



01 | WELCOME TO THE SECOND BRENT CROSS SOUTH EXHIBITION - PHASE 1BS

WELCOME

This exhibition is about the first buildings and streets within the first phase of the Brent Cross South masterplan which forms part of the overall Brent Cross Cricklewood regeneration scheme. The first southern phase is referred to as 1B South or '1BS' in the Outline Planning Permission. Brent Cross South is being delivered by a partnership between Argent Related and Barnet Council.

The plans for Phase 1BS include the detailed design of the first new buildings and the beginnings of a new street network, as well as the addition of a temporary open space. Phase 1BS also includes improvements to Claremont Park and Clitterhouse Playing Fields (Part 1 of 2), both of which already have approved detailed designs.

The aim of this exhibition is to share information with you about emerging designs for the first two buildings and their adjacent streets and spaces within Phase 1BS.

The principle of regeneration and redevelopment has been established by the Outline Planning Permission (2014). This fixes the amount of development, height of buildings, street widths and key uses.

The forthcoming applications with proposals for the detailed design of the buildings and streets are referred to as 'reserved matters' applications as they must comply with the parameters and principles established by the 2014 Outline Planning Permission and be approved by the Council's Planning Department.

Part of this process involves us listening and reporting on feedback from residents, local businesses and other stakeholders about the detailed designs.

FEEDBACK

Today is intended to provide an important opportunity for the project team to hear your thoughts on the development proposals for Phase 1BS.

Thank you for attending the exhibition today, please fill out a feedback form and tell us what you think. Members of the project team are on hand to answer any questions you have.

PHASE 1BS AREA



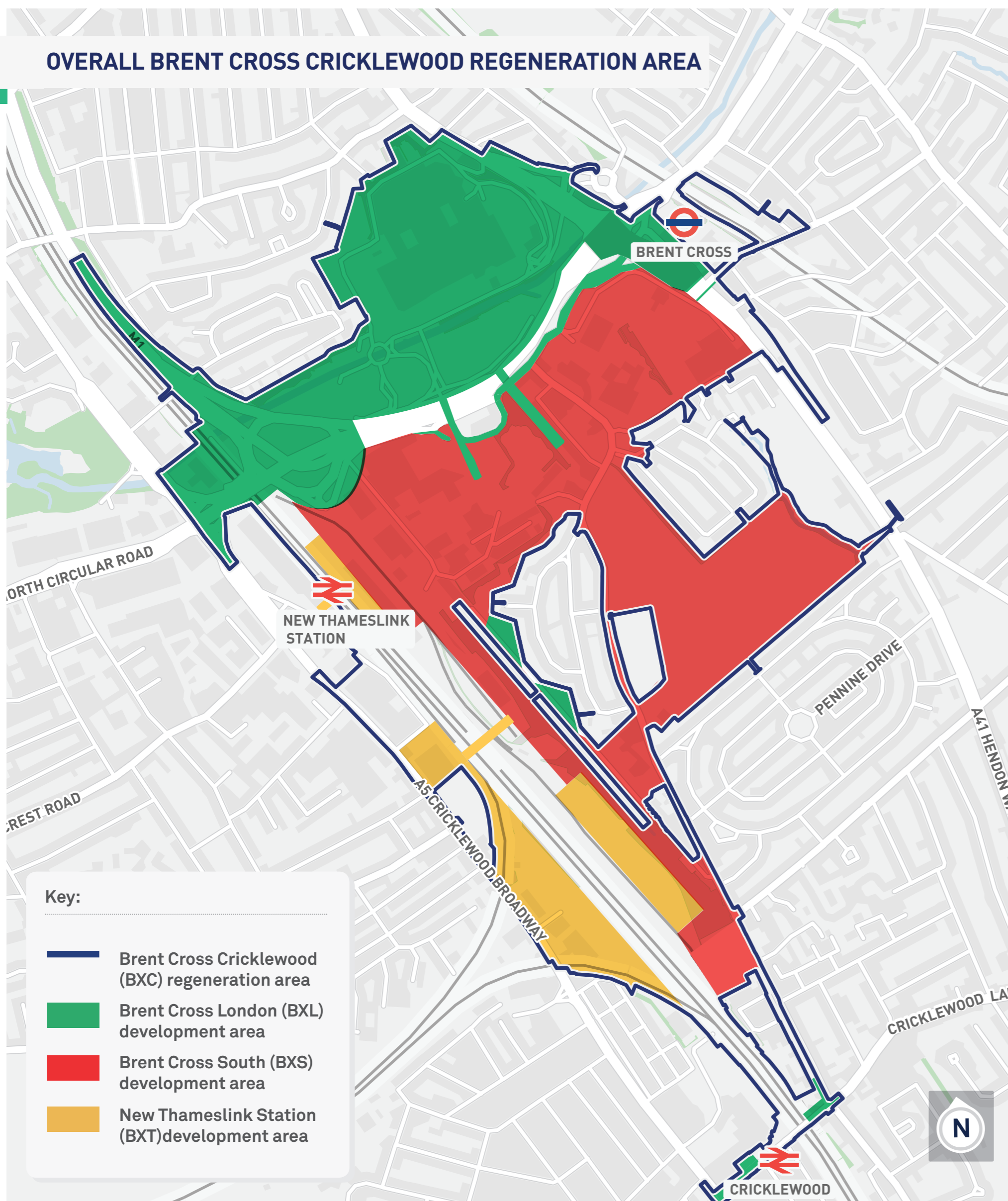


02 | BRENT CROSS CRICKLEWOOD (BXC) REGENERATION - THE BIGGER PICTURE

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 regeneration schemes and is also one of the most significant planned developments in Europe.

The project includes three key components: 1) the transformation of Brent Cross London 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 to service the area.



Brent Cross London (BXL)

Modernising and developing the shopping centre to provide additional retail and leisure space, building a new and enlarged bus station to serve the area together with other major upgrades to the transport network. To be delivered by Hammerson and Standard Life Investments.

www.brentcrosslondon.co.uk

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 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 an additional Thameslink station to serve the regeneration area and neighbouring communities as well as redeveloping the station sidings, the waste transfer station and rail freight facilities.

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	
	02077291705
	info@brentcrosssouth.co.uk
	www.brentcrosssouth.co.uk

(BXT) CONTACT INFORMATION	
	0344 225 000 3
	BXT@glhearn.com
	www.barnet.gov.uk/brentcrossthameslink



03| BRENT CROSS SOUTH



FACTS AND FIGURES

- Approximately 180 acres south of the North Circular Road (A406)
- When complete, BXS will include:
 - 3 million+ sq ft (280,000 sq m) of work space
 - 465,000 sq ft (43,000 sq m) of retail & 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

ABOUT THE DEVELOPER - BXS LIMITED PARTNERSHIP

A joint venture between Argent Related and Barnet Council will take forward the development of Brent Cross South.

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.

WELL CONNECTED

- New Thameslink station
- Brent Cross tube (Northern Line)
- Approx. 15 mins to St. Pancras International
- Direct rail link to Crossrail
- Direct access to Luton and Gatwick Airports

KEY MILESTONES FOR BXS

- 2010** – Outline Planning Permission approved
- 2014** – Outline Planning Permission varied (s73 Permission)
- 2016** – BXS Limited Partnership formed between Argent Related and LB Barnet
- 2017** – Public consultation and detailed planning (Reserved Matters) submission for first southern phase (Phase 1BS)
- 2018** – Start on-site
- 2021/22** – First buildings scheduled to be completed

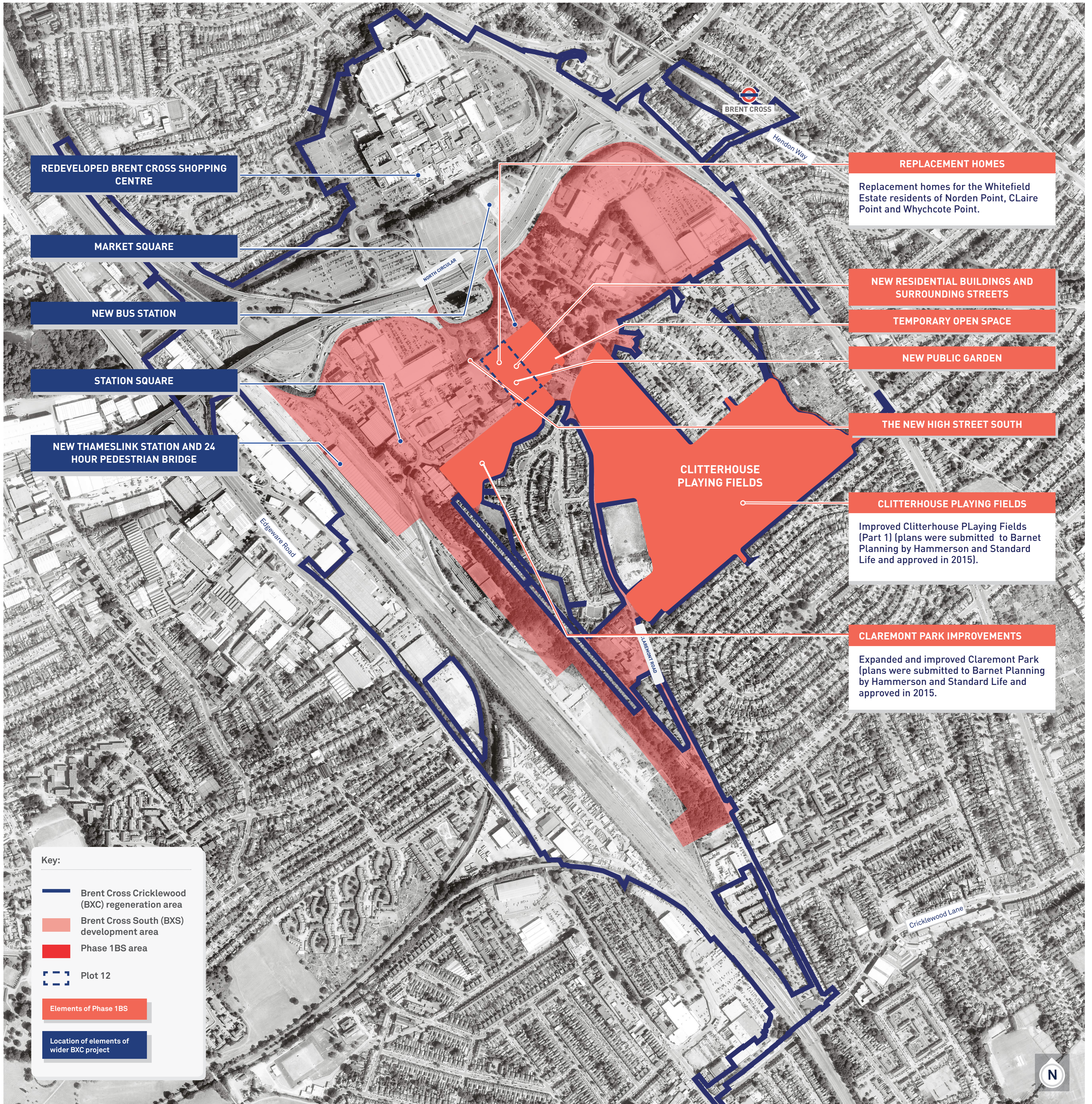


04 | PHASE 1BS - THE FIRST PART OF THE BXS MASTERPLAN

Phase 1BS is the first step in achieving the wider masterplan for Brent Cross South. The first phase will maintain local connections and begin to stitch the masterplan for the regeneration area into the surrounding area. The first phase will also, crucially, reprovide homes for Whitefield Estate residents. It will deliver major improvements to two parks and set the foundations for the new area.

The diagram below illustrates how the Phase 1BS plans fit into the wider masterplan and indicates important elements of the wider vision coming in the subsequent phase of development. The proposals for Phase 1BS have taken these key components into account.

The development will be professionally managed and maintained throughout to ensure it will be safe, clean and welcoming at every stage.





