



Brent  
Cross  
Town

# Community NEWSLETTER

Summer 2024

# HELP US SHAPE THE NEW TOWN. WHAT PART WILL YOU PLAY?

## STREET NAMING

We are inviting people to help us name the next phase of new streets and squares, which is an opportunity for you to leave a legacy in your local neighbourhood.

Brent Cross Town is a growing new neighbourhood and we're building new streets and squares to help people get around the area. A consultation on the first streets to be named was held in 2020 and you'll begin to see new names popping up around the area, including: Parkview Avenue and Arbour Street, which now provides access between Brent Cross West Station and Claremont Road – including for the 189 bus.

Choral Street and our new high street, Merchant Street, will open soon, ready for the first residents to move in to plot 12 in late Summer.

Copper Square is the gateway to the new town, facing Brent Cross West station and will be at the heart of our new business and innovation district. Discover the inspiration behind some of these names at [bit.ly/3zVPJzv](https://bit.ly/3zVPJzv) as well as some additional streets which have also been named.

### Key areas which need to be named in the next 12-18 months include:

- A large public square facing Claremont Park
- A new pavilion in the heart of Clitterhouse Playing Fields
- A brand new community hub

Head to [brentcrosstown.co.uk/street-naming](https://brentcrosstown.co.uk/street-naming) to take part!



## HAVE YOU HEARD OF THE FLOURISHING INDEX?

We are researching how the transformation of the Brent Cross area can improve the wellbeing of local people.

To answer this question, we surveyed 1,500 local people in 2021 and we will repeat this in 2024.

We're excited to share the results with you and would like to discuss the findings with you.

Our research team are experts in their field, but you are the expert on your neighbourhood.

We'd like to chat with you about what we've found, through 2 short discussion groups on 28 August and 4 September.

### WHAT'S HAPPENING?

We will hold two discussion groups to gather your feedback on the research work so far, as well as the plans going forward. The group sessions will take place in the Brent Cross Town Visitor Pavilion (145 Claremont Road). There will be an afternoon and evening workshop – you can attend the one that suits you. Refreshments will be provided.

### WHO CAN APPLY?

We are looking for people that live within a 10-minute cycle of Brent Cross Town.

We are looking for people that are happy to share their experiences and opinions, are respectful of others, and behave in an inclusive way.

We are looking for people that can attend both sessions, complete a short survey, and read the information packs that will be provided beforehand.

You can register for the workshops by emailing [alex.calkin@burohappold.com](mailto:alex.calkin@burohappold.com) and you can read more about the Flourishing Index here at [bit.ly/3WitUSb](https://bit.ly/3WitUSb)

**Your knowledge is valuable and you will be compensated for your time with either a Tesco git card or a One4All gift card that can be used at over 200 retailers!**



# CONSTRUCTION UPDATE

## Our Contractors

Galldris is the site-wide infrastructure contractor for Brent Cross Town.

Midgard is constructing Plot 12, the first affordable homes at Brent Cross Town, which will provide new homes for the existing residents of Norden Point, Clare Point and Whychcote Point on the Whitefield Estate.

Midgard is also constructing Plots 202 and 203, The Delamarre and The Ashbee, which are the first homes to buy at Brent Cross Town.

Galliford Try is constructing Plots 13 and 14, our first buildings that will be available to rent.

BAM will be constructing Plot 1, 3 Copper Square, adjoining Brent Cross West Station and our first office building, where Sheffield Hallam University's London campus will be based.

JJ Rattigan is constructing Plot 25, a student accommodation building being delivered and managed by Fusion, which will provide 662 private rooms for students.

Munnelly Group has been appointed to manage site logistics, including traffic management and security.



## WORKING HOURS

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

**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.

For safety reasons, cranes are required to be assembled and dismantled outside of standard operational hours.

Head to [transformingbx.co.uk/transformation/brent-cross-town](https://transformingbx.co.uk/transformation/brent-cross-town) for the latest information.

# CONSTRUCTION SITE ACTIVITIES



Construction on **Plot 12** continues to progress well. Midgard has largely completed all external works. Internal work to the apartments are also nearing completion, and mechanical, electrical and plumbing works are ongoing within the basement. We have started to create a small park area outside Plot 12, with trees and plants.

**Plot 202** - The Delamarre's brickwork is nearing completion which has enabled the scaffolding to be removed. The first set of apartments are nearing completion, ready for inspection. A tower crane is expected to be demolished on the 15th and 16th August, with an expected 5am start.

