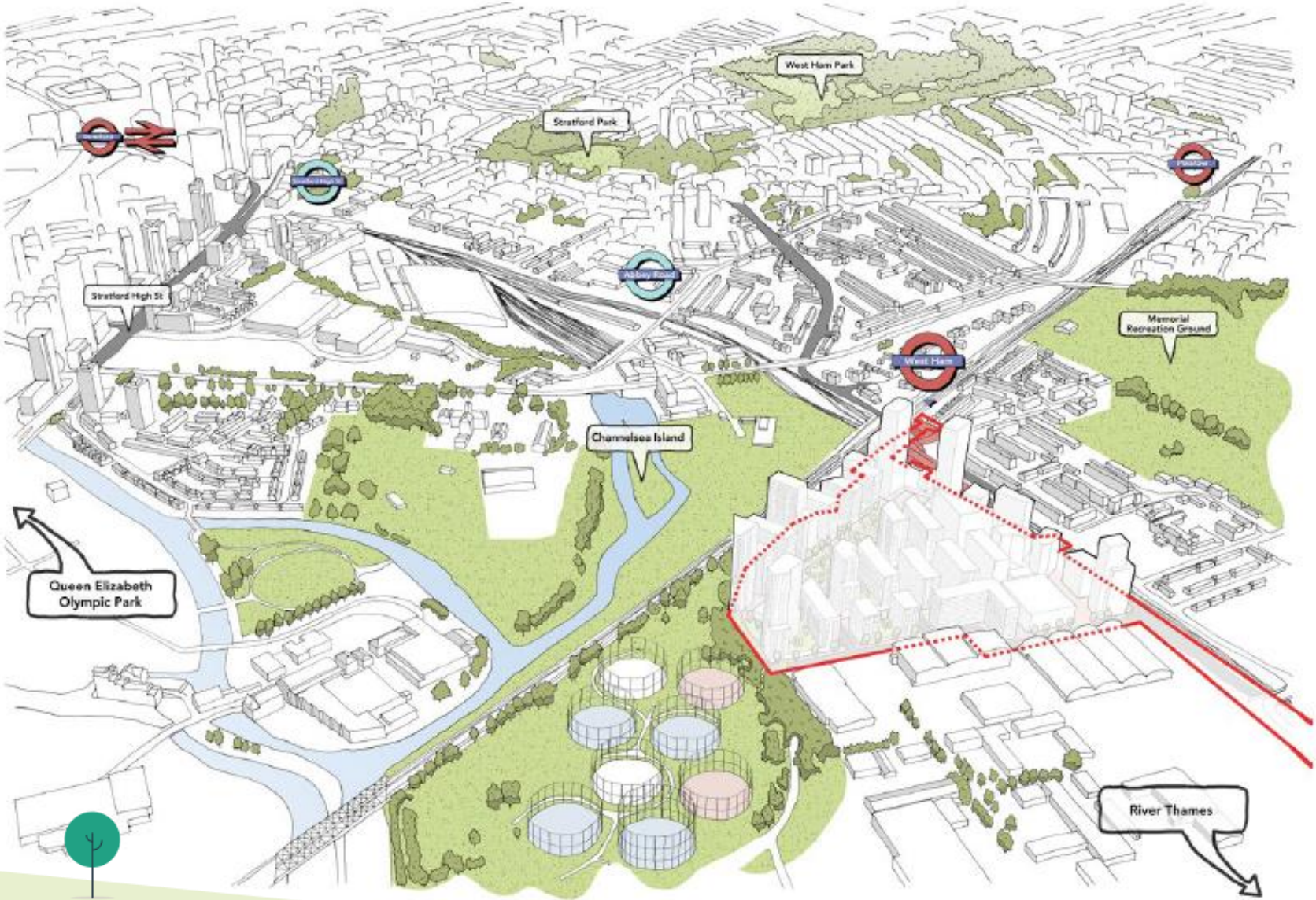


Residents Meeting 21st February 2023



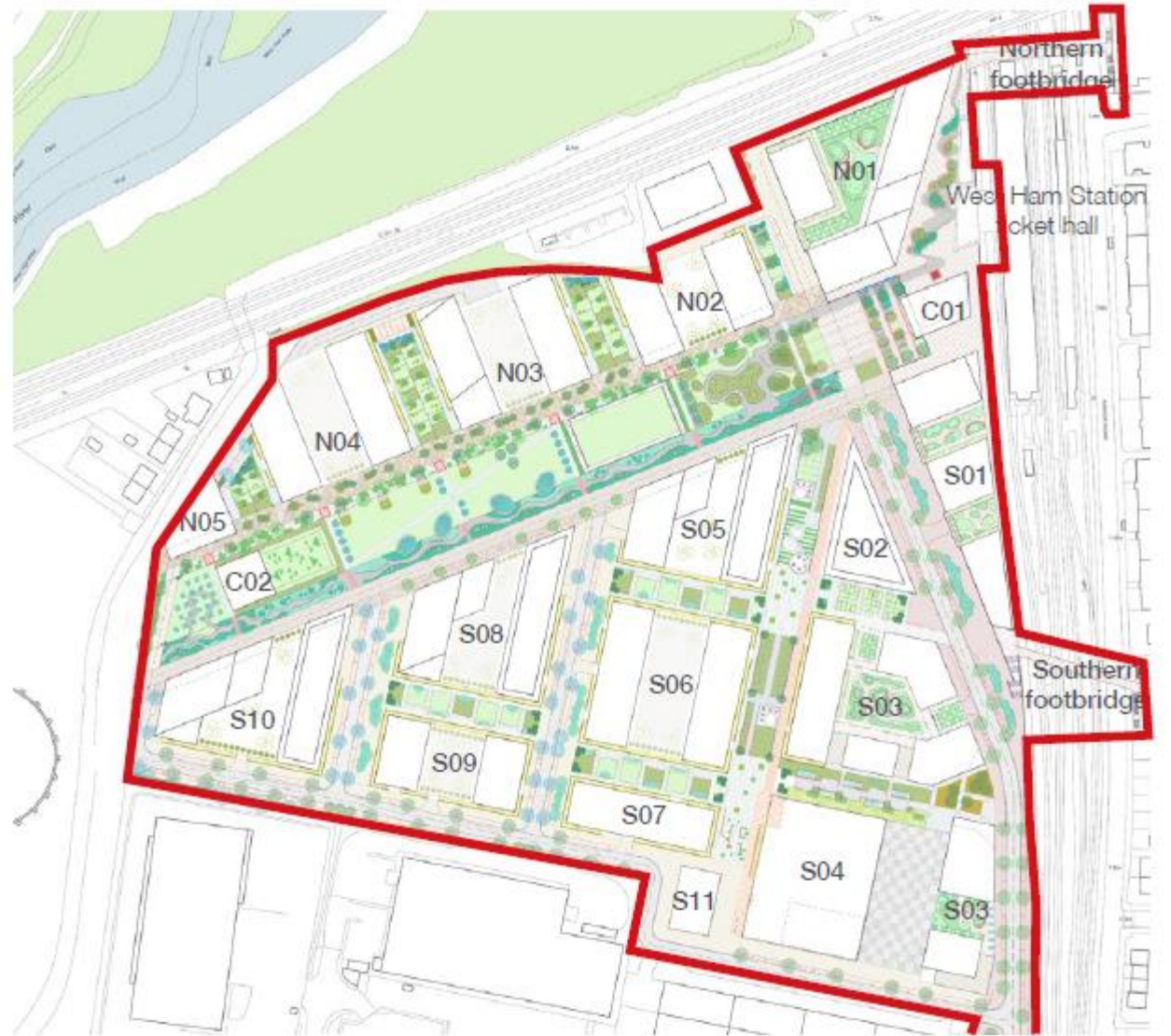
Where we are



Site plan

The TwelveTrees site is approx. 26 acres and is owned by the GLA. It 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 Depot.



