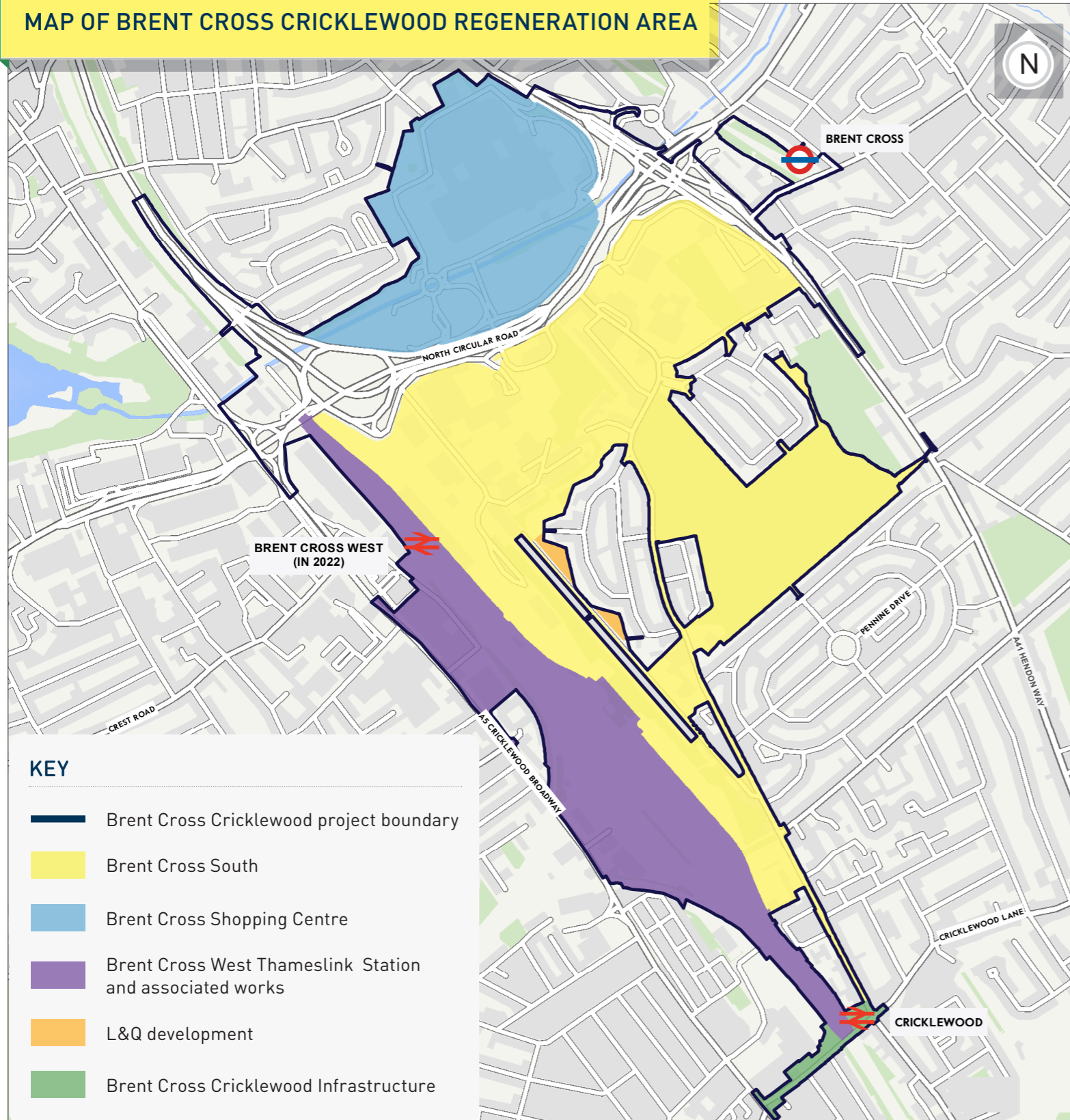


1.1 - PROJECT CONTEXT

MAP OF BRENT CROSS CRICKLEWOOD REGENERATION AREA



The overall Brent Cross Cricklewood regeneration covering around 370 acres, is the biggest redevelopment and growth programme Barnet Council has ever undertaken, it is named a key growth project by the Mayor of London and amongst one of the most ambitious across Europe.