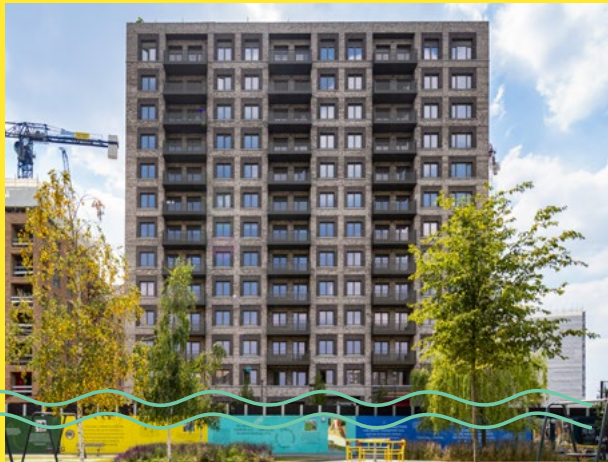
**Plot 203** - The Ashbee's concrete structure is complete with façade works underway. Internal fit out is progressing.

**Plot 13** - façade works are underway and the internal fit out is progressing.

At **Plot 14**, the building is largely manufactured "off site" and is assembled on site, making it a faster and more efficient building process.

At **Plot 25**, construction continues on the 23-storey student accommodation building. The 23rd floor was built in early July and the plot is due for completion next summer.

**Plot 1**, 3 Copper Square, foundation works commenced on site in early April. The works require temporary closure of one escalator in Brent Cross West station but the second escalator, lifts and stairs remain operational.



# WHITEFIELD ESTATE WORKS

We are starting works to secure the Whitefield Estate low-rise blocks and terraced housing on Whitefield Avenue, as well as beginning improvements to the footpath on Claremont Road.

As well as deterring anti-social behaviour, site works will also prepare for the demolition of buildings including Dyson Court, Rawlinson Court, Anderson Court and 1 to 16 Whitefield Avenue, expected to commence in early Autumn 2024.

Following the move of tenants within the low-rise blocks to their new properties in early July 2024, you will see some minor site preparation works taking place in and around the area. Teams started works onsite on Monday 22 July and we expect the programme to run for approximately 17 weeks, including the demolition of the low-rise buildings. Please note, no demolition works will be commencing on the high-rise blocks, Whychote Point, Clare Point and Nordon Point, until all these tenants have moved in their new properties.

The preparatory works associated with the low-rise demolition (Dyson Court, Rawlinson Court, Anderson Court and 1 to 16 Whitefield Avenue)

include internal building surveys, removing some unprotected trees and vegetation, only where necessary, and the installation of hoarding to secure the site. A new haul road will also be constructed from behind Whitefield Avenue in the Brent Cross Town site to manage future construction traffic.

During the summer holidays our teams are making improvements to the footway on Claremont Road between the new pedestrian and cycle crossing outside Whitefield School and Mapledown School. The works will run for 5 weeks from the end of July.

Works have been planned to minimise disruption but will require temporary lane closures and footway closures. Traffic will be maintained with signals in place to keep traffic flowing. Clear signage and safe crossing facilities will be provided and bus stops temporarily relocated.

Our teams are working hard to minimise the impact on local schools and residents, while ensuring the area is safe and secure, and access is maintained on local roads and footpaths.

For any enquiries, please contact:

**Mohanna Rengasamy**

L&Q's Regeneration Co-ordinator

T: 0208 189 4912

E: [yourbrentcross@lqgroup.org.uk](mailto:yourbrentcross@lqgroup.org.uk)

or our team at:

[Transformingbx@barnet.gov.uk](mailto:Transformingbx@barnet.gov.uk)

# PLACES TO EAT, DRINK AND PLAY

There are already some great local retailers operating in the area, have you tried them yet?

Cricklewood Coffee Roasters, serving the very best coffee in all its forms, is open Monday to Saturday from 8am to 3pm.

Karma Bakery make delicious bakes and cakes and are open from Friday to Sunday, 9am to 2pm.

Have you tried the delicious traditional Neopolitan menu at Happy Face Pizza, open on Friday and Saturday from 12pm to 9pm and on Sundays from 12pm to 8pm.



