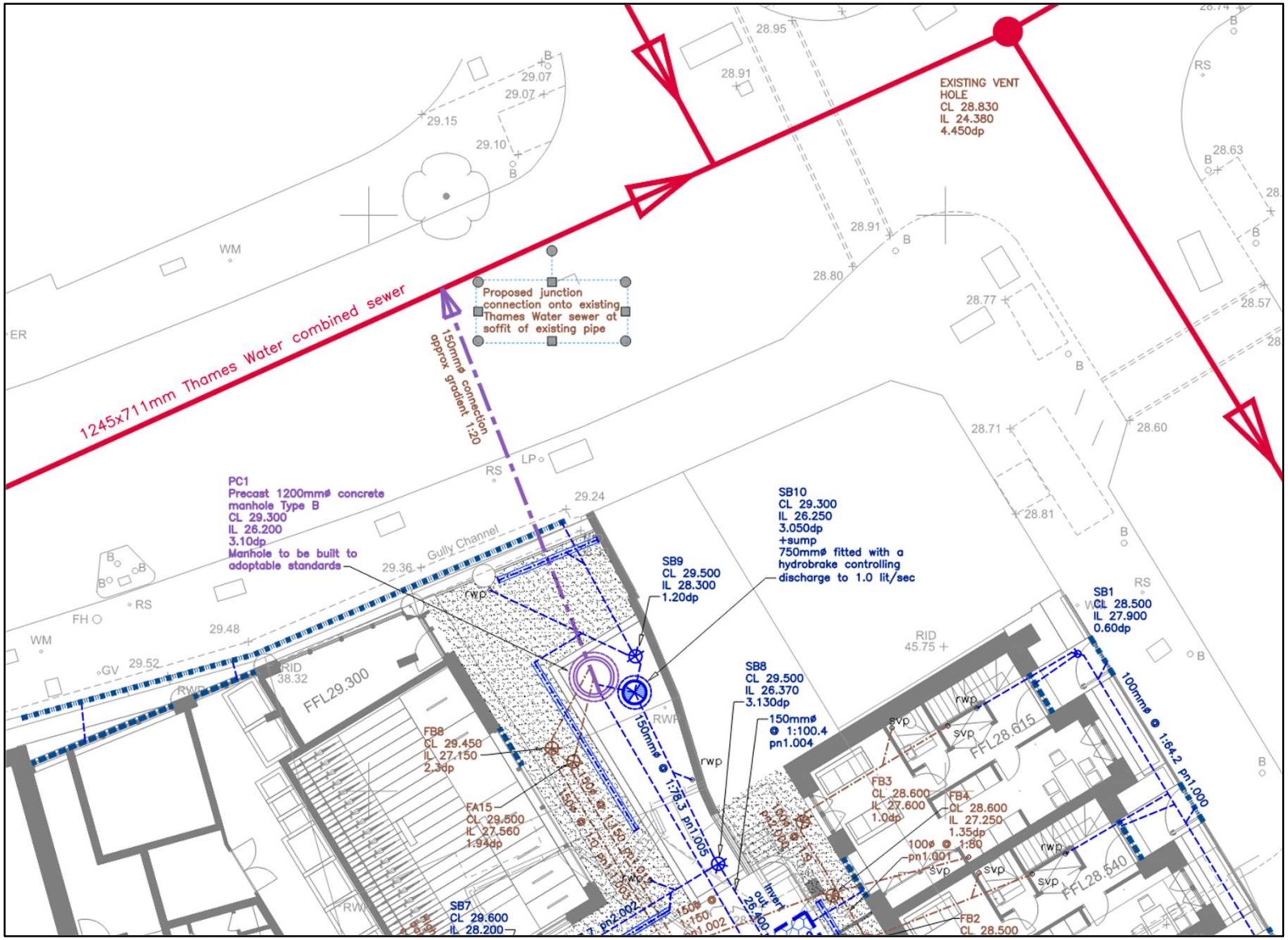


GROUNDWORKS

- Low level capping beam
- **High level capping beam**

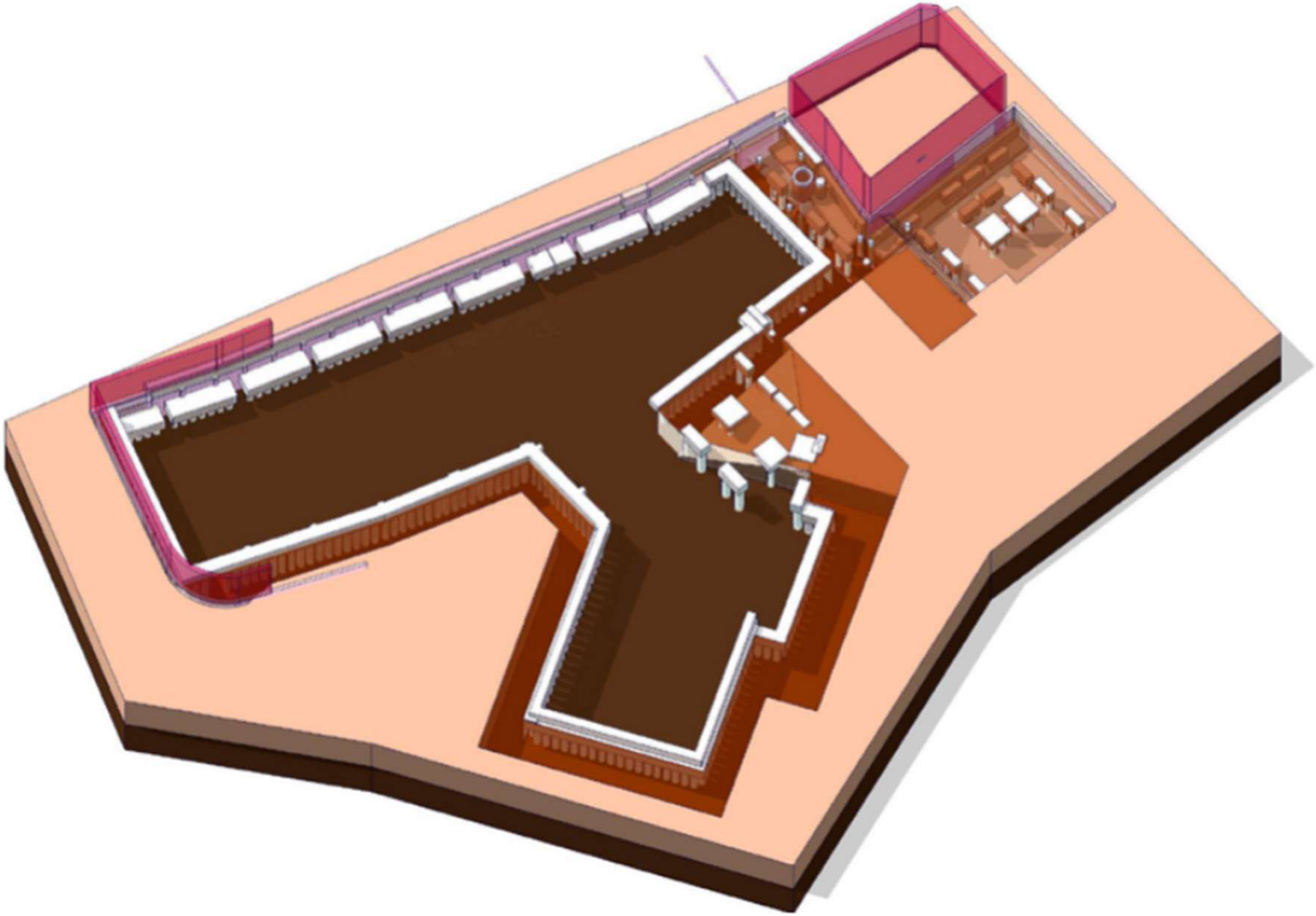
NEW SEWER CONNECTION

- Low level capping beam
- High level capping beam
- New Sewer Connection



GROUNDWORKS

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

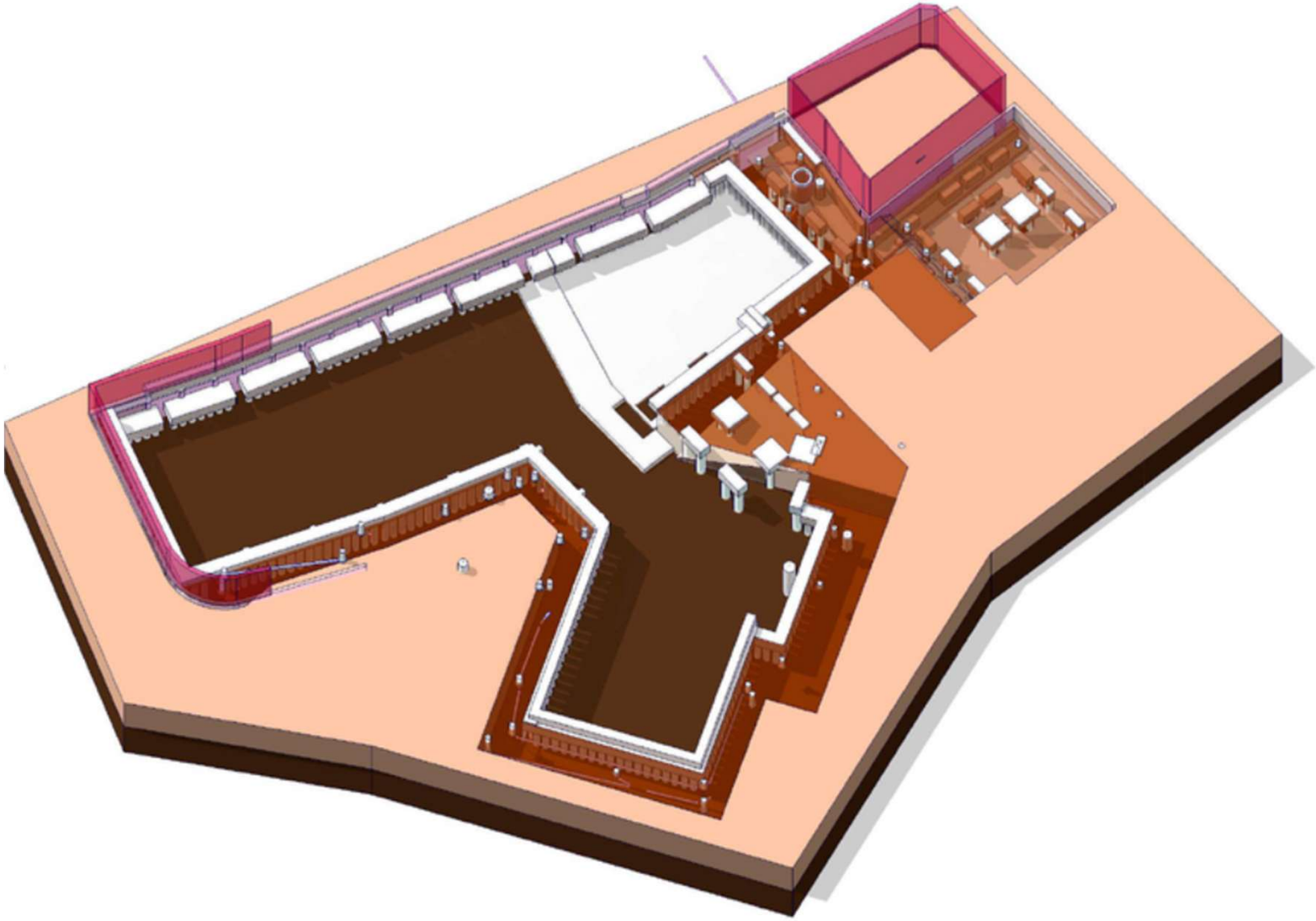


GROUNDWORKS

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

