

Brent Cross South

Client: ArgentRelated

Commencement: October 2015

Completion: Ongoing



The Project History:

Brent Cross South (BXS) is a project in the heart of north London, looking to create a vibrant new town centre. 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, improved walking and cycle routes and new 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 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.
-  Community facilities.
-  New highway infrastructure including walking and cycle routes.
-  Improved transport connections with the new Thameslink Station.
-  4 million square-feet of workspace.

Gattica Associates Responsibilities:

Gattica Associates' early engagement in the project has ensured that evolution of the masterplan and 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 initiated negotiations with independent utility providers for the supply of gas water and electricity.

Gattica's responsibilities include:

-  Advice regarding how utilities affect the masterplan as it evolves.
-  Coordinate the diversion or abandonment of utilities in phases, 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.
-  Master planning of site wide incoming networks.
-  Calculating high level plot loads for procurement of new supplies.
-  Review of offsite procurement strategy with Brent Cross North developer.