

Welcome to our first resident meeting for TwelveTrees Park

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

TwelveTrees Park will deliver much needed new homes for Newham, built to exemplar quality, a stunning new park, a new secondary school, a brand-new station entrance for West Ham, and a community space.

Talk to us today



Mike Macleod
Development
Director



Mari Chisholm
Community
Engagement Manager



Toby Mortimer
Project Construction
Director



Neil Penny
Project Manager
for N01

Supported by a wider team

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Hawkins\ Brown

BGY

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Patel Taylor

savills

LONDON COMMUNICATIONS AGENCY

CGI view looking onto the new TwelveTrees Park

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LONDON E16

The masterplan consent

In February 2018, following more than two years' positive dialogue with the local community and Newham Council, we were pleased to receive unanimous planning consent for Phase 1 and the outline masterplan.

The development will 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 improving access and connectivity with existing communities.
- A new road bridge / layout to improve traffic flow and ease potential congestion.



Overview of the phasing plan for the TwelveTrees Park Masterplan

The full masterplan will deliver:



3,847 New Homes
40% affordable



A dedicated community space



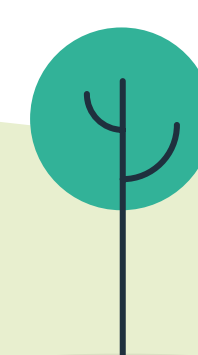
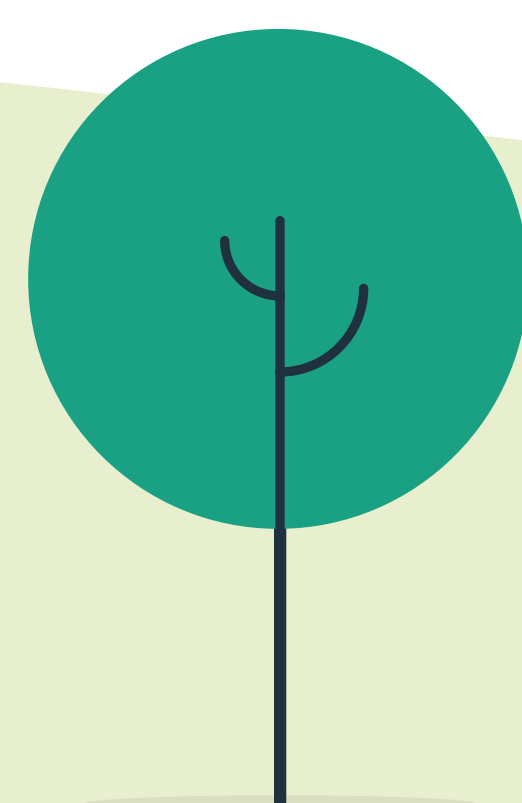
New retail and commercial units



A new 1,000 pupil secondary school



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



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Benefits for local people

TwelveTrees park will be a vibrant place for new and existing residents to live, work, visit and enjoy.



Image of how the ground floor commercial/office space could look like



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



Precedent image of a food market stall

Commercial and retail spaces

Plot SO2 is located in Phase 2, at the eastern part of the site. It will provide commercial office space, and also has flexible unit at ground floor that could be used as a commercial gym.

In the neighbouring buildings, there will be a mix of retail and commercial ground floor uses to help activate the street scene and make this an attractive place to visit.

This will not only deliver new jobs locally, but will also help boost the local economy, through increased footfall and spend by new workers travelling to site.

Green and open spaces

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

There will also be a network of green streets that will be accessible for all and help improve the pedestrian experience.

