

# CONSTRUCTION UPDATE

## DECEMBER 2021



Inside you'll find an overview of the works to build **Brent Cross West**, the new homes between Brent Terrace and Clitterhouse Crescent (**Plots 53 and 54**) and **Brent Cross Town**.



On behalf of everyone  
across the  
**Brent Cross Cricklewood  
Regeneration programme**  
and **Brent Cross Town**  
we wish you a very  
**HAPPY HOLIDAYS**



Our sites are registered with the Considerate Constructors Scheme which monitors sites for the efforts they take to minimise their impact on the local community.



# CONSTRUCTION ACTIVITIES: BRENT CROSS WEST

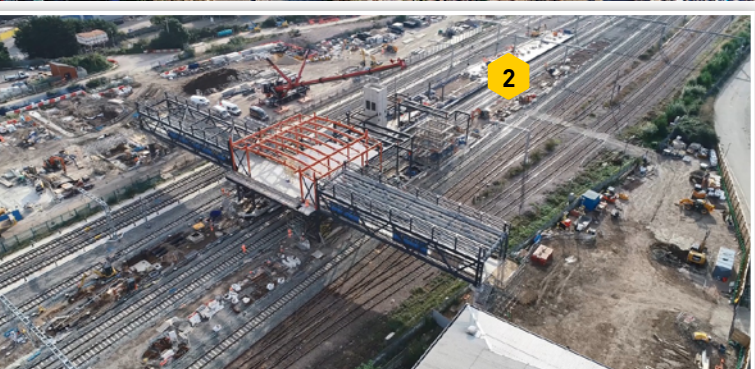
## OUR CONTRACTORS:

- Barnet Council, in partnership with Mace, are working with Network Rail, VolkerFitzpatrick, and Amey to build the new Brent Cross West station which is due to be completed next year.

## WORKING HOURS:

- Our standard working hours on the project are Monday to Saturday 8am to 9pm and, where consented, Sundays 8am to 5pm.
- However, over the next three months certain teams will be working day and night during the week and weekends, as permitted by the local authority.
- On this page you will find information about the work happening on site that may impact you.
- You'll also find a three-month programme of permitted construction works at [TransformingBX.co.uk/new-station](https://TransformingBX.co.uk/new-station)

### What's happening where



## 1 SIDINGS AND TRACK WORKS:

- On 18 and 19 December, 25 and 26 December, 8 and 9 January, 15 and 16 January, 22 and 23 January, and 29 and 30 January, the team will be carrying out general groundworks. There could be some noise during these days.
- Thames Water access chamber: Last week (13 – 17 Dec) teams took delivery of cabins to set up the site for a new Thames Water access chamber near the Train Operators' Compound. Site set up will be completed by 22 December.
- During these works a small number of lorries and vans will need to get to site via the Brent Terrace South access gate. Banksman in the area have been briefed and drivers instructed to go straight to site (no earlier than 8am).

## 2 STATION:

- Key construction activities over the next few months include drainage installation, structural steelworks to the platforms and station concourse, and continued platform installation.
- The foundations, drainage and external lighting should all be completed by the end of February 2022. Works will continue on the station building and platforms.
- These works will take place on weekdays and weekends over the next few months, including Christmas Day, Boxing Day, 27 December, 28 December, New Year's Day and 3 January, and will continue until May 2022.
- This is consistent with works taking place of the last few months and should not be particularly disruptive. We surround any noisy equipment with acoustic barriers whenever possible to help reduce noise.

## GET IN TOUCH:

- If you have a question about the Brent Cross West works please contact us at [TransformingBX@barnet.gov.uk](mailto:TransformingBX@barnet.gov.uk)



# CONSTRUCTION ACTIVITIES: PLOT 53 AND 54

## OUR CONTRACTORS:

Buglers, on behalf of L&Q, started work on Plots 53 and 54 on 21 June and will take around 20 months to complete the new homes.

## WORKING HOURS:

Monday to Friday 8am to 6pm and  
Saturday 8am to 1pm.

## CHRISTMAS SHUT DOWN:

The site will be closed down between  
midday 22 December 2021 and 3 January 2022.  
We will be back on site at 8am on 4 December.

