

## PART 6 - APPENDICES

---









## STAGE 1 LETTERS



Re  
Brent Cross South  
Argent Related  
Introductory letter

Date  
24 May 2016

Page  
01/02

Argent Related has recently been appointed as Barnet Council's development partner for its most significant development opportunity, Brent Cross South (BXS). We would like to take this opportunity to introduce ourselves to all residents, businesses and groups in the area. We would also like to introduce our partner, Soundings, who will be working with us to ensure a positive dialogue with everyone in the local community. Soundings are engagement and consultation specialists, who will provide independent analysis and reporting throughout the regeneration project.

The BXS development extends south of Brent Cross shopping centre and the North Circular down to Clitterhouse playing fields, sitting between the railway tracks to the west and Hendon Way (A41) to the east. BXS will become a vibrant new town centre for north London with new homes and workspace; a new high street with local shops and restaurants; improved transport connections with the new Thameslink station serving the area; better walking and cycle routes; and new and improved parks, squares and community facilities.

Argent Related was formed in 2015, bringing together two highly respected firms that are both leaders in the field of urban development and placemaking. Argent is the UK developer best known in London for its work on the regeneration of King's Cross. Related is a US-based property development and investment company, currently undertaking the regeneration of Hudson Yards in New York. Argent and Related are both long-term owners with a reputation for delivering world class projects with exceptional public spaces at the heart of their success. Our involvement and our attention to detail does not stop when the construction is over. Working closely with Barnet, we will manage the public spaces and the buildings to ensure a safe, clean, sustainable and vibrant place at each and every stage.

As you may be aware, Barnet Council has granted outline planning permission for the BXS scheme and for the extension of the Brent Cross shopping centre. The shopping centre extension will be carried out by its current owner, Hammerson and Standard Life Investments. Argent Related will deliver the BXS scheme in partnership with Barnet Council.

Although the outline permission provides a clear set of parameters for the BXS development, it is also the starting point for more detailed design work. As such, we fully anticipate that there may be further refinements and enhancements of the approved masterplan as we proceed, always with the aim of achieving the best possible outcome.

You may also have heard of the compulsory purchase processes that are being run in connection with the project's delivery and the construction of a new Thameslink station to serve the area. These processes, which are only ever used

Argent Related  
4 Electric Street  
4AB  
Soundings  
148 Curtain Road  
London EC2A 3AT  
T | 020 7729 1705  
E | info@brentcrosssouth.co.uk  
W | www.brentcrosssouth.co.uk

1ST INTRODUCTION LETTER

Re  
Brent Cross South  
Argent Related  
Introductory letter

Date  
24 May 2016

Page  
02/02

as a last resort, are deemed as essential to enable the wider regeneration of the Brent Cross area and to transform it into a vibrant and successful new town centre with improved transport, new homes and jobs as well as schools and community facilities.

In parallel, Argent Related is reviewing the masterplan and developing ideas for the first phase of development works in particular. Inevitably this raises questions from local people and businesses and we should shortly be in a position to start discussing our thoughts and answering those questions.

In order to discuss issues of interest or concern to local people we have asked Soundings to facilitate dialogue, and to set up a number of Community Liaison Groups as forums for discussion around the evolving masterplan and wider regeneration. We have also asked them to develop a plan for public engagement and consultation. They have already been meeting local groups, and your local Councillors over the past ten weeks to build an understanding of the various neighbourhoods around the site, and to discuss how the Liaison Groups could be set up.

By the end of July, we think we will be in a position to publish a forward plan for engagement and consultation, and we will share this with you at that time.

If you represent a local group, residents association or business and would be interested to hear more about the Liaison Groups, or would simply like to register your interest in being kept updated on the scheme through exhibitions, emails, newsletters and/or website, please contact Soundings using the information given in the footer below.

I look forward to meeting you in the near future.

