

# CONSTRUCTION UPDATE

## DECEMBER 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**

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**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 and VolkerFitzpatrick 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.
- Over the next three months teams are also permitted to work day and night during weekends, including Christmas Eve through to Boxing Day, when railway possessions are in place.
- However, as the main construction work is nearly complete, we don't expect any works to be particularly noisy. On any occasion when works might cause disruption, we email our local distribution list. To be included please contact: **TransformingBX@Barnet.gov.uk**
- Planned dates below are subject to change, particularly when strike action is planned, and the most up-to-date programme will always be available at **TransformingBX.co.uk/new-station**

### Brent Cross West station works



Eastern Entrance

Western Entrance

## GET IN TOUCH:

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

## SITE UPDATE:

- At the beginning of December, Network Rail finished their signalling commissioning works. This marks a huge milestone for this part of the project and all sidings and track works are now complete. We know this work has caused disruption, particularly for residents living next to the railway, and we thank you for your patience.
- The completion of Brent Cross West is getting closer. Over the past few months most of the steelwork for the station has been completed. Windows have been put in place and grey cladding installed to the outside of the station, revealing its final look.

## STATION WORKS:

- The site will be busier than usual during the Christmas weekend while teams have possession of the railway. During this time the team will be installing lower canopy steelwork with a crane as well as roofing and cladding to the waiting room buildings at platform level. We do not expect the works to be noisy.
- Other works on the main station include the installation of the final steel arms on the platforms that will complete the waiting rooms and be in place by the end of the year. Cladding is being completed on both the eastern and western entrance, and on the western entrance the glazing is being finished.
- On the platforms, waiting rooms are being cladded and the roof installed. Paving is also being completed.
- Inside the main station mechanical and electrical installations are taking place as part of the station 'fit out'. Lighting is also being installed inside the station and on the platforms.
- Construction works on the public areas around the western entrance are due to start in February. Initial works will include site preparation, and minor excavations for the footway and the passenger drop off bay. More details will be provided to residents on the west of the station ahead of construction starting.

## STATION OPENING:

- We expect the station works to be completed early in the new year. There will then be a period of testing and commissioning by our rail partners before we can open the station. We are working with our rail partners to agree an opening date which will be shared with residents once finalised.





## CONSTRUCTION ACTIVITIES: PLOT 53 AND 54

### OUR CONTRACTORS:

- Bugler, on behalf of L&Q, started work on Plots 53 and 54 in June 2021.
- The new homes are estimated to be completed in Summer 2023. Please note that the build programme may be subject to delay.

### WORKING HOURS:

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

### CHRISTMAS SHUT DOWN:

- The site will be closed between Thursday 22 December 2022 and Monday 2 January 2023. We will be back on site at 8am on Tuesday 3 January 2023.

### SITE UPDATE:

- We are now concentrating on the superstructure of the building to block D (Plot 54) with blocks B and C brickwork reaching roof level before Christmas. This will allow the building to be water-tight and we can start the window installation.
- Brickwork to the buildings (sub-station and bike store) have been completed with the roof works due to begin in the next few weeks.
- We are continuously monitoring site traffic to Plots 53 and 54, and ensure that all visitors and sub-contractors are fully aware of the allocated parking facilities that we have here on site.

### CONSTRUCTION WORKS:

- We will continue to have a mobile crane on site approximately every six weeks, along with large delivery vehicles.
- The dates of these deliveries, once confirmed, will be displayed on the community notice board.

## CONTROLLED PARKING ZONE:

### UPDATE:

- Following resident feedback about parking issues in the local area, Barnet Council is still looking to move ahead with plans for a temporary controlled parking zone on Brent Terrace, Clitterhouse Crescent and Clitterhouse Road. This will be led by the council's highways team who will be contacting residents in the new year with more information.
- There is a wider plan being developed to address parking issues in other areas within the regeneration area.
- You can find the latest information about how we are managing parking at [transformingbx.co.uk/cpz](https://transformingbx.co.uk/cpz)
- This page will be updated as more information becomes available.



## RESIDENT DROP-IN

We do not have a drop-in session in December but we hope you drop by to enjoy the winter events happening at Brent Cross Town this month.

Barnet Council with developers Related Argent, Bugler and L&Q will host residents' drop-ins again from January 2023.

They will take place on the third Thursday of each month 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.