05 | WHAT WE ARE TALKING ABOUT TODAY - PHASE 1BS

WHAT IS PHASE 1BS?

Phase 1BS includes the first buildings and adjoining streets to be delivered at Brent Cross South. It also includes other key parts of the regeneration area, including improvements to existing parks.

Outline Planning Permission for the BXC area was first granted in 2010 and then varied in 2014. The Outline Permission establishes the principle of regeneration and redevelopment of the area: it fixes the amount and type of development and sets parameters or boundaries for key issues, such as, heights of buildings, alignment of streets, general character and uses.

The current proposals for the detailed design of the first buildings and streets are referred to as 'reserved matters' applications as they must comply with the approved parameters and principles and will need to be approved by Barnet Planning.

The proposed reserved matters applications will be seeking approval of, for example, the layout, architecture and types of materials for the buildings as well as the design of the surrounding streets, landscaping and gardens.

A number of elements of Phase 1BS already have detailed approvals. The first portion of Clitterhouse Playing Fields will be improved as part of Phase 1BS (with the balance coming later). Claremont Park will be expanded and we will be also providing a temporary open space whilst improvement works to these two spaces are undertaken. (Plans for the two existing parks were submitted to Barnet Planning by Hammerson and Standard Life and approved in 2015.)

- Key:
- 1BS area - what we are talking about today
 - 1 Elements being delivered as part of 1BS
 - A Elements being delivered as later phases or other parts of the development

- Elements of Phase 1BS:
1. Replacement homes for Whitefield Residents
 2. New residential building
 3. New public garden
 4. Improved Claremont Park
 5. Improved Clitterhouse Playing Fields
 6. New Claremont Park Road
 7. New High Street South
 8. Indicative area of temporary open space

- Elements of the wider BXC project:
- A. Market square
 - B. Station square
 - C. New Thameslink Station
 - D. New pedestrian 'Living Bridge'
 - E. Re-developed Brent Cross Shopping Centre
 - F. New bus station



THE FIRST BUILDINGS - PLOT 12



Two new buildings, both situated on the site referred to as Plot 12, sit immediately to the north of Claremont Park and to the south of the proposed new High Street. The buildings will be primarily residential, comprising around 250 new homes of mixed tenures. This will include replacement homes for the Whitefield Estate residents who currently live in the three nearby residential blocks (Norden Point, Claire Point and Whychcote Point).

The remainder of these new homes will be made available for sale. In addition to new homes, the buildings will include some space for new shops or a café, taking advantage of the central location in the heart of the new area.

NEW STREETS



A new network of streets will be laid out around the proposed buildings. This includes the first stretch of what will become the High Street which will connect to the new Thameslink Station in due course. It will also include north – south neighbourhood streets which will be narrower and quieter. Existing connections to Claremont Road and its bus routes will be maintained throughout.

TEMPORARY OPEN SPACE



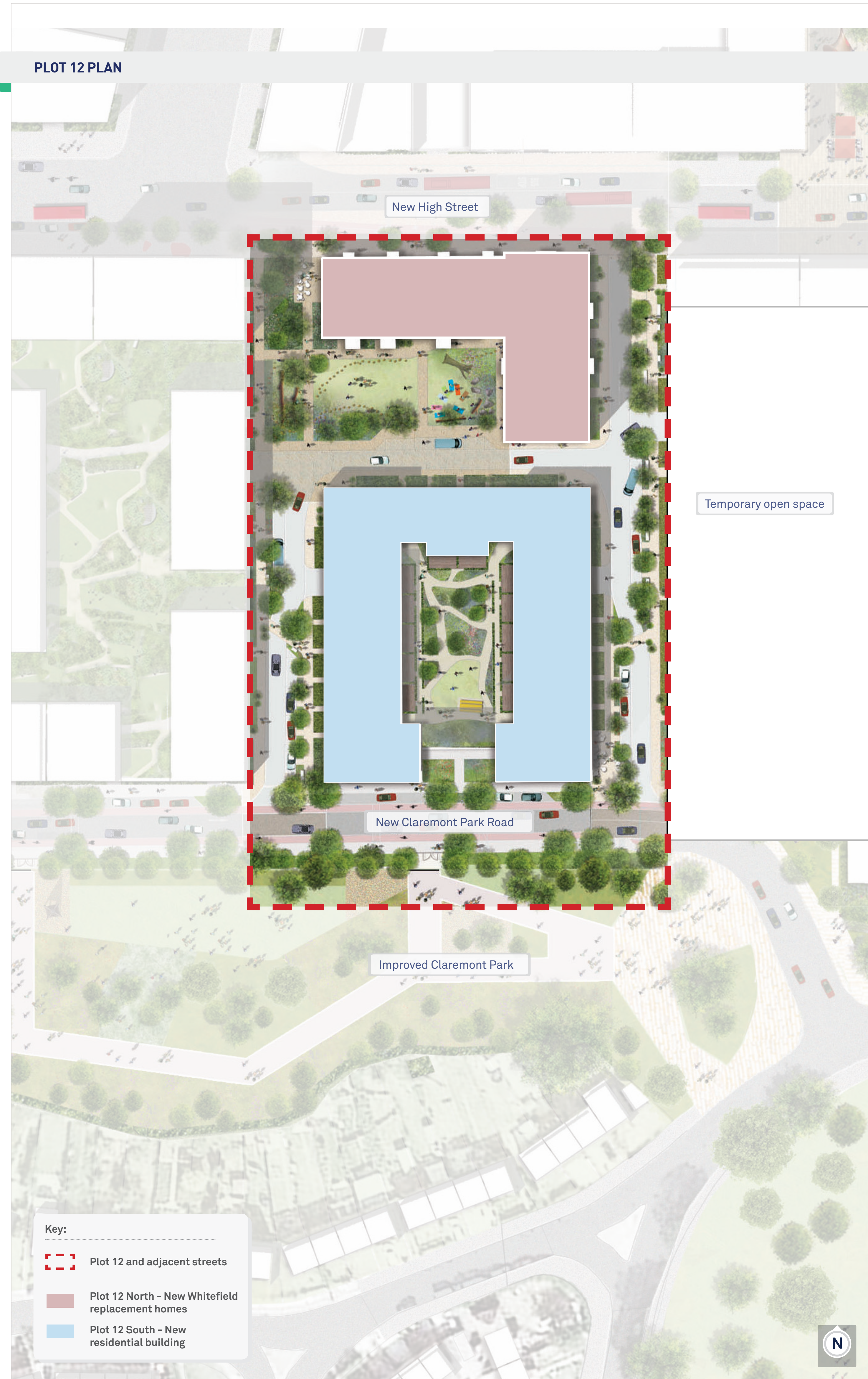
Although the plans are still in the earliest stages, a temporary open space will be provided within Phase 1BS, adjacent to and to the east of the proposed buildings on Plot 12. This will include some soft and hard landscaping as well as an element of children's play. We also hope to include a café or visitors centre to provide some amenity and a place to meet. The temporary open space will be approx. 0.8 hectares in size in accordance with the planning requirement and will be open until the improvements to Claremont Park and Clitterhouse Playing Fields (Part 1) are completed.

YOUR FEEDBACK ON 1BS

We would welcome your feedback on the detailed design for the proposed new buildings and adjoining streets within Phase 1BS.



06 | PLOT 12 ARCHITECTURE



SCALE AND MASSING

PLOT 12 NORTH – WHITEFIELD REPLACEMENT HOMES

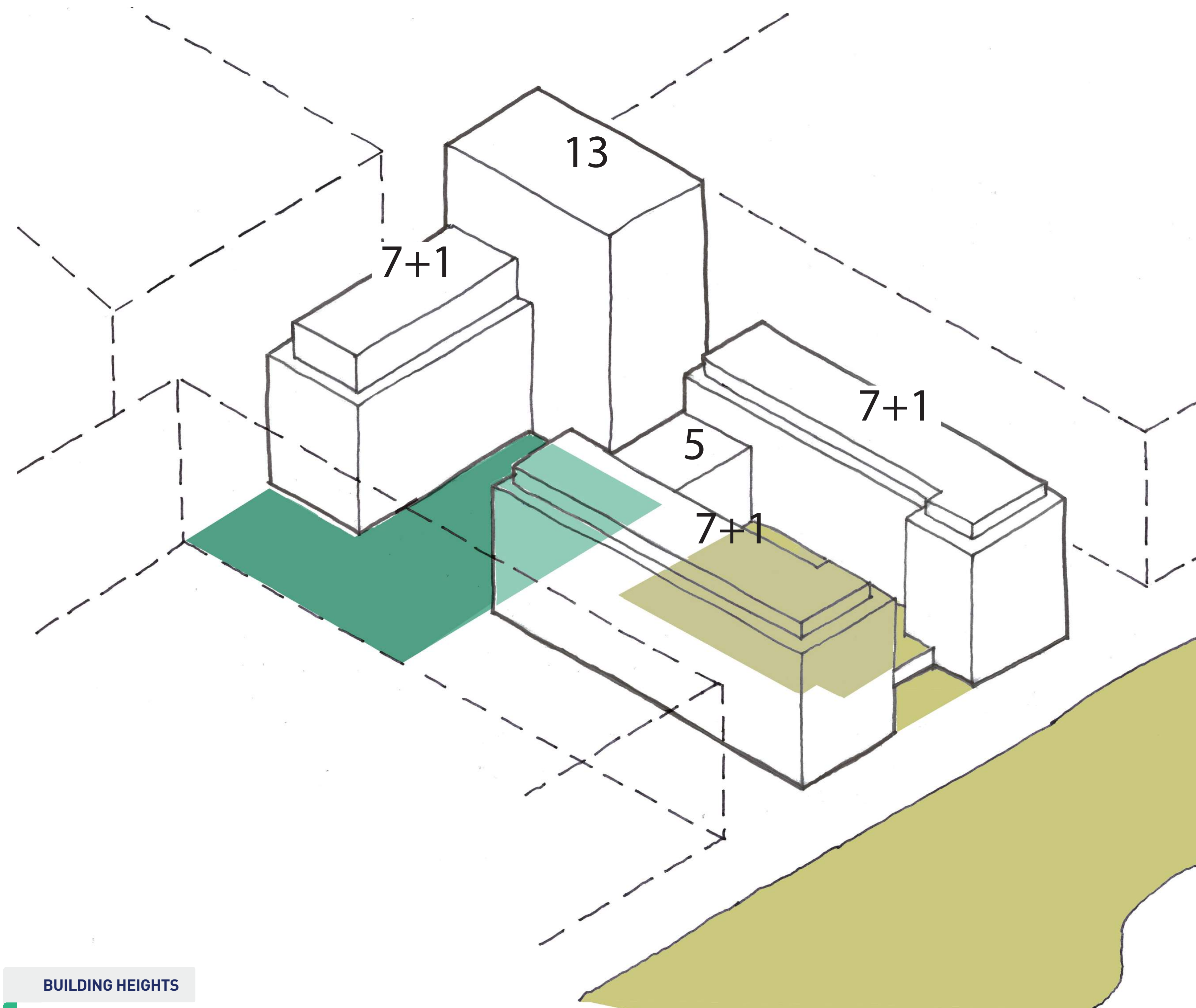
This building, designed by Macreanor Lavington Architects, will provide 110 new homes for residents of the three Whitefield Estate residential blocks. It will have a 'L' shaped footprint around a public garden and will include two elements: a 8 storey mid-rise portion along the new High Street, and a 13 storey element on the north east corner of the plot.

The emerging design includes brick facades, with a mix of protruding and inset balconies, depending on orientation of the façade. The ground floor houses a run of shops and entrances into the residential parts above. Car parking will be provided in a secure basement shared with the building to the south.

PLOT 12 SOUTH – NEW HOMES

This building, also designed by Macreanor Lavington Architects, will provide around 150 new homes for sale. The building is 'U-shaped' in plan and takes its form from the mansion block typology seen in many parts of North London. It will be up to 8 stories in height, and built around a podium courtyard. On the two north-south residential streets, maisonette apartments will have their front doors onto the street. Entrances to the apartments above ground floor are located on the new Claremont Park Road and at the two corners of the U-shaped building. Car parking will be in a secure shared basement.