Brent Cross South (BXS)

Brent Cross South (BXS) is a new mixed-use town centre which will include up to 6,700 homes, office space for approximately 20,000 new jobs, the rebuilding of three existing schools, as well as community and health facilities, improved existing local parks and around 21 acres of new or improved public realm. The development will be delivered by the BXS Limited Partnership between Barnet Council and Argent Related. www.brentcrosssouth.co.uk

Brent Cross West Thameslink Station

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moving the existing sidings, rebuilding the drivers' accommodation and replacing a strategic rail freight facility and outdated waste transfer station. www.transformingBX.co.uk

Brent Cross Shopping Centre

The redevelopment of Brent Cross Shopping Centre by Hammerson and Aberdeen Standard Investments will renew and revitalise Brent Cross shopping centre. An iconic part of the local community for over four decades, Brent Cross holds a special place in the hearts of London shoppers. Ensuring the scheme remains relevant to changing retail and consumer demands, the development is currently being reviewed to ensure the regeneration delivers an exceptional destination and neighbourhood for the future. www.brentcrosssouth.co.uk

London and Quadrant (L&Q)

London and Quadrant (L&Q) has been appointed to build 47 new homes for residents of the current Whitefield Estate, who are being rehomed as part of the work happening in the area. The new homes are being built between Brent Terrace and Clitterhouse Crescent, and are sometimes referred to as plots 53 and 54. transformingBX.co.uk

Brent Cross Cricklewood Infrastructure

Highways and transport improvements for vehicles travelling through the junctions at Cricklewood / Claremont Road, and Cricklewood Lane / A5 Edgware Road. This is being delivered by Barnet Council.

1.2 - PROJECT CONTEXT

INDICATIVE BRENT CROSS CRICKLEWOOD MASTERPLAN



Aerial view looking north over Brent Cross South

BRENT CROSS SOUTH WILL DELIVER:

- Up to **6,700 new homes** which will be a mix of affordable homes, rentals and homes for sale
- **A new town centre** in the heart of the neighbourhood. The high street will have a mix of shops, cafés and restaurants
- New office space (3+ million square feet), providing **over 25,000 jobs**
- **Improved connections** with the new Brent Cross West Thameslink station connecting to central London and Brent Cross Shopping Centre Shopping Centre
- **Three schools** will be rehoused in brand new buildings, including an expanded Claremont Primary School
- Better walking and cycle routes
- **New squares and new and improved parks** with inspiring places for children to play, and green spaces and amenities for people of all ages to enjoy
- New and improved community facilities

1.3 - PROJECT CONTEXT

THE BRENT CROSS SOUTH DEVELOPMENT



View across Claremont Park

INTRODUCTION

This new neighbourhood is at the heart of the Brent Cross Cricklewood (BXC) regeneration, the most significant and ambitious redevelopment and growth programme in the borough.

Brent Cross South is being developed by Brent Cross South Limited Partnership (BXS LP). The partnership is a joint venture between Barnet Council and developer Argent Related which was set up in 2016 with the sole purpose of developing Brent Cross South.



Neighbourhood Square and surroundings

ABOUT THE DEVELOPERS

In 2016, Barnet Council and developer Argent Related formed the BXS LP to bring forward the development of Brent Cross South as a new mixed-use neighbourhood for north London.

Argent Related is a developer with big ambitions and the powerful vision it takes to create lasting, liveable places in which people can flourish.