GROUNDWORKS

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

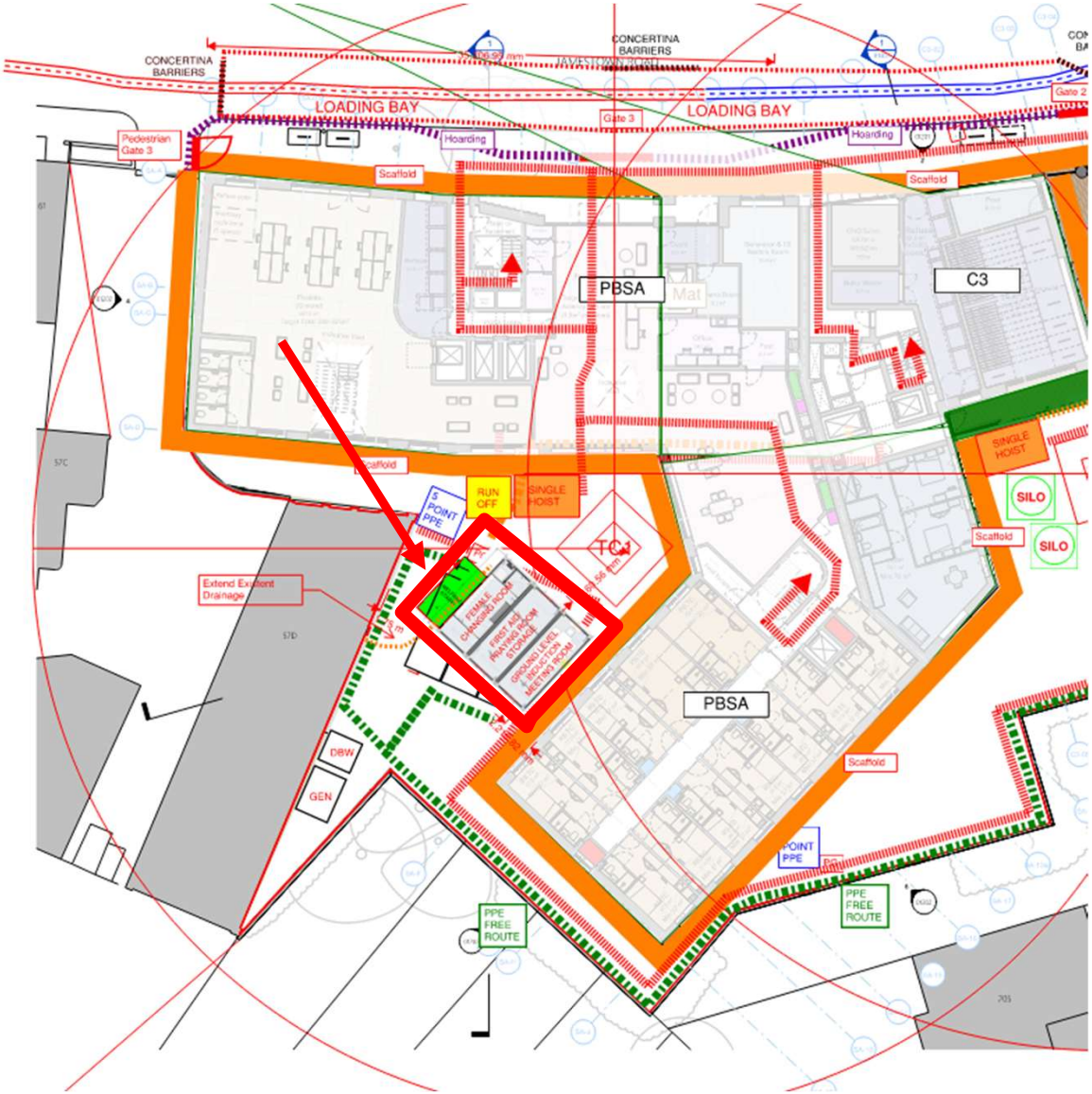


GROUNDWORKS

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

NEW WELFARE

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



NEW WELFARE

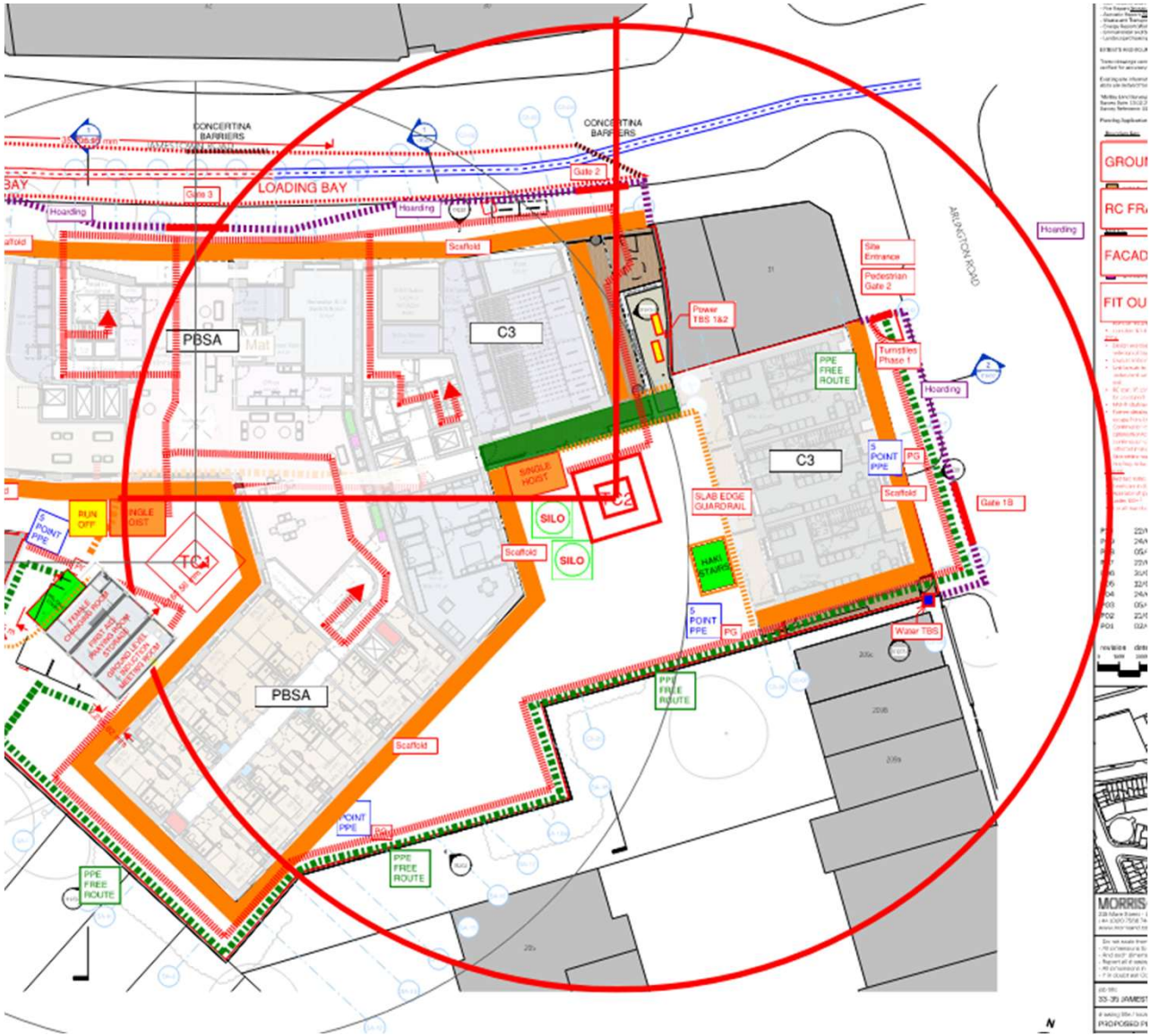
- High level capping beam
- New Sewer Connection
- New Basement Excavation
- Start Basement Raft Slab
- **New Welfare Installation**

