

**Brent  
Cross  
Town**

# Construction Update

## March 2021

Argent Related, in partnership with Barnet Council, are creating a New Park Town for Future London. This is the second construction update since we launched our vision for Brent Cross Town (BXT) in October 2020. In this update, we aim to keep you informed on the completed, ongoing and upcoming construction activities and let you know how you can get in touch with us. We always welcome feedback.

### Main Contractors Involved

**Galldris Group:** a Civil Engineering Contractor, based in Enfield with over 20 years' experience, successfully delivering multiple services to construction. Their responsibility is groundworks and major services infrastructure.

**RED Construction:** a Farringdon based main contractor that have successfully delivered projects in the London and the South East within the £5m to £30m range. They will be delivering our temporary Visitor Pavilion.

### Considerate Constructors

The Considerate Constructors Scheme is a non-profit-making, independent organisation founded in 1997 by the construction industry to improve its image.

#### **What is the scheme?**

The construction industry has a huge impact on all our lives, with most construction work taking place in sensitive locations. The Code of Considerate Practice commits those sites, companies and suppliers registered with the Scheme to:

- Care about appearance
- Respect the community
- Protect the environment
- Secure everyone's safety
- Value their workforce

At their latest review in November 2020, Galldris scored as Excellent or Exceptional across all categories.



Galldris was awarded a 2020 Considerate Constructors Scheme Gold National Site Award. This demonstrates that they have performed to the highest standards of considerate construction, setting them apart from all other Scheme registered activities that complete within the Award period.

### Online Neighbourhood Liaison Meeting

Join us on the last Wednesday of every month at 7 pm for a Brent Cross Cricklewood construction question and answer session, hosted by Argent Related and Barnet Council.

Zoom meeting ID: **938 4544 6114** & Pass code: **754760**

On Tuesday 23rd March at 7pm we will be having a one-off meeting with our Environmental consultants and Barnet Council's Environmental Health Officer to talk about the site's Environmental Controls, especially noise and vibration. Contact Nick (see below) if you wish to join this meeting.

## Get in touch

If you have any questions or feedback, please contact:

Nick Wicks, Senior Social Manager, Argent Related\*:

T: 0781 599 0294

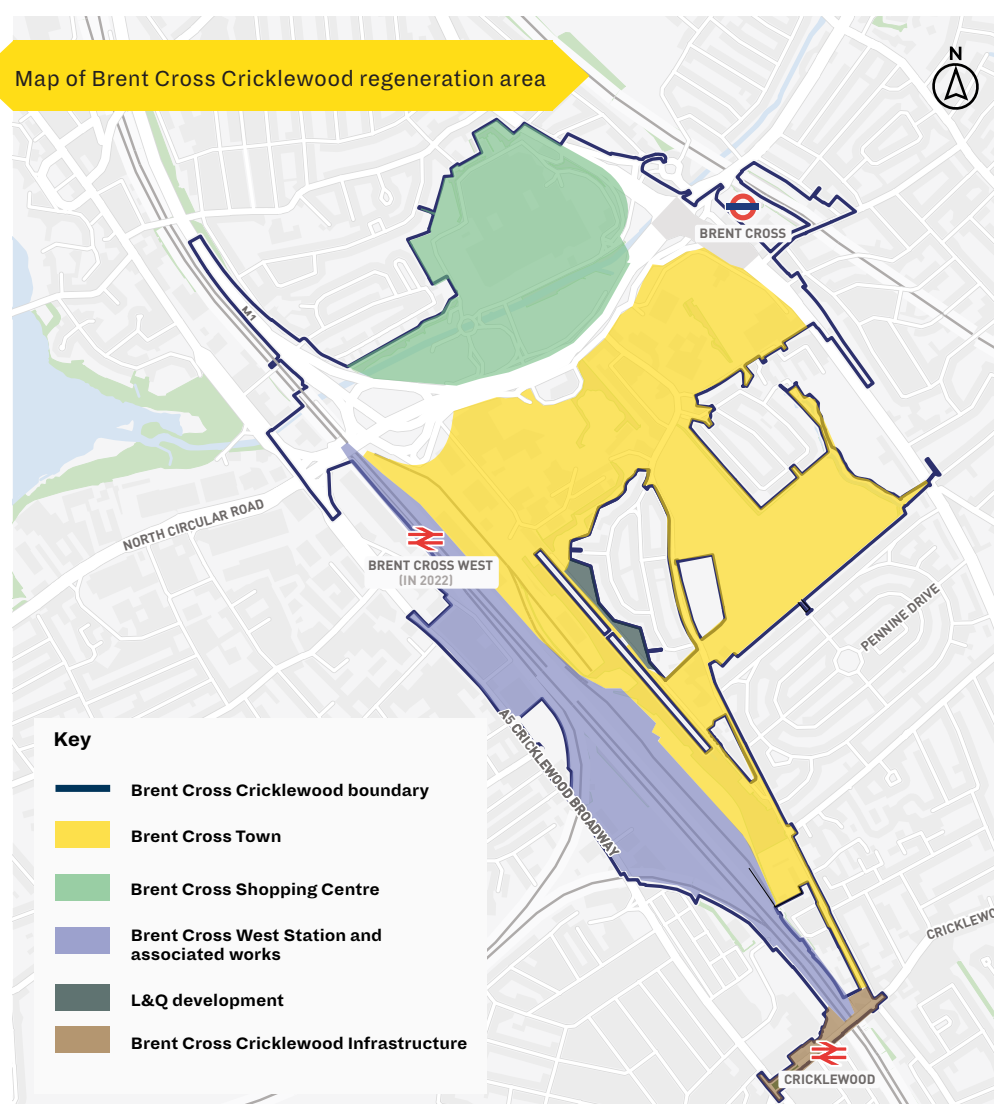
E: [community@brentcrosstown.co.uk](mailto:community@brentcrosstown.co.uk)

