

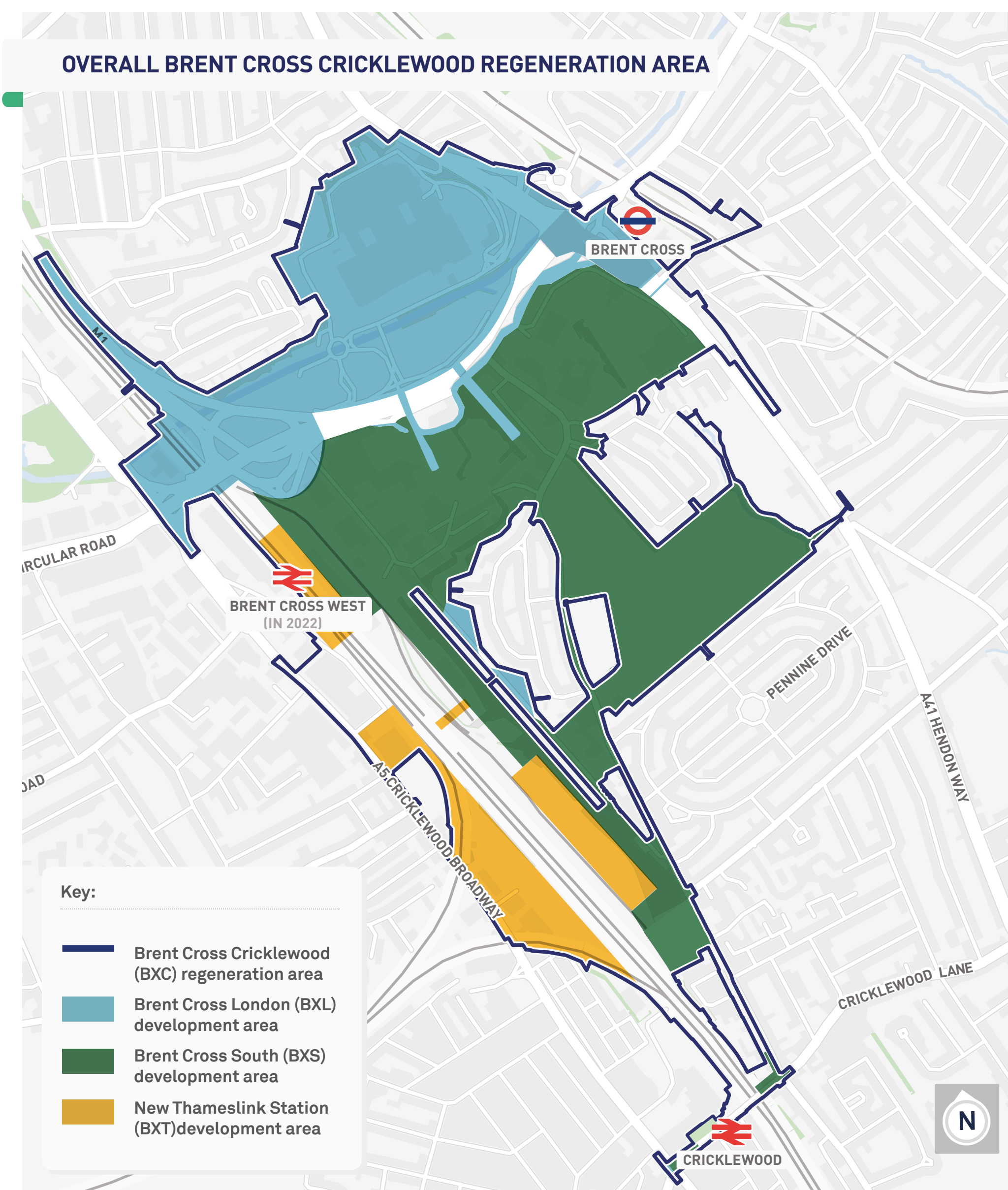


BACKGROUND - BRENT CROSS CRICKLEWOOD AND BRENT CROSS SOUTH

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

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 will also include an enlarged and relocated bus station, improved public spaces and significant employment and training prospects for local people.

Brent Cross South (BXS)

A new mixed-use town centre including up to 6,700 homes, office space for approximately 20,000 new jobs, rebuilding three existing schools as well as 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 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as moving the existing sidings, rebuilding the drivers' accommodation and replacing strategic rail freight facility and outdated waste transfer station.

www.barnet.gov.uk/brentcrossthameslink

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	
	0207729 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

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 Up to 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 Brindleyplace (Birmingham), joined forces in March 2015 with Related, a privately-owned real estate firm in the United States.</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>2019 - Target start on-site</p>

BRENT CROSS, LONDON

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 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>

BRENT CROSS THAMESLINK

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 (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</p> <p>2013 - Re partnership formed</p> <p>2014 - Outline planning permission varied</p> <p>2018 - Rail freight facility planning permission approved 2018</p> <p>2018 - Communities Secretary approval of CPO3</p> <p>2018 - Summer submission of planning applications for station and sidings</p> <p>2018 - Start site clearance in summer</p> <p>2022 - Station due to open</p>



01 | WELCOME TO THE PHASE 1C, BRENT CROSS SOUTH EXHIBITION

WELCOME

Brent Cross South is being delivered by a partnership between Argent Related and Barnet Council.

This exhibition will focus on:

- The emerging proposals for the residential buildings of Plots 11 and 13 (of Phase 1C) and the associated public space within Phase 1C

The plans shown today will form planning submissions to be submitted to Barnet Council in October.

The exhibition material will also cover:

- Emerging proposed design changes for improvements to Claremont Park
- Final designs for the Temporary Open Space to be submitted to Barnet Council in August
- Improvements to the outline masterplan

WHAT DOES PHASE 1C INCLUDE?

Phase 1C includes:

- Residential buildings within Plots 11 and 13, including new community facilities and other uses;
- Additions to the new street network begun by Phase 1BS (Plot 12)

FEEDBACK

The purpose of the exhibition today is to gather your feedback on the designs of the buildings and public realm, and to hear your ideas for the uses of the new community facilities.

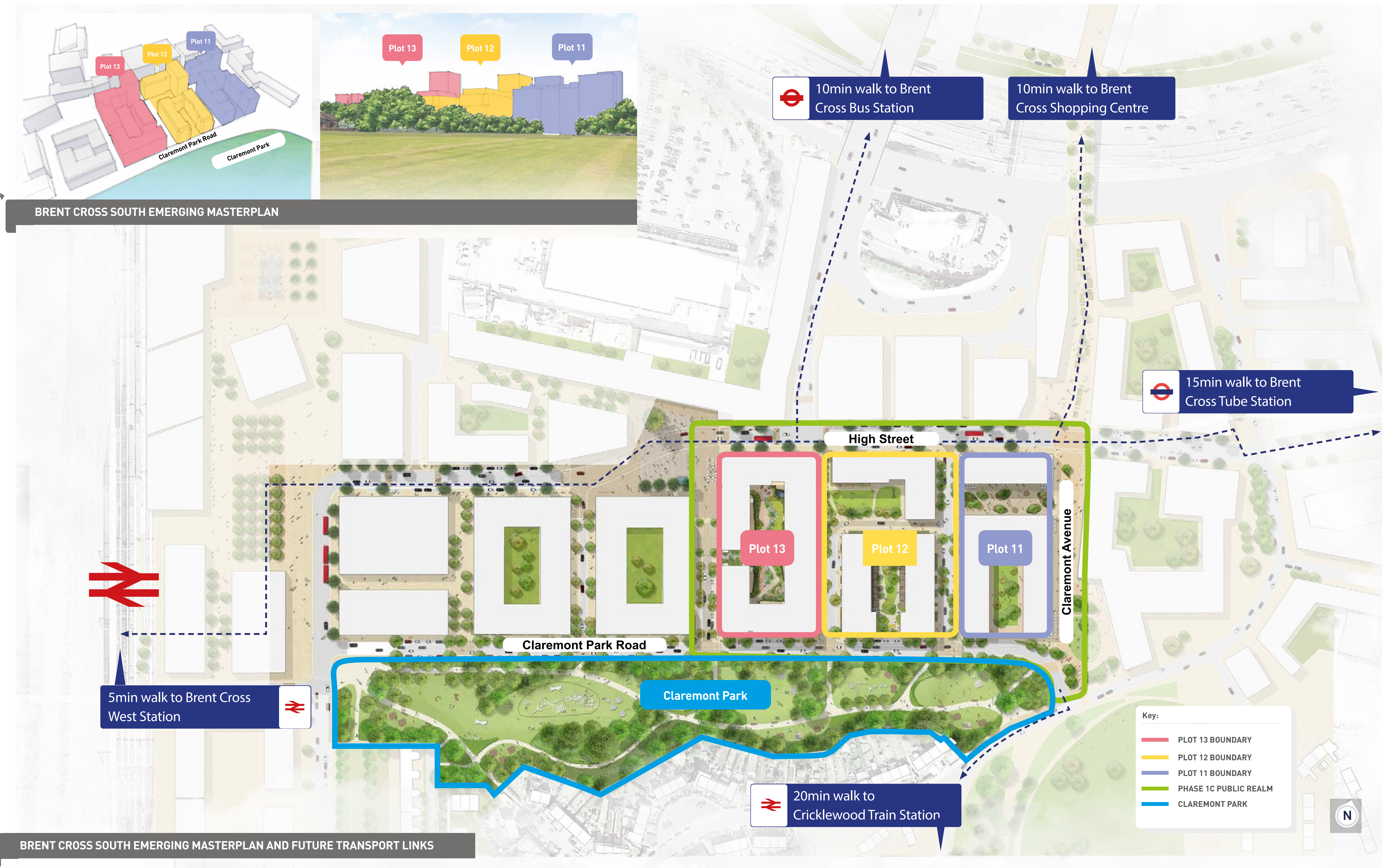
Members of the project team are on hand today to answer any questions you have, and feedback forms are available for you to share your thoughts on the proposals. Thank you for attending the exhibition.