## THE 108

At the 108, you can try your hand at Baseball and Softball with batting cages to hire and local groups training. They also host birthday parties where you can see how far you can hit a ball in Yankee stadium using state of the art screens. Or why not grab some mouth-watering BBQ or a drink from their Sports Bar, open evenings and weekends.

Gussy's Ice Cream Parlour in Claremont Park. This family business has been creating delicious frozen flavours since 1959. They are open Monday to Friday, 1pm to 6pm, and from 11am to 6pm on weekends.

The Spruce and Larch, your local café and eatery, is open 7 days a week from 9am to 5pm, serving pastries, sandwiches and salads.



## SUPPORTING LOCAL COMMUNITY

Brent Cross Town is committed to inspiring future generations to choose a rewarding career in construction and the built environment and ensuring that opportunities at the development are open and accessible. Our work experience programme with local schools offers students the opportunity to explore the world of work. Mapledown School students attend every month and work with our teams to try a variety of job roles and tasks. In May, five year 10 students from Hampstead School also spent a week at the development, helping us design an office of the future!

Women into Construction is a well-respected charity working with us to identify and offer work placements and jobs across our build programme. They are providing a bespoke five-

week pre-employment programme, in-depth support, construction skills training, interviews, and ongoing support in employment. Training has been completed, and 13 candidates have started their placements at our site, with further trainees starting placements at other developments in the borough.

Since its inception in 2019, The Brent Cross Town Community Fund has provided vital funding to local groups and community to deliver amazing projects that make a difference locally. We work closely with community leaders like councillors, residents, and local organisations to shortlist projects that are then voted for by the local community! To date, a total of £180,000 has been provided, supporting 52 local projects and 14,400 beneficiaries. The 2024 Community Fund will be launching in later this year.

Head to our website [brentcrossstown.co.uk](https://brentcrossstown.co.uk) to find out more about the Community Fund and our other community programmes.

# EVENTS AND ACTIVITIES

On Friday 21 June, Brent Cross Town hosted a Summer Festival in Claremont Park. Coinciding with Eid, the event welcomed local schools and the community to enjoy a variety of food stalls, free family entertainment and music. Over 3,000 people attended the event on a perfect summery day.

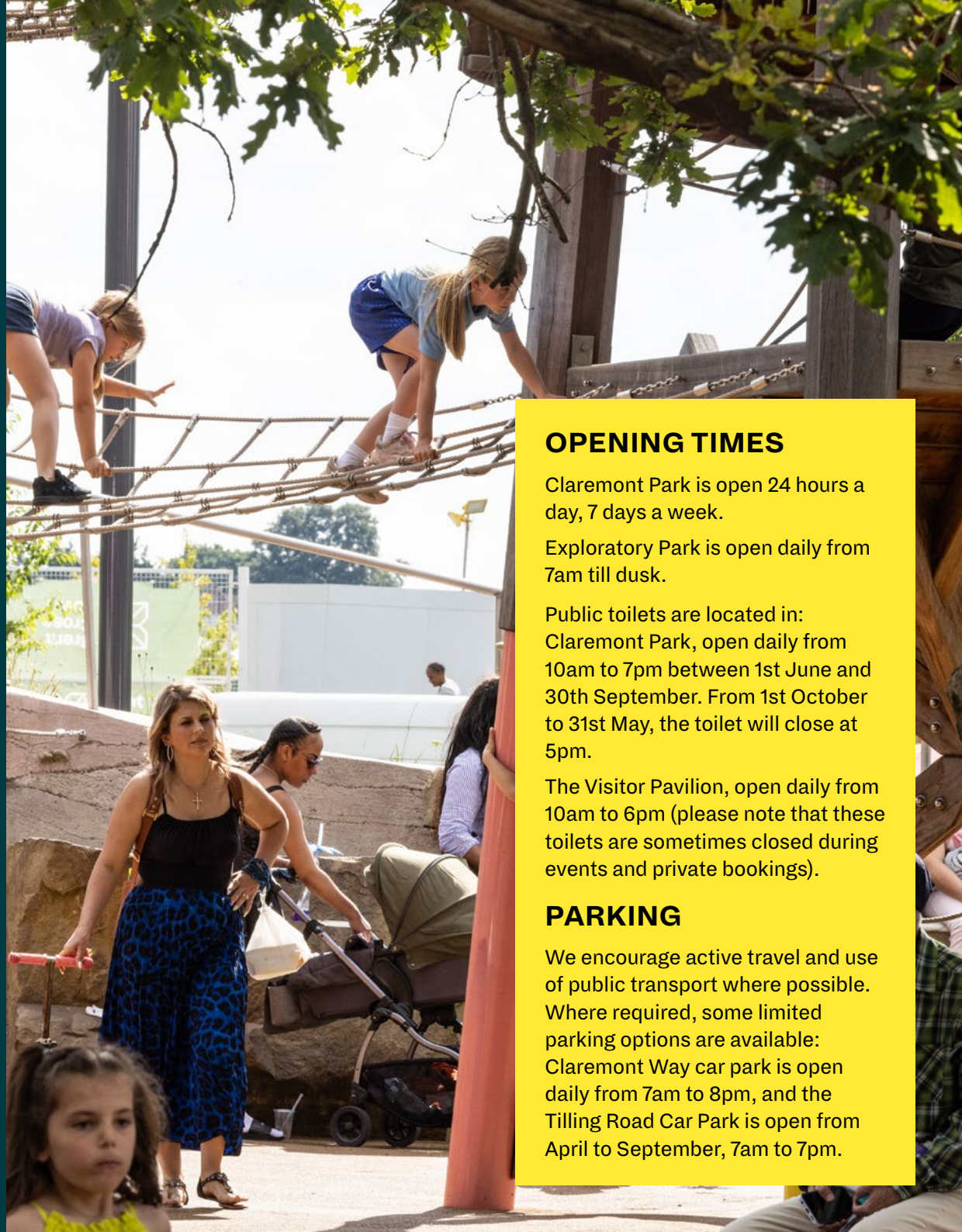
Come and explore The Maze, a vibrant, colourful immersive art installation in Claremont Park. Watch it change over time as three celebrated female artists add new pieces over the summer. Join us on Saturday 7 and Sunday 8 September for an arts workshops with Global Street Art as part of the London Mural Festival ([londonmurfestival.com](http://londonmurfestival.com)). The Maze is open daily, 10am – 6pm until 29 September.

