

# TwelveTrees Park

One of London's newest  
and most exciting neighbourhoods

Welcome and thank you for attending Berkeley Homes' public exhibition, where you will be able to learn more about our updated proposals for the improved masterplan at TwelveTrees Park (formerly known as Stephenson Street) following April's public events.

## Today, you'll be able to:



View the final designs for our improved masterplan (Phases 2–4) and changes we're proposing to make to S03 (Phase 1), which are due to be submitted at the end of this month.



Share any feedback and comments you might have.



Meet and speak to members of the project team.

## The project team



Developer



Planner



Masterplan  
& landscape  
architect



S03 architect



S03 landscape  
architect



Community  
consultation  
specialist

View along the new central pedestrian route at TwelveTrees Park



01



# 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 residents across all five of our development projects, by:

-  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, educational initiatives and opportunities for Newham residents.

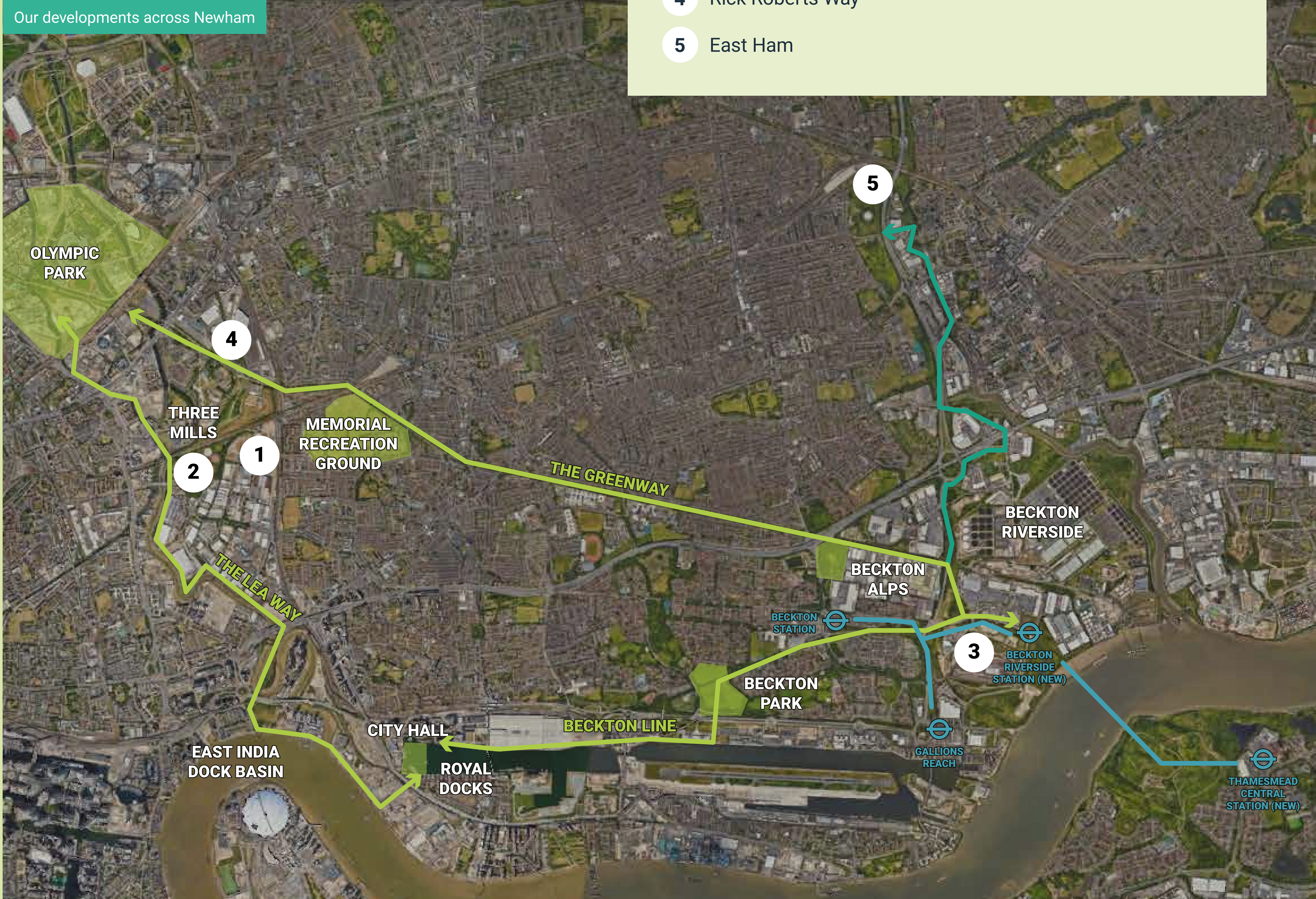
 Creating over 25 acres of parkland, open spaces and children’s playspaces.