PLANNED ACTIVITIES ON SITE
JUNE 2026 – AUGUST 2026

ARADA

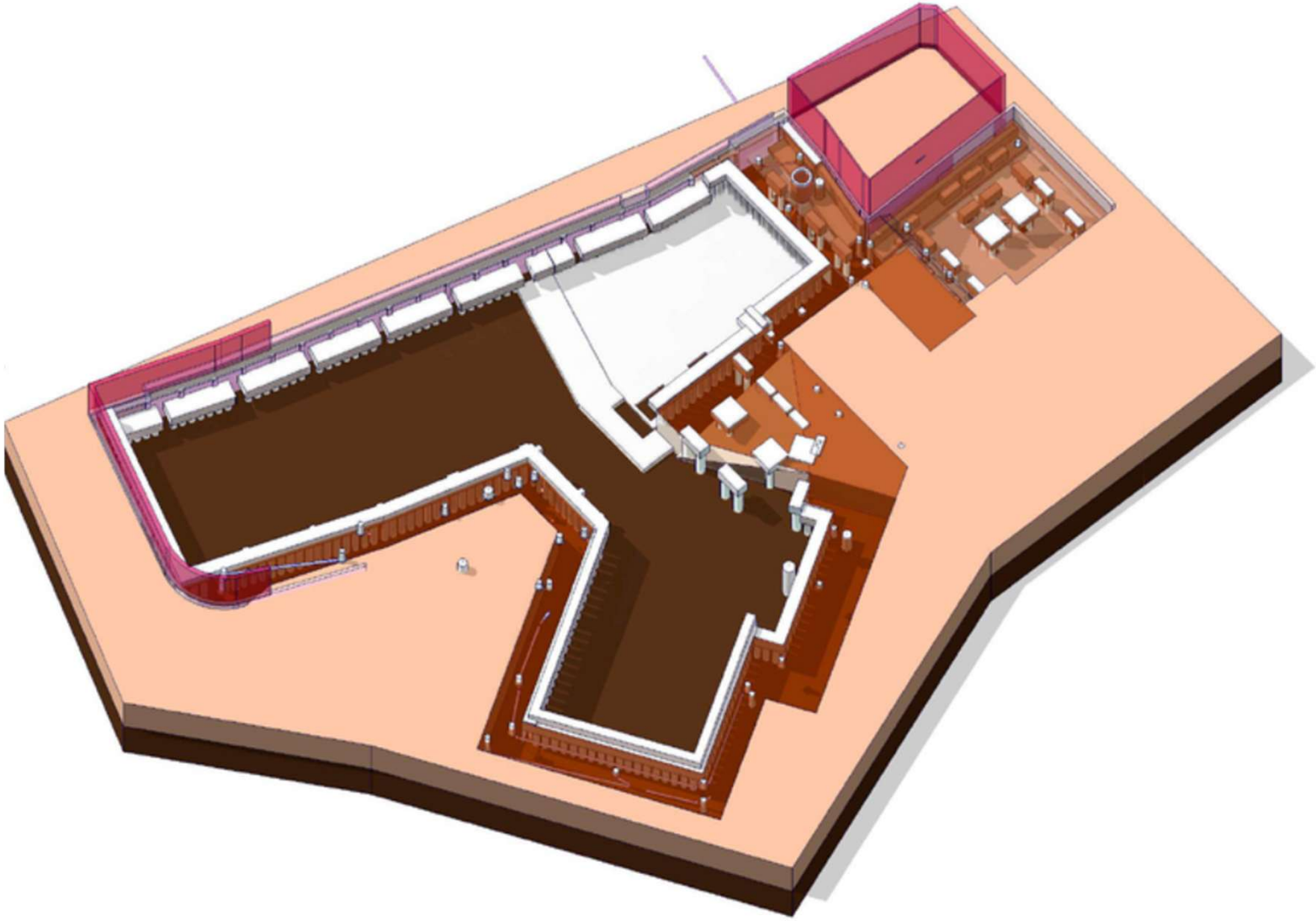
TOWER CRANE 2 ERECTION

- Tower Crane 2 Erection



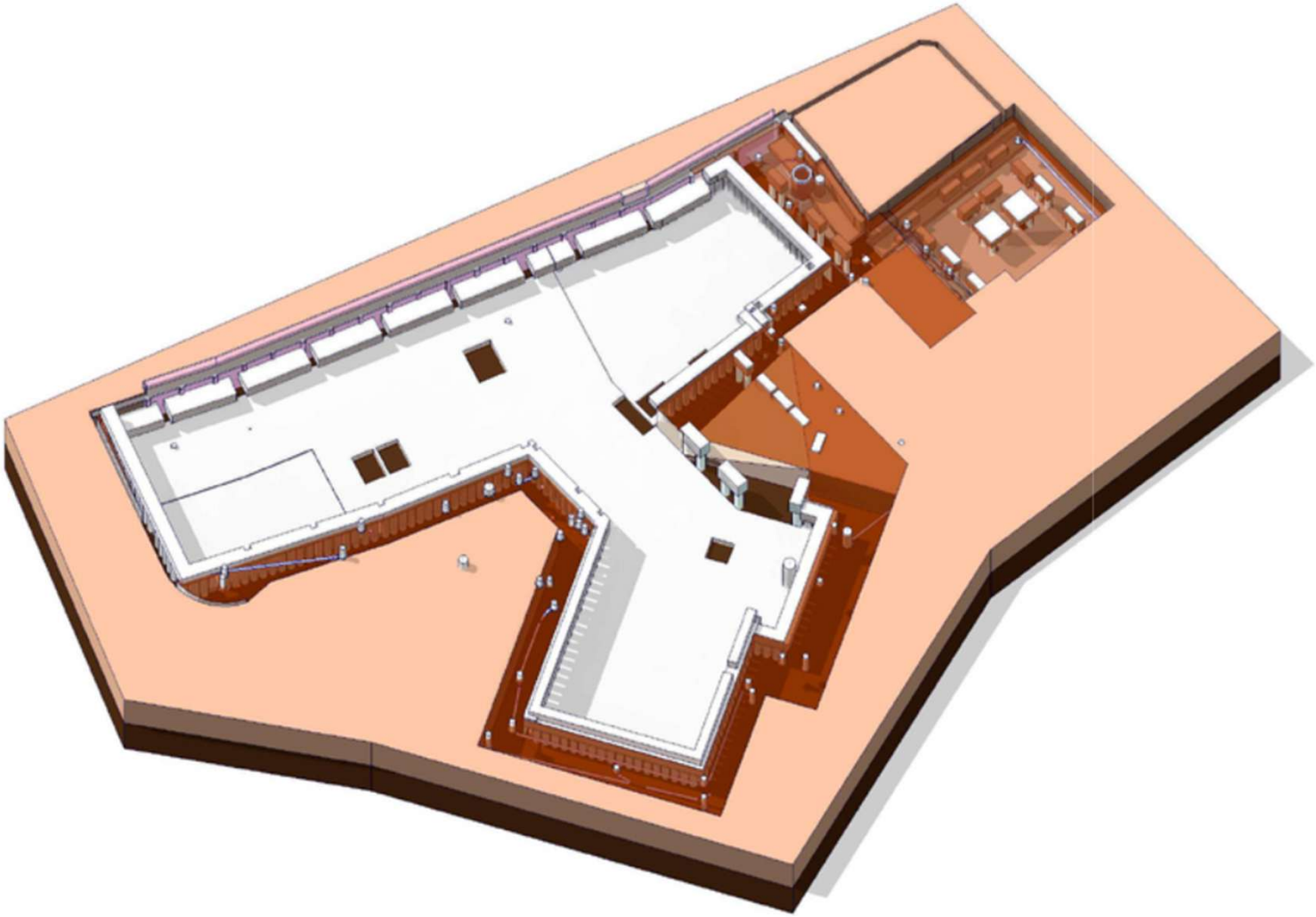
GROUNDWORKS

- Tower Crane 2 Erection
- **Basement Raft Slab**



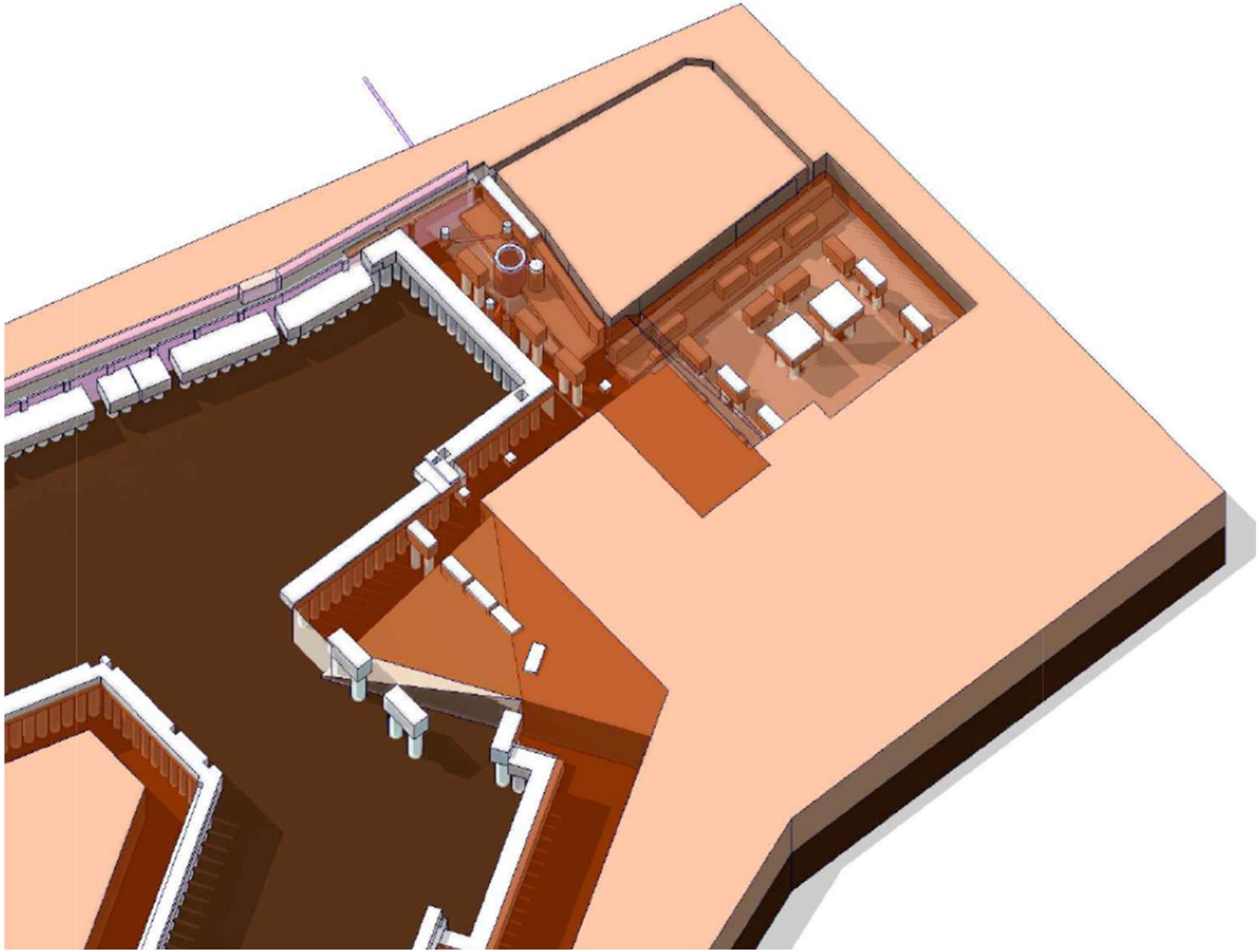
GROUNDWORKS

- Tower Crane 2 Erection
- Basement Raft Slab
- **Basement Liner Walls and Verts**