Site Boundary

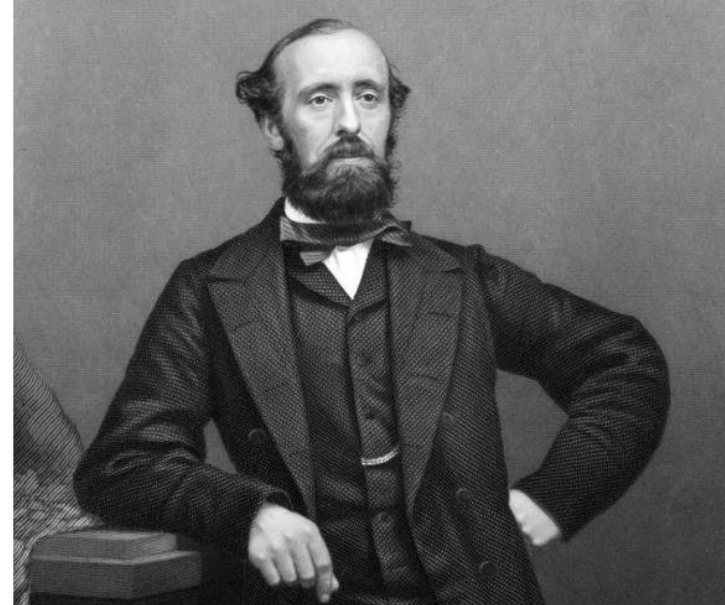


Site history and heritage

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.



Harper Twelvetrees (1823-1881)



What the Masterplan will deliver

The site 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


Phase 1 consent delivers:


 **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

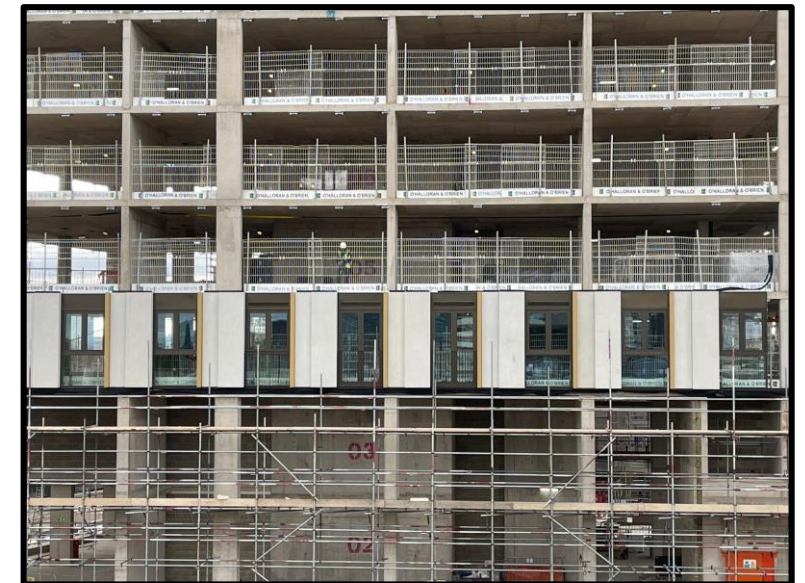
 **1,048**
homes, of which 328 are
affordable



Phase 1 construction updates

A summary of the works ongoing;

- SO1A facade panels have been added
- SO1A core continues vertically currently at level 20
- SO1B concrete frame is now complete
- SO1B façade and fitout has commenced
- SO1C Scaffolding is continuing up the building
- NO1A Slab to Level 4 has been poured
- NO1B frame is being constructed to link with the SEB
- NO1C slab to Level 2 has been poured
- CO1 building outside SEB has commenced groundworks



Traffic management

Works along Manor Road for Pedestrian Bridges & Road Bridge

- Northern pedestrian bridge – traffic management (temporary traffic lights) will remain in place to facilitate works to completion, November 2023.
- Southern pedestrian bridge – footpath closure will remain in place to facilitate remaining works to completion, November 2023 and we will continue to implement occasional traffic management (lane closure) mid-week during off peak times 7pm to 11pm and on Sunday days for deliveries and recovery of materials and equipment.
- Stephenson Street road bridge – implement traffic management (lane closures) to facilitate roadworks, approx. April to end of 2023.



