



## Welcome to Plot 19

Welcome to our exhibition, displaying the proposals for Plot 19 of Brent Cross Town. We are excited to share our proposals for this new sustainable office building, located immediately east of the new Brent Cross West station. These exhibition boards show our proposals for this new building, which will provide office space and a retail offering.

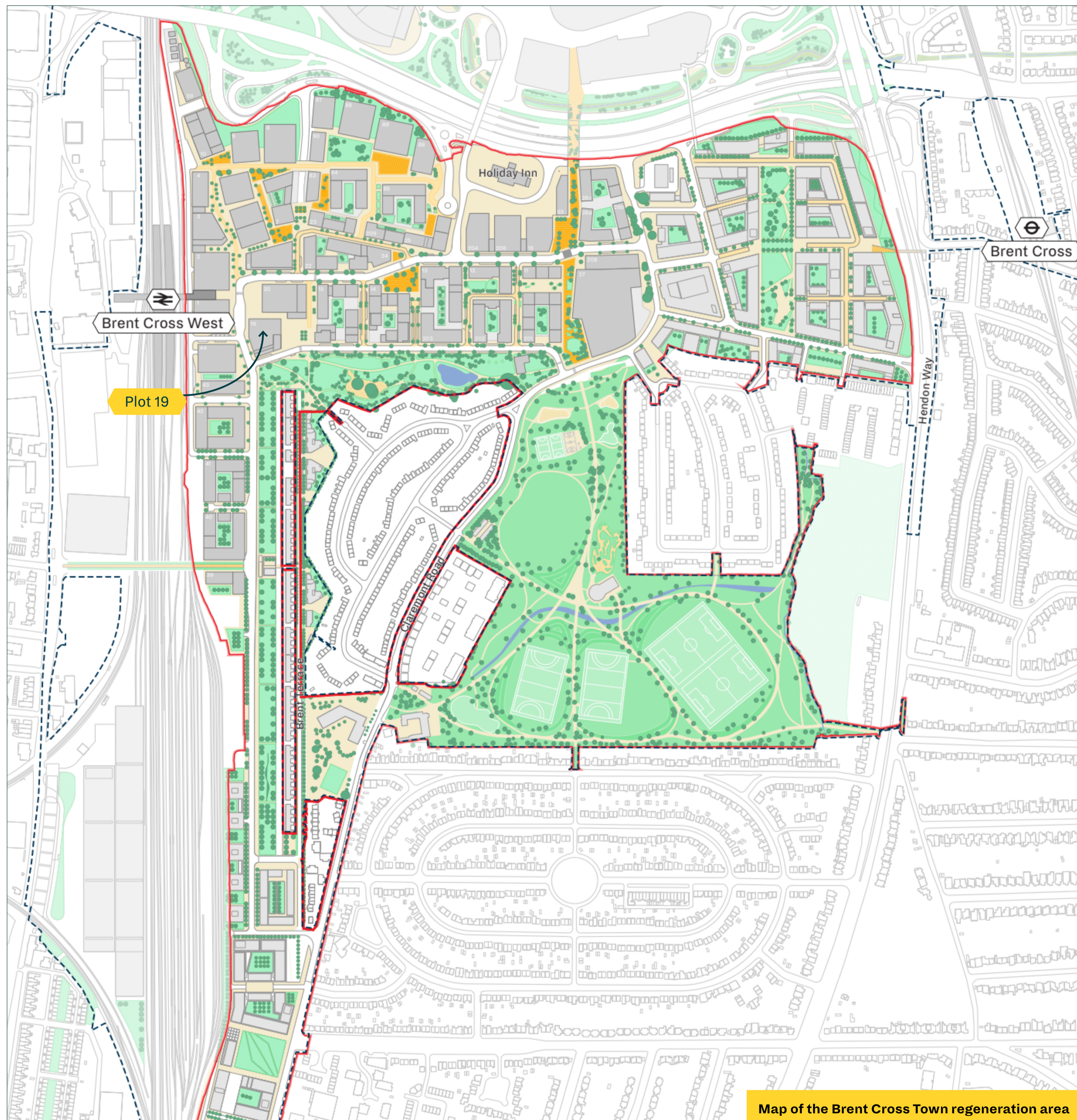
Please take your time to read through this information, and if you would like to share any feedback, please fill out a feedback form. Alternatively, you can send comments or ask further questions by emailing [community@brentcrosstown.co.uk](mailto:community@brentcrosstown.co.uk) to get in touch with the project team.

