

100 Avenue Road

Construction Working Group
2 February 2026

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Introduction

Meet the team

Our team is here to keep you informed, answer questions, and act on your feedback as construction progresses:

- Sarah Wardle – Cavendish (Chair)



- Joseph Baker-Roberts – Cavendish



Meet the team

- Simon Bram – Project Lead, Arada London
- Steve Harrington – Planning Director,



What is the Construction Working Group (CWG)?

- The CWG will provide construction updates, advance notice of works, and a channel to raise questions or issues.
- It was initially established by Essential Living to support open communication with the local community.
- Arada is committed to reopening this channel of communication with the community.
- The CWG will operate under an agreed Terms of Reference, setting out its purpose, scope and how it will support the Construction Management Plan.
- Meetings will be held regularly, alternating between in-person sessions and online meetings.



About Arada

- Arada London is a Camden-based developer, formerly known as Regal.
- We are the same team with the same local focus, just with a new name.
- The business continues to operate in Camden and across London, delivering residential-led developments.
- Arada has its own in-house construction company, enabling greater control over quality, programme and delivery.



The project

- The redevelopment of 100 Avenue Road will deliver a high-quality residential-led mixed use scheme that responds sensitively to its surroundings and integrates with the existing neighbourhood.
- Proposals were shaped through public consultation in July and November 2024 and approved by Camden Council in June 2025.
- Ongoing engagement has continued into the construction phase, including consultation on the Construction Management Plan between 11 December 2025 and 4 January 2026.
- Minor refinements to the approved scheme are now being progressed through a Non-Material Amendment application to ensure the project can be delivered efficiently and responsibly.



CMP Consultation

- A consultation on the Construction Management Plan was held between 11 December 2025 and 4 January 2026.
- The consultation provided an opportunity to review the draft CMP and share comments on construction management arrangements.
- Feedback related to matters such as construction access, traffic movements, and environmental management.
- The CMP and the approach to construction engagement reflect the outcomes of this consultation.



100 AVENUE ROAD, CAMDEN
December 2025

COI of the proposed development

Arada London (formerly Regal), invites you to take part in its Construction Management Plan (CMP) consultation for the redevelopment of 100 Avenue Road, Camden.

Following planning approval in June 2025 for amended proposals, we are consulting on the CMP, which sets out how construction will be managed to minimise disruption and ensure safety. The CMP follows the approach previously agreed under the plan approved by Camden Council in 2018 and updated in 2020, retaining key measures such as primary construction access via Avenue Road (with no access from Eton Avenue), as endorsed by Camden Highways and TfL.

This consultation seeks your views on the CMP before it is finalised and agreed with Camden Council.

CMP CONSULTATION

We will be holding an online consultation on our website – www.100avenueroad.uk/ – view the draft CMP and submit your feedback by 4th January 2026.

Alternatively please contact the team using the details overleaf if you have any questions.

ABOUT ARADA

Regal is now Arada London, part of the Arada Group, a leading developer known for creating vibrant communities. While this marks an exciting new chapter, we remain the same dedicated team based in Camden, continuing to deliver high-quality homes and projects for our local community.



Indicative COI of the proposed public open space

TIMELINE:

- Q4 2018: Demolition Begun
- Q3 2020: Piling & Basement Completed
- JANUARY 2026: Initial Highways and Hoarding Works Begin
- MARCH 2026: Main Construction Begins
- SUMMER 2026: Superstructure Works
- WINTER 2027: Cladding Phase
- SUMMER 2028: Project Completion

GET INVOLVED

We are committed to engaging with the community and invite you to attend the online consultation on our website and submit your feedback.

Our online consultation will be hosted at: [100avenueroad.uk](https://www.100avenueroad.uk/)

This will be an opportunity to find out more information about the CMP and provide your feedback by completing an online feedback form. All feedback received will be evaluated and considered before a CMP is submitted to Camden Council.

To provide feedback, ask questions, or request more information, please contact us on 020 3398 1900 or email us at 100avenueroad.london@arada.com.