The design seeks to be residential in nature through the use of bay window elements on the southern ends of the building, a common element seen in Victorian and Edwardian buildings. The proposed architecture will complement the block to the north, with similar brick types, windows and balconies.



PHOTOMONTAGE - VIEW OF PLOT 12 BUILDINGS FROM CLITTERHOUSE



View from Clitterhouse Playing Fields



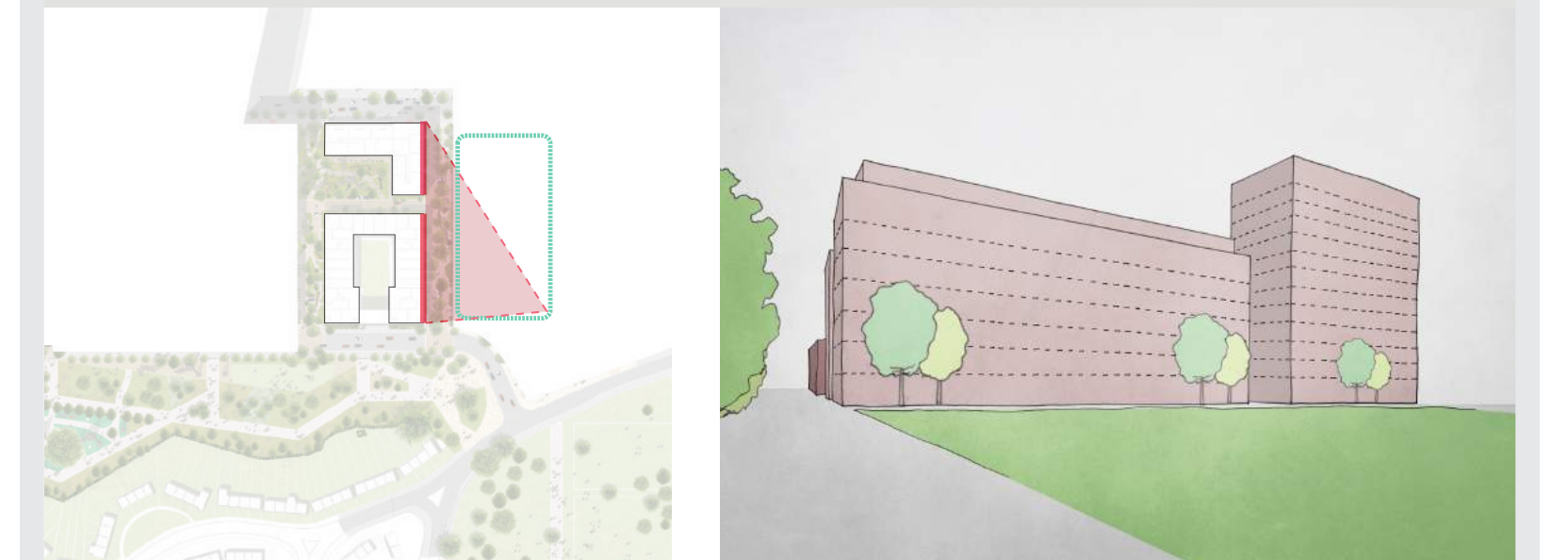
View from new High Street



View from residential street



View from temporary open space

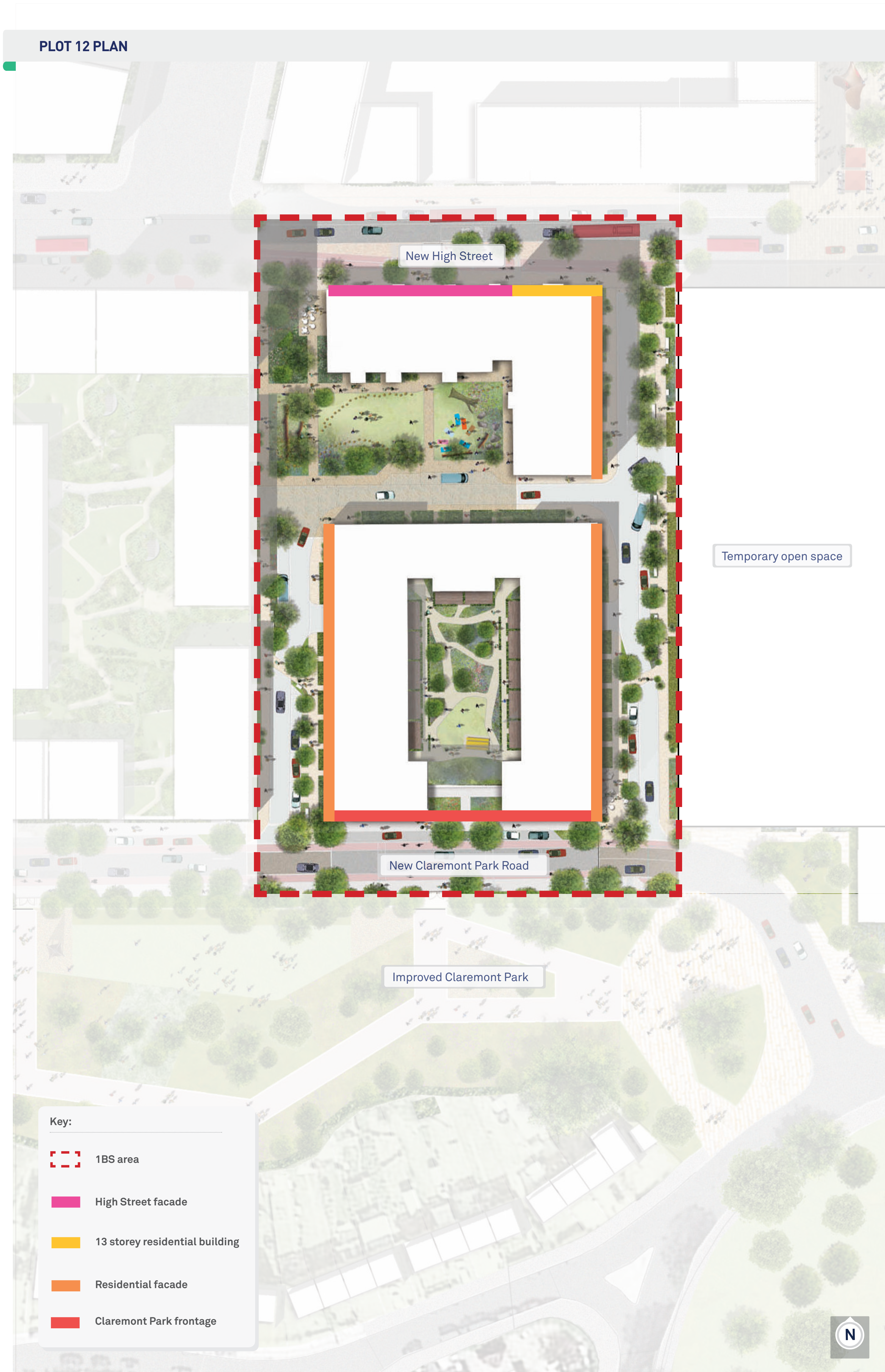


View from new public garden





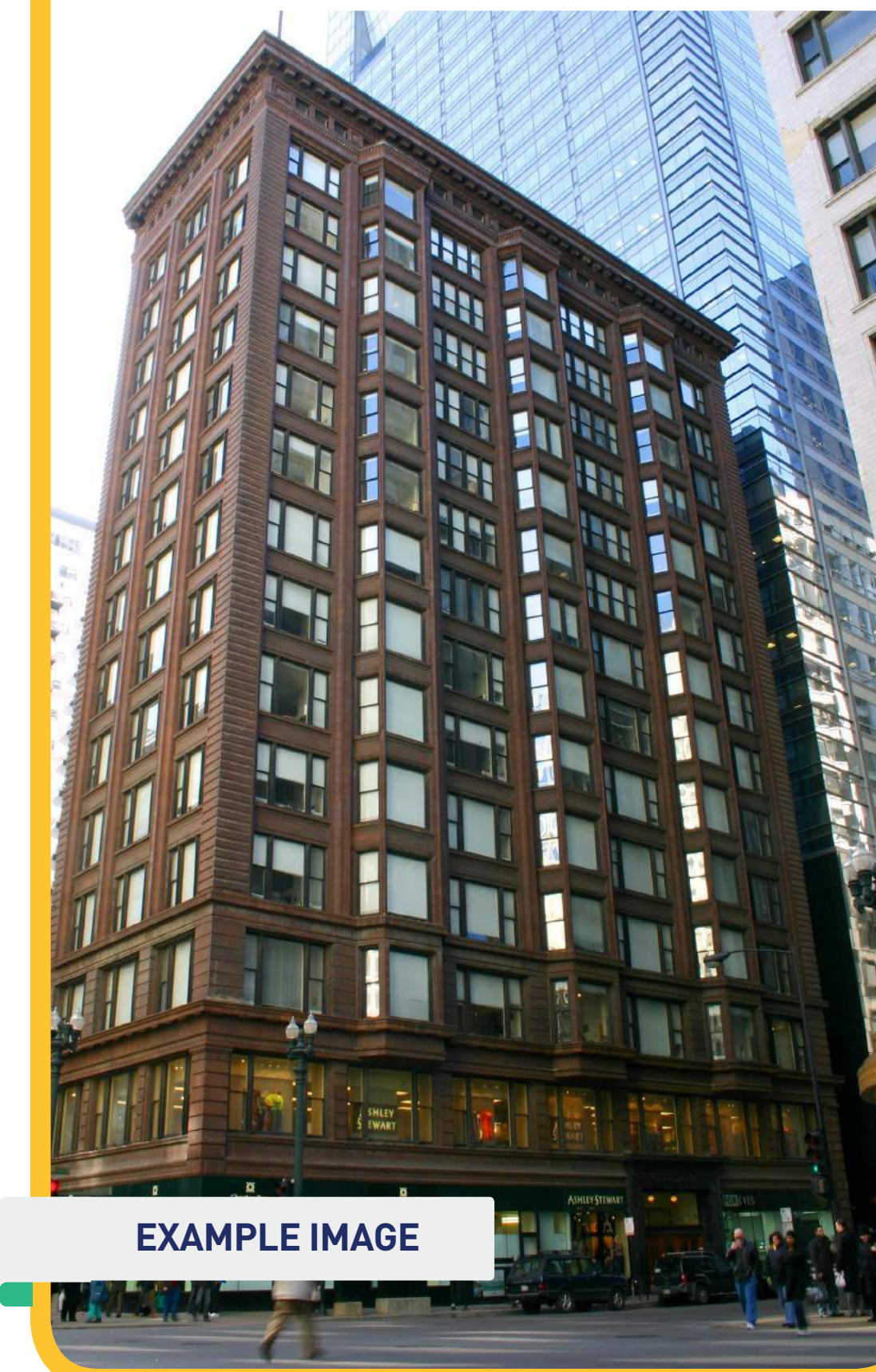
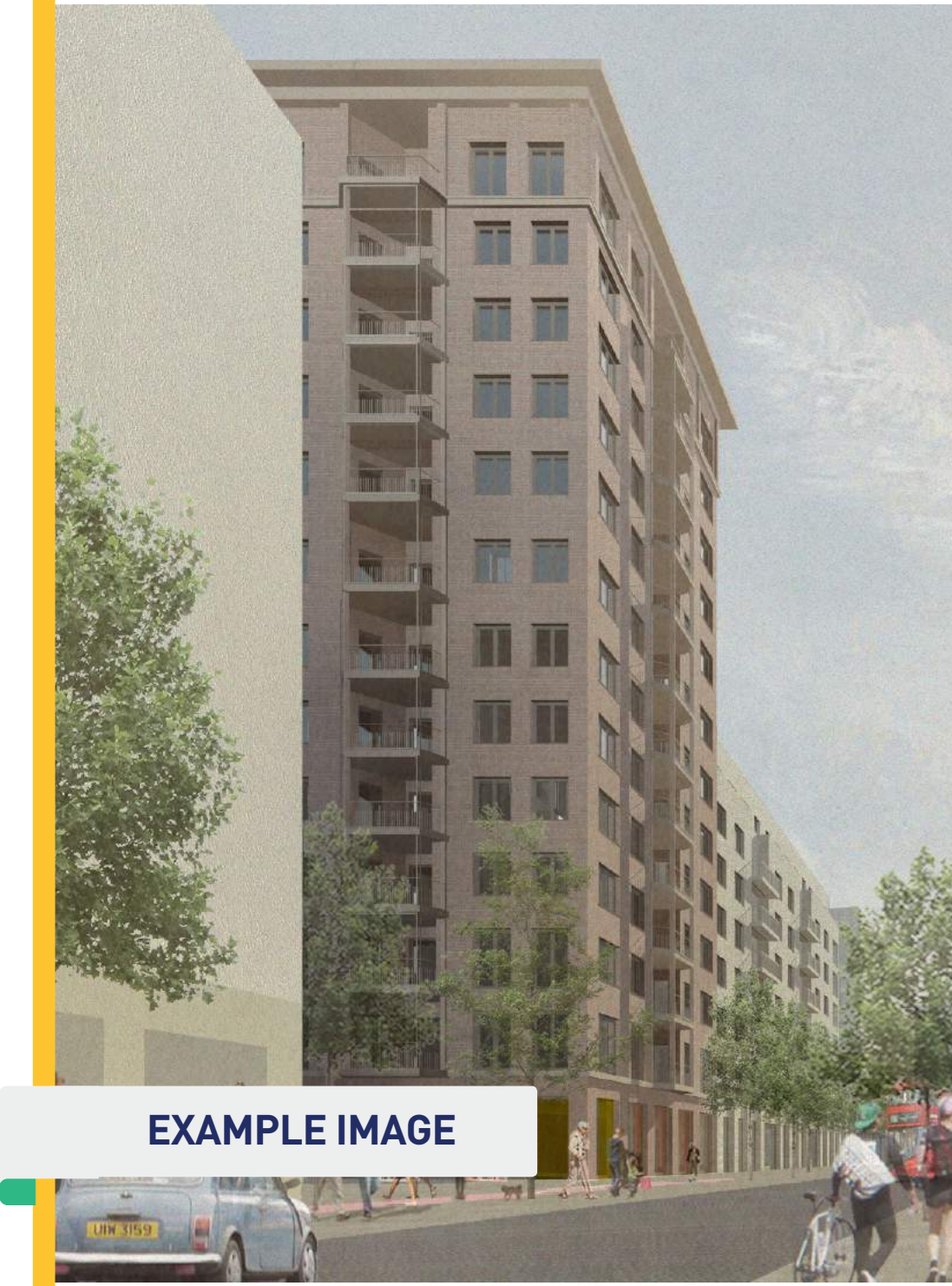
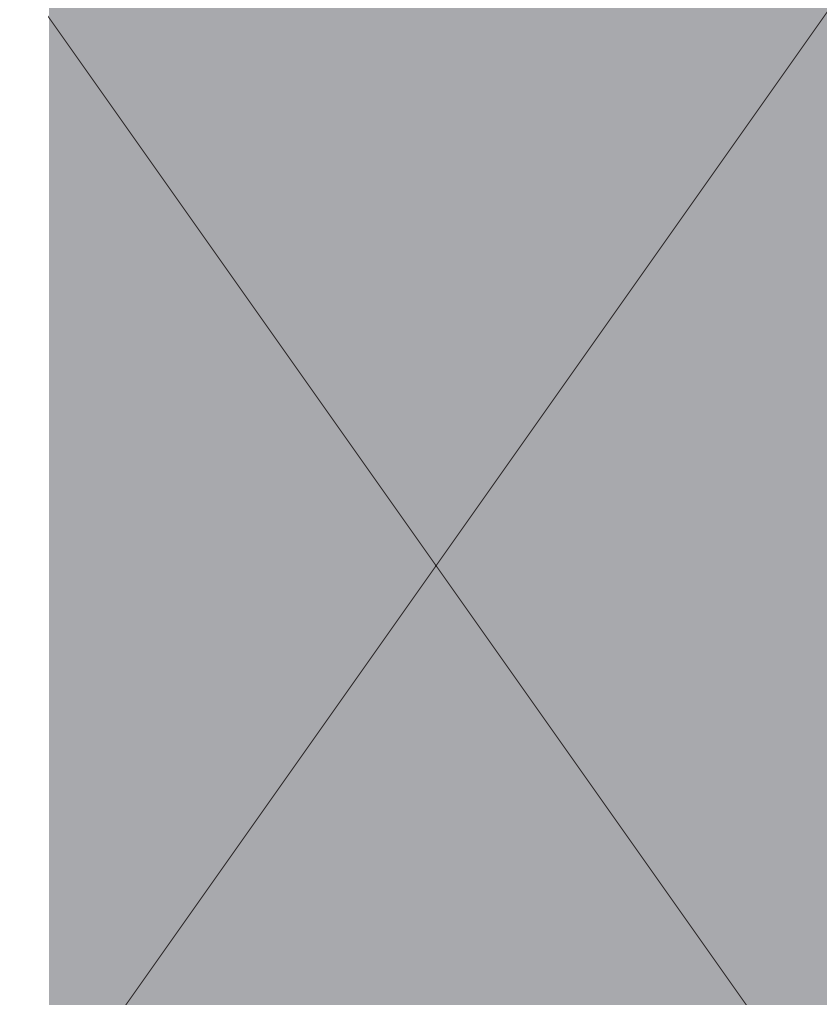
07 | PLOT 12 ARCHITECTURE



