

Welcome to the Spring/Summer Edition of the Brent Cross Town Newsletter which shares with you the latest project updates. Building work began on Brent Cross Town in early 2020 and construction is now underway on the new Brent Cross West station which will be completed by the end of 2022. In this issue you'll get an update on what we have been doing over the last six months, what we are working on now

and activities to look out for in the next quarter. You'll be able to find out what community consultations we've conducted already and what is upcoming, as we roll out your new Town.

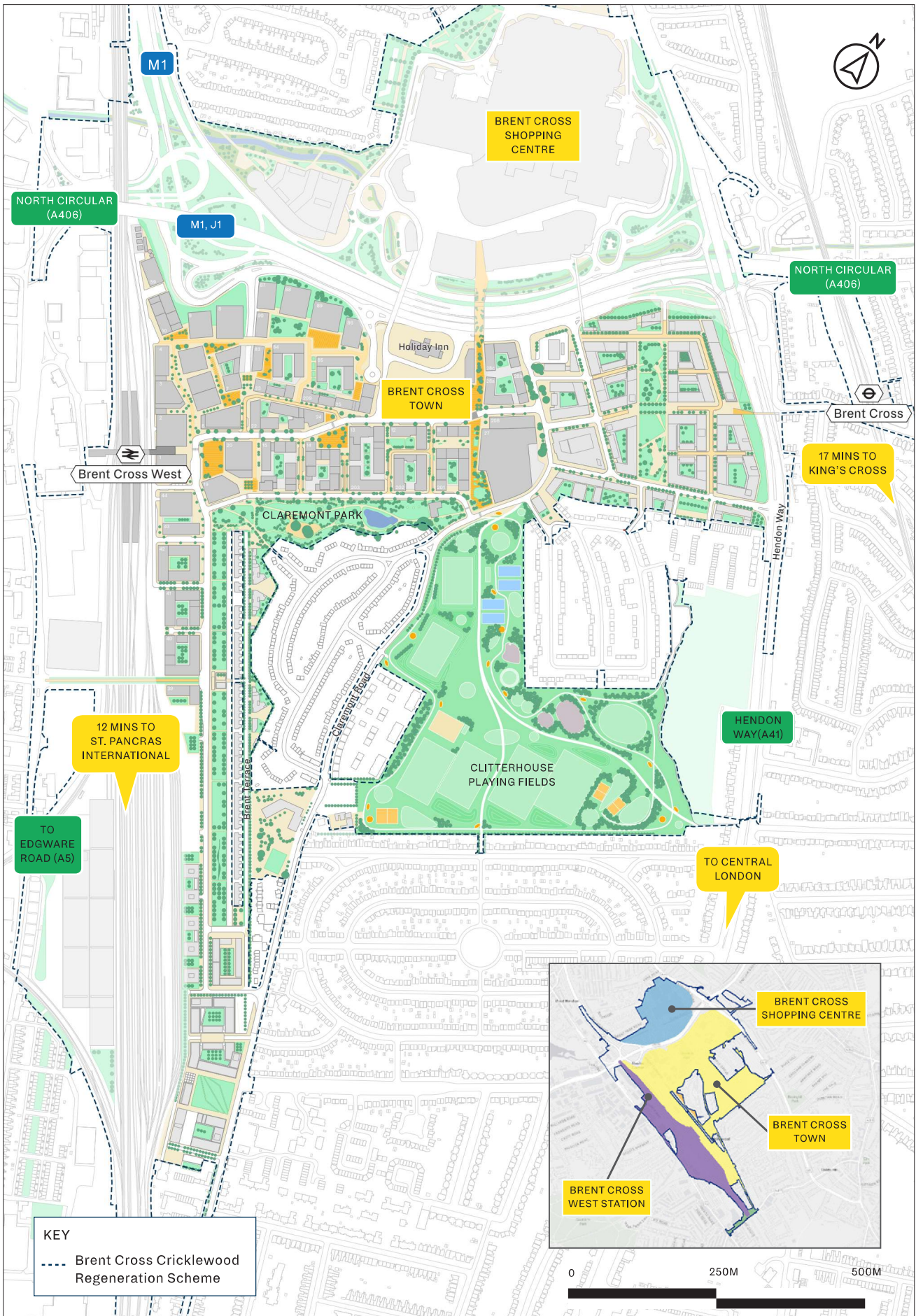
Argent Related and Barnet Council are working in partnership to deliver Brent Cross Town.