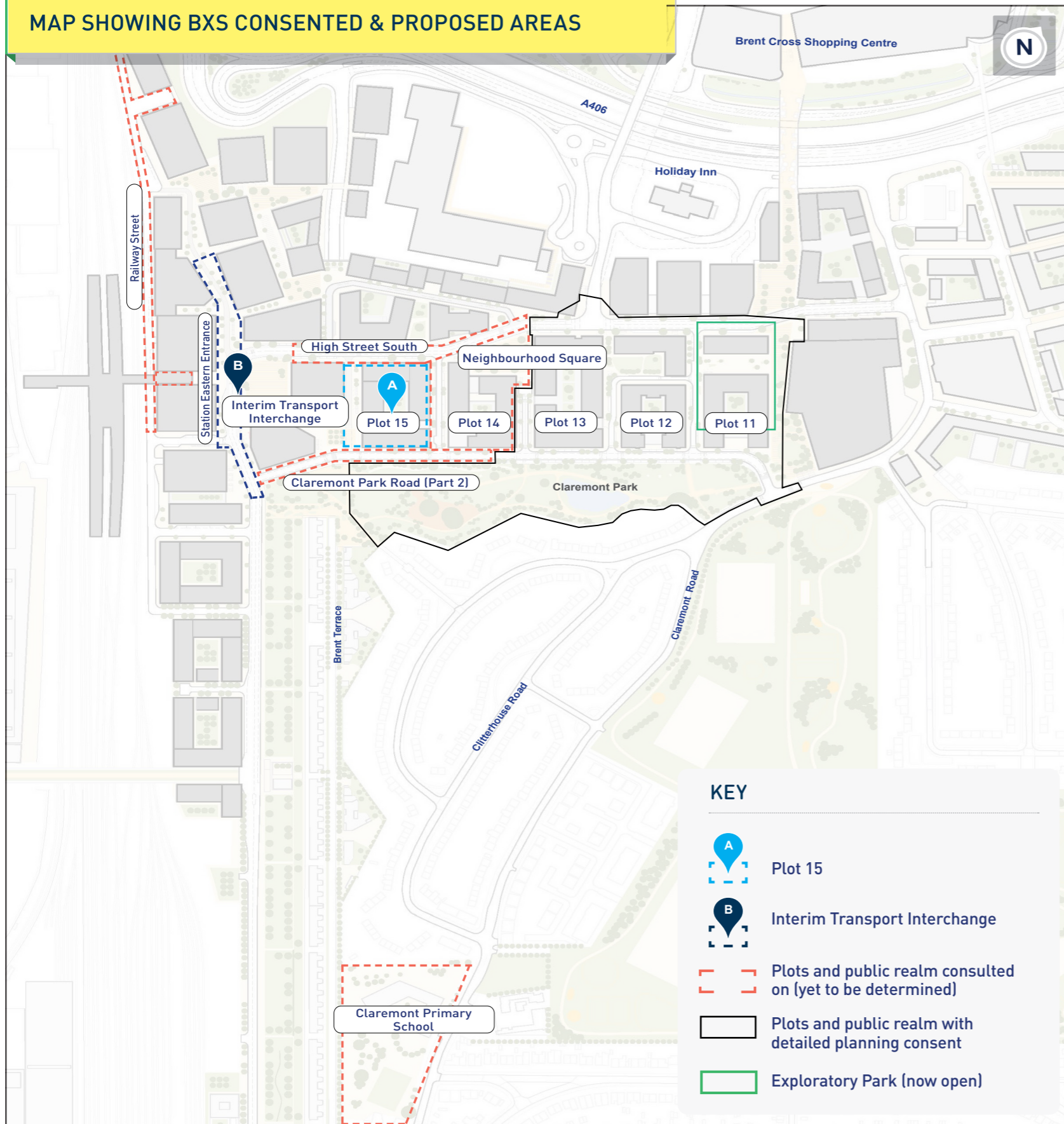
The company brings together the expertise and unequalled track record of Argent, one of the UK's most respected urban placemakers – responsible for the redevelopment of the multi-award-winning King's Cross, Brindleyplace and the Piccadilly area of Manchester – and Related, one of the United States' most prominent and successful real estate and investment firms.

Related is responsible for the Hudson Yards development in New York, which is transforming a disused part of the city and is receiving accolades from around the globe.






Between them, Argent and Related have amassed more than 80 awards since the beginning of 2015 for their developments and business practices.

1.4 - PROJECT CONTEXT

MAP SHOWING BXS CONSENTED & PROPOSED AREAS



KEY

-  Plot 15
-  Interim Transport Interchange
-  Plots and public realm consulted on (yet to be determined)
-  Plots and public realm with detailed planning consent
-  Exploratory Park (now open)

EXPLORATORY PARK



Temporary play and recreation area replacing Clarefield Park (now open)

PLOT 11



351 homes approved

PLOT 12



282 homes approved including 110 replacement homes

PLOT 13



241 homes approved

PLOT 14



281 homes proposed

2.1 - KEY CONSTRUCTION ACTIVITIES COMPLETED SINCE FEBRUARY 2020

EXPLORATORY PARK



EXPLORATORY PARK

Construction of Exploratory Park began at the end of February with infrastructure works. The on-site team were able to continue working within strict health and safety guidelines during the Coronavirus lockdown, meaning Exploratory Park opened as scheduled on the 12 August 2020.

THE WORKSHOP ON CLAREMONT WAY



THE WORKSHOP

The refurbishment of two shops next to the corner shop in Claremont Way is now complete. In the short-term The WorkShop will be used as office space for Argent Related employees as part of return-to-office working post COVID-19 lockdown. The WorkShop will open as a community information venue as soon as it is safe to do so.

WORKS TIMELINE

AUGUST 2020

- Exploratory Park opens replacing Clarefield Park

OCTOBER 2020 - JANUARY 2021

- Closure of Claremont Open Space to create the new improved Claremont Park

2.2 - FORTHCOMING CONSTRUCTION ACTIVITIES

INFRASTRUCTURE WORKS

The next phase of infrastructure works will involve activities such as:

- Moving the current hoarding line to take in:
 - part of Claremont Way whilst providing road access and turning space for small vehicles;
 - part of Claremont Open Space whilst retaining access through the park.
- Breaking out the existing concrete foundations within the former Claremont Industrial Estate.
 - The concrete will be crushed on site away from residential areas and re-used within the development to fulfil our sustainability aspirations and reduce construction traffic to and from the site.
 - During this time, we will be controlling dust with additional and enhanced damping down techniques
- Earthworks movements, including hard and soft landscaping removal to the western side of the site to build up the ground levels.
 - A wheel washer will ensure that soil is not transferred to the public roads in line with our approved Construction Environment Management Plan.
- Drainage will be laid to the eastern side of the site in preparation for the installation of utilities (electricity, telecoms, gas and water) towards the end of the year.
- Noise, dust and vibration monitoring in key locations will continue in line with our permissions from Barnet Council (see diagram).
- Installation of temporary haul roads within the site to serve the future residential plots 12 and 13 during construction of those plots.

