



**Brent  
Cross  
Town**

Welcome to the Winter 2022 edition of our newsletter.

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 three 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 004**  
Winter 2022

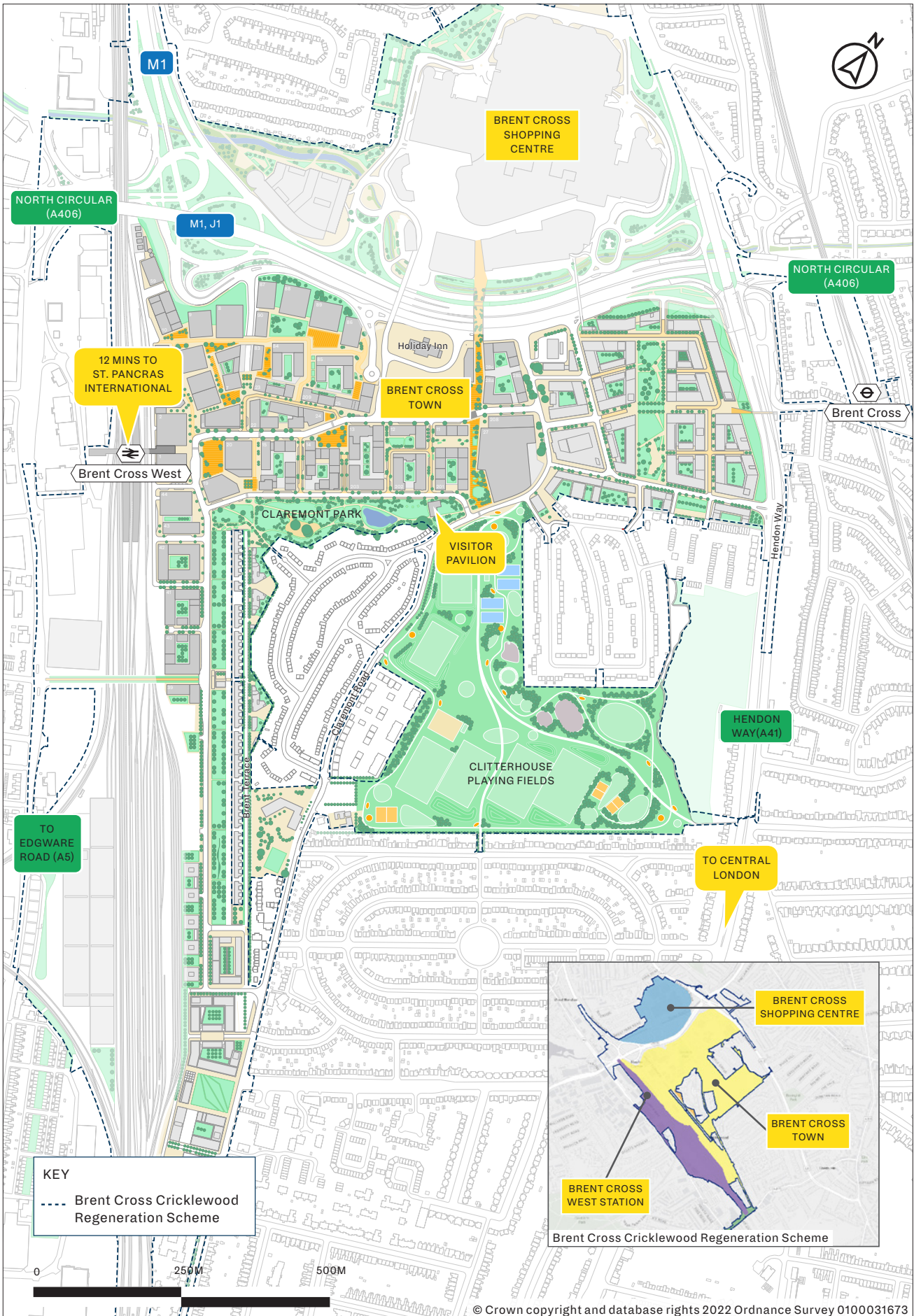
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# Neighbourhood Newsletter

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Cricklewood Coffee Roasters opened in September 2022 on Claremont Way's parade of shops



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](http://www.brentcrosstown.co.uk) and [www.transformingbx.co.uk](http://www.transformingbx.co.uk)

Date: Dec 2022



# 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 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 that will be the HEART of Brent Cross Town, with a mixture 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 in, 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.



Claremont Park, our first permanent park



Our half-term children's film show at the Visitor Pavilion

# Festive fun at Brent Cross Town



Bring your family down to Brent Cross Town this December!

