

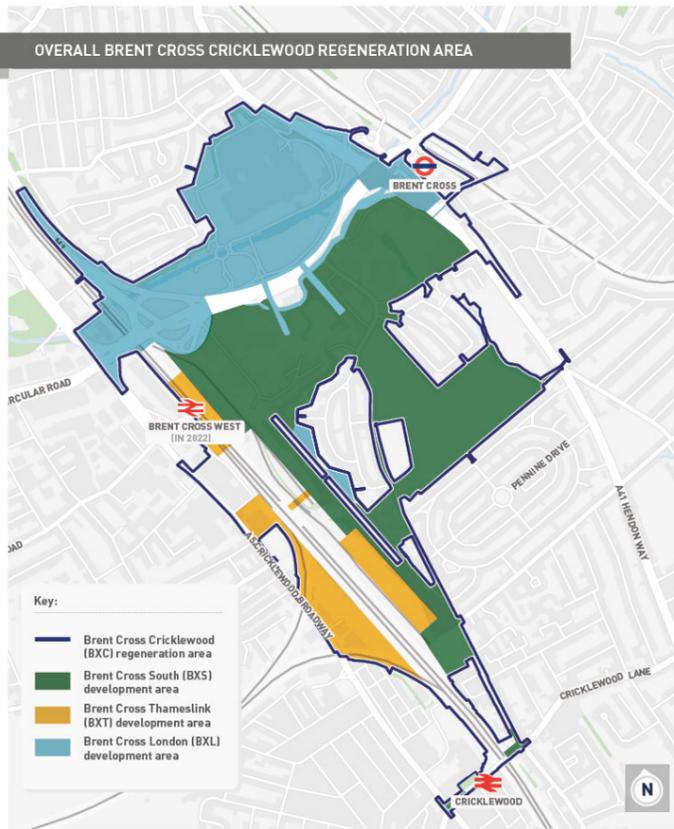


01 | BACKGROUND

THE VISION

The Brent Cross Cricklewood development is Barnet Council's most significant growth and regeneration project. It will create a new sustainable mixed-use town centre for Barnet and North West London.

Covering approximately 370 acres, the Brent Cross Cricklewood development is one of London's biggest areas of regeneration.



The project includes three key components: 1) the creation of a thriving new town centre and high street at Brent Cross South; 2) the delivery of an additional Thameslink railway station, Brent Cross West, to service the area; and 3) the transformation of Brent Cross Shopping Centre.

Brent Cross South (BXS)

A new mixed-use town centre including ca. 6,700 homes, office space for approximately 20,000 new jobs, rebuilding three existing schools as well as providing a new primary school, community and health facilities, improving existing local parks and creating around 21 acres of new or improved public realm. Delivered by the BXS Limited Partnership, a joint venture between Barnet Council and Argent Related.

www.brentcrosssouth.co.uk

New Thameslink Station (BXT)

Barnet Council with Network Rail are building the brand new Brent Cross West station to serve the regeneration area and existing communities, as well as moving the existing sidings, rebuilding the drivers' accommodation and replacing a strategic rail freight facility and an outdated waste transfer station.

www.barnet.gov.uk/brentcrossthameslink

Brent Cross London (BXL)

The planned £1.4 billion redevelopment by Hammerson and Aberdeen Standard Investments will renew and revitalise Brent Cross shopping centre, creating 200 new retail stores, 60 restaurants, a cinema complex and a new town square that will become a leisure and entertainment hub. The plans include an enlarged and relocated bus station, improved public spaces and significant employment and training prospects for local people.

www.brentcrosslondon.co.uk

FURTHER INFORMATION ON BXL AND BXT

Each development partner has its own dedicated communications team, who can be contacted on the details below:

BXL CONTACT INFORMATION	
	www.brentcrosslondon.co.uk

BXS CONTACT INFORMATION	
	020 7729 1705
	info@brentcrosssouth.co.uk
	www.brentcrosssouth.co.uk

BXT CONTACT INFORMATION	
	0344 225 0003
	brentcrossthameslink@capita.co.uk
	www.barnet.gov.uk/brentcrossthameslink

Brent Cross South (BXS)

