

TwelveTrees Park

One of London's newest and most exciting neighbourhoods

Welcome and thank you for attending Berkeley Homes's public exhibition, where you'll be able to learn more about our improved masterplan for TwelveTrees Park (formerly known as Stephenson Street).

Today, you'll be able to:



View the emerging designs for our improved masterplan and changes to Phase 1, plot S03.



Meet and speak to members of the project team.



Share any feedback and comments you might have.

The project team



Developer



Planner



Masterplan & landscape architect



S03 architect

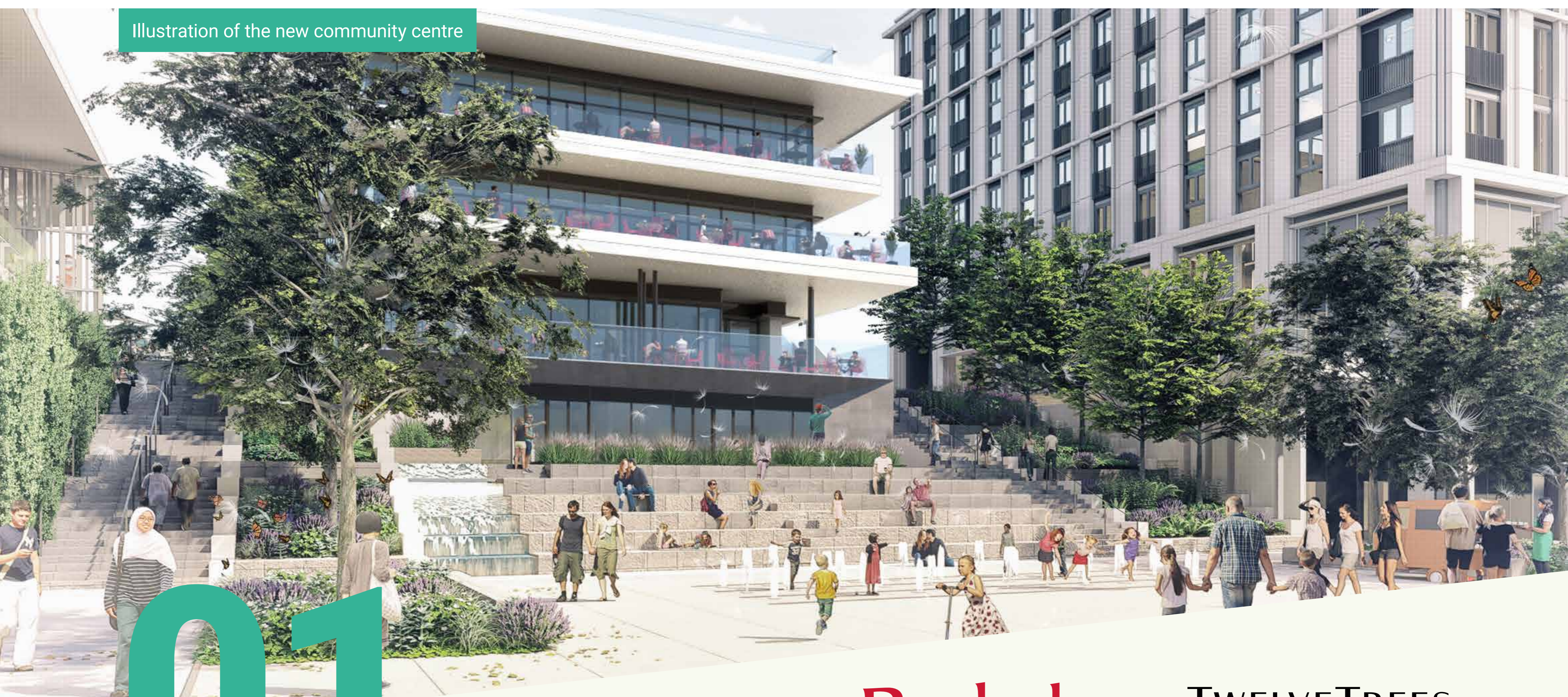


S03 landscape architect



Community consultation specialist

Illustration of the new community centre



01



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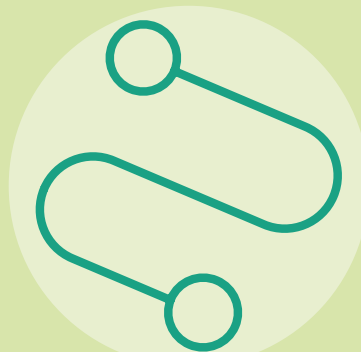
Investing in Newham

We want to create spaces where existing and new communities are able to flourish and benefit from the opportunities on offer.

We are very proud to be investing in Newham and delivering real benefits for all residents across all five of our development projects. We are:



Building over 8,000 homes, including thousands of affordable homes.



Delivering new connections, including links between our emerging neighbourhoods at TwelveTrees Park and Bromley by Bow.



Hosting workshops, tutorials and programmes with local schools and educational organisations.



Supporting dozens of community events.



Partnering with NewVic College, Job Centre + and Our Newham Works, to deliver local employment and educational initiatives.



Creating over 25 acres of parkland, open spaces and children's playspaces.



Investing over £350k in local charities, schools, sports clubs and partnerships through the Berkeley Foundation.



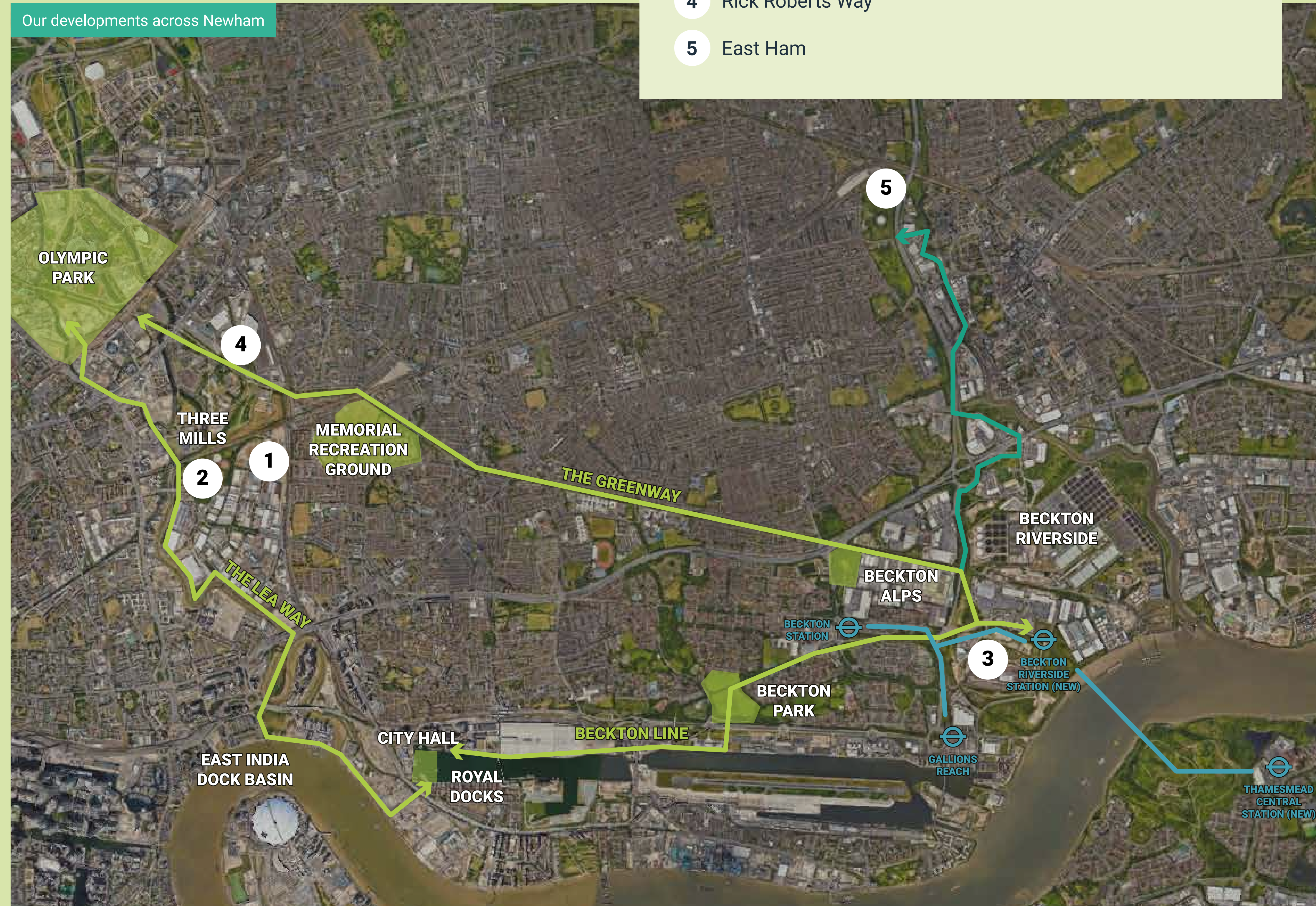
Delivering apprenticeships and work experience opportunities for local students.



