

Update on utility works in South Hampstead area

December 2025



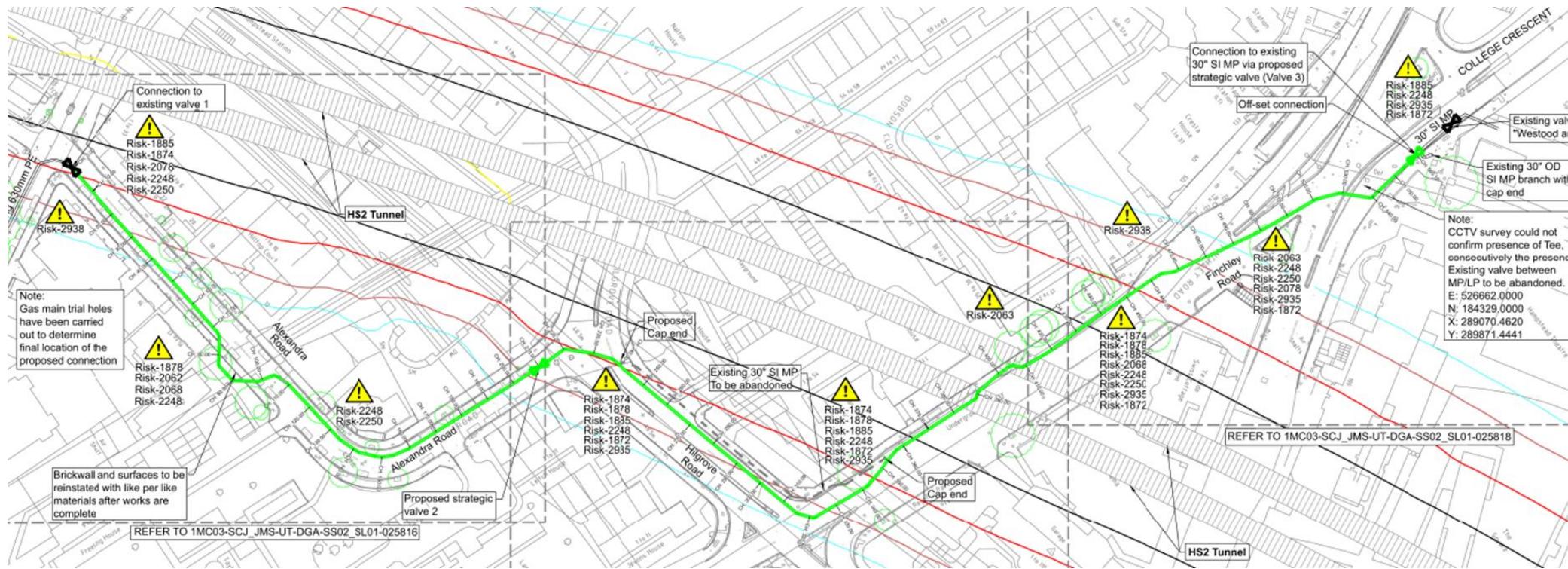
Utility works in South Hampstead

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/

Phase summary

Phase	Overview of works	Traffic Management requirement	Planned dates*
Phase 1	<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>Gang One: Sectional road closure - Alexandra Road</p> <p>Gang Two: 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>	Extended until 27/02/2025
Phase 2	Lay new gas main on Finchley Road & Hilgrove Road	<p>Gang One: directional road closure - Hilgrove Road</p> <p>Gang Two: 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

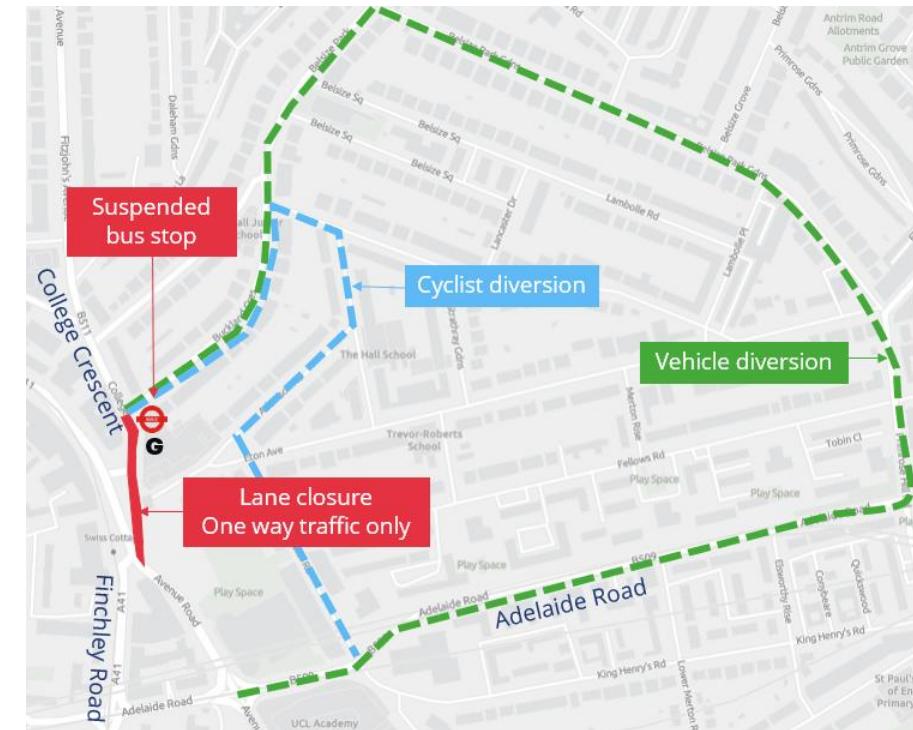
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Phase one

