

WELCOME TO THE SECOND UPDATE ON BRENT CROSS SOUTH

We have been hard at work on Brent Cross South and are keen to share the latest news with you.

In the first newsletter you were introduced to the Joint Venture partners: developer Argent Related and Barnet Council, together known as the 'BXS Limited Partnership (LP)'. Soundings are leading on the public consultation as an independent agency, working on behalf of the BXS Partnership, and will ensure that our newsletters give a factual and unbiased report on events, dialogue and findings. The BXS Partnership has been reviewing the outline planning permission granted by Barnet Council in 2014 and working up ways to improve it and address the issues you raised - we would like to share these with you.

This newsletter summarises the discussions held with local groups and people over the summer. What we heard were a series of community priorities for what type of place Brent Cross South should be.



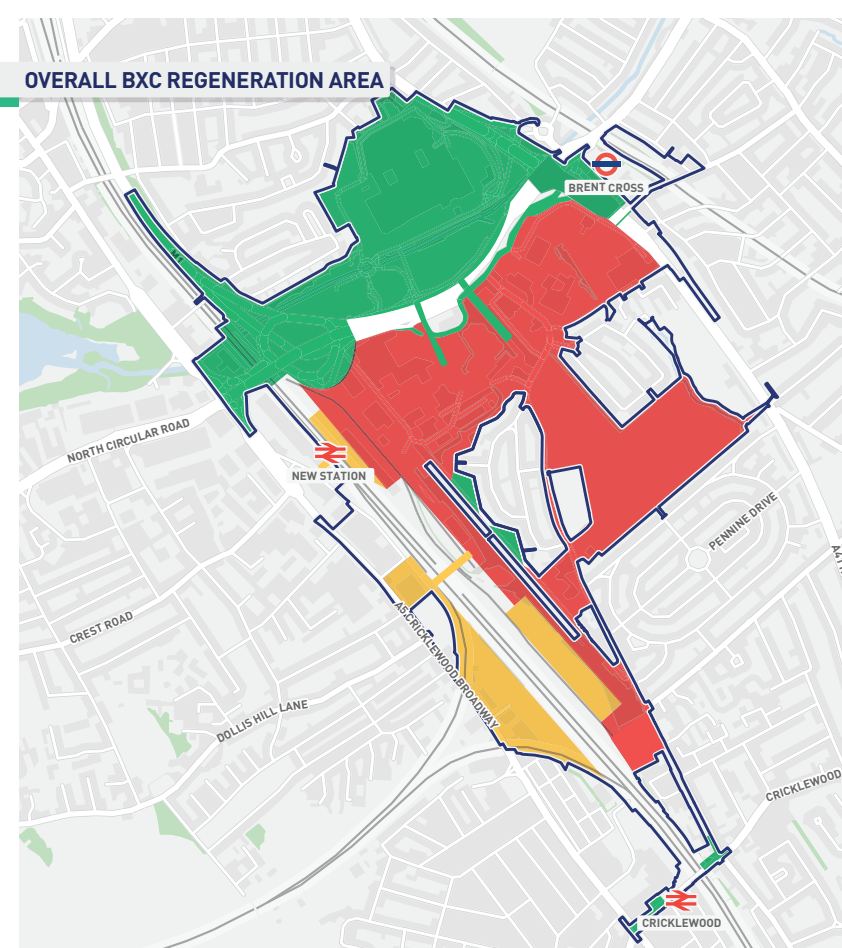
The next step will involve further discussions about how you can further shape and create a place that everyone can benefit from. We are planning a further series of conversations to explain the emerging plans for how the first phase might be delivered. The BXS Partnership hopes to be launching more detailed proposals this spring, for discussion.