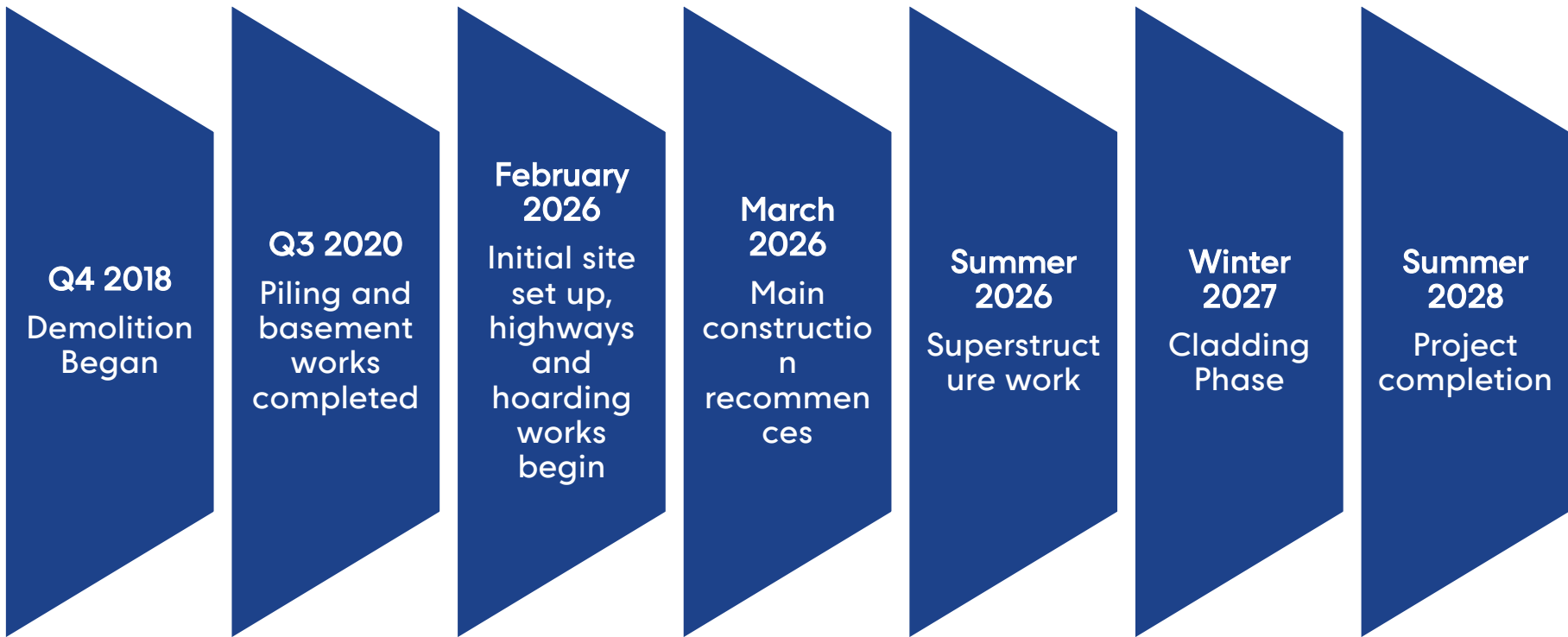
Scan the QR code opposite to view our website.

Community Working Group

We are reconstituting the community working group as part of our construction process. If you would like to be a part of this group, please get in touch with our project team.



Construction timeline



Working hours

- Construction activities will take place during standard permitted working hours set by Camden Council.
- These are:
 - 8.00am to 6pm on Monday to Friday
 - 8.00am to 1.00pm on Saturdays
 - No working on Sundays or Public Holidays
- Any works outside these hours will follow the CMP process, with advance notice provided to residents.
- Deliveries are scheduled to avoid peak school times and to prevent vehicle stacking, ensuring safety and minimising disruption.



Noise, dust and vibration management

**How will you
ensure noise
and vibration
disruption is
minimised?**

Continuous monitoring:

- Air-quality and environmental monitors on all four sides of the hoarding, with noise, dust and pollution results published online for residents.

Impact mitigation:

- Measures in place to manage noise, air quality, dust suppression and vibration, ensuring construction is delivered as sensitively as possible.

Escalation process:

- A clear procedure to report and escalate any CMP breaches, ensuring contractor compliance and community safety.

Construction traffic management

**How will you
manage
traffic to
avoid Eton
Avenue and
Winchester
Road?**

Avenue Road as the primary access route:

- Construction vehicles will look to use Avenue Road as set out in the approved CMP.
- There may be rare circumstances where small-scale basement deliveries are required via Eton Avenue if no reasonable alternative is available.

Safety-led delivery scheduling

- Vehicle movements will avoid peak school drop-off and pick-up times, and deliveries will be coordinated to prevent lorry stacking and reduce congestion.

Clear controls & escalation:

- Contractors are instructed not to park on surrounding streets, pedestrian-safety measures are included in the CMP, and a formal process exists to report and escalate any CMP breaches.

Next steps

Upcoming work:

- 9th February 2026
 - Hoarding replacements on the north and west boundaries. These works are expected to take approximately two weeks.
- 9th March 2026
 - Works to improve site access and provide a feed into the haul road. These works are expected to take two to three weeks.
- 17th March 2026
 - Initial construction works commence



Stay in touch

If you have any questions, would like to raise an issue, or need to flag anything related to the project, please contact the project team:

- Phone: 020 3398 1590
- Email: 100avenueroad.london@arada.com
- Website: www.100avenueroad.uk



Any questions?