

# Welcome to the latest edition of the Twelve Trees Park Community Newsletter from Berkeley Homes



## We are delighted to share key construction updates with you and introduce you to the Berkeley Homes Delivery Team.

Dear Neighbours,

I hope you are keeping safe and well during these unprecedented times.

It has been a while since our last update due to the uncertainty of the pandemic and I wanted to take this opportunity to introduce myself to you all and give you an update on our TwelveTrees Park Project - formally known as Stephenson Street.

As you might have seen over the course of the year, we started enabling works last summer, which includes remediation works and utility diversions. We have also recently commenced the construction of a new bridge and an associated pedestrian crossing. This will link the development with the existing community and make the area more accessible for local people.

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 rest of the 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.

In this newsletter we will be sharing updates about our works to date, upcoming construction works, our work in the community and our flagship apprenticeship scheme.

We remain committed to the wider transformation of the area and will continue working with local groups and stakeholders in ensuring that both existing and new residents will fully benefit from this exciting new development.

Moving forward, and when safe to do so, there will be further opportunities for you to contribute to shaping the development. I look forward to meeting you all in the near future and hope you find this newsletter informative.



**Sam Yell**  
Project Director



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

-  **2,500**  
construction jobs
-  **4,500**  
sq m of retail and commercial space
-  **£10.1 mil**  
Financial contributions to the local area through S106 and CIL
-  **Up to 50%**  
of site wide public realm
-  **1,000**  
pupil secondary homes
-  **1,048**  
homes, of which 328 are affordable

# Construction updates

As our site is currently separated from the rest of the community by the rail lines and the very busy Manor Road, we have 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.

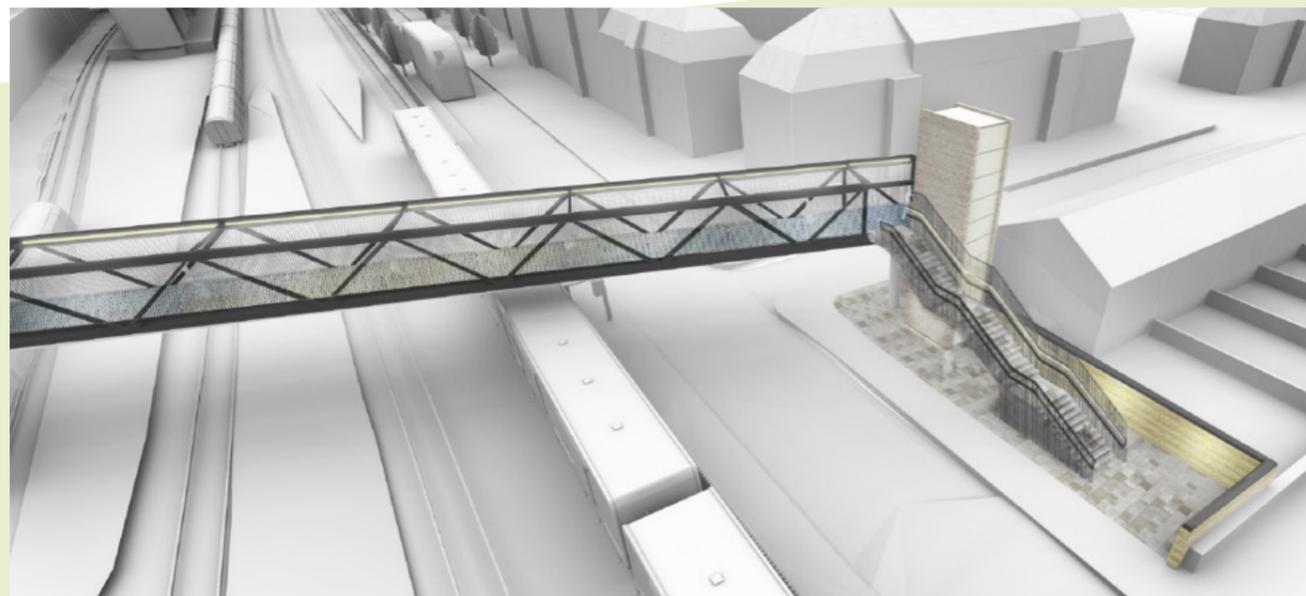
As a result of our extensive public consultation and engagement programme since our planning application process from 2016, we have also agreed to deliver a pedestrian crossing on Manor Road to serve pupils attending Gainsborough School and improve safety for pupils and the local community along this 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 image below shows the planned works and diversions that will be put in place to ensure public safety during the construction of the footbridge and crossing.

## Planned works at West Ham Station



-  Temporary pedestrian diversion route proposed for duration of the bridge construction works.
-  Temporary pedestrian crossing installed under existing bridge and on Manor Road, for duration of the works.
-  Bus stop to be suspended for periods when lane closures are in place. There is a temporary bus stop between Milner Road and West Ham Station.
-  Boundary indicating 24-hour lane closure during bridge works. This will be removed on completion of the south pedestrian bridge
-  GB2 Barriers on footpath edge



CGI of what the new footbridge at Manor Road could look like on completion.

# Being a good neighbour

We remain committed to working with the local community, and most importantly our neighbours to ensure that any disruption from the works is minimised throughout the construction phases.

All of our construction sites across the Berkeley Group are registered with the Considered Constructors Scheme (CCS). The CCS seek to improve the image of the construction industry by striving to promote and achieve best practice. We are devoted to ensuring that we are working within the strict guidelines set out by the CCS and are proud members of the scheme.

We are pleased to announce that we were recently awarded an A1 Score for our efforts to improve the image of construction at our TwelveTrees Park site. The team are consistently working hard to achieve best practice and go above and beyond.

For more information on the CCS please visit: [www.ccscheme.org.uk](http://www.ccscheme.org.uk)

## Work programme

Our site working times are as follows:

Monday - Friday: 8am - 6pm

Saturday: 8am - 1pm

Sunday & Bank Holidays: No works without prior approval from Newham



## Managing COVID and staying safe



Safety is one of our key values and its never been more important during these unprecedented times. We are taking all the necessary precautions to manage Covid-19 both on and off site, to ensure the safety of our workforce whilst working or walking in the local community.

Safety measures include social distancing, regular deep cleaning of all facilities and equipment, the use of infra-red thermometers to temperature check all site visitors and operatives and the use of masks whilst in our offices or on site. We monitor this through regular guidance, updates, and spot checks. These are just a few of the ways we are trying to help keep the community safe.



# What we have done so far

Since we first started works on site last year, we have been actively supporting local organisations and some of the hardest working members in the community. Have a look at the timeline below to see what we have been up to.



## Get in touch

We have recently updated our community website to ensure you have access to all the information you need about the project, including online versions of this newsletter and other information. Should you have any questions or queries however please do feel free to get in touch with Sam Yell (Project Director), Mari Chisholm (Community Engagement Manager) or Lisa Clements (Development Manager) at Berkeley Homes who are leading the development of TwelveTrees Park.

You can get in touch with them using the following details:

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☎ 020 7601 7300

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



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Manager



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