

Welcome to our consultation for Phase 2 of TwelveTrees Park

Berkeley Homes have been working to transform the former Parcelforce depot in West Ham into a new community.

Since achieving planning permission for the Masterplan in 2018, we have continued to work with Newham Council and the Greater London Authority on the details and conditions of the planning consent. Following a small delay owing to the Covid-19 pandemic, we are now ready to present the details for the proposals for Phase 2.

This consultation provides a summary of our proposals for Phase 2 and offers the local community the opportunity to provide feedback and help shape our final plans before we submit a planning application later this summer.

This follows an initial stage of consultation where we heard thoughts from local stakeholders, politicians and community representatives in February. Materials at this exhibition share what we have heard and how this has been reflected in our designs.

This public exhibition is your opportunity to view the proposals in detail, speak to the team, and have your say before a planning application is submitted to Newham Council later in the summer. We will continue to work on our design proposals over the coming months following this consultation, before including in the planning submission.

You can give your feedback by:

 Talking to one of the members of the project team present here today

 Accessing the consultation website through the QR code

 Calling freephone 0800 307 7572

 Emailing StephensonStreet@londoncommunications.co.uk



View from the podium area looking onto Four Seasons Park

Meet the team

Berkeley have assembled a world class team of architects and consultants to help us deliver the best possible place that will benefit the whole community and businesses at TwelveTrees Park.

This includes architects Hawkins\Brown and Buckley Gray Yeoman, landscape architects HTA, Patel Taylor Masterplan Architects, planners Savills and public affairs and consultation specialist London Communications Agency.

Berkeley
Designed for life

Hawkins\Brown

BGY

hta

Patel Taylor

savills

LONDON COMMUNICATIONS AGENCY

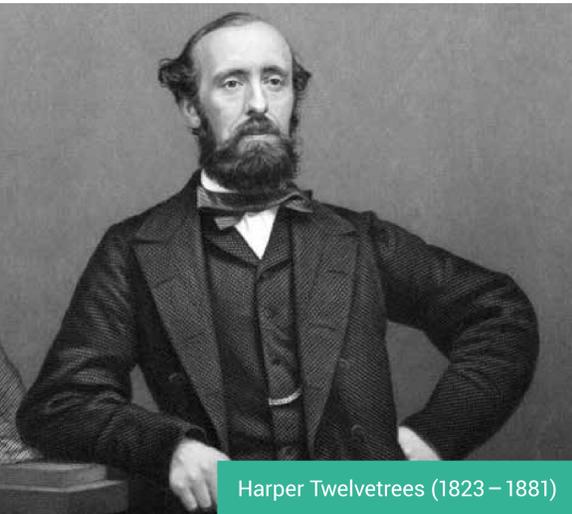
Berkeley
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TWELVETREES PARK
LONDON E16

The site

The TwelveTrees site is approximately 26 acres in size and is immediately adjacent to West Ham Station. The site formerly provided a sorting office and depot for Parcelforce.

The site is bound to the north by the District, C2C and Hammersmith & City lines, to the east by the Jubilee line and DLR lines, to the west by Bromley-by-Bow gasworks owned by National Grid (NG), and to the south by a mixture of industrial and other uses including West Ham Bus Garage.



Harper Twelvetrees (1823 – 1881)

Why is the project now known as TwelveTrees Park?

We renamed the Stephenson Street project to TwelveTrees Park in honour of Harper Twelvetrees. Twelvetrees was an industrialist, who owned and managed a soap powder factory located at the west end of the site as it exists today.

He was also one of the leading figures to abolish slavery in the UK and wrote the foreword for the book 'The Story of the Life of John Anderson', a true story depicting John Anderson's escape from slavery in the US and finding refuge in the UK.

Involving local children in street naming

We are also looking at involving local schoolchildren in the naming of some of the streets that will be introduced to the site. We will be hosting a competition for the naming of some of these streets with Gainsborough Primary School where we will share details of the site history and request suggestions of new street names based on this history.

The successful names will be shared through our website and community updates, and we look forward to hearing some of the ideas that these children may have!



Overview map of the site and the surrounding area

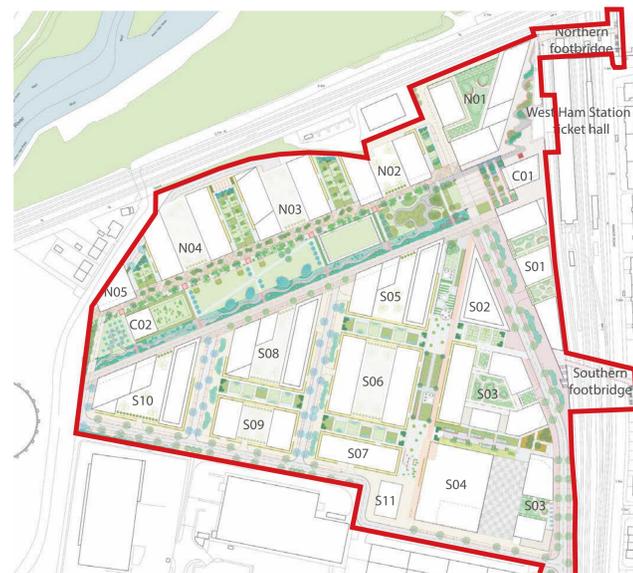


Overview of how the TwelveTrees Park site could look like on completion (highlighted) in the context of the surrounding area

The masterplan consent

In February 2018, following more than two years positive dialogue with the local community and with Newham Council, we were extremely pleased that Newham Council unanimously agreed to grant planning permission for the outline masterplan and detailed Phase 1 of the proposals for the area.

