



MILLBROOK PARK, BARNET

Millbrook Park is a development project located just south of Barnet in the Mill Hill area of North West London. The Inglis Consortium are the master developer for the approximate 40 hectare site which is delivering; 2,240 residential dwellings, a primary school, GP surgery, 1,100m² of retail use, 3,470m² of employment, energy centre, parking, infrastructure with 6 hectares of parks and open space. Natta Building have been working on site since 2012 conducting contract work currently totalling £25m.

The master developers' requirements were to prepare the land parcels for sale. We have been the principal contractor to the consortium undertaking demolition, reclamation, remediation, earthworks and associated infrastructure, open space and building works. Our capability as a turnkey delivery partner has enabled the consortium to streamline their programme and lower the project risk profile due to our ability to overlap activities and benefited from our early contractor involvement to value engineer the work and risk elements.

The majority of the development area was previously owned by the Ministry of defence (Inglis barracks) with the southern section being a council waste depot. This previous land use created a number of issues that had to be investigated, planned and overcome to enable successful delivery. This not only included considerable remediation consideration but also the risk of unexploded ordnance, radiological protection and archaeology. The above was in addition to the geographical constraints of the site which included a 37m fall across the site and the logistical requirements of a multi-phased development being delivered over a number of years. Along with being the consortiums delivery partner we also were given the logistical management for the site to ensure access to the numerous plot developers was planned and maintained in a safe and orderly manner.



A summary of the remediation works undertaken on this project is given below:

- Elevated metal concentrations including Lead
- Elevated concentrations of TPH's
- PAH contamination
- Ashy made ground remediation including stabilisation
- Asbestos containing material (ACM)
- Radioactive contamination
- PID works and removal
- Vapour Risk including elevated ground borne gas

REFERENCE

MILLBROOK PARK IS A DIFFICULT SITE WITH A LEVEL CHANGE OF 37M FROM NORTH TO SOUTH, THIS HAS PRESENTED MANY PROBLEMS WHICH, WITH NATTA'S COLLABORATIVE APPROACH TO DELIVERING THE INGLIS CONSORTIUMS REQUIREMENTS, HAS BEEN VERY WELCOME ON THIS PROJECT. THEIR ABILITY TO WORK EFFECTIVELY ALONGSIDE SO MANY OTHER CONTRACTORS HAS CONTRIBUTED CONSIDERABLY TO THE SUCCESSFUL DELIVERY OF THE MILLBROOK PARK SCHEME.

KEITH HURFORD PROJECT DIRECTOR MILLBROOK PARK