

## Welcome to the TwelveTrees Park August newsletter from Berkeley Homes

### What is TwelveTrees Park and what has happened so far?

TwelveTrees Park is the rebranded name of the Berkeley Homes development site previously known as Stephenson Street.

In February 2018, following more than two years positive dialogue with the local community and with Newham Council, we were extremely pleased that the Strategic Development Committee came to the unanimous decision to grant planning permission for the development site. This was followed by a referral to the Mayor of London and the Secretary of State and full planning permission was issued in August 2018.

Since then, we have continued to work with Newham Council and the Greater London Authority on the details and conditions of the planning consent. In November 2019, we were delighted to welcome the Mayor of Newham, Rokhsana Fiaz, to TwelveTrees Park to officially 'break ground' on the site.

#### Mayor Fiaz said of the TwelveTrees Park site:

*"This development is key to the regeneration of West Ham, delivering new homes alongside leisure and retail spaces and green parkland, as well as creating jobs for our community.*

*We want local people to get behind Newham's regeneration push and come along on the journey with us - providing new community spaces and much-needed genuinely affordable homes will go some way to achieving our objective of people growing up here and staying in our wonderful borough."*

During August 2020, the construction of the first phase of the development will get underway. We will start with the enabling works to prepare the site for the build during the week commencing 3 August.

### What will be delivered on site?

#### The site will deliver:

- 3,838 new homes – 40% of this will be much needed affordable housing for the people of Newham
- A dedicated community space
- New retail and commercial units
- A new home for the East London Science School
- A 4.5-acre park and a total of 12.5 acres of high quality accessible public spaces

#### The development will also unlock the site to the community for the first-time improving connections and access by:

- A link from West Ham Station into a new local centre;
- Two new pedestrian bridges onto the site increasing permeability from the existing community;
- A new road bridge / layout to improve traffic flow and ease potential congestion; and
- Green links that will extend as the project is built out and will be integrated into the Leaway.

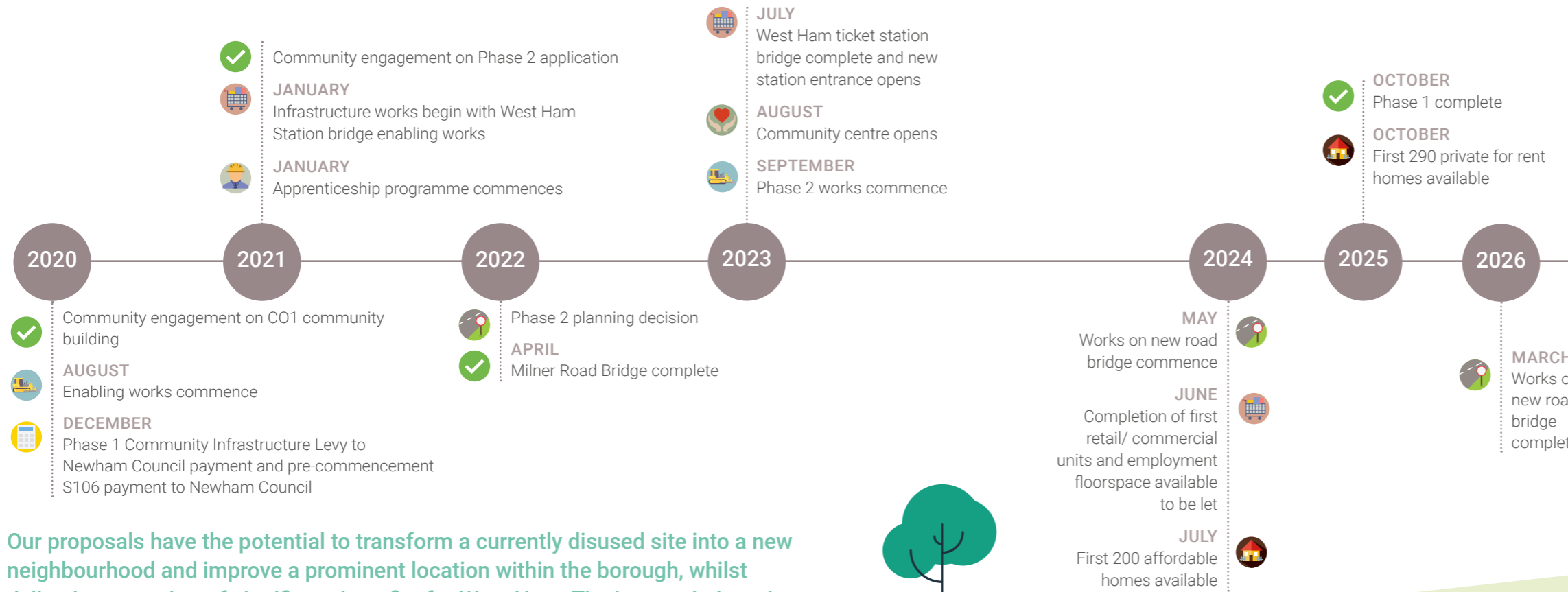


Location plan



# Deliverables timeline

This graphic below shows you what is coming forward in the first phase of development and when:



Our proposals have the potential to transform a currently disused site into a new neighbourhood and improve a prominent location within the borough, whilst delivering a number of significant benefits for West Ham. The images below show what the site will look like when developed:

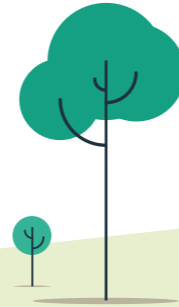


Image of completed development



Image of completed development



Image of completed development

## By the end of Phase 1 we will have created:

- 2,500 construction jobs
- 315 operational jobs
- 30% of site wide public realm
- 1,048 homes
- 4,500 sq m of retail and commercial space
- Community centre
- 1,000 pupil secondary homes







Image of completed development



## Get in touch

We have updated our community website to include a section that contains all of the latest construction information. However if you have any queries or concerns regarding construction, please get in contact with Melvin Laws at Berkeley Homes who is leading the development of TwelveTrees Park. You can get in touch with him using the following details:

**[StephensonStreet@berkeleygroup.co.uk](mailto:StephensonStreet@berkeleygroup.co.uk)**

**Phone: 02076017300**

You can also use these details to get in touch with Lisa Clements at Berkeley Homes for any other enquiries, more information about the plans and how you can get involved in their development.

## Visit the website

**[www.berkeley-stephensonstreet.co.uk](http://www.berkeley-stephensonstreet.co.uk)**

We remain committed to the wider transformation of the area and we continue work with local groups and stakeholders in ensuring that both existing and new residents will fully benefit from this scheme. Moving forward, there will be further opportunities to contribute to how the future phases of development will be shaped, as well as proposed meanwhile uses for the site that the local community could enjoy.