Full planning permission was issued in August 2018.



Overview of the masterplan site and its red line boundary

What this means for future phases of the site

The masterplan consent from 2018 sets out a range of parameters for the site, including land use and design parameters, as well as a wide range of design quality requirements.

Because of the outline consent, certain elements of the TwelveTrees Park masterplan are fixed, such as the footprint of the buildings, the amount of public realm and play space.

However, further approvals will be needed for each phase of works on specific details of the number of homes and spaces between the buildings. We will still be wanting community feedback on a range of these aspects and you can read more about ways in which you can help influence the design later in this information presented.

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

- A link from West Ham Station.
- Two new pedestrian bridges onto the site increasing access and connectivity from existing communities.
- A new road bridge / layout to improve traffic flow and ease potential congestion.



View of how open spaces in TwelveTrees Park could look like on completion

The full masterplan will deliver:



3,847 New Homes
40% affordable



A dedicated community space



New retail and commercial units



A new 1,000 pupil secondary school



A 4.5-acre park, and a total of 12.5 acres accessible public spaces



Phase 1

Works of Phase 1 of the Masterplan are now well underway on the site. This Phase 1 consent will include the delivery of the following:

- A new public piazza, new entrance, and additional improvements to West Ham Station
- A new, central square
- A new 'four seasons' park
- A science garden
- Community gardens
- Building courtyards
- Two new pedestrian bridges

By the time these works are finished in c. 2026, this first Phase will have delivered:

 **2,500**
construction jobs

 **4,500**
sq m of retail and commercial space

 **Up to 50%**
of site wide public realm

 **1,000**
pupil secondary school

 **£10.1 mil**
Financial contributions to the local area through S106 and CIL

 **1,048**
homes, of which 328 are affordable

What we've been doing on site

Works have been taking place on site since the approval of the outline Masterplan and Phase 1 in 2018. In November 2019, we were delighted to welcome the Mayor of Newham, Rokhsana Fiaz OBE, to TwelveTrees Park to officially 'break ground' on the site.

As our site is currently separated from the rest of the community by the rail lines and the very busy Manor Road, we entitled the first phase of our works 'Bridging Communities'.

This phase will mainly consist of delivering major infrastructure elements of our masterplan, namely two footbridges and one road bridge, which first commenced in June 2021.

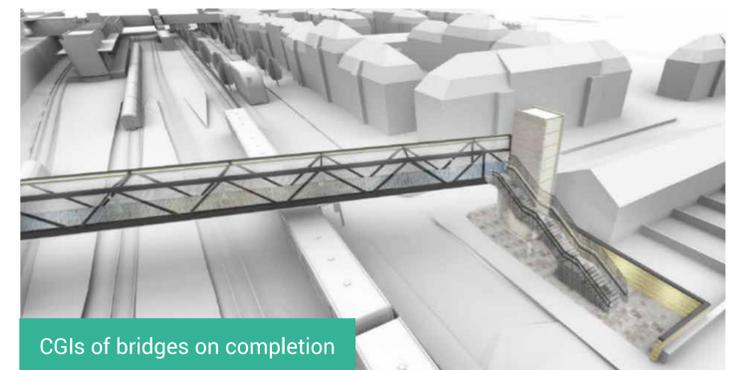
As a result of our extensive public consultation and engagement programme since our planning application process from 2016, we also agreed to deliver a pedestrian crossing on Manor Road to serve pupils attending Gainsborough School and improve safety for pupils and the local community along this very busy road. This crossing will also be delivered during this 'Bridging Communities' phase of construction – creating a safer and better connected community for all. The lifting of both pedestrian bridges will take place in summer and autumn this year.

A summary of the works that have been taking place in 2022, includes:

- The traffic management and lane closure outside West Ham Station will be reinstated.
- Temporary pit lane on Manor Road will be removed, and Bus Stop N (35701) has been reinstated.
- Completing piling works on the western sides for the two pedestrian bridges and new station entrance.
- Completing piling works to the eastern side of the footbridge.
- The lifting of both pedestrian bridges will take place in summer and autumn this year.
- Piling beside West Ham Station has now commenced.
- The sewer diversion is now complete and we are progressing with piling to the first buildings.
- Our first tower crane was erected at the end of February and we expect to start seeing columns and slabs in April / May.