Employing at least 25% of our workforce from within the borough.

Key

- 1 TwelveTrees Park
 - 2 Bromley-by-Bow Gas Works
 - 3 Beckton Riverside
 - 4 Rick Roberts Way
 - 5 East Ham
- Potential route
 - Walking routes
 - DLR routes



Working with the community

We work with local people to create lasting social impacts beyond our site boundaries. Much of this work is carried out through the Berkeley Foundation, an independent charity set up by the Berkeley Group. We have provided some examples of how we have transformed lives in Newham on this board.



Scan the QR code to find out more about our community work.

"Traditional not-for-profit grassroots clubs often operate from one year to the next in a perilous financial position and we are therefore hugely grateful to Berkeley for helping to reduce pressure on the club this season."

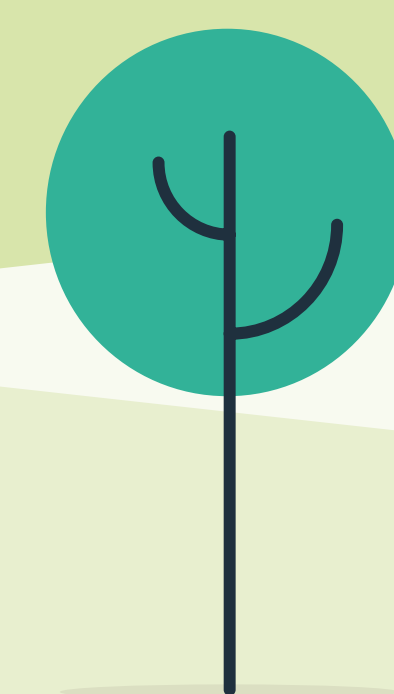
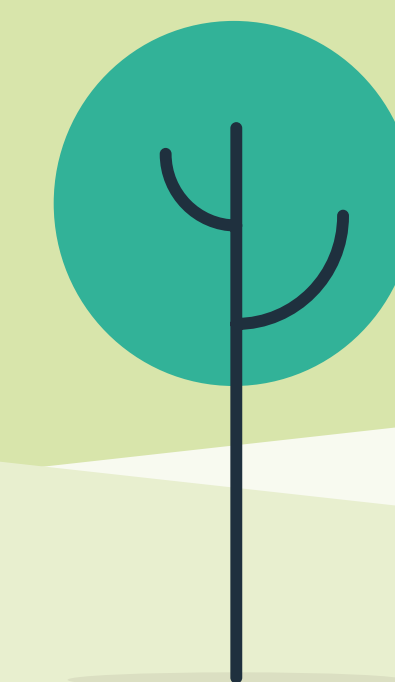
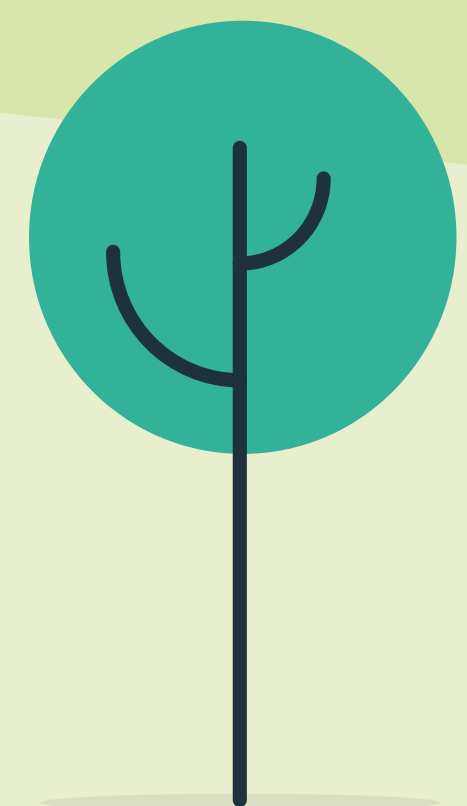
– Adam Redgrove, Prostar FC.



"Our partnership with Berkeley will enable us to help even more young people in the years ahead."

– New Horizon Youth Centre.

02

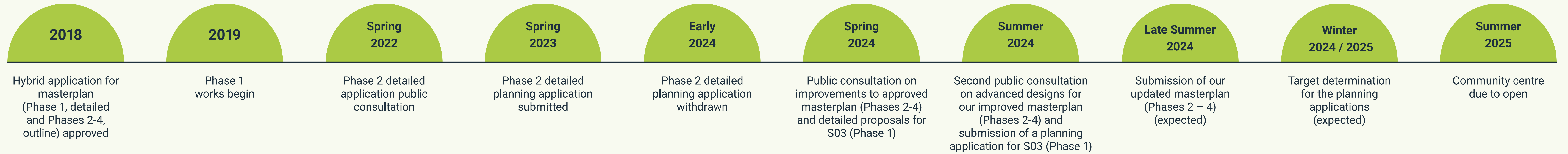


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The story so far

We are here



Harper Twelvetrees (1823-1881)

TwelveTrees Park

TwelveTrees Park covers approximately 24 acres of land and is situated immediately next to West Ham station.

The home of a former Parcelforce Depot, the Greater London Authority (who own the freehold of the site) selected Berkeley Homes as their preferred development partner to redevelop the site in 2016.

Following the approval of our masterplan in 2018, we have been busy delivering Phase 1, transforming an area that had lain vacant for almost a decade into one of London's most exciting, greenest and well-connected neighbourhoods.

In 2018, the scheme received planning consent for Phase 1 in detail and Phases 2 - 4 in outline.

The 2018 masterplan proposes to create:



Over 3,800 new homes, including 40% affordable housing.



