

Welcome to the Spring 2023 edition of our newsletter, which aims to give you an update on Brent Cross Town and the latest news from the development.

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.

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Issue 005
Spring 2023

Neighbourhood Newsletter



Artist Lakwena joined by Barnet Council and Related Argent senior teams at the primary substation for Brent Cross Town. Photo © John Sturrock

What have we been up to and what is to come?

Brent Cross West station's construction is well underway and due to be complete in the coming months. We expect Brent Cross West to open in Autumn 2023. Once it opens it will connect to central London in 12 minutes. The project is being led by Barnet Council.

You can find out more at transformingbx.co.uk/new-station

Plots 202 and 203 have commenced on site and will be completed late 2024. At **Plot 202**, both tower cranes are fully operational building the concrete. Both plots will be residential buildings and will offer homes to buy.

Work has started at **Plot 25, the student accommodation building**, which will be delivered and 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 be completed in 2025.

Plot 13 featuring new homes, a nursery, community cafe and multi-use community space, will be completed in 2025.

Plot 12 is progressing well, and the concrete structure is now up to the 8th floor with the external brickwork commencing in late March. This building will provide new homes for the existing residents of Norden Point, Clare Point and Whychcote Point in the Whitefield Estate.



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

We have recently held a public consultation on **Plot 19**, a new sustainable office building with a flexible retail offering on the ground floor, located immediately east of the new Brent Cross West station.

We held our third round of consultation on the detailed designs for **Clitterhouse Playing Fields** in September and October 2022. The planning application was submitted to Barnet Council in November 2022. Following the initial statutory consultation period undertaken by Barnet Council, we received valuable feedback. We have now further developed designs for the playing fields in response to this and have recently submitted this information. The planning application will go to the Planning Committee later this year.

At the Claremont Way parade of shops you can find Spruce and Larch cafe, Happy Face Pizza, Karma Bakery and Cricklewood Coffee Roasters.

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

As we're in Spring be sure to check out **Claremont Park** and **Gussy Ice Cream's Parlour**.

Here we come, here we rise and shine: have you spotted Barnet's new landmark?



Have you seen the new substation in Brent Cross Town?

This new landmark called “Here we come, here we rise and shine” is the colourful wraparound artwork covering the brand new substation in Brent Cross Town. Created by the talented artist Lakwena Maciver, in collaboration with architects IF_DO, this breath-taking 52-metres long and 21 metres tall structure is located between London North’s Circular Road and the M1 motorway, right next to the new Brent Cross West station.

The design of the substation draws inspiration from the movement of transport in the area and Related Argent’s commitment to play within Brent Cross Town. Drawing from billboards and historic roadside structures, the artwork features distinct colours on either side that shift as you move around it.

“ I hope that this structure helps to create a sense of place. I hope that it becomes a real icon and landmark and gives people a sense of familiarity that they see that, and they know they are home.



Lakwena Maciver

Hailing from North London and of mixed Ugandan and British heritage, Lakwena is known for her use of vivid colours, patterns, and words to challenge myths and celebrate value and glory. Her work has been showcased across the world, including at Tate Britain, Somerset House, and the Bowery Wall in New York City. In fact you may have already seen her striking emulsion design ‘Queen of the Air’ at Cricklewood Station.

More than just a stunning piece of art, “Here we come, here we rise and shine” symbolises our ambition to inspire and bring people together in the local community. With an estimated 6 million people seeing it every year from the road and railway alone, we encourage everyone passing through to take a moment and appreciate the latest landmark in Brent Cross Town.

To learn more about Lakwena’s work, please visit her website at: lakwena.com/work.

Clitterhouse Playing Fields

There have been a lot of conversations about the proposals for Clitterhouse Playing Fields, and we want to make sure that our local community can access all information in one place, so we have created a Frequently Asked Questions (FAQ's) on the Brent Cross Town website. Our vision is to create an inviting, inclusive space for everyone to enjoy. Building upon the 2015-approved design, the updated 2022 plans received feedback from nearly 1000 people as we aim to improve the playing fields.

Our proposed improvements will ensure that the fields provide great sports facilities while remaining an open and accessible green space with a wide range of amenities for local people.

During the initial statutory consultation period undertaken by Barnet Council in December and January, we received valuable feedback from residents and other consultees. We have further developed the designs in response to this feedback and have made enhancements to the plans.

In addition, Barnet Council has requested further information about the environmental impacts of the proposed improvements to inform its decision.