## Our Festive Events

- Did you join our Winter Lights switch-on on 1st December? Members of the local community enjoyed **FESTIVE SONGS** and **LIVE MUSIC** in Claremont Park, as well as warming winter treats. Check out pictures from the night at the bottom of this page.
- If you missed out, why not join us on **Monday 19th December from 6pm to 7pm** for a wonderful evening to celebrate Hannukah, with Rabbi Overlander leading speeches and music as part of the **MENORAH LIGHTING CEREMONY**. There will be kosher refreshments, a children’s entertainer and live music, all at The Visitor Pavilion, Claremont Road, NW2. Free admission, places limited, booking required. Please use the QR code below for booking details.
- **Monday 19th to Tuesday 20th December between 11am and 3pm** for **HANNUKAH DOUGHNUTS** for ages 1–5 to decorate and fill, and to take home some sweet treats, all at Spruce and Larch Café, Claremont Road, NW2. Free admission, places limited, booking required. Please use the QR code below for booking details.

## Festive Flavours at Brent Cross Town

This December, our local traders are providing a delicious offering of new festive menus and winter treats for you to enjoy.

At our **Parade of Shops**, **Cricklewood Coffee Roasters** are offering a **NEW Winter Blend Coffee**, a delicious blend of Brazilian and Indian coffee designed to warm you up on these crisp winter mornings!

**Karma Bread Bakehouse** will be selling delicious winter treats and speciality festive breads and cakes. Over at **Happy Face Pizza**, you’ll be feeling warm and cosy with their **NEW XMAS Special Pizza**, to be complemented with a **Festive Negroni** or a **Chocolate Baba al Rum**.

At **Spruce and Larch Café**, they are offering a host of winter snacks and delicious lunches as part of their **NEW** special menu.

And if you’re enjoying a winter walk at Claremont Park, don’t forget to check out **Gussy’s Ice Cream**, where Gussy will be serving your favourite treats, including **soup, mince pies, hot chocolate and marshmallows!**



Brass band performing at the Christmas Lights Switch On



Gussy from Gussy's Ice Cream and his tasty roasted chestnuts

### Find out more

If you'd like to learn more about Festive Fun at Brent Cross Town, please visit the website using the QR code.





# What have we been up to?

## Plot 12 start on site



Construction on Plot 12 is underway

For anyone living close to the site, you will have seen that construction is underway on the first buildings at Brent Cross Town.

Early works have started on Plot 12, with main construction commencing in the new year, and we're excited that the first homes being built at Brent Cross Town will be affordable homes. The new affordable residential building will offer apartments that range from one to four bedrooms, and these will be ready by the end of 2024. The majority of the new apartments will be replacement homes for existing secure tenants and leaseholders living in the Whitefield Estate buildings Clare Point, Nordon Point and Whychcote Point.

Alongside these new homes, work has started on the student accommodation building at Brent Cross Town. This building will be operated by Fusion, the UK-wide operator of high-quality student housing. Brent Cross Town is Fusion's first building in London, and the 662 student rooms are set to be completed for the 2024/25 academic year.

With construction of these buildings starting on-site, new jobs and training opportunities have been created for local people. Please see page 8 for more information or email [visit@brentcrosstown.co.uk](mailto:visit@brentcrosstown.co.uk) if you'd like to know more.

## Cricklewood Coffee Roasters



James Colbourne, Owner of Cricklewood Coffee Roasters

Claremont Way has added another string to its bow with the opening of Cricklewood Coffee Roasters, a new coffee roastery and café with indoor and outdoor seating.

Founded by James Colbourne, a local resident, who started his coffee roasting during COVID-19. He learnt how to roast his coffee at home, before launching his own coffee van at Cricklewood Station and selling his coffee online.

**“ This has been a very exciting opportunity which I have waited for. We can finally serve the community our coffee in person again”**

founder of Cricklewood Coffee Roasters, James Colbourne

James says his ambition was always to run his own business just like his father and mother, and he sees coffee as a great opportunity to also engage with the community. James aims to grow his business to employ local people and really increase his part in being environmentally friendly, through schemes such as a refill section for coffee beans and by donating as much waste as possible, with the chaff from roasting coffee beans being turned into compost.

The roastery is open weekdays from **7:30am to 3pm** and weekends from **8am to 3pm** on **Claremont Way, NW2 1AJ**.