GENERAL PROJECT UPDATE

GENERAL PROJECT WHO IS DOING WHAT & WHEN

The Brent Cross Cricklewood (BXC) regeneration area is split between three development partners who will deliver different aspects of the scheme. These are:

- **Brent Cross South**
Argent Related and Barnet Council - The BXS Partnership - have been working on the principles for the first phase of development for the new town centre - details of which are explained in this newsletter.
- **Brent Cross London**
Hammerson and Standard Life Investments held a series of exhibitions in November relating to the shopping centre development. More information about this consultation and their scheme can be found at www.brentcrosslondon.co.uk.
- **New Thameslink Station**
Barnet Council and Network Rail are working to deliver an additional station on the Thameslink line to serve the area and reprovide waste and freight facilities. A Compulsory Purchase Order (CPO3) was made towards the end of 2016 by Barnet Council to acquire the land for the new station project. A public inquiry is expected in mid-2017.



Key

- Overall Brent Cross Cricklewood (BXC) regeneration area
- Brent Cross London area
Hammerson and Standard Life Investments
- Brent Cross South area
Argent Related + Barnet Council
- New Thameslink Station area
Barnet Council + Network Rail

WE HAVE BEEN WORKING ON FIRST PHASE ELEMENTS

WORKING FROM THE OUTLINE PLAN

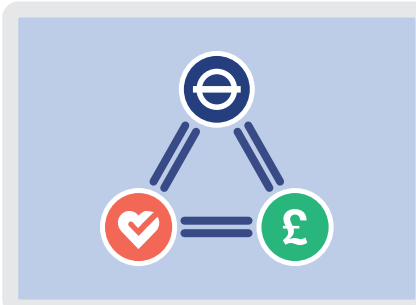
As explained in our first newsletter, the whole Brent Cross Cricklewood development project was granted outline planning permission in 2014 and this sets a clear guide for the scale and key elements of the new town centre at Brent Cross South. However, this is also the starting point for more detailed design work, which aims to enhance and refine the approved masterplan and will form the basis for future detailed planning approvals. Our shared vision is for a place with an original identity grounded in the existing place, which will become a new kind of town centre for London. The first phase at Brent Cross South will set the foundation for realising this aspiration.

OUR PRINCIPLES

The Brent Cross South scheme is part of a bigger whole, the Brent Cross Cricklewood regeneration (BXC); both in terms of creating an appropriate wider environment within which to develop, and the context to physically deliver Brent Cross South. In addition to the need to have a viable and profitable development overall, the BXS Partnership is focused on making early and visible progress on the ground with a continued and sustained delivery. Success from the outset will depend on a number of factors coming together within our control; a sensitivity to the existing context, knowledge of the local community and a keen understanding of appropriate scale; a sense of place and belonging; an element of nature; and the chance of delight and surprise. This vision is captured by a series of key principles guiding our first phase, as detailed below.

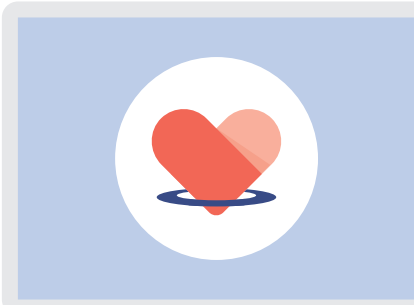
FIRST PHASE PRINCIPLES

CONNECTIONS



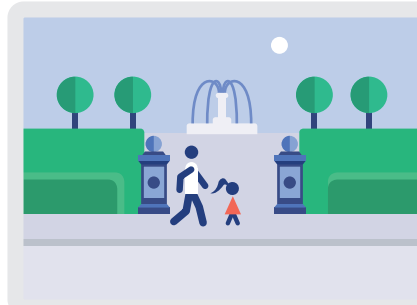
Make and enhance physical, social and economic connections

HEART OF THE PLACE



Establish a thriving heart in Brent Cross South for the benefit of existing residents, visitors and newcomers

GATEWAYS



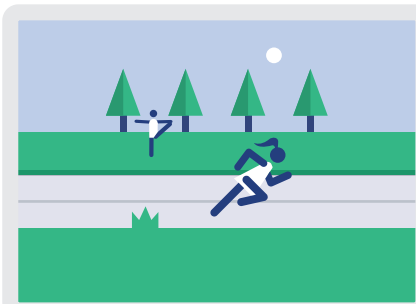
Emphasise and improve gateways to the area