A new community centre at the heart.



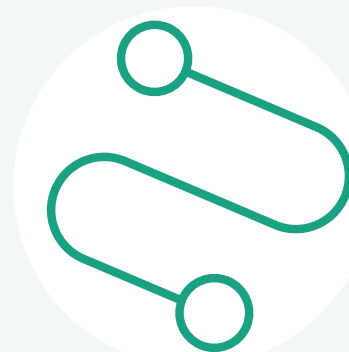
New retail and commercial spaces.



A 1,000 pupil secondary school.

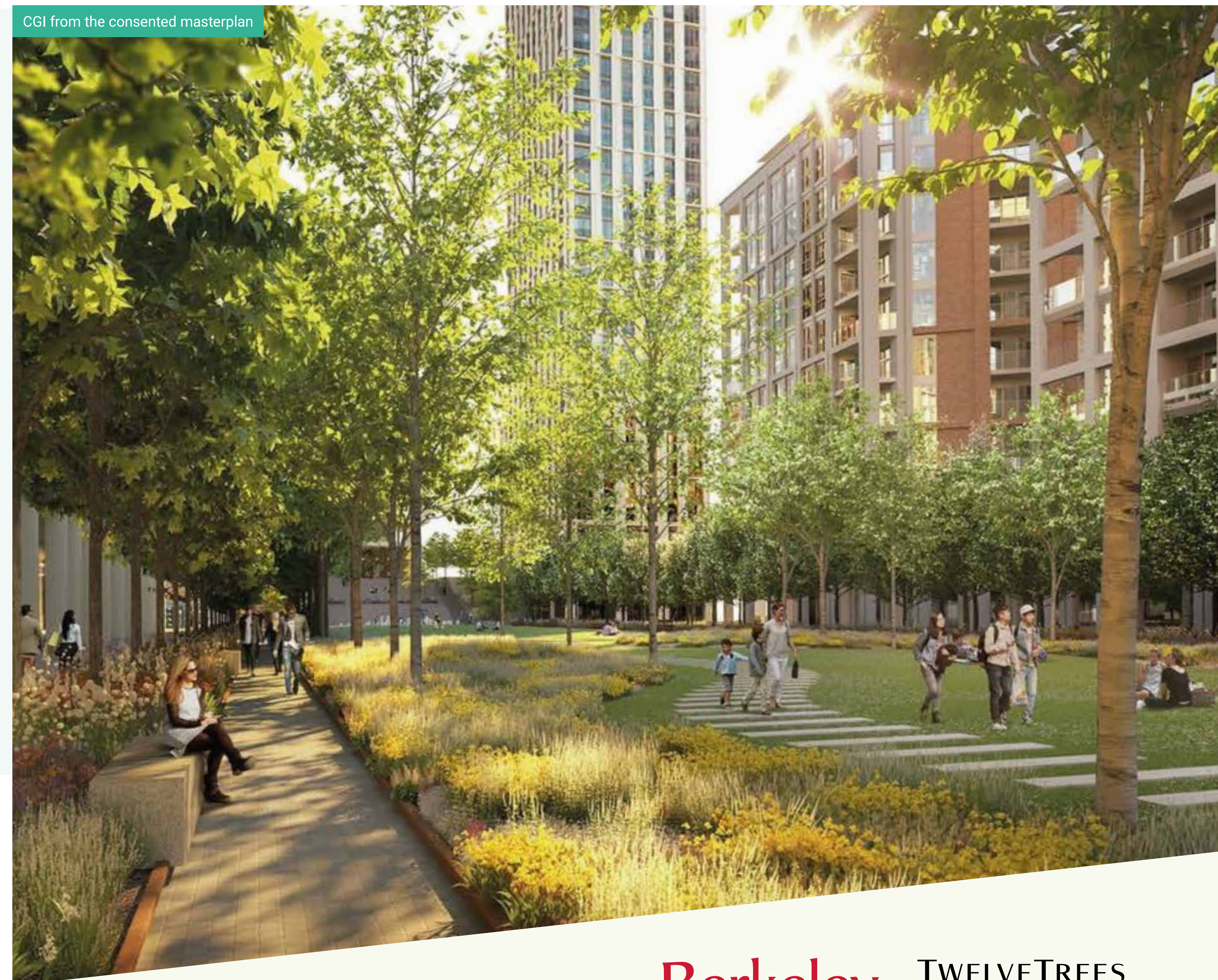


A new linear park.

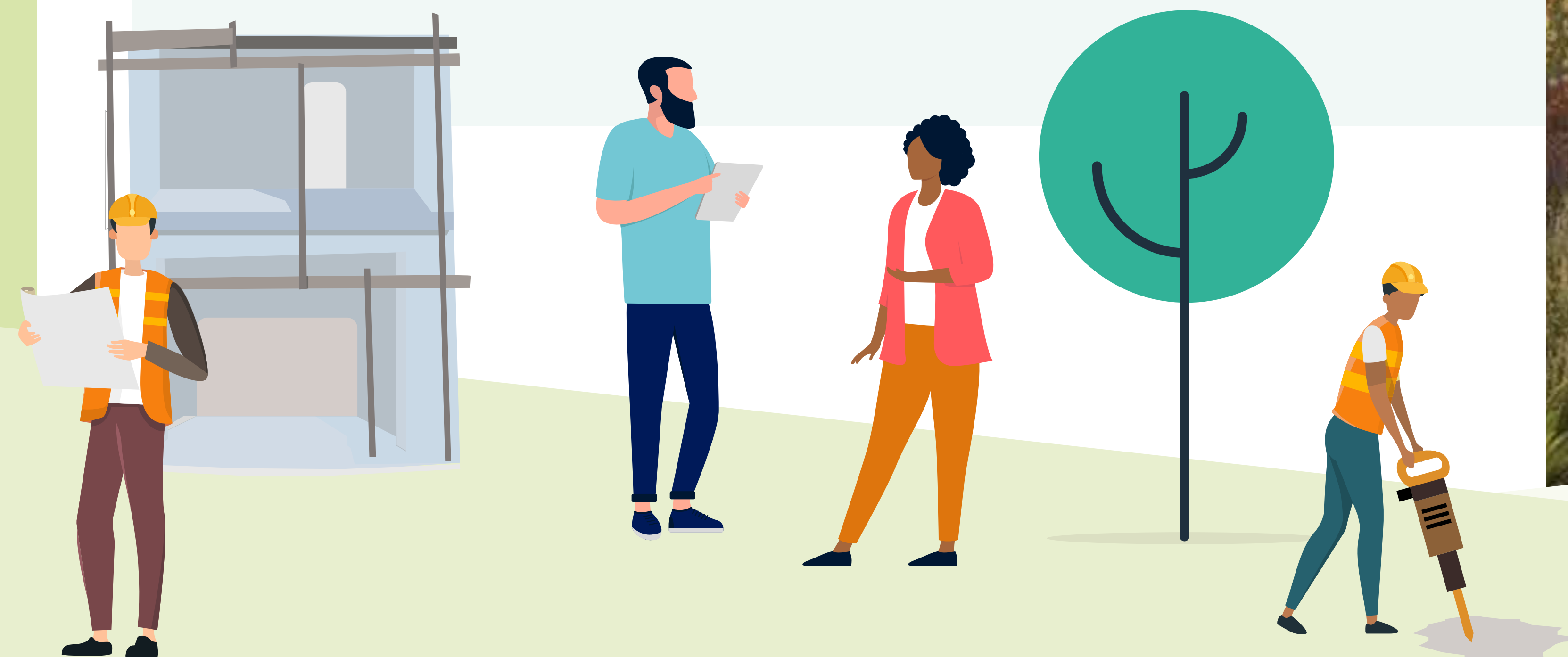


Improved connections to and from nearby West Ham station.