▶ PLOTS 11,12 AND 13 ◀

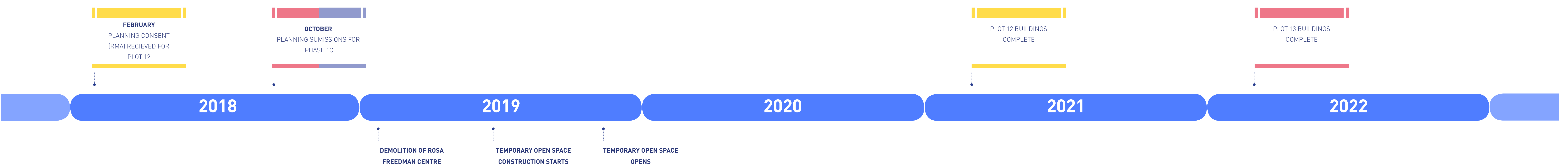




02 | THE NEW NEIGHBOURHOOD - FIRST AREA OF BRENT CROSS SOUTH



PLANNING APPLICATION AND TARGET COMPLETION TIMELINE





03 | PLOT 13

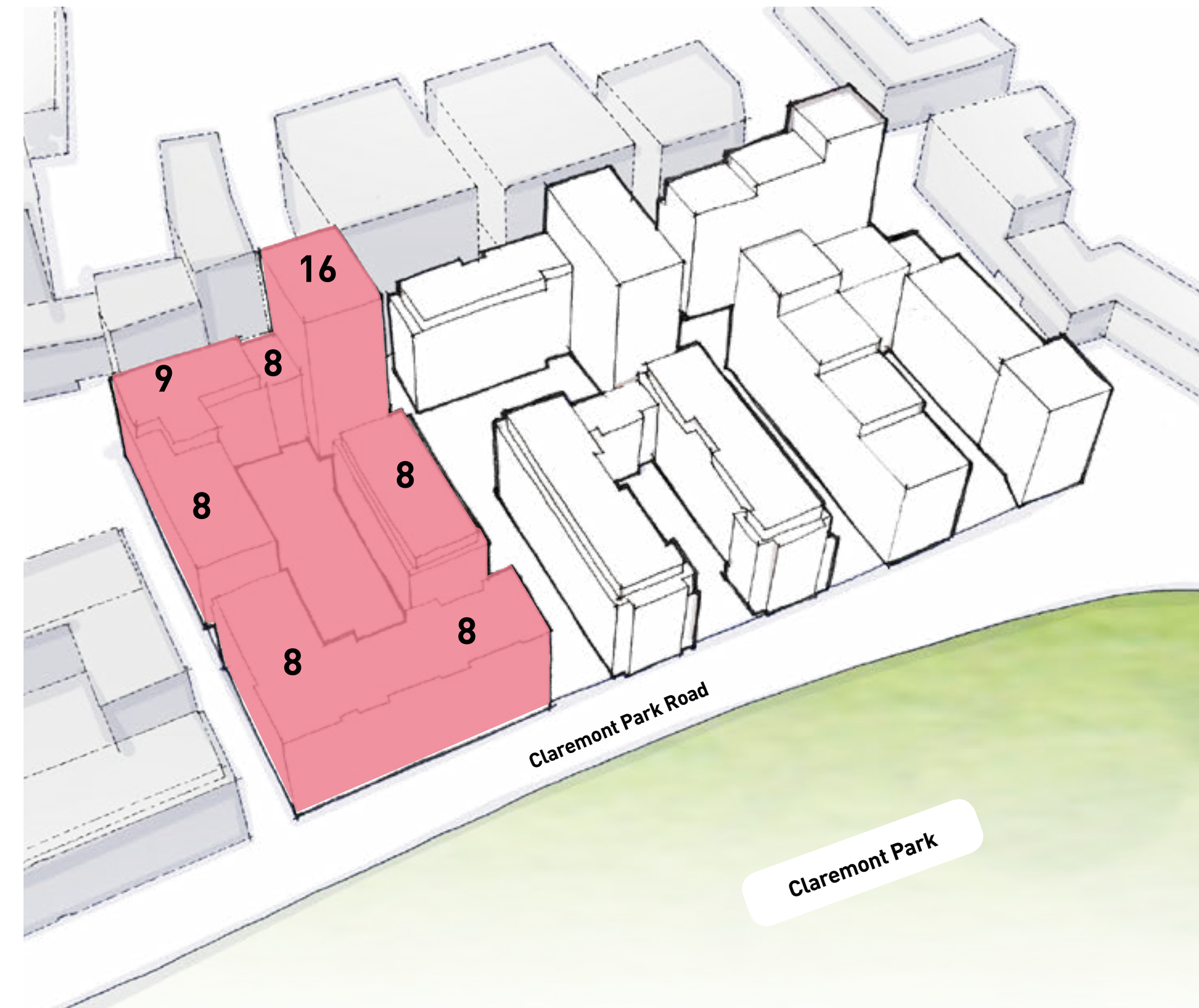
INTRODUCTION

Plot 13 is being designed by architects Squire and Partners. It is proposed to accommodate around 348 residential units within 250,000 sq ft of net area. The plot will have a range of uses at ground floor including a 10,000 sq ft community facility over 2 storeys, a temporary health centre, and a range of retail which complements the wider masterplan.

A taller element is proposed on the north-east corner to differentiate the block from its neighbours and be visible from both Station Square to the west and when crossing Templehof Bridge (to the north). The design uses vertical elements to break up the facades, and provide relief from any perception of unrelenting facades. The change in colour also helps to create the impression of three distinct blocks.

This plot sits over a full level of basement, with the majority of car parking being accommodated underground. The residents of this block will benefit from a 0.4 acre private garden, door step play, and two roof terraces. Furthermore it will also have a gym, 24hr concierge and a number of large maisonettes for families.

The developer is providing the temporary health and community facilities required in the S106 Agreement. Talks are ongoing with LBB to plan how these facilities will work.



PLOT 13 HEIGHTS AND MASSING



PLOT 13 VIEW FROM CLITTERHOUSE PLAYING FIELDS

KEY FACTS

Residential

- 110 market sale units
- 240 market sale / rental units
- Market sale / rent gym and amenity space

Parking

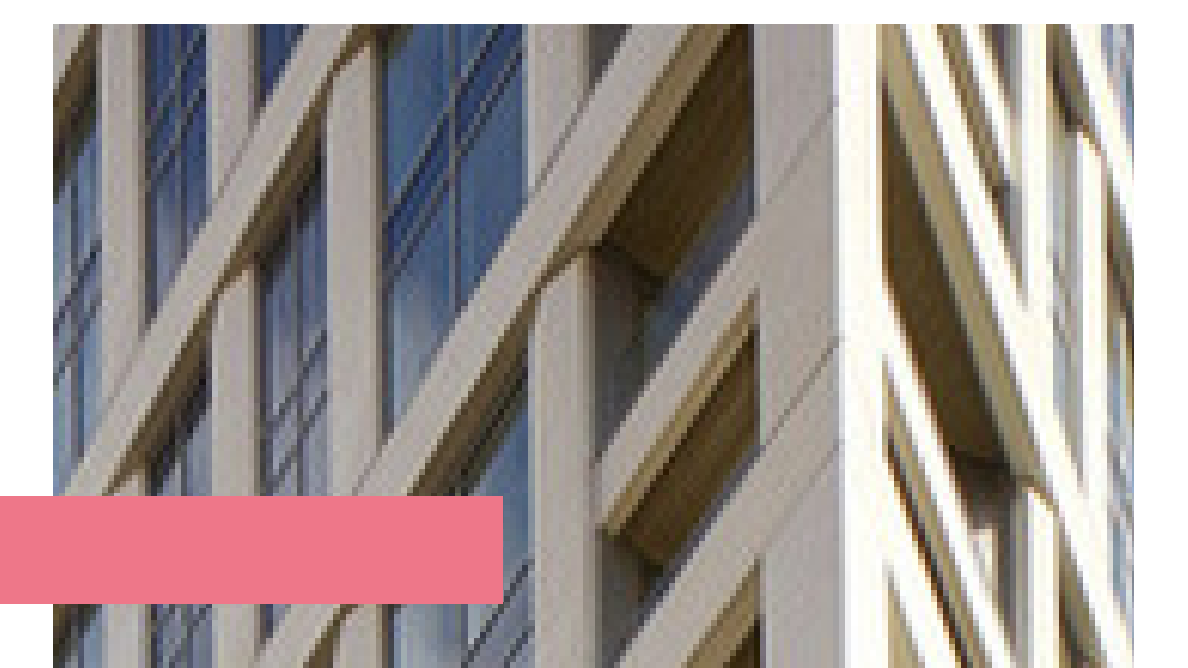
- 175 total parking spaces provided at ground and basement level