Issue 001
Spring/Summer 2021

Neighbourhood Newsletter



Visualisation of the proposed Claremont Park



This masterplan is for illustrative purposes only, details of the outline planning permission and those elements which have detailed reserved matters approval can be viewed via the websites, www.brentcrosstown.co.uk and www.transformingbx.co.uk

Brent Cross Town: The big picture

The vision for Brent Cross Town (BXT) was announced in October 2020, with £7 Billion invested in creating a 180-acre North London neighbourhood for a future London. Brent Cross Town is the neighbourhood at the heart of the Brent Cross Cricklewood regeneration programme, the most significant and ambitious redevelopment and growth programme in the Borough. Brent Cross Town is being developed by Brent Cross South Limited Partnership (BXS LP). The partnership is a joint venture between Barnet Council and developer Argent Related which was set up in 2016 with the sole purpose of developing Brent Cross Town.

The new neighbourhood will provide;

- Up to **6,700 NEW HOMES** which will be a mix of affordable homes, rentals and homes for sale;
- A **NEW TOWN CENTRE** in the heart of the neighbourhood with a mix of shops, cafés and restaurants;
- New **OFFICE SPACE** (up to 3+ million square feet), generating around **25,000 JOBS**;
- **IMPROVED CONNECTIONS** with the new Brent Cross West station connecting to Central London and Brent Cross Shopping Centre;
- **THREE SCHOOLS** will be rehoused in brand new buildings, including a replacement Claremont Primary School and A **NEW SCHOOL** will be delivered;
- Improved **WALKING** and **CYCLE ROUTES**;
- New and improved **PARKS**, and new **SQUARES**. This will feature **INSPIRING PLACES** and amenities for people of all ages to enjoy, including spaces for children to play; and
- New and improved **COMMUNITY FACILITIES**.

As part of our vision for Brent Cross Town, we made 4 pledges:

- We will create **THE PLACE** in **LONDON** to participate in **SPORT** and **PLAY**
- We will make a **NORTH LONDON** town where all can **FLOURISH**, a community that achieves **INCLUSIVITY** and **NEIGHBOURLINESS**
- We will build a **NET ZERO CARBON** town — addressing the **GLOBAL** challenge of the **CLIMATE CRISIS**
- We will strengthen **CONNECTIONS** with **GREAT TRANSPORT** into and out of central London. Connecting businesses, customers, friends and family: in **12 MINUTES** via **RAIL**, **LOCAL WALKING** and **CYCLE NETWORKS**, immediate access to the **M1** and **FIVE MAJOR AIRPORTS** within an hour



A park town where all can flourish



A town centre with everything our community needs

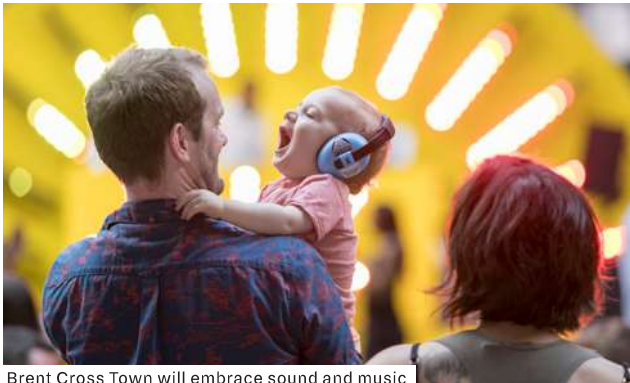
Brent Cross Town Phase 1 – What’s been happening

Office launch

In January 2021, we launched our first 3 office buildings which are now available for let. At Brent Cross Town we believe that quality of life is the future of work. In total, we will create around 3 million sq. ft of office space, providing an estimated c.25,000 job roles in the area. This is expected to create many work opportunities for local people, as well as contributing to a vibrant and active town. Each of these office buildings will be built in sensitive ways to reduce their carbon footprint. Detailed design and the pre-application and consultation process is scheduled to commence over the coming months. See page 7 for further information.



A new business community



Brent Cross Town will embrace sound and music

Sound and music strategy

Earlier this year, we were excited to announce that Brent Cross Town will be the first major development in the UK to put music and sound at the heart of its design. This new strategy, launched in February 2021 aims to help the new Town to flourish by creating and enhancing positive noises and sounds in public spaces and our office and residential buildings. Examples of this range from designing the town to boost natural birdsong, integrating running water to creating spaces for birdsong and integrating great music.

