

COMMUNITY NEWSLETTER

Winter 2025



INSIDE THIS ISSUE:

NEIGHBOURHOOD SQUARE NOW OPEN

Discover our newest public space and striking fountain.

JOIN OUR WINTER LIGHTS SWITCH ON

Celebrate the festive season with us.

COMMUNITY FUND VOTE OPENING SOON

Vote for the best projects to win a Community Fund 2025 grant.

NEIGHBOURHOOD SQUARE IS NOW OPEN

Have you seen our striking new fountain and enjoyed Neighbourhood Square? On Thursday, 23 October, the local community gathered to mark the grand opening of this space which sits at the heart of Brent Cross Town and will form part of the new high street. You can't miss The Fountain at the centre of the square, a vibrant new art installation inspired by European piazzas.

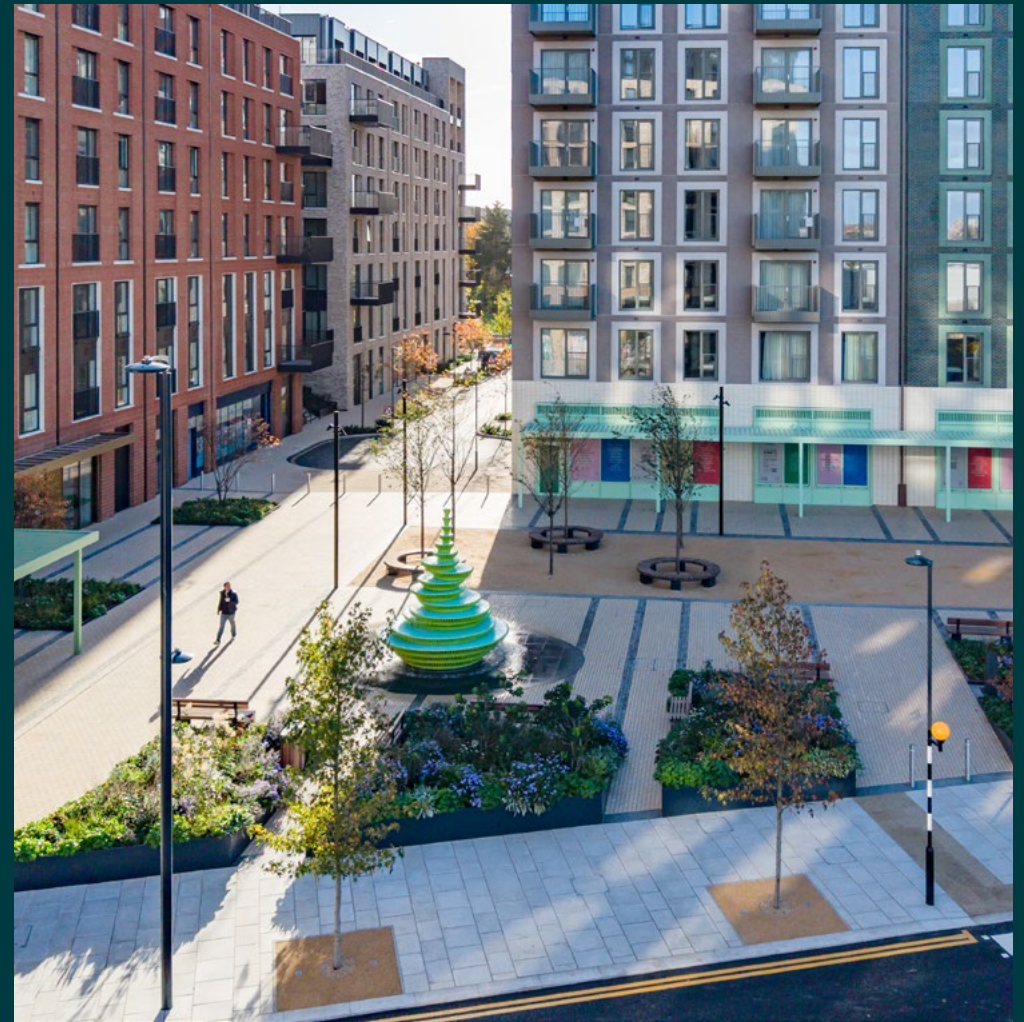
Mayor of Barnet, Councillor Danny Rich, Morwenna Hall, Executive Director and Chief Operating Officer at Related Argent and Mark Nixon from NEON who designed The Fountain, led a lively countdown to the inaugural water display, followed by fireworks which lit up the skyline.

