



Computer generated image of the new Brent Cross West station

Inside you'll find an overview of the works to build **Brent Cross West**, the new homes between Brent Terrace and Clitterhouse Crescent (**Plots 53 and 54**) and **Brent Cross Town**.



RESIDENT MEETING

Tuesday 22 March
6pm to 7pm

The Visitor Pavilion,
Claremont Way

More details inside



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

OUR CONTRACTORS:

- Barnet Council, in partnership with Mace, are working with Network Rail, VolkerFitzpatrick, and Amey to build the new Brent Cross West station which is due to be completed this year.

WORKING HOURS:

- Our standard working hours on the project are Monday to Saturday 8am to 9pm and, where consented, Sundays 8am to 5pm.
- However, over the next three months certain teams will be working day and night during the week and weekends, as permitted by the local authority.
- On this page you will find information about the work happening on site that may impact you.
- We do not expect any particularly noisy works during the next three months. On occasions when works are taking place overnight or at weekends we email our local distribution list. To be included please contact: TransformingBX@Barnet.gov.uk
- You'll also find a three-month programme of permitted construction works at TransformingBX.co.uk/new-station

SITE UPDATE:

- The works on the station are progressing well with the steelwork completed on the overbridges and main concourse.
- Works to clad the overbridges and install the station roof are underway, glass walling on the northern concourse has been installed.
- The stairs have been completed from the concourse down to the platforms and in the eastern entrance. Escalators have also been installed in the eastern entrance.

1 SIDINGS AND TRACK WORKS:

- On 26 and 27 March (and possibly 10 April) there will be drainage works which involves some digging.
- From the 11 June to 3 July the team will be carrying out general groundworks and the replacement of the overhead wires.
- A small number of lorries and vans will need to use the Brent Terrace South access gate to carry out these works. Banksman in the area have been briefed and drivers instructed to go straight to site (no earlier than 8am).

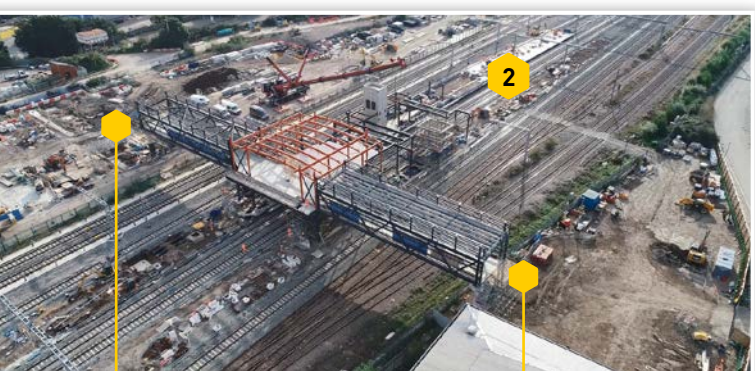
2 STATION WORKS:

- On the 23 and 24 April the remaining steel roofbeams will be lifted in to place on the southern concourse.
- The installation of steelwork to the upper-level feature canopies, and platform level canopies will be completed over the coming months.
- Works to the station buildings are planned on most weekdays and Saturdays. They include building the lift shaft on the western entrance, drainage installation, and concrete block work to build the walls. A concrete slab will also be installed above the western entrance sub-station. We don't expect these activities to cause much noise.
- On the eastern entrance, the installation of the lifts, and the glulam timber beams and columns will be installed over the coming weeks.
- At platform level the concrete footprint is complete. Works to install block paving and copers, and begin the platform buildings are planned while the team are in possession of the railway and trains are not running.

GET IN TOUCH:

- If you have a question about the Brent Cross West works please contact us at TransformingBX@barnet.gov.uk

What's happening where



Western Entrance

Eastern Entrance



PLOT
53

PLOT
54

CONSTRUCTION ACTIVITIES: PLOT 53 AND 54

OUR CONTRACTORS:

- Buglers, on behalf of L&Q, started work on Plots 53 and 54 on 21 June 2021 and will take around 20 months to complete the new homes.

WORKING HOURS:

- Monday to Friday 8am to 6pm and Saturday 8am to 1pm.
- Easter Shutdown: Our site will close at 5pm on Thursday 14 April until 8am Tuesday 18 April.