CGI from the consented masterplan



03



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Delivering Phase 1

We have been busy delivering Phase 1 of our neighbourhood since receiving planning approval in 2018.

Once construction has been completed on Phase 1, we will have created:



1,057 high-quality homes, including much-needed affordable housing.



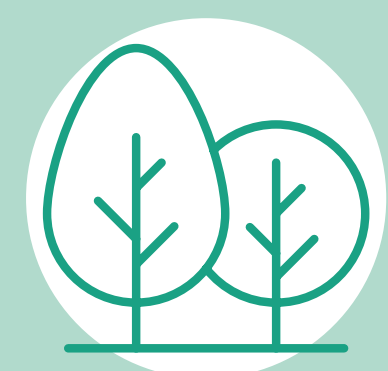
New retail and commercial space.



315 operational jobs for local people.



2,500 construction jobs.



Significant public realm, greenery and landscaping improvements.



A new community centre.

Construction Update

Over the past 12 months, the team have reached some significant milestones, including:

- Progressing works on footbridges connecting to West Ham Station, which will open in due course, and improve connectivity across the neighbourhood.
- Construction works have commenced on most of the buildings comprising Phase 1.
- Shortly our landscaping will commence from the bus garage road towards the north pedestrian footbridge, to get us ready for the first occupations at the end of this year.

Our focus has now turned to the second part of Phase 1, where we are completing groundworks and frames for the remaining affordable homes.



TwelveTrees Park Steering Group

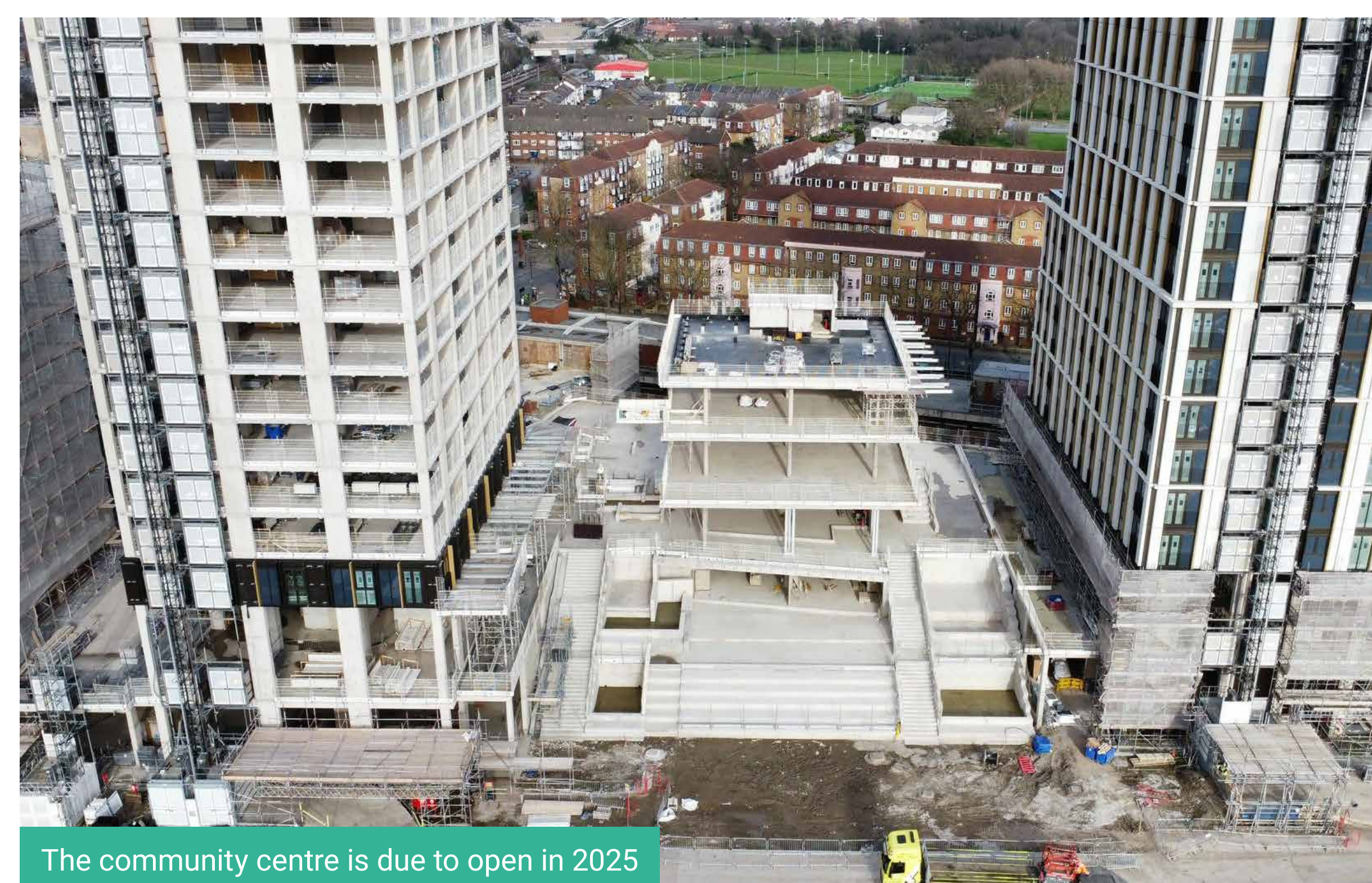
We are looking to introduce a TwelveTrees Park Steering Group to act as a voice for the community as the plans and building works continue to progress.

If you are interested in finding out more, please let a member of the team know.