Alongside The Maze, from Saturday 27 July, Brent Cross Town's Summer Programme gets underway. Events will

run throughout the summer holidays until Saturday 1 September. Inspired by the new sports added to the Paris 2024 Games, the programme covers skateboarding, wall climbing and breakdancing as well as favourites from last year's programme including football, basketball and arts and crafts workshops. There are also Yoga for adults and teenagers and baseball lessons at The 108.

Find out more at: [brentcrosstown.co.uk/summer-in-brent-cross-town](http://brentcrosstown.co.uk/summer-in-brent-cross-town)

On Saturday 17 August, between 1pm and 6pm, Brent Cross Town will play host to a Carnival in the Park and Family Picnic. Run by Arts and Culture CIC, established in Barnet in 2022, this event will celebrate the positivity of Caribbean Carnival culture through colour, music, dance, Masquerade, Steel Pan, Calypso, and Soca.



## OPENING TIMES

Claremont Park is open 24 hours a day, 7 days a week.

Exploratory Park is open daily from 7am till dusk.

Public toilets are located in: Claremont Park, open daily from 10am to 7pm between 1st June and 30th September. From 1st October to 31st May, the toilet will close at 5pm.

The Visitor Pavilion, open daily from 10am to 6pm (please note that these toilets are sometimes closed during events and private bookings).

## PARKING

We encourage active travel and use of public transport where possible. Where required, some limited parking options are available: Claremont Way car park is open daily from 7am to 8pm, and the Tilling Road Car Park is open from April to September, 7am to 7pm.

## CONTACTING THE TEAM

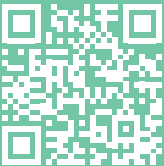
The Visitor Pavilion is open every day from 10am to 6pm, and the team are always available to answer your questions and queries, and provide an update on what is happening at Brent Cross Town.

For any estate emergencies or out of office hours assistance, please contact the 24hr security hotline on 07918 986020.

Come and talk to our Brent Cross Town, Barnet Council and L&Q colleagues at our monthly Community Drop-in, held at the Visitor Pavilion, every third Thursday of the month, from 5.30pm to 6.30pm.

You can also contact us on email at any time: [\*\*community@brentcrosstown.co.uk\*\*](mailto:community@brentcrosstown.co.uk).

Sign up for digital updates at: [\*\*bxt.uk/register\*\*](https://bxt.uk/register) or scan the QR code below.



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