

# Update on utility works in South Hampstead area

December 2025



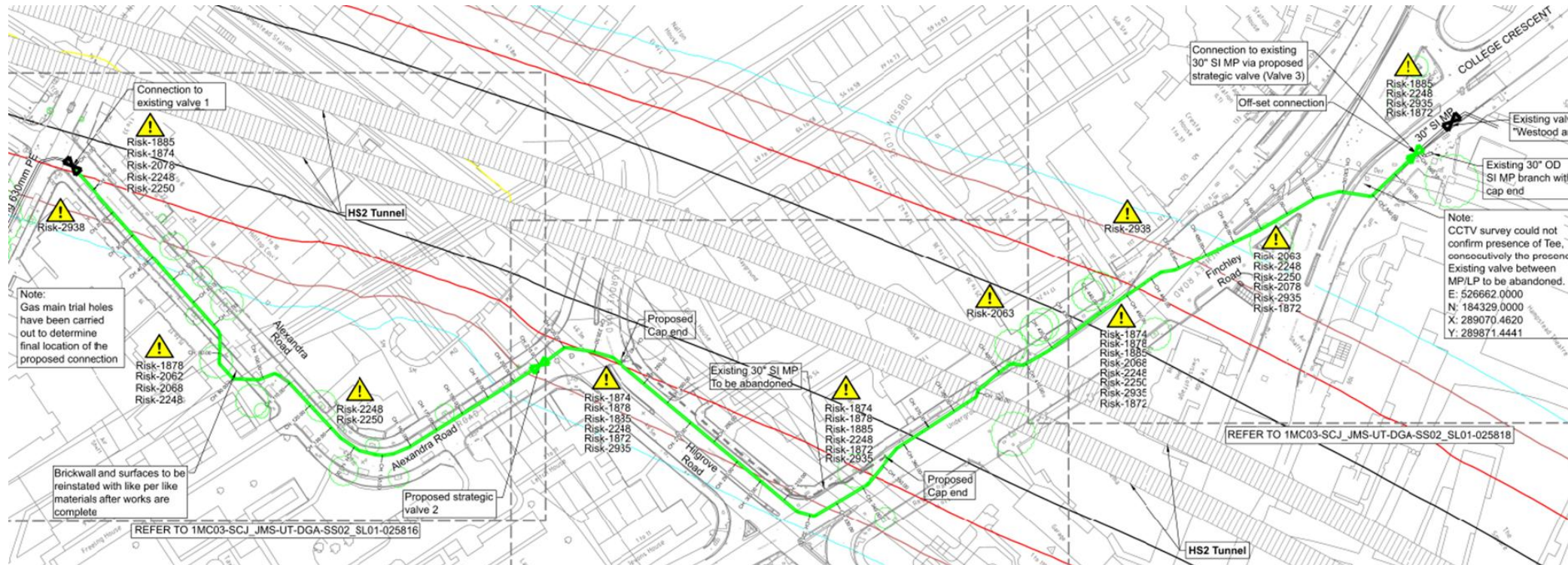
# Utility works in South Hampstead

We are carrying out works to protect the gas main before tunnelling for HS2 starts in the area.

**Work Scope:** 30" Stud Iron Medium Pressure Cadent Gas main needs to be replaced. Methodology utilised will be combination of open cut, lift and lay and insertion installation

**Duration\*:** These works will take place in six phases between 21 July 2025 and 13 January 2027

**Location of works:** Finchley Road, College Crescent, Hilgrove Road and Alexandra Road.



\*Dates mentioned are subject to change, update on the programme of this works published on HS2 website:  
[www.hs2.org.uk/work-items/notice-of-utility-works-in-south-hampstead/](http://www.hs2.org.uk/work-items/notice-of-utility-works-in-south-hampstead/)

# Phase summary

Phase	Overview of works	Traffic Management requirement	Planned dates*
<b>Phase 1</b>	<p>Decommission Pits</p> <p>Two excavations at either end of scope</p> <p>Set up traffic management at Alexandra Road and College Crescent to commence gas diversion works</p>	<p><b>Gang One:</b> Sectional road closure - Alexandra Road</p> <p><b>Gang Two:</b> Full directional closure - College Crescent</p> <p>Partial Footway Closure required – College Crescent</p> <p>Bus stop G is suspended. Bus stop F will remain open.</p>	<b>Extended until 27/02/2025</b>
<b>Phase 2</b>	Lay new gas main on Finchley Road & Hilgrove Road	<p><b>Gang One:</b> directional road closure - Hilgrove Road</p> <p><b>Gang Two:</b> Lane Closures - Finchley Road (west side), bus lane and 1 lane. Includes bus stop (Swiss Cottage stop M)</p> <p>Partial footpath closure – Finchley Road (west side)</p>	02/03/2026 – 27/06/2026