Other Uses

- Community centre (1000m2 GEA) at ground and first floor
- Temporary Health Centre (300m2 GEA) at ground floor
- Possible cinema at ground floor (1150m2 GEA approx)
- Retail Units at ground floor (550m2 GEA approx)



ARTIST'S IMPRESSION OF PLOT 13'S NORTHERN AND EASTERN FACADE

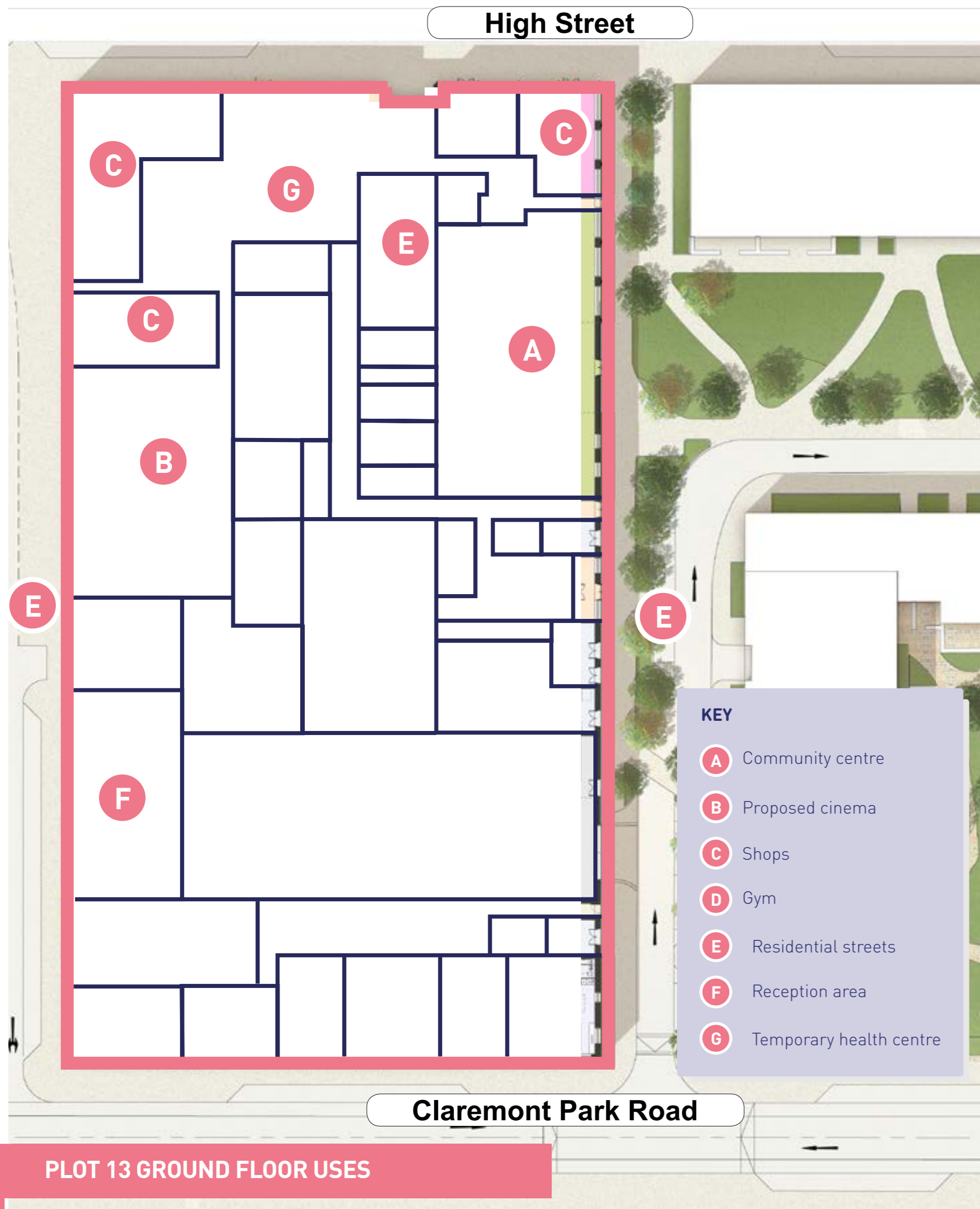


INDICATIVE BRICK AND CONCRETE FACADES



04 | PLOT 13

GROUND FLOOR USES



COURTYARD



The public realm will encourage an accessible, safe and attractive environment for both residents and visitors alike.

LAYOUTS

The layouts encourage an open plan living arrangement that offer beautiful vistas of the surrounding landscape. The areas will exceed the minimum standards offering generous spaces.

AMENITY SPACE

The concept revolves around a variety of amenity spaces ranging from communal roof terraces, balconies, residential podium and public court with flexible residential amenity.

PARKING

There are approximately 175 parking spaces with controlled access split between the ground floor and basement levels with 10% being dedicated to Wheelchair Adaptable units.

CYCLE PARKING

Short stay cycle parking will be integrated within the public realm delivery, whilst the long stay residential cycle parking is provided in the basement level and accessed via a lift.





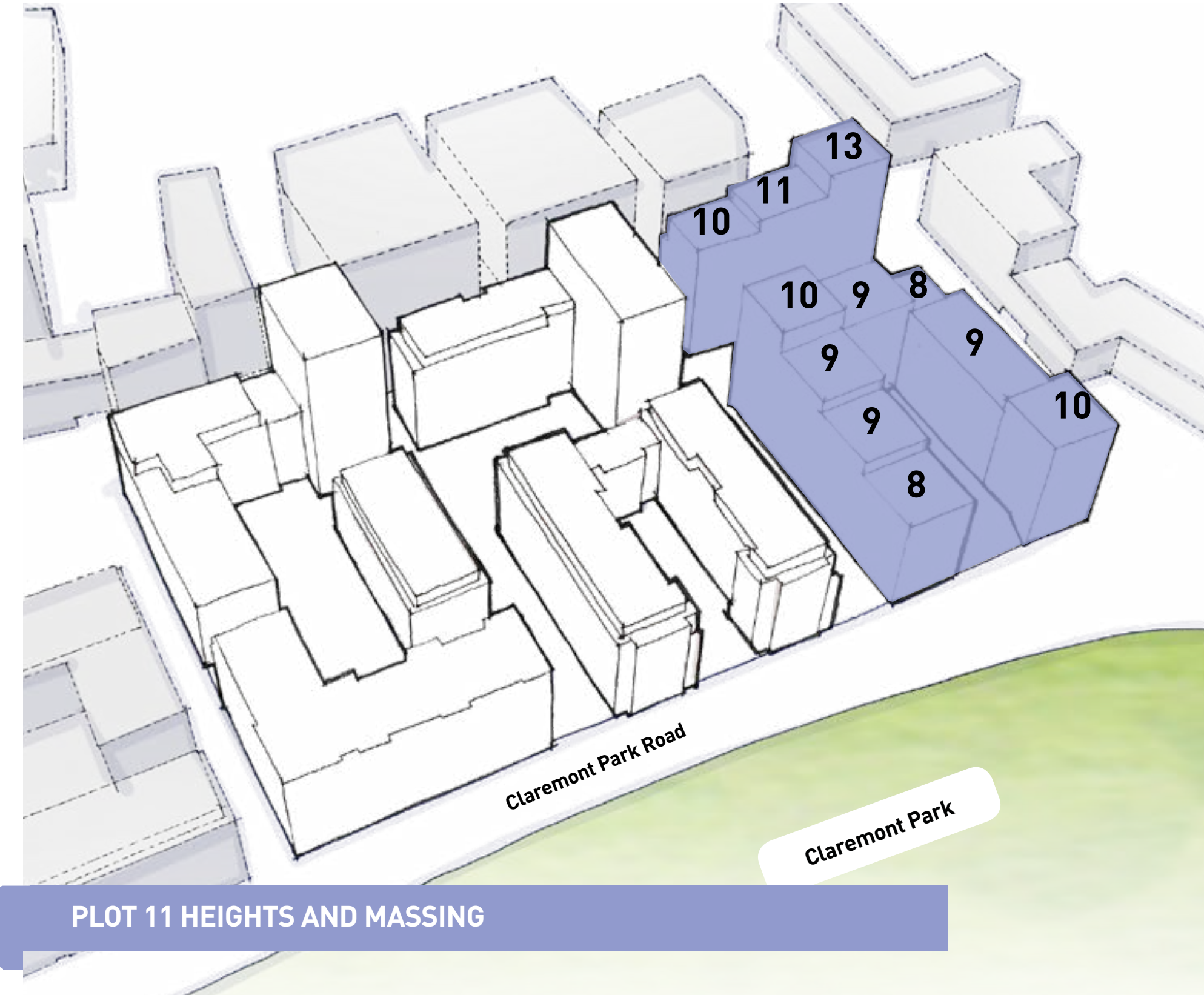
05 | PLOT 11

INTRODUCTION

Plot 11 will include around 353 new homes and retail. The buildings will range in height from 13 storeys at its highest to 8 at its lowest.

Plot 11 is 100% market sale. The southern block has a private, podium level, courtyard. The northern block is separated from the southern block by 'The Court', a public mews street that provides access to four of the six residential cores. The units mix in Plot 11 will appeal to a wide range of buyers and varies in size from studios up to large 3 bed podium units.

The public realm will encourage an accessible, safe and attractive environment for both residents and visitors alike.