FACTS AND FIGURES	ABOUT THE DEVELOPER	WELL CONNECTED	KEY MILESTONES FOR BXS
<ul style="list-style-type: none"> Approximately 180 acres south of the North Circular Road (A406) <p>When complete, Brent Cross South will include:</p> <ul style="list-style-type: none"> Approximately 3 million+ sq ft (280,000 sq m) of work space Up to 465,000 sq ft (43,000 sq m) of retail and leisure Circa 20,000 new jobs Ca. 6,700 homes 8 public squares 7 new and improved parks 3 improved and 1 new school 	<p>A joint venture between Argent Related and Barnet Council will take forward the development of Brent Cross South.</p> <p>Argent Related is a UK company which combines the skills of Argent, the respected property developer with a track record in creating new pieces of UK cities, including King's Cross (London) and Brindley Place (Birmingham), and Related, a privately-owned real estate firm in the United States who joined forces in March 2015.</p>	<ul style="list-style-type: none"> Proposed new Thameslink station, Brent Cross West Brent Cross tube (Northern Line) Existing Cricklewood Thameslink Station Approx. 12 mins to St. Pancras International Direct rail link to Crossrail (2018) Direct access to Luton and Gatwick Airports 	<p>2010 - Outline Planning Permission approved</p> <p>2014 - Outline Planning Permission varied (s73 Permission)</p> <p>2016 - BXS Limited Partnership formed between Argent Related and LB Barnet</p> <p>2017 - Public consultation and detailed planning (Reserved Matters) submission for first southern plot (Phase 1BS)</p> <p>2020 - Target start on-site</p> <p>2023 - First buildings scheduled to be completed</p>

New Thameslink Station (BXT)

FACTS AND FIGURES	ABOUT THE DEVELOPER	WELL CONNECTED	KEY MILESTONES FOR BXT
<p>The Brent Cross Thameslink development includes:</p> <ul style="list-style-type: none"> New Brent Cross West station Relocated sidings to serve the Midland mainline Strategic rail freight facility Replacement waste transfer station New vehicle and pedestrian bridge across Midland mainline Highway junction improvements on A5 Edgware Road 	<p>The BXT development is delivered by the Barnet Council and Capita joint venture partnership Re Ltd (Regional Enterprise Ltd) in partnership with Network Rail.</p>	<ul style="list-style-type: none"> Brent Cross West station will be between existing Cricklewood & Hendon stations Thameslink services will link Bedford/St Albans to Brighton, improving connections to Luton and Gatwick airports Journey time of 12 minutes to King's Cross St Pancras 	<p>2010 - Outline Planning Permission granted and varied in 2014</p> <p>2018 - Communities Secretary approves COP3</p> <p>2018 - Rail freight facility planning consent granted</p> <p>2018 - Summer start of site clearance</p> <p>2018 - Waste transfer station planning consent granted</p> <p>2018 - Planning application for driver accommodation and track realignment submitted</p> <p>2019 - Station planning application submission</p> <p>2022 - Station due to open</p>

Brent Cross London (BXL)

FACTS AND FIGURES	ABOUT THE DEVELOPERS	FUTURE OF BXL	KEY MILESTONES FOR BXL
<p>The Brent Cross London development is a £1.4bn development which includes:</p> <ul style="list-style-type: none"> 2 million sq ft of retail and leisure space Up to 150 new retail stores 50 restaurants, a cinema complex and hotel A town square that will become a hub for leisure and entertainment An enlarged and relocated bus station Improved public spaces, including a new Riverside Park New employment and training prospects for local people 	<p>Brent Cross London is being delivered by Hammerson and Aberdeen Standard Investments, which have a 40-year involvement in Brent Cross Shopping Centre, having jointly developed the site in March 1976 to introduce what was the first state-of-the-art out of town shopping centre in the UK.</p>	<ul style="list-style-type: none"> Step change in the quantity and range of leisure facilities and food & beverage (F&B) Space for pop-ups and concept stores to test appetite for latest trends Major new addition of a market-style level, paying tribute to London's foodie heritage Extensive leisure offer with Showcase Cinema de Lux – the first in London – recently announced 	<p>2017 - Detailed planning consent granted for shopping centre expansion end of 2017</p> <p>Contractors appointed ahead of enabling works starting</p> <p>Continued pre-letting following recent signings with John Lewis and Showcase Cinema de Lux</p>



02 | WHAT ARE WE TALKING ABOUT TODAY?