Kind regards,  
Andrew Turner / Project Director

Argent Related  
4 Electric Street  
4AB  
Soundings  
148 Curtain Road  
London EC2A 3AT  
T | 020 7729 1705  
E | info@brentcrosssouth.co.uk  
W | www.brentcrosssouth.co.uk

1ST INTRODUCTION LETTER

**Re**  
 Whitefield Estate  
 Residents Information  
 Session with  
 Argent Related

**Date**  
 30 June 2016

**Page**  
 01/02

**For the attention of residents of Clare Point, Norden Point and Whychote Point Towers**

As you will know Argent Related are working with Barnet Council on the Brent Cross South (BXS) regeneration. Over the coming months and years we hope to work with you the residents of Clare Point, Norden Point and Whychote Point Towers in order to achieve a result that as a developer we will be proud of and you as a resident will enjoy for years to come.

To do so, first and foremost we would like to discuss with you the process of moving from a social landlord (currently Barnet Council) to a new housing association landlord (registered provider). We understand that this represents a significant change for you. We would like to hold an event to provide some of the basic information that this change may entail.

This will be an informal event where you are welcome to drop in [and out] at any time. We will ensure information is presented in a manner that is friendly and easy for everyone to understand. We will also arrange for specialist members of our team to be on hand, in order to answer any questions you may have.

Something that we feel very strongly about is involving you in the selection of your future landlord. At the event we would like to share with you three possible candidates that have now been selected from a list of applicants. General credentials for each of the potential landlords will be presented. We will also highlight what each landlord can offer so as to give you an initial sense of the services they provide. We invite you to share with us any other aspirations that you have for the new landlord and we will provide feedback forms in order to collect your opinions.

**The event will provide:**

- An opportunity to meet the Argent Related, Barnet Council and Barnet Homes team
- Information about the process of changing to a housing association landlord
- Details of what potential landlords offer
- A chance to tell us about your aspirations and opinions
- Someone to talk to about questions relating to CPO2

We can also update you on the current status of the BXS development project.

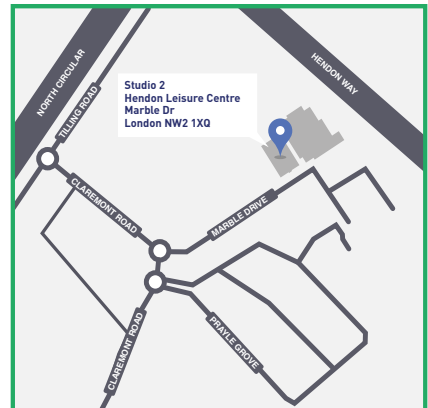
**Re**  
 Whitefield Estate  
 Residents Information  
 Session with  
 Argent Related

**Date**  
 30 June 2016

**Page**  
 02/02

**Dates:**  
 Wednesday 6th July 2016 02.00pm – 08.30pm  
 Saturday 9th July 2016 09.30am – 12.00pm

**Location:**  
 Hendon Leisure Centre, Studio 2, Marble Dr, London NW2 1XQ



**Contact:**

If you have any questions about the event please feel free to contact the Priority Estates Project team on:

Office number: 020 8 368 0468  
 Mobile number: 07730624344

E-mail: [chris.m@pep.org.uk](mailto:chris.m@pep.org.uk)

## STAGE 1 LETTERS



**Re** For the attention of the residents of Brent Terrace

**CPO3 update letter and future engagement**

**Date** 10 August 2016

**Page** 01/02

At the meeting between the residents of Brent Terrace, Barnet Council, Soundings and Argent Related in May, we were happy to have heard your views on the planned Compulsory Purchase Order Number 3 (CPO3). It was important for the development team to better understand who on the street would be affected by CPO3 and what your main concerns were.

Following that meeting, we, Barnet Council and Argent Related, reviewed the CPO3 boundary in greater detail, taking on board the concerns you voiced. Following this review we have advised that the back gardens will not be directly affected by the new development and that the CPO3 boundary has since been revised to exclude the back gardens. We hope that you will have received a letter addressed to you from Barnet Council notifying you of this change.

The revised CPO3 boundary, which now excludes the Brent Terrace back gardens, was subsequently adopted by the Barnet Council Assets Regeneration and Growth Committee on 11 June, 2016. Statutory notices for the CPO3 will be distributed to all those with an interest in the affected lands.