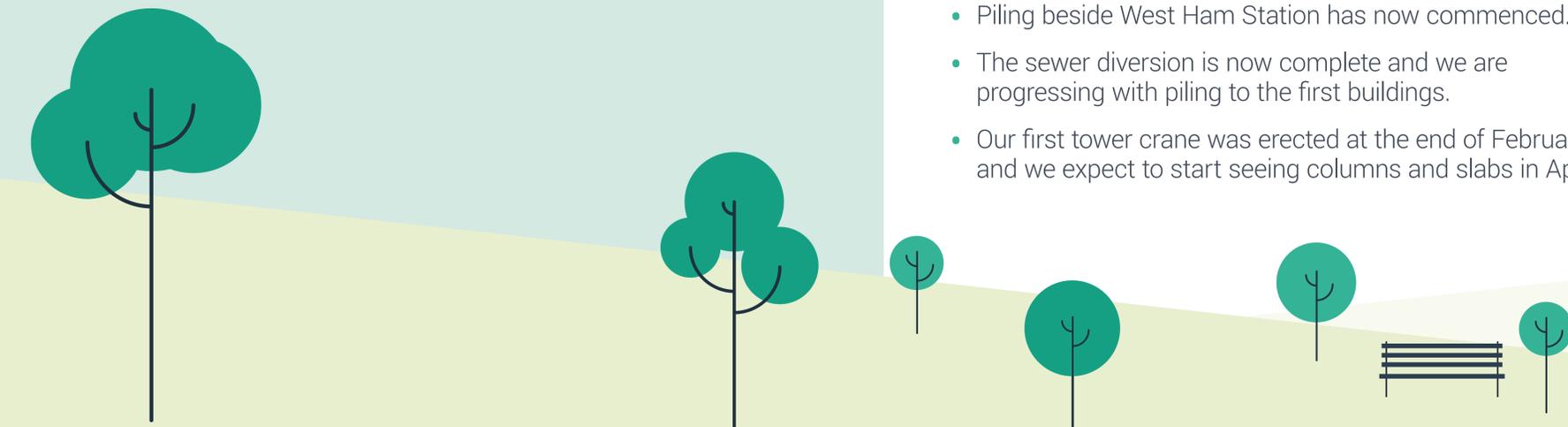
Rokhsana Fiaz 'breaking ground' on the TwelveTrees Park site in November 2019



CGIs of bridges on completion



CGIs of bridges on completion

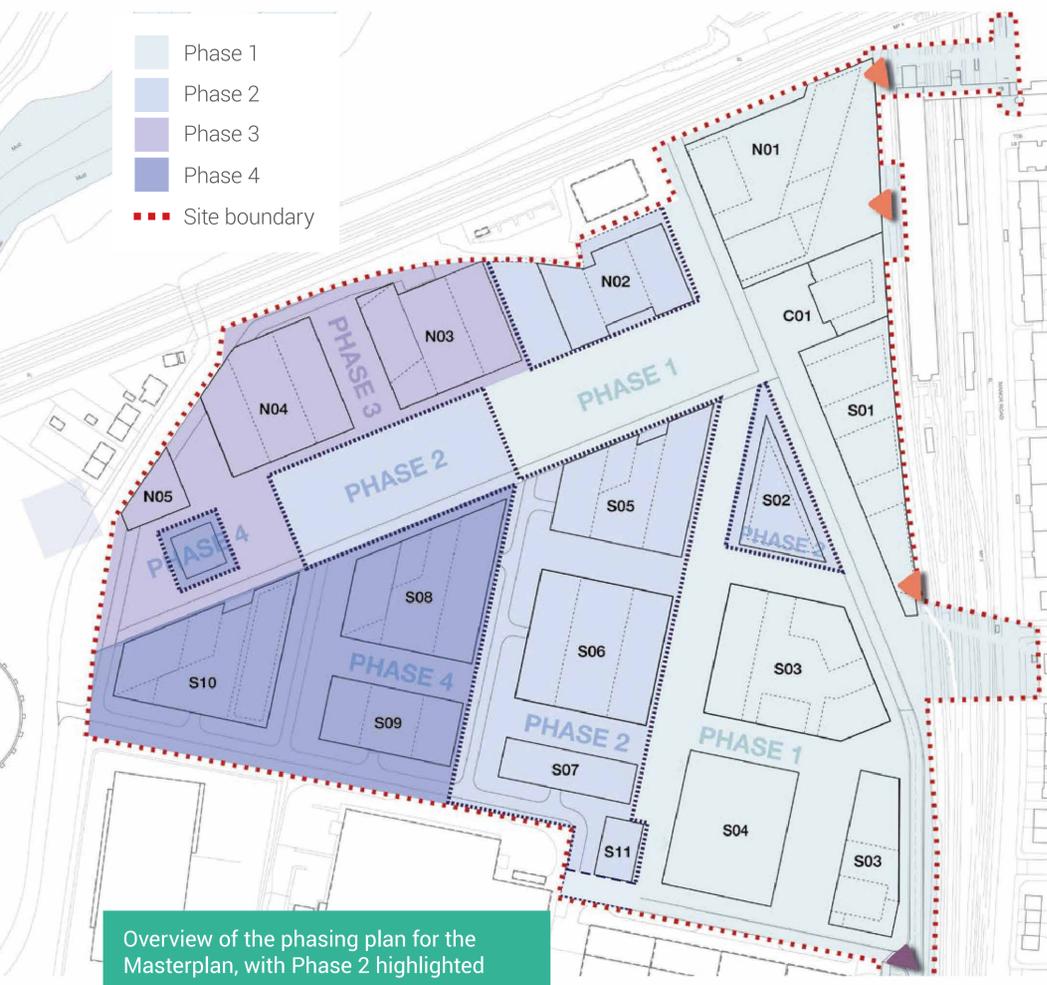


Phase 2

Phase 2 consists of three areas within the Masterplan, and includes six new buildings at plots N02, S02, S05 S06, S07 and S11 (highlighted below), along with a new area that will complete the next section of Four Seasons Park.