Exploratory Park

The Exploratory Park opened on 12 August 2020. This temporary park replaces Clarefield Park and Claremont Open Space while we are building the new larger Claremont Park. The Park is open every day from 7 am until dusk. The park’s manager will be on hand during opening hours to ensure the safety of everyone using the park.

Please keep yourself and everyone else safe from COVID-19 by following Government guidelines at all times.



Play facilities in Exploratory Park



Construction activity on site

Deconstruction, ground and infrastructure works

Deconstruction of the old industrial estate, re-levelling and preparation of the ground have continued since works started last year. In addition to this, the infrastructure to allow for the proper servicing of the new Town is being installed. This includes drainage, water supply, sewage, energy and telecommunications and is being designed to avoid disruption to the services of existing neighbours.



Drone view of construction activity



Visitor Pavilion opening later this year

Visitor Pavilion

The timber frame for the new Visitor Pavilion on Claremont Way is now complete. Planning consent was granted in September (with a minor amendment in November) 2020. RED Construction started on site in mid-December 2020. The Visitor Pavilion will provide an exhibition space and flexible ground floor commercial space, and forms part of the Exploratory area in and around Claremont Way. It is expected to open near the end of the year.

Claremont Park

In preparation for the creation of the new Claremont Park, vegetation in the Open Space has been cleared. This was conducted in February 2021 in order to ensure minimal impact to wildlife ahead of nesting season.

Drone images

Subscribe to our online news updates and social media feeds for more updates and clips of drone footage at bxt.uk/register.

Residential buildings

The outline of the combined basement walls for plots 12 and 13 can be seen in the image above. This demonstrates the location and size of the first two residential plots to be completed in 2024.

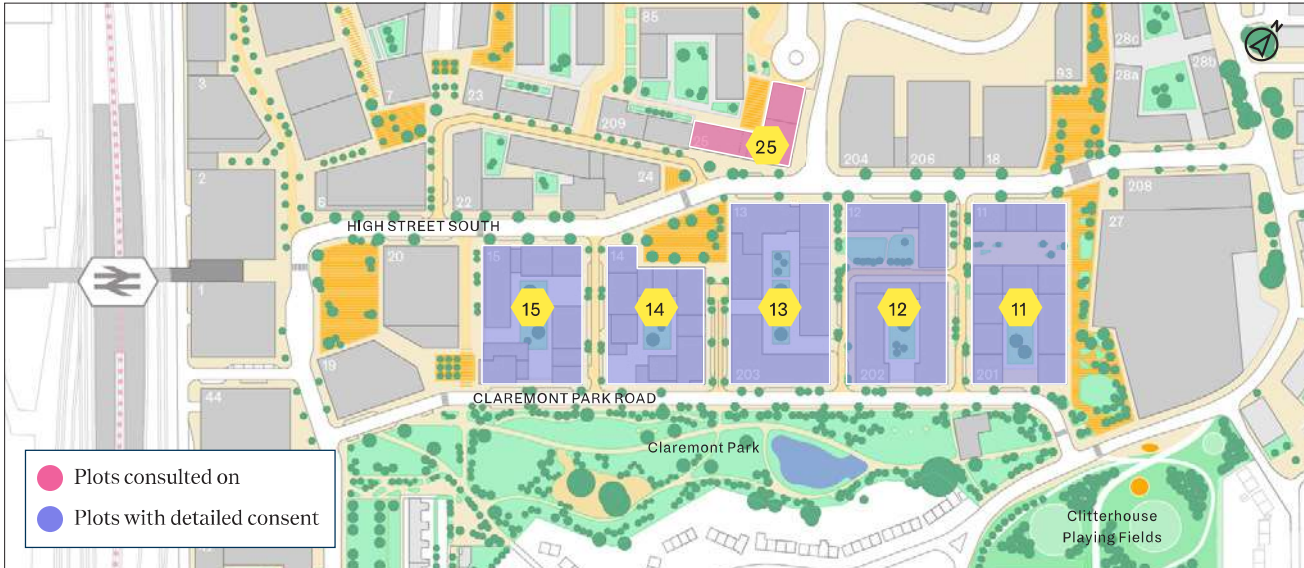


Internal street next to Plot 12



Plot 13 from one of the new squares

Planning update



We regularly engage with the local community to share our ideas for Brent Cross Town. To date, we have consulted on Plots 11 to 15 (which are all residential), Plot 25, the new Brent Cross West station's Eastern Entrance, Claremont Primary School as well as various public realm (including squares and roads). All sections of the exhibition information to date can found viewed at; bxt.uk/public-exhibitions

Brent Cross West Station – Eastern Entrance

The planning application for the eastern entrance was approved in November 2020. The eastern station entrance will form the gateway from Brent Cross West station into Brent Cross Town's Station Quarter area. It also forms a public access route between the east and western sides of the railway track. The eastern entrance will be accessible with step-free access and seating throughout. There will also be covered public cycle parking within the entrance building.