### About Plot 19

Designed by Bennetts Associates, Plot 19 will be located in the Brent Cross Town office district, in Station Quarter. Our aspiration is that the building will be predominately comprised of timber. We have chosen timber for this building in order to minimise its embodied carbon emissions. Embodied carbon is the carbon generated in the creation of a building, including the manufacture, transportation and assembly of material such as concrete, steel and timber. Timber is a much lower carbon material. Our design for Plot 19 aims to create an innovative and sustainable place for office workers and to provide a retail premises which can be enjoyed by those who live and work in and visit Brent Cross Town.

We are committed to continuing to share proposals with local people that show the future phases of Brent Cross Town. We will continue to engage with residents and community groups on both general and specific matters, including future public realm works.





- Brent Cross Town is being brought forward by Brent Cross South LP, a joint venture between Related Argent and Barnet Council. Brent Cross Town is the 180-acre Park Town at the heart of the Brent Cross Cricklewood regeneration programme.
- With a focus on community wellbeing, enabling physical activity through play and sports and delivering a Net Zero carbon future, Brent Cross Town is the most significant, ambitious and green redevelopment and growth programme that has ever been undertaken in the London Borough of Barnet.
- The community will be supported by improved public transport infrastructure, a new and improved network of walking and cycling routes, and a series of new parks, community amenities and sports facilities.
- The Brent Cross South LP joint venture has already delivered The Brent Cross Town Visitor Pavilion, Exploratory Park, Claremont Park and a revamped parade of shops on Claremont Way, which has increased the choice and convenience of the area's leisure, food and drink options.
- With the opening of the new Brent Cross West station around the corner, Barnet residents can look forward to better connections to and from Central London.
- Plot 19 will form a central part of the new office district, with 20% of any vacancies to be targeted to local Barnet residents. Once completed, the new development at Plot 19 is anticipated to support around 850 operational jobs, both through the office space created and the new and exciting retail offering.

Outline planning permission has already been granted for Brent Cross Town, including Plot 19, as part of the wider Brent Cross Cricklewood regeneration.

While we already have outline approval for Plot 19, which establishes the principle for an office building in this location, we now need to seek feedback on the detailed proposals before we submit what is known as a Reserved Matters Application, or RMA, to Barnet Council.

The aim of this consultation is to get your feedback on these ‘Reserved Matters’, which includes the development’s:

-   
Layout
-   
Scale
-   
Appearance
-   
Access
-   
Landscaping

We have also presented the proposals to the Consultative Access Forum (CAF), which is a group of local individuals with diverse accessibility needs who provide formal input on accessibility issues into the planning process.



Indicative CGI of Plot 19

## How PEOPLE will use the building

Plot 19 is designed to accommodate MODERN OFFICE WORKSPACE standards, while also providing a rooftop terrace for office workers. On the ground floor, there will be a retail space open to the local community, visitors and office users alike.

### Building Design and Height

Careful consideration has been given to the building design and to understanding any possible impact of Plot 19 on neighbouring residents. The proposed height of Plot 19 is seven metres below the maximum height allowed by the Outline Planning Permission.

Plot 19 will have nine floors and a rooftop terrace. Floors 6, 7 and 8 will also have landscaped terraces. The side of the building facing Claremont Park steps down in height, a design intended to ensure that the visual impact is lower when viewed from the park.

The overshadowing assessment also shows there that will be no impact on Brent Terrace residents due to the distance and orientation of Plot 19.

The RMA will be supported by a wind assessment, which will consider the wind conditions in the area around Plot 19 and ensure that these are safe and suitable for all local residents, visitors and building users.