To find out more about Cricklewood Coffee Roasters and the local shops at Brent Cross Town, please visit: [bxt.uk/shops](http://bxt.uk/shops)

# More news from Brent Cross Town

## Sheffield Hallam University comes to Brent Cross Town

We're excited to announce that Sheffield Hallam University will open its first satellite campus in Brent Cross Town. The internationally respected university, known for its strong focus on the local community, health and wellbeing, as well as its award-winning teaching, learning and research, will be a thrilling addition to Brent Cross Town.

With a history of recruiting its students from the local community and degrees in health and wellbeing, business, finance, management, digital and technological skills, local residents will benefit from having a renowned award-winning university on their doorsteps, and from the amazing opportunities that come with it.

Sheffield Hallam University's contribution to the community has been recognised in the "THE 2022 Awards", winning the Outstanding Contribution to the Local Community Award.

These are exciting times, and we can't wait to see the real difference the university will make to communities living in the area.

**The university is scheduled to open in or for the 2025/26 academic year.**



Artist's impression of Plot 1, the new home of Sheffield Hallam University's Satellite Campus

## Brent Cross Town attracts more investment

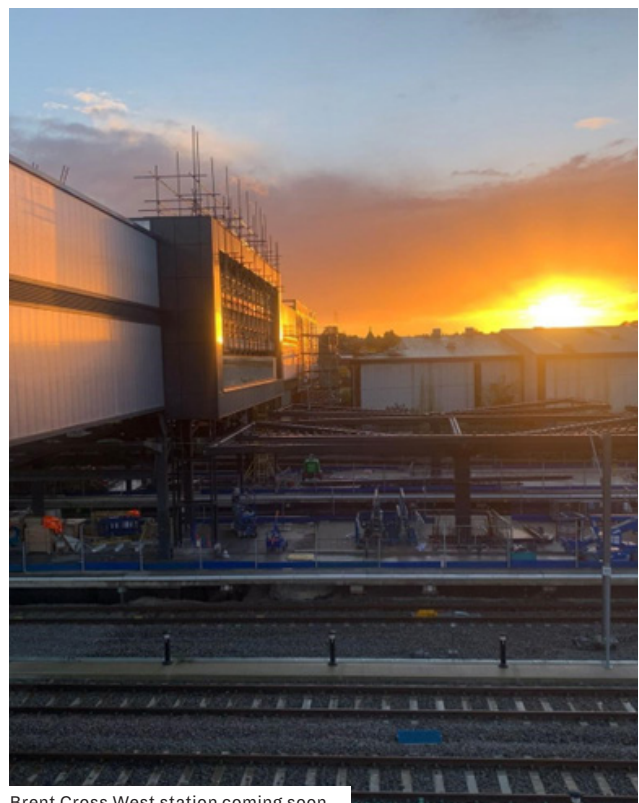
We're pleased to announce that Brent Cross Town has attracted more investment, with the future looking bright for the development.

Related Argent and Invesco Real Estate, acting on behalf of a US separate account client, have formed a joint venture to deliver the first phase of homes, leisure and retail spaces. Around 800 new homes for rental and private sale will be built, as well as retail and dining areas. This phase of construction, which kicked off earlier this month, is set to complete in 2025 and will deliver new homes, new retailers, cafés, restaurants and amenities to the local area.

The investment comes following the successful launch of homes to buy at Brent Cross Town. Of the 277 homes that were released across two buildings, The Ashbee and The Delamarre, over 50% are now sold.

## Brent Cross West update

Construction continues on London's newest mainline station, Brent Cross West. Works are expected to be completed early next year. You can find out more about Brent Cross West by visiting [transformingbx.co.uk/new-station](https://transformingbx.co.uk/new-station), where you'll also find information about the latest progress from site, and information about any construction works that might impact you. Barnet Council is leading this project, and you can send any questions you have about the new station to [transformingbx@barnet.gov.uk](mailto:transformingbx@barnet.gov.uk)



Brent Cross West station coming soon



# Supporting our local community

## Regular community drop-in sessions



October 2022's drop-in session

Alongside the Brent Cross Cricklewood regeneration team, we have been holding regular community drop-in sessions. These have proved popular with the community, so we're delighted to be extending them into 2023 so that we can continue to hear from you and provide you with the chance to meet the team from Related Argent and Barnet Council, as well as our construction contractors and partners, including L&Q.

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

- **Thursday 19th January 5:30pm to 6:30pm**
- **Thursday 16th February 5:30pm to 6:30pm**
- **Thursday 16th March 5:30pm to 6:30pm**

If you have any questions or comments regarding these events, please contact the team at:  
**[community@brentcrosstown.co.uk](mailto:community@brentcrosstown.co.uk)**

## Parking update

If you are visiting Brent Cross Town and travelling by car, please ensure you make use of the extended Claremont Way Car Park behind the parade of shops. You can park for free for up to three hours. If you are just popping in, the short-stay bays on Claremont Way can be used for visits of up to 20 minutes.

