



Brent Cross Government Assurance Board

8th March 2023

Brent Cross Town update

- Works on lot 2 plots progressing at pace.
- Ground works forming station interim interchange completed to create new site levels – infrastructure works on forming new roads underway.
- The planning application for Clitterhouse Playing fields under consideration by the LPA.
- Next Phase proposal and update to business plan is expected in the coming months.
- Detailed proposal also expected for ‘Northern Quarter’ including later living following initial discussions with Related Argent.
- First controlled parking zone (CPZ) installed as part of the Brent Cross Scheme – feedback and further consultation to take place on future roll out.



Site Photos



Station interchange
ground works

Lot 2 Plots

Site Photos



Site Photos



Brent Cross Town update

- Clitterhouse Playing Fields Update
- Application submitted on 21st November 22 following 3 rounds of consultation
- Active dialogue ongoing with residents who have raised concerns to the scheme.
 - Parking / drop off areas (Purbeck drive)
 - Playing pitch provision
 - Flooding concerns
 - Perceived private profit
- Currently anticipating May planning committee (subject to confirmation)



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.
- Floor screed and first fix installation commenced on both plot 53 and 54.
- Programme for re-housing residents from Whitefield Estate in place for later this year.
- Some delays on site works in part due to adverse weather conditions.
- Completion date for plots is now October 2023 followed by rehousing programme.



Brent Cross West Station – Site works update

- **Rare Possession Access**: The ASLEF strike action provided a rare opportunity to introduce daytime possessions on both Wednesday and Friday. These were used to good effect by Architen, Landrell, Carvers, Fourways and VFL
- **Platform Works**: Encouragingly, the rate of PTFE canopy installation is improving, and the additional daytime possessions were a big help with the southern feature canopies, platform canopy CMS works, steel cover plate installation and tactile paving. Good progress with glazing to the slow platform waiting room, G30 panels installation and Adept boarding within the waiting rooms. Tiling works to the slow platform toilet areas also underway.

Brent Cross West Station – Site works update

- **Concourse and Overbridge:** Lindner's suspended ceiling is complete and looking impressive. Advanced Glass installing support rails to the back of house rooms, and back painted glass being installed. Balustrade installation has also continued, with Metal Tec installing the posts at concourse level. Fourways have been working in multiple areas, with the headline being commencement of the high-level lighting to concourse roof beams.
- **SEEB:** DMC have made good progress laying paving to the ground floor and stairway and have been prepping the mezzanine level area in readiness. Adept continue with ceiling grid installation below stairs and escalators, plus bulkhead works to multiple locations.
- **Western Entrance Building:** Caxton's brickwork complete and scaffold down. DMC started western paving works. Cycle shelter bike hoops installed; excavation of the Public Realm tree pit underway, in readiness of an Italian Alder tree. Fourways continue with CMS, light fittings, and ductwork to the WEB mezzanine level. Adept proceed with the high-level bulkhead installation.

BXW Update – Network Rail

- NR physical works on site complete
- NR still play a crucial role under the APA Agreement in relation to the Station Works (Access, QA pack approval, handback, EIS etc.)

BXW Programme Updates

- VFL and Mace have worked closely to update and agree programme through to station entry into service.
- Station Opening Steering Group met on 23 February 2023 to review updated programme – Verbal update