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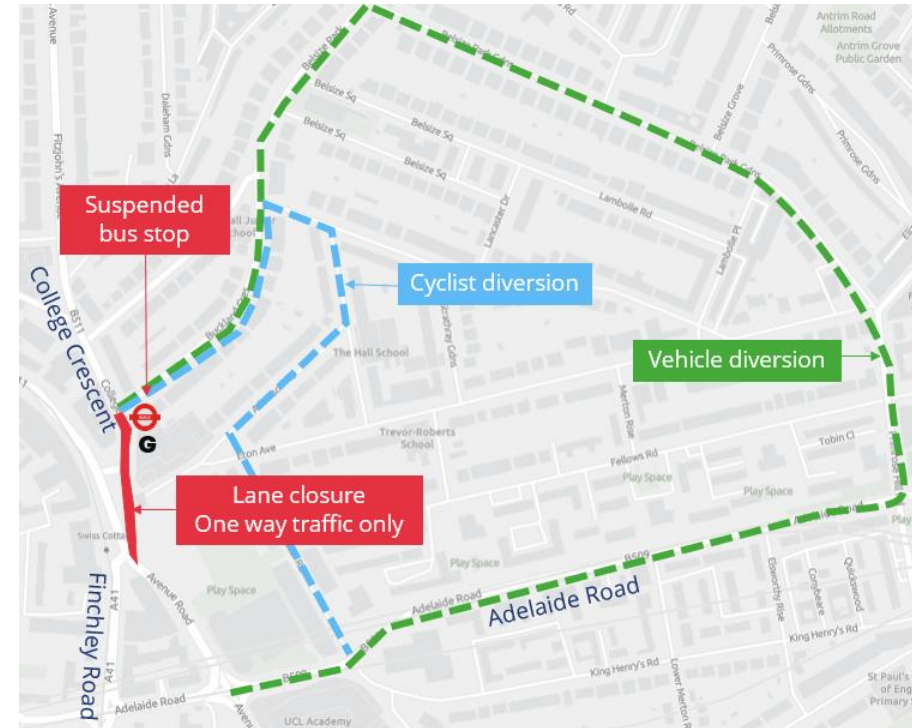
# Phase one

21 July 2025 to 27 February 2026



Key:

- Work area 
- Diversion route 
- Tube station 
- Suspended bus stop 
- Alternative bus stop 



There is a lane closure on College Crescent with one way traffic only. Bus stops G suspended.

There is a road closure on Alexandra Road. Residents can access to Alexandra Road via Hilgrove Road.

Traffic diversions in place as indicated in green.



# Phase two




2 March to 27 June 2026

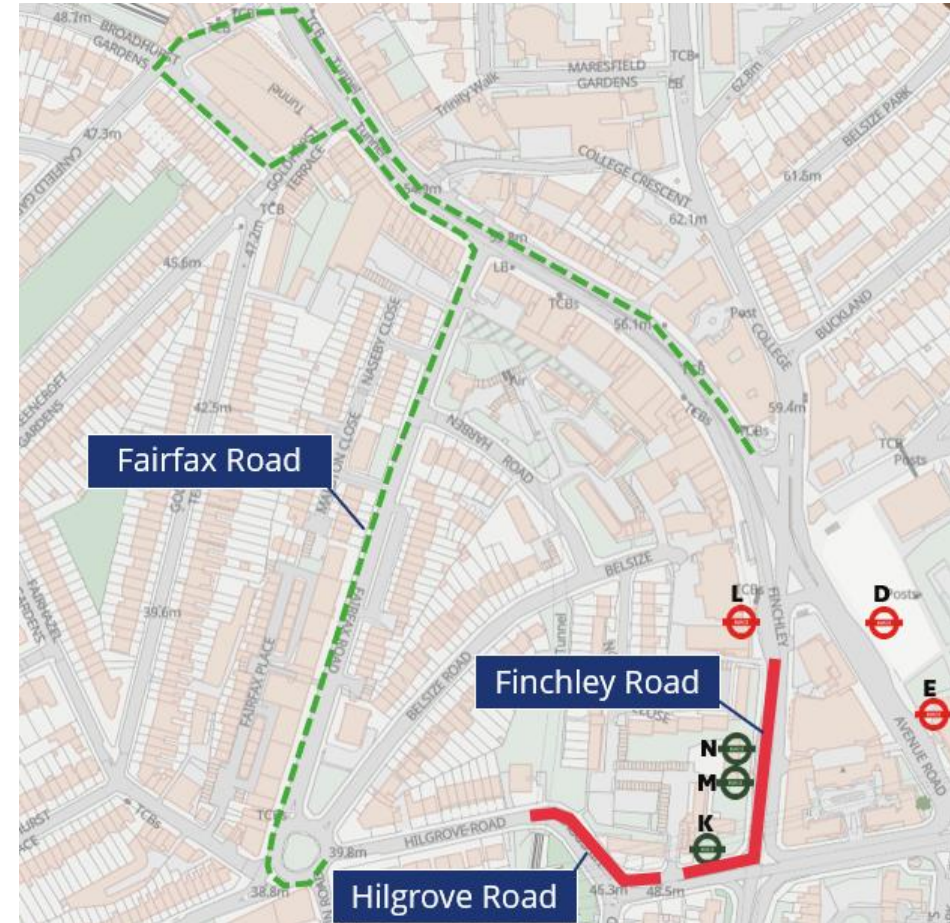
There will be lane closures on Hilgrove Road and Finchley Road, with temporary traffic lights.