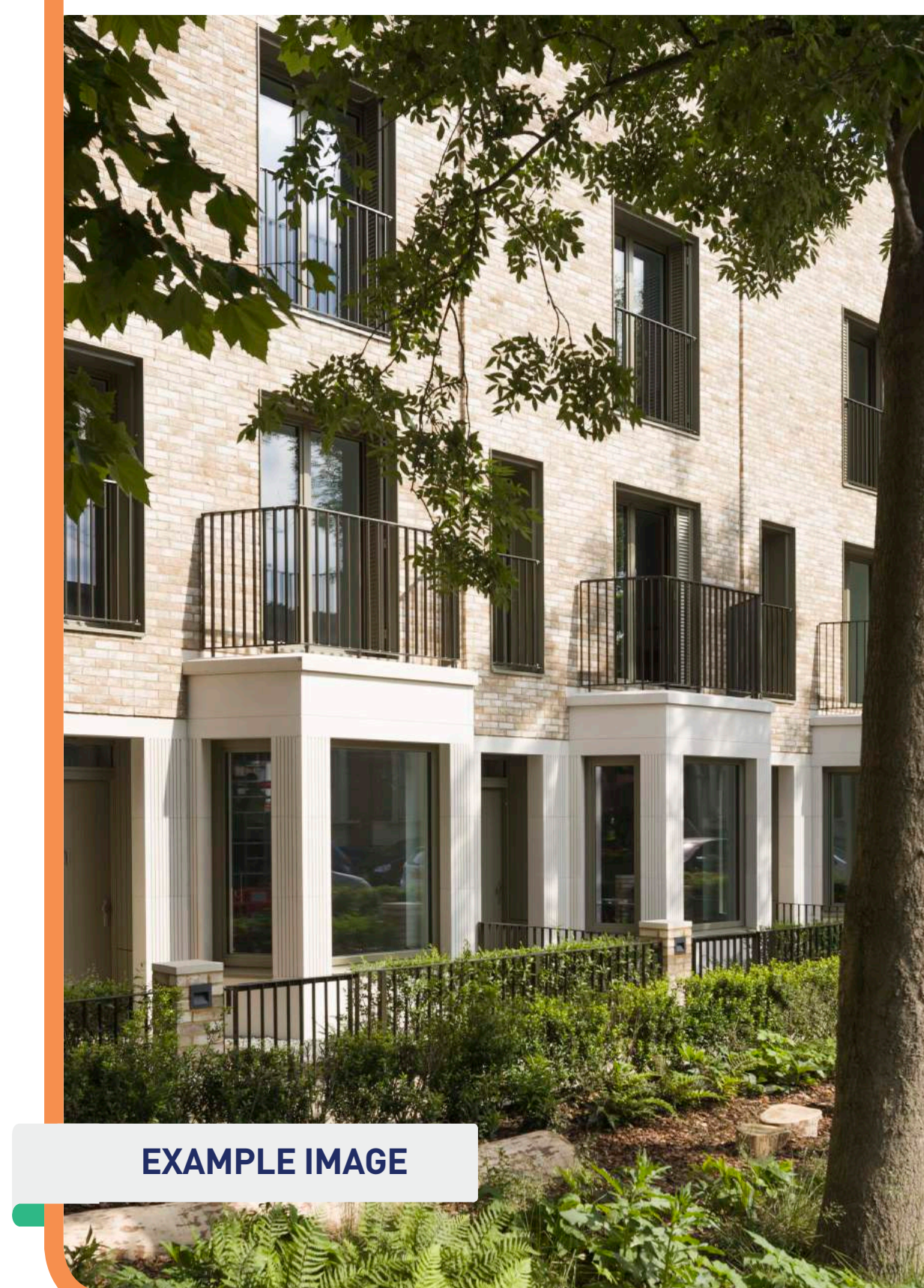
01 HIGH STREET FACADE



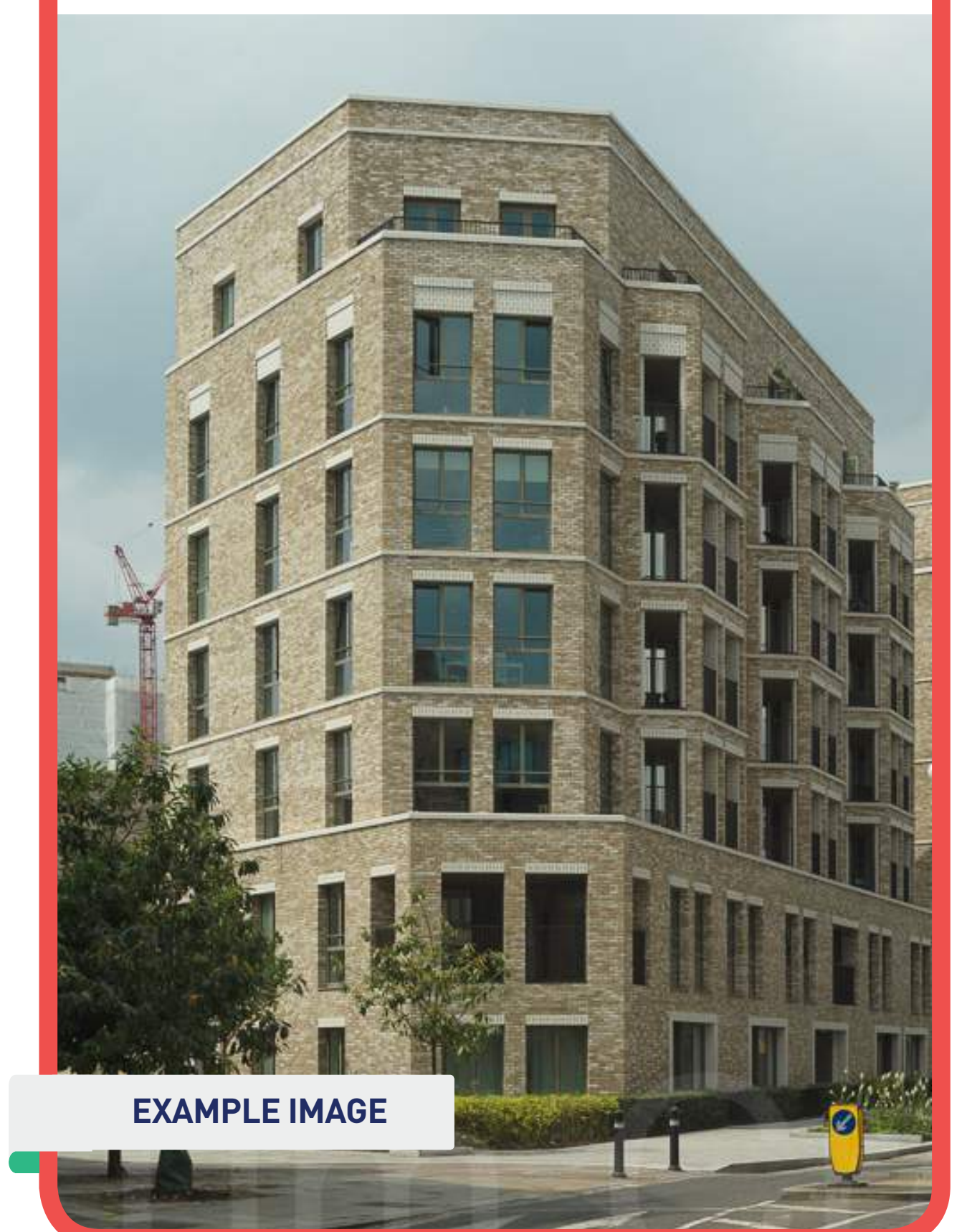
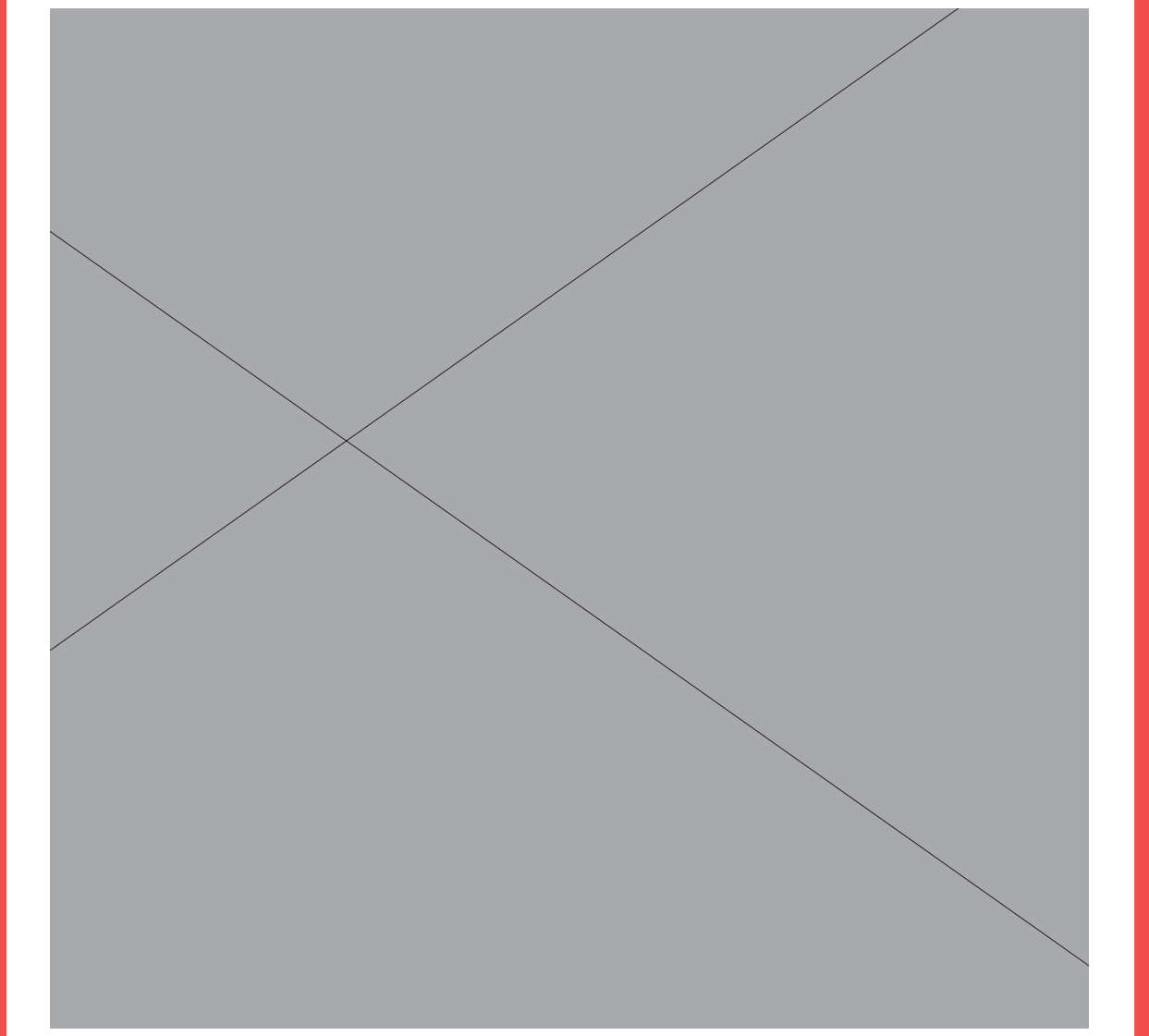
02 13 STOREY RESIDENTIAL BUILDING



03 RESIDENTIAL SIDE STREET



04 CLAREMONT PARK FRONTAGE





08 | PLOT 12

PLOT 12 GROUND FLOOR PLAN



TYPICAL RESIDENTIAL FLOOR PLAN

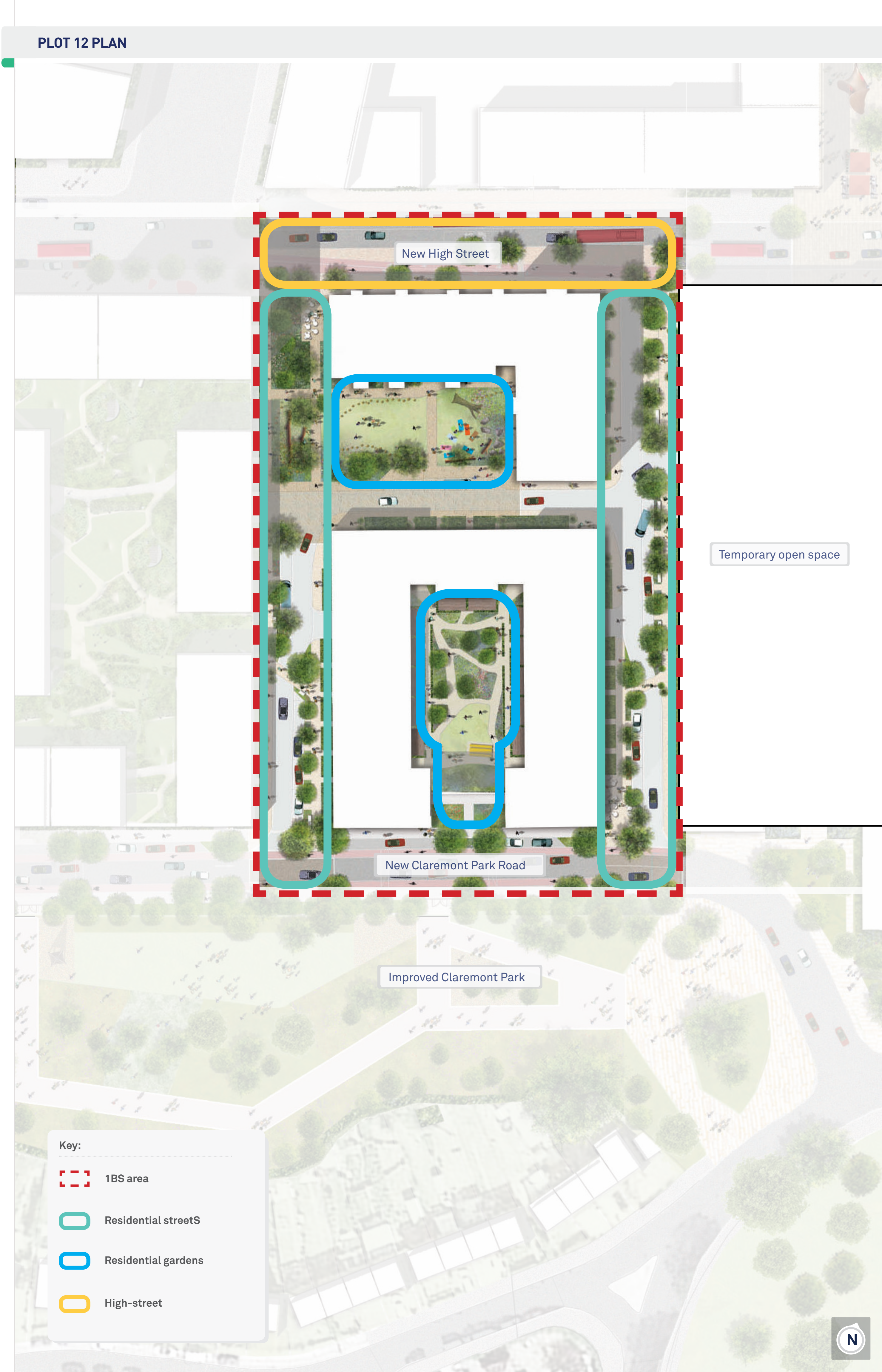


Key:

Plot 12 - what we are talking about today	1. Secure entrance to communal lobby	6. Lift and stair access	11. Electricity substation
Commercial space	2. Commercial space at groundfloor	7. Entrance to basement parking	12. Tree lined streets
Residential	3. On-site housing office	8. Garden	
Housing office	4. Secure entrance from street level	9. Refuse and recycling stores	
