

**Brent  
Cross  
Town**

# Construction Update May 2021

Argent Related, in partnership with Barnet Council, are creating a New Park Town for Future London at Brent Cross Town (BXT) 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?

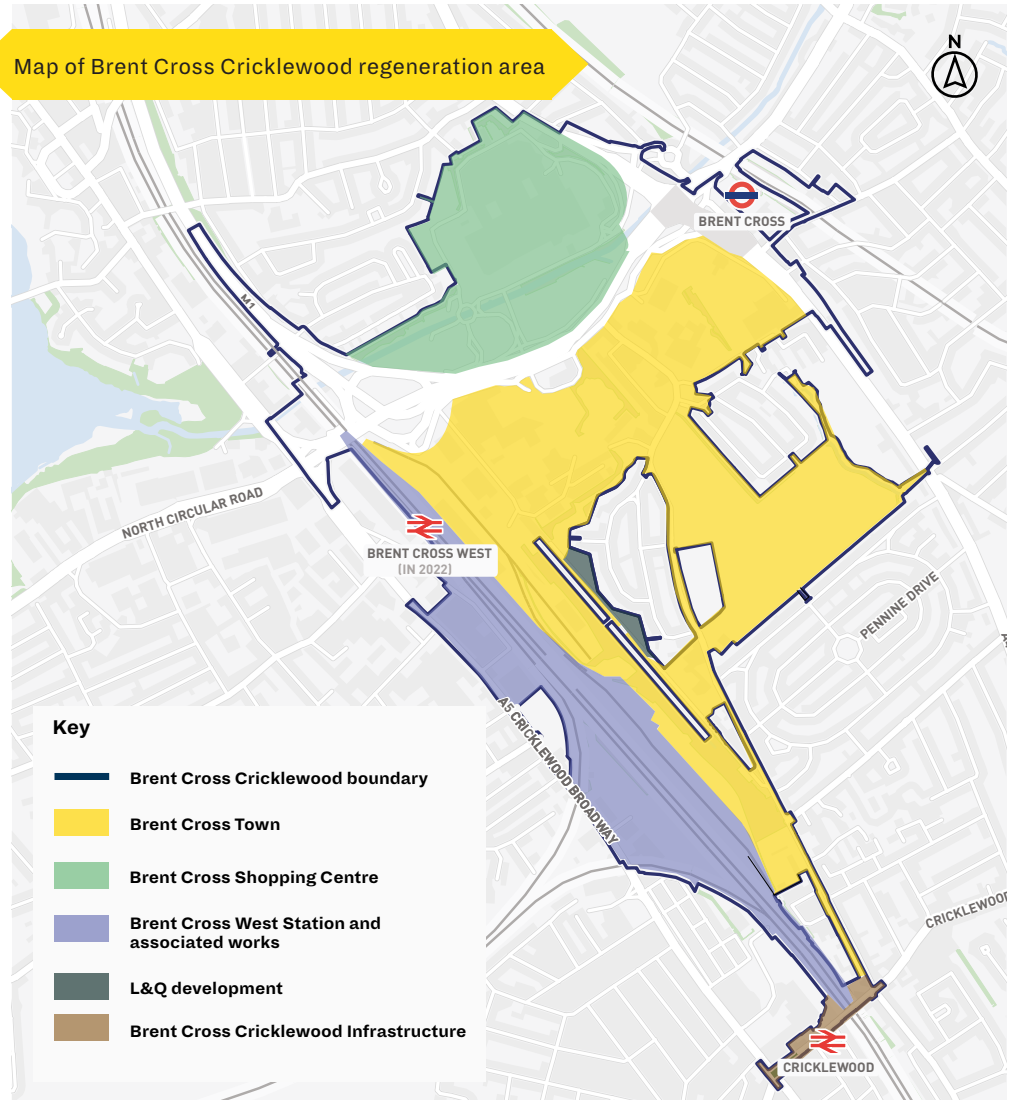
The construction industry has a huge impact on all our lives, with most construction work taking place in sensitive locations. The Code of Considerate Practice commits those sites, companies and suppliers registered with the Scheme to:

- 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.

Works on the new Claremont Park will begin shortly. To do this, access through Claremont Open Space will be closed from late May (starting no earlier than 24th May 2021) until the new Park opens in April 2022.

Map of Brent Cross Cricklewood regeneration area



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.

## Online Neighbourhood Liaison Meeting

Join us on the last Wednesday of every month at 7 pm for a Brent Cross Cricklewood construction question and answer session, hosted by Argent Related and Barnet Council.

