

# CONSTRUCTION UPDATE

## JULY 2023

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**.



### RESIDENT DROP-INS

We hold resident drop-in sessions every third Thursday of each month from 5.30pm to 6.30pm at The Visitor Pavilion, Claremont Way.

### HAVE A QUESTION?

You can contact us anytime about the regeneration programme at [transformingbx@barnet.gov.uk](mailto:transformingbx@barnet.gov.uk) or find out news in your area on [Transformingbx.co.uk](https://transformingbx.co.uk)



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

## PARTNERS AND 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 out of standard hours during 'railway possessions'. During midweek, this is 11:30pm to 4.30am and weekend possessions 11.30pm Saturday night to 9am.
- However, as the main construction work is 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](mailto:TransformingBX@Barnet.gov.uk)

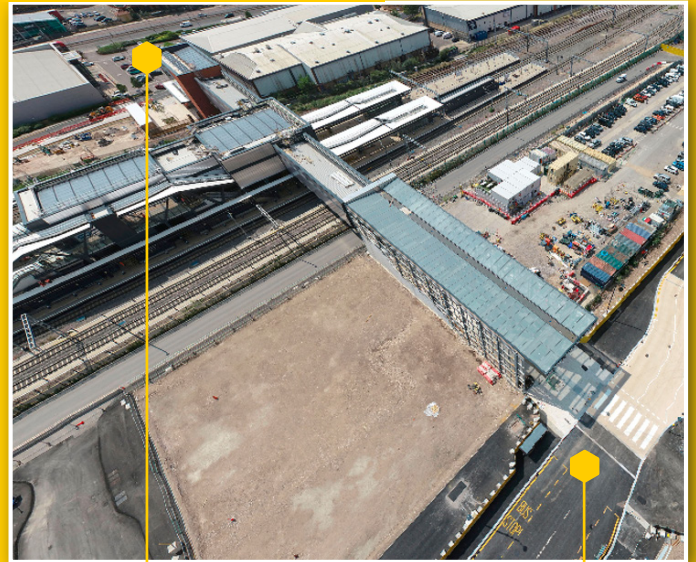
## STATION WORKS:

- Works on the station are currently in the final stages, with design finishes, mechanical and electrical installations, buildings fitout and signage all expected to complete in the next month.
- This will be alongside testing and commissioning works which are underway and progressing.
- It is also expected that work on the concourse roofing will start in July and be completed in September.
- Hoarding will be installed in front of the station in July.
- Highway and public realm works are mostly complete. Finishing touches such as planting trees, hedges and plants will be put in place right before station opening.

## STATION OPENING:

- We expect Brent Cross West station to open in Autumn 2023 and anticipate that an official opening date will be announced this Summer.
- Last month external signs were installed on Brent Cross West station, a visible signal that London's newest mainline station will soon be operating.
- The signs revealed above Brent Cross West's eastern and western entrances mark an important step in the journey towards the project's completion.
- Keep up to date on what's happening at Brent Cross West at [TransformingBX.co.uk/news](https://TransformingBX.co.uk/news)

## Brent Cross West station works

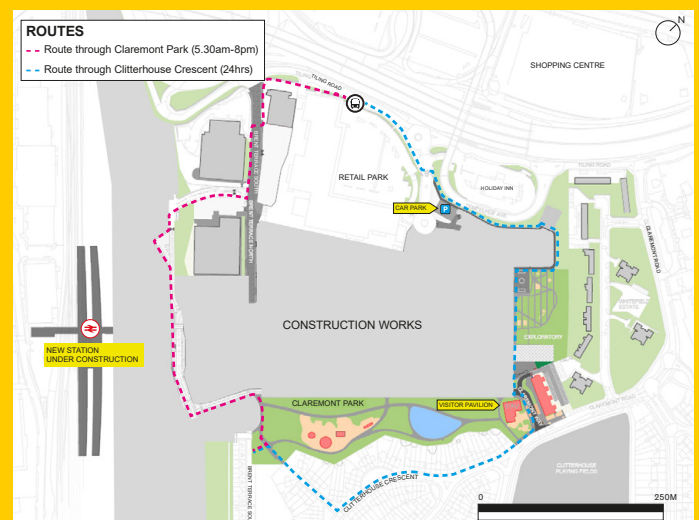


Western Entrance

Eastern Entrance

## BRENT TERRACE NORTH ACCESS:

- A new route will open from Friday 14 July between 5:30am to 8pm via Claremont Park (map below).
- Outside of these hours, a diverted route remains in place via Clitterhouse Crescent between 8pm to 5:30am.
- This route will be open 24/7 when Brent Cross West station opens in Autumn 2023.
- The temporary route between Claremont Way and the Costa Coffee roundabout on Tilling Road will remain open 24 hours, 7 days a week.



