

# BRENT CROSS THAMESLINK

PART OF THE BRENT CROSS CRICKLEWOOD DEVELOPMENT  
PROJECT UPDATE – SPRING 2017

New station to be open in 2022 - more information inside  
**Details of upcoming public exhibitions on the back page**



Aerial view of the site today, looking south

**The £4.5 billion Brent Cross Cricklewood development is Barnet Council's most significant growth and regeneration programme. Covering around 370 acres, this project includes the transformation of Brent Cross Shopping Centre, a thriving new town centre and high street, 7,500 new homes and attractive green spaces, new schools and health facilities, and the creation of up to 27,000 new jobs.**

The vision of the council and its partners is to create a successful town centre with attractive and high quality houses and green spaces. Alongside a modernised shopping centre, the development will be served by an additional train station and a new high street providing local shops, restaurants and offices. We want the area to be a vibrant place to live, work and socialise.

## A NEW STATION, SOONER

This regeneration will be underpinned by a number of major transport infrastructure improvements. The most significant of these will be a new Thameslink railway station, delivered by Barnet Council with Network Rail, which will link the Brent Cross Cricklewood development to King's Cross St Pancras in less than 15 minutes.

We are pleased to announce that we are now planning to bring forward the rail-related projects earlier in the overall development programme than previously envisaged. A number of applications will be submitted this year to facilitate these new development timescales, **which will see the new station opened to the public in 2022.**

The new Thameslink station will be accompanied by a number of further infrastructure projects, including a replacement Waste Transfer Station and Rail Freight Facility, new train stabling (storage) areas associated with the new station, and new vehicular and pedestrian bridges across the Midland Main Line.

# BRENT CROSS THAMESLINK

## PROJECT UPDATE – SPRING 2017

### NEW PROJECT TIMESCALES

Planning permission for the Brent Cross Cricklewood project was first granted in 2010 (ref. C/17559/08) and subsequently amended in 2014 (ref. F/04687/13). The planning permission allows for the timing and content of the phases of the project to be amended as necessary, subject to technical assessments and approval.

We are now proposing to bring forward the delivery of the new Thameslink station and associated infrastructure works from **2031 to 2022**. This will ensure that the new station is open far earlier than previously planned, supporting the Brent Cross Cricklewood regeneration as a whole and also providing new transport links to existing local residents.

We will shortly be submitting an application which will allow the new Thameslink station and other rail-related sites to be constructed at the same time. These elements include:

- New Thameslink station on the Midland Main Line, between (but not replacing) the existing Cricklewood and Hendon stations, including a new 24 hour access pedestrian bridge across the railway;
- Relocated sidings and stabling (train storage) facilities associated with the new station;
- A Waste Transfer Station, which will be smaller than that which was approved in 2014 following further detailed design work;
- A Rail Freight Facility, which will also be smaller than that which was approved in 2014 following further detailed design work;

### INDICATIVE PLANNING APPLICATION PROGRAMME

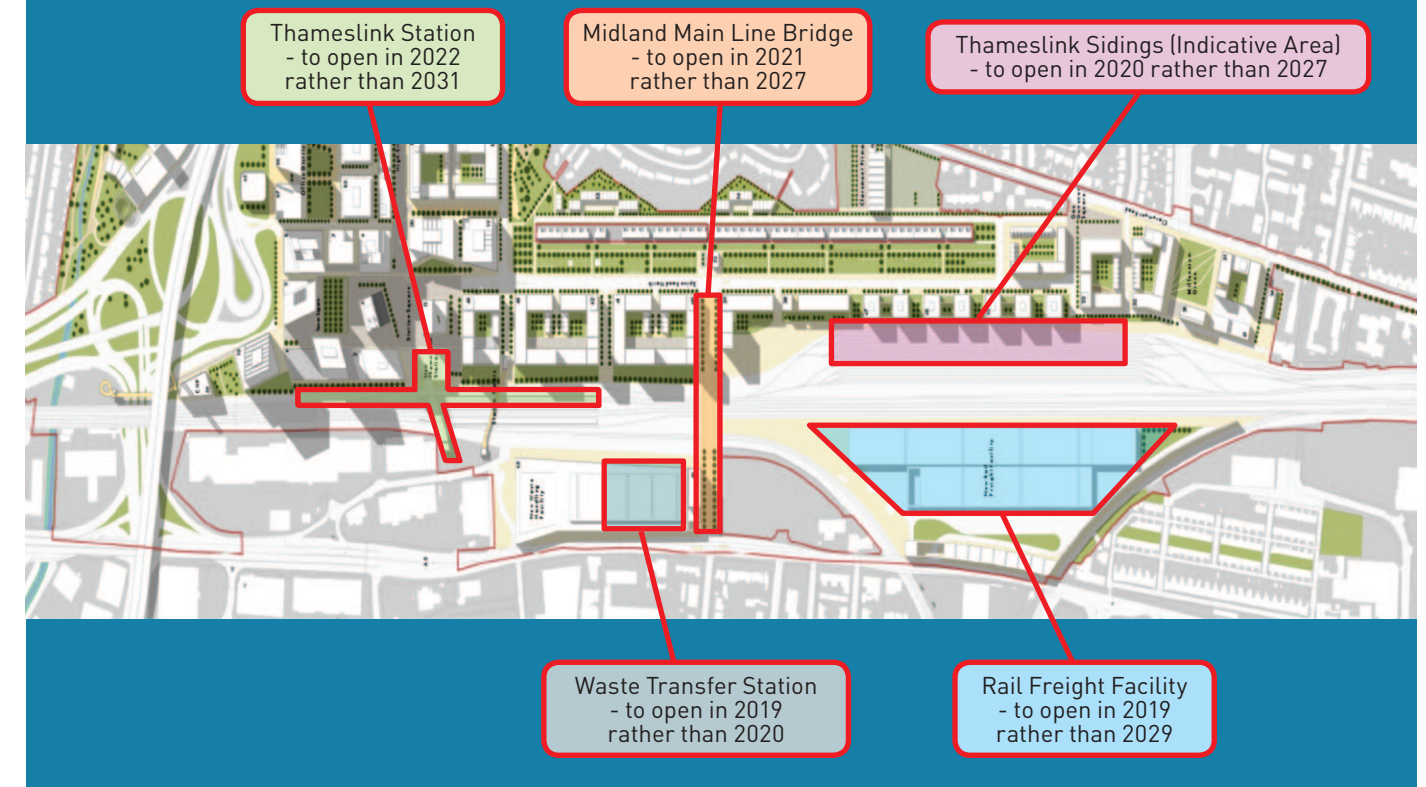
- **April 2017** – Submission of an application for the updated phasing of Brent Cross Cricklewood development
  - **April 2017** – Public information events covering the proposed amendments to the existing planning permissions for the Waste Transfer Station and Rail Freight Facility
  - **May 2017** – Submission of an application for the new Rail Freight Facility
  - **Summer 2017** – Public information events covering the new Thameslink station and sidings, and the new Midland Main Line bridge
  - **August 2017** – Submission of applications for the new station, sidings, Midland Main Line bridge and Waste Transfer Station
  - **December 2017** – All planning applications to have been considered and determined by the end of the year
  - **2018 onwards** – Start of construction work on site, with the new station planned to open in 2022
- A new vehicular and pedestrian bridge across the Midland Main Line, connecting the Brent Cross Cricklewood development to the A5 Edgware Road; and
  - Junction improvement works for the A5 Edgware Road to allow access to the relocated Waste Transfer Station, Rail Freight Facility and new Midland Main Line bridge.