HOUSING



Provide a range of new housing types to appeal to a diverse range of people

GREEN SPACES



Improve green spaces to encourage an active lifestyle

MIX OF SHOPS



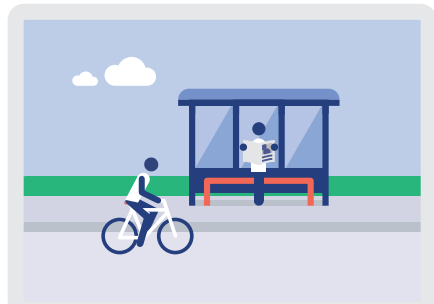
Provide a vibrant mix of shops and work spaces to create a dynamic environment with authentic feel

THAMESLINK STATION

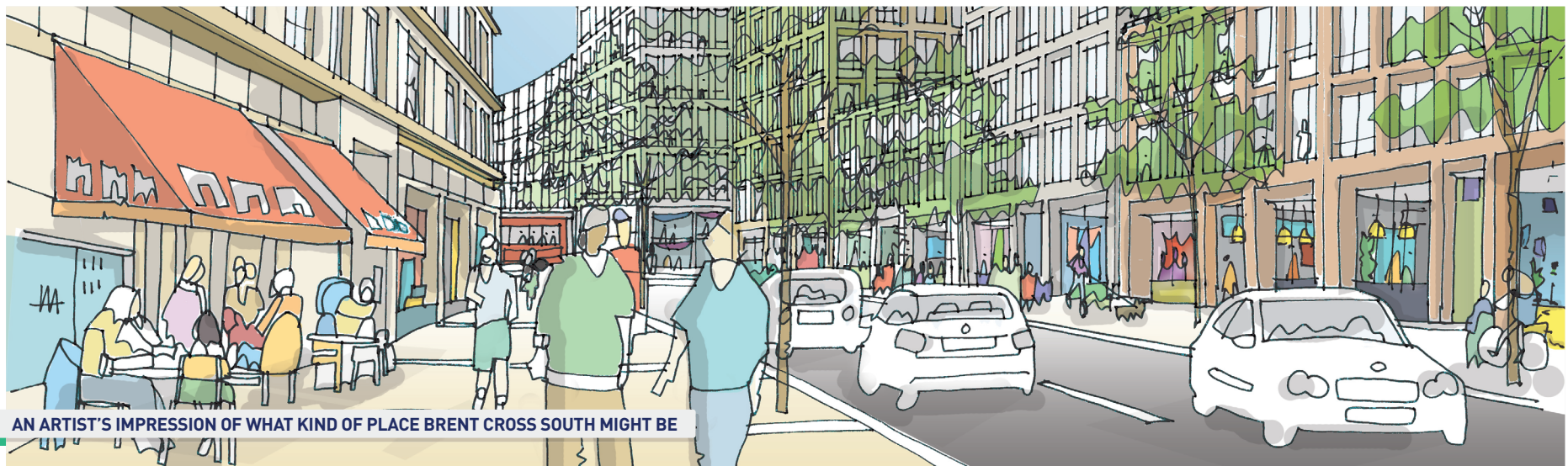


Ensure good connections to the new Thameslink station and existing rail stations

MOVEMENT



Encourage a shift from dependence on cars to public transport, walking and cycling



AN ARTIST'S IMPRESSION OF WHAT KIND OF PLACE BRENT CROSS SOUTH MIGHT BE

WHAT WILL THE FIRST PHASES INCLUDE? FIRST PHASE ELEMENTS

THREE INTERLINKING PROJECTS

The first phase of development will bring together the three interlinking projects that form part of the overall BXC regeneration scheme. The main elements of this are the BXS first phase area, the Brent Cross London shopping centre development and the new Thameslink Station.

