

**Brent
Cross
Town**

Construction Update October 2021

Argent Related, in partnership with Barnet Council, are creating a New Park Town for Future London at Brent Cross Town (BXT) 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.

Clitterhouse Playing Fields Consultation

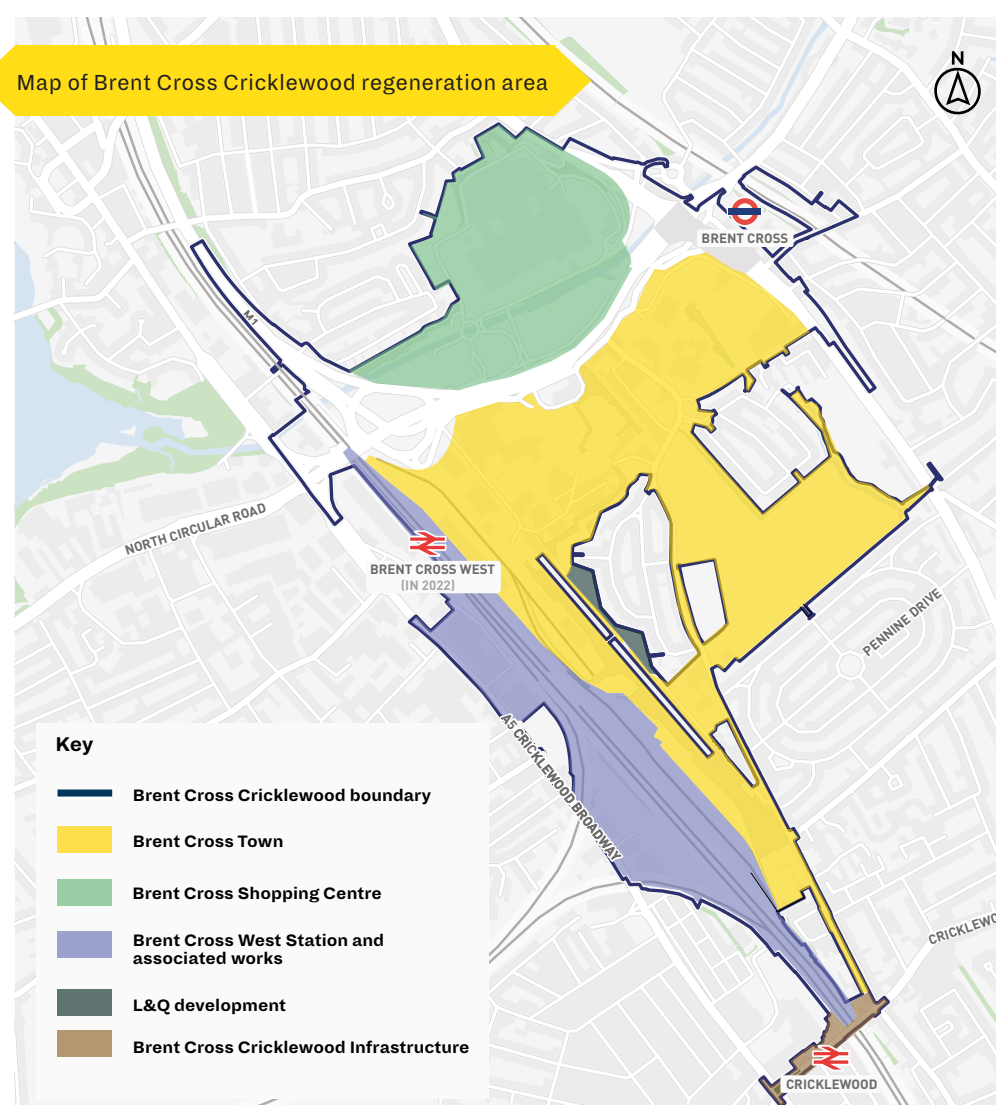
Give your views on Clitterhouse Playing Fields.

For more information, go to www.bxt.uk/cpfconsult or look out for posters displayed at the Workshop on Claremont Way.



Please note that demolition of Cemex and buildings on Brent Terrace (North) will begin in October 2021

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.

Get in touch

If you have any questions or feedback, please contact:

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

T: 0781 599 0294*

E: community@brentcrosstown.co.uk

W: 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



ARGENT



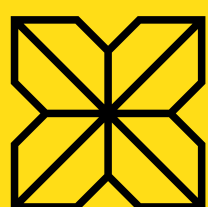
RELATED



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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Construction activities

1 Main Site

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)
- Roads including Claremont Park Road have been laid. A final layer of tarmac and road markings will be added before they open to the public
- Excavation of the combined basement for plots 12 and 13 is well advanced

2 Exploratory Park

COMPLETED:

- Now open 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 follow Government guidelines in regards to COVID safety

The new Claremont Park - opening in 2022



Aerial view from Clitterhouse playing fields looking north-west



3 Visitor Pavilion

ONGOING:

- The Pavilion will be completed in October, ready for furnishing and then opening in November.

4 Claremont Way works

- Completed works include the creation of new public realm space, including parking bays, benches and flower beds, installation of gates on the northern end of the parade of shops and a new parking area at the rear.
- A mural, designed by artist Annu Kilpelainen on the end of the parade of shops will have been completed by October based on input from community surveys.
- Fit out of the retail units beside the workshop will start in October.
- An application for serving alcohol from the retail units in the units, the public realm and visitor pavilion is in progress. For more information, look out for signs on Claremont Way or get in touch with us.

5 New Claremont Park works

ONGOING:

- Landscaping of the new Claremont Park is underway. A palisade fence has been installed along the southern boundary providing security to the adjacent homes and gardens on Clitterhouse Road and Clitterhouse Crescent. Planting along this is underway to provide privacy.

6 Construction Traffic and 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.

7 Tilling Road works

- Until early December, there will be roadworks on Tilling Road to install drainage for the new station and Town. This will only affect eastbound vehicles from the North Circular / M1 junction to the end of Brent Terrace. Buses are unaffected and pedestrian access will be maintained at

all times. Go to transformingbx.co.uk/tilling-road for more information or look out for our diversion signs

Construction Timeline

| Date | Item |
|---------------|---|
| October 2021 | <ul style="list-style-type: none">• Planning consultation on Clitterhouse Playing Fields will begin• Demolition of Cemex and Clockwork Removals on Brent Terrace (North) begins• Fit out of retail units begins |
| November 2021 | <ul style="list-style-type: none">• Visitor Pavilion opens and new shops on Claremont Way open |
| December 2021 | <ul style="list-style-type: none">• Tilling Road works complete |
| May 2022 | <ul style="list-style-type: none">• Claremont Park opens |
| December 2022 | <ul style="list-style-type: none">• Brent Cross West – Eastern Entrance opens |