INTRO

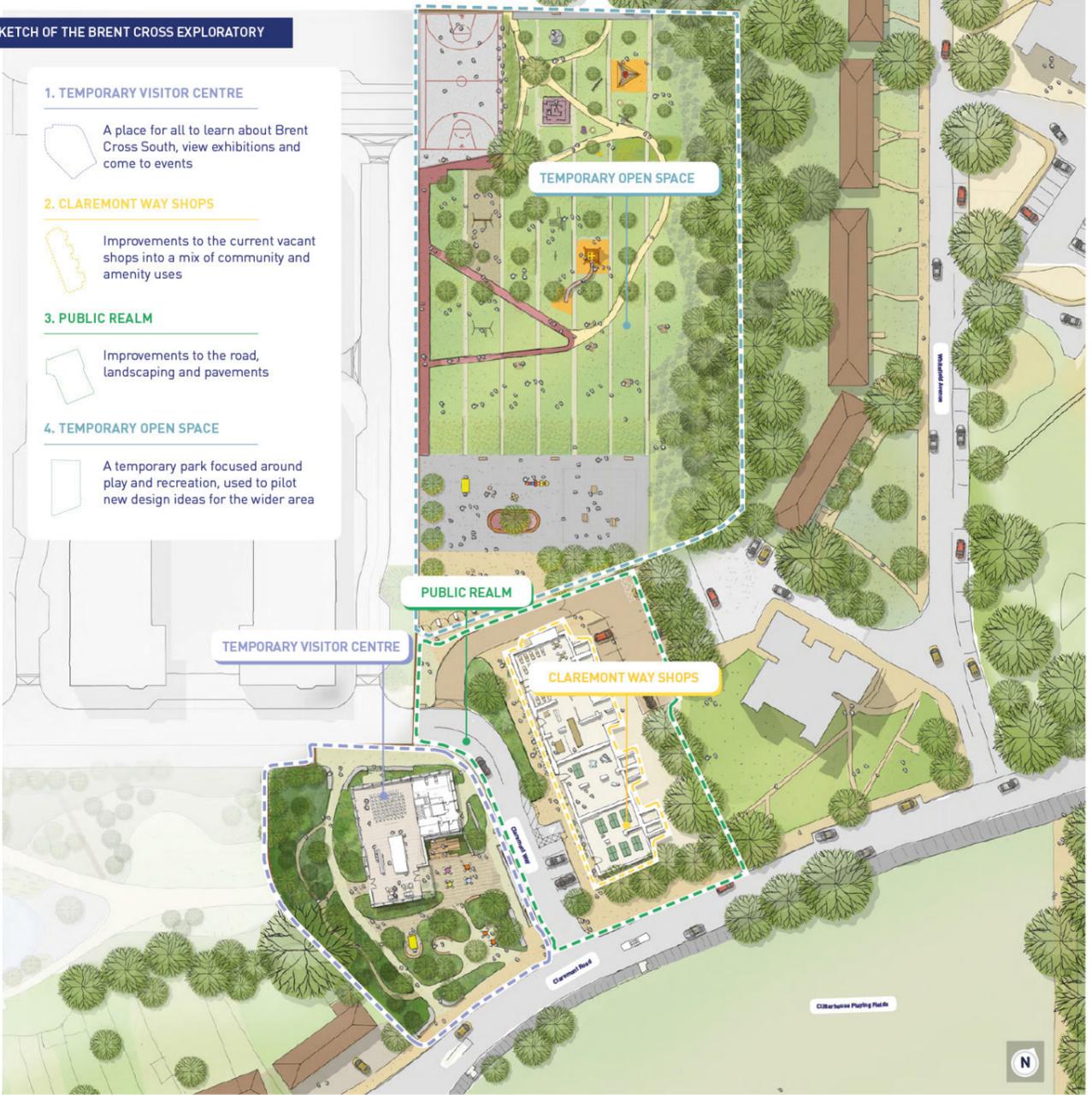
Today we are showing the proposals for the Brent Cross Exploratory, which will be one of the first elements of the Brent Cross South regeneration.

This will include a temporary visitors centre, improvements to the Claremont Way parade of shops, and the public realm linking these spaces together.