Cycle stores, bin stores, plant space	5. Secure postal lobby	10. Cycle storage	

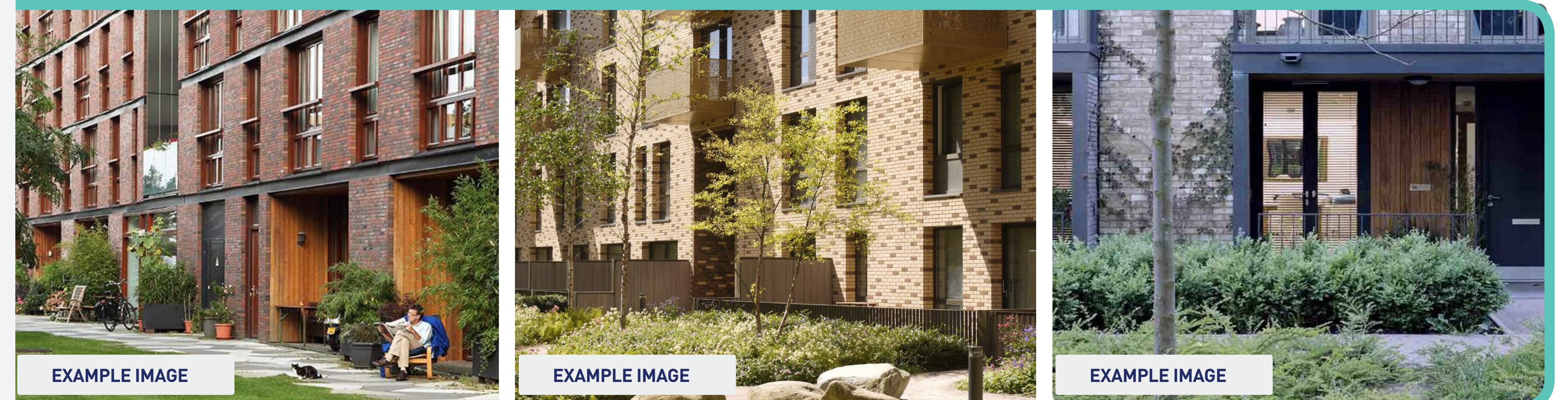


09 | PLOT 12 - PUBLIC REALM



01 RESIDENTIAL STREETS

The residential streets to the east and west of Plot 12 are to be narrower than the streets to the north and south of the plot as they will have significantly less through traffic. The proposed designs by Townshend Landscape Architects include one way streets with some parking, street trees other planting so the streets are inviting to pedestrians and residents. The street to the west of Plot 12 will include a pedestrian only portion at its northern end, connecting to a new public garden and providing a green link to the High Street to the north.