W: [www.brentcrosstown.co.uk](http://www.brentcrosstown.co.uk)

\*Please note that, if your call isn't answered immediately, please leave a message and Nick will get back to you ASAP.

Keep up to date on the latest at  
[www.brentcrosstown.co.uk/register](http://www.brentcrosstown.co.uk/register)

Map of Brent Cross Cricklewood regeneration area



## Working Hours

**Please note:** These hours of work do not apply to equipment that is required to operate continuously, e.g. for safety reasons.

### Weekdays

**Monday - Friday 08:00 - 18:00**

On weekdays, there will be a half hour start-up and shut-down period before and after the above hours.

### Weekends

**Saturdays 08:00 - 13:00**

On Saturday, there will be no start-up period and there will be a shut-down period between 13:00 - 13:30.

In 2016, Barnet Council and developer Argent Related formed a joint venture (BXS LP) to bring forward the development of Brent Cross Town as a new mixed-use neighbourhood for north London.

This new neighbourhood is at the heart of the Brent Cross Cricklewood (BXC) regeneration, the most significant and ambitious redevelopment and growth programme in the borough.

To find out more go to: [transformingbx.co.uk](http://transformingbx.co.uk)  
or email [transformingbx@barnet.gov.uk](mailto:transformingbx@barnet.gov.uk)



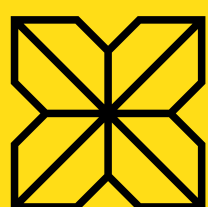
ARGENT



RELATED







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## Construction activities

### 1 Main Site

#### COMPLETED:

- U-shaped deep drainage network installed in preparation of the shared basement walls of plots 12 & 13

#### ONGOING:

- Re-levelling of ground to form Brent Cross Town's new landscape
- Installation of main infrastructure (including Potable water, electric, gas, communication and District Heating network)
- Further excavation and re-levelling
- Installation of basement perimeter wall
- Demolition of units along Brent Terrace North

### 2 Exploratory Park

#### COMPLETED:

- Now open from 7 am until dusk which in March is 4.30 pm
- The park's manager will be on hand during opening hours to ensure the safety of everyone using the park
- Please follow Government guidelines in regards to COVID safety

Visitor Pavilion



Aerial view from Clitterhouse playing fields looking north-west



### 3 Visitor Pavilion

#### COMPLETED:

- Piling foundations
- Ground floor base construction and connection of drainage

#### ONGOING:

- RED construction managing pavilion sub-site
- Cross laminated timber frame assembly

### 4 Claremont Way Retail Units

#### COMPLETED:

- Internal / external deconstruction and clearance completed
- Level 1 maisonette walkway repairs
- Gates installed at southern end of alleyway

### 5 Claremont Way Roadworks

#### ONGOING:

- Fencing off and the start of 4 months of resurfacing and utility works to create Brent Cross Town's first road section. Access to the Exploratory will be maintained at all time

### 6 Claremont Open Space works

#### COMPLETED:

- Vegetation clearance prior to nesting season and the start of works to transform the space into the upcoming new Claremont Park. This will result in the closure of the Open Space in April until next year

### 7 Deconstruction Works

#### ONGOING:

- Deconstruction of the units that were formerly occupied by Edenway, Bstar Trading, Barkers and 115-117 Brent Terrace which will last for approximately 5 months

### 8 Construction Traffic & Pedestrian Routes

Construction vehicles will access the site from the North Circular Road via Brent Terrace (North) with access from the former industrial estate into the site taking place behind hoardings

### Construction Timeline

Date	Item
March 2021	Ongoing resurfacing of road Ongoing deconstruction of Brent Terrace units
April 2021	Reopening of Claremont Way with limited parking Start of works on majority of Claremont Open Space
Autumn 2021	Visitor pavilion opens
April 2022	Claremont Park opens
December 2022	Brent Cross West – Eastern Entrance opens