These new buildings are located in the central portion of the masterplan and will vary from 12 storeys at Block S07, to 19 storeys at Block S05B.

These buildings will include housing, retail space, shops and other uses (see plan below):



In total, Phase 2 will deliver:

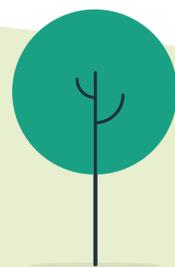
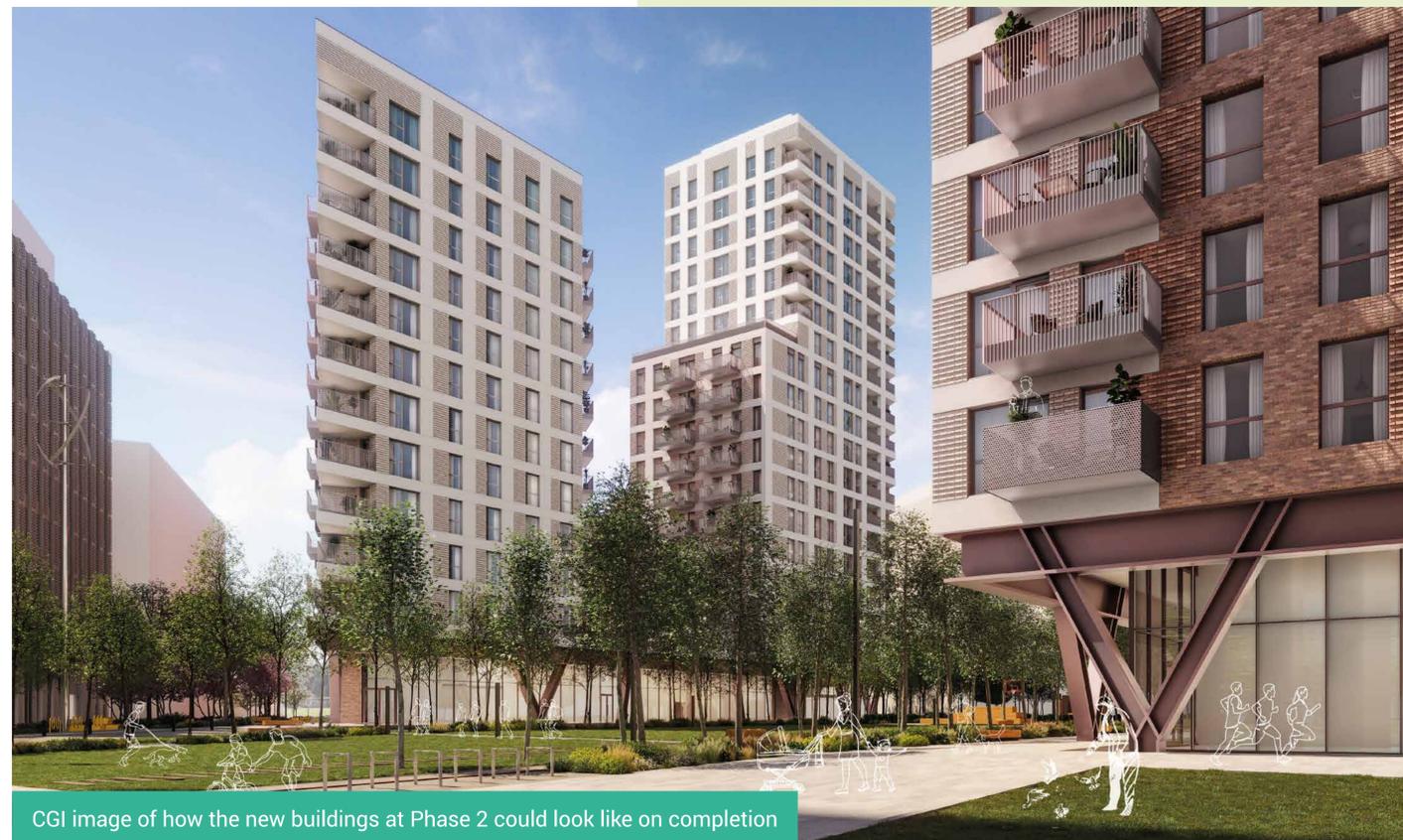
- 1,000+ new homes
- Affordable and accessible homes
- Family homes
- Retail space for new and existing residents to enjoy
- The next section of the new park
- A new 90,000 sqft commercial building

We want to hear from you

As mentioned previously, due to the masterplan consent granted in 2018, certain aspects of the design are fixed, however we want to hear from you on:

- Landscaping features you might like to see
- How the new park could be used
- What meanwhile uses you might like to see
- What kind of shops would you might like to see in the retail spaces
- What kind of community work you might like to see Berkeley involved in the future

You can see some of the ideas we've heard on the information on the following boards.



