JAMESTOWN ROAD

NEWSLETTER

October 2026 ISSUE 13



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, with the most significant being the completion of the ground floor slabs to all buildings and the construction of the 'Golden Brick' column - the first vertical element to be completed to the new housing association C3 blocks.

The ground to first floor vertical elements are progressing to the PBSA and Block C3 West, with the temporary decking also progressing across the buildings footprint. The construction of the first floor slab is in progress, with Zones 1 and 2 already being completed. Vertical elements from first to second floor are also in progress to Zone 1 of the PBSA block along the Jamestown Road elevation.

The installation of raised timber screening is now complete along the boundary between the site and the properties situated at 201-209 Arlington Road. The next Construction Working Group meeting will take place during the 2nd week of October 2026.

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.

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 17,000 homes, the business is one of London's leading mixed-use developers, with expertise spanning residential, student accommodation, workspace and complex regeneration projects.

KEY MILESTONE DATES Q4 2026

- CONSTRUCTION OF RC STRUCTURE UP TO ROOF SLABS
- COMMENCEMENT OF EXTERNAL FACADE WORKS
- COMMENCEMNT OF SCAFFOLD ERECTION
- INSTALLATION OF GOODS HOISTS TO PBSA AND C3 BLOCKS
- COMPLETION OF NEW SUBSTATION

If you have any questions, please contact
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ARADA

CONSIDERATE CONSTRUCTORS SCHEME

CCS Registration no. 517703

CLOCS Construction Logistics and Community Safety