SITE UPDATE:

- The groundworks to both Plots 53 and 54 are nearly completed and our teams will soon start to lay the brickwork for the new buildings.
- Our permanent site set up will take place in the coming weeks with the removal of our temporary site office and welfare units.

CONSTRUCTION WORKS:

- Concrete pours to the foundations of Plot 53 are now completed and one more will take place on 15 March for Plot 54.
- During April a mobile crane will come to site over two days to enable the lifting of flooring and materials onto site.
- Following this, you will slowly see the build creep above the top of the hoarding.
- We continue to put banksman on site from an earlier start time of 7am.
- A community notice board is located on the hoarding of both Plot 53 and Plot 54, it includes weekly details of site traffic, construction information, a monthly newsletter and site team contact details.

UTILITY WORKS:

- On Saturday 19 and Sunday 20 March the pedestrian footpath from Brent Terrace to Clitterhouse Road will be closed to allow UKPN to carry out essential works to their sub-station.
- On Saturday 26 and Sunday 27 March UKPN will complete a road crossing outside no. 79 Brent Terrace.
- Contractors will be connecting the water supply to the new development from the 4 April. Traffic management will be put in place and contractors will be speaking directly to residents ahead of the works.

HOARDING DESIGN:

- L&Q are working with Wood Street Walls to complete the hoarding project. Wood Street Walls is a London based organisation working to empower local communities and artists in public space. Working with Wood Street Walls, L&Q will create workshops to look at developing designs and then set up a voting system for residents to choose their favourite. Over the next few weeks L&Q will contact residents to invite them to the local workshops.

GET IN TOUCH:

- Helena O'Keeffe is the Buglers Team 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



RESIDENT MEETING - FUTURE PATH CLOSURES

Barnet Council with developers Argent Related, Buglers and L&Q will be hosting a residents' meeting on Tuesday 22 March from 6pm to 7pm at The Visitor Pavilion, Claremont Way.

The drop in session will give an update on construction in the area and discuss forthcoming changes to access from Brent Terrace to Tilling Road.

If you are unable to make this meeting and would like to discuss the works in the area please contact us at transformingBX@barnet.gov.uk to arrange an alternative discussion.



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

OUR CONTRACTORS:

- The site's main contractor is the Galldris Group, with Lily Green working on Claremont Way retail units and VolkerFitzpatrick on roadworks.

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.)

COMING UP:

- Claremont Park is on track to open in May 2022. The landscaped park includes over 300 new trees, open grass spaces and wildflower planting with places to sit and relax, a new playground for children and kiosk offering drinks and snacks.
- Happy Face Pizza, Karma Bakery and Cricklewood Coffee are expected to open on Claremont Way soon following the fit out of the retail units.
- The second round of consultation on the Clitterhouse Playing Fields will be open until the 27 March. Visit bxt.uk/cpfconsult to view the developing designs and tell us what you think.

SITE ACTIVITIES:

- The pathway and hoarding connecting the northern end of Brent Terrace and Clitterhouse Crescent will be realigned on the Friday 25 March.
- Access will be maintained at all times. See signs in the area for more detail.
- Pedestrian access between Brent Terrace (south section) and Tilling Road will be rerouted adjacent to the Exploratory Park and the Holiday Inn in May. Access through Brent Terrace (north section) will be closed at this time.
- To prepare the new safe, well-lit pathway, vegetation clearance will be required.
- Roadworks along Brent Terrace (north) will take place in March and April. Pedestrian and cycle access will be maintained at all times. Traffic marshals will be present during site hours to ensure the safety of everyone.
- Planning approval has been submitted for the extension of a car park behind the Claremont Way parade of shops. This will provide up to 37 parking bays to accommodate visitors to the area.
- Works, including the removal of four trees near Norden Point, are expected to start in mid-March and be completed by the end of April.
- Car parking restrictions on Claremont Way are due to be enforced to ensure free parking is available for visitors. People who overstay the time limits will start to be fined from April onwards. Look out for signs in the area and further information in our community news feeds.

CONTACT US

You can find out more about the Brent Cross Cricklewood regeneration programme by visiting TransformingBX.co.uk

GET IN TOUCH:

- If you have any questions or feedback on Brent Cross Town, please contact Nick Wicks, Senior Social Value Manager, Argent Related
- Telephone 0203 664 0284 or email community@brentcrosstown.co.uk
- Find out more about Brent Cross Town at bxt.uk