Bus stop K on Finchley Road and bus stops M and N at Swiss Cottage Station will be suspended.

A traffic diversion will be in place as shown on the map in green.

Key:

- Work area 
- Diversion route 
- Tube station 
- Suspended bus stop 
- Alternative bus stop 



Phase	Overview of works	Traffic Management requirement	Planned dates*
Phase 3	<p>Lay new gas main on Finchley Road, Hilgrove Road &amp; Alexandra Road</p> <p>TfL Lamp column removal (Finchley Rd)</p>	<p><b>Gang One:</b> Directional Closure on Hilgrove Road, Sectional closure Alexandra</p> <p><b>Gang Two:</b> Lane Closure – Finchley Road (Bus lane and 1 lane – west side) Lane Closures - Finchley Road (west side), bus lane and 1 lane. Includes 2no. bus stops (Swiss Cottage stops M &amp; L)</p> <p>Directional Closure - Finchley Road at College Crescent (northbound)</p>	28/06/2026 – 23/09/2026
Phase 4	Lay new gas main Finchley Road & Alexandra Road	<p><b>Gang One:</b> Sectional road closure - Alexandra Road</p> <p>Footpath closure – Alexandra Road (northbound)</p> <p><b>Gang Two:</b> Directional road closure - Finchley road (northbound)</p> <p>Lane closures – 2 lanes Finchley Road (southbound)</p>	24/09/2026 – 4/11/2026

\*Dates mentioned are subject to change, we will provide updates at [www.hs2.org.uk/work-items/notice-of-utility-works-in-south-hampstead/](http://www.hs2.org.uk/work-items/notice-of-utility-works-in-south-hampstead/)

# Phase three

28 June to 23 September 2026






There will be a partial road closure on Alexandra Road. There will be traffic marshals 24/7 with vehicle access for residents and services only.

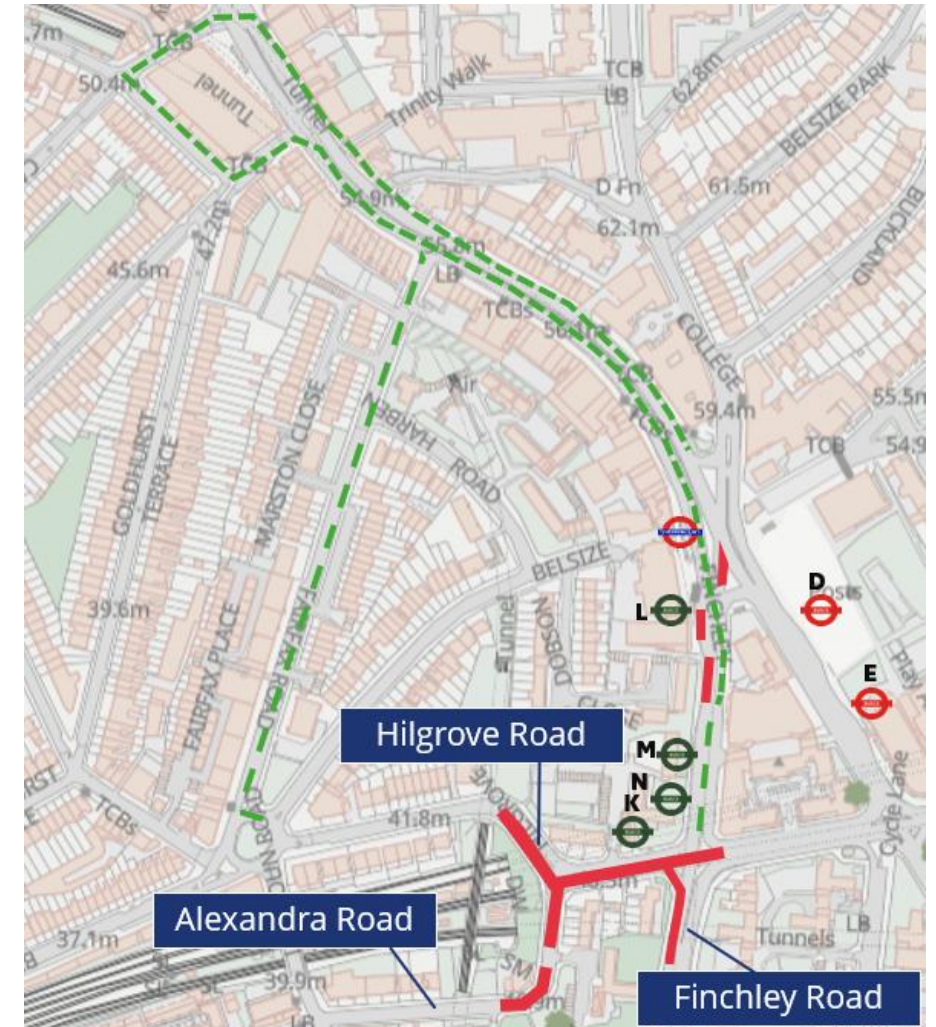
There will be lane closures on Finchley Road and Hilgrove Road with temporary traffic lights.