- > **Brent Cross South** | Argent Related and Barnet Council
- > **Brent Cross London** | Hammerson & Standard Life Investments
- > **New Thameslink Station** | Barnet Council and Network Rail

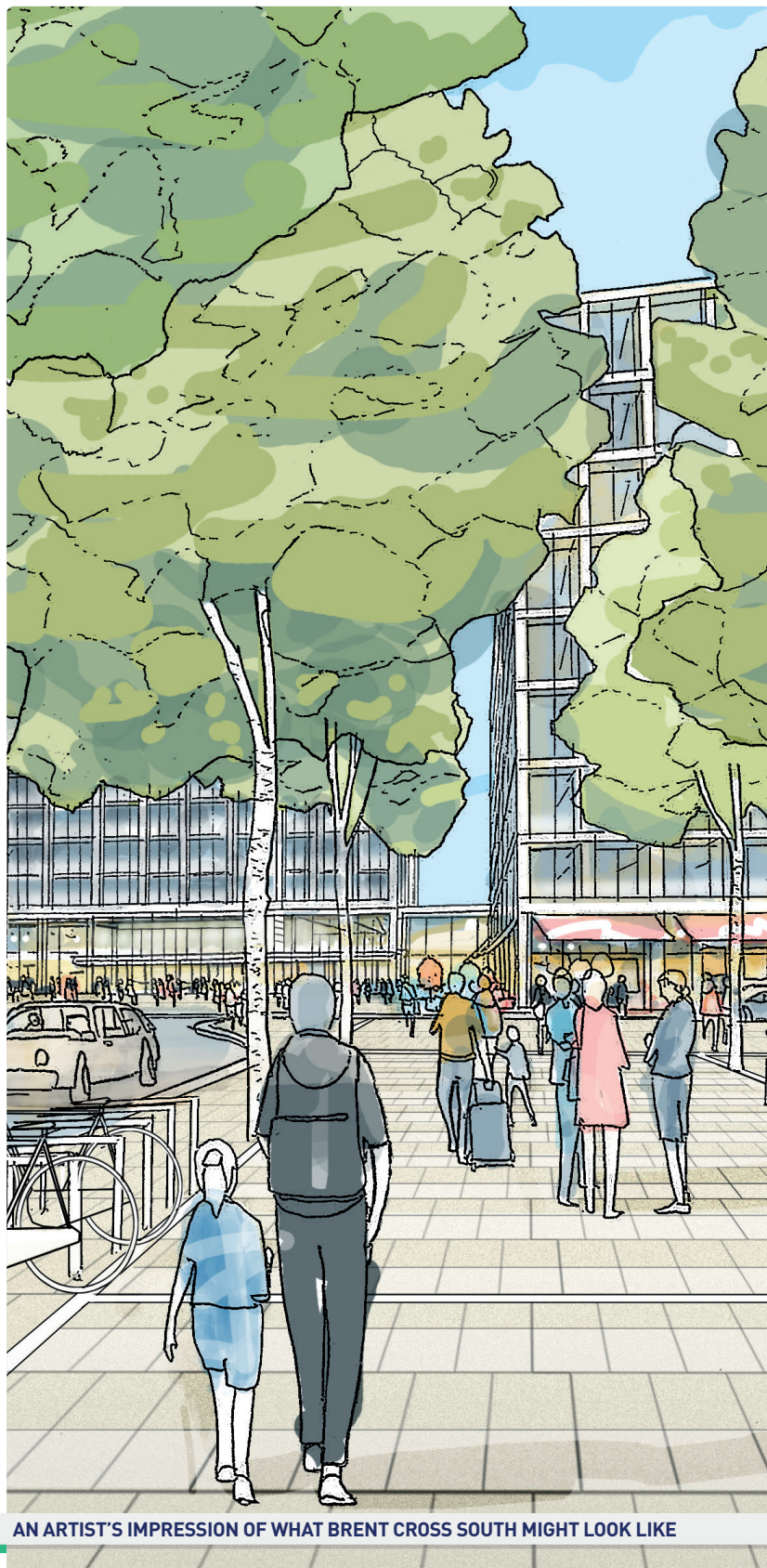


FIRST PHASE FIXED ELEMENTS

THE ELEMENTS

In order to enable a meaningful participatory process, we think that it is important to communicate early-on which aspects of the masterplan are fixed and which parts are open to local community input.

We would like to first communicate the fixed elements of the scheme which include designated uses (homes, work spaces and community facilities), and how they are to be delivered in terms of timing, location and design.