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

 Delivering apprenticeships and work experience opportunities for local people.

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

Our developments across Newham



## 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.

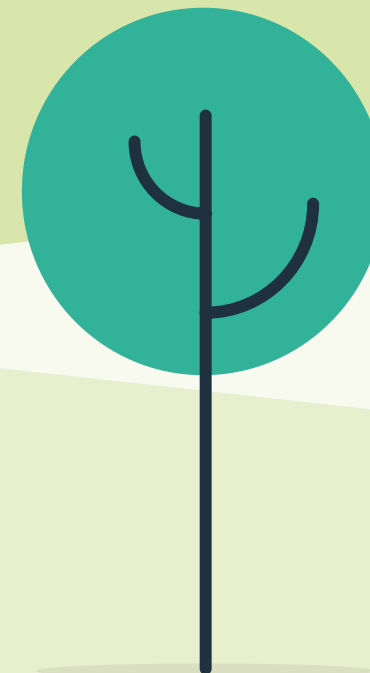
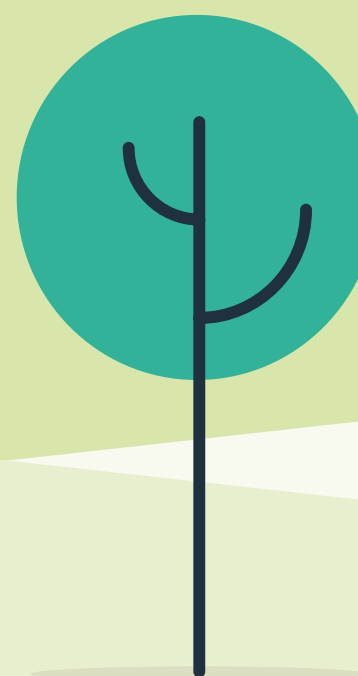
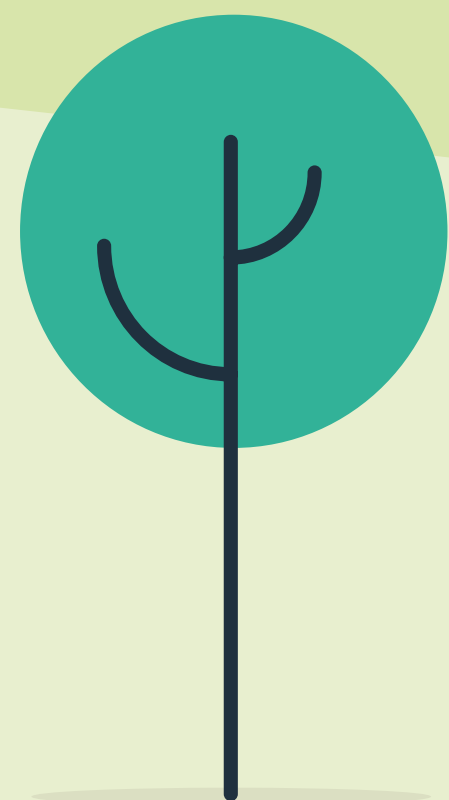
*“Traditional not-for-profit grassroots clubs often operate from one year to the next in a perilous financial position and we are therefore hugely grateful to Berkeley for helping to reduce pressure on the club this season.”*

– Adam Redgrove, Prostar FC.



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

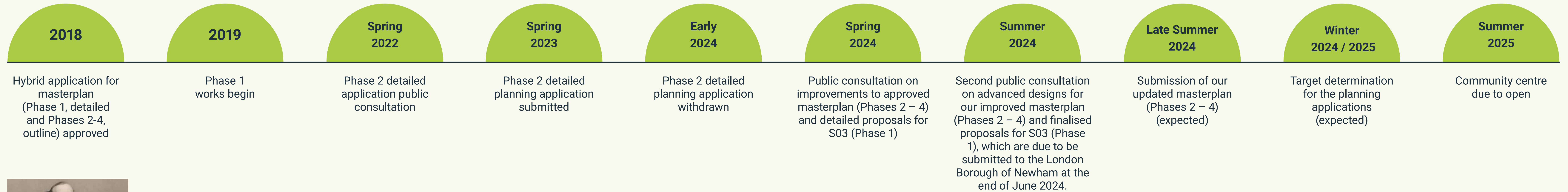
– New Horizon Youth Centre.





