



Brent Cross Government Assurance Board

16th November 2022

Brent Cross Town update

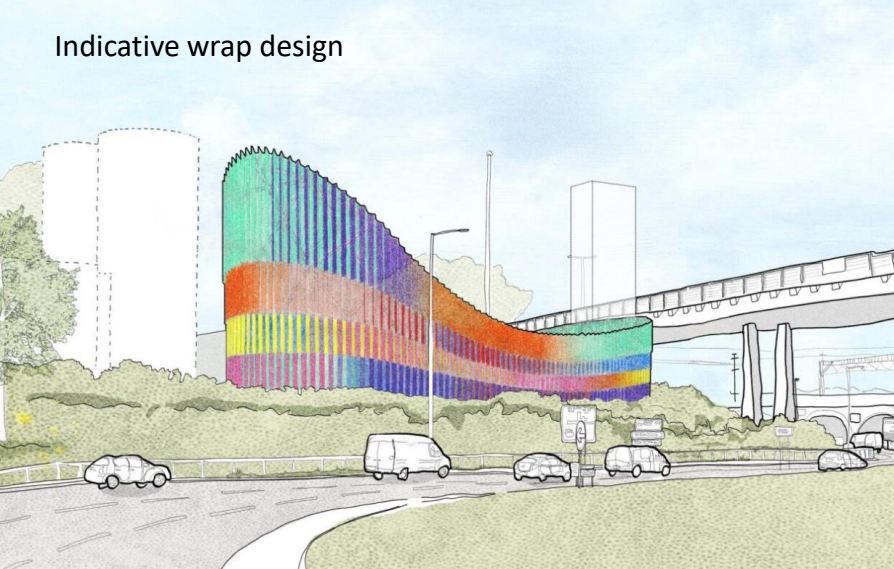
- Legal agreements complete for Lot 2 plots and plot 25.
- [Public announcement](#) of investment in Brent Cross Town first phase widely publicised.
- The Reserved Matters application for Plot 1 unanimously approved by the Strategic Planning Committee on 6th October. Following this [Related Argent have announced that](#) Sheffield Hallam University will be opening a new satellite hub for 5,000 students in Plot 1.
- The third round of consultation for Clitterhouse Playing Fields was held in September. We are working with Related Argent on incorporating and considering feedback before planning permission is submitted.
- Cricklewood Coffee Roasters has opened its doors on Claremont Way NW2 1AJ. The roastery opening marks the completion of improvements to the parade of shops.
- Programme ongoing to secure vacant possession of community foods building to transform into a temporary use sports facility.
- focusing on community benefits through the s106 agreement in the coming year, and post Lot 2.



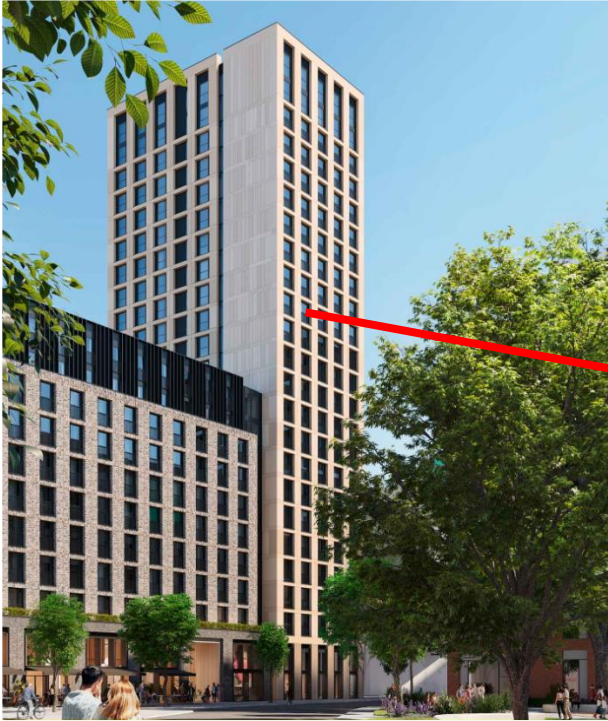
Plot 1 CGI

Site Update – Substation energy centre

- Part of building a Net Zero Carbon Town
- Steel ‘wrap’ to be 100% reused steel
- Exploring opportunities to use net zero energy to support wider borough decarbonisation



Site Update – Plot 25



Lot 2 Update

- Legal agreements have been completed for Lot 2 plots and CLC capital receipt has been received for these plots.
- The first of many cranes has been erected on site (see image). This one is for the construction of plot 12 and 202.
- Works are expected to commence on Plot 13 in December 22, Plot 14 in May 23 and Plot 203 in December 23.