The additional information is in relation to noise, flood risk, light pollution and biodiversity and has been provided in a supplementary environmental statement.

The key enhancements include:

- Following further consultation with Barnet Council on its draft playing pitch strategy review which analyses the local playing pitch requirements for the borough, the proposed junior grassed football pitch planned for the multi-use lawn area has been removed – instead making this an area of open green space for all to enjoy.
- Following further assessment of the updated baseline noise survey and modelling of the detailed design, additional measures to minimise noise are proposed. Three-metre-high sound attenuation barriers have been introduced along the southern edges of the sports pitches, with native shrubs and climbers planted adjacent to integrate them into the landscape.
- A new woodland along the site's southern boundary has been created to supplement and enhance the existing hedgerow which will strengthen this boundary for residents and increase the value of this route for bats.
- A draft facilities plan has been provided which outlines discounted and free periods of access for local community groups and schools to those sports facilities that otherwise carry a charge.
- Additional native trees and plants have been introduced to increase habitat and foraging opportunities for local wildlife. New species include sweet chestnut, walnut, native field maple and native flowering cherry trees.
- The changes we have made lead to further improvements in the biodiversity net gain, which is now calculated as follows compared with the existing playing fields:

- › Area-based habitats (such as meadows and open space): **+21.40%** improvement
- › Hedgerows: **+95.64%** improvement
- › River: **+11.40%** improvement

If you would like more information on the key enhancements, please visit our website or use the QR code on the page to read our FAQs.

As we have now submitted additional information to Barnet Council, Barnet Council are now undertaking a 30-day period of statutory consultation. To comment on the proposals, please visit:

publicaccess.barnet.gov.uk/online-applications/

Updates and revisions to planning applications are a normal part of the planning process, and we are pleased to have been able to incorporate residents' additional feedback into our updated submission. We are eager through the plans for Clitterhouse Playing Fields to create a space that everyone in the community can enjoy.



Clitterhouse Playing Fields

Our Commitments

Clitterhouse Playing Fields will always:

- 1. Be open to all.** Clitterhouse Playing Fields will remain council-owned and will be open and accessible all year round.
- 2. Be a place to spend time outdoors.** Clitterhouse Playing Fields will be improved so that everyone in the community can use to enjoy time outdoors.
- 3. Be a place to be active.** Clitterhouse Playing Fields will help people of all ages and abilities to be more active, helping to improve physical and mental health.
- 4. Be sensitive to the environment.** Clitterhouse Playing Fields is already home to wildlife including bats and birds, and the proposals are sensitive to existing wildlife, and lighting will only be used where it is needed.
- 5. Be a place for local people.** The plans aim to encourage more local people and residents from across Barnet to use the playing fields, as it is currently underutilised compared to other parks and green spaces in the area.



Artist's impression of the future playing fields with sports pitches in the background

To provide the most up-to-date information on our proposals and to answer the questions that have been raised about the proposals, we have produced a Frequently Asked Questions (FAQs) document.

We have published these FAQs on the Brent Cross Town website, which can be accessed by visiting www.brentcrosstown.co.uk/clitterhouse-playing-fields-faqs or using the QR code on the right.





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

Supporting our local community

Ramadan & Eid

The holy month of Ramadan started in the evening of Wednesday 22nd March and is a time of self-reflection, fasting, increased worship and charity. It is an opportunity for Muslims to reconnect with their faith, give back to those in need and strengthen relationships with their family and friends.

The celebration that marked the end of Ramadan was Eid-al-Fitr (feast of breaking the fast) and this was celebrated on Friday 21st April.

To celebrate we hosted Eid in the Park on Saturday 29th April. We thank all those who attended what was a day of fun entertainment and activities for the whole family.

We hope all those who celebrated had a peaceful and happy Eid.



Eid in the Park

Regular community drop-in sessions

Alongside the Brent Cross Cricklewood regeneration team, we have been holding regular community drop-in sessions. These have proved popular with the community, and will be continuing throughout 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.