You can also contact us anytime at [transformingBX@barnet.gov.uk](mailto:transformingBX@barnet.gov.uk)

# CONSTRUCTION ACTIVITIES



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November 2022

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

## OUR CONTRACTORS:

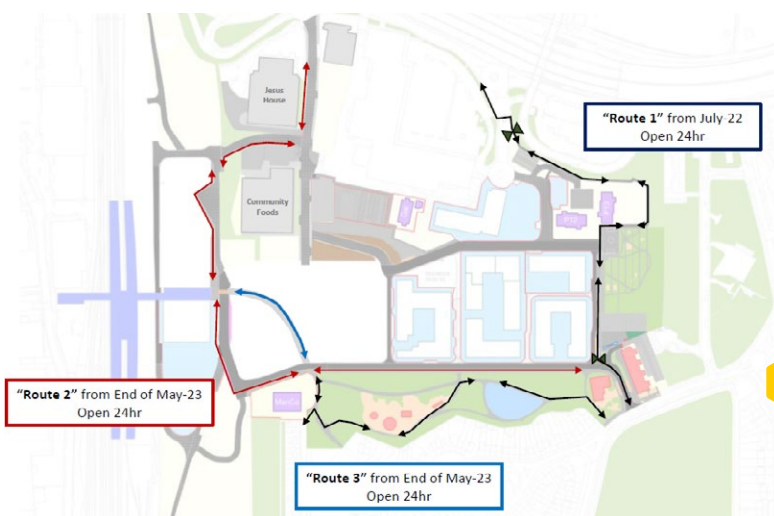
- Galldris Group is the sitewide contractor for Brent Cross Town.
- Midgard is constructing Plot 12, the first affordable homes at Brent Cross Town, and Plot 202, the first homes to buy.
- Henry Construction is building Plot 25, which will provide 662 private rooms for students.

## 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. There will be no noisy works during this time.

## PATH CLOSURES:

- The stopping up of Brent Terrace (north section) remains in place. The temporary route between Claremont Way and the Costa Coffee roundabout on Tilling Road is now open 24 hours. See image below.
- The new public access route connecting Brent Terrace (south section) to Tilling Road is now expected to open in May 2023.
- More information can be found at [Transformingbx.co.uk/stoppingup](https://transformingbx.co.uk/stoppingup)



## GET IN TOUCH:

- Fritz Jansen is our 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](mailto:townteam@brentcrosstown.co.uk)

## SITE ACTIVITIES:

- Groundwork across the site continues and we don't expect work to be any noisier than usual.
- On Plot 202, early construction work has also started. This will be a residential building and will offer homes to buy.
- On Plot 25, construction has begun on the student accommodation building at Brent Cross Town. This building will be operated by Fusion, the specialist student housing provider.
- The construction of the new road at the station interchange is expected to be completed in the new year and will include new bus routes when Brent Cross West station opens.
- Work is progressing well on the electrical substation located by the M1/north circular junction from which all of Brent Cross Town's electricity will be distributed. The substation structure is using reused steel and it is due to be operational in Spring 2023.
- Tactile paving has been installed at the Claremont Park entrance from Brent Terrace. Contractors Galldris has submitted an application to complete the remaining tactile works on the western side of Brent Terrace. Works are expected to be completed in early January.

## PLOT 12:

- On Plot 12, initial construction has commenced on the first homes at Brent Cross Town, with full construction getting underway in January 2023. This building will provide new homes for the existing residents of Norden Point, Clare Point and Whychcote Point in the Whitefield Estate.
- L&Q will be inviting residents who are relocating to Plot 12 to choose their colour palettes for their new homes from Tuesday 3 January 2023. This can be done by visiting the Visitor Pavilion on Claremont Way, which is open 10am-6pm every day and until 8pm on Thursdays. The colour palette selection will be open for four weeks. Please ask one of the Welcome Hosts at the Visitor Pavilion for more information or contact L&Q's Simone Taylor: [staylor1@lqgroup.org.uk](mailto:staylor1@lqgroup.org.uk)
- Residents relocating to Plots 53 and 54 will be contacted about this in the new year.

## FUTURE CONSULTATIONS:

- In 2023, we will be sharing information on our plans for future plots including Plot 2 and Plot 19, as well as new public areas. We hope that you will get involved in these public consultations and share your views. More information will be provided next year.

- For any other questions or feedback on Brent Cross Town, please contact [community@brentcrosstown.co.uk](mailto:community@brentcrosstown.co.uk)
- You can receive regular updates from Brent Cross Town by signing up to our newsletter at [bxt.uk/register](https://bxt.uk/register)