AN ARTIST'S IMPRESSION OF WHAT BRENT CROSS SOUTH MIGHT LOOK LIKE

FIRST PHASE FIXED ELEMENTS

SCALE OF THE DEVELOPMENT

This will be a high density, medium rise town centre. The overall amount of development was set out in the outline planning permission (2014).



NEW PUBLIC SPACES & STREETS

A new town square will be at the heart of the scheme, with a new network of roads to connect the new and existing uses.



SOCIAL INFRASTRUCTURE

In line with the outline planning permission (2014), new and improved facilities will be provided including at a minimum, a Temporary Health Care and Neighborhood Police Unit (if required). Other community facilities, such as redevelopment of the three schools on site, (Claremont, Whitefield and Mapledown) will come later, following further consultation.



CONNECTION TO THE NEW THAMESLINK STATION

An additional Thameslink Station will service the new development. Cricklewood Station will remain open.



GREEN SPACES

The overall amount of open space in the scheme will be increased from what's here now. Improvements will be made to Claremont Park in line with already approved plans.



TEMPORARY OPEN SPACE

To ensure enough open space is available while the parks are being improved, a temporary open space will be provided at the centre of the first phase area.



WHITEFIELD ESTATE

Homes in the three tower blocks of the Whitefield Estate are being carefully relocated in close consultation with current residents to the centre of the new development and are likely to be the first built. Demolition will only happen once new homes are built and residents have moved in.



OTHER DEVELOPMENT PARTNERS

As part of the Brent Cross London shopping centre redevelopment, Hammerson and Standard Life Investments are upgrading transport and infrastructure, including the new 'Living Bridge' across the North Circular, Templehof Bridge, and junction improvements at Staples Corner. As part of delivering the new Thameslink Station, Barnet Council with Network Rail will carry out rail infrastructure works including to the waste transfer and rail freight facilities as well as delivering the new Midland Mainline Bridge



FIRST PHASE
COMMUNITY INPUT

OPPORTUNITIES FOR COMMUNITY INPUT

There are a number of opportunities surrounding the fixed components of the first phase (and beyond) for the community to influence the design and character of the development in many ways. These are things that we would like to focus the discussions on.

IDEAS FOR A TEMPORARY OPEN SPACE



ACTIVITIES AND EVENTS

We think the temporary open space is a great place to start and are keen to take on board your ideas for what kind of amenities and activities it could bring. Some early ideas are temporary activities such as new sports, children's play areas, public art and events. We would like your input and all ideas, big and small will be appreciated! We would like these activities, events and improvements to start before construction works are under way.



CHARACTER OF PUBLIC SPACES



THE LOOK & FEEL

We are looking to you to help us make the most of new and improved public spaces. This includes improvements to the Clitterhouse Playing Fields, a new 'Market Square', and a series of smaller and less formal open spaces throughout the new neighbourhood. Your ideas are vitally important to ensure the places become a shared resource for a thriving community, which will include both new and existing residents.



LOCAL CONNECTIONS



ROUTES FOR CYCLISTS AND PEDESTRIANS

How to connect to and improve local routes is something that will require local input. Which existing routes are working well and which need improvement? Your ideas on what would make the place feel better, safer, cleaner and more exciting would be good to share and discuss.



SMALL BUSINESS SPACE



EMPLOYMENT OPPORTUNITIES

There will be many opportunities for training, apprenticeships and work placements both during the project, and in the longer term. We will be looking for partners to implement these programmes. Local community groups can also inform the type of small business spaces to be offered, ie. maker's studios, shared offices, flexible shop-fronts, live/work units etc.



PROVISION OF SOCIAL INFRASTRUCTURE



THE DESIGN OF NEW SCHOOLS

There are fixed requirements for community facilities, but the details of how these are used, what services they provide and the organisations that could run them are open to community input. We plan to have a separate and thorough conversation with the administration, parents and where possible students each of the three local schools in due course.



NEW HOMES



THE WHITEFIELD ESTATE FIRST

We are consulting with the residents of the Whitefield Estate on the design of the new replacement homes, which will be in the heart of the new town centre. We also would like your views to understand the local market. What types of housing local people might be looking for in the first phase and beyond, ie. large family accommodation, student housing, 'later living' accommodation, mews houses and more.



