

CONSTRUCTION UPDATE

JUNE 2022

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**.



Claremont Park now open

This is a new neighbourhood park for Brent Cross Town where Claremont Way Open Space was. It has places to sit and relax, a new pond and an impressive new children's playground. Inside the park is Gussy's Ice Cream Parlour, a new kiosk offering drinks, snacks and ice cream.

Claremont Park is currently closed between 8pm and 6.30am. Access between Brent Terrace and Clitterhouse Crescent will be open at all times. A drop in session for residents is being held on Wednesday 29 June and we'd love to hear your feedback on the new park. More details inside.



Brent Cross West

RESIDENT DROP-IN

Wednesday 29 June
5.30pm to 7pm

The Visitor Pavilion,
Claremont Way



Plots 53 and 54



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.
- 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
- Planned dates are subject to change and the most up-to-date programme will always be available at TransformingBX.co.uk/new-station

What's happening where



Eastern Entrance

Western Entrance

SITE UPDATE:

- Works to build the station are continuing well with the completion of the main station steelwork and the cladding of the roof and over bridge complete.
- Works to complete the western and eastern entrances continue.
- The construction of the steelwork at platform level will be completed this quarter including the waiting rooms and station welfare such as toilets.
- You'll find the latest images, and drone footage of the station construction on our website.

1 SIDINGS AND TRACK WORKS:

- On the 25 and 26 June drainage works will be take place south of the station building, which will include digging and pipe laying. You may hear some noise when the team cut the tracks. This won't last more than an hour.
- Work to repack the ballast below the tracks will take place on 26 June and you may hear some noise, this won't last more than a couple of hours.
- On the 2 and 3 July you may see teams working at height to rewire the overhead lines, but this will not be noisy.
- Signal works will take place on the 17 and 18 September at which point the sidings and track works will be near completion.

2 STATION WORKS:

- There will be a railway possession on the 25 and 26 June, and 2 and 3 July, the site will be busy that day and night with steelwork installations on the platforms, and the installation of the remaining paving copers on the edge of the platforms.
- Works to the western entrance are planned most weekdays and Saturdays, including the steelwork construction, escalator installation, roofing works, glazing and brickwork.
- On the eastern entrance, the glulam timber structure is complete and internal finishes have started to be installed.
- This work is consistent with the activity over the last quarter so you shouldn't experience any more noise than usual.

GET IN TOUCH:

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

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 21.5 months to complete the new homes.

WORKING HOURS:

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

SITE UPDATE:

- All groundworks are complete, drainage has been installed for both Plots 53 and 54, and the car park to Plot 53 is in place.
- The foundations to the new cycle store and the new substation on Plot 54 have also been installed and the site team office in place within Plot 54.
- Work has started to install the external brickwork to the main buildings and terrace houses. So, over the next couple of months you will begin to see the structure appear over the hoarding.
- A community notice board can be found on the hoarding of Plot 53 and 54 with details of weekly anticipated site traffic and construction activity.

CONSTRUCTION WORKS:

- Over the coming months we will have a mobile crane on site approximately every four weeks to lift materials and flooring in place.
- Simone Taylor from L&Q is working with Wood Street Walls to complete a hoarding design project. Residents will be given the opportunity to feed in to designs over the coming months.

UTILITY WORKS:

- Between Monday 27 June and 18 July work will be carried out to install the new utilities for Thames Water, BT and UK Power Networks.
- Teams will need to dig between Plots 53 and 54 and, unfortunately, will need to suspend parking from number 63 to number 78 Brent Terrace for five weeks.
- A small number of alternative parking bays are being created directly outside of the construction site on the other side of the road.
- Temporary double yellow lines will be put outside number 63 and 78 Brent Terrace from Monday 27 June to ensure that the road is clear ahead of work starting. Residents will be asked to move their cars.
- Thames Water will be closing the footpath between Brent Terrace and Clitterhouse Road from Monday 27 June for three weeks to install new water mains. The path between Clitterhouse Crescent via the north end of Brent Terrace will remain open.
- The Buglers' Team has been knocking on doors to speak to residents about this and further information can be found at [Transformingbx.co.uk/plots53and54](https://transformingbx.co.uk/plots53and54)

PARKING:

- As well as the temporary impact of these utilities works, the regeneration team is aware of local concerns around parking in the area.
- Related Argent, has introduced new parking as explained on page 4. The Council is also due to introduce a Controlled Parking Zone (CPZ) for when the new Brent Cross West station opens.
- In the shorter-term, to respond to resident concerns, we hope to introduce an Experimental Traffic Regulation Order (ETRO) in this area.
- This would provide an immediate deterrent to visitors parking on Brent Terrace, Clitterhouse Crescent and Clitterhouse Road.
- More information will be provided over the coming months and could be in place by September.