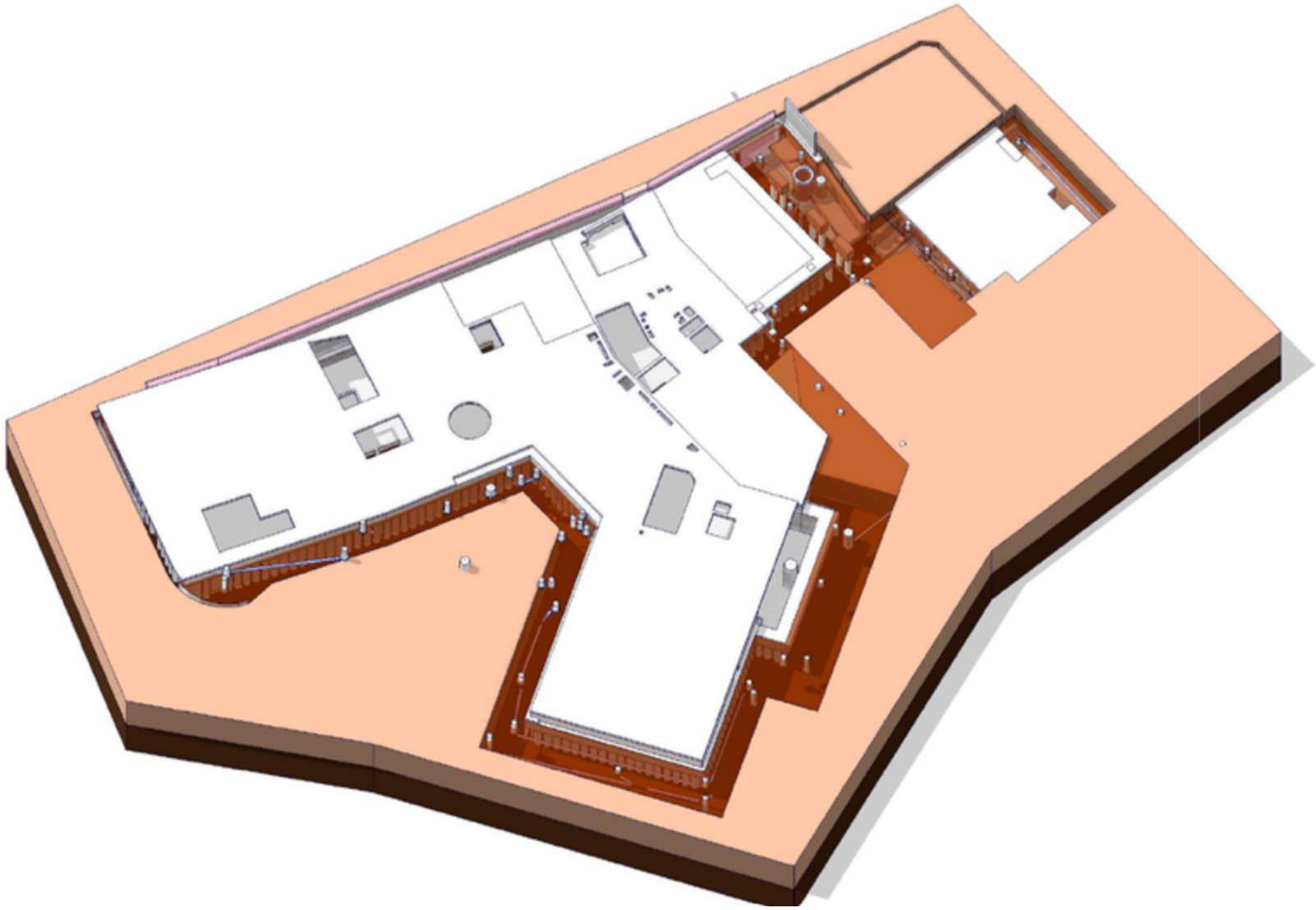
GROUNDWORKS

- Tower Crane 2 Erection
- Basement Raft Slab
- Basement Liner Walls and Verts
- **HA Ground Foundations**



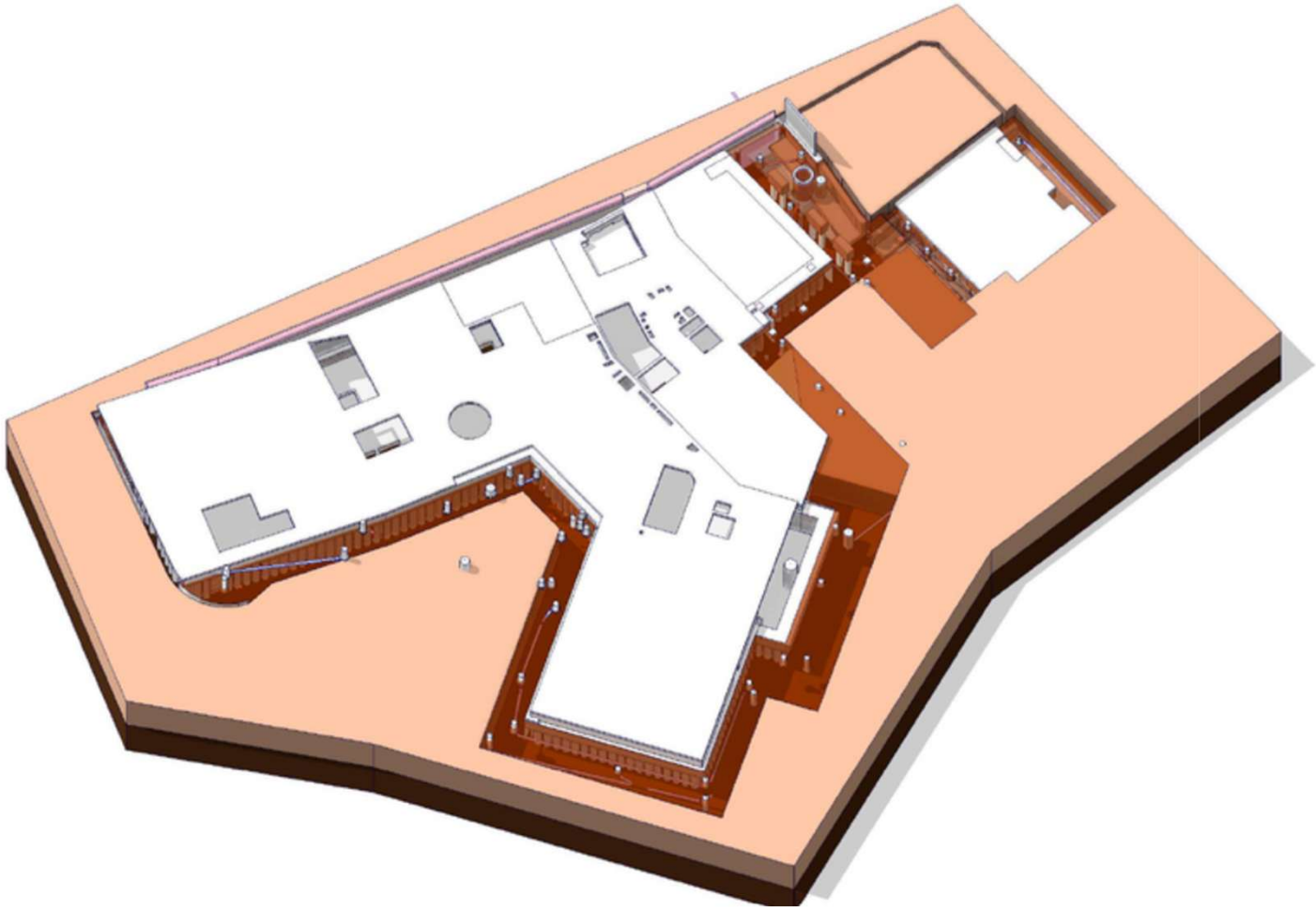
GROUNDWORKS

- Tower Crane 2 Erection
- Basement Raft Slab
- Basement Liner Walls and Verts
- HA Ground Foundations
- **Ground Floor Slab**



RC FRAME

- Tower Crane 2 Erection
- Basement Raft Slab
- Basement Liner Walls and Verts
- HA Ground Foundations
- Ground Floor Slab
- **Level 1 Slab**