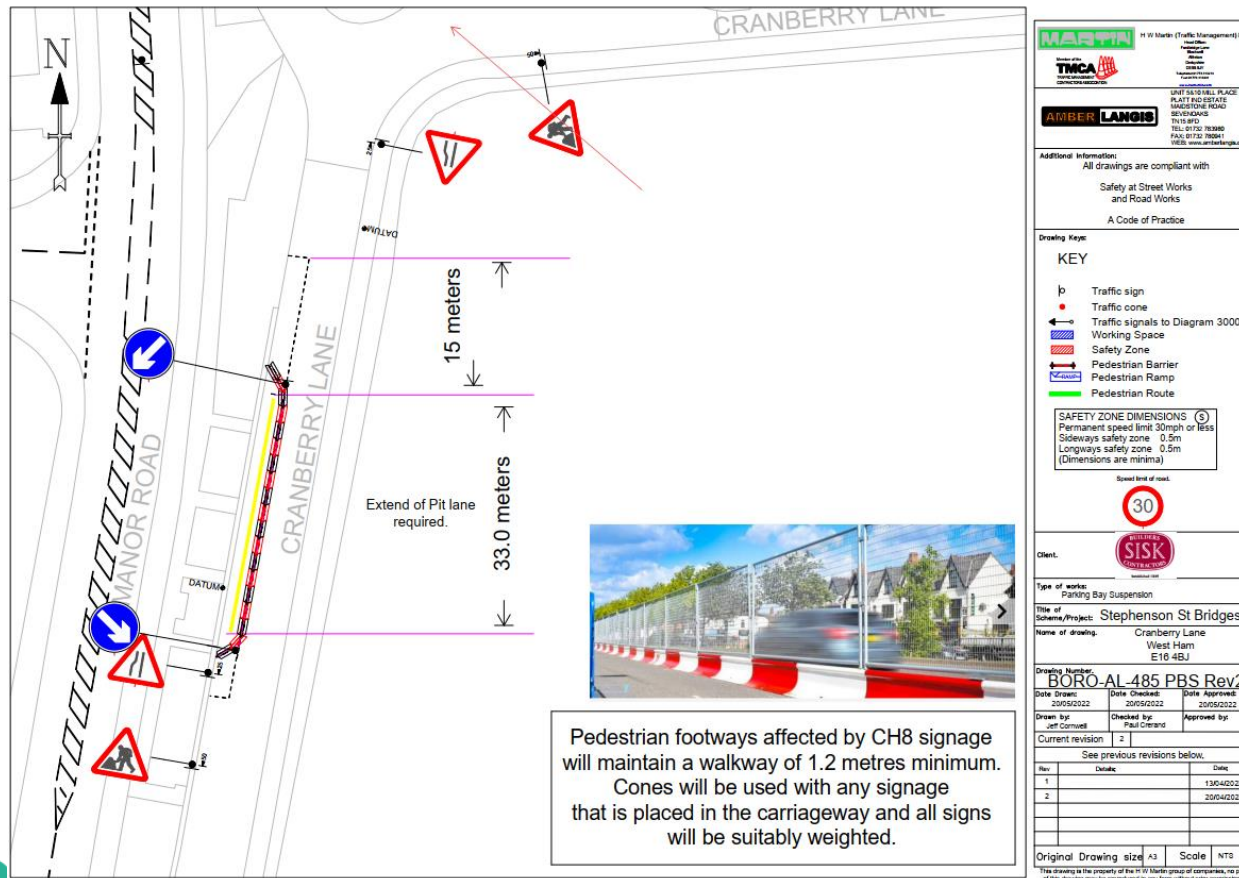
Southern Pedestrian Bridge temporary footpath closure and crossing