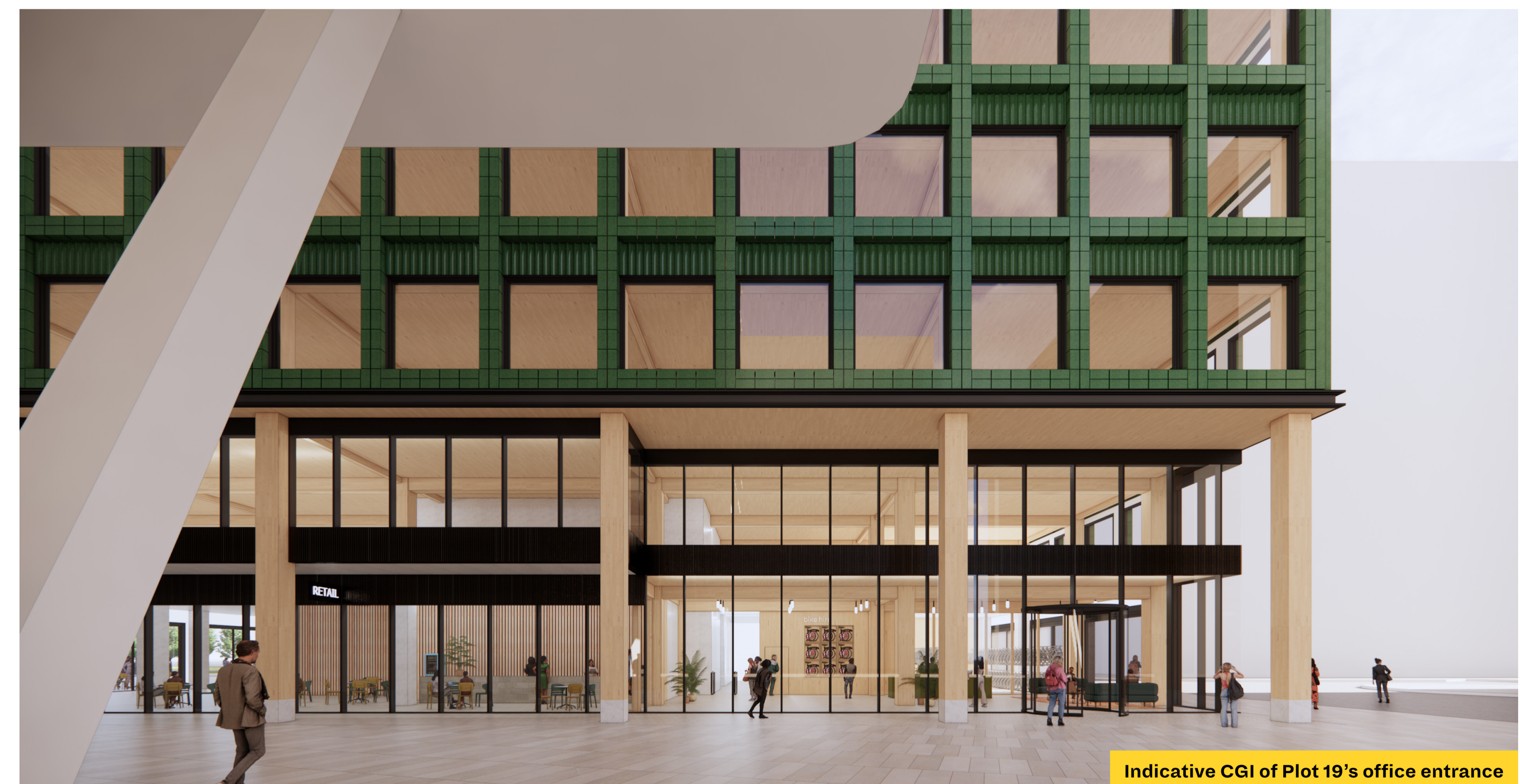
### Access and Servicing

At Plot 19, retail areas will be accessed on the ground floor via dedicated entrances, and the offices will have a ground floor reception. Entry to the main office reception is from the north/west corner near the new Brent Cross West station, with access to the retail space on the eastern side of the building.

Office users will use the main reception entrance, but will have access to a bike store and changing room facility via an entrance on the west side of the building. Servicing and collection of waste will take place on the southern side of the building via a loading bay located along Claremont Park Road.