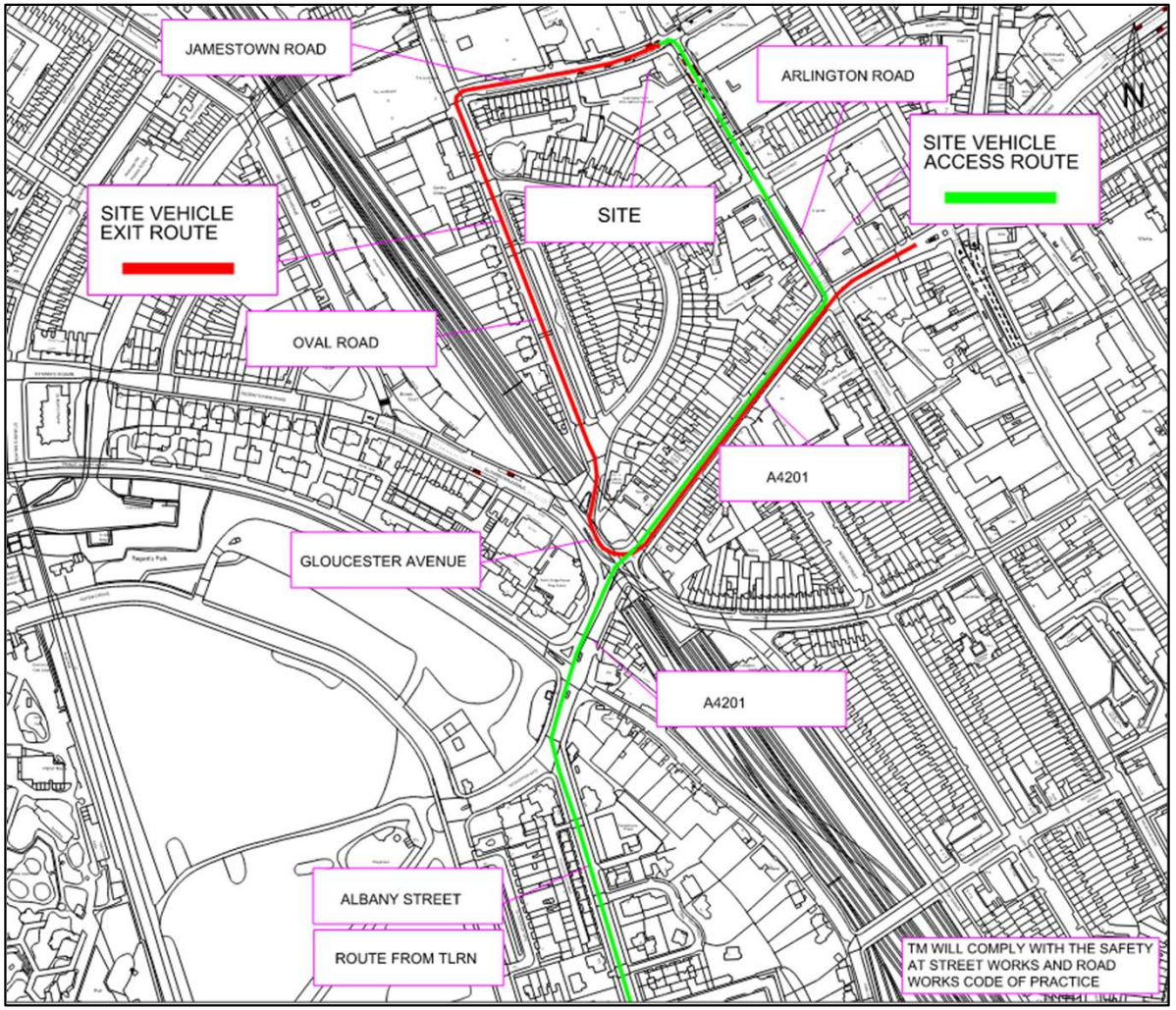


SITE LOGISTICS

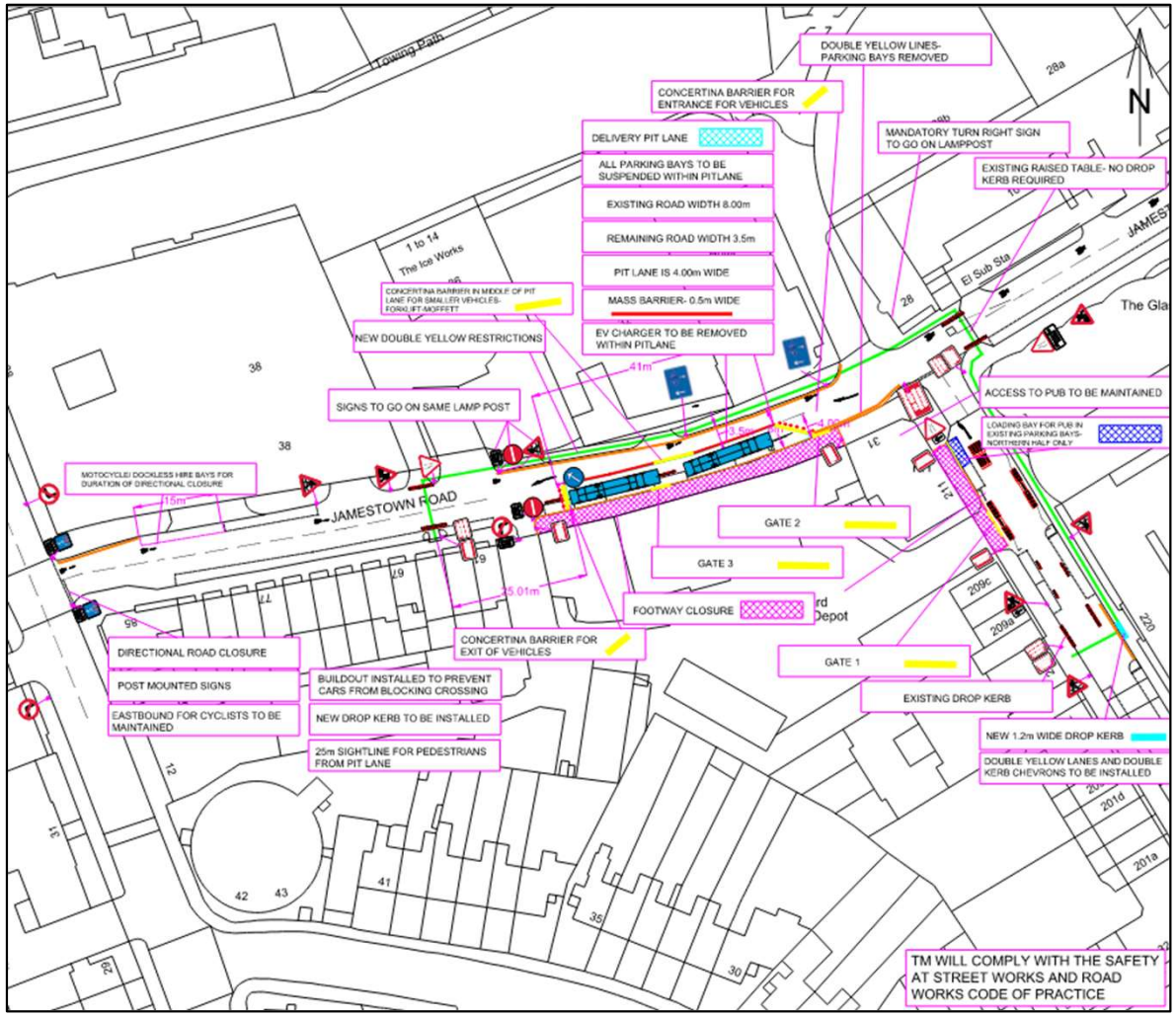
CONSTRUCTION MANAGEMENT PLAN

ARADA

ACCESS AND EXIT ROUTES



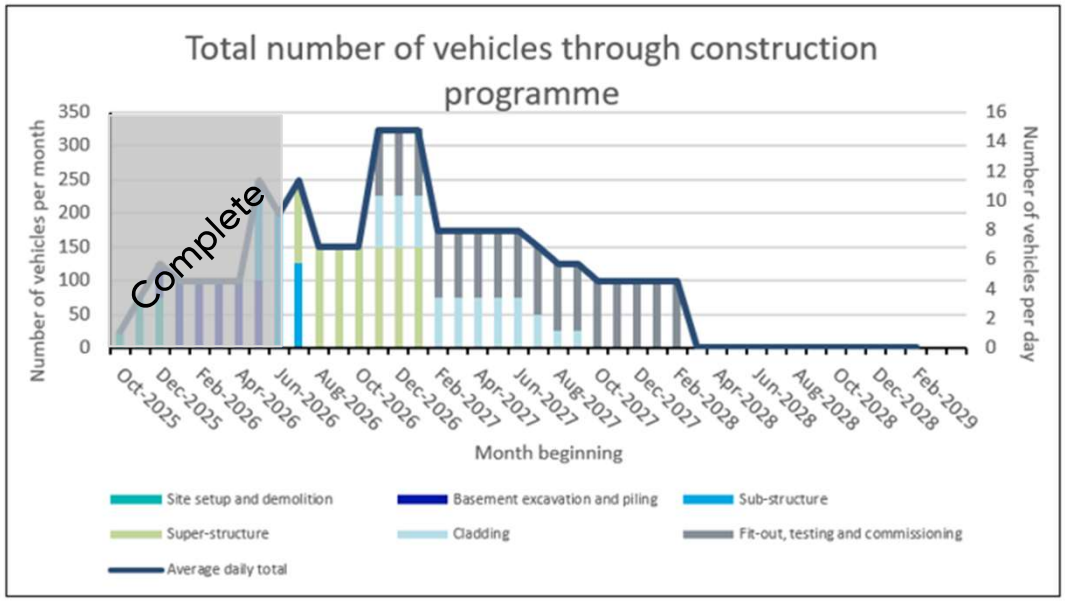
CHANGES TO FOOTPATH, TRAFFIC AND PARKING

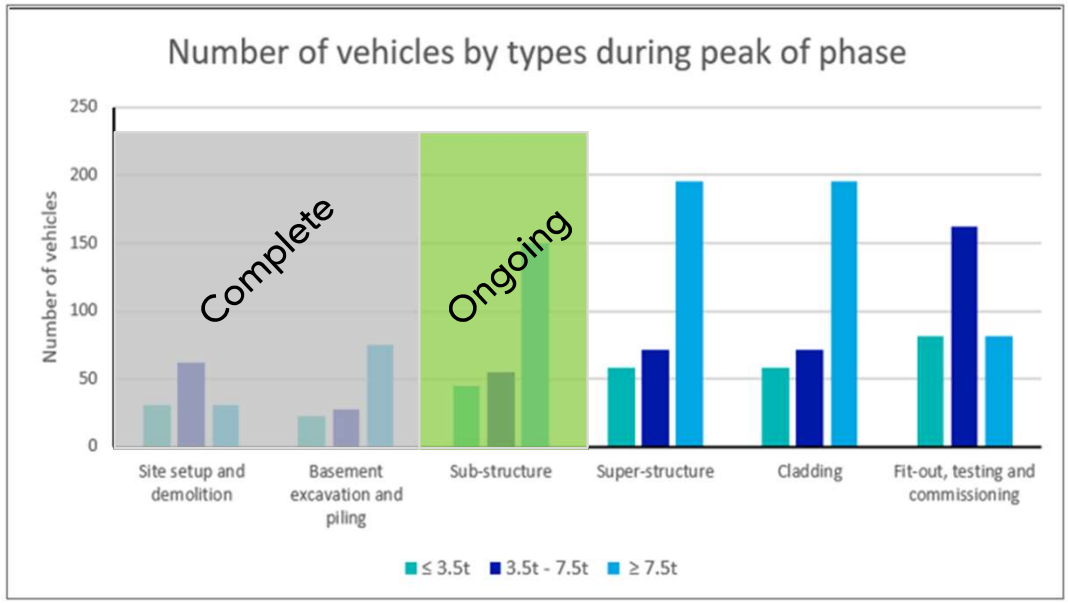


AMOUNT AND TYPE OF DELIVERIES

ARADA

NUMBER OF VEHICLES/DELIVERIES AND TYPE OF VEHICLES





AIR QUALITY/ NOISE MONITORING DATA

ARADA

DUST, NOISE AND VIBRATION MONITORING

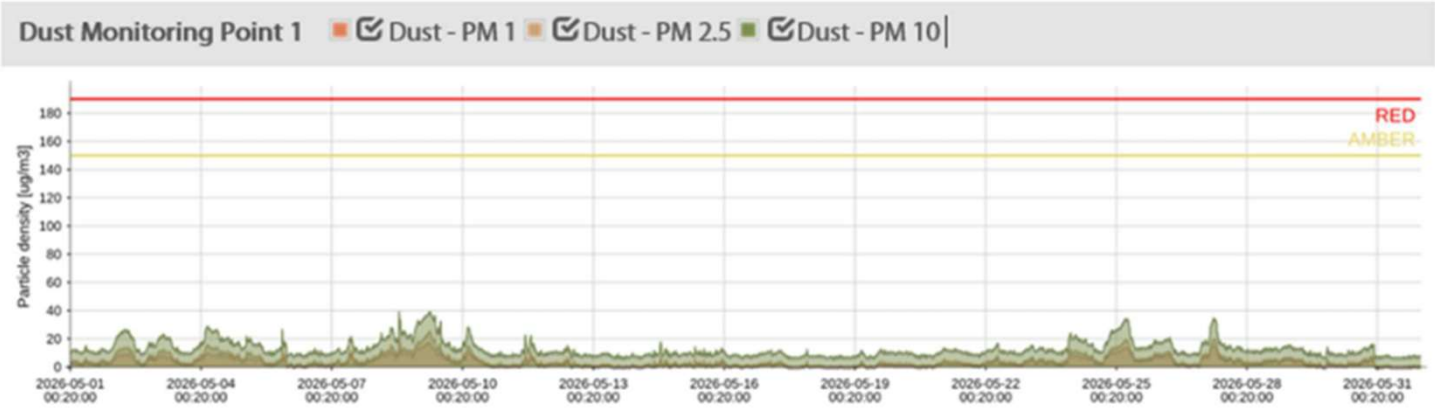
Noise Monitoring Point 1 LAeq [dB]: 2026-05-01 00:04:17 ÷ 2026-05-31 23:55:17 ■ =< 75 dB ■ 75 ÷ 83 dB ■ > 83 dB

