

CONSTRUCTION UPDATE

OCTOBER 2022

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



Plots 53 and 54

KEEP UPDATED

Sign up for updates,
find out about resident
meetings and news
in your area.

[Transformingbx.co.uk](https://transformingbx.co.uk)



Brent Cross Town



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

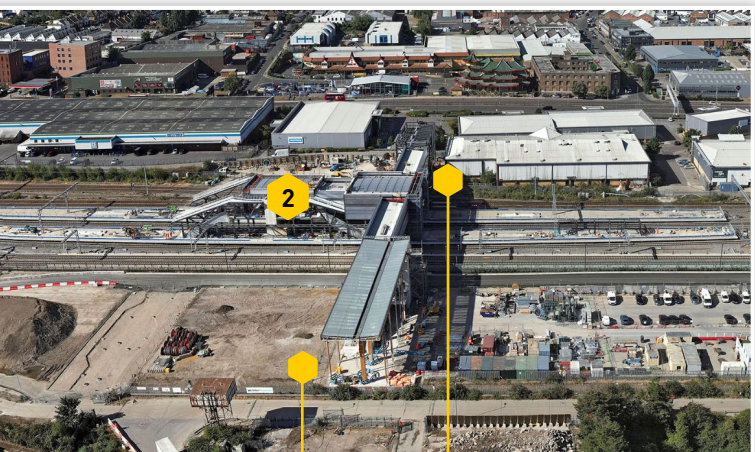
OUR CONTRACTORS:

- Barnet Council, in partnership with Mace, are working with Network Rail, VolkerFitzpatrick, and Amey to build the new Brent Cross West station.

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 teams will also be working day and night during weekends, as permitted by the local authority.
- On occasions when works are taking place overnight or at weekends, and might cause disruption, we email our local distribution list. To be included please contact: **TransformingBX@Barnet.gov.uk**
- Planned dates are subject to change and the most up-to-date programme will always be available at **TransformingBX.co.uk/new-station**

What's happening where



Eastern Entrance

Western Entrance

SITE UPDATE:

- The main construction works to build Brent Cross West are expected to be completed by December.
- Finishing works may continue in to the new year, as well as construction activities to complete the public areas around the station.
- We are working with our rail partners to agree an opening date for the station which will be shared with residents once finalised.

1 SIDINGS AND TRACK WORKS:

- Signal works were due to take place over the 17 and 18 September, however, these works were postponed due to the funeral of Her Majesty Queen Elizabeth II. These are now expected to take place 5 and 6 November.
- During this weekend teams will also be working on the overhead lines and operational equipment in the track area. We don't expect this work to be noisy.

2 STATION WORKS:

- We expect railway possessions most weekends. During the 22 and 23 October, 5 and 6 November, 12 and 13 November and over the Christmas weekend there is a longer railway possession planned. The site will be busier than usual during these weekends.
- Activities include the installation of steelwork at platform level, cladding around the lifts from the concourse to the platforms, roofing of the canopies, and roofing and cladding to the waiting room buildings at platform level. Scaffold installation and take down will take place to support the works.
- Works to the western entrance continue most weekdays and Saturdays, including escalator installation, roofing works, glazing and brickwork.
- On the eastern entrance only, the final cladding and glazing works are to be completed. In future this building will be surrounded by, and linked to, the first office buildings as part of Brent Cross Town. Preparatory works have begun, more details can be found on page 4.
- Lighting will be installed throughout the station, on the platforms and inside the station buildings.
- Other fit out works will take place during this period to complete the station and the station entrances.

GET IN TOUCH:

- If you have a question about the Brent Cross West works please contact us at **TransformingBX@barnet.gov.uk**



CONSTRUCTION ACTIVITIES: PLOT 53 AND 54

OUR CONTRACTORS:

- Bugler, on behalf of L&Q, started work on Plots 53 and 54 on 21 June 2021 and will take around 21.5 months to complete the new homes.

WORKING HOURS:

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

SITE UPDATE:

- With the groundworks and foundations complete, work on the building 'superstructure' is the main focus. Blocks A, B and C are now at the second level of the build, which you will see over the site hoarding.
- Once completed, work will start on the roof and window installation which is expected to be completed by the beginning of December 2022.

CONSTRUCTION WORKS:

- A mobile crane will continue to visit the site approximately every four weeks, along with large delivery vehicles, to lift materials and flooring in place. As the dates of these deliveries are confirmed they will be displayed on the community notice board and the heras fencing.