PLOT 11 HEIGHTS AND MASSING



PLOT 11 VIEW FROM CLITTERHOUSE PLAYING FIELDS

KEY FACTS

Residential

- Total 353 homes - 100% market sale
- 80 sqm GIA of flexible residential amenity space on GF - internal with access from the Court
- Circa 800 sqm of external amenity space on the podium

Parking

- Approximately 166 Total parking spaces
- circa 40 spaces on GF and the rest in the basement

Retail

- Circa 1150 sqm GIA of retail, divided into 4 units along North and East sides at GF level

PRECEDENT IMAGES

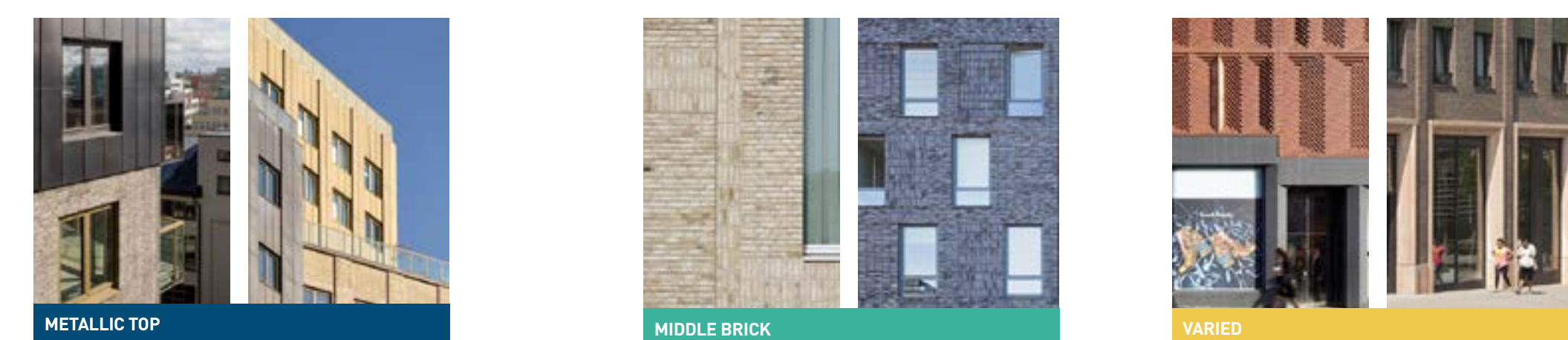


ARTISTS IMPRESSION OF PLOT 11 FROM CLAREMONT PARK ROAD

A COMBINATION OF BRICK FINISHES



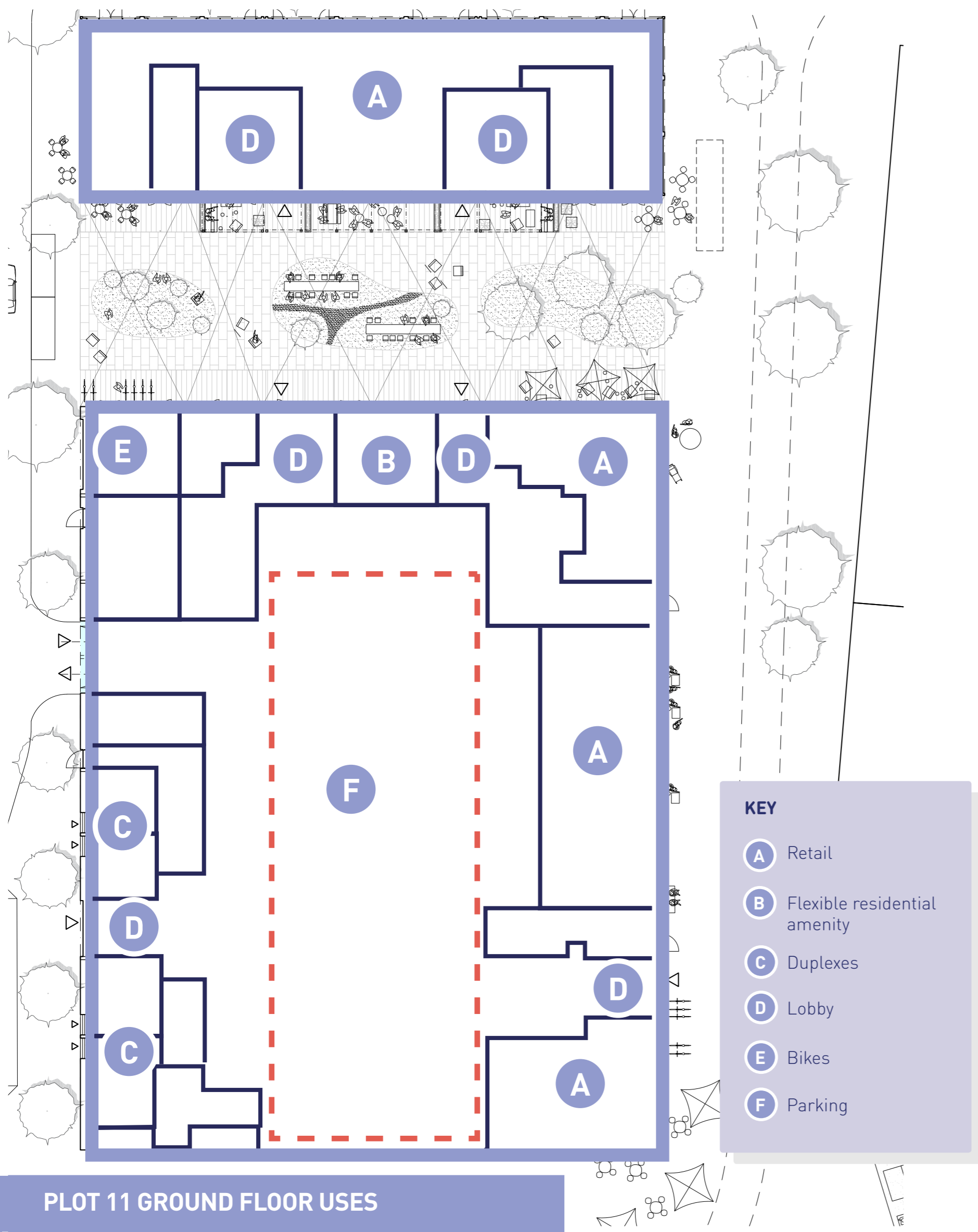
THREE STYLES OF FACADE



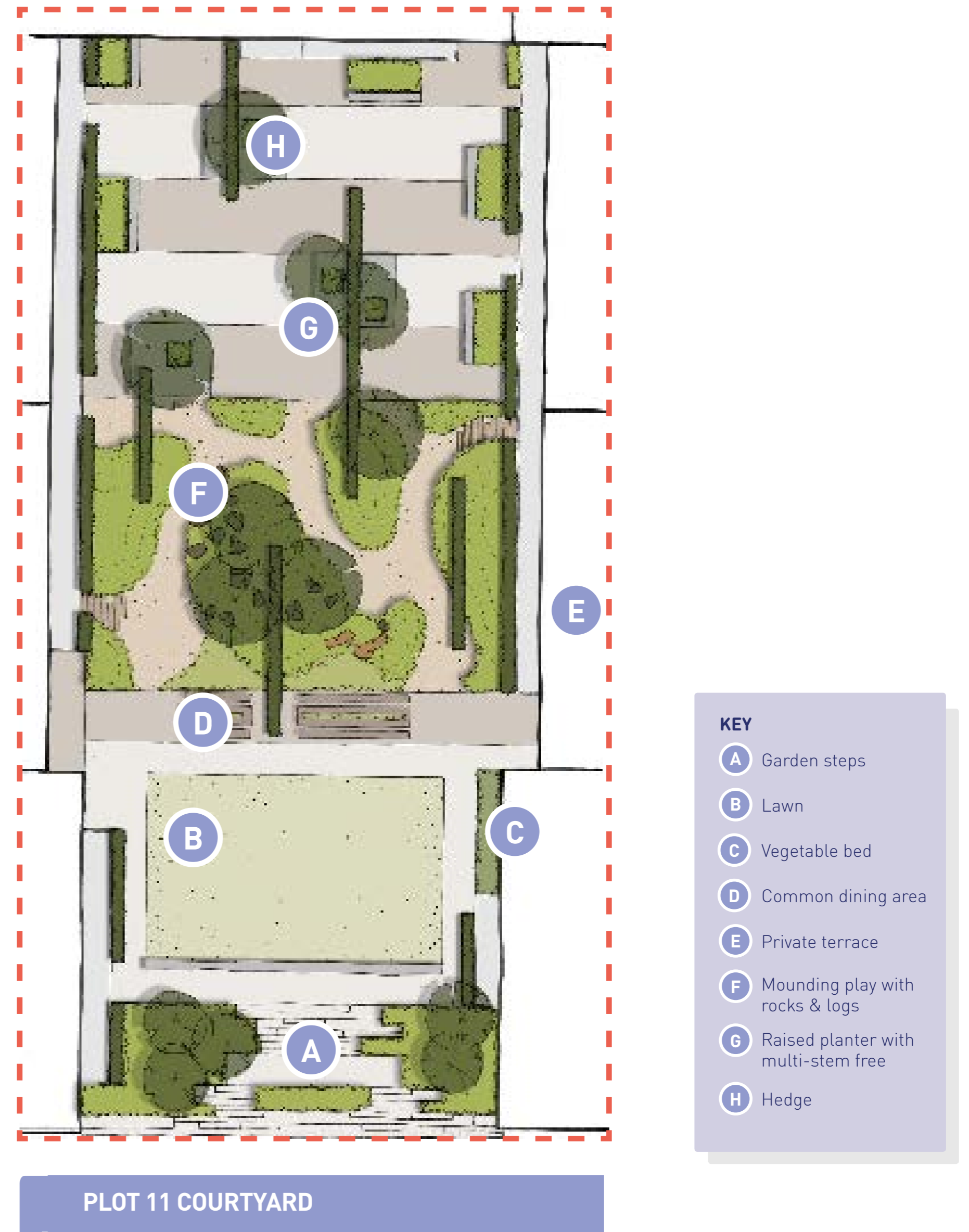


06 | PLOT 11

GROUND FLOOR USES



FIRST FLOOR PODIUM COURTYARD



LAYOUTS

The layouts encourage an open plan living arrangement that offer beautiful vistas of the surrounding landscape. The areas will exceed the minimum standards offering generous spaces.

