

Brent Cross South

Client: Argent Related
Commencement: October 2015
Completion: Ongoing



The Site History

Brent Cross South (BXS) is a vibrant new town centre planned for the heart of north London. It will deliver a variety of new homes and workspaces, a new high street, with local shops and restaurants, improved transport connections with a new Thameslink station serving the area, better walking and cycle routes and new parks, squares and community facilities.

The Project Description

The Brent Cross South Regeneration Project is a 180 acre site, located to the north of London. The development is surrounded by major road and rail networks, with the A406 north circular road which runs to the north of the Brent Cross South site, acting as a boundary between the northern and southern developments. The current redevelopment masterplan comprises of:

- 6,700 homes from top-end apartments to affordable and supported housing, student flats and family homes
- Schools and colleges
- Local shops and restaurants
- New parks, squares and community facilities
- New highway infrastructure including walking and cycle routes
- Improved transport connections with the new Thameslink Station
- 4 million sq ft of workspace



Gattica Associates Responsibilities

Gattica Associates have been engaged by Argent Related following the successful working relationship achieved redeveloping King's Cross. The engagement so early in the project, has ensured that involvement of the masterplan the design development of the utility infrastructure complement each other rather than raise costly problems to be rectified at a later date. Gattica Associates are closely working with UK Power Networks, Thames Water and National Grid Gas for sitewide and phased diversions and new supplies. To ensure a competitive market for new supplies Gattica Associates are initialising negotiations with independent utility providers for the supply of gas water and electricity. Responsibilities include:

- Advise how utilities affect the masterplan as it evolves
- Coordinate the diversion or abandonment of utilities by phase ensuring the surrounding buildings and residential areas are kept live
- Relocation or protection of over 30 substations
- Disconnection and meter removal of all buildings prior to demolition
- Realignment, lowering and raising of existing utility infrastructure due to undulating levels
- Calculating high level plot loads for procurement of new supplies
- Review of offsite procurement strategy with Brent Cross North developer