The Brent Cross Exploratory includes the Temporary Open Space which received planning permission in March 2019 following public consultation last year.

We would like to hear your ideas for meanwhile uses of both the retail units and the public realm and invite you to share them with us at today's exhibition.

SKETCH OF THE BRENT CROSS EXPLORATORY



- 1. TEMPORARY VISITOR CENTRE**
A place for all to learn about Brent Cross South, view exhibitions and come to events
- 2. CLAREMONT WAY SHOPS**
Improvements to the current vacant shops into a mix of community and amenity uses
- 3. PUBLIC REALM**
Improvements to the road, landscaping and pavements
- 4. TEMPORARY OPEN SPACE**
A temporary park focused around play and recreation, used to pilot new design ideas for the wider area



- 1. TEMPORARY VISITOR CENTRE**
- A space for anyone to visit and find out about the BXS project
 - Exhibitions to explain the development and its context
 - Flexible events spaces which can facilitate lots of different uses throughout the day
 - Marketing area (first floor)
 - Viewing terrace and outdoor events area
 - Large external landscaped area (early delivery of portion of Claremont Park)
 - Will help activity in public areas during early phases.
 - Built from timber for sustainability and speed of construction



- 2. CLAREMONT WAY SHOPS**
- Improvements to retail units, shop-fronts and building appearance
 - Initial visitor exhibition space proposed before visitor centre opens
 - Space for community consultation / visitors / meetings / small events
 - Potential for further units to be refurbished for community / cultural / amenity use



- 3. PUBLIC REALM**
- Improvements to public realm through resurfacing, repaving, planting and parking.
 - Re-grading road in order to meet future development levels (Claremont Way will be a main entrance to BXS in the future)
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- 4. TEMPORARY OPEN SPACE**
- Planning application was submitted in 2018 and approved in Feb 2019
 - Benefits from surrounding activity – entry from Claremont Road improved by shops and visitor centre.
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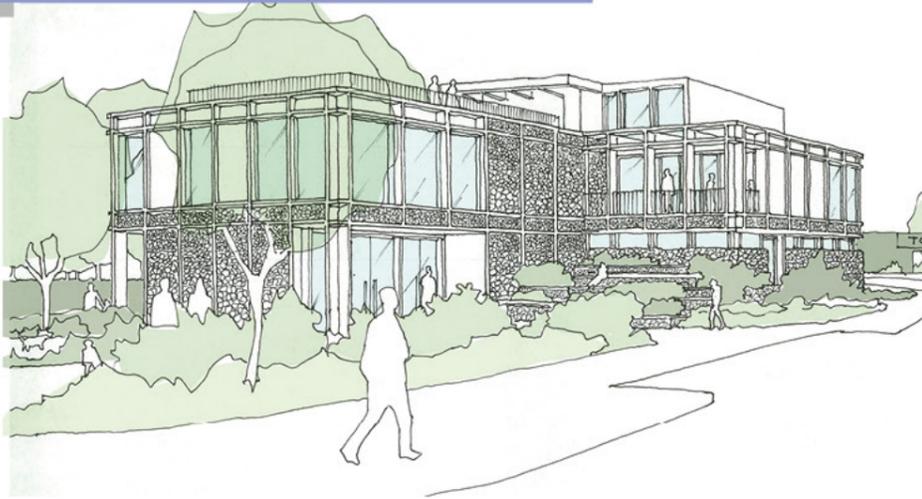


03 | THE TEMPORARY VISITOR CENTRE

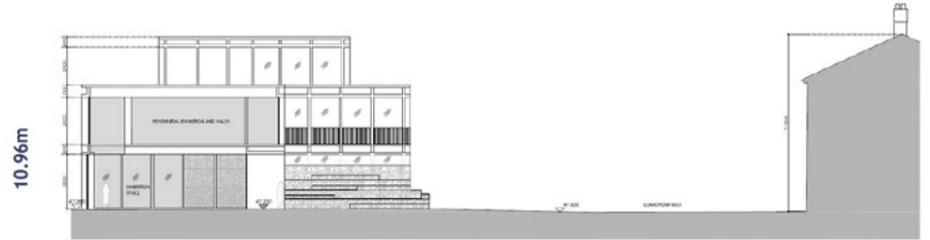
THE DETAILS

This board outlines the details of the temporary visitor centre such as heights, materials, and landscaping leading into Claremont Park.