Barnet Council is also reviewing parking and parking restrictions within the area. We are working together with Barnet Council to ensure that we are aligned in our approach to parking to ensure that it benefits the whole local area.

For more information on parking, please go to: **[bxt.uk/parking](http://bxt.uk/parking)**.

## Community Fund 2022

Community is everything, and we are proud to support local organisations – the clubs, centres, schools, and projects – that support, sustain and enrich the area through the Brent Cross Town Community Fund.

We have previously announced the 11 local organisations that received funding, and this year's winning entrants had a focus on mental and physical health and wellbeing. One of those is the Keep Rolling Project.



Weekend sessions at Brent Cross Town are going wheely well!

## Keep Rolling Project

The Keep Rolling Project mixes skateboarding and art to deliver projects that inspire, delight and help young people to get active. The founders of Keep the Rolling Project, one of whom is a skateboarding GB coach and local youth worker, the other a personal trainer, photographer and artist, follow their skateboarding sessions with art and photography workshops that explore mental health and empowerment and teach coping mechanisms.

The Keep Rolling Project believes that skateboarding teaches young people valuable life skills, like how to fall down and get back up again and how to conquer their fears.

With their funding, they are offering ten two hour workshops to 8-18-year-olds in Barnet, reserving spaces for kids on free school meals, refugees, and other young people most in need. They will also hold special events designed to get more girls interested in skateboarding.

If you want to take up skateboarding, get in touch by emailing **[info@keeprollingcompany.com](mailto:info@keeprollingcompany.com)** or **[visit@brentcrosstown.co.uk](mailto:visit@brentcrosstown.co.uk)** for more information.

### **Find out more**

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



# Clitterhouse Playing Fields Update

## Clitterhouse Playing Fields consultation



The new proposals for Clitterhouse Playing Fields

Over the last 12 months, we have held three rounds of consultation with the local community regarding our proposals, with nearly 700 people attending our in-person events and over 900 pieces of feedback received.

In September and October, we held our third and final round of consultation for Clitterhouse Playing Fields, with in-person exhibitions held at the Visitor Pavilion, Clitterhouse Playing Fields and Claremont Park.

We have welcomed the broad range of people who have come to engage with us on the plans for Clitterhouse Playing Fields, and we thank each one of you for coming to our events and/or providing your feedback online.

## What next?

We have submitted our planning application – a Reserved Matters Application (RMA) – to Barnet Council for our proposed improvements to Clitterhouse Playing Fields. Our plans aim to enhance and protect the future of Clitterhouse Playing Fields, and create a place that is welcoming and can be used by all.

Barnet Council is holding a 42-day statutory consultation period until 6th January 2023 for Clitterhouse Playing Fields. The statutory consultation period is an opportunity for you to view all the planning documents and make your comments directly to Barnet Council.

Your comments will be taken into consideration by the Council in their determination of the planning application.

You can find all the application documents and make your formal comments by visiting Barnet Council's Planning Register, using the case reference number 22/5617/FUL. The full website address is here:

**[publicaccess.barnet.gov.uk/online-applications](https://publicaccess.barnet.gov.uk/online-applications)**

Thank you again to all of you who gave your time and input; we look forward to continuing to work with the community to turn the Clitterhouse Playing Fields plans into reality.

### **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](https://bxt.uk/register)**



Artist's impression of the new Clitterhouse Playing Fields



# Jobs and training opportunities



Brent Cross West apprentice, Ryan McCabe



Graduate Construction Manger, Belul Musfin

## Jobs and opportunities

The Brent Cross Cricklewood programme is the biggest redevelopment and growth programme Barnet Council has ever undertaken.

There will be 27,000 new jobs created in the future, and we have set a target that at least 20% of the people working across the site are Barnet residents or from the neighbouring boroughs of Brent and Camden.

## Residential homes job opportunities

Opportunities are here! Whether it be taking on a new apprenticeship or an experienced role, such as construction plant operative, carpenter, joiner or construction site supervisor, there is a wealth of new opportunities at Brent Cross Town for **YOU!**

We want local people to be a part of building up the community, so if you're interested or you're looking for a career-change, please do get in touch with us or keep an eye on our website for any other vacancies that might pique your interest.

For more information on vacancies across Brent Cross Town, please visit: [transformingbx.co.uk/opportunities/](https://transformingbx.co.uk/opportunities/)

## Apprenticeships

Apprenticeships are a key part of the Brent Cross Cricklewood regeneration programme.