AMENITY SPACE

The concept revolves around a variety of amenity spaces ranging from communal roof terraces, balconies, residential podium and public court with flexible residential amenity.

PARKING

There are 166 parking spaces with controlled access split between the ground floor and basement levels with 10% being dedicated to Wheelchair Adaptable units.

CYCLE PARKING

Short stay cycle parking will be integrated within the public realm delivery, whilst the long stay residential cycle parking is provided in the basement level and accessed via a lift..





07 | PHASE 1C - PUBLIC REALM APPLICATION

Alongside the proposals for Plots 11 and 13, design work is underway relating to surrounding highways and public realm. This covers an area referred to as Phase 1C and includes parts of the High Street and Claremont Avenue as well as Claremont Park Road and north-south streets between Plots. A new planning application will be submitted for the public realm design, which is likely to happen around the same time as the Plot 11 and Plot 13 reserved matter application submissions.

The area covered by the new planning application is shown indicatively on the adjacent plan. It excludes the north-south streets running between Plots 11-12 and 12-13 since these already have detailed approval (as part of the Plot 12 reserved matters consent). Any necessary variation to the design of these streets would be sought through a minor amendment to the Plot 12 consent.

A The High Street



HIGH STREET

The High Street will be the main east-west connection linking to the proposed new Thameslink Station to the west (referred to here as Brent Cross West). The street will be a pedestrian-friendly environment with shops and spill out spaces from bars and restaurants. The street will be lined with trees and street furniture including bench seating, litter bins and cycle stands. Frequent pedestrian crossings will be positioned to ensure a safe pedestrian environment.

B Claremont Avenue



CLAREMONT AVENUE

Claremont Avenue will run north-south from the foot of the 'Living Bridge' to the junction of Claremont Park Road and Claremont Road where Claremont Park and Clitterhouse Playing Fields meet. It is anticipated that the southern end of Claremont Avenue will broaden out to entrance access to the Clitterhouse Playing Fields. The space will become a place where residents and visitors alike can gather and relax. The emerging design proposes chairs and tables spilling out around the edge of space, with planting and play spaces in the centre.

C Residential Streets



RESIDENTIAL STREETS (orientated north-south)

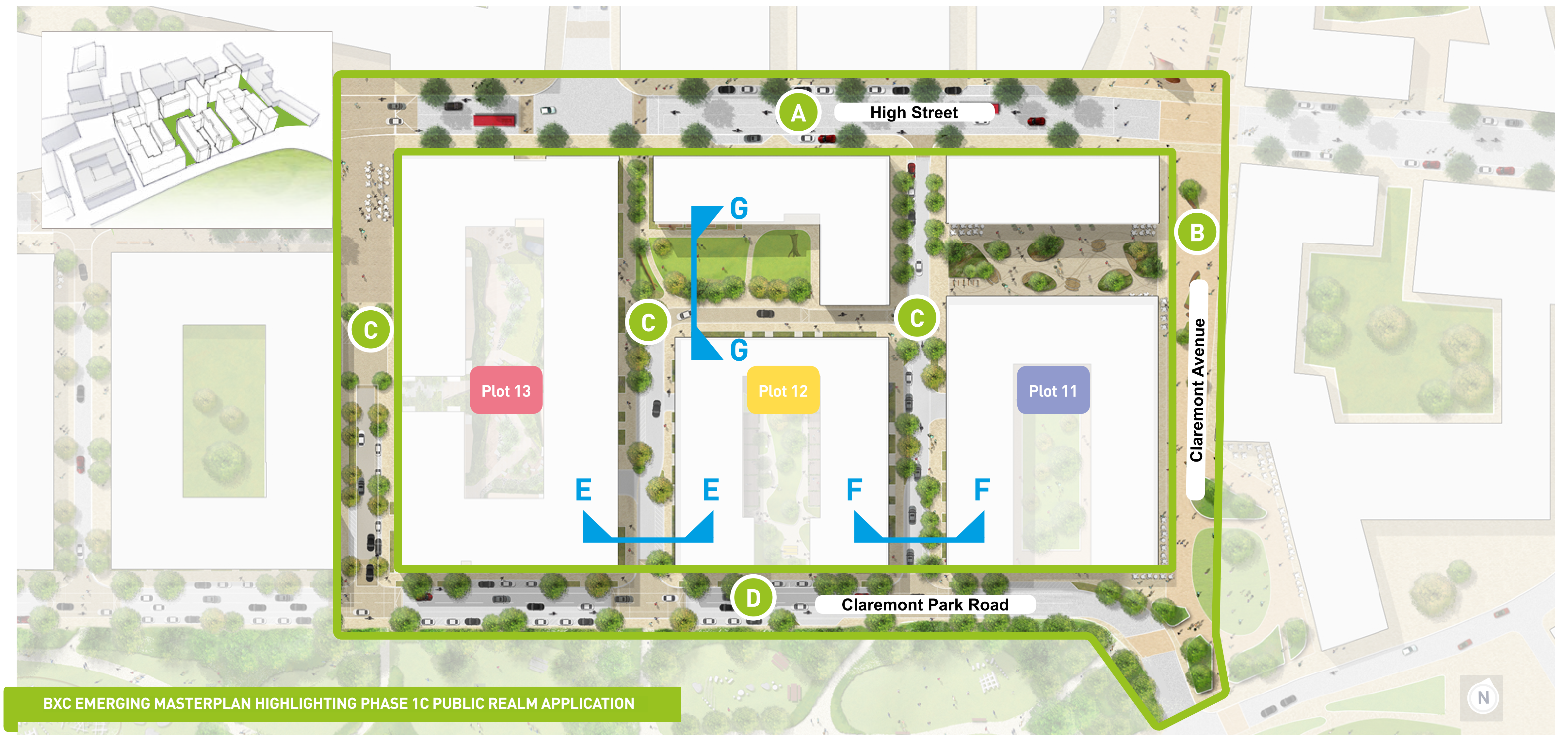
The residential streets between Plots 11, 12 and 13 are being designed to create green streets. Street trees and planting beds are proposed, to create year-round visual interest and to contribute to the overall biodiversity of the place. All roads have been designed in order to slow traffic and emphasise to users that these spaces prioritise pedestrian use.

D Claremont Park Road



CLAREMONT PARK ROAD

Claremont Park Road is to be a low-speed east to west connection primarily for local traffic. Generous pavements encourage pedestrian usage and frequent crossings allow easy access into Claremont Park to the south. The street will alternate parking spaces with planting and trees, bringing the green character of the park northwards.



BXC EMERGING MASTERPLAN HIGHLIGHTING PHASE 1C PUBLIC REALM APPLICATION



E-E TYPICAL RESIDENTIAL STREET (CONSENTED)