Across the neighbourhood the soulful harmonies of the BIG Gospel Choir and the Big Smoke Brass Band rang out whilst warming refreshments were served.



COMMUNITY PORTRAIT EXHIBITION

To celebrate the opening of Neighbourhood Square, residents living in and around the area were invited to be part of a special portrait series. London-based photographer Cesare di Giglio who has been commissioned by Shakespeare's Globe, Ralph & Russo and Red Bull UK captured the vibrant character of the park town and the local community. A selection of pictures were unveiled at the official opening and can be viewed as part of an exhibition in the Visitor Pavilion until the end of November.



NEW RETAILER OPENING SOON!

The Neighbourhood Square opening came with the announcement of a new grocery store by Co-op and the first hospitality venue by Urban Leisure Group.

Co-op will open its new store on Friday 21 November. The shop will be stocked with Fairtrade products, everyday essentials and fresh produce. Urban Leisure Group will open Brent Cross Town's first hospitality venue in Spring next year. The restaurant will overlook The Fountain in Neighbourhood Square and serve up seasonal dishes, delicious cocktails and draught beers in a contemporary indoor and alfresco setting.

We are also working closely with our retailers to ensure employment opportunities are available to our local community. If you would like to find out more about opportunities at Brent Cross Town, please email Jobs@brentcrosstown.co.uk

WHAT'S ON

Our exciting events programme means that Brent Cross Town has something for everyone at any time of the year.

SWITCH ON OUR WINTER LIGHTS

Celebrate the start of the festive season with us at Claremont Park on Wednesday 26 November from 4pm to 5.30pm! Enjoy a magical afternoon featuring a visit from Father Christmas and his cheerful elf, heartwarming carol singing, and a lively performance by Oompah Brass.

We hope you can join us for the countdown to switch on the lights which will take place at 4.15pm with delicious treats and drinks from Gussy's. More information can be found at brentcrosstown.co.uk/news or by dropping in to the Visitor Pavilion.



CELEBRATE RAILWAY 200 WITH US

Railway 200 celebrates the 200th anniversary of the modern railway in the UK.



As the home to Thameslink's newest station, Brent Cross West, we will mark this milestone by burying an exciting time capsule on Friday 21 November. This time capsule will hold items connecting the past, present, and future and we want you to be part of it!

Join us at 11am at the Visitor Pavilion, 145 Claremont Road, NW2 1FE where you'll hear from the Thameslink team on what Railway 200 is all about. We'll then walk to Claremont Park to bury the time capsule and capture the moment. For any questions, speak to the Visitor Pavilion hosts or email transformingbx@barnet.gov.uk

OUR YARD FESTIVE FAIR

Our Yard at Clitterhouse Farm host a range of fun events and activities throughout the year, including a Festive Fair on Saturday 29 November from 2pm to 6pm at Clitterhouse Farm, NW2 1AP. The fair will be a joyful day filled with creativity, music, and fun for the whole family. More details and an events calendar can be found at ouryard.org or follow [@clitterhousefarm](https://twitter.com/clitterhousefarm) for updates.

EVENTS AT BRENT CROSS TOWN

In 2025, we hosted 96 events and activities for the community. The Spring programme saw over 500 children participate during the holidays, while Summer in the Park attracted over 1,000 visitors. Highlights included the Kiddies Carnival, Family Picnic and Local Legacy evening.