Our partner Galldris is recruiting for a new apprentice to join its team as a groundworker on the Brent Cross Cricklewood regeneration programme.

So apply today and join the team and embark on a new career, just like Ryan McCabe (above), who has started his journey in construction as part of the Brent Cross West team.

No qualifications are needed, and Galldris will help the recruit with the training and qualifying for their CSCS card. Applicants must be aged 18+. If you are interested in finding out more, visit:

[galldris.co.uk/apprenticeship-programme](https://galldris.co.uk/apprenticeship-programme)

## Women into Construction

We want to challenge the under-representation of women in construction—which is an industry in which females are outnumbered 7:1 in the UK – by encouraging more of them into careers in the industry.

You can read about some of the female leaders working across the project at:

[transformingbx.co.uk/celebrating-our-female-role-models/](https://transformingbx.co.uk/celebrating-our-female-role-models/)

# Planning update and upcoming works

**Brent Cross West station's** construction is well underway and due to be complete in early 2023. Once it opens it will connect to central London in 12 minutes. The project is being led by Barnet Council. [transformingbx.co.uk/new-station](https://www.barnet.gov.uk/new-station)

Work has started at **Plot 25, the student accommodation building**, which will be managed by Fusion, the provider of high-quality student accommodation. The building will provide up to 662 student bedrooms, with retail space on the ground floor, and will complete in 2024.

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

Work has started on **Plot 12**, which will complete in 2024. It will be the first residential building at Brent Cross Town, featuring new affordable housing, some of which will be replacement homes for some Whitefield Estate 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.

We held our final round of consultation on the detailed designs for **Clitterhouse Playing Fields** in September and October 2022. The planning application has now been submitted and we're currently undergoing a 42-day period where you can send in your support, concerns or objections to Barnet Council about the proposals.

**Claremont Way parade of shops** includes Happy Face Pizza, Karma Bakery, which opened in April 2022, and Cricklewood Coffee Roasters, which opened in September 2022.

**Claremont Park** – helping put the Park in our Park Town – if you're enjoying a winter walk this period, go and taste some of Gussy's new festive hot food offerings!

**The Visitor Pavilion**, open seven days a week, is where you can find out more about what we're doing and speak to our Welcome Hosts.



# Meet the team

## 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, and 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](http://www.relatedargent.co.uk)



### Dave Crowley, Development Manager

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



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, Galldris Group has been successfully delivering multiple services to construction. Its responsibility is groundworks and major services infrastructure.

[www.galldris.co.uk](http://www.galldris.co.uk)



### Owen Sweeney, Project Manager

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

## Midgard

A Residential Contractor, based in Borehamwood, Hertfordshire, Midgard has experience working on a range of metropolitan residential projects, from large-scale mixed-use developments to smaller-scale apartment blocks. The company has started constructing Plot 12.

[midgard.ltd.uk](http://midgard.ltd.uk)

## Henry Construction

Based in Cranford, Middlesex, and one of the UK's largest self-build main contractors in the UK, Henry Construction has more than 50 years' experience in groundworks, reinforced concrete (RC) frame and construction. The company will be constructing Plot 25.

[henryconstruction.co.uk](http://henryconstruction.co.uk)



### Question and Answer with Fritz Jansen

Fritz Jansen is the Senior Estate Manager on the project, and we have done a brief question and answer (Q&A) session with him where he explains his role on the project and more!

#### What is your role on the project?

I manage all the day-to-day operations at Brent Cross Town, together with my team. You'll see us across Brent Cross Town keeping the place clean, tidy and safe for all. I also work with the teams who are designing and constructing the new town and buildings at Brent Cross Town.

#### How long have you been on the project?

4 months – joined 1st August 2022

#### What is your favourite thing about Brent Cross?

I love the variety of the place, as no two days are the same.

#### Who do you think will win the World Cup?

England

# Get in touch



CGI of Brent Cross Town and the new Claremont Park

If you have any questions or feedback, please contact:

E: [community@brentcrosstown.co.uk](mailto:community@brentcrosstown.co.uk)

Sign up for digital updates at:

[bxt.uk/register](https://bxt.uk/register)

or scan the QR code below.



Follow us on social media:

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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 scheme, the most significant and ambitious redevelopment and growth programme in the borough.

To find out more, go to: [transformingbx.co.uk](https://transformingbx.co.uk)

or email: [transformingbx@barnet.gov.uk](mailto:transformingbx@barnet.gov.uk)