02 RESIDENTIAL GARDENS

A new garden will be situated immediately to the southwest of the northern building in Plot 12. The garden will include children's play and is envisaged primarily for the use of residents but will be open to the public as well. The southern building in Plot 12 will include an interior podium courtyard garden which will be for private resident access.

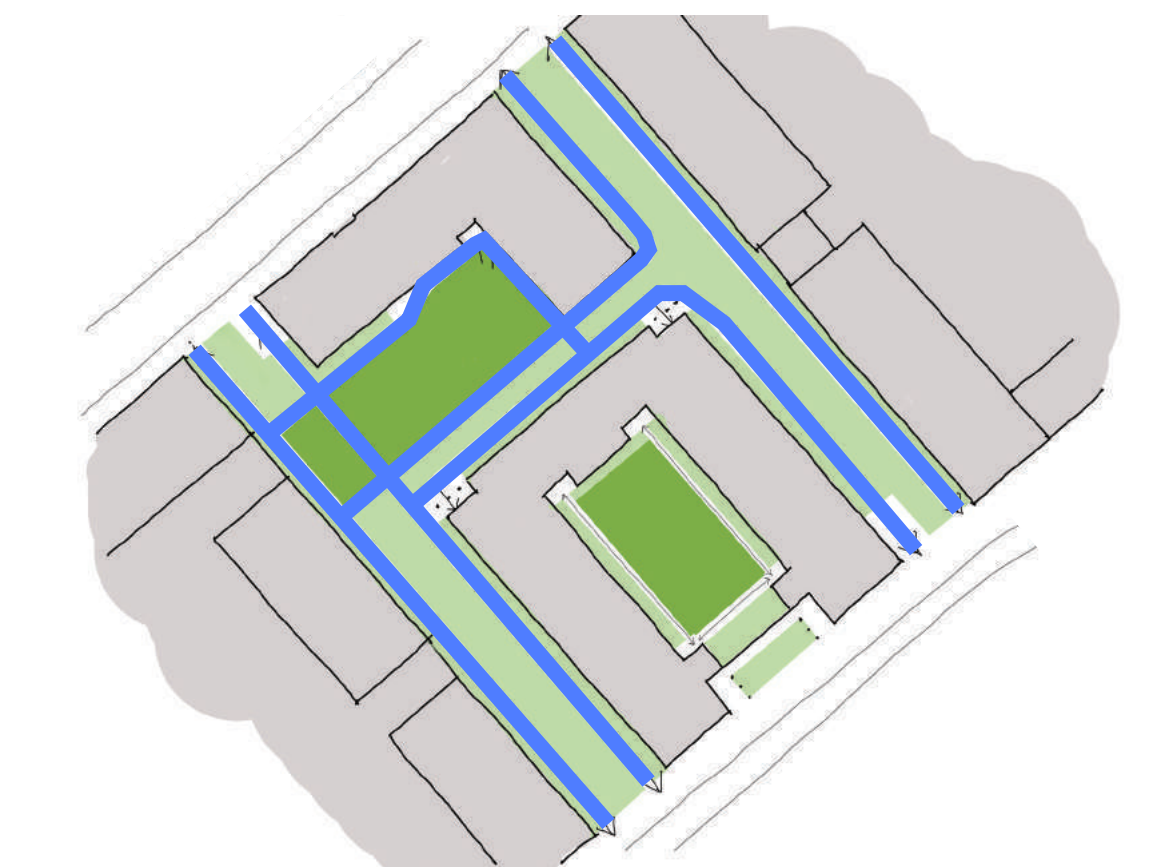
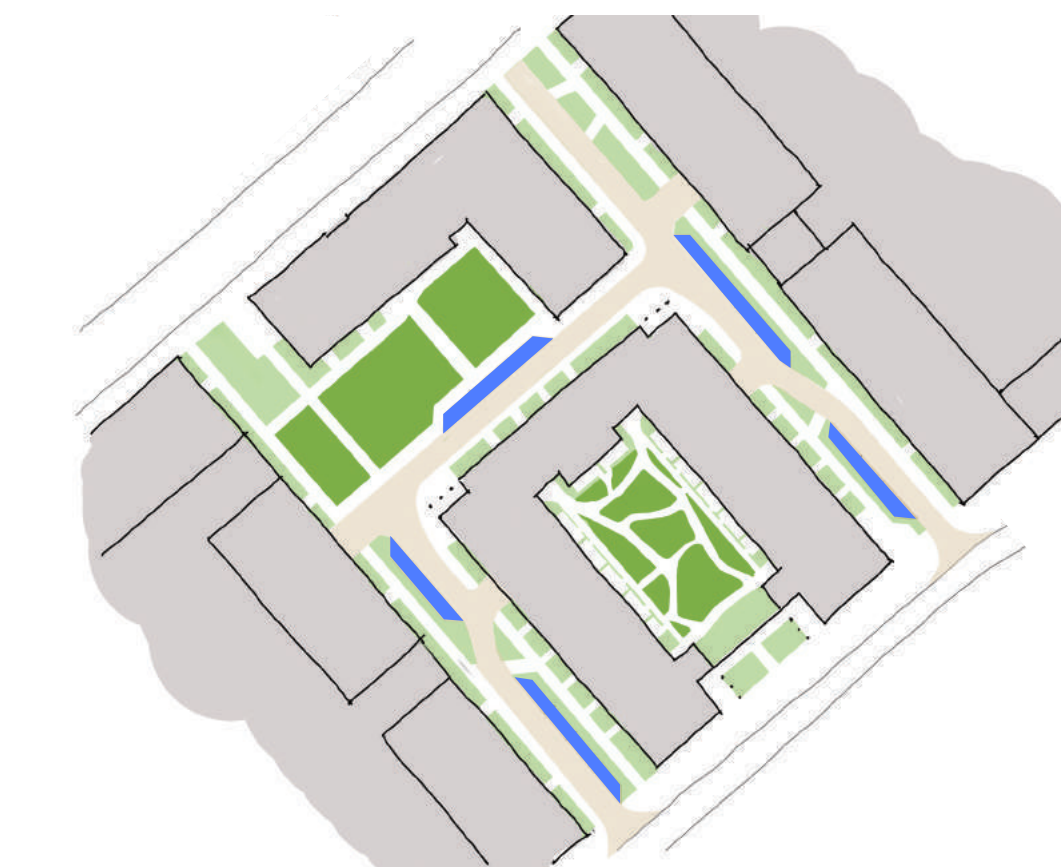
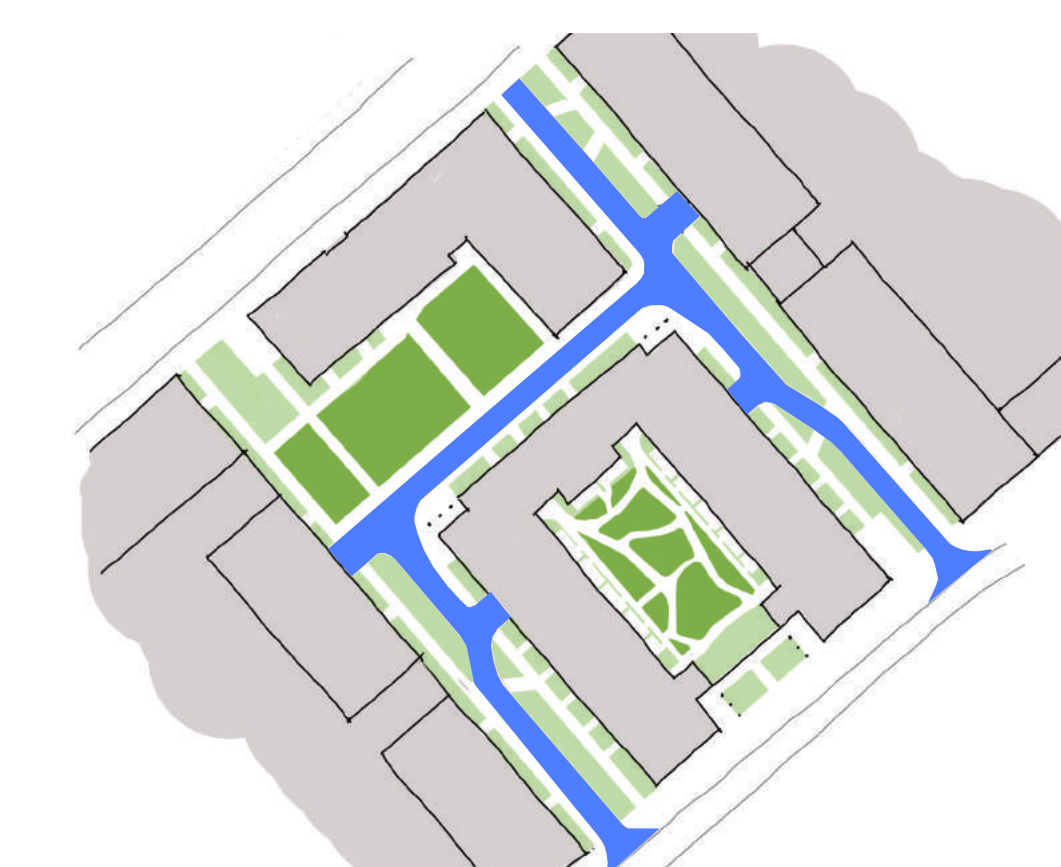
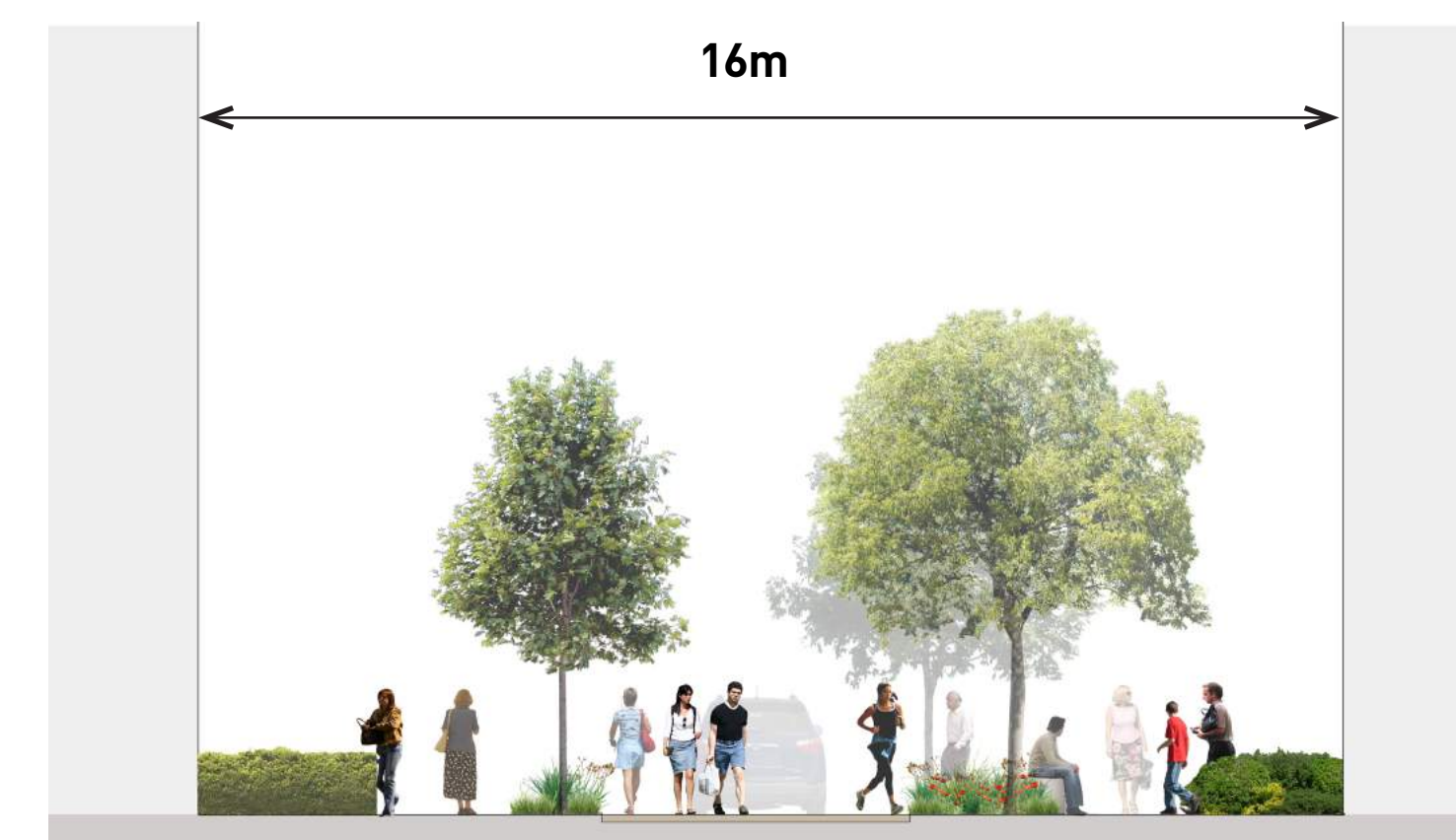