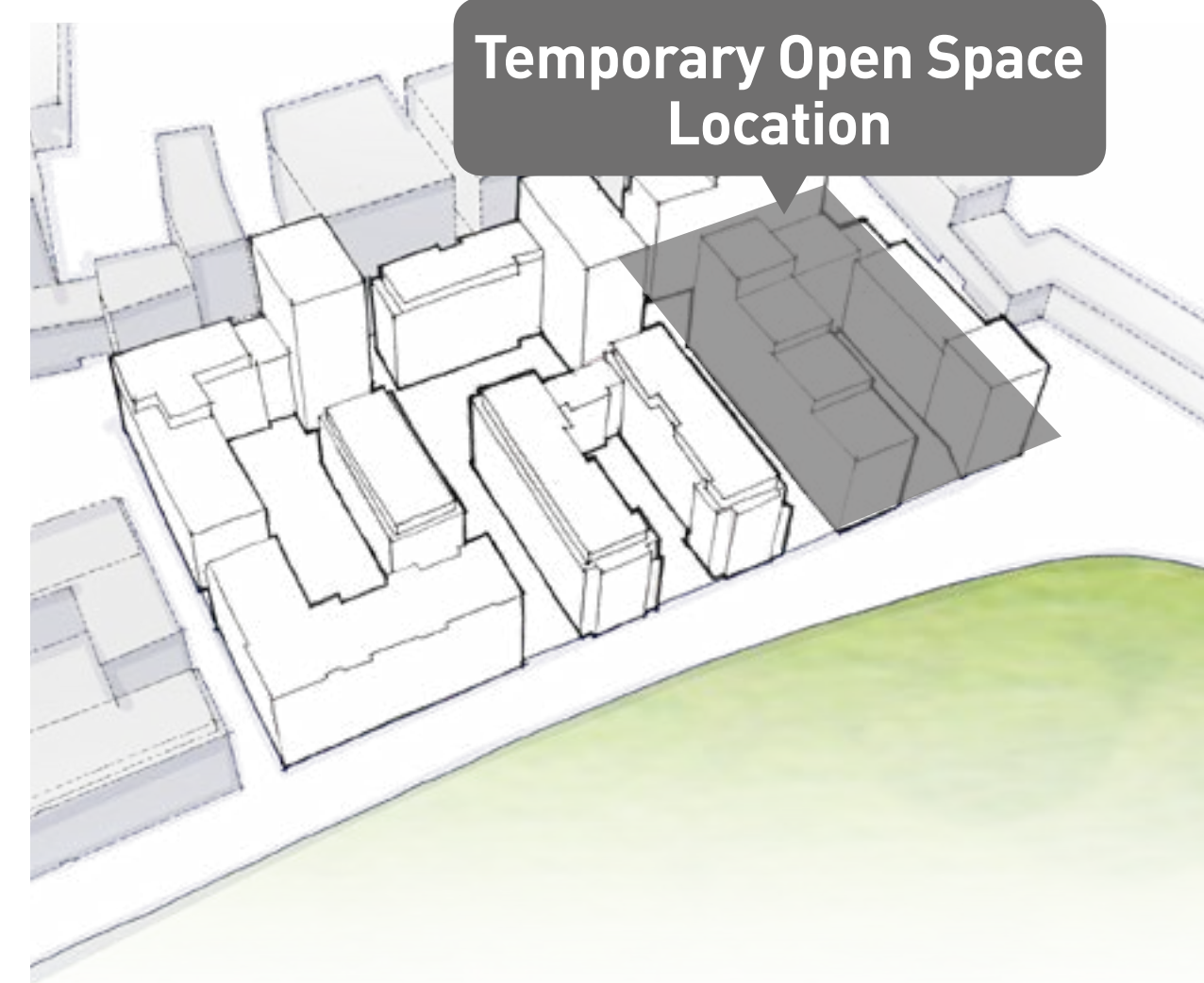
F-F TYPICAL RESIDENTIAL STREET (CONSENTED)



G-G POCKET PARK



08 | TEMPORARY OPEN SPACE SUBMISSION



Temporary Open Space Location

THE TEMPORARY OPEN SPACE

The Temporary Open Space will provide a replacement park during the construction of Claremont Park and the refurbishment of Clitterhouse Playing Fields (Part 1).

The Temporary Open Space will be on the site of Plot 11 and will open in 2019.

Focused around play and recreation, the space will be used to pilot new design ideas for the wider area.

CONSULTATION EVENT JUNE 2018

Attended by 65 adults + 21 children

Key comments:

- Concerns about ball games in main paved area
- Seating on Claremont Way not desirable, anti-social behaviour concerns
- Concerns about illegal use overgrown vegetation edge to east of existing park
- Increase accessible play provision and accessibility overall to encourage use by nearby Mapledown School

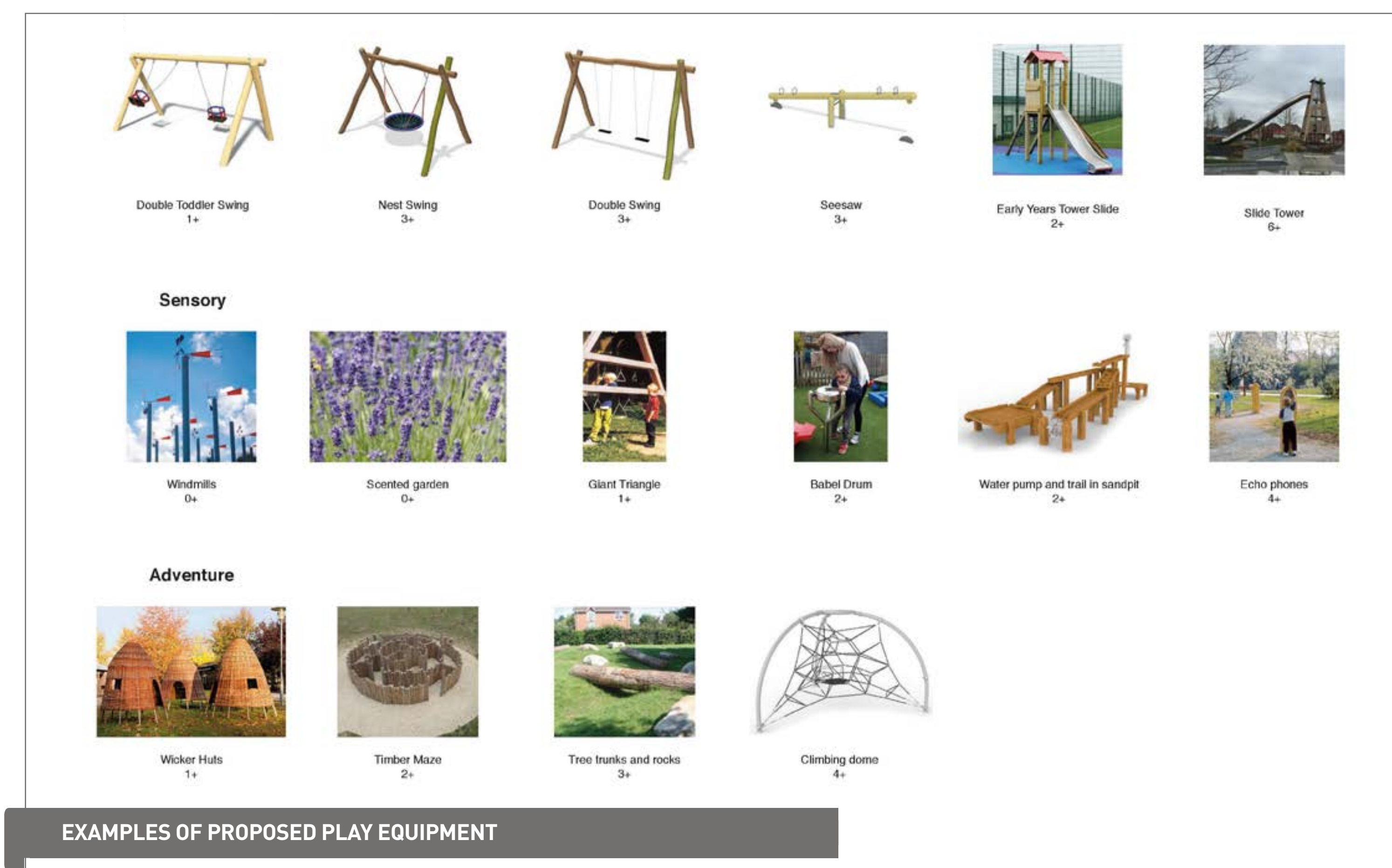
FINAL DESIGN PROPOSALS

1. Play provision reviewed, refined and expanded
2. Increased quantity of accessible play equipment and routes
3. Opportunities for ball games and sports to be relocated
4. Rationale for play equipment locations refined
5. Accessibility, movement and safety of proposals refined
6. Biodiversity and ecological value developed in refined planting strategy
7. Maintenance proposals for existing vegetation integrated
8. Future strategy for relocation of trees and play in Claremont Park
9. Events and management strategy explored



ARTISTS IMPRESSION OF THE TEMPORARY OPEN SPACE

TEMPORARY OPEN SPACE KEY DESIGN PRINCIPLES



EXAMPLES OF PROPOSED PLAY EQUIPMENT

FINAL DESIGN PROPOSALS FOR THE TEMPORARY OPEN SPACE



- 1 Lawn area for picnics, sunbathing and strolling
- 2 Paved area for games such as table tennis and hopscotch, and places for informal seating and opportunities for community events
- 3 Enhanced network of existing and proposed paths improving accessibility and legibility of routes.
- 4 Special boundary to park highly visible facade and spire towards Claremont Way
- 5 Existing trees and bushes to east of park cleaned pruned and maintained.
- 6 Extensive new tree planting of varied species
- 7 New areas of meadow and long grass planting
- 8 Giant slide and climbing tower
- 9 Traditional play area with equipment for various ages and abilities including swings, roundabouts and a see-saw
- 10 New Multi-use Games Area
- 11 Exercise and work-out area
- 12 Climbing boulder
- 13 Adventure play area with a maze and equipment for climbing, balancing and jumping
- 14 Sensory play area with scented garden, windmill and musical elements
- 15 Benches and places to sit
- 16 Drinking water fountain
- 17 Wifi access throughout space
- 18 Improved public realm at Claremont Way with new pavement, enhanced and maintained tree planting, and new cycle parking
- 19 Existing car parking retained
- * New trees and play equipment are intended for relocation in the improved Claremont Park in the future



09 | PHASE 1C - CLAREMONT PARK PROPOSALS

REFINING THE DESIGN

Reserved Matters approval was granted for Claremont Park in 2015. We would like to update the design of Claremont Park to respond more closely to the emerging and consented designs for the residential buildings fronting onto the park.

Following discussions with the community, we would like to make the designs for the park less formal and address some of the harsher level changes.