THE ENGAGEMENT PROCESS HOW IT WORKS

COMMITMENT TO LOCAL INVOLVEMENT

The BXS Partnership and Soundings believe that community engagement is not just about discussion, but should also be about active participation, where people can share ideas, expertise and support to help build the community.

For Brent Cross South, this means sharing (y)our plans and intentions with you throughout the process, listening to what you have to say and where possible taking on board your feedback. As a general principle, we will always seek to communicate plans locally to those who might be directly affected before relevant development information is made public.



COMMUNITY LIAISON GROUP



PUBLIC EXHIBITION



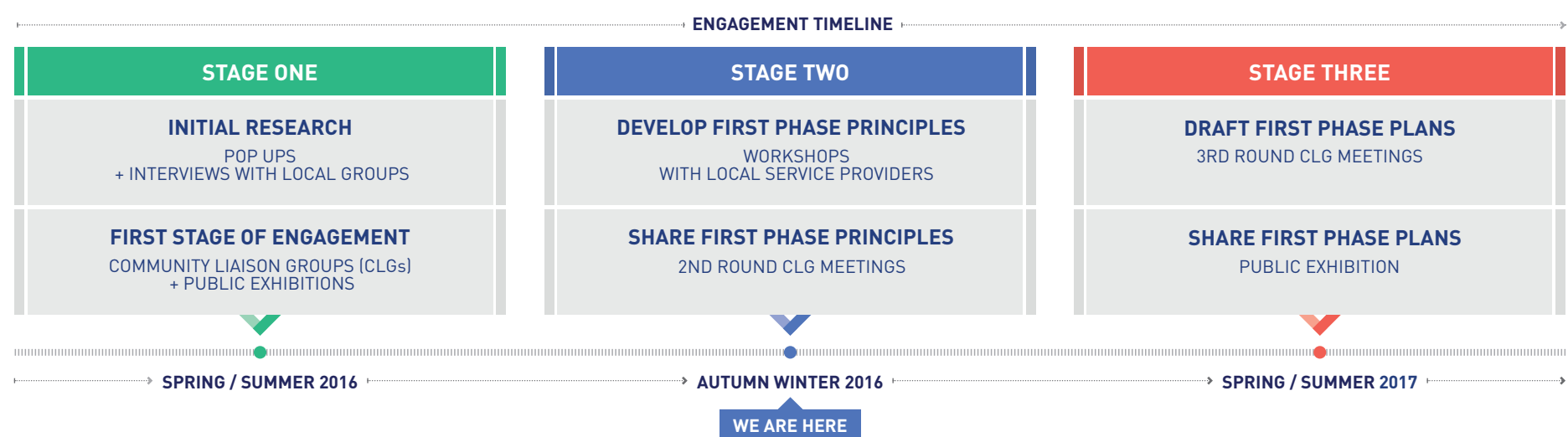
POP-UP EXHIBITION



ONE-TO-ONE DISCUSSIONS

Over the last year, we have been holding workshops with local groups and people in the areas of Cricklewood, Whitefield, Childs Hill, Dollis Hill and Golders Green. The aim of these sessions has been to build awareness of the project in the immediate area and also to clarify local ambitions and priorities.

We are planning for additional direct engagement with the community during 2017, which will be increasingly specific and will aim to focus around the masterplan enhancements. We are hoping to share plans for the first part of the scheme in Spring 2017.