## SITE UPDATE:

- Piling works are now completed on Plot 53 and Plot 54.
- Over the next two months the teams will start work on the site drainage and begin work on the substructure (groundworks).
- This means there will be more people working on site, however vehicle movements should decrease.
- From late February you will start to see the structural beams and flooring put in place.

## CONSTRUCTION TRAFFIC:

- We are working to minimise the impact of construction traffic on site and with Barnet Council have put additional signage on the approach to Brent Terrace from Claremont Road to deter wrongly routed vehicles.
- We have also put banksman on site from an earlier start time of 7am.
- A community notice board is located on the hoarding of both Plot 53 and Plot 54, it includes weekly details of site traffic, construction information, a monthly newsletter and site team contact details.
- Now works have been completed to level the ground on site, there will be a significant reduction of construction traffic (lorries) coming to our site on Brent Terrace.

## HOARDING DESIGN:

- L&Q recently contacted residents on Brent Terrace about marking up a community chalk board to the southern end of the hoarding on Plot 53. We will be installing this in the new year and would like to hear from residents about what else they would or wouldn't want to see on the hoardings. Please speak to Helena on site or via the contact details below.

## GET IN TOUCH:

- Helena O'Keeffe is the Buglers Team Resident Liaison Officer for this development.
- Helena can be contacted on  
01923 777 988 or 07706 350 588  
or via email at  
[HelenaOKeeffe@bugler.co.uk](mailto:HelenaOKeeffe@bugler.co.uk)



## THE VISITOR PAVILION NOW OPEN

We hope you were able to enjoy the opening of the new Visitor Pavilion. It was fantastic seeing so many of our neighbours there. If you haven't had the chance to, please pop in and meet our hosts to learn more about Brent Cross Town and the wider Brent Cross Cricklewood regeneration programme.

The Visitor Pavilion is open 9am-6pm Wednesday-Sunday and 9am-8pm every Thursday. Find out more at [bxt.uk](https://bxt.uk)





**Brent  
Cross  
Town**

# Construction Update

## December 2021



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Argent Related, in partnership with Barnet Council, are creating a new park town for Barnet at Brent Cross Town.

### OUR CONTRACTORS:

The site's main contractor is the Galldris Group. Lily Green is refurbishing the retail units on Claremont Way.

### WORKING HOURS:

Monday to Friday 8am to 6pm and Saturday 8am to 1pm (On weekdays, there will be a half hour start-up and shut-down period before and after the working hours.

### CHRISTMAS SHUT DOWN:

Works on the main site and the retail unit fitout will shut-down for the Christmas holiday period on the 23 December and start again on 4 January. Works at Clitterhouse Playing Fields will stop on the 17 December and resume 4 January.

### SITE ACTIVITIES:

- The landscaping of Claremont Park is on track for a May 2022 completion.
- Progress on the combined Plot 12 and 13 basement and foundations is progressing on track. Plot 12 will be the first permanent building to be completed.
- Clitterhouse Playing Fields' archaeological exploration surveys will complete in early January.
- Demolition of the structure of 106 Brent Terrace and the Cemex structure plant is now complete. Groundworks on this part of the site will continue until the end of March, including the breaking of the concrete slab.
- The main phase of Tilling Road works are now complete and traffic management controls have been removed. A smaller phase of works is expected to occur between mid-January and mid-February 2022. Clear signage will be put in place to manage traffic prior to works taking place.
- Fitout works on the Claremont Way retail units will complete around the end of January. A new pizzeria, bakery and coffee roasters are expected to open early in the New Year.
- Parking enforcement on Claremont Way will begin in January.

### GET IN TOUCH:

- If you have any questions or feedback on the Brent Cross Town, please contact Nick Wicks, Senior Social Value Manager, Argent Related
- Telephone 0203 664 0284 or email [community@brentcrosstown.co.uk](mailto:community@brentcrosstown.co.uk)
- Find out more about Brent Cross Town at [bxt.uk](https://bxt.uk)

## CONTACT US

You can find out more about the Brent Cross Cricklewood regeneration programme by visiting [TransformingBX.co.uk](https://TransformingBX.co.uk)