WHAT THE PARK MUST PROVIDE

When designing the park, we will continue to follow the requirements set out in the outline planning permission (Section 73 permission) and the Section 106 as described below:

- Comprise an area of no less than 1.95ha;
- Have a distinct woodland character;
- Provide play facilities for children;
- Existing trees are to be retained where possible, and underplanted with woodland ground cover species;
- Whilst providing play facilities, both formal and informal through the grasslands of the park, there should also be a quiet areas for sitting;
- The levels within the park should be utilised to their full potential, creating interest and providing quiet areas;
- Lit pathways;
- Buffer planting (minimum of 5m width of native hedge and woodland edge planting) at the southern boundary of the park to form a screen between existing residential properties and the new park;
- A network of pathways through the park to link entrances and key facilities;
- A Neighbourhood Play Area for 3 age groups at a minimum of 2,000sqm;
- A picnic area at a minimum 200sqm;
- Informal recreation facilities in open grass areas at a minimum of 1,000sqm; and
- Seating throughout the park.

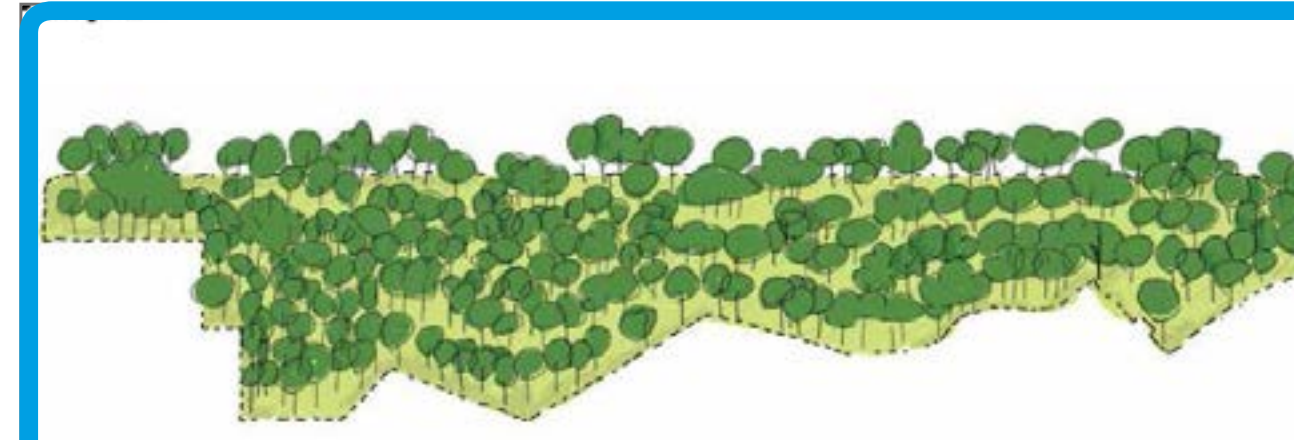


CLAREMONT PARK - EMERGING DESIGN

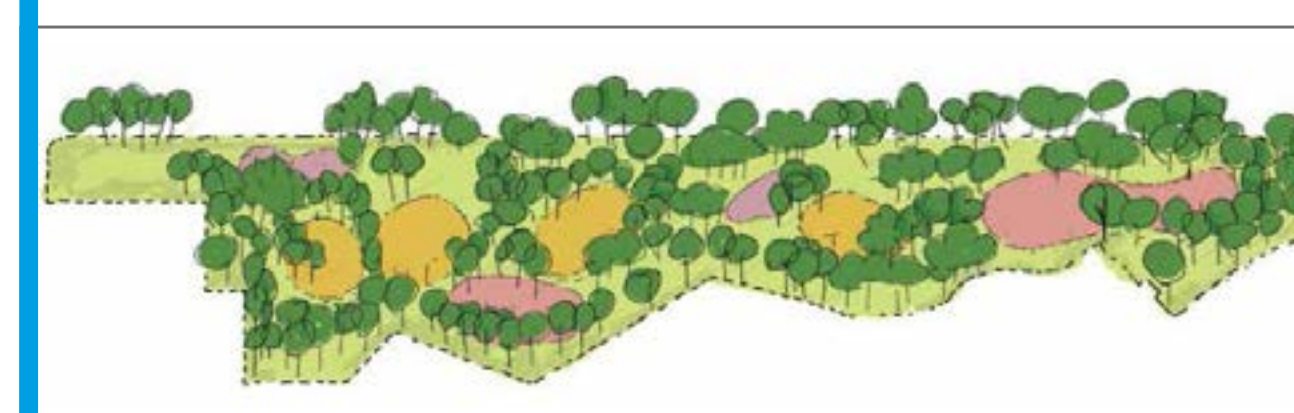
CHARACTER - A WOODLAND PARK

Trees will be a key element of character in the park. Glades enclosed by the trees will define a range of spaces.

Variation and texture of the planting will interlace throughout the park, providing richness of environments within the park.



Woodland - Lots of trees



Glades - Spaces for activities



Open spaces



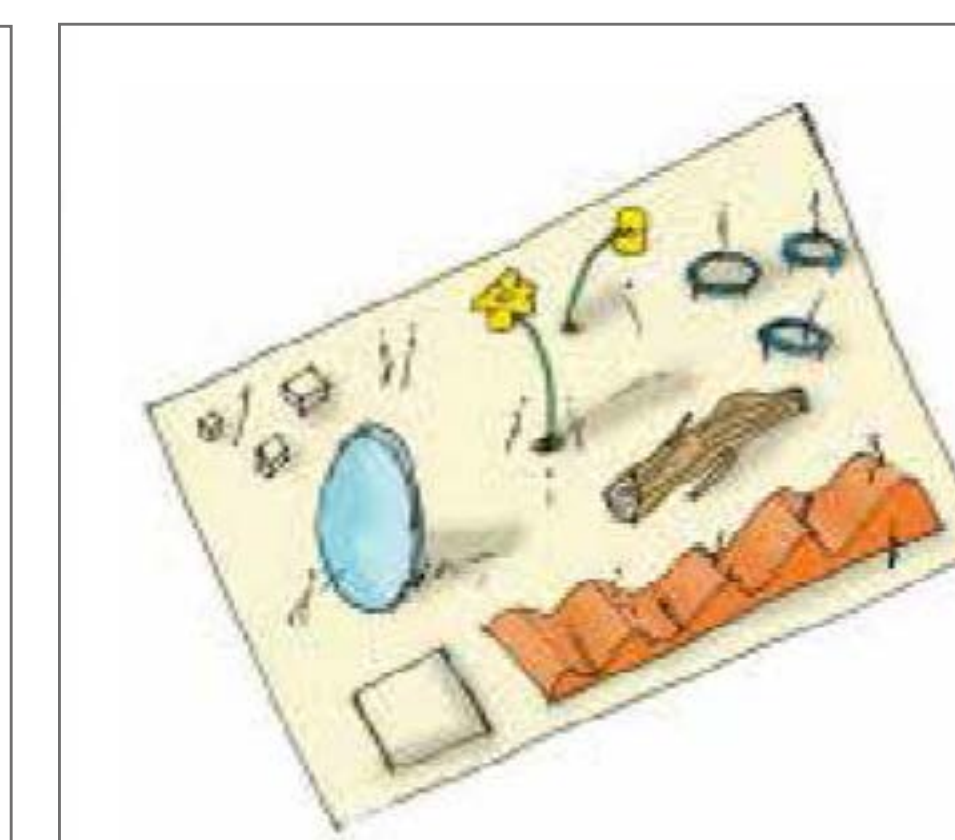
Rich planting

FUNCTION - A NEIGHBOURHOOD PARK

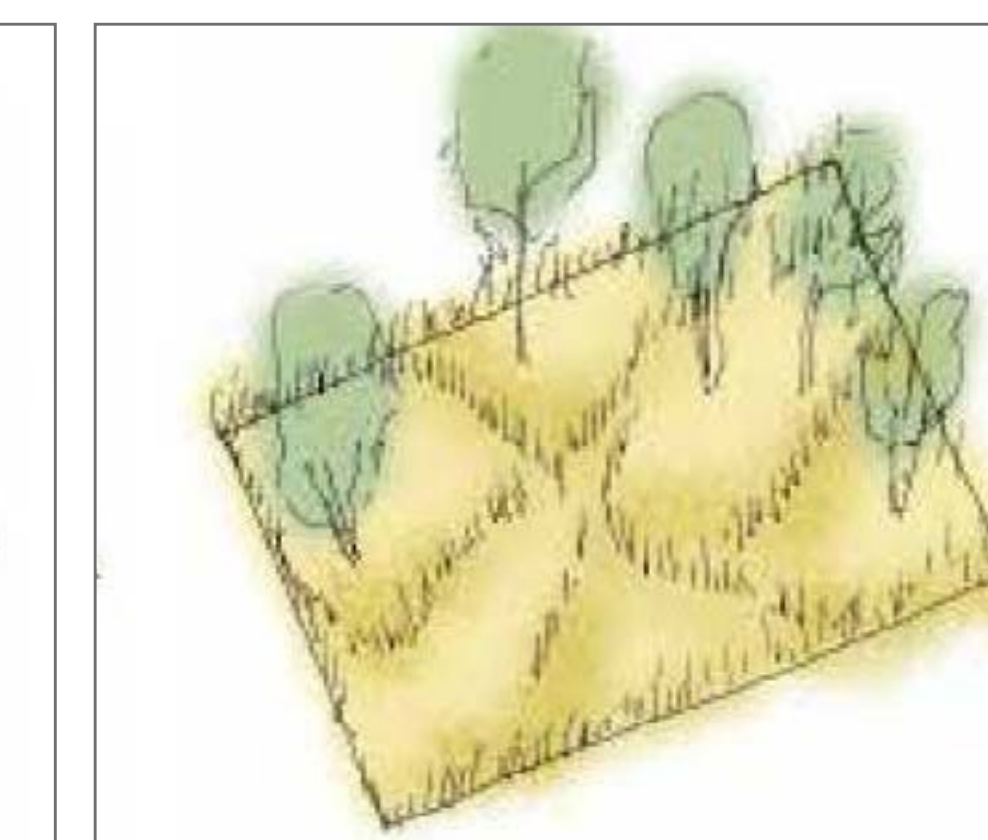
Everyday uses, families should be encouraged to use the park as if it was their own garden - as opposed to Clitterhouse Playing Fields which is more sports focussed and has a much larger catchment area.