### WHY CHANGE THE PHASING?

We believe there is real merit in grouping all of the rail-related projects and infrastructure works together in a single phase, which will allow them all to be delivered earlier in the programme than previously planned.

- The early delivery of the Thameslink Station will help to support the comprehensive regeneration of the Brent Cross Cricklewood area and help to unlock the economic and employment benefits associated with the development sooner
- Current and future residents will be able to use the new Thameslink station sooner and benefit from better public transport links and reduced journey times to central London
- The new station bridge will be open to pedestrians 24 hours a day, and opening it earlier will improve links between the Brent Cross Cricklewood development, the Edgware Road and Brent

## THE THAMESLINK AREA



## HAVE YOUR SAY

**We're keen to hear your thoughts on the Brent Cross Thameslink project and the proposed new phasing which will see the new station open to the public in 2022.**

You can provide your feedback and ask any questions you might have via the council's consultation portal at <https://engage.barnet.gov.uk> by 31 March 2017. If you would prefer not to use the council's website to provide your feedback please contact the project team via one of the options shown on the back of this update, and a printed feedback form will be sent out to you.

have  
your say

any  
questions?

just let us  
know...

*Please note, the council has commissioned the strategic communications team at GL Hearn, a property consultancy, to administer the consultation on its behalf and to analyse the responses and report on the findings.*



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## MEET THE TEAM

We will be holding a number of public exhibitions over the coming months to present more information about the various elements of the Brent Cross Thameslink project.

The first of these, to be held in late March and early April, will cover the emerging proposals for the new-look Waste Transfer Station and Rail Freight Facility. You will have the opportunity to provide your feedback on these elements before applications are submitted.

The details of these events are as follows:

### Exhibition 1 - Golders Green

Maurice and Vivienne Wohl Campus,  
221 Golders Green, London, NW11 9DQ  
Wednesday 19th April 2017, 4pm-8pm

### Exhibition 2 - Dollis Hill

Crest Academy, Crest Road,  
London, NW2 7SN  
Thursday 20th April 2017, 6pm-8pm

### Exhibition 3 - Whitefield Estate

Acorn Theatre, Whitefield School,  
Claremont Road, London, NW2 1TR  
Wednesday 26th April 2017, 6pm-8pm

The information presented will also be available on [www.barnet.gov.uk/brentcross](http://www.barnet.gov.uk/brentcross) after the events. If you can't make it to one of the public exhibitions, you can request a copy of the information be sent to you (and ask any questions you might have) by contacting a member of the project team via one of the options shown on this page.

## CONTACT US

Call us: 0344 225 0003

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If you would like to register your interest in the Thameslink project in order to receive project updates in the future, please contact the team via one of these options.



## THE BRENT CROSS CRICKLEWOOD PROJECTS

### Brent Cross London

Modernising Brent Cross shopping centre, improving road, cycling and pedestrian access and building up to 800 new homes. Delivered by Hammerson and Standard Life Investments. Visit [www.brentcrosslondon.co.uk](http://www.brentcrosslondon.co.uk)

### Brent Cross South

Creating a new town centre, building 6,700 homes and improving public spaces. Delivered by the BXS Limited Partnership between Barnet Council and Argent Related. Visit [www.brentcrosssouth.co.uk](http://www.brentcrosssouth.co.uk)

### Brent Cross Thameslink

Barnet Council, with Network Rail, are building an additional Thameslink station, new Midland Main Line Bridge and station sidings, and replacing outdated waste and freight facilities. Visit [www.barnet.gov.uk/brentcross](http://www.barnet.gov.uk/brentcross)