We also helped launch some fantastic new community initiatives such as the Yarden Community Choir, which meets weekly at the Visitor Pavilion during term time, and a women's running club that meets on Thursday mornings and Monday evenings. These programmes are designed to support wellness, creativity, and community engagement throughout the year. We look forward to bringing you more exciting events next year

BRENT CROSS TOWN COMMUNITY FUND: VOTING OPENS SOON

This year, we've partnered with our heat network and Main Energy Centre provider, Vattenfall, to offer a total of £50,000 available in grants between £3,000 and £10,000 for projects across Barnet. Supporting career pathways can strengthen our community and this year, the Brent Cross Town Community Fund is seeking to support projects that focus on education, employment and training.

It has been our biggest year to date with over 90 applications received! We've curated an expert judging panel who are currently reviewing the applications. Once a shortlist is announced, you will be able to vote for your favourite projects helping us decide which initiatives will be awarded funding.

Voting will open on **Thursday 20 November** and close at midnight on **Thursday 4 December**.

You'll be able to learn more about the shortlisted projects and how to vote here: brentcrosstown.co.uk/brent-cross-town-community-fund-2025.

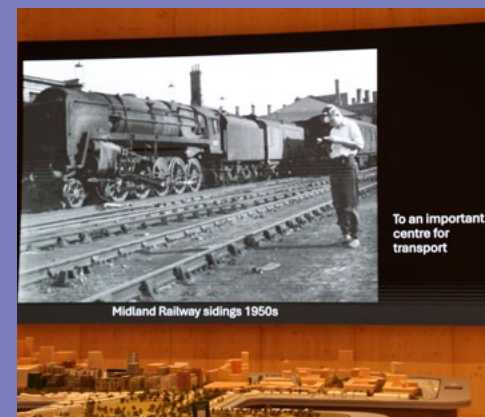
MAKING OUR STREETS SAFER

Calling women in the area. We want to hear your views on safety issues on your streets. We'll be working with the Neighbourhood Safety Police team to arrange a walk round. If you'd be interested in joining this one evening in the coming months, please let us know by emailing transformingbx@barnet.gov.uk and we will let you know as plans progress.

YOUR LOCAL LEGACY

Ever wondered what your local area used to look like a hundred years ago? Barnet Council held a special local legacy evening last month where over 30 residents and visitors came by to learn about the history of the Brent Cross Cricklewood area.

Students from Middlesex University also joined the event to capture stories from residents and their experiences of living in the area. They have created a short video of these memories. Watch it at transformingbx.co.uk/local-legacy.



CONSTRUCTION UPDATE

As part of the wider Brent Cross Cricklewood programme, we have a variety of contractors working across the development. We're also working to increase capacity on our roads, while making it much easier and safer for pedestrians to get around the area. Works have been carefully planned to minimise disruption.

Below are the current activities happening to build Brent Cross Town.

- **The Maple 1 and The Maple 2, also known as Plot 13 and Plot 14** are the first apartments for the private rental market. Plot 13 is welcoming its first residents and Plot 14 is expected to open before the end of the year.
- **Plot 15**, a combined private rental and affordable building which started construction in September (groundworks and foundation works), will be under construction for the next two years.
- **3 Copper Square, known as Plot 1**, is our first office building which sits next to Brent Cross West Station. Half of the building has been let to Sheffield Hallam University to open their London campus. Internal works are well underway, and we are excited to welcome students for the academic year 2026/27.
- Groundworks for **Plot 43B**, the second student accommodation building, are now complete. Construction of **Railway Street**, located west of the accommodation, will continue until Spring 2026. This street will be finished before the main accommodation building works begin as it will provide the primary access route. The building itself is expected to take around two years to complete.
- Groundworks for **Plot 22**, Brent Cross Town's first retirement living homes are complete.
- Construction of the northern section of **Railway Street**, located near Brent Cross West Station will begin shortly. This work will take place ahead of preparatory works for the **Main Energy Centre (MEC)**, which will be built adjacent to the existing substation. See map for locations.

