

**Brent
Cross
Town**

Construction Update January 2021

Argent Related, in partnership with Barnet Council, are creating a New Park Town for Future London. This is the first construction update since we launched our vision for Brent Cross Town (BXT) in October 2020. In this update, we aim to keep you informed on the completed, ongoing and upcoming construction activities and let you know how you can get in touch with us. We always welcome feedback.

Main Contractors Involved

Galldris Group: a Civil Engineering Contractor, based in Enfield with over 20 years' experience, successfully delivering multiple services to construction. Their responsibility is groundworks and major services infrastructure.

Red Construction: a Farringdon based main contractor that have successfully delivered projects in the London and the South East within the £5m to £30m range. They will be delivering our temporary Visitor Pavilion.

Considerate Constructors

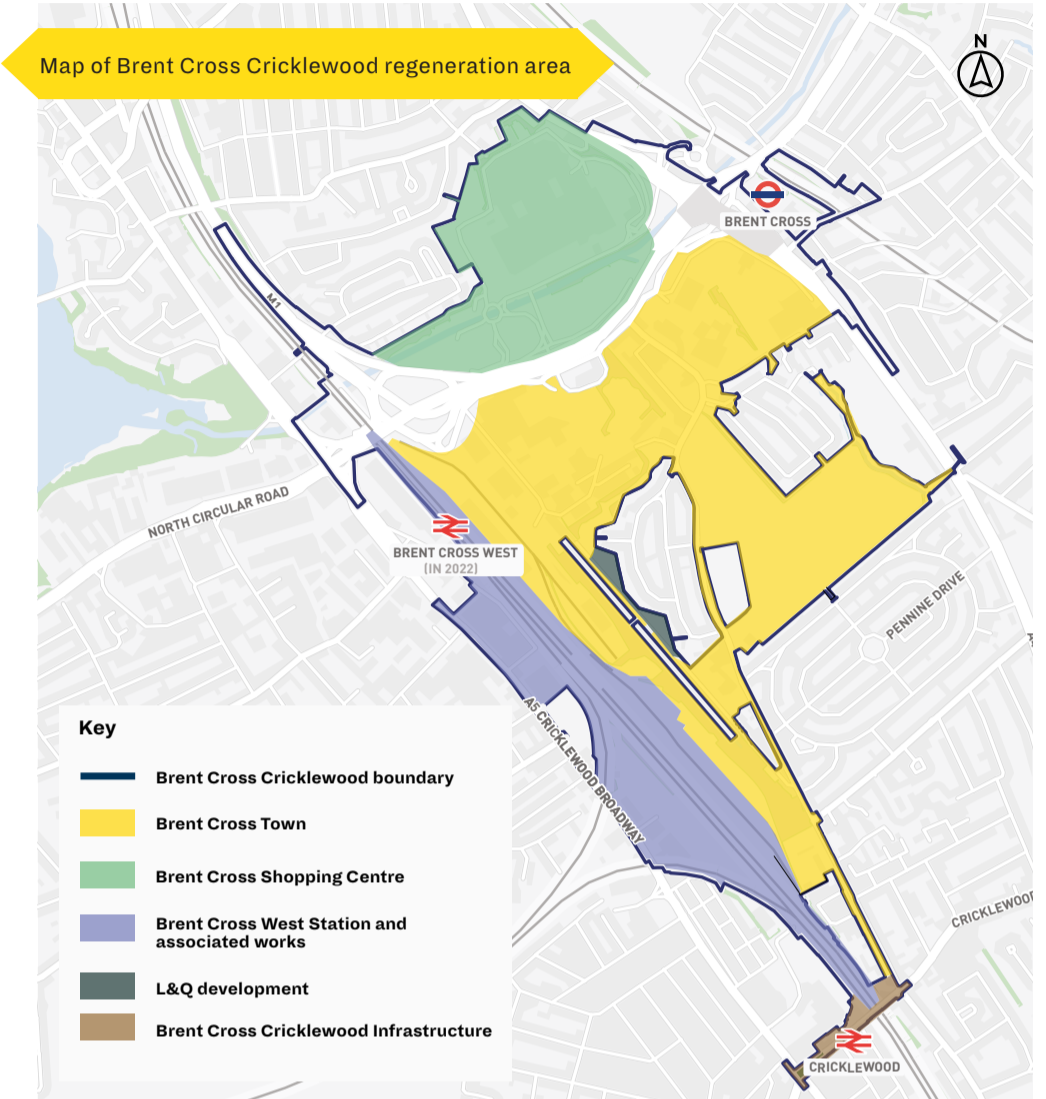
The Considerate Constructors Scheme is a non-profit-making, independent organisation founded in 1997 by the construction industry to improve its image.