Site Update



2022-10-11_Galdris Drone_Survey_S2.jpg

Clitterhouse Playing Fields

Existing Approved Design | 2015



Updated Design | 2022



BXCI Construction update

Plots 53/54

- Whitefield estate replacement units - 47 homes, between Brent Terrace and Clitterhouse Crescent. To be the first completed homes of the Brent Cross development. Completion date for works is May 2023.
- Elevation work is progressing up to level two with scaffolding, brickwork, roof & waterproofing being undertaken.
- Issues associated with dirt on the road have reduced over the last two months.
- Experimental Traffic Regulation Order (ETRO) being implemented on Brent Terrace ahead of permanent CPZ.



Donoghue Update

- A Reserved Matters planning application has been submitted by Chase New Homes Ltd for the redevelopment of the site PB Donoghues on Claremont Road.
- The site is within Section 73 Planning Permission for Brent Cross.
- The proposal will deliver 251 flats within three buildings with heights ranging from 4 to 8 storeys, alongside landscaping, access and car parking provision.
- Chase New Homes has also submitted an application for the improvement works to Millennium Green which is an existing green space to the north of the PB Donoghues site.



Programme update - Isolation/ possession cancellations

- Cancellations of weeks 25, 27 & 28 possessions
- **Week 32** (5/6 November) all line 48hr possession. Very productive despite some more extreme weather conditions. Most primary steelwork has now been installed on the slow line feature canopies and waiting rooms. The fast platform northern waiting room core steelwork was also installed.
- **Week 33** (12/13 November) all line 48hr possession. Not all planned works were completed. Some primary and secondary steelwork to platform waiting rooms and secondary steelwork to feature canopies remain outstanding. Feature canopies installed however alignment issues to be resolved

Weekend		Lines	Hours	Critical Works Planned
Cancelled Work Access				
Week 25	17/18 Sept	ALL	48	Slow platform feature canopies
Week 27	1/2 Oct	Fasts	13	Fast platform feature canopies
Week 28	8/9 Oct	Fasts	13	Fast platform feature canopies

Re-Planned Work Access				
Week 30	22/23 Oct	Slows	30	Slow platform feature canopies
Week 32	5/6 Nov	ALL	48	Slow platform waiting rooms Fast platform feature canopies
Week 33	12/13 Nov	ALL	48	Fast platform waiting rooms

Programme Updates

Brent Cross West Station - Safety

- Following a number of minor safety incidents on site Mace and VFL are instigating a renewed focus and emphasis on safety planning and management at site.

Brent Cross West Station – Work progress

- Lower canopy fabric installation progressing - **Architen Landrell**
- Removal of slow platform trojan horses - **Palmers**
- Installation of CMS to the lower canopies and fast platform riser - **Fourway**
- Cladding installation - **Proform,**
- Anti-trespass fencing - **Oliver Connells**
- Screeding of the concourse flooring - **DMC,**
- Final fixing of the suspended ceiling system – **Lindner**
- Studwork, insulation and membrane for the platform buildings continues - **Adept,**
- Mullion installation to the western entrance nearing completion - **Advanced Glass .**

Programme Updates

Brent Cross West - RSS

- Rail System and Sidings - Amey successfully completed "Over and Back Westpac interlocking alterations" for the new Up Slow signal, completed track circuit installation, completed signal sighting of new signals (remaining out of use) and linked Signal Post Telephone (SPT) circuits to West Hampstead.
- Amey also installed and commissioned the Automated Selective Door Opening (ASDO) on the station and the Permanent Speed Restriction (PSR) for the South Sidings.
- Amey continues planning for the commissioning of the new Up Slow signal.

Site Cabins and Viewing Deck

- Relocating of site cabins works resumes on Monday the 21st until Friday the 25th of November. Carpark spaces will be limited, due to continuous lifting operations and moving plant (MEWPS) operating around the office/welfare area.