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 DROP-IN

Barnet Council with developers Related Argent, Buglers and L&Q will be hosting a residents' drop-in session on Wednesday 29 June from 5.30pm to 7pm at The Visitor Pavilion, Claremont Way.

The drop-in session is your opportunity to tell us about any concerns you have with construction works in the area, and give us your feedback on the recently opened Claremont Park.

If you are unable to make this meeting you can contact us at transformingBX@barnet.gov.uk to arrange an alternative discussion any time.



Related Argent, 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.
- Midgard has recently been appointed to build the first homes for residents relocating from the Whitefield Estate towers (Plot 12).
- VolkerFitzpatrick are completing the road near the station.

WORKING HOURS:

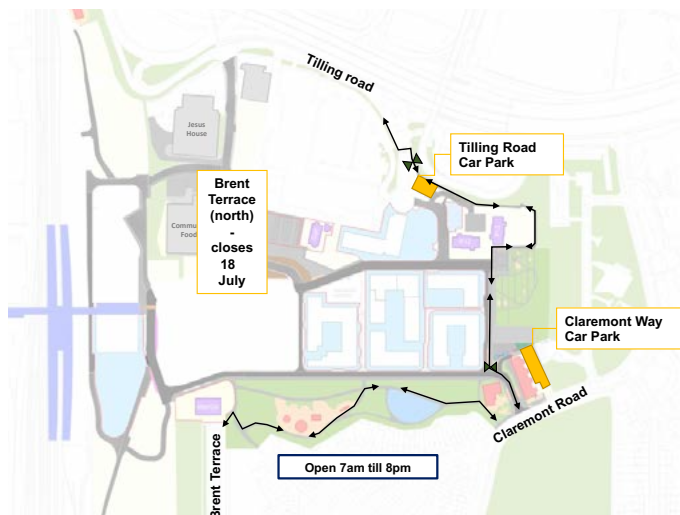
- Monday to Friday 8am to 6pm and Saturday 8am to 1pm. On weekdays, there will be a half hour start-up and shut-down period before and after the working hours.

COMING UP:

- The final round of consultation on the Clitterhouse Playing Fields will start soon.
- Local coffee shop and retailer, Cricklewood Coffee Roasters is expected to open soon on Claremont Way.

PATH CLOSURES:

- Brent Terrace (north section) will be permanently closed from the 18 July 2022.
- A new temporary route is now open between Claremont Way and the Costa roundabout on Tilling Road as shown in the image below.
- A new access route connecting Brent Terrace (south section) to Tilling Road is expected to open at the end of March 2023.
- More information can be found at [Transformingbx.co.uk/stoppingup](https://transformingbx.co.uk/stoppingup)



SITE ACTIVITIES:

- Groundwork across the site continues and we don't expect work to be any noisier than usual.
- At Plot 12, the basement and ground floor slab has now been completed. Construction on the floors above is due to begin in Autumn 2022 and complete in 2024.
- Works to cast the basement and ground floor of Plot 13 is underway.
- The construction of the new road at the station interchange has begun and will include new bus routes when Brent Cross West station opens.
- Works have begun on the electrical substation by the M1/North Circular junction. All of Brent Cross Town's electricity will be distributed from here to the neighbourhood's homes and offices. All electrical supplies controlled by Brent Cross Town will be sourced from 100% renewable sources.
- The substation structure will be constructed over the summer with reused steel. It is due to be operational March 2023.
- Utility works will take place along Brent Terrace (north) and traffic management will be in place during July and August.
- Piling is underway at plot 25 (student accommodation) and is due to be complete by September.
- Improvements to the pathway between Clitterhouse Crescent and Claremont Park will take place in July. This will not affect access.

MANAGING PARKING

- We encourage anyone travelling to Brent Cross Town to walk, cycle, skate or use public transport.
- For those that can only travel by car, we have created a 28 space car park behind the parade of shops on Claremont Way.
- We are also creating another 20 space car park just off the Costa roundabout on Tilling Road.
- Parking restrictions are now in place in these areas and on Claremont Road, please check the signs in those areas or bxt.uk/parking for more information.

GET IN TOUCH:

- If you have any questions or feedback on Brent Cross Town, please contact Nick Wicks, Senior Social Value Manager, Related Argent
- Telephone 020 3617 6359 or email community@brentcrosstown.co.uk
- Find out more about Brent Cross Town at bxt.uk