Traffic management

Works along Cranberry Lane for Road Bridge

- Stephenson Street road bridge – parking suspension on Cranberry Lane will remain in place to facilitate safe access for plant and equipment for bridge works until completion of bridge and road works, 4th quarter of 2023.
- There will be occasional nightshifts during engineering hours to facilitate works that impact operational railway.



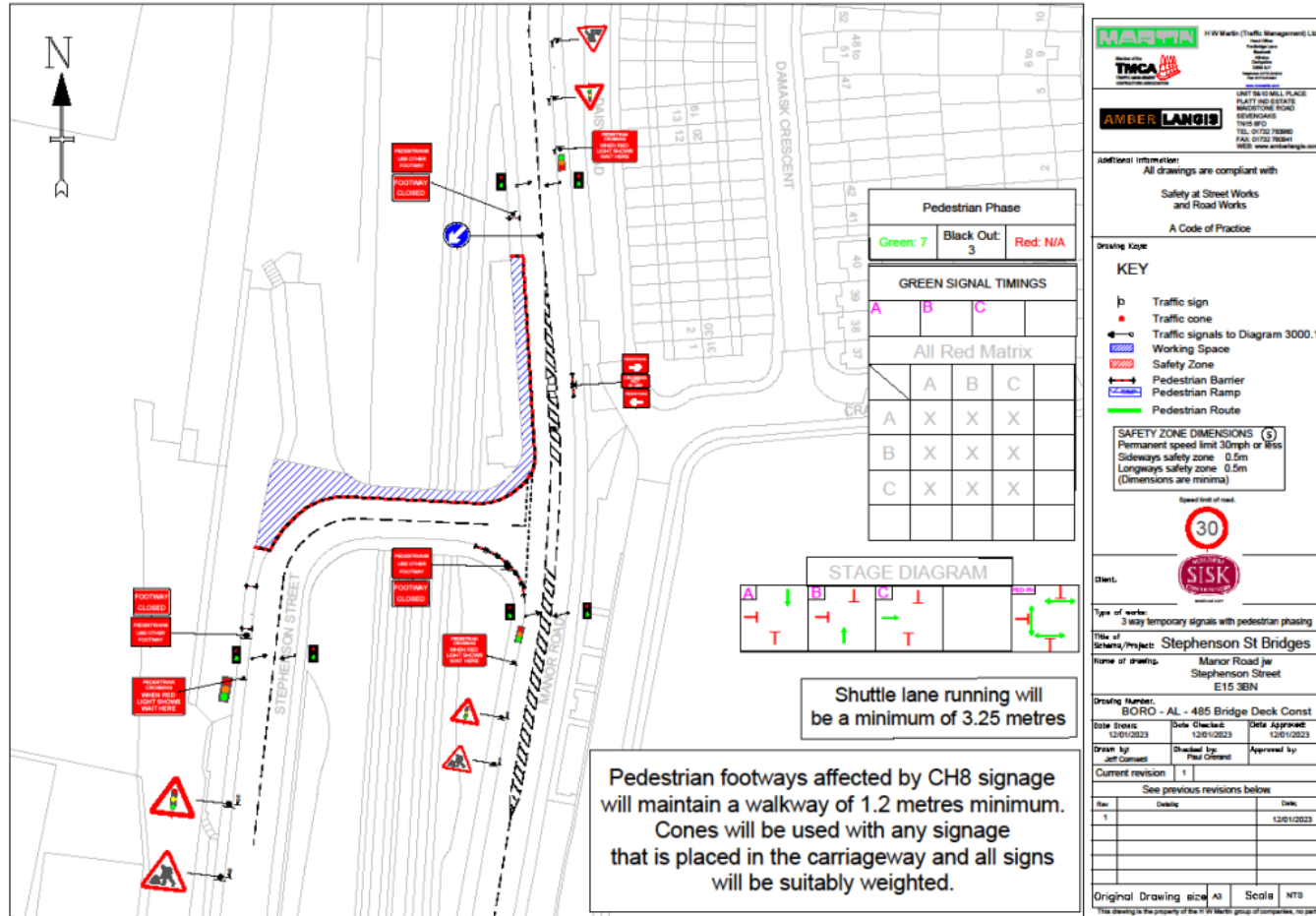
Traffic management plan for car park closure / suspension



