

Welcome to the Late Summer 2022 edition of our newsletter, which aims to give you an update on Brent Cross Town and the latest news from the development.

Building work began on Brent Cross Town in early 2020, and construction on the new Brent Cross West station is nearly complete. 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 coming months.

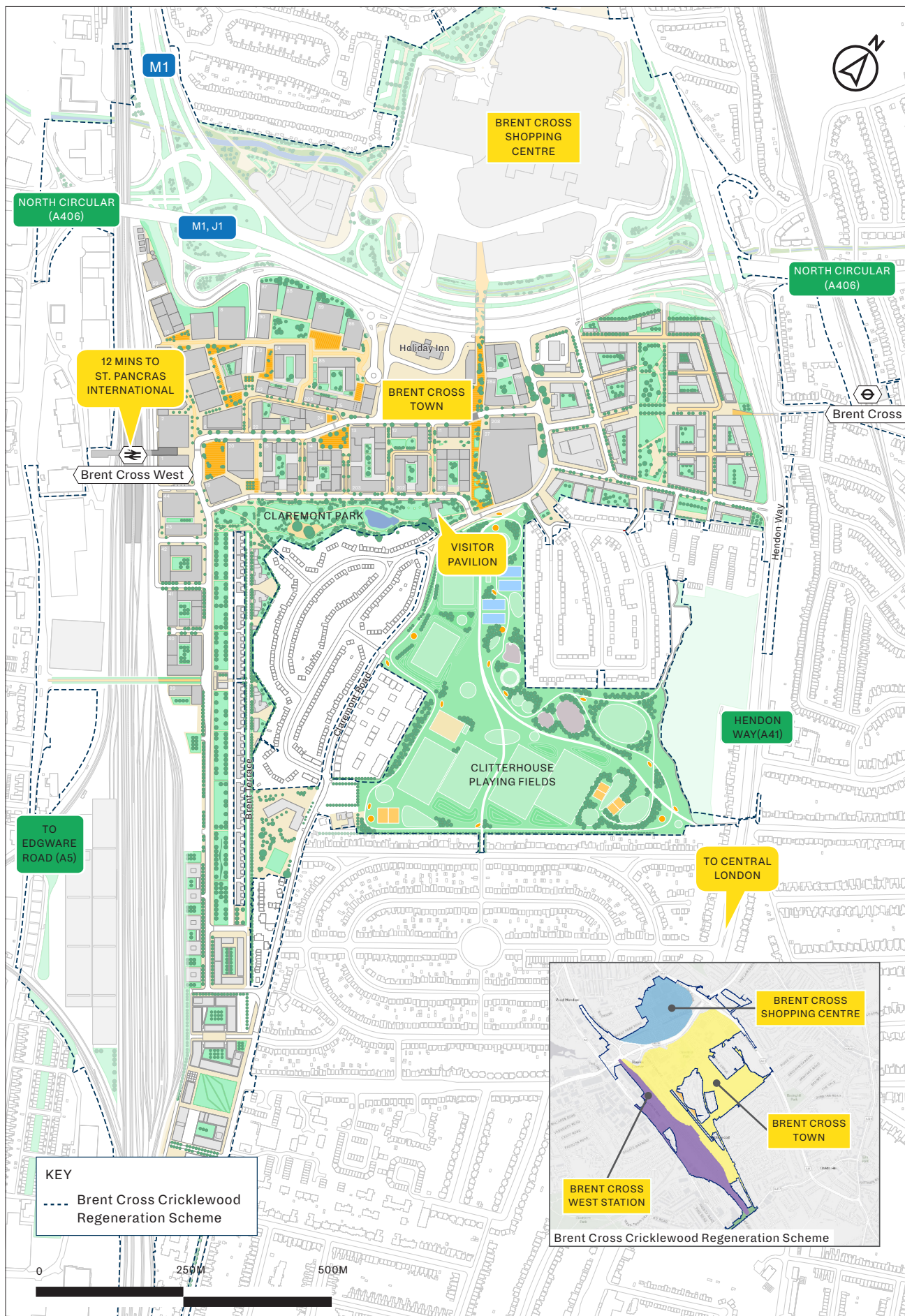
This newsletter has been produced by Related Argent and Barnet Council, who are working in partnership to deliver Brent Cross Town.