Entrance to the new Brent Cross West station



Plot 15 overlooks Claremont Park

Plot 15

In August 2020, we consulted on Plot 15; a residential building which will provide approximately 280 homes. The application was submitted in January 2021 and was approved in April. The homes will range from studios to three-bedroom apartments and maisonettes and include affordable housing provisions. Each building has its own character and is set around a central residents' garden. Plot 15's location to the western end of the residential neighbourhood will provide the transition between Brent Cross West station, the commercial and office area and the wider Brent Cross Town residential area.



280 new homes in Plot 15



Plot 25 will be home for up to 600 students



Plot 25, one of the first buildings at Brent Cross Town

Plot 25

In November 2020, we consulted on Plot 25; a student accommodation-led scheme. Designed by Glenn Howells Architects, the building will provide up to 600 student bedrooms; a flexible commercial unit; and cycle storage. This will be one of the first buildings built in Brent Cross Town, with a planning application to be submitted later this year.

The proposals also include a pedestrian route which enables pedestrians to travel between the new High Street South (already approved) and the existing retail park. An interim servicing bay for Plot 25, until the final new Tempelhof Avenue to connect High Street Town and Tempelhof Bridge can be constructed, will also be created.

Upcoming consultations



Clitterhouse Playing Fields

Clitterhouse Playing Fields

The extensive Clitterhouse Playing Fields provide a genuinely unique opportunity – to make Brent Cross Town the place in London to participate in sport and play, an unrivalled multi-sport destination that will embed values of community, inclusion and active, healthy lifestyles for residents, office workers and visitors. To enhance the Fields, consultations on their future will take place later this year. Sign-up for updates on the website to participate in consultations (bxt.co.uk/register).

Upcoming Archaeological Surveys

Clitterhouse Playing Fields lie within an Area of Special Archaeological Significance. This means that the site has the potential to contain archaeological features associated with the old manor house at Clitterhouse Farm. To protect any archaeological features, an investigation into any surviving archaeological structures will be undertaken by leading archaeological practice and educational charity Museum of London Archaeology (MOLA). The works are expected to start in late Spring / Summer 2021, subject to approvals. Further community consultation will be planned based on the outcomes and significance of any findings.

Plot 59 / Primary sub-station

We have recently submitted a ‘drop in’ full planning application for the erection of a new Primary Substation. This will provide power for the entire BXC regeneration area. Along with the adjacent energy centre, it will form a combined energy ‘compound’ at the northernmost tip of the Brent Cross Town masterplan. The substation equipment will be enclosed in an architectural ‘wrap’ designed by IF_DO architects, which will screen the electrical equipment from viewers. The architects have been working in collaboration with North London artist Lakwena who in the coming design stages will be developing the artistic design of the structure’s surface to provide a striking landmark that will improve its surroundings, aiming to inspire passers-by. More information is available at bxt.uk/consultations.



Design for offices include all timber construction

Offices

Later this year, we expect to consult on the proposed office buildings to be brought forward around the new station within the Station Quarter Zone. We are currently considering early design work on Plots 1 and 2 adjacent to the new station and Plots 19 and 20 on the opposite side of, and fronting onto, the proposed new Station Square. We will commence detailed design and preapplication discussions with the Local Planning Authority and look forward to sharing proposals in consultation in due course.



Plots 1 & 2 alongside Brent Cross West station

Sign-up to our digital updates for news on upcoming consultations at bxt.uk/register.

Community partnerships



F.U.S.E, one of the 2020 Community Fund recipients

Brent Cross Town Community Fund

In September 2020, we announced the 11 recipients for our community programme.

After careful consideration the recipients were selected for grants of up to £3,000 each, focusing this year on projects to combat the effects of COVID-19 on our North London communities. We are delighted to announce that we will be launching the 2021 Community Fund shortly.