Bus stop K on Finchley Road and bus stops L, M and N at Swiss Cottage Station will be suspended.

Traffic diversion will be in place.

Key:

- Work area 
- Diversion route 
- Tube station 
- Suspended bus stop 
- Alternative bus stop 






# Phase four

24 September to 4 November 2026



Key:

- Work area 
- Diversion route 
- Tube station 
- Suspended bus stop 
- Alternative bus stop 



There will be a lane closure on Finchley Road. Bus stops M and N at Swiss Cottage Station will be suspended.

There will be a partial road closure on Alexandra Road. There will be traffic marshals 24/7 with vehicle access for residents and services only.

Traffic diversions will be in place as shown in green.





Phase	Overview of works	Traffic Management requirement	Planned dates*
Phase 5	Lay new gas main Finchley Road & Alexandra Road	<p><b>Gang One:</b> Sectional road closure - Alexandra Road</p> <p>Footway closure – Alexandra Road (southbound)</p> <p><b>Gang Two:</b> Directional closure – Finchley Road (northbound)</p> <p>Lane closures - 1 lane College Crescent (southbound) &amp; 2 lanes Finchley Road (southbound)</p>	05/11/2026 – 16/12/2026
Phase 6	Commissioning & reinstatement	<p><b>Gang One:</b> Full Road Closure at Alexandra Road</p> <p><b>Gang two:</b> Full Directional Closure – College Crescent</p> <p>Partial footway closure – College Crescent</p>	17/12/2026 – 13/01/2027

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## 5 November to 16 December 2026



Key:

- Work area 
- Diversion route 
- Tube station 
- Suspended bus stop 
- Alternative bus stop 

There will be a road closure on Alexandra Road. There will be traffic marshals 24/7 with vehicle access for residents and services only.



There will be lane closures on College Crescent and Finchley Road with temporary traffic lights. Bus stops M and N at Swiss Cottage Station will be suspended.

Traffic diversions will be in place as shown in green.

# Phase six

17 December 2026 to 13 January 2027

Key:

- Work area 
- Diversion route 
- Tube station 
- Suspended bus stop 
- Alternative bus stop 



There will be a road closure on Alexandra Road. Residents can access Alexandra Road via Hilgrove Road.

There will be a lane closure on College Crescent with one way traffic only. Bus stop G will be suspended.

Traffic diversions will be in place as shown in green.



# Measures to minimise disruption

## Noise and Vibration

To minimise disruption we will:

- Use noise reducing barriers around excavation sites
- Use electric machinery where possible

Once excavation is complete, noise will be significantly lower and is not expected to be louder than usual background levels

## Lighting

- All lighting will be low level and within the work site focusing away from residential areas

## Dust

- To minimise dust, we will damp down using water sprays

# Keeping you informed

As part of our commitment to keeping you informed, we will continue to provide regular updates on the progress of construction.

Planned engagement activity	Planned engagement date*
Notifications about our works	Throughout 2025 and 2026
Fortnightly virtual drop-ins each month	Book a 20-minute session to speak with the community engagement team fortnightly on Tuesdays starting from 8 July 2025.  Virtual 1:1s; <a href="#">HS2 &amp; SCS drop in events - Works in South Hampstead</a>
In-person drop-in events	We will notify in advance about in-person drop-in events related to these works. They will be published in HS2 events page <a href="#">HS2.org.uk/events</a>

If you have a question or a concern about any of works in your local area, please contact the Helpdesk on **08081 434 434** or email **[HS2enquiries@hs2.org.uk](mailto:HS2enquiries@hs2.org.uk)**. Our local engagement team will contact you via phone or email to discuss your question or concerns.



**Thank you**