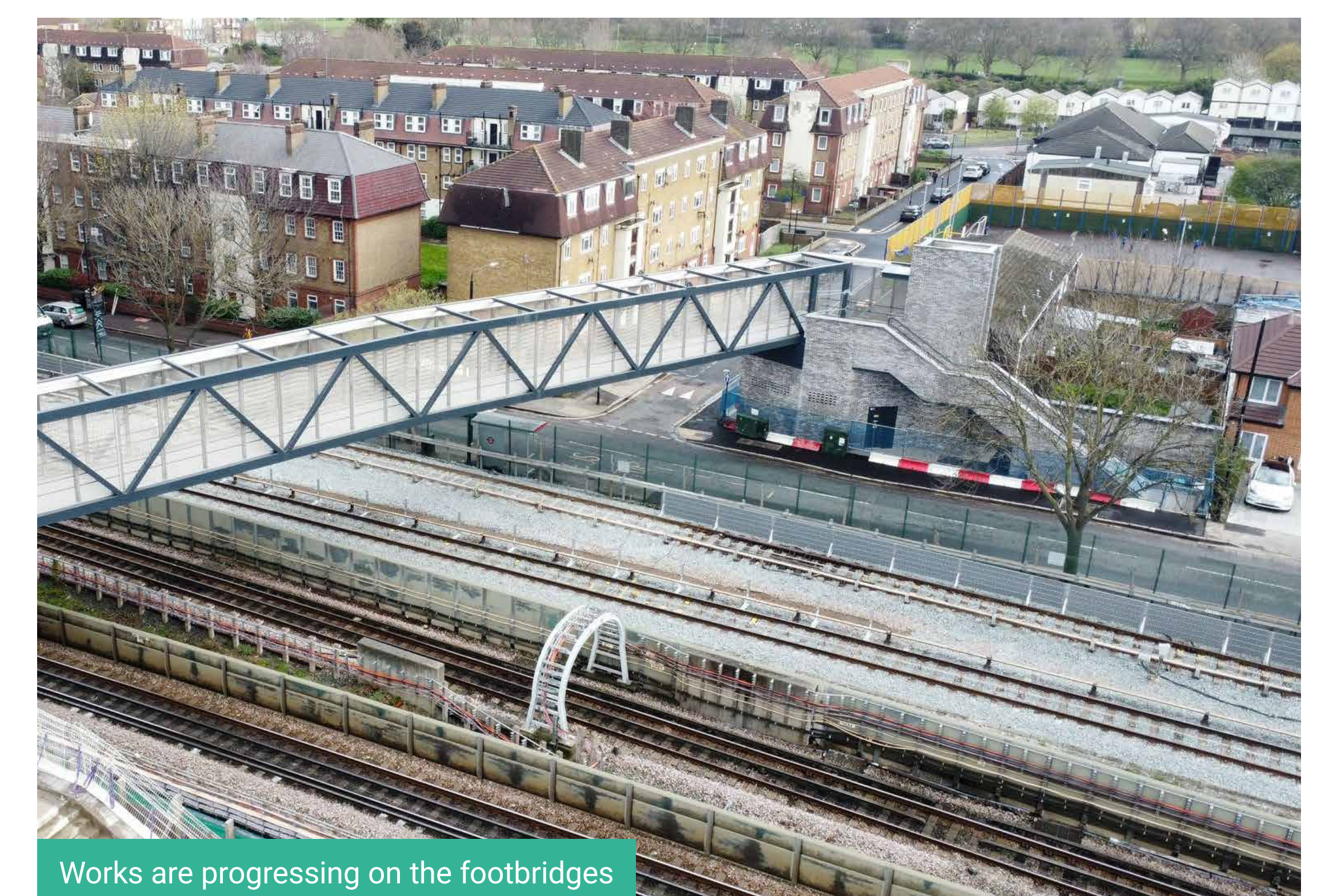
04



Works on Phase 1 are well underway



The community centre is due to open in 2025



Works are progressing on the footbridges

Let us know what types of activities and uses you'd like to see at our community centre!

The next chapter

We are committed to delivering TwelveTrees Park and are looking at ways we can improve our approved masterplan even further.

The proposed changes to our masterplan and S03 within Phase 1 are being driven by new Government fire safety rules requiring second staircases across buildings over 18m, alongside the significant economic challenges facing the wider real estate and construction industries.

We are therefore exploring opportunities to ensure our masterplan and S03 unlocks benefits for the local community while complying with these new fire safety regulations.

We're exploring improvements to our approved masterplan and S03 and wanted to show you our initial thinking.

For the masterplan (Phases 2 – 4), this could include:



More homes, including affordable and family housing.



Potentially **more health and educational facilities.**



Expanded cultural and community programmes.



Improved green, public spaces and connections.

For S03 (Phase 1), this will include:



Improved local connections and public spaces.



Delivering **more homes.**



A redesign of the buildings, to meet updated fire safety regulations.



Indicative CGI of how our new masterplan could look



The updated S03 will deliver more homes and improved public spaces

05



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The new emerging masterplan

To deliver everything we have promised and more, we're developing two separate planning applications.

- An application for Phases 2–4.
- A separate application for S03 included in Phase 1.

On this board, we have outlined what we're planning to deliver across the masterplan. Homes will be delivered across the majority of buildings.

Our improvements to the masterplan and S03 means that TwelveTrees Park could deliver (across Phases 1-4):

- c.4,800 new homes.
- An employment hub.
- A new secondary school.
- c.1,700 affordable homes.
- A children's nursery.
- New retail and commercial spaces.
- 18 acres of green open space, including a new public park.
- New facilities including a community centre.

KEY

Phases

- Phase 1
- S03 (Phase 1)
- Phase 2
- Phase 3
- Phase 4

Uses

- Residential amenity
- Community centre
- Employment hub
- New nursery
- Secondary school



Our improved masterplan showing non-residential uses

06



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Our evolving masterplan (Phases 2 -4)

We have reflected on feedback received from the previous consultation to help shape our early thinking for Phases 2-4 at TwelveTrees Park.

Our new community centre (pictured below) will be an important local asset for new and existing residents alike.

A lot of local people said they want to see more affordable and family homes.



We are:

- Increasing the number of affordable homes.
- Delivering more family homes to meet local demand.

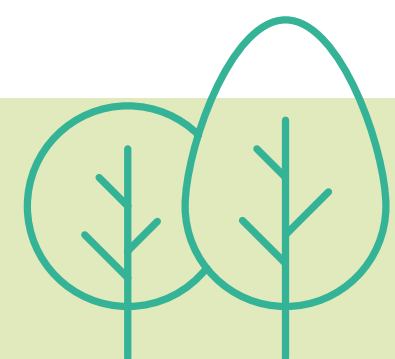
A number of people expressed support for more community benefits and dedicated facilities.



We are:

- Launching a community fund to support local projects, businesses and groups.
- Bringing forward new facilities, including a children's nursery, potentially a new GP surgery and a local supermarket.

Residents said they wanted to see more green, open spaces.



We are:

- Aiming to maximise the quantum of green open space and landscaping within the revised masterplan.
- Investing in better connections across the neighbourhood, including improved wayfinding.

Public spaces

Approved masterplan

- One central linear park.
- Accessible public walking routes and green streets.

Proposed changes

- A series of pocket parks and garden spaces, alongside the central park.
- A range of outdoor spaces including courtyards, terraces, green streets and children's play areas.
- Better and clearer wayfinding with new, improved walking and cycling routes.

Homes

Approved masterplan

- 2,800 homes.
- 980 affordable homes.

Proposed changes

- Up to 3,700 homes.
- Over 1,300 affordable homes.

Building designs

Approved masterplan

- Heights ranging from 11 to 32 storeys.
- One staircase across each building.

Proposed changes

- Heights potentially ranging from 10 to 39 storeys.
- Each building over 18m will include two staircases.

Community

Approved masterplan.

- Outdoor community spaces including a communal piazza and science garden.

Proposed changes

- Additional community facilities, including a new children's nursery.
- Improved outdoor community spaces, including a central square.

How the new community centre could look



What type of services, activities and spaces would you like to see delivered here?

Fill in one of our surveys or have your say on our penultimate board.

Evolving our public spaces

We want to invest even more in our open spaces at TwelveTrees Park as part of our improved masterplan.



Local school



Places to relax



Retail spaces



Themed gardens



Playspaces



Homes



Public spaces



Quiet areas



Courtyard Gardens



Play streets



Local biodiversity



Seating areas

08



Tell us what you think
What type of activities and spaces would you like to see delivered here? Let us know on the next board or by filling out our survey.

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Our S03 proposals

We have revisited our plans for S03 to create a scheme that is more in keeping with the heritage of the local area and complies with updated fire safety regulations.