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

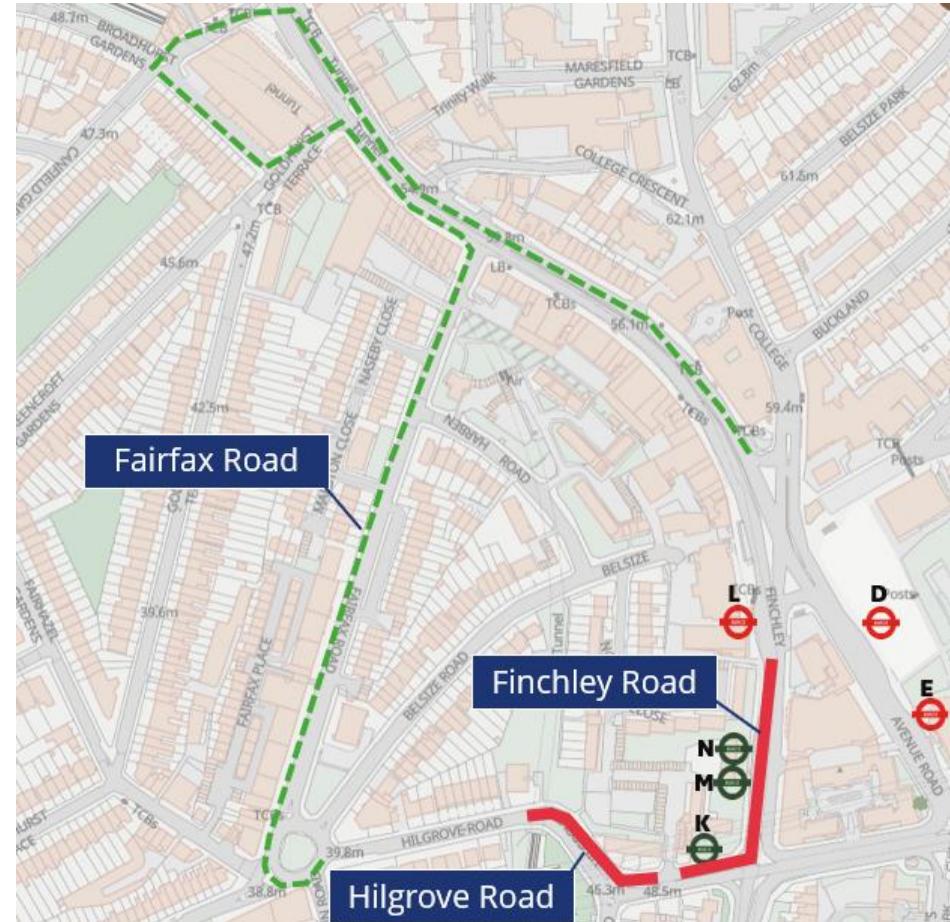
There will be lane closures on Hilgrove Road and Finchley Road, with temporary traffic lights.

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 & Alexandra Road</p> <p>TfL Lamp column removal (Finchley Rd)</p>	<p>Gang One: Directional Closure on Hilgrove Road, Sectional closure Alexandra</p> <p>Gang Two: 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 & 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>Gang One: Sectional road closure - Alexandra Road Footpath closure – Alexandra Road (northbound)</p> <p>Gang Two: 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/

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>Gang One: Sectional road closure - Alexandra Road Footway closure – Alexandra Road (southbound)</p> <p>Gang Two: Directional closure – Finchley Road (northbound)</p> <p>Lane closures - 1 lane College Crescent (southbound) & 2 lanes Finchley Road (southbound)</p>	05/11/2026 – 16/12/2026
Phase 6	Commissioning & reinstatement	<p>Gang One: Full Road Closure at Alexandra Road</p> <p>Gang two: Full Directional Closure – College Crescent</p> <p>Partial footway closure – College Crescent</p>	17/12/2026 – 13/01/2027

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

Phase five

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 



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; HS2 & SCS drop in events - Works in South Hampstead
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 HS2.org.uk/events

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. Our local engagement team will contact you via phone or email to discuss your question or concerns.

Thank you