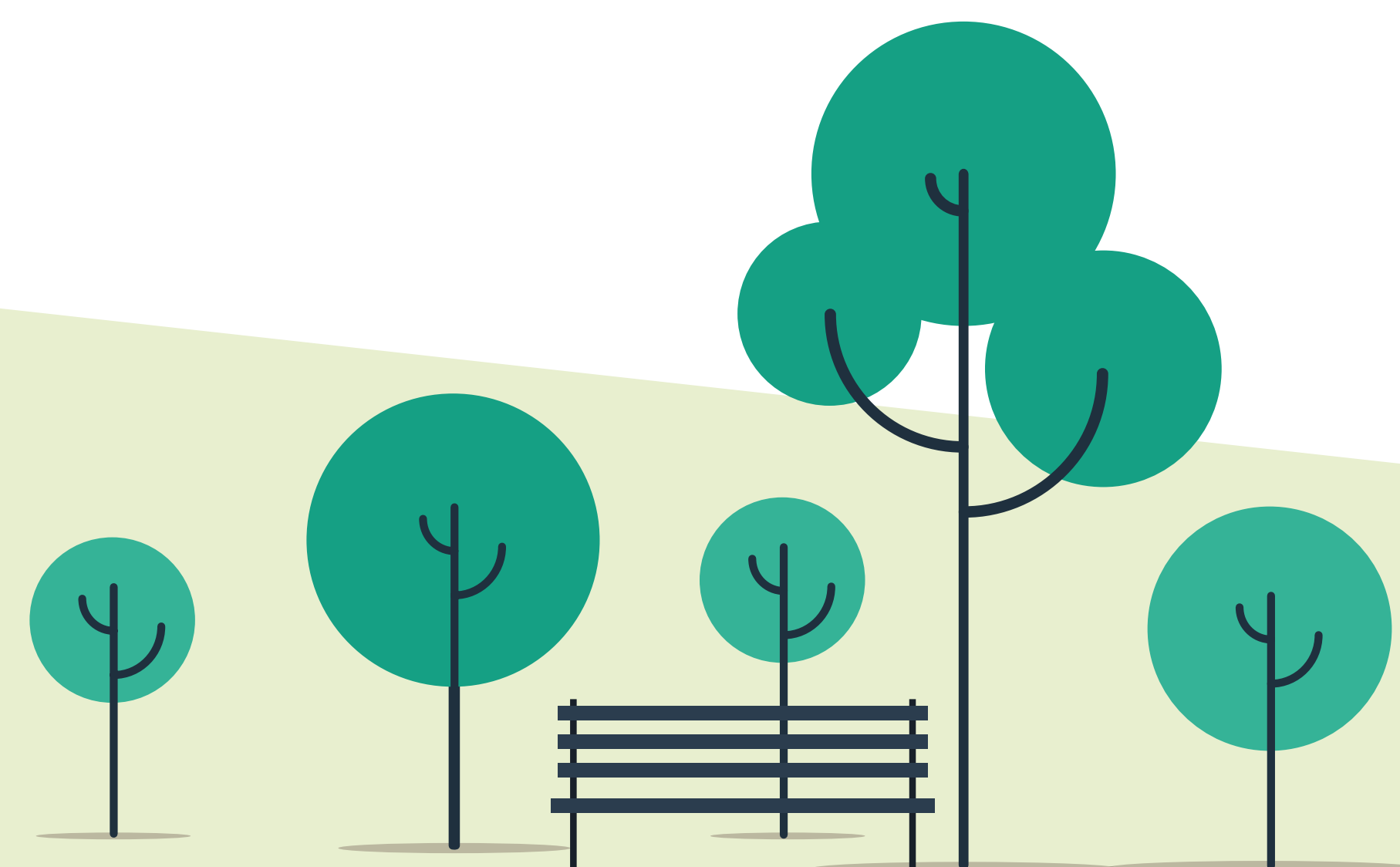
During our consultation for Phase 2, we asked the local community how they would like to see the new park used. You can find more details of the feedback we received on Board 7.

Meanwhile uses

While works are underway, we want to explore providing meanwhile uses that can be enjoyed by the community, such as the temporary Sainsbury's supermarket (which will become a permanent fixture as part of the masterplan).

We want to hear from local people about other meanwhile uses that we could deliver here, that could also later become permanent. We have already heard some great ideas, 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 we've been up to in the community

There have been plenty of local events and initiatives that we've been involved in. See below for some highlights of what we've been up to over the past few months.



Apprenticeships

Berkeley Homes is offering apprenticeships on the TwelveTrees Park site, which include construction, trades, and management roles. This provides people with opportunities to get involved with a range of site-based works, such as steel fixing, carpentry, brick laying, quantity surveying, site management and design coordination.

The apprenticeships range from apprentice grade level two to level six, which is degree standard. You can find more information about apprenticeships and apply via the link:

www.berkeleygroup.co.uk/about-us/careers

There are also further opportunities direct with The London Borough of Newham (Our Newham Work) via the following link:

www.ournewhamwork.co.uk



Community Centre glass panel artwork

The artist for the C01 Community building glass panel design project has been selected. With interest from over 30 artists, three were shortlisted and Ian Kirkpatrick has been selected as the artist.

The artwork will celebrate the history of TwelveTrees Park, and Ian has held a series of free workshops with the local community to share ideas and thoughts for this piece, including a workshop that offered children aged 8 – 14 the chance to produce pieces of art that will be incorporated into the final design.