UTILITY WORKS:

- Works to install the new utilities for Thames Water and BT are now complete and the public footpath between Brent Terrace and Clitterhouse Crescent is fully reopened.
- Works to resurface utility trenches in Brent Terrace will be undertaken from 10 October for three weeks. Minor footway works to Claremont Park entrance will follow. This will be done in sections to minimise any further disruption and access will be maintained.
- Teams from Bugler will be knocking on doors to speak to residents about this before work is undertaken. Further information can be found at transformingbx.co.uk/plots53and54

GET IN TOUCH:

- Helena O'Keeffe is Bugler's 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

PARKING:

- The regeneration team is aware of local concerns around parking in the area.
- Related Argent, has introduced new parking as explained on page 4 and additional signage is being put in place to signpost visitors to these areas. The Council is also due to introduce a Controlled Parking Zone (CPZ) for when the new Brent Cross West station opens.
- In the short-term, to respond to resident concerns, we hope to introduce an Experimental Traffic Regulation Order (ETRO) in this area.
- This would provide an immediate deterrent to visitors parking on Brent Terrace, Clitterhouse Crescent and Clitterhouse Road.
- Council teams are currently working through the detail and intend to start local engagement around this in autumn. A page has been set up with more information at: transformingbx.co.uk/CPZ



RESIDENT DROP-IN

Barnet Council with developers Related Argent, Bugler and L&Q will be hosting residents' drop-in sessions on Thursday 20 October and 17 November from 5.30pm to 6.30pm at The Visitor Pavilion, Claremont Way.

The drop-in sessions are your opportunity to tell us about any concerns you have with construction works in the area, and give us your feedback on the recently opened Claremont Park.

If you are unable to make these dates you can contact us at transformingBX@barnet.gov.uk to arrange an alternative discussion any time.



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

OUR CONTRACTORS:

- The main contractor at Brent Cross Town is Galldris Group.
- Midgard will be building Plot 12, which will provide new homes for residents relocating from the Whitefield Estate (CP02) and are the first affordable homes at Brent Cross Town.
- VolkerFitzpatrick has now completed the road near the station.

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.

COMING UP:

- We will be launching a public consultation on two new public squares and a new office building for Brent Cross Town later this year. We will be writing to local people inviting them to get involved.
- Two new major public artworks will also be launching this autumn, continuing Brent Cross Town's commitment to celebrating and enlivening the local area. More details to be revealed in the coming months.
- Cricklewood Coffee Roasters on Claremont Way is now open.
- Why not follow Brent Cross Town on facebook, Instagram or Twitter to get the latest news.

PATH CLOSURES:

- Brent Terrace (north section) has now been stopped up, meaning that the access to Brent Terrace south is now disconnected.
- To provide access between these areas a new temporary route is now open between Claremont Way and the Costa roundabout on Tilling Road as shown below.
- A new public access route connecting Brent Terrace (south section) to Tilling Road is expected to open in March/April 2023.
- More information can be found at [Transformingbx.co.uk/stoppingup](https://transformingbx.co.uk/stoppingup)

SITE ACTIVITIES:

- Groundwork across the site continues and we don't expect work to be any noisier than usual.
- At Plot 12, the basement structure is complete. Construction on the floors above will begin in autumn 2022. The building will be completed in 2024.
- Works to cast the basement and ground floor of Plot 13 and 14 is underway.
- The construction of the new road at the station interchange has begun and will include new bus routes when Brent Cross West station opens.
- Works are now well underway on the electrical substation located by the M1/north circular junction. Brent Cross Town's electricity will be distributed from this, and all of the electricity supplies controlled by Brent Cross Town will be sourced from 100% renewable sources. The substation structure is using reused steel and it is due to be operational March 2023.
- Piling is underway at Plot 25, which will provide student accommodation and will be managed by Fusion, the specialist student housing provider, and is due to be completed by end of September.

MANAGING PARKING:

- We encourage anyone travelling to Brent Cross Town to walk, cycle, skate or use public transport.
- There are two free car parks at Brent Cross Town. A 28 space car park is behind the parade of shops on Claremont Way and a 20 space car park is just off the Costa roundabout on Tilling Road.
- While parking is free, we do limit vehicles to three hours, this is to ensure that everyone can use our car parks. For more information visit: bxt.uk/parking
- Please note, parking is not permitted on Claremont Road or any of the neighbouring streets around Brent Cross Town. Parking enforcement is in place in these areas.

GET IN TOUCH:

- We are pleased to introduce Fritz Jansen, Senior Estate Manager. He is responsible for all the day-to-day operations and maintenance at Brent Cross Town. If you have any comments or feedback, Fritz's office is at The Workshop on Claremont Way or you can email him at townteam@brentcrosstown.co.uk
- For any other questions or feedback on Brent Cross Town, please contact community@brentcrosstown.co.uk
- You can receive regular updates from Brent Cross Town by signing up to our newsletter at bxt.uk/register