Traffic management

Works on Existing Stephenson Street Road Bridge

- Implemented traffic management (footpath closure only) to facilitate existing bridge parapet removal and roadworks, end of 2023
- Implement traffic management (lane closures) to facilitate roadworks, April to end of 2023.



Traffic management plan for footpath closure



Community Engagement

Through the Kevin Jenkins Christmas Toy Appeal organised by Ambition Aspire Achieve (AAA), members of our Twelve Trees Park Team in West Ham volunteered their time to sort and wrap presents to be donated to local families in need in Newham over the festive period. Donations were collected from a number of Newham stakeholder including staff at Berkeley Homes. Presents were grouped by age and bundles were carefully selected by volunteers to ensure families had gifts to open and enjoy over the break.



Community Engagement

The TwelveTrees Park team went to Gainsborough Primary School in January to tell them all about the different types of roles in the construction industry to get them thinking about different careers. We had Mari, Community Engagement Manager, Stephanie Bryan, Technical Manager, Charlotte Curd Head of Marketing and Mo and Baba from DGP Logistics in attendance.

The children asked us lots of different questions from what our aspirations were when we were kids, to what we like and dislike about our jobs, what the challenges are and what we needed to study for an how long (and mostly they asked us how much we earnt but probably best to leave that out!) They were years 3-6 and over the afternoon we saw over 120 children who asked lots of good questions.



Apprentices & Skills

Our apprenticeship figures on site have continued to grow, with 24 apprentices at TTP to date, of which over 30% are from Newham. We continue to work closely with Our Newham Work and local colleges.



What apprenticeship are you undertaking and what level?

I am Level 2 Form Work Apprentice for Berkeley Homes

Why did you choose to do a Berkeley Group Apprenticeship?

The reason why I choose to do a Berkeley apprenticeship is because they are a well known company, that has a good reputation and lots of opportunities. The values of Berkeley are similar to my own beliefs that we should be environmentally conscious and encourage workers to carve careers in the industry. They also give you rewards for working hard which is a bonus, it's like being in the Russell Group of Apprenticeships.

How do you think your apprenticeship has helped your future job prospects?

My apprenticeship will help my future job as it has given me a skill that is sought after, the apprenticeship will open up opportunities within Berkeley when I am ready to move on and up.

Do you have any advice for anyone considering an apprenticeship?

Sure, sign up for the apprenticeship and make sure you are dedicated to it for the long run and it will pay off. Execute it with 100% effort because hopefully at the end multiple opportunities will come your way, and most importantly keep up with your coursework otherwise it's easy to fall behind!



Apprentices & Skills



During national apprenticeship week there were several events that took place across London, and we were proud to support a number of them. Newham Council held their annual Apprenticeship Fair and over 500 people attended including 160 students from local school and colleges. This gave us a great opportunity to engage with a number of local people across the Borough looking for skills training and jobs.

- *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*



Get in touch

If you have any queries about our proposals or on the construction works taking place, you can get in touch with the team or sign up to our mailing list using the following details:

✉ StephensonStreet@berkeleygroup.co.uk

☎ 020 4509 0301

🖱 www.berkeley-stephensonstreet.co.uk



Mari Chisholm
Community
Engagement Manager



Mike Macleod
TwelveTrees Park
Development Director