Indicative CGI of reception area for Plot 19



Indicative CGI of Plot 19's office entrance



Early concept image of proposed roof terrace landscaping



Early concept image of proposed landscaped terrace on levels 6, 7 and 8

**PLOT 19** is striving to be one of the UK's **LEADING SUSTAINABLE BUILDINGS**. The intention is to use a predominantly timber structure, with the aim of **REDUCING** the amount of carbon emitted during construction.



**Sustainable Design**

Once the building is complete, we will install solar panels on the rooftop and run the building using sustainable heating and cooling systems, to help us towards our 2030 Net Zero target.

We're also committed to improving the local environment by creating and enhancing habitats, including the creation of a green roof, which will be made up of planting.

To make the building even more sustainable, we are intending to use glazed terracotta as the façade material. This material is durable, energy efficient and low maintenance. The terracotta, coloured green, will be assembled off-site to further reduce the amount of carbon used during construction as part of our drive for an environmentally friendly development.



**Landscaping**

Our proposals include landscaped terraces on levels 6, 7 and 8 of Plot 19. Designed by our landscape architect, Gillespies, these terraces will provide a visually appealing green space for the occupants on those floors.

Level 9 will feature a larger landscaped area, which will be accessible for all office occupants. As part of the design, we're aspiring to include an edible garden on the roof terrace, as well as a flexible breakout space for office users to enjoy breaks or hold informal meetings.

📍 **PLOT 19** is positioned in a highly accessible location. It is adjacent to **BRENT CROSS WEST STATION**, which will provide a connection to central London in 12 minutes once operational in 2023. A number of **BUS SERVICES** will also operate to/from the station, with bus stops located along Station Approach, immediately adjacent to Plot 19.

**Transport**

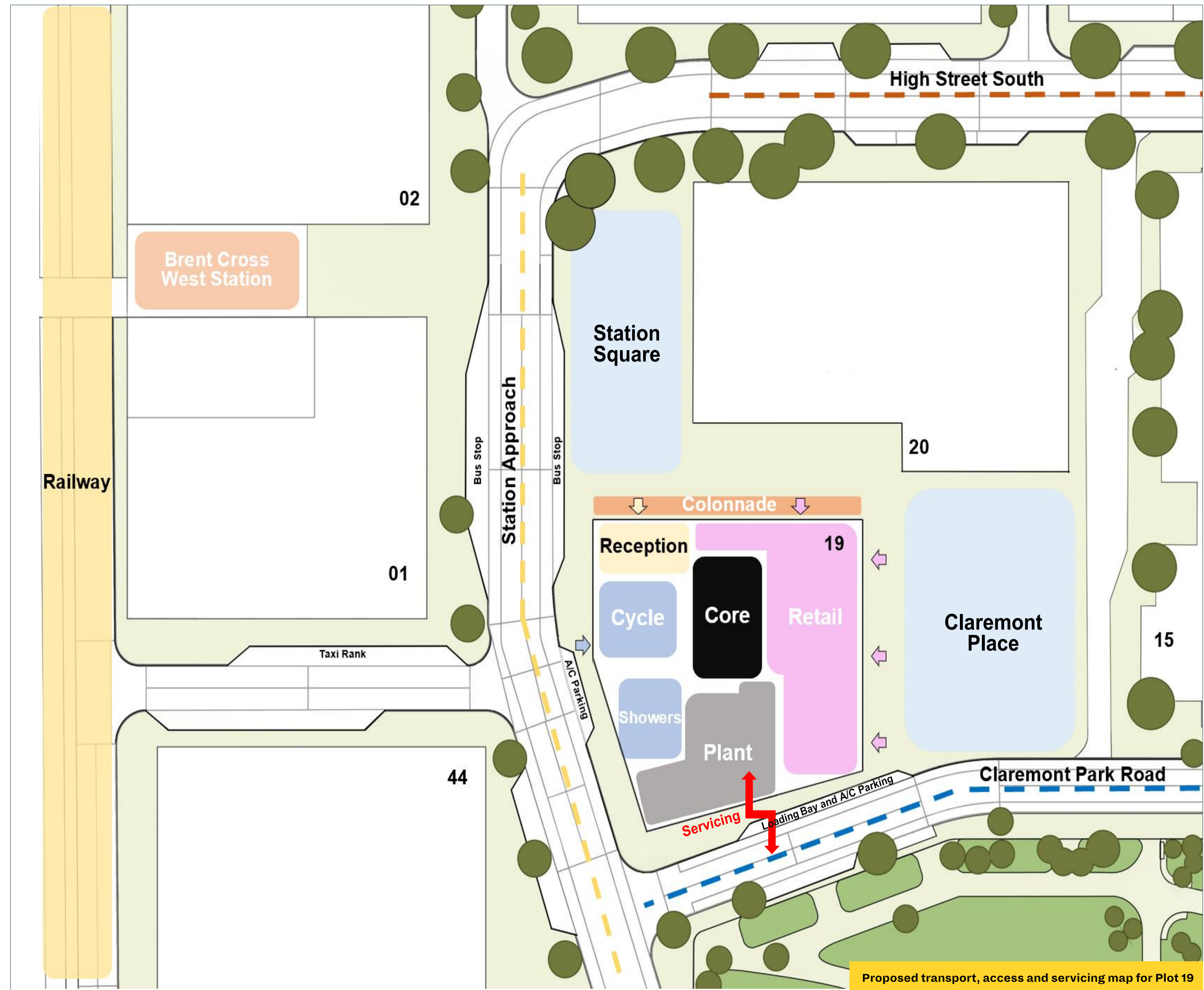
In keeping with the Brent Cross Town values, users and visitors to this building will be encouraged to walk, cycle, or use public transport to get to and from the offices and shops at Plot 19. 128 long-stay cycle parks will be provided within the building, with entrance to the cycle facility on the western side. Facilities will cater for bikes of varying size, including e-bikes, foldable and accessible bikes. A further 32 cycle spaces are provided within the public realm adjacent to Plot 19, with many more cycle spaces available across the wider extent of Brent Cross Town. To encourage greener travel, there will also be lockers and showers provided, including an accessible shower facility, within the building.