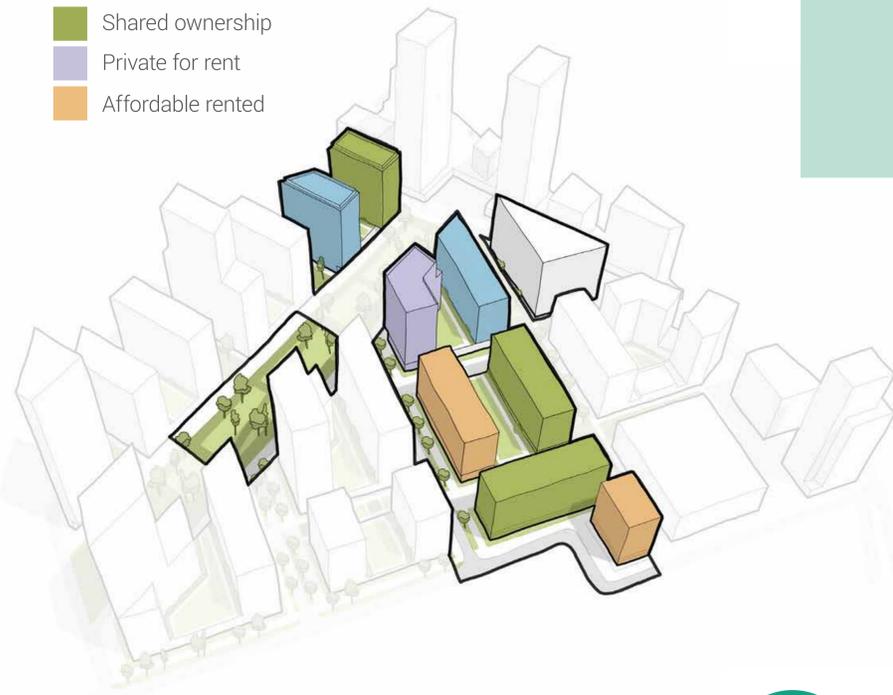
Housing

In total, over 1,000 homes will be delivered in Phase 2, which will all be designed to an exemplary quality, including for affordable homes. These will be built to modern space and safety standards, and will be well insulated and heated.

These homes are targeted to everyone from professionals, young families aiming to get on the property ladder, and accessible homes for people with disabilities.

All homes will benefit from easy access to the green spaces at the ground floor, community space, and the shops and retail that will be delivered, to encourage interaction with their neighbours and others living in TwelveTrees Park.

- Private for sale
- Shared ownership
- Private for rent
- Affordable rented



Overview of the housing tenures that are currently proposed for Phase 2 of the Masterplan

Materiality

The buildings have been designed to allow for slight variation in typologies and architecture, however they will have clear identity and character in keeping with the wider masterplan

There will also be a mix of heights and widths for the facades of each buildings, and balustrades will also be consistent in the Phase 2 blocks.

You can see some of the different materials and designs being explored at different parts of Phase 2 here, including at the Four Seasons Park, Plots N02 and S05.



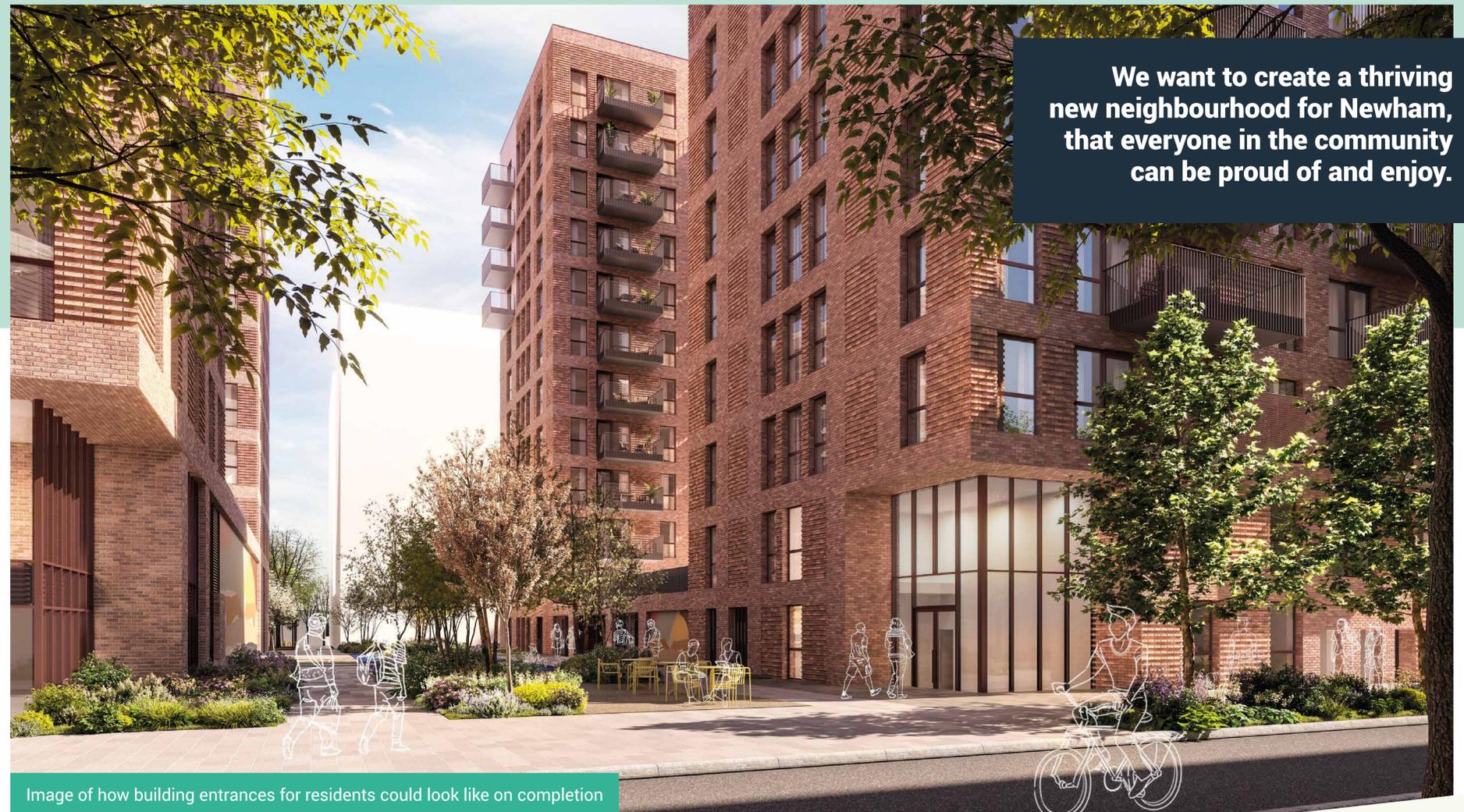
Examples of how building materials could look bordering the Four Seasons Park