SKETCH OF THE TEMPORARY VISITOR CENTRE



SECTION IMAGE SHOWING HEIGHT



THE BUILDING

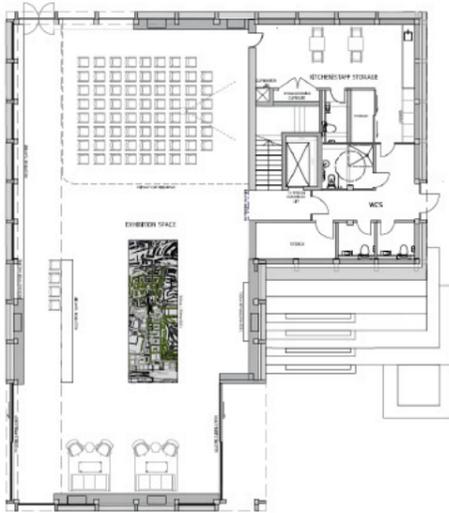
The temporary visitor centre will sit opposite the Claremont Way shops. From the outside, it will provide a sense of arrival and welcome to the entrance of Claremont Way. It will also encourage activity along the route to the Temporary Open Space, complementing the parade of shops opposite. The scale of the building, as well as the use of timber and gabion materials, are intended to blend with the landscape in which it will sit, inspired by the future design of Claremont Park.

THE USES

The ground floor is intended as a highly flexible exhibition and events space. This will be open during the day for people to wander in, learn about the development or attend a particular event. The first floor will be connected to the ground floor by a large light well, displaying details of the residential buildings proposed at BXS and housing marketing spaces. The top floor will be set back to the north, containing another flexible events and meeting space, as well as a roof terrace offering views into the development site as initial construction work begins.

THE LANDSCAPE

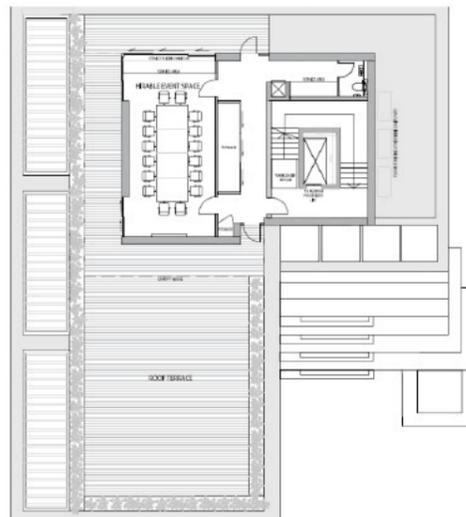
The landscape around the temporary visitor centre is intended to bring forward a portion of the future Claremont Park and deliver this early. It will therefore align with future levels of the Park, and eventually be integrated into the Park when the rest is finished. It will buffer the Exploratory area from Claremont Road and provide improved green areas of incidental seating, playful elements and routes through planting.



Ground floor floorplan



Second floor floorplan



Third floor floorplan



04 | CLAREMONT WAY SHOPS

GET INVOLVED!