As part of the delivery of Brent Cross Town, alongside the creation of the new Brent Cross West station, more frequent bus services will be delivered, increasing capacity. We are in ongoing discussions with Transport for London (TFL) regarding these services.

An accessible car parking space will be provided along Claremont Park Road to serve the development. Car parking will also be made available within a town centre facility, including provision for up to 67 parking spaces to serve Plot 19. There will be further provision of Blue Badge/disabled parking within Brent Cross Town.

**Controlled Parking Zone Consultation**

For more information about the measures in place to manage parking in the area, as well as details of a forthcoming consultation on a proposed Controlled Parking Zone, please visit: [transformingbx.co.uk/cpz](https://transformingbx.co.uk/cpz)



Proposed transport, access and servicing map for Plot 19



Indicative CGI of Plot 19 retail front view

The ground floor of Plot 19 will feature a **RETAIL SPACE** that opens up into the wider area surrounding the new Brent Cross West station.

We want the retail offering available at Plot 19 to be exciting, **ENJOYABLE** and **CONVENIENT** for existing residents, as well as for those new to Brent Cross Town.

### Retail Options

While the operator for this space is still to be determined, we're committed to finding the perfect fit for the community.

We are focused on finding an operator that can offer a diverse food and beverage offering for those seeking a delicious breakfast, a quick lunch or a cup of coffee. But that's not all; our aspiration is to feature an events space that can host local events, and, for those warm summer days, we'd also like to see spill-out seating so that you can enjoy your food and drinks al fresco.