Homes

Our 2018 approved proposals included:

- 417 homes, including Build to Rent and affordable homes.



Our new plans include:

- Our new plans include: 565 homes (+148), including Build to Rent and affordable homes.

Building designs

Our 2018 approved proposals included:

- Buildings ranging from 11 to 26 storeys.



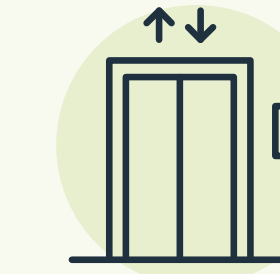
Our new plans include:

- A slight increase to the building heights, which will now range between 11 to 29 storeys.

Fire safety

Our 2018 approved proposals included:

- One staircase fitted in each building.



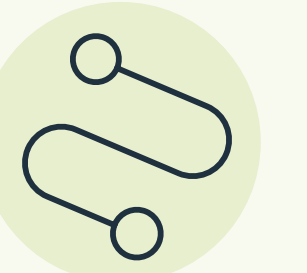
Our new plans include:

- All the buildings will be fitted with two staircases in line with fire safety regulations.

Public spaces

Our 2018 approved proposals included:

- New public spaces and connections, linking to the school (at S04).



Our new plans include:

- A community garden with improved landscaping and dedicated children's playspaces.
- Enhanced and clearer connections to the school, complemented by soft landscaping.