We're really excited to see how the designs progress and look forward to unveiling the final piece, and will let you know what this looks like soon.



Street naming competition

We have been running a street naming competition with Gainsborough Primary School, with assistance from the Custom House Bookshop.

We held an assembly at the school, and asked students to consider key themes that the names could be based around. These themes celebrated the rich and diverse history of the local area and the TwelveTrees Park site, such as science, nature and Harper Twelvetreets.

These new streets will be delivered as part of the wider masterplan and we look forward to unveiling the winning names in the near future.

Supporting the local community

We have been undertaking a number of initiatives with local schools and charities to empower and equip young people with the skills they need to succeed. We're also working with local people to get their thoughts on the TwelveTrees Park development, and to get involved with various aspects of the site.

We've been supporting the local community through our TwelveTrees for Christmas campaign; Try a Trades Day; and Young Futures Foundation Programme – more about these can be found on our website.



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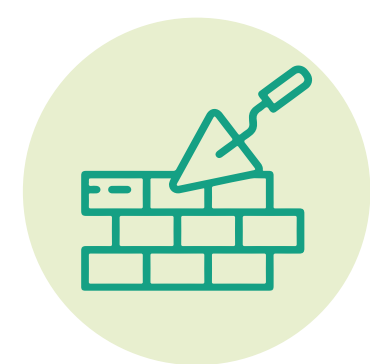
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Phase 1 Construction updates

We have been busy with a range of construction works on site for Phase 1 of the TwelveTrees Park Masterplan.

The first pedestrian bridge was successfully lifted on 20 June 2022, with the second bridge due to be lifted in to position by mid November 2022.

This first bridge, measuring 60 metres in length, represents a major milestone as it will provide direct access from the platform into the development, linking the site to the wider community for the first time ever. We have also been busy with:



Structural works of two pedestrian bridges which commenced in early July.



We have a very busy upcoming period which will see building works start to the façade for some of the buildings in Phase 1a, as well as internal works.



Establishing a pedestrian crossing on Milner Road to facilitate safe crossing of the road.



Two additional tower cranes for the N01 plot are going to be installed by October.



Works on the Stephenson Street Bridge which began in early June.



Phase 1b is due to kick off in November, with piling works being undertaken in to the New Year.



Works on the Southern footbridge are currently underway, along with the northern pedestrian bridge.



From November, mains services will be connected to the western and southern areas of the site.



Off site fabrication of pre-cast concrete elements for pedestrian bridges, which will be installed in September and is due to be completed later this autumn.

Works taking place to the new bridge



Works taking place to plot S01



Works taking place to plot N01



Traffic management

Thank you for your continued patience while traffic works have been taking place.

Overnight works will be taking place during the week until 13 November 2022. These will take place next to or over the railway lines.

As a result there will be lane closures on Manor Road and Milner Road from 7pm to 11pm Monday to Friday and Sunday daytimes, with diversions in place.