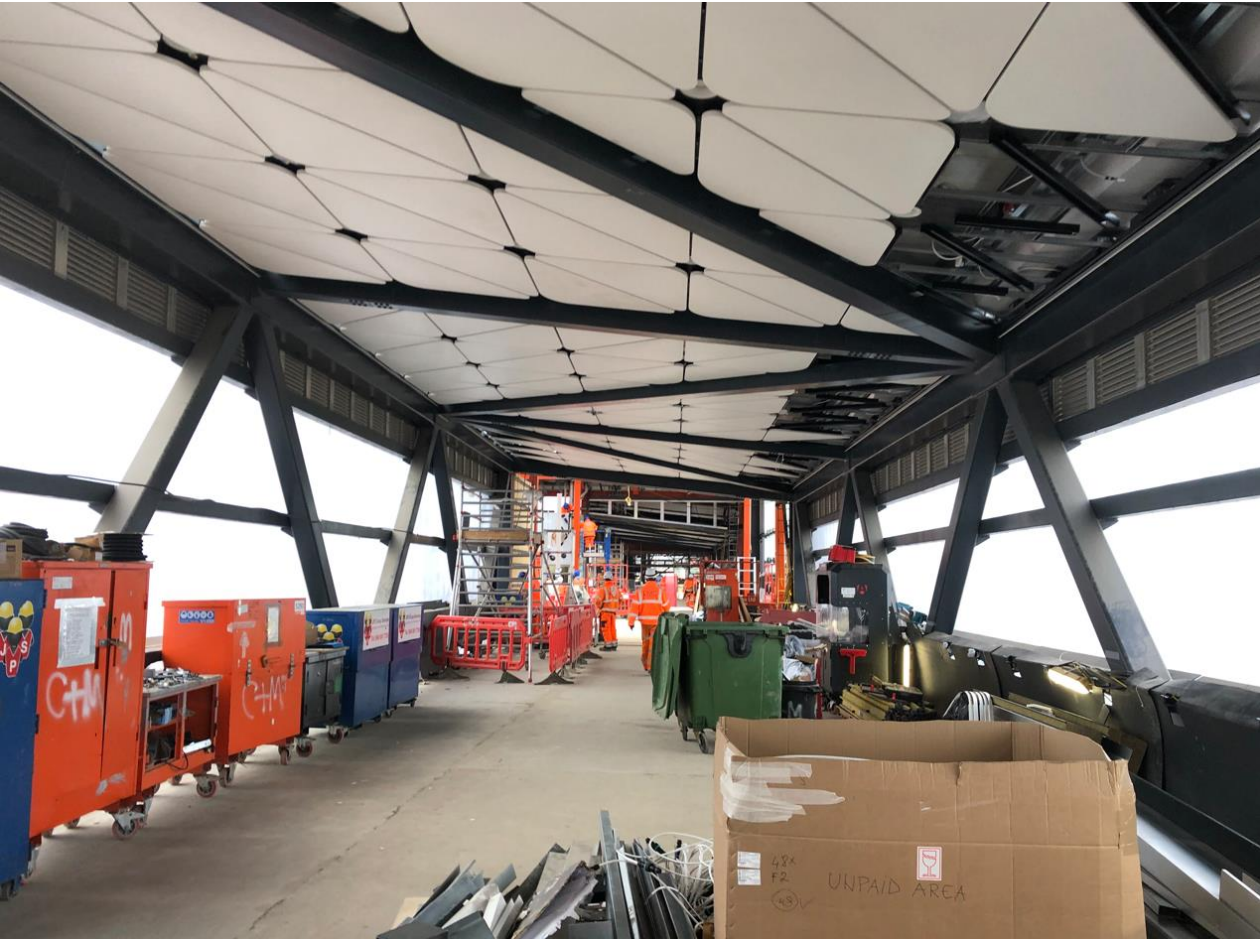
BXW Programme Updates - Pictures



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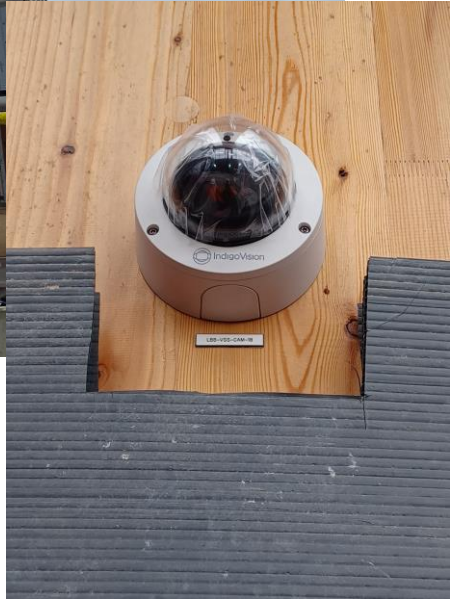
BXW Programme Updates - Pictures



