

100 CHALK FARM ROAD

NEWSLETTER

December 2024

ISSUE

1



UPDATE - 100 CHALK FARM ROAD, LONDON, NW1 8EH

(PLANNING PERMISSION 2024/0479/P)

The project is located adjacent to the Grade II-listed Roundhouse, and will comprise 264 student bedrooms with associated amenity space, 30 affordable homes and nearly 11,000 sqft of commercial space alongside new public realm enhancements. The four buildings, designed in collaboration with DSDHA, will reach 12 storeys at the highest point. The project will feature three drum-shaped elements, with 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.



ABOUT REGAL

We are a Camden-based, residential-led mixed-use developer with over 25 years' of experience of creating beautiful homes that enhance communities. We have a strong track record of development in Camden, with two significant projects completed in the last 10 years. We also have a number of completed schemes across the City, including in Wembley, Hackney and Aldgate that we have delivered as both developer and contractor.

REGAL
CONSTRUCTION



WHAT'S HAPPENING IN Q4 2024

- Engagement with local stakeholders
- Consultation with LBC
- Demolition Notice submitted
- Licence applications
- Pre-construction dust/noise monitoring



FORMATION OF CONSTRUCTION PHASE WORKING GROUP

Dear Community Members/Stakeholders,

We are excited to announce the formation of a **Construction Phase Working Group** as part of our commitment to collaboration and transparency during the development process.

This group will play a vital role in facilitating communication, addressing concerns, and ensuring the needs of the local community are heard throughout the Construction Phase.

CALL FOR REPRESENTATIVES

We are seeking to appoint representatives from the following groups:

- » Residents' associations
- » Traders' associations
- » Other groups or bodies representing owners, residents, or businesses in the immediate area

To ensure focused discussions and effective collaboration, the group will be limited to a maximum of five representatives.

MEETING SCHEDULE

The Construction Phase Working Group will meet at least once every six months during the Construction Phase to discuss progress, address feedback, and provide updates on the development.

HOW TO GET INVOLVED

If you are part of a relevant association or group and would like to represent your community, please get in touch with us at enquiry.cfr@regal.co.uk by 11th December 2024.

We look forward to working closely with you to make this project a success for everyone involved.

DEMOLITION KEY MILESTONE DATES Q4 2024 & Q1 2025

- ISOLATION OF SERVICES/ DISCONNECTIONS
- SOFT STRIP
- SCAFFOLD GANTRY INSTALLATION
- HOARDING INSTALLATION
- DEMOLITION OF STRUCTURES
- REMOVAL OF BELOW GROUND OBSTRUCTIONS

100 CHALK FARM ROAD PROJECT DELIVERY

As part of our commitment to comply with the Council's Construction / Demolition Management Plan (DMP/CMP) requirements, we have employed specialist consultants to carry out baseline environmental monitoring. By understanding the environmental dust, noise & vibration parameters, we can implement specific measures to minimise impact, to local businesses, residents, and entertainment venues such as the iconic Roundhouse, during the demolition and construction phases.

We have also appointed a transportation specialist to develop a logistics strategy for these phases. We will consider carefully the traffic routing, control of site traffic, site entrances / exits and vehicle loading / unloading as part of our CMP/DMP submission.

Before the construction phase commences, there will be an opportunity to attend a Construction Working Group round table discussion. There will also be an opportunity to comment on the draft DMP/CMP, details of which will be provided in due course. Newsletters will be published throughout the development lifecycle with regular updates.