Our proposed community garden



Seating and balancing



Climbing and rocking



Balancing and exploring



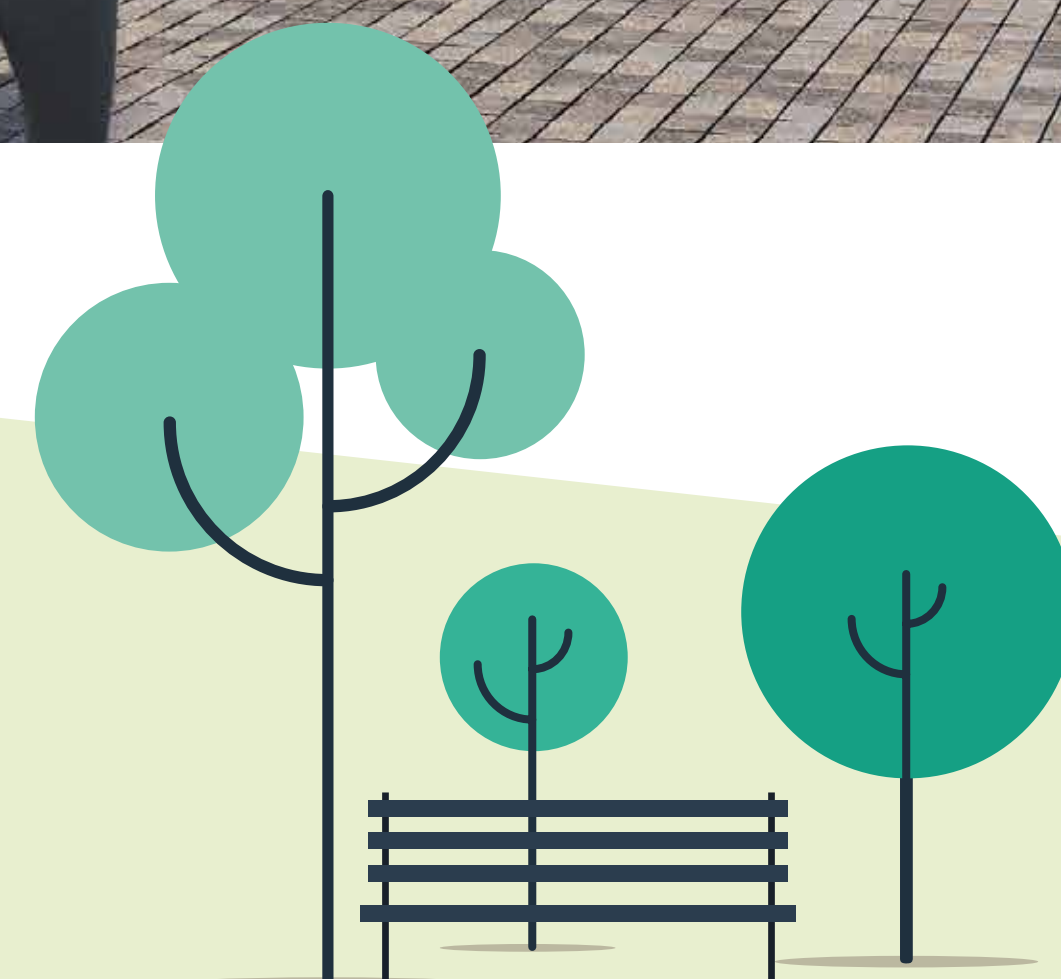
Seating and climbing



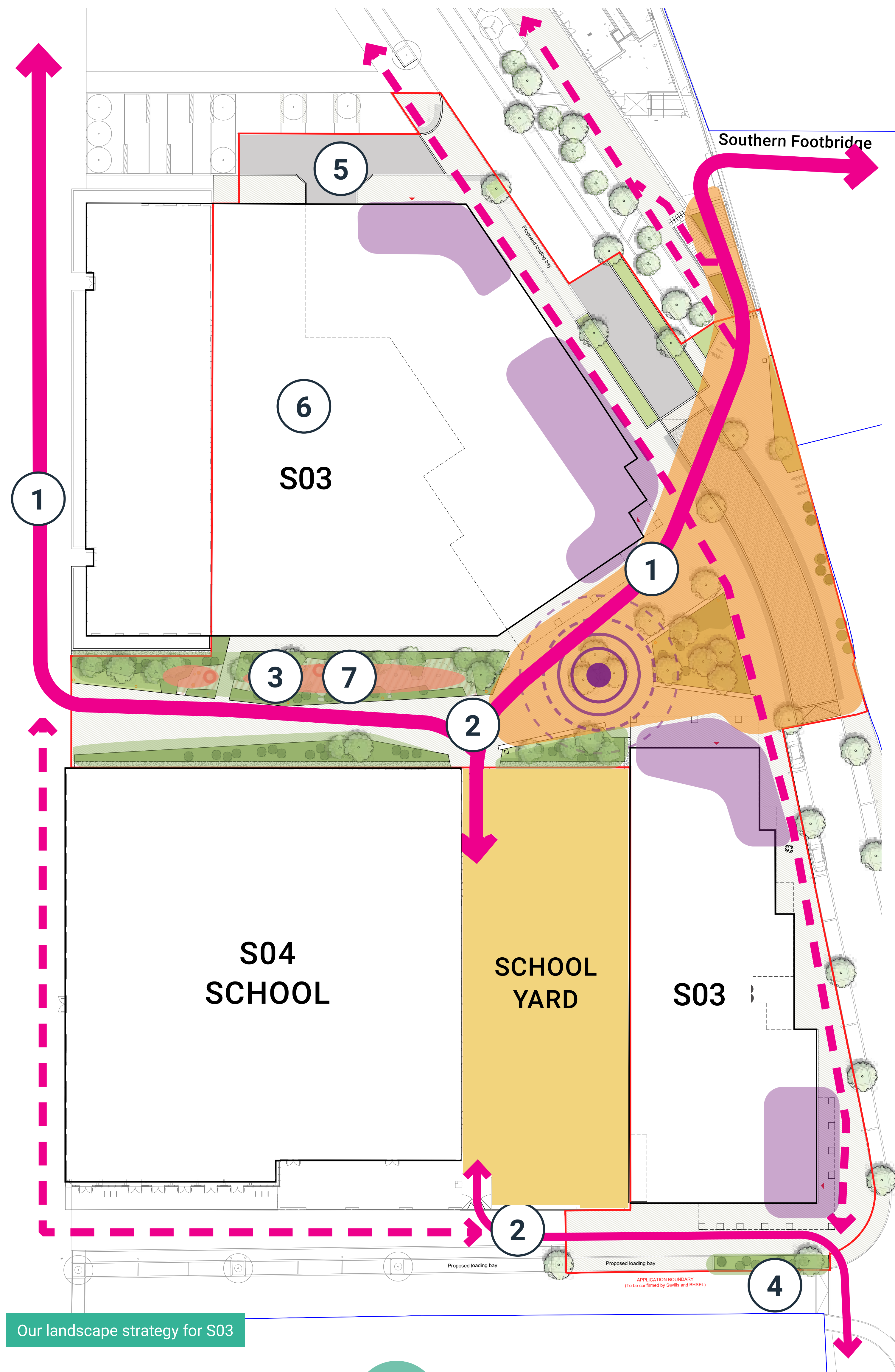
Balancing beam



Spinning and coordination



Our vision for S03



KEY

- ① Arrival routes to School Quarter from Southern Footbridge and Science Gardens
- ② School Entrance interfaces
- ③ Doorstep play within Community Garden
- ④ Enhanced landscape to southern entrance point to Block F
- ⑤ Revised access point to Block CD within Phase 1
- ⑥ Updates to Podium and roof terrace amenity spaces
- ⑦ Overall play spaces strategy and interface with wider development
- ⊙ Focal point and visual enhancement
- Arrival Square
- School entrance area
- ↔ Primary pedestrian route
- ↔ Secondary pedestrian route
- Planting
- Play space pockets to encourage activation
- Ground floor spill out spaces