Follow bxt.co.uk/community and our Social Media channels for updates.

Job Opportunities for local people

We have ambitious plans to create jobs for our local community. Working with Barnet Council, we aim to generate opportunities in a broad variety of roles. Currently, construction roles are frequently available, but as the Town develops, we will be looking to generate more diverse opportunities. Contact us to register your interest in working in our new Town.

Supporting independent businesses

We are building a register of local Barnet-based, businesses. We're looking for independent businesses to add an innovative approach and a human touch to build and run Brent Cross Town. We welcome expressions of interest from local companies, especially Social Enterprises and small/medium sized businesses.

If you'd like to find out more or register with us, please email us at community@brentcrosstown.co.uk



Cricklewood Coffee Roasters

Upcoming works



Looking across the construction activity

Site works that will be occurring over Spring/Summer 2021 include:

1. Surveys in Clitterhouse Playing Fields (see page 7)
2. Start of work for the new Claremont Park. Claremont Open Space will be closed to enable this, but access from Brent Terrace to Clitterhouse Crescent will be maintained throughout.
3. Ongoing deconstruction of the units on Brent Terrace, excavation, re-leveling and infrastructure installation throughout the site.
4. Basement works for the first residential plots will start.
5. Continued construction of the visitor pavilion.
6. Partial re-opening of Claremont Way (east).

Supervision of works

All works are planned and managed using best practicable means to ensure minimal disruption to the community and to ensure the safety of everyone on or around the site. Key social, environmental and safety factors are all monitored to ensure minimal impact and findings are routinely reported to Barnet Council's Environmental Services, who regulate site activity.

All contractors are registered with the Considerate Constructors Scheme. The Considerate Constructors Scheme is a non-profit-making, independent organisation founded in 1997 by the construction industry to improve

its image. 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; and value their workforce.

Galldris was awarded a 2020 Considerate Constructors Scheme Gold National Site Award

Construction Timeline

Date	Item
May 2021	Utility works on Claremont Road Closure of Claremont Open Space and start of works on Claremont Park
June 2021	Partial reopening of Claremont Way with limited parking
Autumn 2021	Visitor Pavilion opens
April 2022	Claremont Park opens
December 2022	Brent Cross West – Eastern Entrance opens

Meet the team



Dave Crowley,
Development Manager

Dave is responsible for managing the first phase of the infrastructure delivery for Brent Cross Town.



Nick Wicks,
Social Value Manager

Nick is the main Argent Related contact for Neighbours. He leads on social value delivery and community engagement at Brent Cross Town. (See contact details overleaf).



Isaac Anim,
Marketing Manager

Isaac is a manager within the marketing team at Argent working on closely with the community team and all aspects of marketing for Brent Cross Town.

Argent Related

Formed in 2015, Argent Related harnesses the expertise and track record of UK developer, whose flagship is the King's Cross Estate, with the backing of US-based Related companies. It is currently working in a joint venture with Barnet Council on London's 180-acre Brent Cross Town site, with the London Borough of Haringey for the Tottenham Hale redevelopment and is progressing other opportunities in London.

www.argentrelated.co.uk

Soundings

An independent engagement agency appointed to help the BXS team in having conversations with local people and organisations to help inform the evolving plans and designs for Brent Cross Town.

www.soundingsoffice.com



Isa Ribeiro,
Project Manager

Isa is Galldris' project manager who oversees day-to day demolition, infrastructure and groundworks on site.



Sean McCarthy
Senior Site Manager

Sean head's up RED Construction's team on delivering the Visitor Pavilion on Claremont Way.



Suzie Coucher,
Development Manager

Suzie is a development manager within Argent Related's public realm team, focused on the design and delivery of the new Claremont Park.

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.

www.galldris.co.uk

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.

www.redconstruction.co.uk

Brent Cross overview



Rendition of Brent Cross Town and the new Claremont Park

Get in touch

If you have any questions or feedback, please contact:

Nick Wicks, Social Value Manager, Argent Related:

T: 0781 599 0294

Soundings

T: 020 7729 1705

E: community@brentcrosstown.co.uk

W: www.brentcrosstown.co.uk

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bxt.uk/register

and follow us on social media:

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Instagram: [@brentcrosstown](https://www.instagram.com/brentcrosstown)

Facebook: Search "Brent Cross Town"

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
or email: transformingbx@barnet.gov.uk



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