

Meeting: 100 Avenue Road CWG – Meeting Minutes
Date: 20th April 2026
Venue: Swiss Cottage Community Centre, 19 Winchester Rd, London, NW3 3NR

Attendees:

Sarah Wardle (Chair)	SW	Cavendish
George Chubb	GC	Cavendish
Stan Richet	SR	Arada London
Steve Harrington	SH	Arada London
Cllr Tom Simon	TS	Camden Council

Residents in attendance names were not noted for minutes.

Item		Action
	Actions	
	<ul style="list-style-type: none"> SR to investigate the lumens level of the lighting provided in the hoarding. SH/HA to maintain engagement with local organisations and confirm named contacts. 	Noted
		Noted
1.0	Administrative Matters	
1.1	The meeting began with introductions.	Noted
1.2	SR and GC Introduced themselves as new faces to the project.	Noted
1.3	SW outlined the agenda for the meeting.	Noted
1.4	SW ran through the actions of the previous meeting:	Noted
1.5	<ul style="list-style-type: none"> Arada to review options for making the 2.3 metre corridor more welcoming (e.g. paving/amenity enhancements), subject to discussions with Planning and the theatre, and report back at a future CWG. SR / SH confirmed Arada has ensured hoarding lighting is installed and angled downwards to avoid light spill to neighbouring residential properties. SW and SH explain HS2 in the short-term should longer impact the project SW noted that Cavendish and Arada have maintained engagement with local organisations and confirm named contacts. 	
2.0	Presentation	
2.1	Hoarding and Site Setup	Noted
2.2	SR explained that the hoarding has been replaced and extended along Avenue Road and the market elevation, with branded panels now installed.	

2.3	SR also confirmed that space has been created for an internal haul road to streamline vehicle movements in accordance with the Construction Management Plan (CMP). Access will be from the northern end of Avenue Road, with exit at the southern end. Additional welfare facilities for 100 staff will also be installed at the rear of the site.	Noted
2.4	Residents queried whether the 2.3-metre pedestrian pathway was mandatory and whether any alternatives were possible. SR confirmed that the 2.3-metre width is required and no alternative arrangements are feasible.	Noted
2.6	<p>Dust Monitoring</p> <ul style="list-style-type: none"> • SH presented the dust-monitoring network, noting that no breaches have been recorded to date. • The hourly particulate threshold was confirmed as 190 on weekdays and Saturdays. • Residents pushed back querying how it could be guaranteed that dust will not increase, especially during summer months. • SR stated that dust would not go near the 190 thresholds. 	Noted
2.7	<p>Pedestrian Management</p> <ul style="list-style-type: none"> • SH outlined pedestrian management arrangements during crossover works, explaining that pedestrians are being guided into the HS2 traffic-management area using barriers and marshals. 	Noted
2.8	<p>Parkland Hoarding and Tree Protection</p> <ul style="list-style-type: none"> • SH confirmed that the next phase will involve moving the parkland hoarding outward. • Cherry trees will not be felled, and protection measures, including root-protection matting, will be installed. 	Noted
2.9	<p>Construction Programme and Completion</p> <ul style="list-style-type: none"> • Residents again queried confidence in achieving the reversed early October 2028 completion date. • SW/SH confirmed a revised completion date was on track. 	Noted
2.10	<p>Community Funding – ‘The Winch’</p> <ul style="list-style-type: none"> • Residents raised questions regarding additional funding for ‘The Winch’, noting that the new development is also intended to provide community benefits. • TS commented that it was the council’s view that the existing building requires investment if it is to remain in its current location, and that funding would support necessary improvements. 	Noted

2.12	<p>Affordable Housing Allocation</p> <ul style="list-style-type: none"> Residents asked whether the developments affordable housing would be limited to British nationals. SH confirmed that this would not be the case, noting London's diversity and that access to housing is not restricted by nationality. 	Noted
2.13	<p>Delivery and Access Arrangements</p> <ul style="list-style-type: none"> Residents again raised concerns regarding delivery arrangements once the building is completed, particularly routes via Market Square. SH confirmed that the route has received planning permission and that all requirements and regulations have been followed. 	Noted
2.14	<p>Ownership and Workforce Queries</p> <ul style="list-style-type: none"> Residents raised general questions regarding ownership of new homes and concerns about potential illegal workers on site. SH confirmed that all Arada contractors and specialist subcontractors undergo document checks prior to being granted access to the site. 	Noted
2.15	<p>Transport and Accessibility</p> <ul style="list-style-type: none"> Residents asked about accessibility to the Tube station. SH confirmed that access will not be impacted. 	Noted
2.16	<p>Road Safety</p> <ul style="list-style-type: none"> Residents raised road safety concerns. SH confirmed that traffic marshals will be deployed to direct both vehicles and pedestrians, ensuring safety in the immediate area. 	Noted
2.17	<p>Theatre Impact</p> <ul style="list-style-type: none"> Residents asked whether the theatre would be affected by construction. SH and SW confirmed that there has been ongoing dialogue between Arada and the theatre. 	Noted
2.18	<p>Next Meeting</p> <ul style="list-style-type: none"> SW suggested the next virtual SWG take place on 26 May. Residents noted that this may coincide with holiday periods and requested that alternative dates be considered. 	Noted
2.19	<p>Close</p> <ul style="list-style-type: none"> SW invited any further questions; none were raised. 	