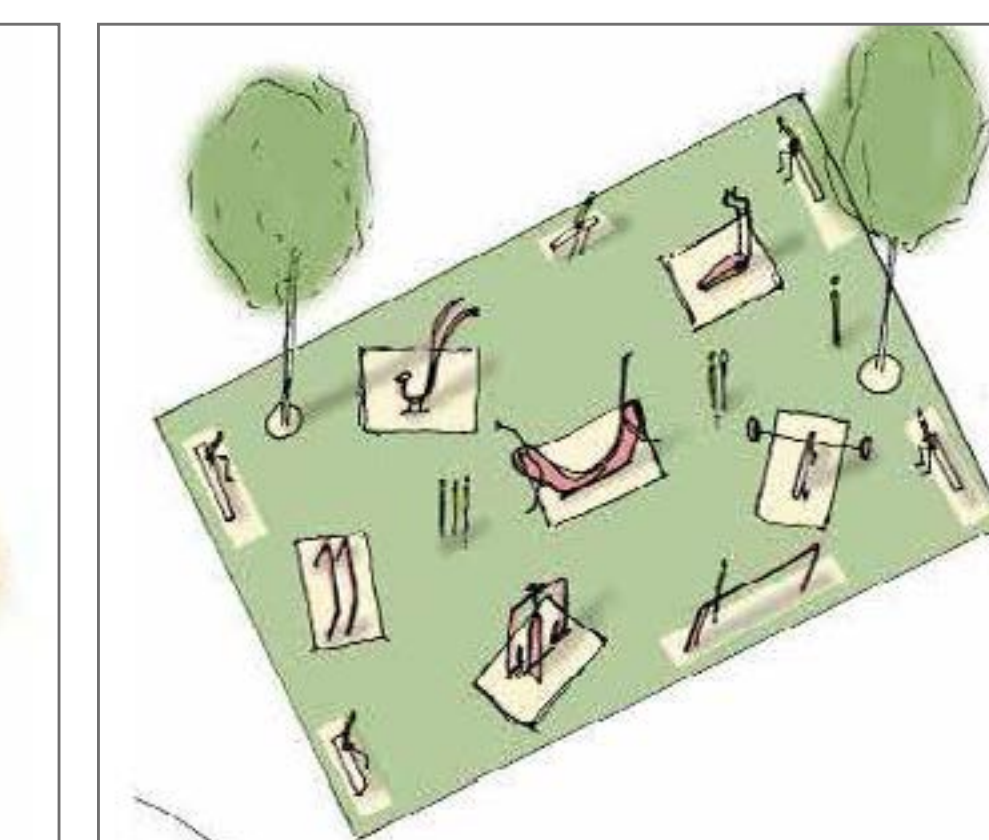
Garden areas



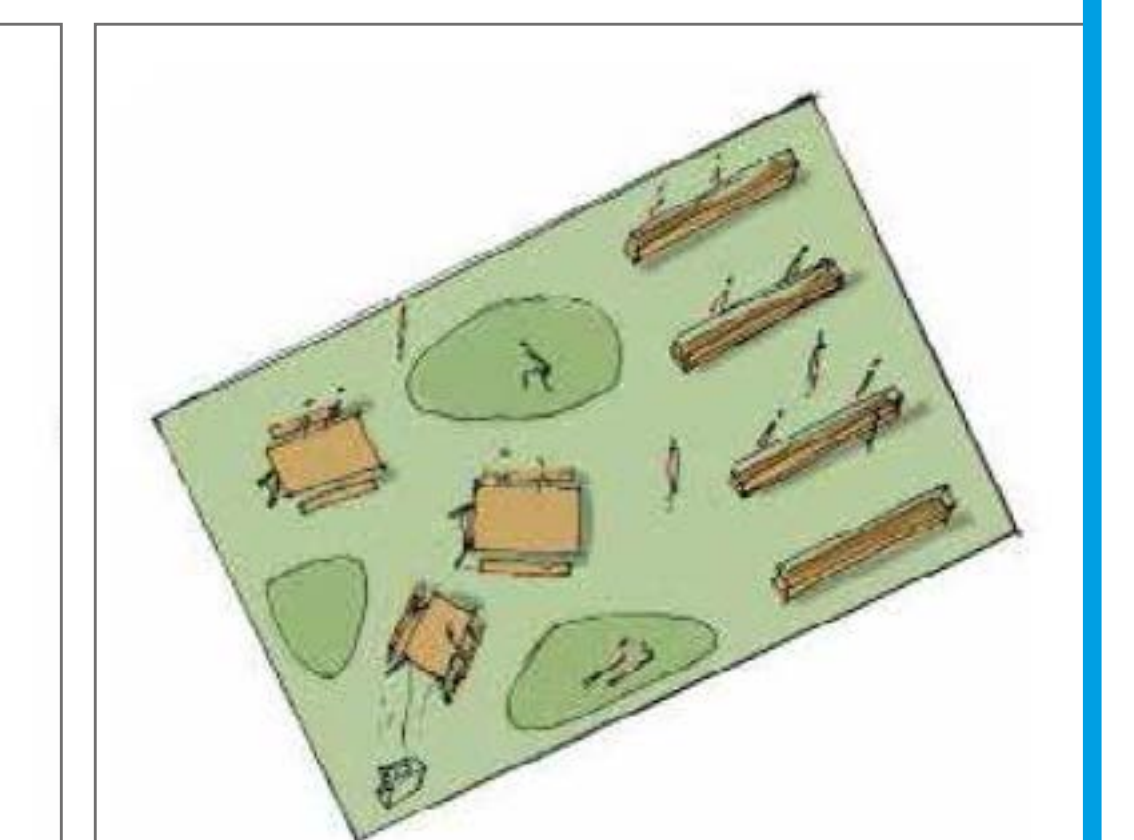
Play



Ecological areas



Gym



Community



10 | CONSTRUCTION ROUTES AND IMPACT

WHAT EFFECT WILL CONSTRUCTION HAVE ON THE LOCAL AREA?

This map sets out in high level the proposed construction management plan. Construction vehicles will enter the site from the north-west, through Staples Corner. In some cases a reserve secondary route which runs along part of Claremont Road will be used, however this will only be during the times where the primary route is not accessible. Hoardings will keep construction activities to a controlled and secure environment.

- Notices are delivered in the local area to in the event of any out of hours construction work is taking place (out of hours is defined as anything outside of 08.00 – 18.00 Monday to Friday or 08.00 – 13.00 on Saturdays)
- A dedicated construction website will be launched to be updated on closures/ junctures/out-of-hours works. The website also have a freephone which anyone can call with queries.

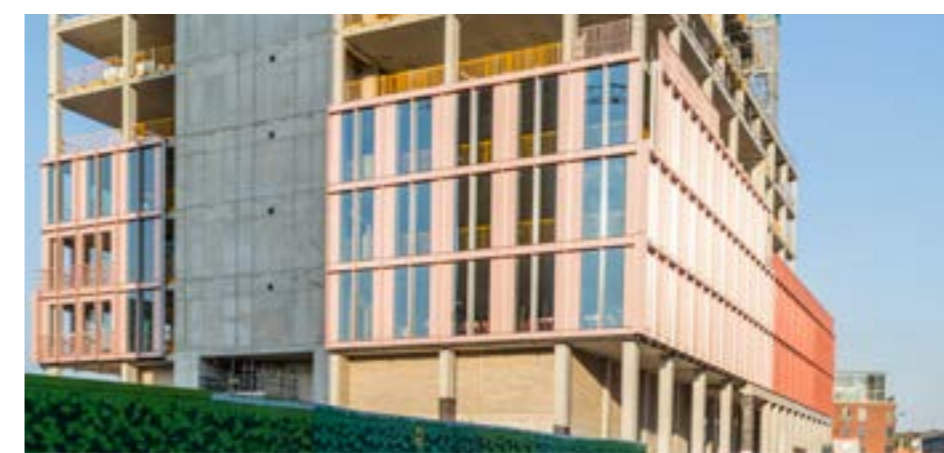
CONSTRUCTION MANAGEMENT - BEST PRACTICE

We participate in the Considerate Contractors Scheme which tracks and scores things such as site appearance, health and safety: <https://www.ccscheme.org.uk/>

- Construction traffic will be controlled by banksmen and signage to keep residents safe. Pedestrians will always have priority over construction vehicles on pedestrian routes. We will clean roads and have wheel washing stations to maintain an orderly and professional appearance always. All three of the Brent Cross Cricklewood projects are working together and with Barnet Council to ensure that the impact of construction is well managed.
- We will set up and attend a quarterly construction impact group meeting with representatives of the wider Brent Cross Cricklewood regeneration scheme and local residents, the Council, and representatives from their contractors to discuss forthcoming construction issues as well as any issues that might arise.



EXAMPLES OF HOARDING



CONSTRUCTION MANAGEMENT