What is the scheme?

The construction industry has a huge impact on all our lives, with most construction work taking place in sensitive locations. The Code of Considerate Practice commits those sites, companies and suppliers registered with the Scheme to:

- Care about appearance
- Respect the community
- Protect the environment
- Secure everyone's safety
- Value their workforce

At their latest review in November 2020, Galldris scored as Excellent or Exceptional across all categories.



Working Hours

Please note: These hours of work do not apply to equipment that is required to operate continuously, e.g. for safety reasons.

Weekdays

Monday - Friday 08:00 - 18:00

On weekdays, there will be a half hour start-up and shut-down period before and after the above hours.

Weekends

Saturdays 08:00 - 13:00

On Saturday, there will be no start-up period and there will be a shut-down period between 13:00 - 13:30.



Galldris was awarded a 2020 Considerate Constructors Scheme Gold National Site Award. This demonstrates that they have performed to the highest standards of considerate construction, setting them apart from all other Scheme registered activities that complete within the Award period.

Get in touch

If you have any questions or feedback, please contact:

Nick Wicks, Senior Social Manager, Argent Related*:

T: 0781 599 0294

E: community@brentcrosstown.co.uk

W: www.brentcrosstown.co.uk

Demolition Hotline:

T: 07794 996 572 (Mon - Fri, 8am - 6pm)

E: bxs@galldris.co.uk

In 2016, Barnet Council and developer Argent Related 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, 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

*Please note that, if your call isn't answered immediately, please leave a message and Nick will get back to you ASAP.





Construction activities

1 Main Site

COMPLETED:

- U-shaped deep drainage network installed in preparation of the shared basement walls of plots 12 & 13