Find out who our contractors are and more information about construction activities happening on site at transformingbx.co.uk/brent-cross-town

TILLING ROAD WORKS

Highway improvement works are taking place at the junction of Tilling Road and Claremont Road to deliver essential improvements to the footways and street lighting. These works are expected to last until the end of the year and have been split into two phases to keep traffic flowing and to minimise disruption as much as possible. From Monday 1 December to Thursday 11 December carriageway resurfacing works will be taking place only at night, with affected roads being closed from 8.30pm to 5.30am. Diversions will be put in place during those hours. Keep up to date here at transformingbx.co.uk/tilling-road



WORKING HOURS

Construction work continues across the site, and we do not expect works to be any noisier than usual. The construction site is operational between:

Monday to Friday from 8am to 6pm
Saturdays from 8am to 1pm

On weekdays, there will be a half-hour start-up and shutdown period before and after the working hours.

All construction activity will stop during the Christmas shut down period from 24 December to 2 January 2026.

For safety reasons, cranes are required to be assembled and dismantled outside of standard operational hours. Residents will be notified of any out of hours working in advance. For the latest information, head to transformingbx.co.uk/brent-cross-town.

HENDON WASTE TRANSFER STATION

Main demolition works are underway and will be completed before Christmas. More details about the work schedule and contact can be found at transformingbx.co.uk/waste-transfer-station.

CLITTERHOUSE PLAYING FIELDS UPDATE

Planning Permission for the detailed design of Clitterhouse Playing Fields was granted in November 2023. We are proposing some minor amendments and will therefore be submitting an application to update the approved design. The changes will include some minor adjustments to ground levels; the introduction of more rain gardens to improve biodiversity (and reduce the use of plastic tanks below ground); simplification of the path network to reduce tarmacked areas; replacement of teqball with table tennis and alterations to some of the playground areas. We aim to submit the amended design to Barnet Council by the end of November, and it will be available online for review on Barnet Council's planning portal. We will write to residents when we have a confirmed start date for the works.

WHITEFIELD ESTATE

The main Whitefield Estate demolition works have begun, working from top to bottom using a long reach excavator. We expect that the programme of works will be complete by February 2026. We aim to minimise disruption, and continually monitor noise and air levels, however some of the works can be particularly noisy at times due to the nature of the works.

OPENING HOURS

Claremont Park is open 24 hours a day, 7 days a week and the Exploratory Park is open daily from 7am till sunset. The Visitor Pavilion is open every day from 10am to 6pm, and the team are always available to answer your questions and queries and provide an update on what is happening at Brent Cross Town. The Visitor Pavilion will be open on Christmas Eve from 10am to 4pm and will close between Thursday 25 December until Friday 2 January, reopening on Saturday 3 January.

CONTACTING THE TEAM

For any estate emergencies or out of office hours assistance, please contact the 24hr security hotline on 07826327915.

Come and talk to our Brent Cross Town, Barnet Council and L&Q colleagues, as well as Cricklewood ward councillors, Councillor Anne Clarke and Councillor Alan Schneiderman at our monthly community drop-in. These drop-ins are held at the Visitor Pavilion every third Thursday of the month from 5.30pm to 6.30pm. Please note that there is no drop-in session in December, the first drop-in of 2026 will be on Thursday 15 January.

You can also contact us by email: community@brentcrosstown.co.uk

PARKING: We encourage active travel and the use of public transport where possible. Visitors are reminded that parking on nearby residential streets is not permitted, and enforcement patrols are in place. Claremont Way car park is open daily from 7am to 8pm.

Sign up for digital updates at: bxt.uk/register or scan the QR code below.



Follow us on social media!

Instagram: [@brentcrosstown](https://www.instagram.com/brentcrosstown)

Facebook: Search "Brent Cross Town"
[@transformingBX](https://www.facebook.com/transformingBX)

X: [@transformingBX](https://twitter.com/transformingBX)

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