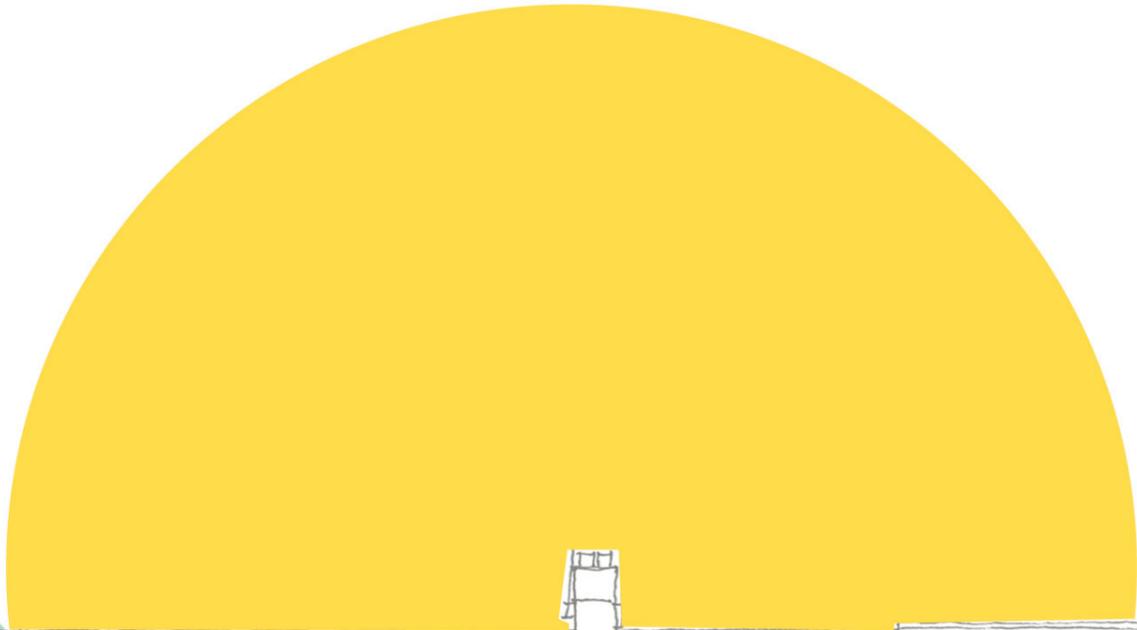
Please add a label to the board outlining your idea for what could enliven and activate the spaces!

We want to know how the improvements to the current shops could benefit the local community and create a heart in the early phases of development as meanwhile uses.

We particularly want to know which existing activities and spaces could be amplified by using these spaces, as it is important that these benefit the community, local businesses and people visiting the area.

These are some of the themes that have come from speaking to some residents in the community. Do you have any other ideas?

If your idea relates to a local group, organisation or activity, please specify that too!



THIS UNIT WILL REMAIN AS THE NEWSAGENT



Health & Sport
Yoga - all abilities, mother and baby, elderly & gym



Education/Social Services
Mobile library, skills & training, mentoring programmes, sustainability hub, talks & seminars



Youth
Sport training spaces for youth - boxing & martial arts - youth Clubs as there are lots of school nearby - after school homework, crafts, sports, talks, music



Information Centre
A space to find out more about BXS to be housed within the parade of shops from this Summer before moving into the temporary visitor centre



Making, Selling and Eating
Beer brewing, coffee grinding, cheese making



Community Planting



Social & Creative Spaces
Cafe, gallery, kitchen, pub etc.



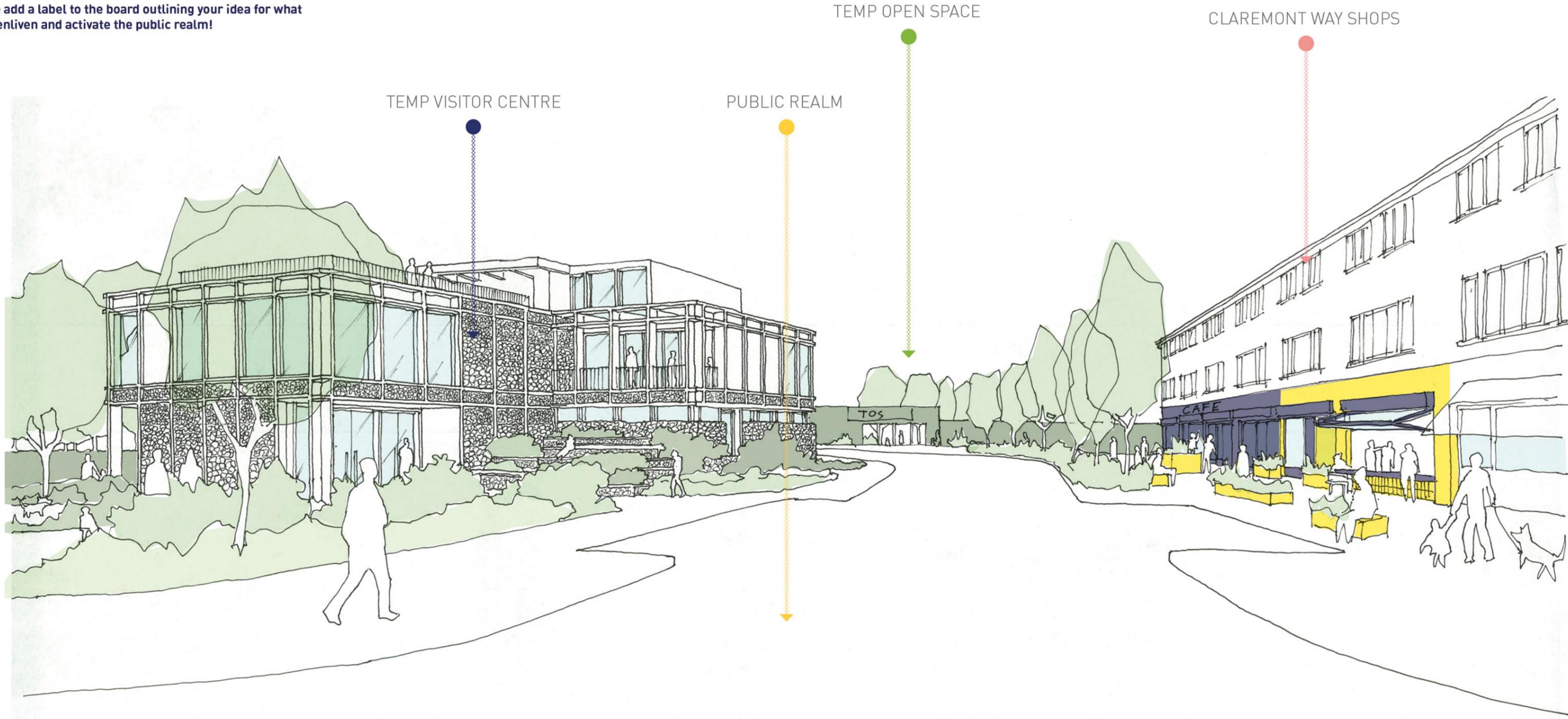
Outdoor Events
Street party, food festival