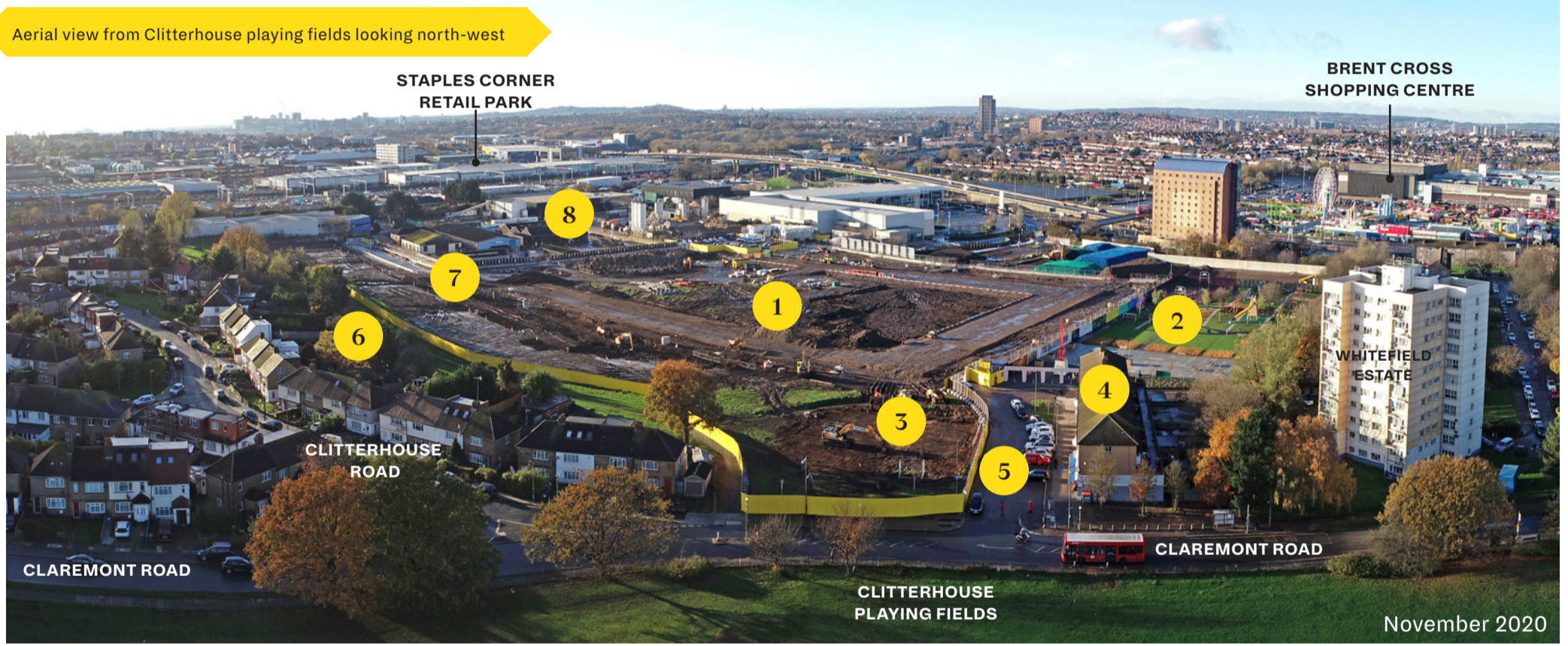
ONGOING:

- Re-levelling of ground to form BXT's new landscape
- Installation of main infrastructure (including Potable water, Electric, gas, communication and District Heating network)
- Further excavation and re-levelling
- Installation of basement perimeter wall

2 Exploratory Park

COMPLETED:

- Now open from 7 am until dusk which in December & January is 4.30 pm
- It will be open Christmas and Boxing Day
- The park's manager will be on hand during opening hours to ensure the safety of everyone using the park



3 Visitor Pavilion

COMPLETED:

- Site hoarding extended
- New temporary footpath created
- Red Construction now on site

ONGOING:

- Groundwork & piling foundations

UPCOMING IN JANUARY:

- Continued building of substructure foundation

4 Claremont Way Retail Units

COMPLETED:

- Outhouses to rear completed

UPCOMING IN JANUARY:

- Fit-out of retail units 9 – 11 for temporary use by Red Construction

5 Claremont Way Roadworks

UPCOMING IN JANUARY:

- Fencing off and the start of 4 months of resurfacing and utility works to create BXT's first road section. Access to the Exploratory will be maintained at all time

6 Claremont Open Space works

UPCOMING IN JANUARY:

- Vegetation clearance prior to nesting season in Feb 2021

7 Deconstruction Works

UPCOMING IN JANUARY:

- Deconstruction of the units that were formerly occupied by Edenway, Bstart Trading, Barkers and 115-117 Brent Terrace which will last for approximately 5 months

8 Construction Traffic & Pedestrian Routes

Construction vehicles will access the site from the North Circular Road via Brent Terrace (North) with access from the former industrial estate into the site taking place behind hoardings

Construction Timeline

Date	Item
January 2021	Closure of parking on Claremont Way for resurfacing and deconstruction of road surface Claremont Open Space works Deconstruction of Brent Terrace units
April 2021	Reopening of Claremont Way with limited parking
April 2021	Works to Claremont Park (Open Space) begin
Autumn 2021	Visitor pavilion opens
April 2022	Claremont Park opens
December 2022	Brent Terrace West – Eastern Entrance opens