Zoom meeting ID: **938 4544 6114** & Pass code: **754760**

The next meeting is scheduled for 26th May at 7 pm

## 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.

## 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](mailto:community@brentcrosstown.co.uk)

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

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

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

Keep up to date on the latest at [www.brentcrosstown.co.uk/register](http://www.brentcrosstown.co.uk/register)



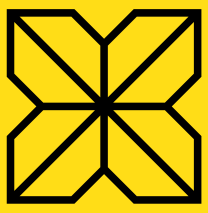
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### Construction activities

#### 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 Brent Cross Town'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
- Demolition of units along Brent Terrace North

#### 2 Exploratory Park

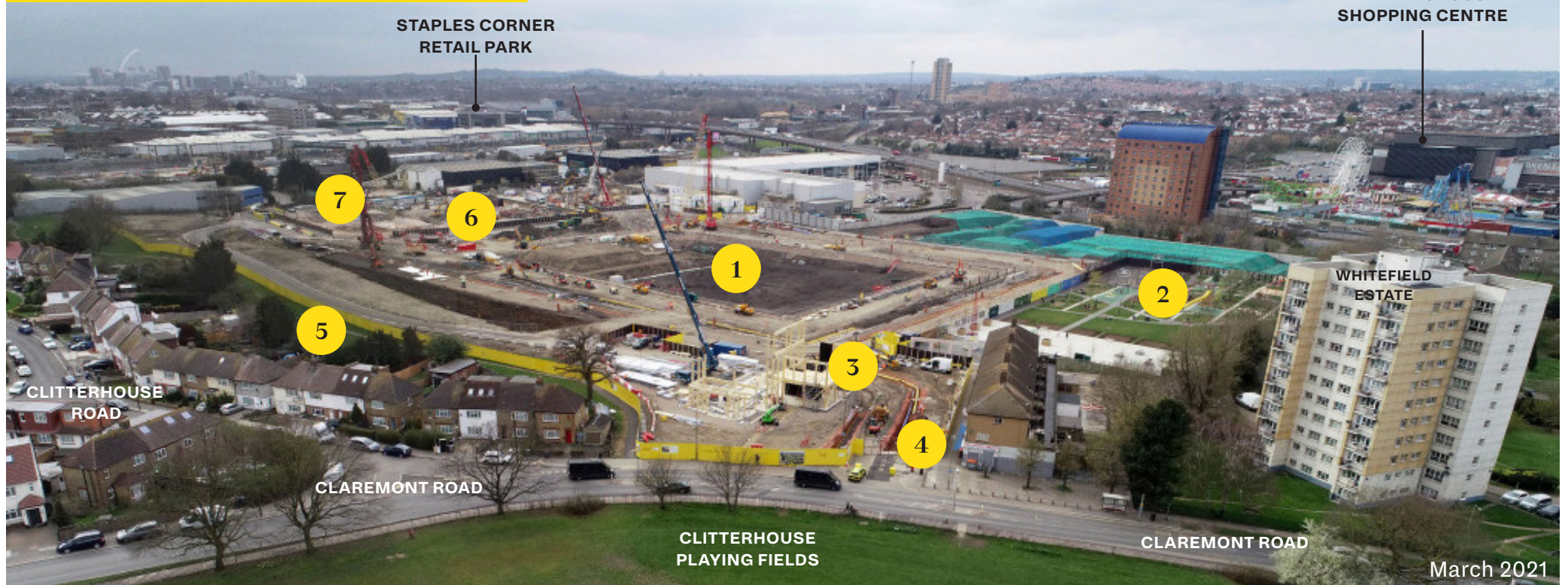
**COMPLETED:**

- The park's manager will be on hand during opening hours to ensure the safety of everyone using the park
- Please follow Government guidelines in regards to COVID safety

Visitor Pavilion Cross laminated timber frame



Aerial view from Clitterhouse playing fields looking north-west



#### 3 Visitor Pavilion

**COMPLETED:**

- Foundations and base construction
- Timber frame completed

**ONGOING:**

- RED construction managing pavilion sub-site
- Facade and roof installation will commence

#### 4 Claremont Way Roadworks

**ONGOING:**

- Resurfacing and utility works on Claremont Way to create Brent Cross Town's first permanent road section. Access to the Exploratory will be maintained at all times

**UPCOMING IN MAY**

- Utilities roadworks on Claremont Road

#### 5 Claremont Open Space works

**COMPLETED:**

- Vegetation clearance

**UPCOMING IN MAY**

- The majority of Claremont Open Space will be closed to start works on the new Claremont Park. Access between Claremont Way and Brent Terrace (north & south sections) will be maintained at all times.

#### 6 Deconstruction Works

**ONGOING:**

- Deconstruction of the units that were formerly occupied by Edenway, Bstar Trading, Barkers and 115-117 Brent Terrace which will last for approximately another 3 months

#### 7 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
May 2021	Utility works on Claremont Road Closure of Claremont Open Space & start of works on Claremont Park
June 2021	Partial reopening of Claremont Way with limited parking
Autumn 2021	Visitor pavilion opens
April 2022	Claremont Park opens
December 2022	Brent Cross West – Eastern Entrance opens