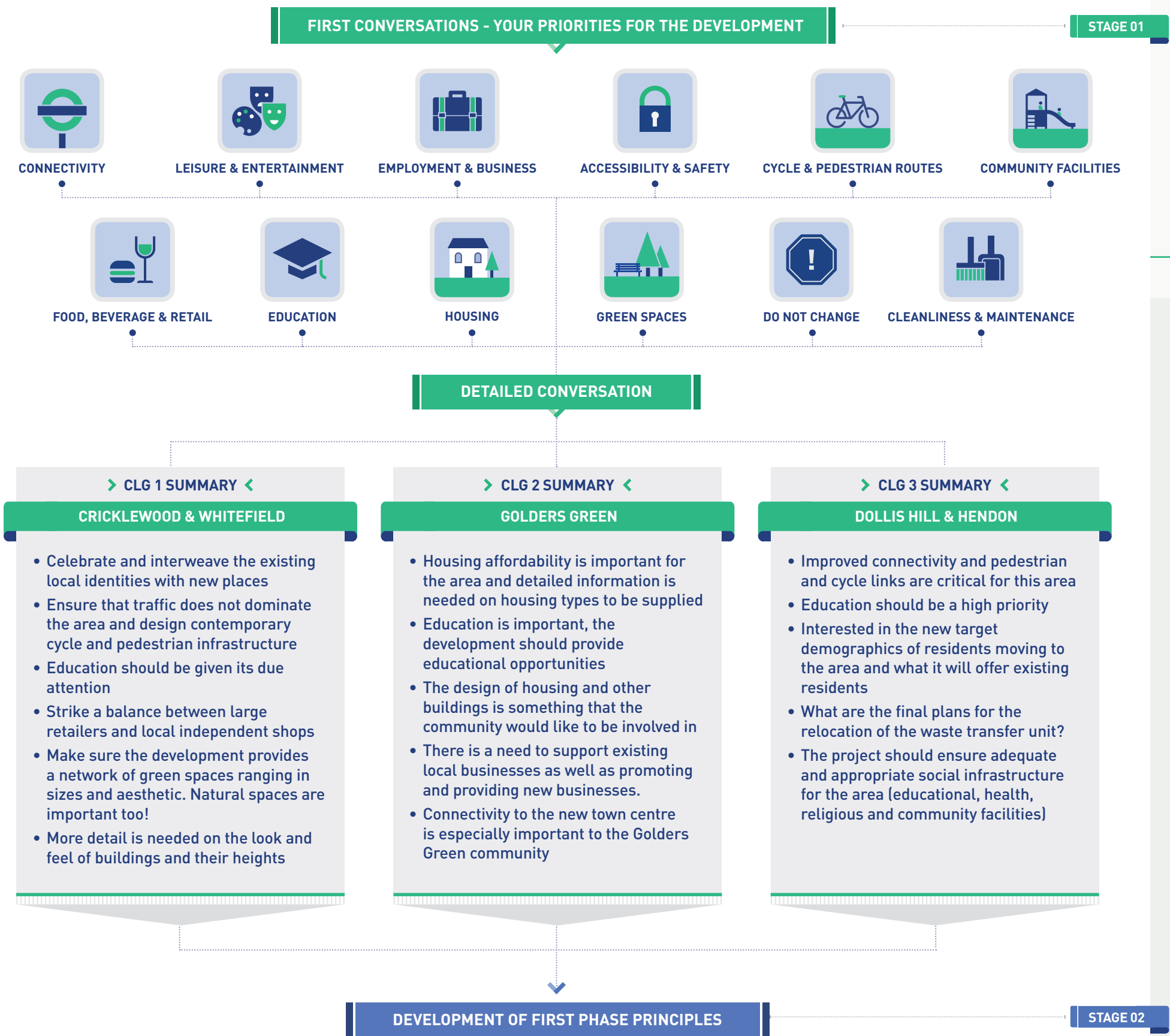


STAGE ONE
WHAT WE HAVE HEARD SO FAR

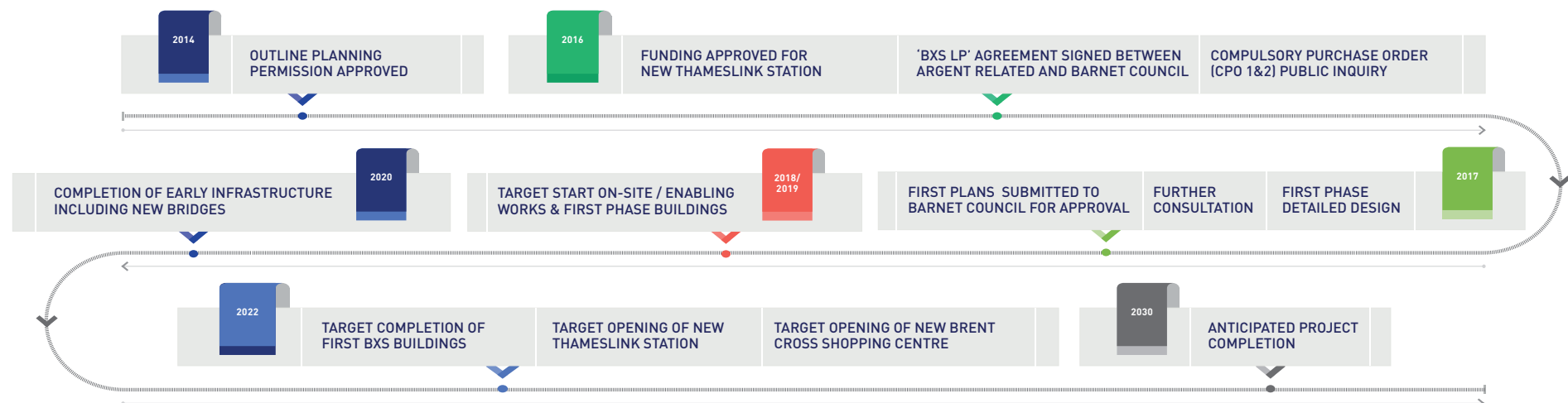
SPRING/SUMMER 2016

In the summer Soundings facilitated a number of formal discussions with local people, both at Community Liaison Group (CLG) meetings and at public exhibitions in the areas of Cricklewood, Whitefield, Childs Hill, Dollis Hill and Golders Green.

The aim was to provide an overview of the project and allow people to comment on what they thought the main priorities should be. A summary of these discussions is set out below and we have taken the priorities and ambitions we heard about from the local community and worked to integrate these into the emerging first phase plans.



PROJECT TIMELINE TARGET DATES



INFORMATION OTHER PROJECT NEWS

DECEMBER 2016 - L&Q NAMED AS PREFERRED PARTNER FOR THE WHITEFIELD ESTATE RELOCATION

The BXS Partnership is pleased to announce London & Quadrant Housing (L&Q) as the preferred housing association partner for the redevelopment of 132 homes of the Whitefield Estate. The selection comes after careful consideration and consultation with the Whitefield Estate Resident Steering Group. With the BXS Partnership, L&Q have a commitment to addressing the needs of the residents who will be the first occupants of new homes at the 'Brent Cross South' development.

NOVEMBER 2016 - INFRASTRUCTURE TRANSFER APPLICATION

In November 2016, Hammerson and Standard Life Investments submitted a number of planning applications to Barnet Council to transfer six pieces of infrastructure from the 'Brent Cross London' part of the development to 'Brent Cross South'. The infrastructure

items, comprising some highways and some parks, including Claremont Park and Clitterhouse Playing Fields, are within the 192 acre 'Brent Cross South' site and already have detailed approval from Barnet Council.