New footpath route

# CONSTRUCTION ACTIVITIES: BRENT CROSS TOWN



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

## OUR CONTRACTORS:

- Galldris Group is the site wide contractor for Brent Cross Town.
- Midgard JRL is constructing Plot 12, the first affordable homes at Brent Cross Town, and Plot 202 and Plot 203, the first homes to buy.
- Galliford Try is constructing Plot 13, our first to rent building.
- The contractor for Plot 14 will be appointed shortly, with works beginning later this year.
- Fusion is managing the delivery of Plot 25, which will provide 662 private rooms for students.
- Munnelly Group has been appointed to manage the site wide logistics, traffic management and security.
- On Plot 25, construction has begun on the student accommodation building at Brent Cross Town, with concrete works up to the third floor. This building is being delivered by Fusion, the specialist student housing provider.
- On Plot 1, the site of our first office building has been prepared and we are aiming to start construction later this year. This will be the London home of Sheffield Hallam University.
- Gas works on Claremont Road were completed in June. Further works are planned on Prayle Grove from 14 August to 6 October where the small layby parking area (east of the Marble Drive entrance) will be closed to enable some excavation works.

## 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.

## SITE ACTIVITIES:

- Construction work across the site continues and we don't expect work to be any noisier than usual.
- The construction of the new road at the station interchange and Claremont Road is expected to be completed by the summer. The new road will only open to traffic when Brent Cross West station opens and it will include new bus routes.
- On Plot 12, the concrete structure is nearing completion, with the brickwork continuing and apartment fit out underway. This building will provide new homes for the existing residents of Norden Point, Clare Point and Whyhcote Point in the Whitefield Estate.
- On Plot 202, the concrete structure is up to the fifth floor, with brickwork starting in the summer.
- On Plot 203, the concrete base is now complete, with the remainder of the structure to follow.
- On Plot 13, the first floor is nearing completion.

## CONSULTATIONS:

- We will be sharing information on our plans for future plots and areas of public realm, including Plot 2 and Plot 22 (later living) later this year. We hope that you will get involved in these public consultations and share your views.
- Thank you to anyone who took part in the Plot 19 consultation. The application has now been approved by Barnet Council and this building will be the second office at Brent Cross Town.
- The consultation for the Clitterhouse Playing Fields is closed. A decision on the application will be made by Barnet Council later this year.

## 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)
- 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](http://bxt.uk/register)



# 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 Autumn 2023.

## WORKING HOURS:

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

## SITE UPDATE:

- With the completion of the roof works and the windows now installed, we have started removing the scaffolding to the above blocks on Plot 54. We expect this to be noisy and will take up to 14 days. We apologise for the noise disruption.
- We have also begun works on the outside of Plot 54 such as forming the new footpath, planting and adding parking bays. For the indoor works, we have completed the installation of the kitchens and bathrooms to each unit and are making good progress with the decoration works.
- We have also started the second phase of works on Plot 54 and will be installing new kerbs along the front of Plots 53 and 54 on Brent Terrace. These works will require a temporary traffic system and we will minimise parking disruption as much as possible.
- Once a traffic order has been agreed by Barnet Council, we will post letters through residents' doors with more information about the traffic system before works commence.
- On Plot 53, we have started installing kitchens and bathrooms. Once completed, we will start on the final works outside such as forming the new footpath, planting and adding parking bays.
- The roof covering is also in progress along with the window installations. Once these are completed, we will remove the scaffolding which is scheduled for early September. This will take a few days and may cause some noise disruption.

## 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](mailto:HelenaOKeeffe@bugler.co.uk)

## CLITTERHOUSE CRESCENT AND BRENT TERRACE FOOTPATH IMPROVEMENT WORKS:

- Barnet Council's highways department is planning to carry out improvements works to the footpath leading from Clitterhouse Crescent to Brent Terrace.
- The works are expected to be completed by end of August, subject to programme timings.
- The works include clearing back any overgrown vegetation, improving the lighting and re-surfacing along the pathway up to the block paving work for Plot 54.
- To make sure the works are completed and to ensure the safety of those completing the works, a temporary footpath closure order is required. The footpath closure will be in place for no longer than a few weeks until the work is completed.
- These are essential works to help improve the environment and walking experience of local residents and pedestrians.
- Barnet Council and contractors will make every effort to reduce disruption throughout the works, we apologise in advance for any inconvenience caused.

## CONTROLLED PARKING ZONE UPDATE:

- Barnet Council introduced an Experimental Controlled Parking Zone in March to address parking issues on Brent Terrace, Clitterhouse Crescent, Clitterhouse Road and a section of Claremont Road.
- The Experimental Controlled Parking Zone is a temporary parking control measure while we carry out further engagement with residents. If you would like to provide feedback or comments, you can do so by following the instructions on the Engage Barnet page at [engage.barnet.gov.uk/brent-cross-cricklewood-cpz](https://engage.barnet.gov.uk/brent-cross-cricklewood-cpz) or by calling 020 7112 8130. The deadline for feedback is **20 September 2023**.
- Following feedback from residents so far on the Experimental Controlled Parking Zone, we are looking into reducing the hours of operation and installing double yellow lines to prevent unsafe parking along Claremont Road. This will be done on a temporary basis until we have consulted on the wider area Controlled Parking Zone, which will start from September. Once a decision has been confirmed, we will write to residents.
- You can find the latest information about how we are managing parking at [transformingbx.co.uk/cpz](https://transformingbx.co.uk/cpz)