

Cambridge Road Estate

Construction Update – June 2025

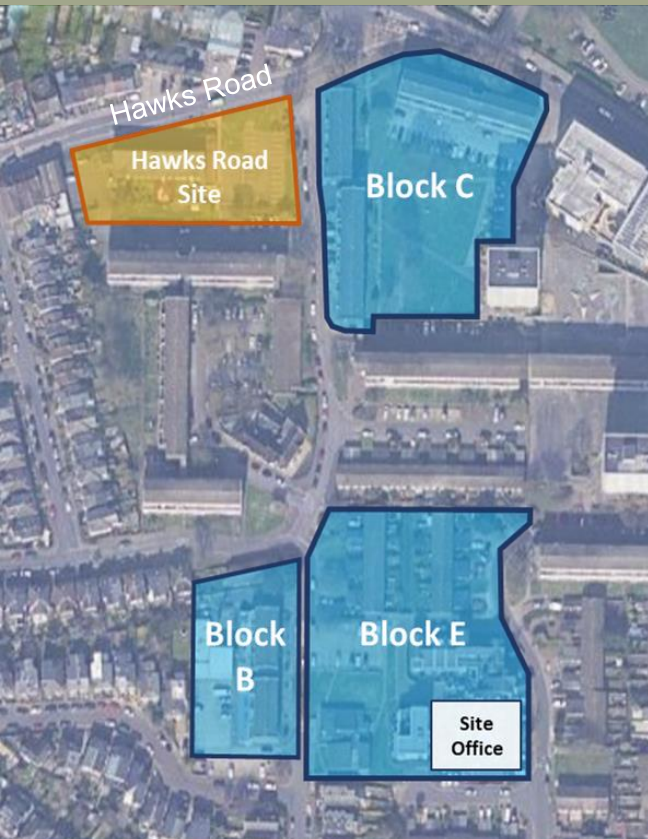


Image (above): Location Plan

Regenerating Cambridge Road Estate: Phase 1 Progress Update

Since our February newsletter, the construction team has made great progress on Phase 1—made up of Blocks B, E, and C. A huge thank you to all our residents—upcoming and new—for your patience and support as we transform Cambridge Road Estate. Below is a summary of the progress by block:

Block B

Block B will provide 44 affordable homes. We're putting the final touches on both the inside and outside of these new homes. Somerset Road (near the Archway Parish Rooms), is also undergoing final works, with completion expected this summer.

Block E

Final works are in full swing—balconies are being installed and the inner courtyard is being landscaped into a peaceful green space. Block E will deliver 206 homes, including both affordable and private options, helping to meet a wide range of housing needs. Completion is expected between late 2025 and early 2026.

Block C

The site has been cleared and is fully prepared for construction. We're currently waiting on final approval from the Building Safety Regulator before we can begin building. For more information on this process, see the next page.

New Walkway Open – Connecting Piper Road to Washington Road

The new pedestrian walkway is now ready to be explored. Nestled between Blocks B and E, the area includes a new landscaped play space for families and friends to enjoy. It will officially open to the public in the coming months.

Energy Centre

The new on-site energy centre is being installed and tested. Once fully commissioned, it will supply heat and hot water to the new homes.

**Interested in buying
a new home in the
new neighbourhood?**

Our Sales & Marketing Suite on Piper Road, KT1 3EX, is open and ready to welcome you!

Pop in, say hello, and discover what your future could look like at the revitalised neighbourhood, designed with modern living in mind.


 **Call us on 020 3411 9586 to book your visit today!**





Photo (left): Block E

Photo (above): Block B

Block C Awaiting Go Ahead from the Building Safety Regulator

The Block C site has been fully cleared, with all demolition and preparatory groundwork complete. We are currently waiting on formal approval from the Building Safety Regulator (BSR) before construction can begin.

The BSR was set up in 2022 under the government's Building Safety Act, a reform following the Grenfell Tower tragedy in 2017. Its purpose is to improve safety standards in buildings, especially taller residential ones like those being developed here. It represents a shift in national policy—placing safety, accountability, and public trust at the centre of all new construction.

We fully support it! However, due to high demand in BSR's services, there is currently a significant backlog of applications from across London and England. This has created unavoidable delays for many projects, including ours. As a result, we now anticipate that work on Block C's foundations will not begin until early 2026, subject to timely receipt of a BSR approval.

We know that this delay will be frustrating, especially for those directly affected by the regeneration plans. Unfortunately, like many similar projects across the country, this part of the process is out of our control. We will update you as things develop with the application process. Please contact us on the contact details below if you want to discuss this in more detail.

Block E Landscaping

In order to complete the landscaping around Block E we will be relocating the construction offices, which are currently located on the corner of Willingham Way and Franklin Close. Details of the move will follow over the coming weeks.

We'll continue with progress updates through newsletters, on site notice boards, and through text messages. If you have any construction-related queries or concerns, contact us

- By email: WL.CRE@vistry.co.uk
- (Out-of-hours Security: FREEPHONE 0800 195 4071)

To sign up to weekly construction updates, scan the QR code which takes you to <https://www.cambridgeroadestate.com/get-involved/sign-up>

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