Examples of how building facades could look on Blocks N02 and S05



Examples of how building facades could look like on Block S06



We want to create a thriving new neighbourhood for Newham, that everyone in the community can be proud of and enjoy.

Image of how building entrances for residents could look like on completion



Commercial and retail spaces

TwelveTrees Park will be a vibrant place to live, work, visit and enjoy and a large part of that vision is delivered through commercial space, retail and pop-ups, which will activate the ground floor of our proposed buildings and provide a lot of the elements that make up a community.

Plot S02

Plot S02 is located within Phase 2 of the Twelve Trees Park development within the eastern part of the site, and will be designated to be used for commercial office use, with the potential for a flexible unit at Ground and Basement which may be utilised as a commercial gym.

This will help to bring new people to the area by encouraging people to work in the offices and use the retail spaces, as well as creating new jobs for local people and Newham residents.

There will also be plenty of other spaces at ground floor in the other blocks that will be used for commercial and retail units to help activate the blocks and encourage people to the area.

What kind of shops would you like to see in the retail offer?

We want to provide retail outlets and shops that will be well used and valued by the local community. We have asked members of the community as part of our first stage of consultation and as a result we are currently looking at a wide range of options for the retail space.

This could be gyms, pubs, shops, restaurants in the retail offer for the development, as well as big brand shops or local family-run businesses that cater to a specific need, such as a dry-cleaner, a florist, a hairdresser etc.

If you have any ideas on what you'd like to see, please let us know by talking to a member of the team, filling out a feedback form, or getting in touch through our consultation website.



Image of how the ground floor commercial/office could look like from the public realm

Meanwhile uses

While the site is being completed, we would like to look at providing some meanwhile uses where possible that can be used by the community while the works are being completed. This includes the temporary Sainsbury's supermarket (which will become a permanent fixture as part of the masterplan), however we want to look at other uses as well that could be turned into permanent uses, should they be well received by the local community. We've heard some good ideas so far such as:

- An outdoor cinema
- Pop up open spaces
- Food stalls and markets
- Local arts space or public art, for the local community to contribute to

What meanwhile uses would you like to see on site? Let us know today!