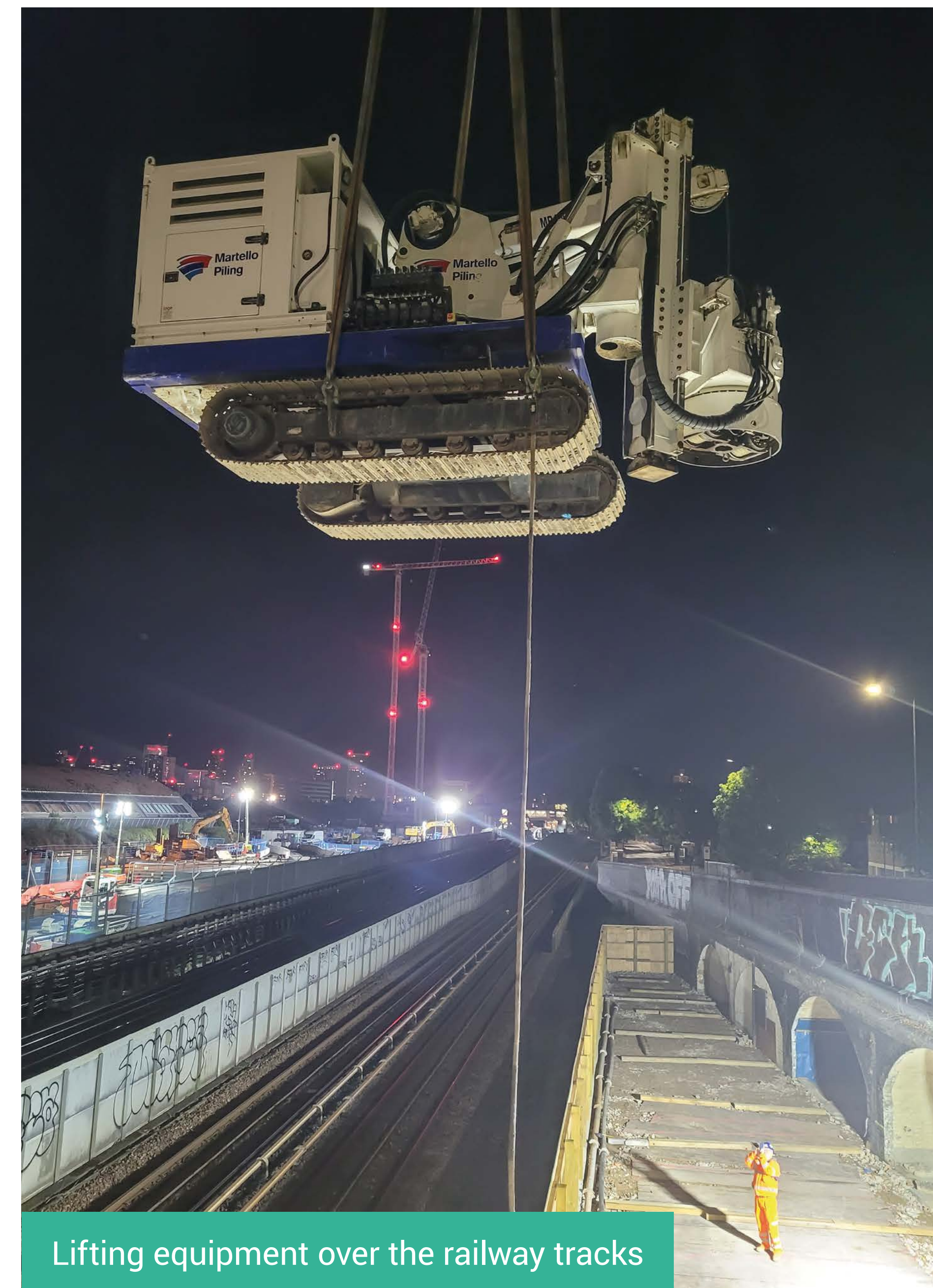
These works unfortunately cannot take place during normal site hours, due to strict health and safety requirements.

Deliveries will also be planned outside of peak hours where possible to reduce congestion and delays. We will continue to keep you informed of any updates as they take place.