Our landscape strategy for S03

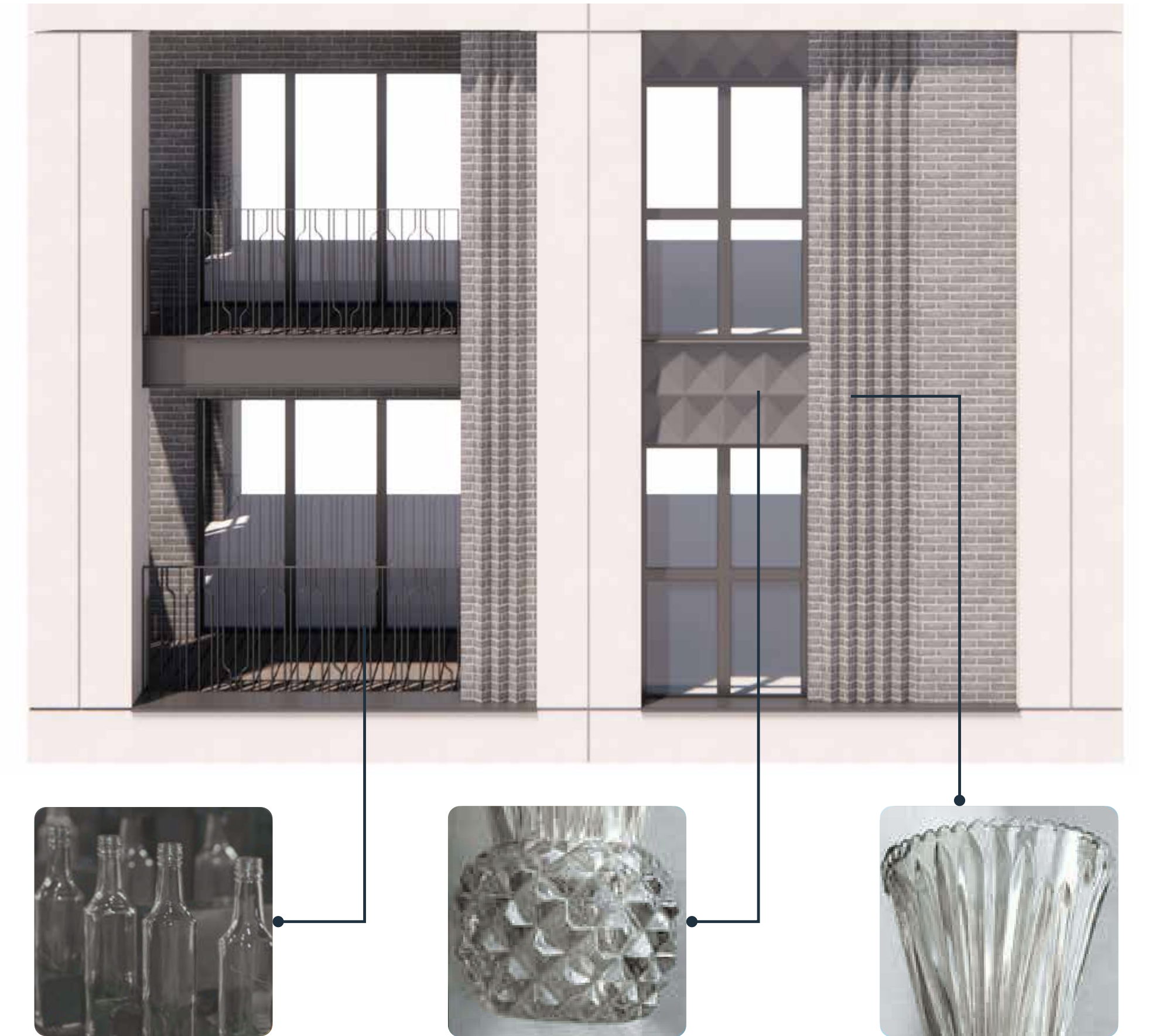


Aerial view of the proposed designs for S03

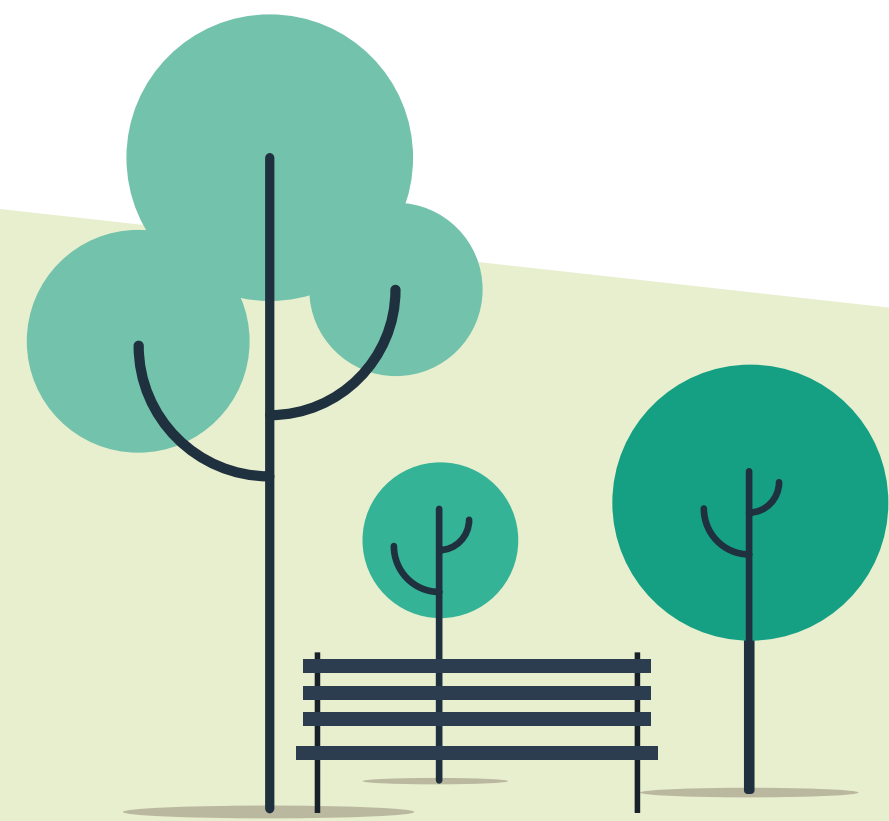


Typical Floor Plans for S03

We have incorporated a mix of materials to develop a design that honours the industrial heritage and local context of our community.



10



Tell us what you think!

We would like to hear from you on what we should include as part of our improvements for TwelveTrees Park.

Place a dot on two or three of your preferred options below or use a sticky note to share any other feedback you might have. Don't forget to also complete one of our feedback forms!

We are looking to roll out a series of events throughout the year. What type of activities would you like to see?

Cultural activities and art installations



Pop-up stalls / markets



Local events



Other (please specify)

What would you like to see included in the future public spaces?

Exercise programmes and activities



Community gardens and local allotments



Outdoor cinema screen / event space



Other (please specify)

What services do you think the TwelveTrees Park neighbourhood will need?

Nursery



GP surgery

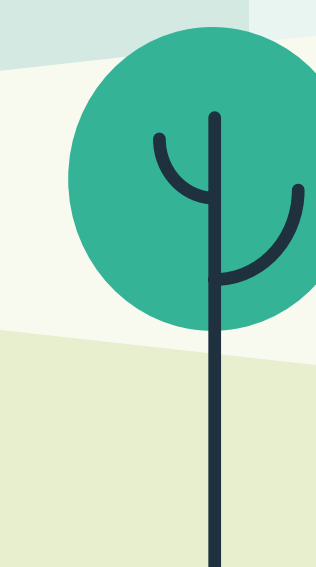
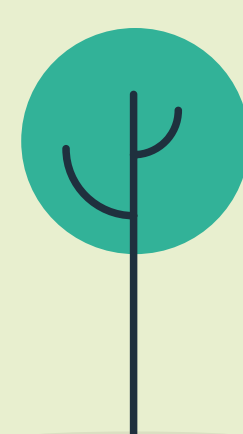
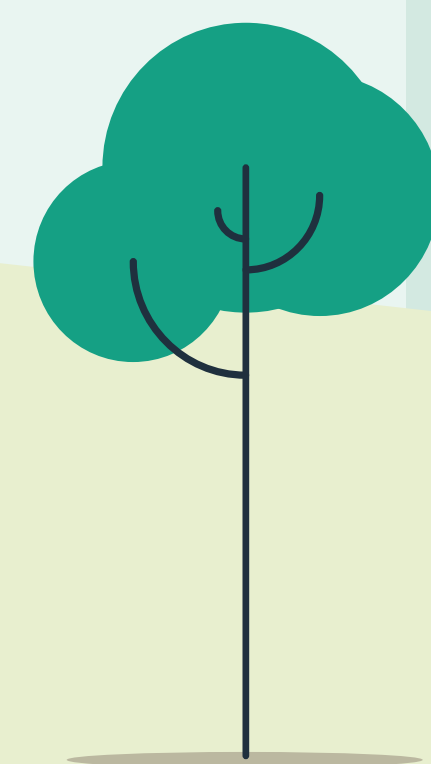


Supermarket



Other (please specify)

11



Next steps

Thank you for coming to our event today.

Get involved

We are looking at introducing a TwelveTrees Park Steering Group to act as a voice for the community as the plans and building works continue to progress. If you are interested in finding out more, please do contact us using the details below.



Tell us what you think!

Please let us know what you think of our plans or if you have any questions by:



Completing a feedback form



TwelveTreesCommunity@berkeleygroup.co.uk



0204 509 0302



berkeley-stephensonstreet.co.uk



Scan the QR code to share your feedback via our online survey and stay informed!

Timeline

Spring 2024

Public consultation on our updated masterplan and changes to S03

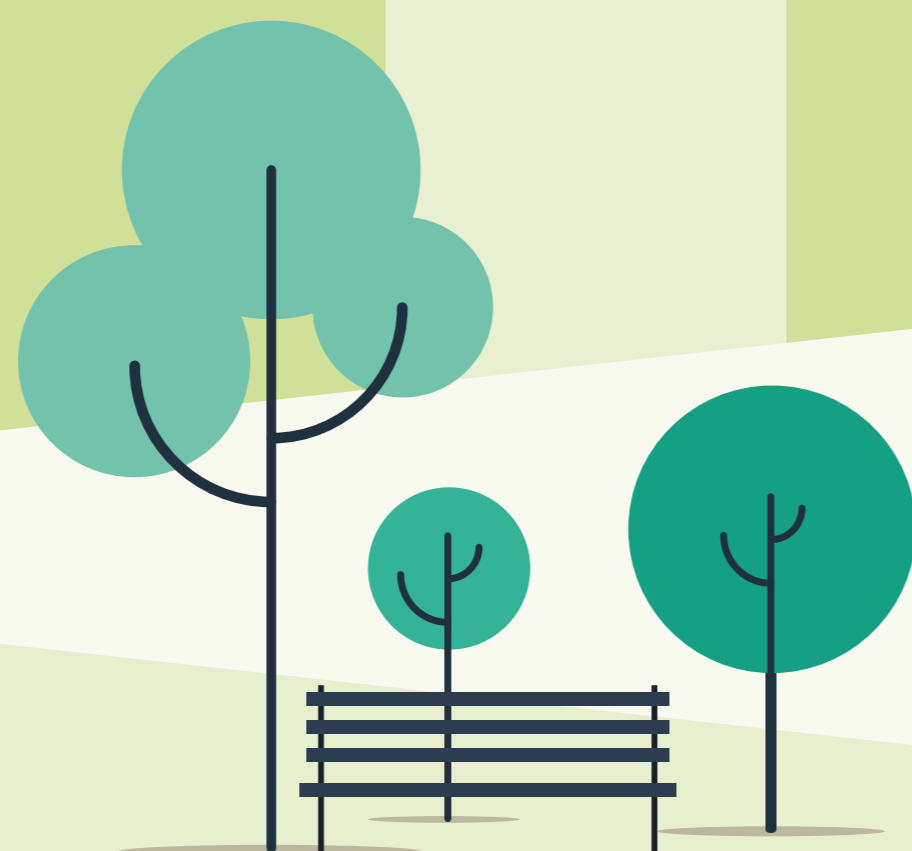
Early summer 2024

Consultation on detailed designs for Phases 2 - 4 Masterplan and submission of S03 application

Late summer 2024

Application submitted for the improved Masterplan (Phases 2 - 4)

12



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