03 AN EMERGING HIGH-STREET

The first segment of the new southern high street will be just north of Plot 12. In due course this will lead from the new Thamelink Station through to Market Square and all the way to Hendon Way near the Brent Cross Tube Station. This will be a wider two way road in order to accommodate bus routes in the future with a mixture of shops, restaurants, offices and building entrances on the ground floor.



MOVEMENT AND ACCESSIBILITY





10 | TEMPORARY OPEN SPACE

WHAT IS THE TEMPORARY OPEN SPACE?

A temporary open space will ensure existing local residents have access to open space amenity when Clarefield Park is closed for construction and whilst Clitterhouse Playing Fields and Claremont Park are refurbished and improved. The improvements to Claremont Park will be undertaken before improvement works start on Clitterhouse Playing Fields. The temporary open space will be delivered during the first quarter of 2019. It is expected that this space could be open for around two years. Once improvement works to the existing parks is complete, the site will be redeveloped and we hope some of the temporary uses will relocate to other parts of the site.

Whilst providing amenity during improvement work, the temporary open space will also create the opportunity to experiment with exciting and creative ideas for play, leisure and events. It will be an attractive and inclusive space that is clean, safe and fun.

The events and activities held at the temporary open space will be aimed at people from the local community as well as the surrounding neighbourhoods and visitors from further afield and will be a space for individuals and families alike to enjoy.

HOW CAN YOU INPUT?

We would like to hear your views on what you would like to see and the potential uses for the temporary open space via the exercises and feedback forms provided. Your ideas are valuable and will be fed into the design process. We will be having a public workshop to discuss the temporary open space. Details of which are:

✓	TEMPORARY OPEN SPACE WORKSHOP
Saturday 15th July 2017 - 10:00am - 11:30am The Clayton Crown Hotel, 152 Cricklewood Broadway, NW2 3ED	

- If you are unable to attend the workshop, you can still give us feedback by completing the exercises/feedback forms provided.
- There will be further opportunities for you to comment on the proposals for the temporary open space before they are submitted for planning approval at the end of the year.
- All of the ideas captured are important and will be fed into the design process once we have appointed a design team to lead on the project.

0.84 HECTARES OF OPEN SPACE

IDEAS FOR EVENTS

IDEAS FOR ACTIVITIES

PLEASE STICK YOUR IDEAS FOR THE TEMPORARY OPEN SPACE

WHAT WILL THE SPACE CONSIST OF?

PLAY SPACE



As a temporary replacement for park space, play is an important element.

We will focus on making it attractive, safe, fun and clean for families and children of all ages.

WE WOULD LIKE TO KNOW

We would like to know what kind of play spaces would you like to see here.

EVENT SPACE



The temporary open space will be an amenity for families, locals and visitors. It will host a wide

programme of activities and events throughout the year with space for use by local groups.

WE WOULD LIKE TO KNOW

If you could imagine any activities/events taking place in the Temporary Open Space, what would they be?

What local and London events/activities do you currently enjoy attending/participating in?
What events/activities do you feel are currently missing in the area?



11 | CONSTRUCTION ROUTES AND IMPACT

WHAT EFFECT WILL CONSTRUCTION HAVE ON THE LOCAL AREA?

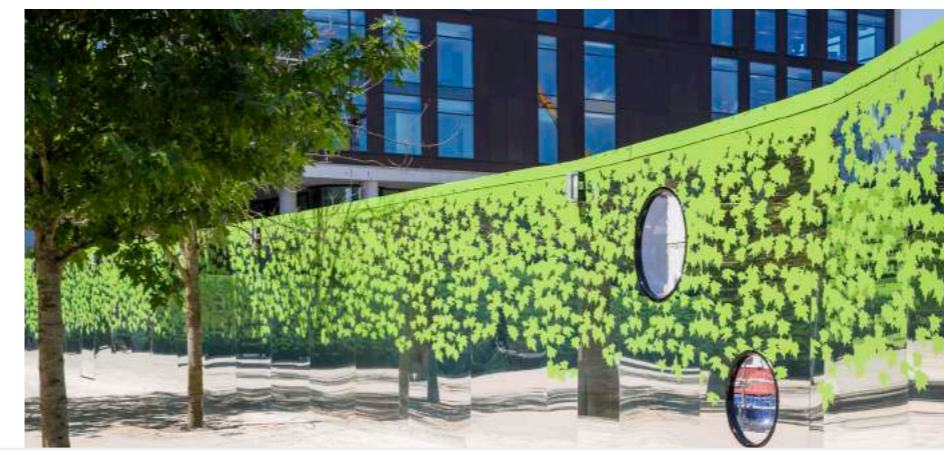
This map sets out in high level the proposed construction management plan. Construction vehicles will enter the site from the north-west, through Staples Corner. In some cases a reserve secondary route will be used, which runs along part of Claremont Road, however this will only be during the times where the primary route is not accessible. Hoarding around the Phase 1BS area will keep construction activities in a controlled and secure environment.

CONSTRUCTION MANAGEMENT - BEST PRACTICE

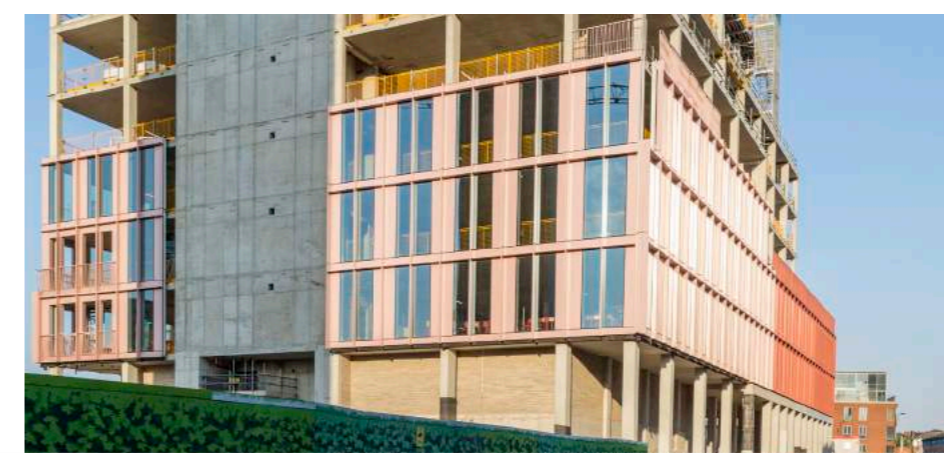
We participate in the Considerate Contractors Scheme which tracks and scores things such as site appearance, health and safety:
<https://www.ccscheme.org.uk/>

- 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.

- 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 has a helpline which anyone can call with queries.



EXAMPLES OF ATTRACTIVE HOARDING



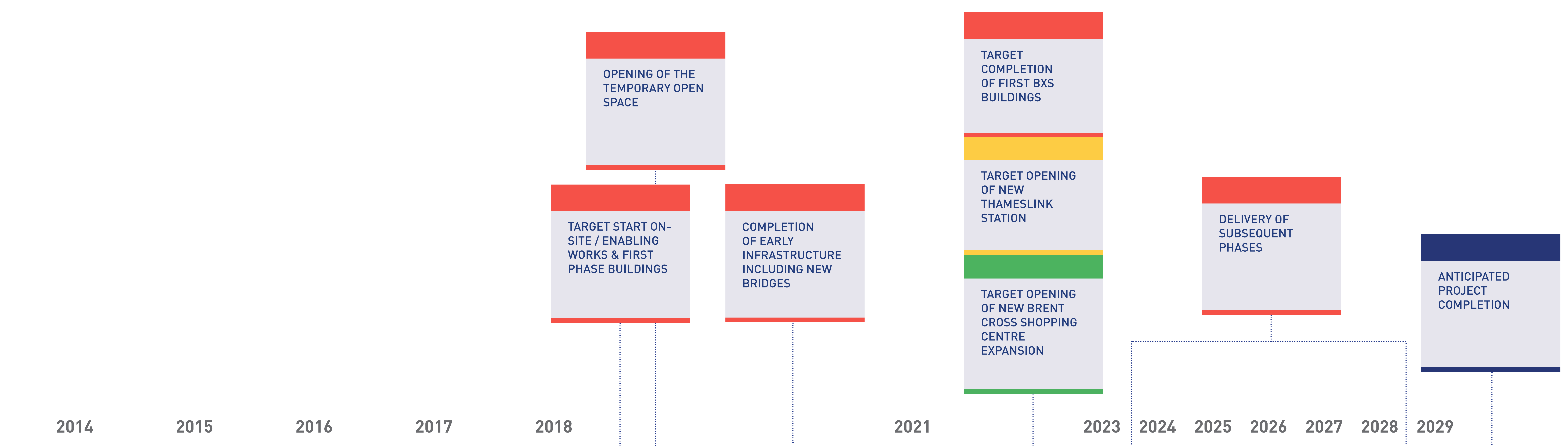
CONSTRUCTION MANAGEMENT



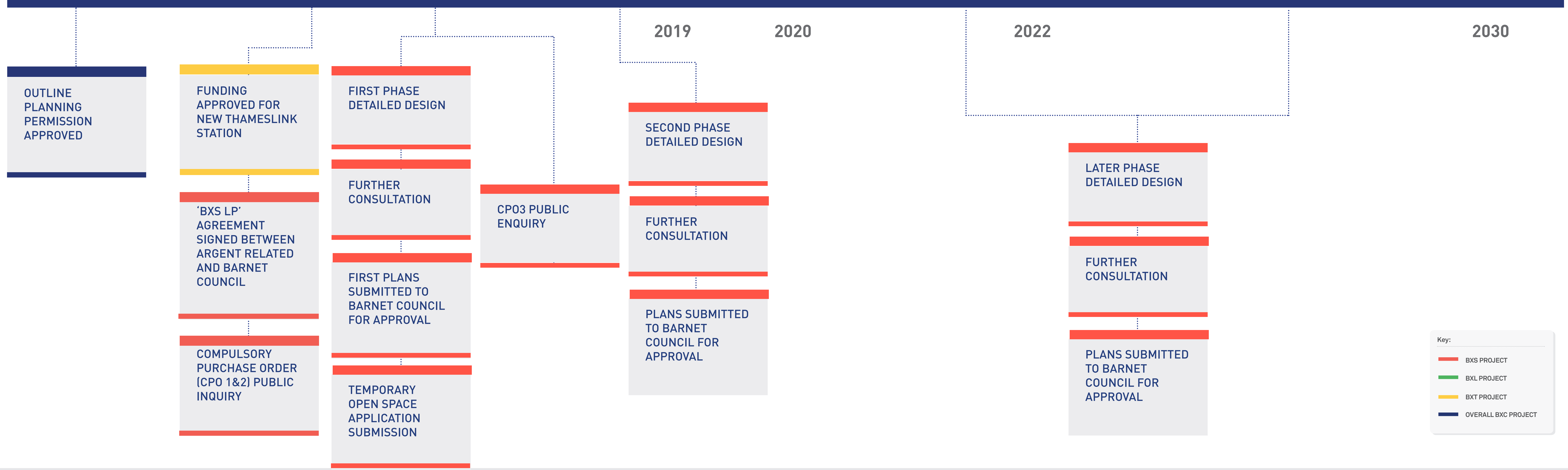


12 | PROJECT TIMELINE

KEY CONSTRUCTION DATES



TIMELINE OF BXC MILESTONES



Key:

- BXS PROJECT
- BXL PROJECT
- BXT PROJECT
- OVERALL BXC PROJECT

PLANNING AND CONSULTATION





13 | BRENT CROSS SOUTH - WHAT HAVE WE HEARD SO FAR?