These infrastructure items are integral to our phasing and transferring them to BXS Partnership will help deliver the new town centre. The transfer will ensure that the enhancements to Claremont Park and Clitterhouse Playing Fields are delivered sequentially in order to avoid closure of both parks at the same time. The existing Clarefield Park will be closed, but not before a temporary open space is provided to ensure that residents have continued access to as much open space as possible (throughout construction works).

UPCOMING 2017 - TRAIN STATION CONSULTATION

Barnet Council will be carrying out consultation surrounding the new Thameslink Station, waste and freight facilities this year. Further information about this will be made available nearer the time.

GET INVOLVED

If you would like to hear more about the project, or would simply like to register your interest in being kept updated with the scheme through exhibitions, e-mails, newsletters and/or website, please contact Soundings using the information below and ask for Iain or Kate.

If you would like to receive the next newsletter please sign-up by sending your address to the project e-mail below.

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REGISTER A LOCAL COMMUNITY GROUP

To see which community members have been involved in the BXS dialogue so far please visit our community map and blog at www.brentcrosssouth.co.uk.

Joining our discussion is open to all local representatives and people who have an interest in the area.

You can add your group or organisation to the community map and blog by registering at the above website or by giving us a call using the details shown.

Visit brentcrosssouth.co.uk/contact and fill out the form!