Issue 003
Late Summer 2022

Neighbourhood Newsletter



The launch of Claremont Park, June 2022



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

The Vision for Brent Cross Town

Brent Cross Town is the 180-acre Park Town at the heart of the Brent Cross Cricklewood regeneration programme.

With a focus on community wellbeing, enabling physical wellbeing through play and sports, and delivering a Net Zero carbon future, Brent Cross Town is the most significant, ambitious and green redevelopment and growth programme that Barnet Council has ever undertaken. The community will be supported by first-class public transport infrastructure, a new and improved network of walking and cycling routes, and a series of new parks, community amenities and sports facilities. The partnership is a joint venture between Barnet Council and the developer, Related Argent, which was established in 2016 to develop Brent Cross Town.

The new neighbourhood will provide:

- A NEW TOWN CENTRE which will be the HEART of Brent Cross Town, with a mix of shops, cafés and restaurants
- Over 50 ACRES of GREEN PARKS and PLAYING FIELDS
- Up to 6,700 NEW HOMES, with a mixture of affordable homes, rentals and homes for sale
- New and improved PARKS and COMMUNITY FACILITIES that will provide space for people of all ages to relax and enjoy spending time, including spaces for children to try new sports and lead healthy lifestyles
- THREE EXISTING SCHOOLS will be provided with brand new buildings, including a new home for Claremont Primary School. An additional NEW SCHOOL will also be delivered
- IMPROVED CONNECTIONS with the new Brent Cross West station connecting Central London to Brent Cross, with journey times of just 12 minutes (subject to timetabling)
- EXPANDED WALKING and CYCLING ROUTES to improve access and encourage more sustainable methods of transport
- New OFFICE SPACE that will create space for up to 25,000 jobs

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

- We will make a North London town that values **COMMUNITY, INCLUSIVITY and GOOD HEALTH** with quality of life as our core priority
- We will create **THE PLACE** in LONDON to participate in **SPORT and PLAY**
- We will build a **NET ZERO CARBON** town – addressing the urgent challenge of the **CLIMATE CRISIS**
- We will strengthen connections with **GREAT TRANSPORT** into and out of Central London, making it easier for businesses, friends and family to come to Brent Cross Town. Complemented by new walking and cycling networks, plus access to the M1, we will create a **CONNECTED** community.



Vision for the new town's high street



'Rainbow & Ribbons' artwork in Claremont Park, Hanna Benihoud

Brent Cross Town: What have we been up to?

At Brent Cross Town, we have been working hard to deliver a neighbourhood that brings together our vision for a flourishing community, with wellbeing, sustainability and sport at its centre.

Since our last community update, we have opened Brent Cross Town's first permanent park, Claremont Park, alongside our new Visitor Pavilion and a revitalised parade of shops. Independent operators who share our commitment to offering something amazing to the local area.

The Visitor Pavilion

The Visitor Pavilion opened in December 2021 and is your one-stop-shop, showcasing the vision for learning more about Brent Cross Town, its homes, workspaces, leisure and community spaces.

Open from Wednesday to Sunday, the Visitor Pavilion at 145 Claremont Road, London, NW2 1FE embodies our pledge to be Net Zero by 2030 with its sustainable design and materials chosen to lower the building's carbon footprint and generate less construction waste.

With a large gallery space on the ground floor, you can find out all you need to know about Brent Cross Town and we look forward to welcoming more local people to our Visitor Pavilion so that they can learn more about the future plans for the area.

Please visit: www.brentcrosstown.co.uk/the-visitor-pavilion for more information on opening times.



The Visitor Pavilion



Watermeadows Play Area in Claremont Park

Claremont Park

Claremont Park opened in June 2022 and brings new life to a green space with imaginative play and sports facilities, water features and nature trails for children and families to enjoy.

Claremont Park has been designed with local people in mind, providing play areas and fun activities, creating more opportunities for people of all ages and abilities to play, exercise and relax.

In Claremont Park, you will also find Gussy's Ice Cream Parlour, a family-run business owned by a member of the local Brent Cross community, Gus Bodur, which was established in 1958. Check out Gussy's in the centre of the park for his famous ice creams, as well as drinks and snacks.