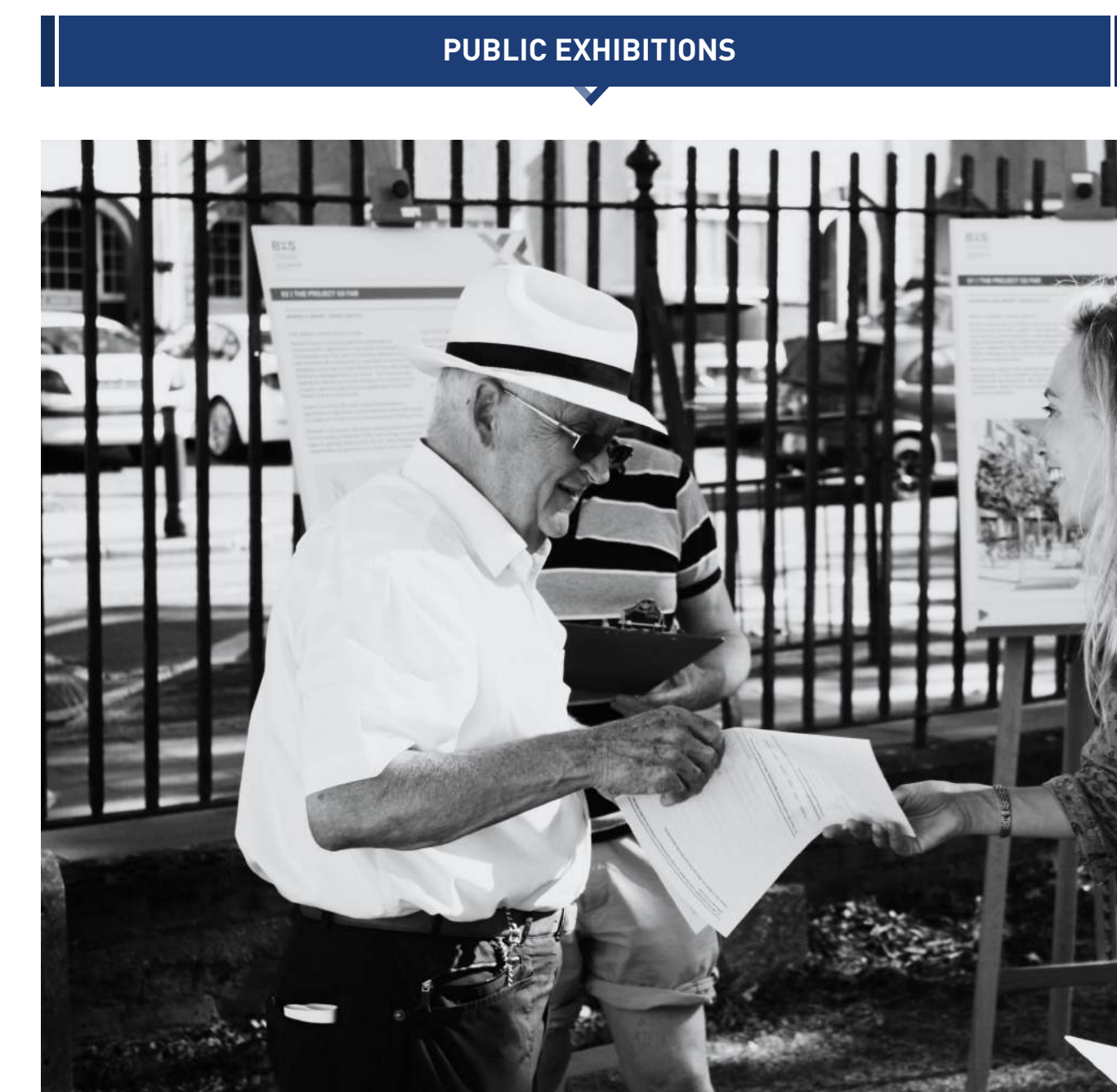
PRIOR DISCUSSIONS LEADING UP TO THE FIRST DETAILED DESIGN SUBMISSIONS

Over the last 18 months, we have been having both formal and informal discussions with local people around the plans for regeneration. There have been a series of Community Liaison Group meetings with local groups and public exhibitions in the areas of Cricklewood, Brent Cross, Childs Hill, Dollis Hill and Golders Green. If you would like to get involved further, please contact Soundings.

The aim of these conversations has been to provide an overview of the project and allow people to comment on what they thought the main priorities should be.

We have taken the priorities and ambitions we heard from the local community and worked to integrate these into the emerging first phase plans.

Between November 2016 and January 2017 we also held a series of service provider workshops and expert panels in order to explore three important topics: provision for older people in the area, provision for younger people in the area and provision for sports and active lifestyles.



WHAT YOU TOLD US ABOUT:

IDENTITY
New places should celebrate existing identities, businesses and shops that reflect the area's many different cultures.

HOUSING
Housing affordability is important for the area and detailed information is needed on housing types to be supplied.

GREEN SPACE
The new development should make sure that a network of green spaces are provided that range in size and aesthetic. Natural spaces are important too!

BUILDINGS
More detail is needed on the heights and look and feel of the new buildings.

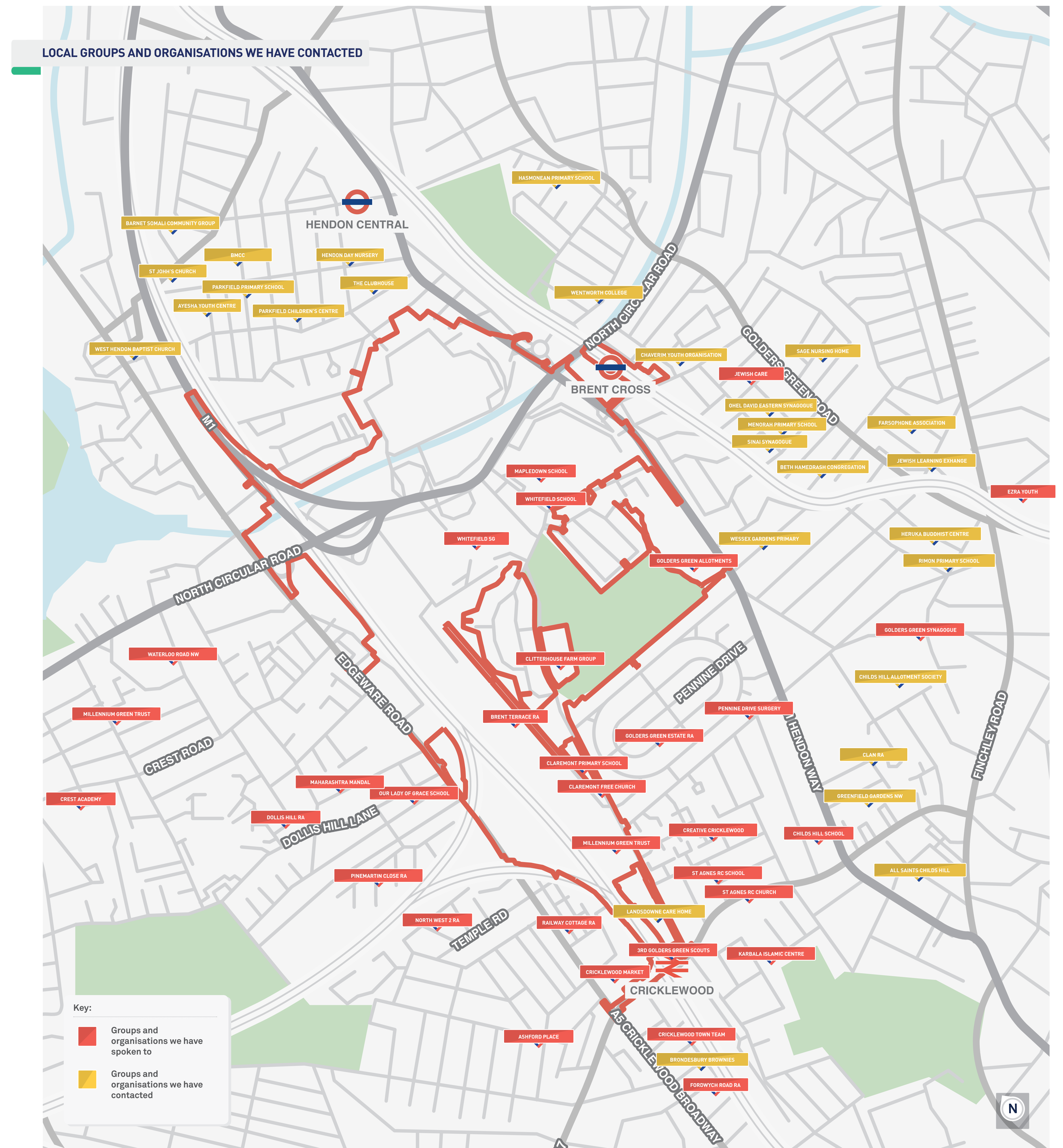
OUR RESPONSE:

The temporary open space will be one of the first opportunities to explore reflecting the current identities of the area through a range of different events and opportunities for leisure and play

This exhibition addresses this in part - and further information on future plans will be available at future exhibitions as designs progress.

This phase is making a start on this by improving parks and greening the residential streets.

Sharing the designs for the new buildings in Plot 12 is a primary focus of this exhibition, and we will continue to share designs with you as the redevelopment plans progress.





14 | NEXT STEPS

HOW WE WILL KEEP YOU UPDATED

BXS WEBSITE

Our website will continue to grow as the project develops and can be used to find out about news and upcoming events.

www.brentcrosssouth.co.uk

BXS NEWSLETTER

We will also keep you updated with our newsletter which will provide periodic progress updates on the project as well as any upcoming events.

EXHIBITIONS

We will hold public exhibitions with updates at key stages of the project so that everyone can be involved in the dialogue.

COMMUNITY LIAISON GROUP (CLG)

A Community Liaison Group has been set up to meet and discuss the development proposals with local groups and leaders, to provide updates and an opportunity to ask questions.

SUMMARY REPORT

We will summarise the findings of this consultation exercise as well as what we have learned from speaking to community groups over the last year in a summary report, which will be made publicly available.



JULY 2017

PHASE 1BS PUBLIC EXHIBITION



JULY 2017

TEMPORARY OPEN SPACE WORKSHOP



AUGUST 2017

DESIGN DEVELOPMENT AND WORKSHOPS WITH
WHITEFIELD RESIDENTS



SEPTEMBER 2017

SECOND CLG DISCUSSION: FINAL PHASE 1BS
PLANS



OCTOBER 2017: PLANNING APPLICATION

(BXS) CONTACT INFORMATION



| 02077291705



| info@brentcrosssouth.co.uk



| www.brentcrosssouth.co.uk