BXW Programme Updates

Feature Canopies



BXW Programme Updates



Feature Canopies

BXW Programme Updates



BXW Programme Updates



Internal and external brickwork to SWEB approx. 1/3 of the way to completion

BXW Programme Updates

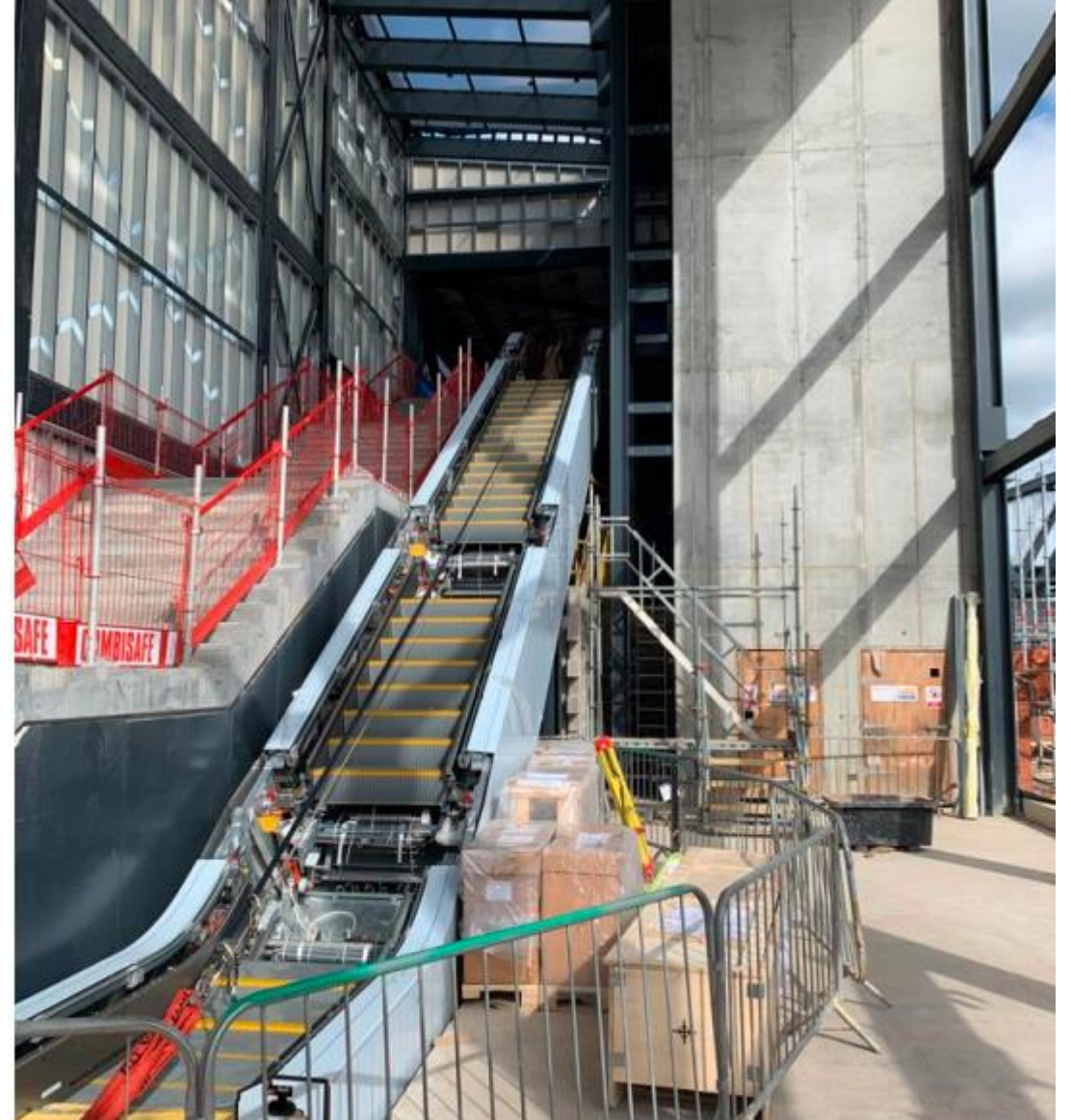


Western Entrance

BXW Programme Updates



WEB escalator installed



BXW Programme Updates



Floor screed to the central concourse, EOB and WOB complete.

BXW Programme Updates



Ceiling tile installation on WOB commenced.

BXW Programme Updates



Canopy roof sheeting in possession to lower platform canopies 30% complete.



Stair and platform canopies

BXW Programme Updates



WEB curtain wall mullions and paint touch ups in progress
Internal brickwork first lift installed to the north elevation



CMS installation to platform canopies

BXW Programme Updates



Western Entrance

BXW Programme Updates



Aerial View

BXW Programme Updates



SEEB – South Elevation Hoarding

BXW Programme Updates



SEEB Lighting Installation