Claremont Park is open 7am-8pm, seven days a week and you can find it at: Claremont Park, Claremont Way, London, NW2 1AJ.

Please visit: www.brentcrosstown.co.uk/claremont-park for more information on how to get to Claremont Park.



Gussy's Ice-Cream Parlour

Parade of Shops, Claremont Way

Spruce & Larch

On the ground floor of the Visitor Pavilion, you'll find Spruce & Larch, the locally owned café. Visitors are encouraged to enjoy their flawless pastries, freshly made sourdough sandwiches, and excellent Allpress coffee.

Visit: www.brentcrosstown.co.uk/spruce-and-larch



Spruce & Larch café inside the Pavilion

Happy Face Pizza

With hand-made pizzas to order, a gluten-free and vegan menu to hand and a roster of traditional Italian antipasti and desserts, people can now enjoy signature Italian pizza from their local Neapolitan pizza experts. Whether you're there for food or drinks, there are options aplenty and be sure to check out the inspired cocktail menu, ideally for an evening out with friends.

Visit: www.brentcrosstown.co.uk/happy-face-pizza



Happy Face Pizza

Karma Bread Bakehouse

Lovingly handcrafted baking using quality ingredients, Karma Bread Bakehouse is another welcome addition to the community's parade of shops. Whether it be for breakfast, lunch, your weekly loaf or a daily cup of coffee, North London's favourite bakery provides local residents with another spot to enjoy quality local produce, socialise with friends or pick up delicious baked treats.

Visit: www.brentcrosstown.co.uk/karma-bread-bakehouse



Karma Bread Bakery

Cricklewood Coffee Roastery

Award-winning local business Cricklewood Coffee has been roasting since 2018 and will be bringing its delicious coffee to Brent Cross Town in September. With hours of hard work, dedication and support from the community, the team at Cricklewood Coffee have won five Great Taste Awards. Visitors will be able to enjoy in-house roasted coffees, including decaf options and the option to take away your own favourite infusion of beans to brew at home. Whichever you choose, you'll be supporting an independent, local business with the community at its heart.

Visit: www.brentcrosstown.co.uk/cricklewood-coffee-roastery for information on Cricklewood Coffee Roastery.



Cricklewood Coffee Roastery

Keep up to date with Brent Cross Town
Subscribe to our online news updates and social media feeds for more updates and clips of drone footage at bxt.uk/register



Clitterhouse Playing Fields consultation



Clitterhouse Playing Fields: Have your say

Our third and final round of consultation for Clitterhouse Playing Fields is going live shortly for feedback and we want to hear from you! From Friday 9 September to Wednesday 28 September, we will be consulting with the community on our latest plans for the developed designs for Clitterhouse Playing Fields.

To have your say, visit: bxt.uk/cpfconsult or send comments/questions to the project team at: consultation@brentcrosstown.co.uk

Where and when?

Our online exhibition will be available throughout the consultation. We also have three in-person events on:

- Thursday 22 September (5:30pm – 6:30pm) at the Visitor Pavilion, on Claremont Road, NW2 1FE
- Saturday 24 September (11am – 3pm) near Our Yard, on Claremont Road, NW2 1AP
- Sunday 25 September (11am – 3pm) at the Visitor Pavilion, on Claremont Road, NW2 1FE

We would encourage you to attend and provide your feedback on our plans.



Have your say at our exhibition events



Our Plans for Clitterhouse Playing Fields

Our Vision for Clitterhouse Playing Fields

We want Clitterhouse Playing Fields to be an accessible, inclusive and beautiful open space where people can relax and enjoy the green spaces. Our plans will also offer exciting play spaces for children of all ages, as well as a variety of high-quality sport and leisure facilities on well maintained and safe playing fields. Alongside this we will deliver sustainable facilities that serve the community and address the climate crisis through our drive for Net Zero carbon.

Our developed designs reflect the feedback we've received from the local community since we launched our first consultation in October 2021. We've taken on-board your feedback on issues including safety and security, maintenance and cleanliness, affordability and accessibility.

Overview of the Clitterhouse Playing Fields proposals

The developed designs include proposals for a pavilion and café, a multi-use lawn area and benches for people to relax, have picnics or even a kickabout with friends. In addition to this there will be four all-weather sports pitches, as well as facilities that will provide a variety of sporting choice for people of all ages and ability looking to embark on an active and healthy lifestyle.