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

- **Thursday 18th May 5:30pm to 6:30pm**
- **Thursday 15th June 5:30pm to 6:30pm**
- **Thursday 20th July 5:30pm to 6:30pm**

If you have any questions regarding these events, please contact the team at:

community@brentcrosstown.co.uk

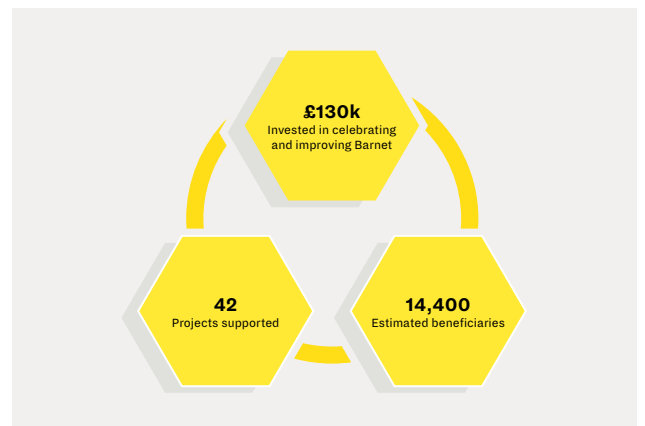


The Visitor Pavilion

The Brent Cross Town Community Fund

Since 2019, the Brent Cross Town Community Fund has played a vital role in supporting local initiatives, charities and groups. We're dedicated to empowering the communities around Brent Cross Town and bring positive changes long before work begins.

In 2022 we provided grants to 11 local organisations that promoted mental and physical wellbeing, and supported refugees in the local area, including the Apache Kids Club and the Yaran Club.



Apache Kids Club

The Apache Kids Craft and Games Club is a fantastic, free after-school program for children aged 6 to 14. The club takes place on Fridays during the school term and offers a safe and fun environment for our little ones to unwind after a busy week of learning.

Children attending the club can explore their creative side through painting, crafts, and drawing, or engage in friendly competition with board games and table tennis. A popular highlight is the bouncy castle, which has been a great hit with the kids and helps parents send them off to bed tired and happy after an active evening.

The Apache Kids Club is open on Fridays from 5:30 pm to 7:00 pm. If your child would like to join in on the fun, please feel free to reach out by emailing apachekidsclub@outlook.com or visiting brentcross town.co.uk for more information. Let's come together to create lasting memories for our children and support this amazing community initiative.



Apache Kids Craft and Games Club

Childs Hill Primary School

Related Argent and Midgard have teamed up to support Childs Hill Primary School on an amazing project – resurfacing the paving in their community foodbank tent. Previously, the uneven and muddy flooring made it tough to use, especially during wet weather. But thanks to this work, the foodbank will now be accessible all year round, ensuring local residents in need are able to access the support they require.

The Childs Hill Primary School spokesperson said:

“ Now that the area has been resurfaced. We look forward to using this space even more now in the summer and have sessions outdoors as well as cooking lessons. This will allow children to gain outdoor experience and be in a different learning environment.”



Community foodbank tent, now accessible all year round!

Yaran Club

We're also happy to celebrate the incredible work of the Yaran Club, a local non-profit organization dedicated to supporting Farsi-speaking women (from Afghan, Iranian, Kurdish, and Tajik backgrounds) who are dealing with mental health challenges.

At the Yaran Club, these amazing women are given the chance to forge new friendships, boost their self-confidence, and discover their unique talents and strengths. We're delighted to share that, with the support of the Brent Cross Town Community Fund, the Yaran Club has grown by leaps and bounds! They now have over 120 registered members, and 40 individuals attend their weekly sessions.

The Yaran Club has also enhanced its mindfulness and well-being programs by offering Cognitive Behavioral Therapy (CBT) and other mental health therapies. In addition, they have introduced yoga sessions to teach members how to use this ancient practice as a means of relaxing and rejuvenating their body and mind.

As a community, let's continue to support the Yaran Club and their inspiring mission. Together, we can make a positive difference in the lives of our neighbors.

We are pleased to announce that the Community Fund will be running again this year and more information will be announced shortly.

You can find out more by visiting: bxt.uk/community-fund



Yaran Club

Easter events at Brent Cross Town

During the Easter holidays, we hosted a series of fantastic art and craft workshops. These drop-in workshops were free and held at Claremont Park cabin. Led by the talented community artist, Anna van der Poorten, who has worked with communities on carnivals, parades and installations, they were an overwhelming success!

The first two days of the workshops saw around 160 children join in on the fun, accompanied by more than 50 enthusiastic parents.

But that's not all! On Thursday 13th April, we had the F.U.S.E Youth Project, one of the beneficiaries of the Brent Cross Town Community Fund, host outdoor social games in Claremont Park for children, adding even more excitement to the Easter holidays.

Throughout April we've had the Spring Nature Trail running in Claremont Park, with children collecting a free coloured trail map, colouring pencils, and a reward on completion from the Visitor Pavilion.