Landscaping and green spaces

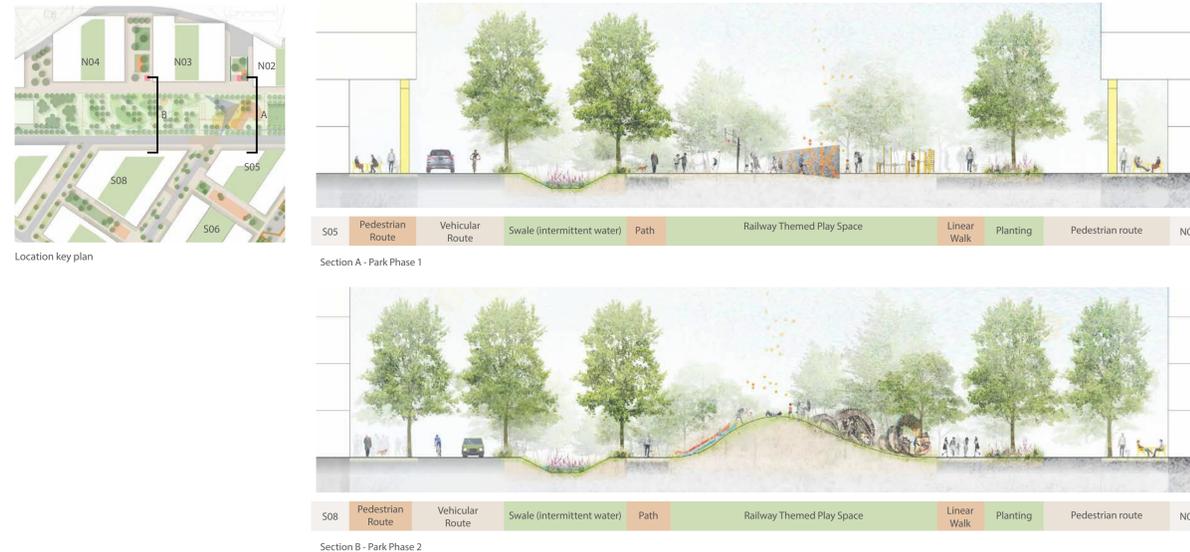
Four Seasons Park

At the heart of the Masterplan proposals is a stunning new park, which has been named the Four Seasons Park. Once this is completed, it will extend to nearly five acres, and will include children's play spaces, informal areas for outdoor sports, a generous amount of new greenery, planting and for the whole community to enjoy.

Works to start building this space are being brought forward as part of Phase 1, however Phase 2 will complete the next section of this park. These plans will open up access for the community to the surrounding areas, while also increasing local biodiversity and supporting local habitats.



The design of the park has been informed by moving from a formal, urban landscape to natural wilderness. Phase 2 of the park will form the transition space between the formal lawns and play space that will be delivered in Phase 1 and the more naturalistic character that could be introduced in Phase 3.



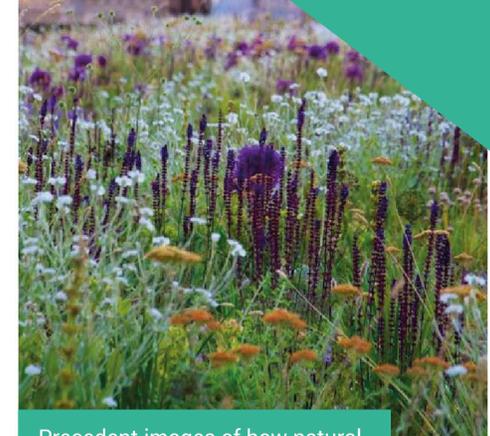
Illustrative sections of the Four Seasons Park from Phase 1 and Phase 2

How would you like to see the new park used?

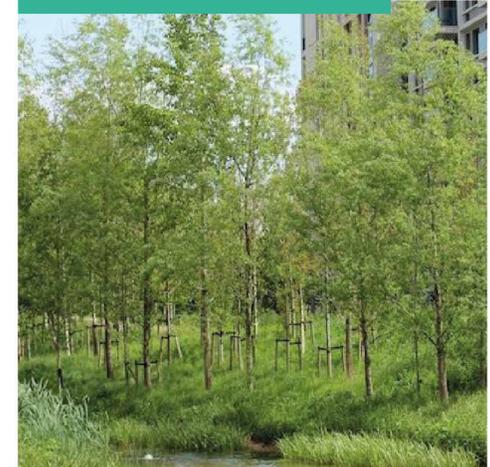
We are looking at enlivening the park with a range of uses, which could include outdoor events, temporary installations, and children's play spaces. We've heard some good suggestions so far on what people might also like to see here, including:

- Ponds and planting to help wildlife in the area and increase biodiversity
- Different types of surfaces, and equipment for play of all ages
- Non-play designated spaces
- A sensory garden so that people with disabilities could also benefit from the new space

We would love to hear your ideas on what you'd like to see in the new park? Let us know today by filling in a feedback form or talking to a member of the team today!



Precedent images of how natural features will be used in the park



More open spaces in Phase 2

There will be a range of further outdoor spaces that will be delivered throughout Phase 2. This will include green streets and routes, a community garden, as well as publicly accessible courtyards and amenity spaces.

Green streets

Spilling out from the central Four Seasons Park that crosses the site east to west, there will be a network of green streets, delivered throughout Phase 2. These will be open to everyone, with a range of accessible routes, improving the local pedestrian experience and offering more spaces for the local community to relax and enjoy, while at the same time improving connections throughout the site.



View from the streets in Phase 2

A new science garden

A new science garden will also be delivered on the site. This will be approximately 1.2 acres in size, and while mostly associated with the secondary school delivered in Phase 1, it can be accessible for all to enjoy, and will also be used for learning purposes by schools in the community to encourage outdoor and active learning.



Illustration of how the science park entrance could look

Community spaces

A range of community spaces will also be introduced throughout Phase 2, including new communal piazzas. We are also looking at providing more play space to the northern Community Garden.

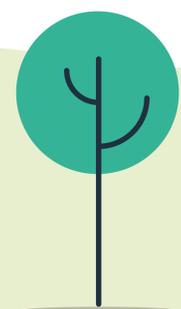


CGI of how the community spaces could look like in Phase 2

Landscaping features

We are looking at introducing some other elements and features to the open spaces across the Phase 2 spaces. This could include a community art installation, water fountain, sculptures delivered by local artists, or a pavilion space.