With sustainability and biodiversity driving our project, we are planting 350 new trees and over four hectares of wildflower meadows, shrubs and hedging. The Clitterhouse Stream will also be improved and better maintained by removing rubbish and clearing dense brambles and ivy.

As part of our commitment to creating a safe, inviting and accessible playing field, we have proposed new pathways to allow people to easily move through or around the playing fields, including wheelchair users. With 76 new cycle stands, a segregated pedestrian and cycling route, and 15 Blue Badge parking spaces, we want to make it easy for people to get around and for them and their property, kept safe while doing so. That's why our proposals also includes CCTV, lighting and a staff presence on site to help visitors feel safer using the playing fields.

Sign up

Subscribe to our digital updates for news on upcoming consultations by using the QR code.



Looking South across Clitterhouse Playing Fields currently

Supporting our local community

Brent Cross Town Community Fund



Yaran Club, a 2022 Fund Recipient

Brent Cross Town Community Fund is a grant fund supporting community initiatives in the area surrounding the Brent Cross Town development. In the past three years, it has given £90,000 to community initiatives, supported 31 community projects and directly benefit an estimated 11,500+ people.

The 2022 Brent Cross Town Community Fund will support 11 community projects:

1. Yaran Club: A non-profit club for Farsi-speaking women that supports and empowers these women, including refugees or asylum seekers, who suffer from mental health problems, isolation and/or domestic violence. The Yaran Club allows the women to make friends, improve their mental health and confidence, and gain other skills, free of cost.

2. Noa Girls: Noa Girls provides culturally specific emotional, practical and therapeutic support to adolescent girls from the Orthodox Jewish Community who struggle with poor mental health. Pottery is a very popular activity for their young women and the support will provide an immediate impact for Noa Girls.

3. Keep Rolling Project: This group runs skateboarding and art workshops to inspire young people. The funding will benefit up to 100 people with weekly two-hour skateboarding sessions to support youngsters in boosting their confidence, improving their mental health and encouraging them to take up a sport that they might not otherwise have been able to do due to the cost.

4. Herts Baseball Club: Our community fund will help to support baseball. With funding to satisfy the big demand for extra batting practice and also add fun, healthy activities for kids and adults who want to take up baseball or who already play it.

5. Childs Hill School: The grant funding would mean providing every child in Key Stage 2 a Chromebook to use in school and at home to help support their progress and academic achievements.

6. Apache Kids Club: An after-school activity club for kids, offering fun and creative activities; the funding will set up new resources that the children can use on a weekly basis.

7. BeLifted: BeLifted provides fitness groups for women and young girls who want to stay healthy but cannot afford to do so.

8. Claremont Primary School: The road outside Claremont Primary School is uninspiring and dangerous, so the funding will go towards stopping illegal parking and driving over double yellow lines, with planters filled with flowers. A mural will be created on the wall to bring a smile to the whole community.

9. West Hendon Preschool: The charity nursery helps parents on low income or experiencing financial difficulties by providing low-cost childcare. The funding will go towards maintenance work on the nursery to refresh it and make it safer for the staff and children attending the nursery.

10. Planters for Hope: This project is a collaboration between Our Yard at Clitterhouse Farm and the Golders Green Estates Residents Association. The funding would go towards setting up temporary gardens in planters to build the community and improve mental health.

11. The Boys Clubhouse: This group offers support to boys and young men from the Jewish community who experience poor mental health and other circumstances. Their gym and keep-fit project offer a free and welcoming venue to 40 participants a week where they can be supported by counsellors and mentors.



Basing Hill Ball Park, a 2022 Fund Recipient

Find out more

If you'd like to enjoy more updates about the community, please visit the website using the QR code.



Regular community drop-in sessions

Alongside the Brent Cross Cricklewood regeneration team, we will be holding regular community drop-in sessions. As part of our community engagement, we would welcome the opportunity to hear from you and provide you with the chance to meet the team from Related Argent, Barnet Council and contractors L&Q and Buglers to discuss the development and ask any questions that you may have.