Across the two weeks, more than 500 children took part in the workshops, with nearly 200 children taking part in the Nature Trail, and it was great to see so many children (and parents!).

We're already planning more exciting events and workshops, so keep an eye out for more details in the near future.

To learn more about Anna van der Poorten's work, please visit her website at: annaheartarts.carbonmade.com



Art and craft workshops

News from Brent Cross Town

International Women's Day

As part of International Women's Day and to support girls participation in football, Brent Cross Town has sponsored the Barnet Nightingales Football Club's free football academy.

The community training programme offers daily football classes for girls aged 6-16, with all sessions led by a UEFA qualified coach.

Open every week until 31st August 2023, Barnet Nightingales will hold ten free football coaching sessions, open to all 6-16 year old girls. Whether you're a beginner or have played football for several years, girls of all abilities are invited to book a session and come along.

There's no limit to the number of sessions you can book, and if you or someone you know is interested please scan the QR code.



Tom Buzzard Barnet Nightingales Coach; Morwenna Hall, Partner, Related Argent (Brent Cross Town); Simon Reid, Chairman, Barnet Nightingales; Diane Culligan, Chairwoman, London City Lionesses; Charlotte Fleming, London City Lionesses player.

Apprenticeships

February marked the 16th annual National Apprenticeship Week (6-12 February). This year's theme was "Skills for Life" and as part of the Brent Cross Cricklewood regeneration programme our mission is to ensure that everyone living in the area has access to training opportunities and employment.

Last year we spoke to local Barnet resident, Ryan McCabe, who is an apprentice groundworker at Galldris building Brent Cross Town and is looking forward to becoming a qualified groundworker.

Ryan said "Since starting my apprenticeship, I have learnt new skills and appreciate the value of working alongside experienced workers who show me new ways to perform different parts of the job and will build my confidence in this sector"

Another apprentice, Ruben Bizgan has recently qualified as a carpenter working at Brent Cross Town and said "I started working with Midgard as an apprentice carpenter and after a year's training I'm now a fully qualified

carpenter working as part of the team that is building the new homes at Brent Cross Town. I've lived in Barnet for the past couple of years, so it is a great feeling to be working on a project that is going to change the face of the local area".

Midgard, the UK-owned construction specialist, who are constructing new homes for residents in the Whitefield Estate, 'The Ashbee' and 'The Delamarre' is also offering apprenticeships for young people and has a target of 6% of its overall workforce to be made up of apprentices.

We are committed to ensuring our community benefits from the opportunities in the area:

- **Over the last year, we have placed 14 residents in apprenticeships**
- **We challenge our construction partners to ensure at least 20% of workers across the regeneration programme are from Barnet, Brent and Camden. This commitment is shared across the Brent Cross Cricklewood regeneration scheme.**



Midgard and Galldris apprentices at Brent Cross Town



Brent Cross West apprentice, Ryan McCabe

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, 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



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.



Carolina Correia and Davinder Chaggar

We're thrilled to introduce Carolina and Davinder, the two newest members of Related Argent's Social Value team for the Brent Cross Town regeneration project. They both started in December and have been busy getting to know the project, learning about our community, and meeting local partners.

At Brent Cross Town, we believe in creating places where people and planet can flourish, and our Social Value team plays a vital role in ensuring that our projects align with our values. With the addition of Carolina and Davinder to the team, we are better equipped than ever to create positive change and growth for our community.

Carolina and Davinder bring a wealth of experience in community development and social regeneration, having worked in the charitable and private sectors. Together, they will work to bring added value to the local community whilst also promoting growth and development to improve the well-being of the local area.

The team will continue to get out and about meeting more local residents and stakeholders over the coming months and will work on developing programmes that enrich and improve the lives of our community.

If you would like to connect with Carolina and Davinder, please feel free to reach out to them at community@brentcrosstown.co.uk, or come and meet them at one of the monthly drop-in sessions.



Spring in Claremont Park

Get in touch

We want residents to know that we have a community email address that makes it easier for you to get in touch with us. The email address is monitored all week and can be used to contact us with any questions, issues or concerns you may have about the local area or the development. Whether you have questions about construction works, parking, litter or opening hours, we are here to help.

We encourage residents to take advantage of the email address to help us address any local issues quickly and efficiently. We value your input and want to ensure that we are doing everything we can to make our community a better place for everyone.

So please do not hesitate to reach out to us at community@brentcrosstown.co.uk with any feedback or concerns – we look forward to hearing from you!



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 scheme, 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