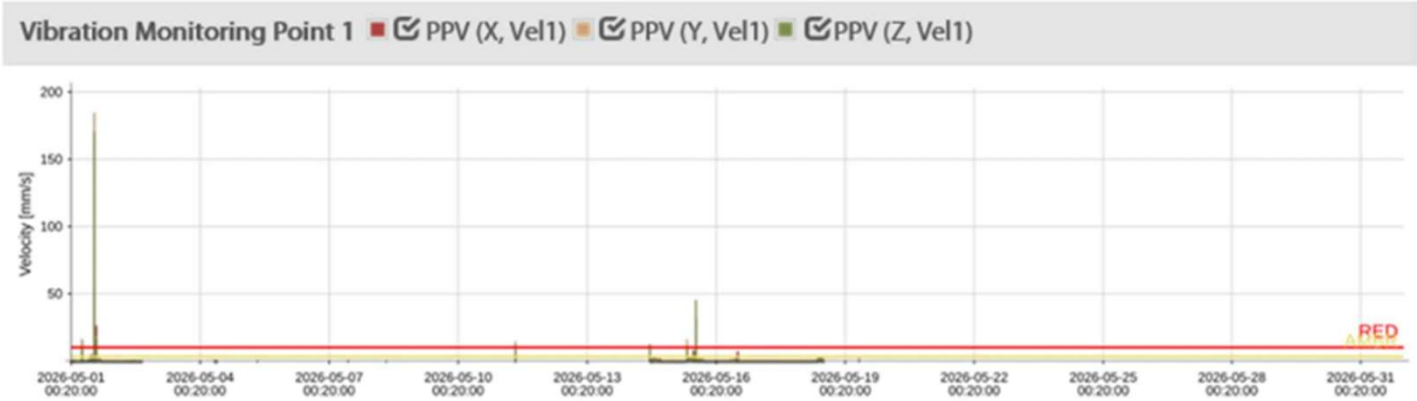
Period	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
05-01 Fri	45.6	45.4	44.1	47.0	44.4	48.0	50.2	57.5	72.6	76.9	70.2	78.0	74.6	83.7	75.4	83.4	75.7	53.1	52.6	51.4	53.7	53.2	51.7	50.1
05-02 Sat	47.2	45.6	44.1	46.4	45.9	47.1	49.4	53.4	74.5	73.1	79.5	72.6	71.7	59.6	50.3	52.7	52.8	51.9	52.8	51.3	52.4	51.0	50.8	51.6
05-03 Sun	47.4	46.2	43.7	44.5	45.5	45.9	45.4	48.5	46.5	46.1	46.8	51.1	49.6	50.1	50.0	49.4	48.9	49.5	50.8	51.0	50.9	49.7	47.7	50.3
05-04 Mon	45.1	43.7	44.5	41.4	44.3	44.6	52.4	49.9	48.0	47.8	50.6	51.2	48.7	47.9	48.4	53.9	48.3	48.9	48.6	49.4	48.5	48.2	46.0	43.2
05-05 Tue	43.5	40.8	38.4	41.8	45.6	45.5	52.5	54.7	72.9	73.4	72.8	71.5	70.4	76.9	77.6	77.6	74.6	64.6	49.0	48.1	48.8	49.9	48.6	45.6
05-06 Wed	44.6	44.3	42.4	40.8	43.1	44.5	50.8	57.2	72.0	75.5	73.9	71.1	70.0	72.6	74.2	76.0	78.5	59.0	50.6	50.3	48.7	50.3	47.7	45.9
05-07 Thu	43.8	41.8	42.1	44.1	45.9	44.6	50.3	53.9	75.0	79.8	77.6	76.5	74.4	79.1	72.7	71.4	70.9	51.6	53.9	49.3	49.9	49.7	55.3	48.2
05-08 Fri	45.2	44.1	45.7	44.6	49.5	46.3	51.1	60.4	75.8	76.3	75.4	73.0	71.3	84.8	80.7	75.5	74.1	57.2	50.2	51.0	50.4	49.3	52.5	48.0
05-09 Sat	47.2	45.3	45.7	49.1	47.7	45.8	45.0	52.8	71.1	76.4	77.6	78.2	74.4	51.0	51.1	49.7	50.0	51.4	50.3	53.3	51.1	50.2	49.8	53.0
05-10 Sun	49.5	47.3	46.6	46.3	46.1	45.9	55.5	48.0	50.1	48.4	51.0	50.0	49.8	49.9	50.0	49.1	49.5	50.8	49.1	49.2	49.6	49.6	46.9	45.9
05-11 Mon	50.3	40.4	44.0	41.8	44.9	46.3	54.0	56.3	77.0	75.3	80.2	79.1	71.1	81.5	79.9	73.9	70.9	50.7	47.9	51.9	46.9	48.2	46.4	42.9
05-12 Tue	42.9	47.5	39.8	39.0	44.9	49.2	46.6	54.7	77.3	80.8	79.8	78.5	74.2	78.2	75.7	74.4	77.1	58.0	48.3	46.8	48.6	46.9	45.7	45.5
05-13 Wed	44.8	46.3	43.6	42.7	48.2	44.9	51.2	53.5	71.5	69.2	75.4	73.2	65.5	78.7	72.8	73.4	72.0	55.9	49.3	48.2	47.9	49.5	49.6	45.5
05-14 Thu	44.1	42.2	41.8	46.1	45.9	47.0	50.8	53.8	71.4	70.7	83.6	70.4	67.6	70.0	68.5	72.1	72.2	54.9	50.7	52.4	50.1	50.8	54.2	45.7
05-15 Fri	45.7	44.1	42.0	45.2	46.3	45.5	50.6	53.3	75.0	71.2	71.8	72.4	69.2	70.8	68.4	69.1	70.6	52.9	51.9	49.2	51.3	50.4	50.8	49.4
05-16 Sat	51.5	48.9	45.6	43.0	46.6	44.9	46.4	50.5	70.6	68.4	67.0	75.7	68.1	54.5	54.7	50.4	51.7	51.7	51.8	53.4	51.6	51.7	53.9	49.4
05-17 Sun	51.5	53.3	51.3	49.0	47.2	45.4	43.9	48.5	47.1	46.0	49.2	48.2	51.2	48.2	52.4	51.0	48.8	49.3	49.5	50.5	52.0	51.7	53.6	50.5
05-18 Mon	49.9	51.4	51.3	49.3	50.6	51.2	55.3	56.5	71.7	73.5	72.2	73.2	68.6	74.6	74.3	79.0	78.4	56.8	50.9	51.3	51.0	51.2	50.4	50.3
05-19 Tue	48.4	49.5	51.5	49.2	50.7	49.9	52.3	56.8	79.0	75.4	72.7	75.2	67.2	72.6	72.7	73.6	74.3	55.4	52.9	51.4	51.5	52.6	50.8	50.6
05-20 Wed	49.2	51.4	49.0	41.3	48.4	47.0	51.8	54.4	73.1	71.2	72.2	75.8	71.0	74.5	71.3	75.1	70.0	54.3	50.6	51.1	49.7	49.3	55.8	47.4
05-21 Thu	47.7	43.3	44.9	42.6	49.5	48.7	52.5	54.2	75.6	73.9	73.1	73.1	70.4	75.6	73.0	72.2	71.8	56.0	50.0	55.4	51.6	49.0	50.3	48.6
05-22 Fri	52.4	47.7	49.2	44.3	46.3	45.7	50.9	56.8	71.9	73.7	73.1	72.4	68.9	74.1	67.9	73.2	75.2	65.9	58.0	52.3	56.7	53.1	50.5	50.3
05-23 Sat	50.8	50.0	49.0	47.2	47.4	48.4	47.7	52.7	70.3	67.1	67.8	69.6	63.1	49.6	51.8	50.7	52.3	50.9	55.9	51.5	54.5	52.3	52.5	50.9
05-24 Sun	53.1	49.1	46.9	47.5	48.3	46.1	48.2	48.7	48.3	47.8	49.8	49.6	49.4	52.1	50.9	56.9	55.5	51.9	52.9	52.3	52.1	52.7	52.5	50.1
05-25 Mon	50.7	48.5	46.4	47.9	50.2	46.4	54.2	47.5	50.4	50.8	50.0	51.2	52.5	51.9	51.8	51.7	53.0	53.4	51.7	51.0	51.9	50.0	51.1	48.8
05-26 Tue	58.9	47.2	49.7	46.8	47.4	48.0	53.0	54.1	71.4	72.2	68.5	69.1	63.6	69.6	69.0	66.8	65.0	55.6	59.2	52.6	51.7	52.2	55.3	49.9
05-27 Wed	47.7	48.7	49.6	43.9	49.7	45.2	54.9	54.2	69.7	73.4	71.4	71.6	66.7	71.6	69.6	68.6	66.7	56.6	52.6	52.5	59.0	50.5	52.1	51.7
05-28 Thu	56.3	55.4	55.4	49.6	53.7	47.8	51.6	54.2	67.6	68.4	71.1	69.7	65.4	69.9	66.2	64.8	63.1	55.5	51.0	54.2	53.1	55.1	51.1	48.7
05-29 Fri	47.7	48.4	50.0	51.7	49.6	49.3	54.5	55.6	64.8	68.6	70.9	68.0	62.0	68.2	68.8	67.7	67.9	56.9	52.9	52.5	51.5	52.1	51.1	52.9
05-30 Sat	53.1	56.2	52.1	50.8	46.4	45.6	46.5	66.0	72.7	67.3	71.9	68.5	70.3	51.9	51.2	52.9	52.9	54.1	51.6	54.4	55.1	54.5	54.6	52.1
05-31 Sun	55.1	56.4	57.0	53.1	57.0	55.2	56.0	56.1	57.2	54.7	56.1	55.1	56.5	56.2	56.1	54.7	53.5	51.5	52.3	52.6	51.7	54.0	50.7	