We hope that you can join us at future drop-in sessions on the following dates:

- Thursday 22nd September 5:30pm to 6:30pm
- Thursday 20th October 5:30pm to 6:30pm
- Thursday 17th November 5:30pm to 6:30pm

If you have any questions, or comments regarding these events please contact the team at community@brentcrosstown.co.uk

Women in Sport survey

Brent Cross Town has partnered with Women in Sport on their Time Together campaign. Women in Sport know that participating in sports and different activities provides mums and daughters with the perfect opportunity to get fit, support each other and learn new skills, all while creating fantastic memories along the way.

And Women in Sport want to hear from you! They want to know more about the kinds of activities that teenage girls and their mother figures love doing together. What sorts of activities do you enjoy doing together? Would you like to be more active?

You can share your thoughts and be part of the Time Together campaign here: www.surveymonkey.co.uk/r/JZT3MQW

Parking update

We have recently put new parking measures in place on the roads within the control of the Brent Cross Town development.

This includes the creation of 48 new parking spaces in the extended Claremont Way Car Park behind the parade of shops, and the new Tilling Road Car Park behind the Exploratory Park. In both car parks we are limiting parking to three hours to ensure as many visitors as possible can use them. Additional signage is in the process of being installed to direct people to these car parks and away from local roads.

Barnet Council are also reviewing parking within the area, and will shortly be releasing information about further temporary traffic restrictions in roads neighbouring Claremont Park. We will work together with Barnet Council to ensure that our approaches to parking are aligned and benefit the whole local area.

Please go to: bxt.uk/parking for more information.



Tilling Road Car Park - 20 spaces



Claremont Way car park - 23 spaces

Planning Update and Upcoming Works

Brent Cross West station's construction is well underway. Once it opens it will connect to central London in 12 minutes. The project is being led by Barnet Council. Find out more at transformingbx.co.uk/new-station

We will be sharing our plans for two new **public squares** later this year. We hope that you will get involved in the consultation and share your feedback.

The student accommodation building, which will be managed by Fusion, the provider of high-quality student accommodation, will complete in 2024. The building will provide up to 662 student bedrooms with retail space on the ground floor.

Plot 13 will complete in 2025, featuring a new community centre and new homes.

Plot 12 will complete in 2024, featuring new affordable housing, some of which will be replacement homes for Whitefield residents.



Plots 53 and 54. Led by Barnet Council Plots 53 and 54 are expected to complete in 2023 and will provide 47 homes, some of which are replacement homes for residents of the Whitefield Estate.

Claremont Park – helping put the Park in our Park Town – which includes an exciting new playground, kiosk and pond opened in June 2022.

We will be sharing our finalised plans for **Clitterhouse Playing Fields** as a place for wellbeing, sports and play in September 2022.

The Visitor Pavilion, which opened in December 2021, is open five days a week, where you can find out more about what we're doing and speak to our Welcome Hosts.

Claremont Way parade of shops, including Happy Face Pizza and Karma Bakery opened in April 2022, with Cricklewood Coffee Roasters coming in September 2022

Meet the team



Dave Crowley,
Development Manager

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



Fritz Jansen,
Senior Estate Manager

Fritz is the Senior Estate Manager for Related Argent. He leads on all operational matters at Brent Cross Town.



Welcome
Hosts

Clockwise from top left: Caron, Grace, Katie and Jude are your Welcome Hosts at the Visitor Pavilion, 145 Claremont Road, providing talks around the model and sharing the vision for Brent Cross Town.

Related Argent

Formed in 2015, Related Argent harnesses the expertise and track record of UK developer Argent, whose flagship is the King's Cross Estate, with the backing of US-based Related companies. It is currently 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 a built to rent development in King's Cross.

www.relatedargent.co.uk



Owen Sweeney,
Project Manager

Owen is Galldris' Project Manager who oversees day-to day demolition, infrastructure and groundworks on site.



For more information about the team, please sign up for community updates by scanning the QR code.

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



Getting in touch/finding out more



CGI of Brent Cross Town and the new Claremont Park

If you have any questions or feedback, please contact:

E: community@brentcrosstown.co.uk

Sign up for digital updates at:

bxt.uk/register

or scan the QR code below



Follow us on social media:

Twitter: [@brentcrosstown](https://twitter.com/brentcrosstown)

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

Facebook: Search "Brent Cross Town"

In 2016, Barnet Council and developer Related Argent 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