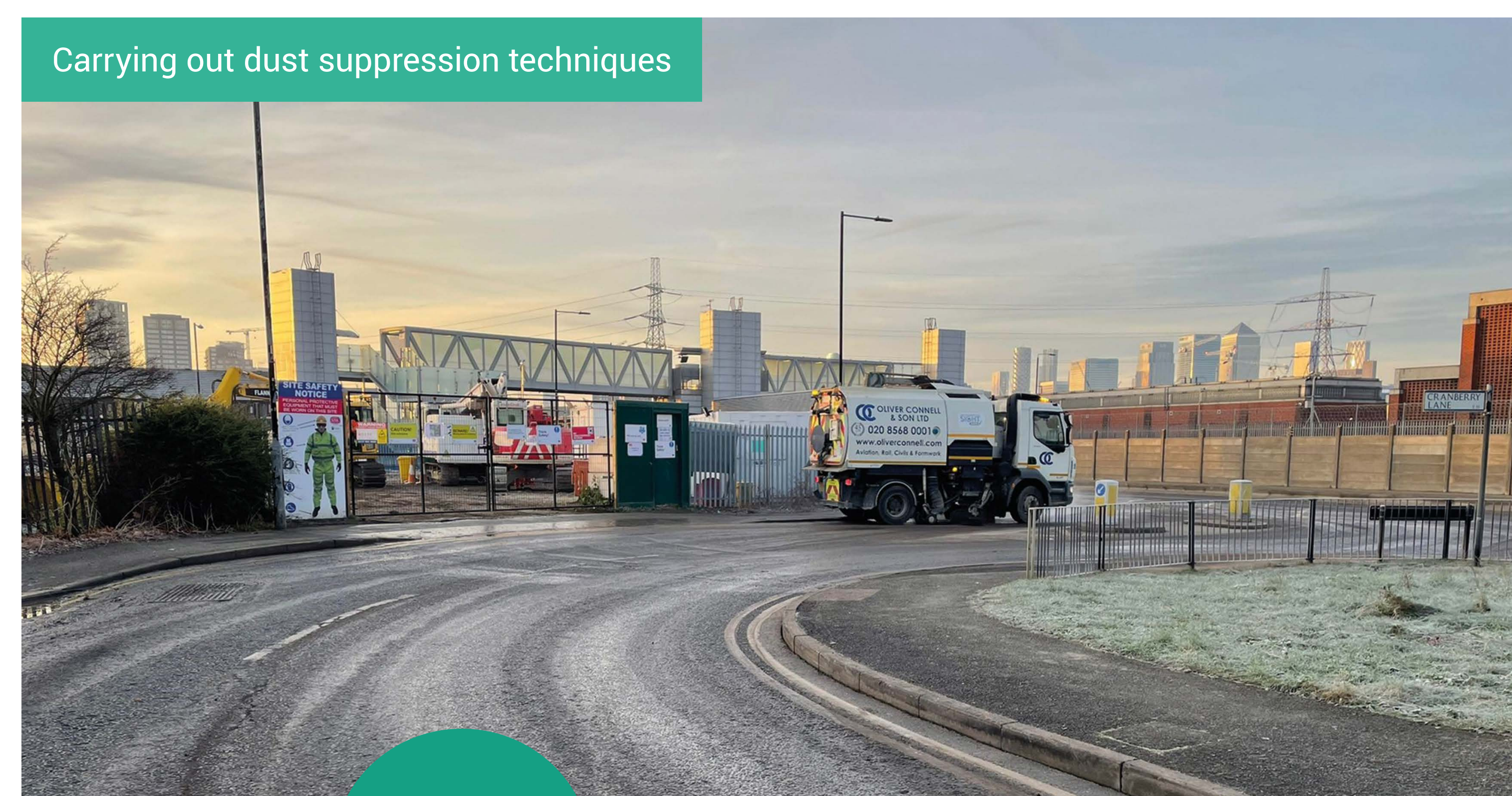
Managing impacts

It has been one of the dustiest summers on record. We will continue to put mitigation measures in place, as agreed with Newham Council, to reduce the spreading of dust in the environment. This includes using dust suppression techniques such as dampening down and regular road cleaning operations.

Should you have any queries please feel free to get in touch with our team using the contact details on our final board.



Lifting equipment over the railway tracks



Carrying out dust suppression techniques



Map showing new local footbridges



An update on phase 2

Following our public consultation events earlier this year, we have been continuing to talk to members of the community and a variety of stakeholders to hear their thoughts on our proposals for Phase 2.

We have incorporated the feedback into our plans where appropriate and are now preparing to submit our Reserved Matters application to Newham Council.

Thank you for all the feedback you've shared and for keeping engaged on the project. We will let you know when the application is submitted and details of how you can share any further comments with the Council.

As a reminder, Phase Two will deliver:



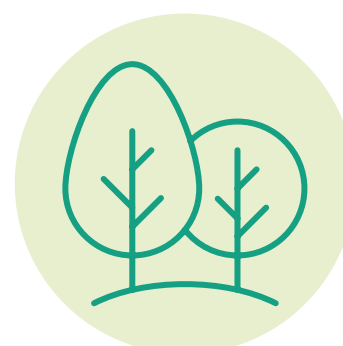
1,000+ new homes



Retail space for new and existing residents to enjoy



Affordable and accessible homes



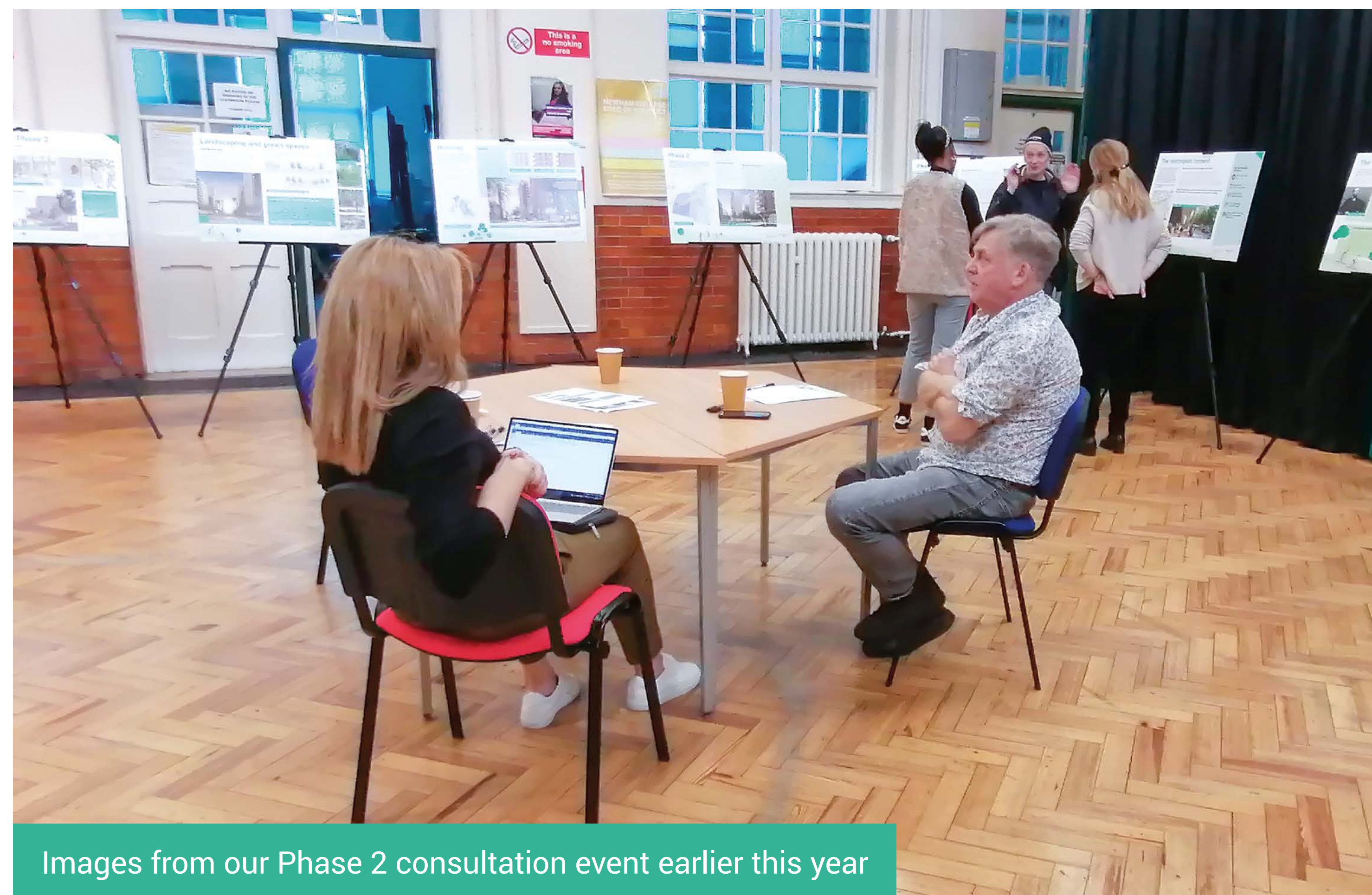
The next section of the new park



Family homes



A new 90,000 sq ft commercial building



Images from our Phase 2 consultation event earlier this year

Your feedback:

- **Landscape and the park:** events in the park to bring in more people, such as funfairs, events and open festivals; quiet, peaceful spots to relax in; places to sit when the weather is good; more active spaces; and areas of wildflowers and plants.
- **Meanwhile uses:** Arts installations; areas that can celebrate culture / faith events; live music spaces; places for play; and a pop-up cinema.
- **Retail:** A pub; a gym; a barber shop; restaurants and cafes; independent shops; space for SMEs run by local people; and farmers style shops.
- **Housing:** questions were raised about the provision of affordable housing; how much each unit will cost; and how the release of family accommodation will be spread across the phases.
- **Community space:** Respondents offered ideas for providing learning spaces, for adults, older people and people with disabilities.

Thank you and next steps

We would like to thank you for joining us at this meeting and hope you have found this session useful and informative.

Please do continue to keep in touch with us if any works are affecting you, and we will continue to keep you up to date with all the latest information about the project.

For any other construction enquiries, or to sign up to our mailing list, please get in touch with our team in one of the following ways:

✉ StephensonStreet@berkeleygroup.co.uk

☎ 020 4509 0301

🖱 www.berkeley-stephensonstreet.co.uk



Scan the QR code to visit our website. You can also sign up to our e-list to stay informed.



Image of how the ground floor commercial/office space could look like

Timeline

Spring
2022

Community engagement on Phase 2 application.

Winter
2023

New entrance bridge for West Ham station opens.

Mid-2024

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

First affordable homes available.

2026

Phase 1 complete.



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