05 | PUBLIC REALM

GET INVOLVED!

Please add a label to the board outlining your idea for what could enliven and activate the public realm!



Education/Social Services
Mobile library, skills & training, mentoring programmes, sustainability hub, talks & seminars



Youth
Sport training spaces for youth - boxing & martial arts - youth Clubs as there are lots of school nearby - after school homework, crafts, sports, talks, music



Information Centre
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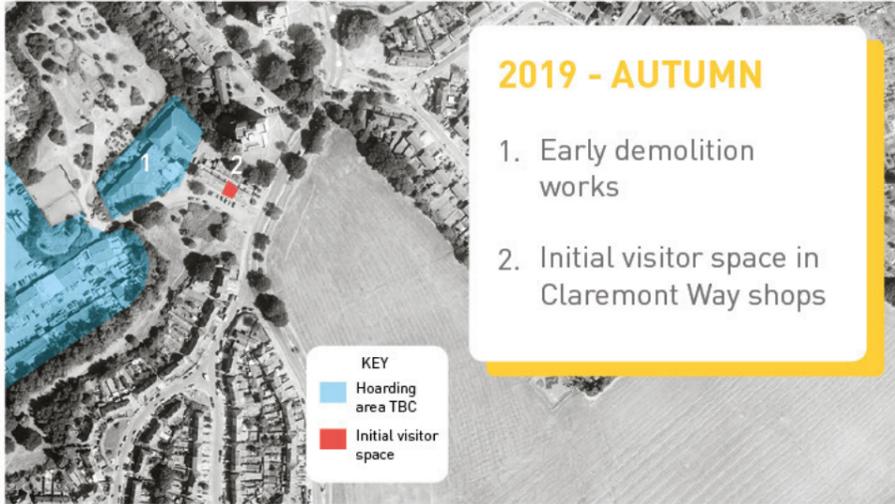


06 | HOARDING, DEMOLITION AND CONSTRUCTION

2019 (SUMMER)



2019 (AUTUMN)



2020 (EARLY)



2020 (MID - LATE)



DEMOLITION MEETING

Wednesday 10 July
6:30-8pm

Whitefield School, Claremont Road, NW2 1TR

Join us at a public meeting to discuss the forthcoming enabling works and demolition of the Rosa Freedman Centre and some of the Claremont Industrial Estate Units. Residents will also be introduced to BAM Nuttall, Brent Cross South's appointed infrastructure contractor, who will present and describe the demolition works alongside sequencing and phasing information.