CONSTRUCTION TRAFFIC

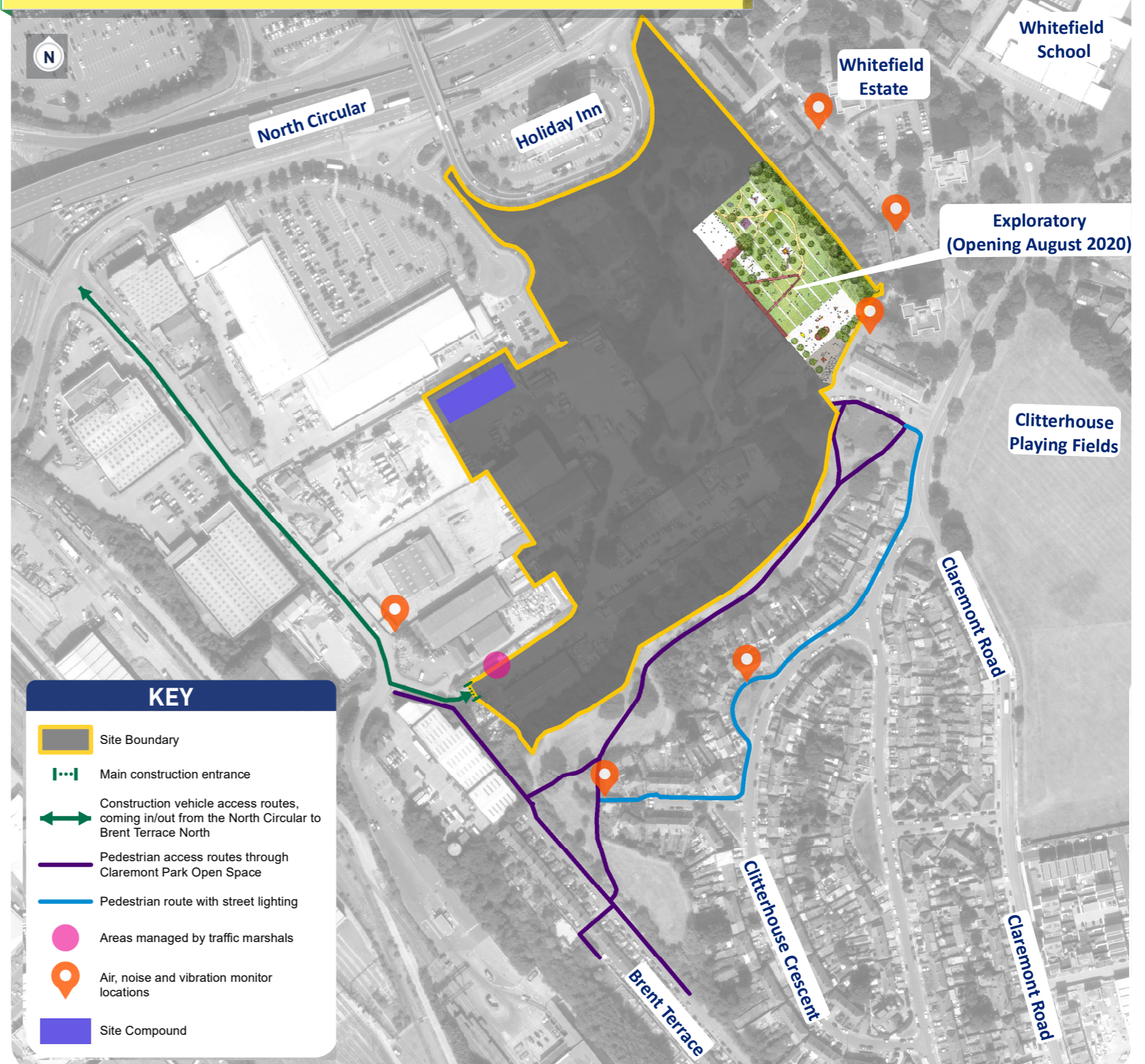
The construction traffic movements to and from the site are reduced because 85% of materials are to be reused within the site demise.

Construction vehicles will access the site from the North Circular Road via Brent Terrace (North) with access from the former industrial estate into the Exploratory Park site taking place behind hoardings (as shown on the map on the right).

No construction traffic will use Claremont Road.

Read more about the latest BXS construction information on our website at www.brentcrosssouth.co.uk/consultations/

MAP OF CONSTRUCTION TRAFFIC AND PEDESTRIAN ROUTES



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