We understand that changes the Brent Cross South masterplan aim to bring to the area are very sensitive to the Brent Terrace community and we are pleased to be able to support you in maintaining and preserving the character of your unique community.

We would like to continue the positive conversation we started with you back in May and aim to learn more about your priorities and concerns. As was said at the community meeting in May, there are a number of issues of mutual concern around the development plans going forward, particularly surrounding the design of the new 'linear park' behind the Brent Terrace back gardens.

There may also be opportunities to explore community projects and ongoing improvements jointly, outside of the development plans. For example, in the May meeting, an idea was voiced about exploring a community organisation to collectively manage the gardens for the area, which we may be able to assist with in some way, if that would be of interest. We also understand that there are questions of ongoing maintenance by Barnet Council, which we would like to help track.

We would like to continue these discussions with you as well as anything else that might come up as the plans progress. As a first step, and while we are still progressing with the detailed design of the park, we would like to further our understanding of the street by meeting with members of the Brent Terrace Residents Association (BTRA).

**Re** A good next step might be a walk around the area with members of the BTRA and the Argent Related public realm design team, which would be likely to take place sometime in September.

**CPO3 update letter and future engagement**

**Date** 10 August 2016

**Page** 02/02

We are talking to Alistair Lambert of the BTRA about this walk around and would suggest that if you would like to join or forward any questions to contact him on the following details:

Alistair Lambert  
E-mail: info@brentterrace.org

Alternatively if you would like to speak to a member of the team please contact Iain or Kate from Soundings on the details below.

Sincerely,  
Andrew Turner

### CPO3 LETTER

4 Stable Street  
King's Cross  
London N1C 4AB

**Soundings**  
148 Curtain Road  
London EC2A 3AT

**T** | 020 7729 1705  
**E** | info@brentcrosssouth.co.uk  
**W** | www.brentcrosssouth.co.uk

### CPO3 LETTER

4 Stable Street  
King's Cross  
London N1C 4AB

**Soundings**  
148 Curtain Road  
London EC2A 3AT

**T** | 020 7729 1705  
**E** | info@brentcrosssouth.co.uk  
**W** | www.brentcrosssouth.co.uk

## STAGE 1 FLYERS



Dear Brent Terrace resident,

As you may know, Argent Related have recently been appointed as Barnet Council's development partner for the Brent Cross South regeneration area. We called today as we wanted to personally update you on what has been happening since this appointment.

You may have heard of the compulsory purchase process, particularly 'CPO3', that is being run in connection with the project's delivery of a new rail station to the west of Brent Terrace. This process is being led by Barnet Council. We would jointly like to answer any questions you may have on the CPO3 and the masterplan.

We have therefore arranged a time and place to sit down together with representatives from Barnet Council and have a conversation.

We would like to invite you to join us at Carey Hall on Saturday 23rd April from 3.30pm - 5.30pm.

Please see the back of this leaflet for further details.

Kind regards,

Argent Related & Barnet Council

### CPO3 MEETING FLYER

**MEETING DATE & TIME**  
SATURDAY 23RD OF APRIL | 3.30PM - 5.30PM

**ADDRESS**  
CAREY HALL  
58 CLAREMONT ROAD  
NW2 1BU

### CONTACT US

This discussion is being facilitated by Soundings who will be working with us to ensure a positive dialogue. We are proposing the following items for discussion:

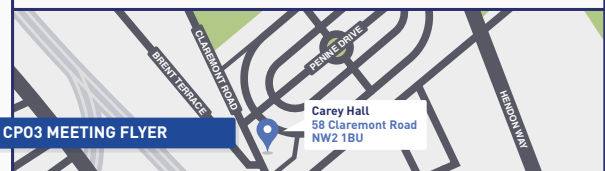
- General introduction followed by a summary from BTRA
- A discussion about CPO3 and masterplan issues relating to Brent Terrace
- Next steps

For further information about the event please contact Iain or Kate at Soundings on the details below:

**T** | 020 77291705  
**E** | info@brentcrosssouth.co.uk

This meeting has also been arranged with advice from your Brent Terrace Residents' Association (BTRA) who are available to contact on.

**E** | brentterraceresidents@gmail.com



### CPO3 MEETING FLYER