What would you like to see in the new park? Make sure to let us know today.



Community commitments

We're committed to working with the local community, and have been undergoing a number of initiatives with local schools and charities to further empower and equip local young people with the skills they need to succeed.

TwelveTrees for Christmas

At the end of last year, we collaborated with local schools and businesses over the course of December to offer support and spread holiday cheer with local people. This included tree donations to the RIAL Café, Gainsborough Primary School, Custom House Bookshop and Rosetta Arts Foundation.

Try a Trades Day

On Thursday 2 December, Berkeley staff visited Cleves Primary School. We set up a stall and visited classrooms to show them some aspects of what we do, such as what happens when we start building on site and what that can mean for the local area. We hope this inspired some of the young children that we engaged with on site and hope to see them working in the local area in years to come!

Young Futures Foundation Programme

Berkeley Homes staff were invited to volunteer their time to mentor students from Kingsford Secondary School. The programme will support 90 local young people by providing support and guidance alongside a variety of other intervention programmes to ensure they successfully complete their final years of secondary school. On Thursday 9 December, staff met students virtually to kick off the and look forward to supporting their mentees over the next two years.

Community Centre glass panel design

One of the main deliverables of Phase 1 of the masterplan is a community centre, which will be run in collaboration with the local community. Since we know that art is a key form of expression for so many in East London, we have been working together with Rosetta Arts Centre to select a local artist to design a pattern to be installed on the glass panels of the community centre.

The winner was Ian Kirkpatrick, who was selected on in February 2022. We are delighted that Ian will be contributing and we can't wait to see the piece delivered when the community centre is opened!



Apprenticeships opportunities for local people

We are keen to deliver this development together with the local community, which is why we are committed to employing 25% of our workforce on site from the local Newham community. We are already working closely with Our Newham Work and New Vic College on work placements, experience and apprenticeships. We are keen to ensure local people have the opportunity be part of this once in a lifetime development and encourage all local residents to get in touch to see what training and employment opportunities we have on offer.

For more information on apprenticeship and employment opportunities please get in touch with Stav Aristokle Hill apprenticeships@berkeleygroup.co.uk or visit the website to see the range of opportunities on offer berkeleygroup.co.uk/about-us/careers

Other ways of community outreach

We are keen to continue building strong, trusting relationships within the local community by contributing to, and supporting, the needs and aspiration of local charities and community groups. We've already heard some great suggestions from local people about causes we can get involved with, such as:

- Working with Adventure Playground Engineers and their 'Build Up' charity, which encourages young people to design play spaces.
- Donate towards the hosting of community events, fun fairs or markets.
- Support members of the community through charity and goodwill opportunities, and continue to develop links with schools.

What kind of community work or initiatives would you like to see Berkeley involved in in the future? Let us know today!

The new community space

Phase 1 is centred around the delivery of a large community building, and we are currently conducting a series of meetings with local stakeholders and community representatives to decide the most appropriate forms of management of the space and the types of activities and facilities needed on site.

However, we still want to hear ideas from the local community on what they'd like to see in this new space, and we've been hearing some great ideas so far:

"I'd like to see spaces for performing arts (dancing/music) for people who cannot afford to hire a venue."

"A potential library nearby would be good, especially given the connection with local schools."

"It would be good to see spaces provided for young families, such as toddler groups or mother support groups."

Do you have any ideas on what you'd like to see in the new space? Let us know today!



Next steps

Thank you for coming to our consultation and we hope you found this useful and informative.

We will consider all the feedback we have received and incorporate in our proposals, where possible, ahead of submitting a planning application to Newham Council later this summer.

You can leave your feedback or ask any further questions through the following ways:

-  **Completing a comment card available today**
-  **stephensonstreet@londoncommunications.co.uk**
-  **0800 307 7572**
-  **berkeley-stephensonstreet.co.uk**



Scan the QR code to visit our website and leave your valuable feedback. You can also sign up to our e-list to stay informed.

Ongoing construction enquiries

This past year has demonstrated the importance of connections and building relationships (even if done remotely) and we are keen to continue working in partnership with you and the wider community as we bring forward this exemplar development, which we hope will set new standards for future living, with health and wellbeing at the heart of its design.

Please do continue to keep in touch with us if any works are affecting you, and we will continue to keep you updated on further works with newsletters and other updates.

For any other construction enquiries, please get in touch with our TwelveTrees Park Development Director, Bernhard Elber, or our Community Engagement Manager, Mari Chisholm, on:

 **stephensonstreet@berkeleygroup.co.uk**

 **020 7601 7300**



Bernhard Elber
*TwelveTrees Park
Development Director*



Mari Chisholm
*Community
Engagement Manager*



Lisa Clements
*Development
Manager*

Timeline



Community engagement on Phase 2 application



West Ham ticket station bridge complete and new station entrance opens

Expected decision date for Phase 2 application



Phase 2 works commence Completion of first retail/commercial units and employment floorspace available to let.

First affordable homes available



Phase 1 complete