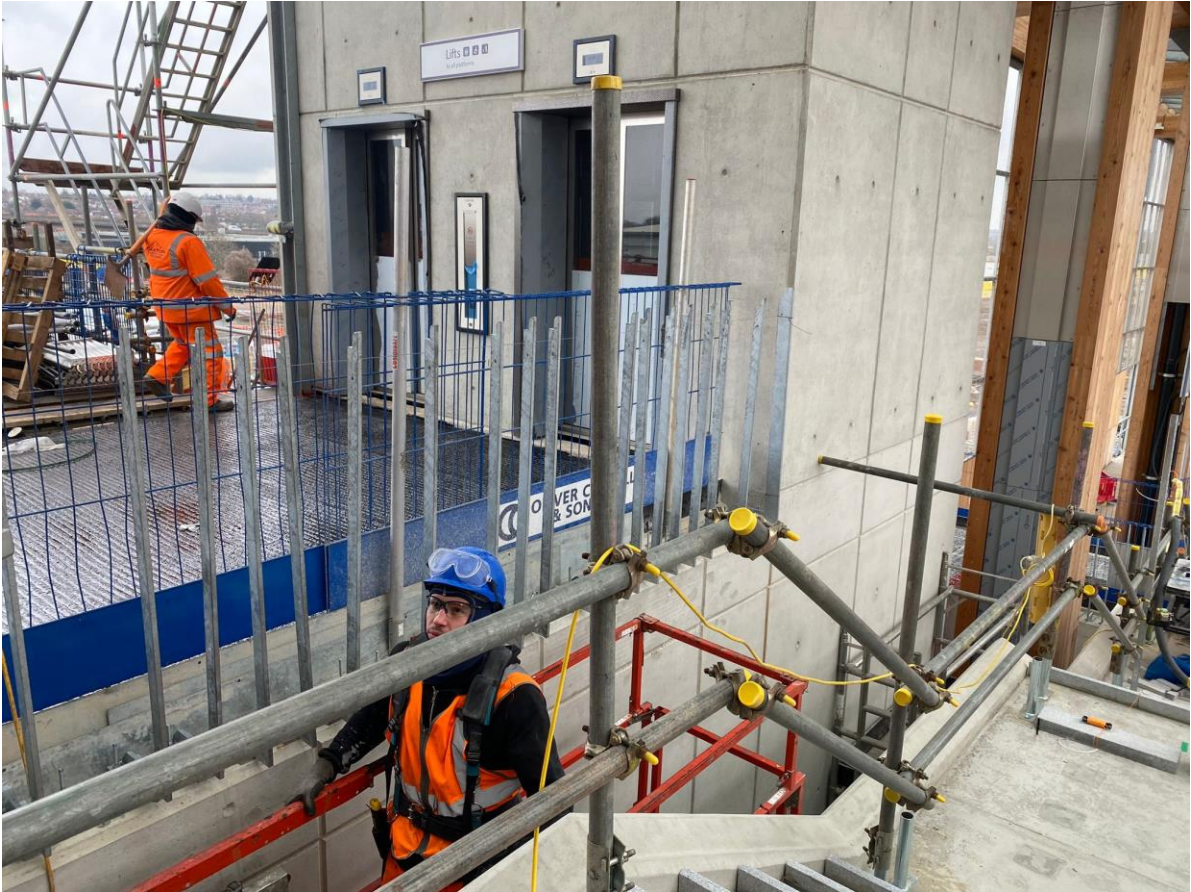
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