Noise Monitoring Point 2 LAeq [dB]: 2026-05-01 00:04:17 ÷ 2026-05-31 23:55:17 ■ =< 75 dB ■ 75 ÷ 83 dB ■ > 83 dB

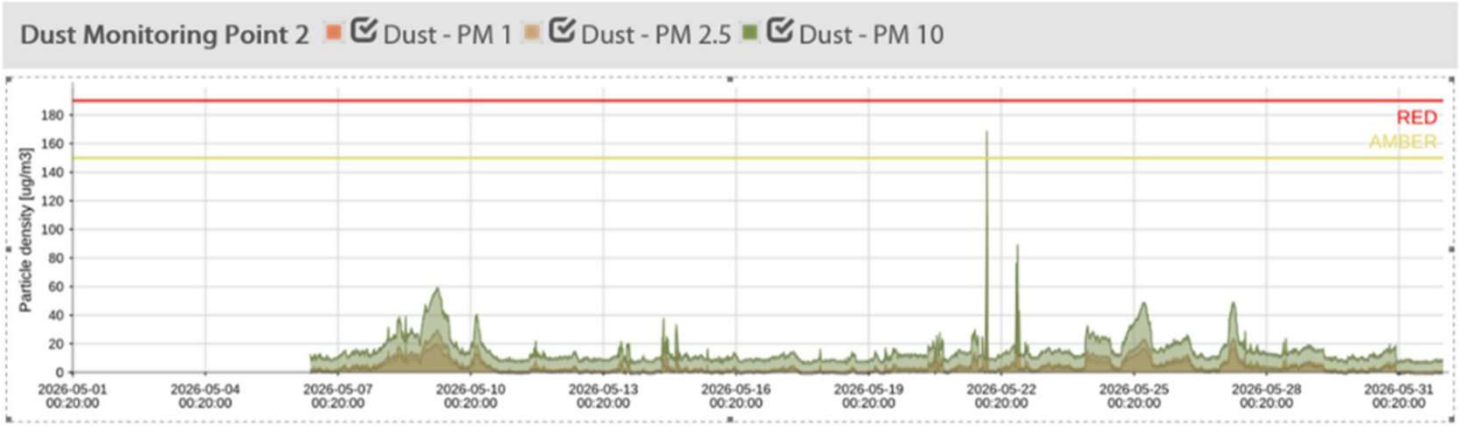
Period	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
05-06 Wed										72.6	72.5	71.5	70.2	73.8	74.1	72.0	70.3	64.9	47.8	46.6	45.9	46.7	44.8	42.4
05-07 Thu	39.6	37.4	38.1	47.4	47.8	47.1	48.8	57.0	70.9	68.0	67.8	69.3	65.5	69.1	70.4	68.1	66.8	55.0	48.6	50.4	46.4	46.1	51.5	45.2
05-08 Fri	41.4	45.3	39.6	44.4	48.9	49.9	50.1	57.4	70.4	69.2	72.4	75.0	63.3	71.1	72.3	69.1	66.7	58.0	47.3	49.5	47.1	45.5	48.5	43.3
05-09 Sat	42.9	40.4	40.3	44.1	47.3	47.5	47.7	54.8	68.8	71.2	73.3	72.5	72.8	48.0	49.2	48.7	48.1	49.5	48.4	50.9	49.5	47.4	46.6	46.5
05-10 Sun	47.2	46.2	43.5	42.9	47.1	46.2	54.6	46.5	48.6	47.3	50.0	49.2	47.9	48.8	47.5	47.5	47.4	47.7	46.6	47.3	47.0	46.4	43.8	40.9
05-11 Mon	44.9	38.1	38.9	36.6	46.7	46.2	49.0	54.3	74.2	71.8	74.0	78.0	64.6	71.0	70.2	74.8	74.8	51.2	45.3	48.0	43.8	45.1	43.4	39.2
05-12 Tue	38.8	46.7	35.7	35.3	46.8	49.5	46.1	56.6	76.3	71.0	69.3	66.4	64.8	69.4	70.7	69.7	63.1	60.1	46.7	45.0	44.8	44.2	41.8	40.7
05-13 Wed	39.5	40.1	40.3	38.2	49.1	47.4	46.7	54.2	76.4	74.9	77.4	76.8	71.3	78.2	76.2	72.7	66.7	54.0	49.3	48.8	45.4	45.3	45.7	41.3
05-14 Thu	40.4	39.2	38.0	46.5	48.0	47.7	47.0	53.9	77.8	74.6	83.1	76.7	70.8	72.8	76.4	78.2	75.0	56.2	47.0	54.7	47.8	46.6	50.9	41.4
05-15 Fri	40.9	39.4	38.6	41.4	45.5	47.2	47.6	56.0	79.5	74.6	73.2	73.9	74.5	70.5	77.6	74.2	68.3	53.4	49.4	47.1	47.2	47.2	48.1	44.5
05-16 Sat	47.5	44.4	43.8	38.7	51.5	48.1	47.8	50.8	71.9	76.0	73.5	77.3	65.4	50.8	49.3	52.6	51.6	47.6	48.7	49.4	57.3	47.4	47.5	44.5
05-17 Sun	43.7	45.8	45.9	41.3	49.5	47.0	44.4	45.6	45.1	43.1	45.8	43.8	46.0	44.8	48.1	46.5	45.4	46.0	46.5	46.4	47.6	46.1	47.1	43.1
05-18 Mon	41.1	48.2	42.7	39.1	49.1	49.6	47.6	54.5	74.1	73.0	72.3	71.3	80.9	83.0	83.8	83.6	82.7	52.2	46.8	46.4	46.4	46.0	44.1	45.2
05-19 Tue	41.5	42.3	47.9	43.2	48.7	47.2	46.8	53.1	74.2	78.6	75.0	75.4	72.1	77.6	75.7	72.7	68.5	55.4	49.1	47.5	47.2	48.5	46.0	45.7
05-20 Wed	44.9	47.1	44.7	38.0	50.7	47.4	48.3	50.6	77.9	73.7	75.2	78.3	72.9	79.1	74.2	74.8	75.0	50.4	46.9	47.4	46.1	45.9	51.2	43.0
05-21 Thu	42.1	38.8	45.1	38.8	52.9	47.4	47.8	49.3	75.2	77.7	75.2	75.9	69.5	76.3	72.9	69.1	72.2	52.6	46.3	50.7	48.6	45.8	47.3	44.4
05-22 Fri	45.3	44.1	45.6	41.9	45.3	44.7	47.4	52.6	77.6	70.1	69.7	73.6	66.2	76.4	73.7	73.8	73.0	63.0	53.4	48.6	52.0	49.5	45.9	45.8
05-23 Sat	45.7	45.0	44.2	42.5	46.5	49.6	46.6	48.1	74.3	71.7	68.9	74.4	69.4	46.7	47.4	47.8	49.7	48.7	52.4	49.4	51.2	49.5	48.8	46.6
05-24 Sun	47.4	43.5	48.9	42.2	46.8	44.9	47.2	47.4	44.6	44.3	47.7	47.6	45.8	47.7	48.1	53.7	52.3	50.0	50.2	50.0	49.5	50.2	47.9	46.4
05-25 Mon	46.0	48.5	41.7	43.9	47.4	45.3	48.6	43.9	45.4	47.4	46.5	47.1	46.8	47.7	47.4	46.6	47.4	49.3	48.9	47.1	48.6	46.5	49.9	44.1
05-26 Tue	49.6	42.7	46.2	43.6	46.1	45.6	48.9	49.9	72.4	67.6	72.4	70.8	68.2	71.1	69.4	61.1	71.2	50.5	51.6	47.9	47.9	47.6	47.6	44.3
05-27 Wed	43.3	47.2	45.0	42.7	47.6	46.4	51.0	51.5	69.8	73.0	70.3	78.0	77.1	74.6	69.2	69.2	70.0	53.7	51.8	51.2	51.8	48.2	49.3	47.4
05-28 Thu	45.4	43.8	44.3	45.7	55.5	45.3	51.6	51.1	74.8	76.2	82.2	77.3	66.1	71.6	68.2	69.6	64.9	51.9	47.6	50.4	50.4	50.1	46.0	43.8
05-29 Fri	42.8	41.9	41.6	44.5	46.6	47.2	50.7	51.1	69.2	69.7	72.7	68.3	67.8	69.9	72.7	72.4	71.4	58.5	48.1	49.3	48.8	51.1	47.9	47.6
05-30 Sat	47.1	50.1	47.8	45.4	44.5	46.6	45.7	55.2	73.4	69.9	73.8	71.8	71.3	48.0	48.2	49.7	49.3	51.4	49.3	50.8	51.7	49.1	49.1	45.9
05-31 Sun	45.1	47.3	44.6	43.9	49.8	49.2	46.7	47.1	48.4	47.4	48.4	48.4	48.0	48.6	48.4	48.9	48.4	49.5	50.9	51.2	50.1	49.9	47.0	