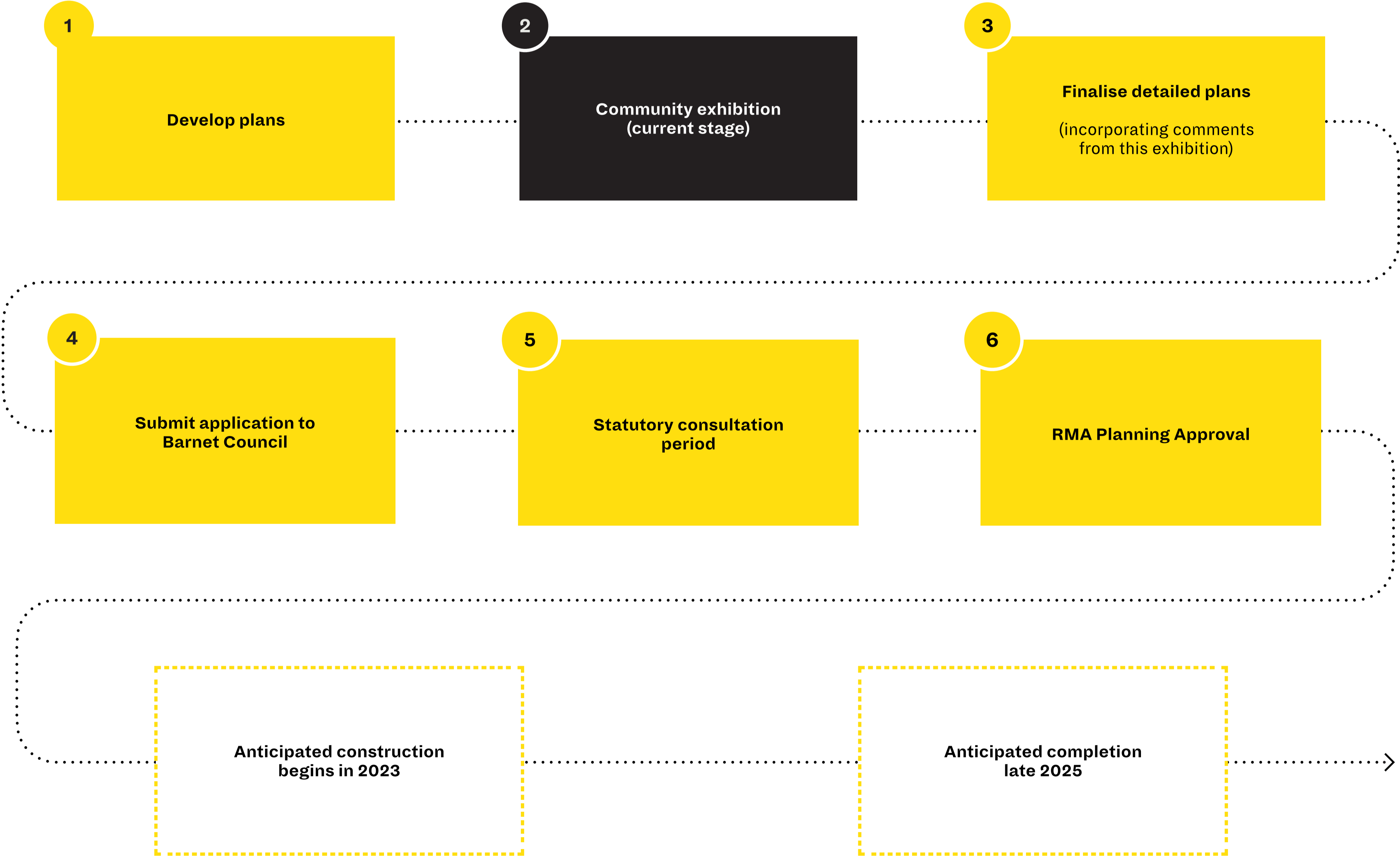
Indicative CGI of Plot 19 viewed from the Brent Terrace entrance to Claremont Park

### What happens NEXT?

Following this exhibition, the project team will take time to consider your feedback as we progress the final designs for this new building.

Once we have reviewed your feedback, we will begin preparing a Reserved Matters Application (RMA). This RMA will be submitted to Barnet Council’s planning department in spring of this year. Once the RMA has been submitted, Barnet Council will then conduct a statutory consultation, during which you will be able to submit comments directly to the council for consideration in their determination of the application.

The next steps are summarised in the diagram below:



### How to get INVOLVED



#### Share your views

We would love to hear your thoughts on the proposals for Plot 19, so please do fill out a feedback form.

If you would like to receive a printed copy of these exhibition materials and a hardcopy feedback form, or to share your feedback over the phone, please call: **020 3617 6359** to speak to Jordan or Che, or email **community@brentcrosstown.co.uk**



#### Sign up for project updates

If you are interested in finding out more, you can subscribe to our project mailing list to receive information about future upcoming consultation events and activities.

Please email the team at: **community@brentcrosstown.co.uk**



#### Find out more

For more information about Brent Cross Town, please visit **www.brentcrosstown.co.uk**