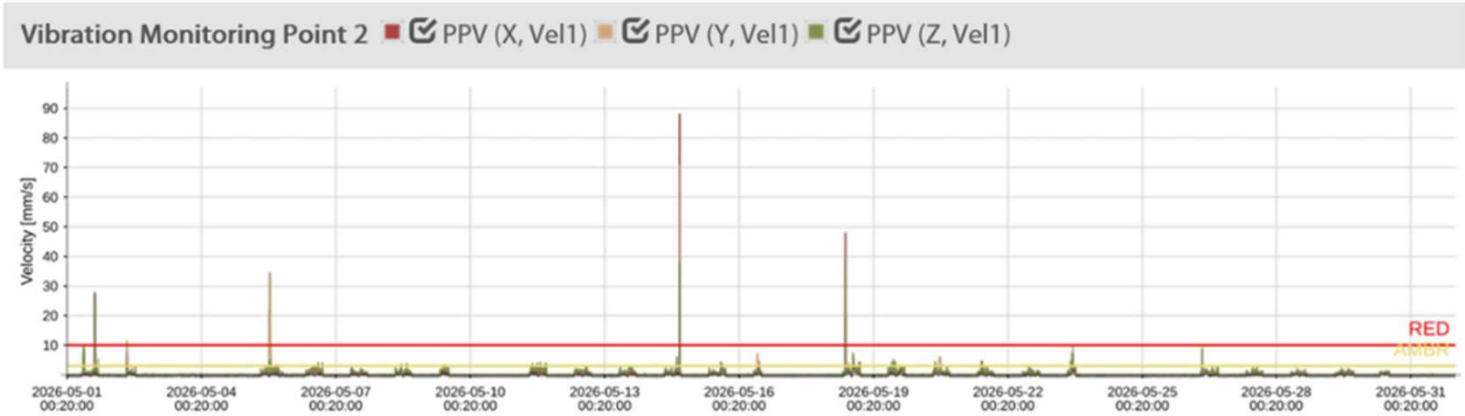
DUST, NOISE AND VIBRATION MONITORING





DUST, NOISE AND VIBRATION MONITORING





COMMUNITY

Complaints received and actions taken
Community actions

ARADA

LOCAL CHARITY PARTNERSHIP

ARADA CHARITY PARTNER

The PIRATE CASTLE CAMDEN

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

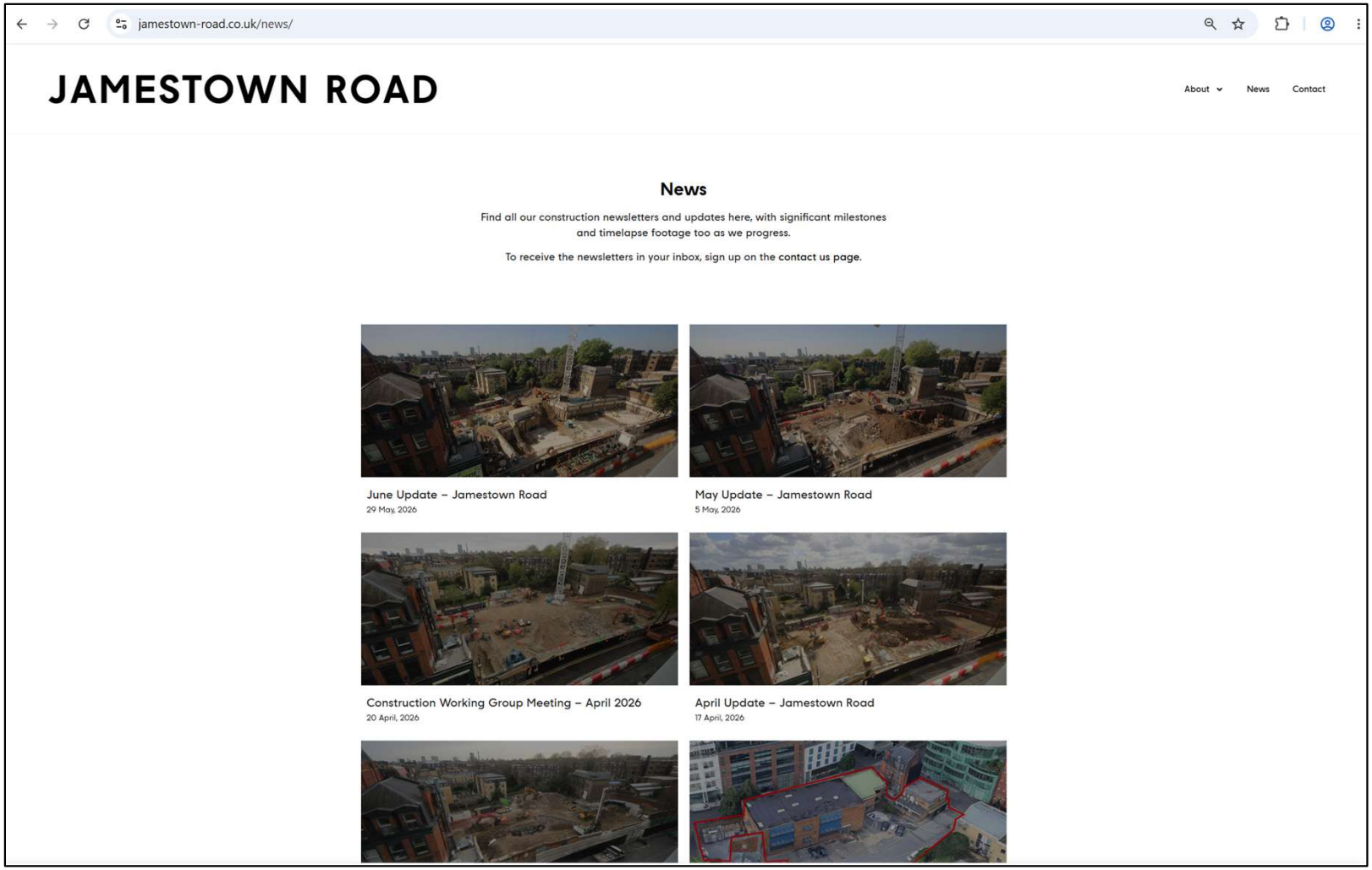
- Click 'Give Now'. Select 'one-off donation' in the next window & enter the donation amount in the £ GBP box. Click 'continue'.
- Click 'Add' on the 'Details' section & enter 'Arada' in the name box. Select your payment type & click 'continue'.
- Enter your payment card details & billing address.
- 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.

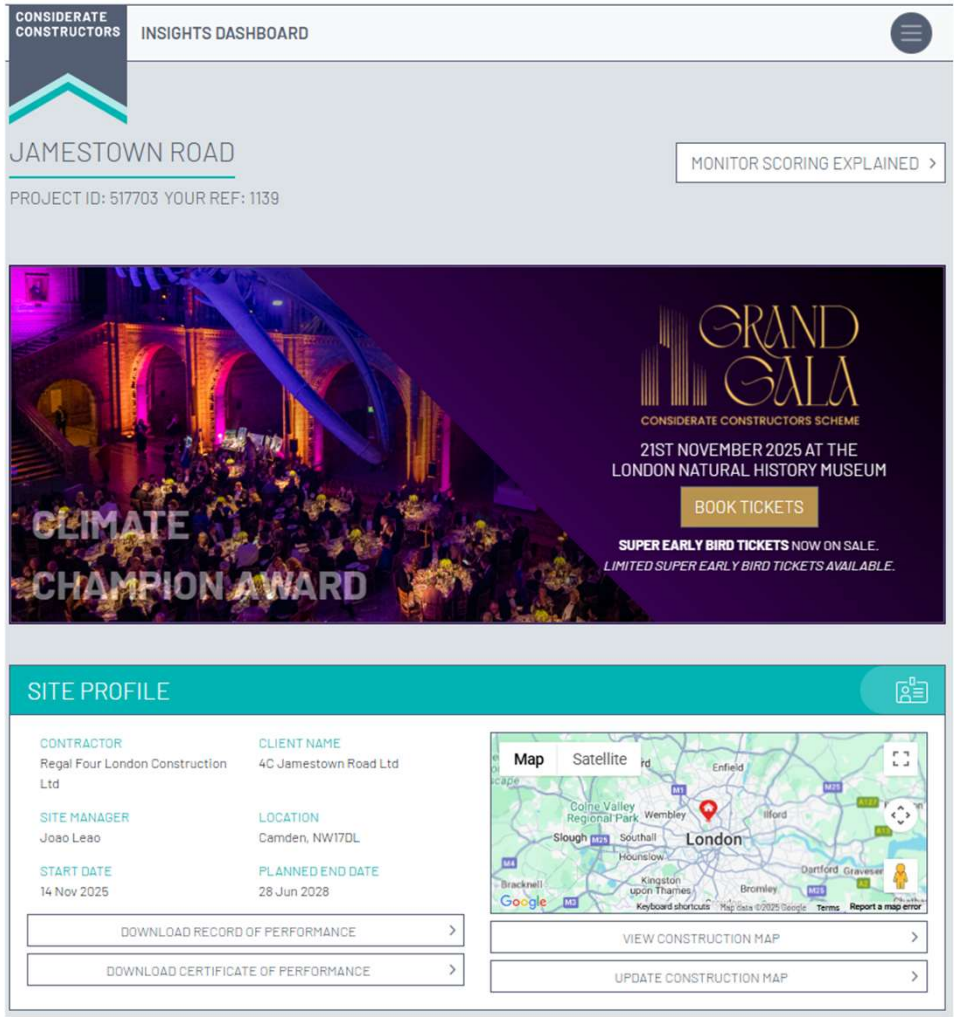
THANK YOU!

ARADA

SITE WEBSITE - UPDATES



CCS SITE REGISTRATION



NEWSLETTER UPDATES

JAMESTOWN ROAD

NEWSLETTER

June 2026 ISSUE 9

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 achieve several project milestones including completion of capping beams, C3 attenuation tank, tower crane 2 base and new sewer connection.

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 next meeting is expected to to take place in the 2nd week of June 2026.

In June, basement and external drainage works will be complete. Raft slab work will progress and basement liner walls will start. The new site welfare will be in place and tower crane 2 will be erected.

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

ARADA

CONSIDERATE CONSTRUCTORS SCHEME

CCS Registration no. 517703

CLECS Construction Logistics and Community Safety

KEY MILESTONE DATES Q2 2026

- COMPLETION OF BASEMENT DRAINAGE AND WATERPROOFING
- COMPLETION OF BASEMENT SLAB
- START BASEMENT LINER WALLS
- NEW SITE WELFARE INSTALLATION
- TOWER CRANE 2 ERECTION

COMPLAINTS RECEIVED

SHEQ-F-072 Community Liaison Log						
Edit	View	15	SHEQ-F-072 Community Liaison Log	35 Gloucester Crescent - Potential tree roots damage	Closed	20/5/2026
Edit	View	14	SHEQ-F-072 Community Liaison Log	205 Arlington Road - Operatives loud speaking	Closed	12/5/2026
Edit	View	13	SHEQ-F-072 Community Liaison Log	Starlizard satelite signal blocked at times by Tower Crane 1	Closed	16/4/2026
Edit	View	12	SHEQ-F-072 Community Liaison Log	226 Arlington Road - Traffic Management . Car park entrance blocked	Closed	13/4/2026
Edit	View	11	SHEQ-F-072 Community Liaison Log	Fitzrovia Post Complaint Log	Closed	25/2/2026
Edit	View	10	SHEQ-F-072 Community Liaison Log	29 Gloucester Crescent - Vibration and crack complaints	Closed	15/2/2026
Edit	View	9	SHEQ-F-072 Community Liaison Log	Brunch and Grapes Pub - power issues noted - Complaint	Closed	10/2/2026

33-35 JAMESTOWN ROAD
CONSTRUCTION WORKING GROUP

ANY QUESTIONS?

ARADA

33-35 JAMESTOWN ROAD CONSTRUCTION WORKING GROUP

THANK YOU!

ARADA