# The story so far

We are here



Harper Twelvetimes (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 Parcellforce 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 been 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.**

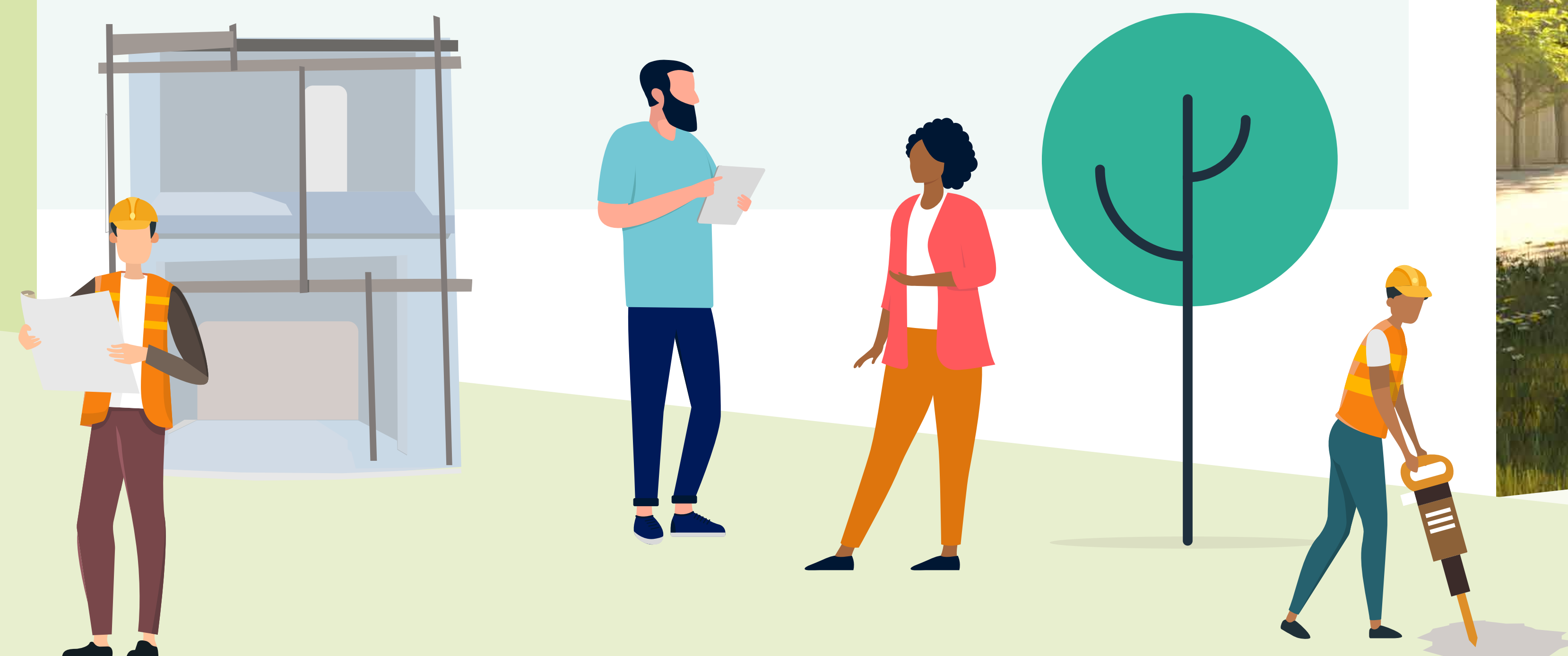


Image from the 2018 approved scheme



03

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# Phase 1

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

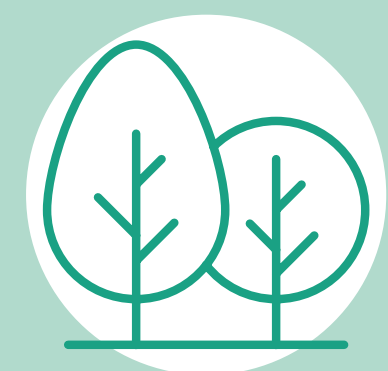
Once construction has been completed on Phase 1, we will have created:



**Over 1,000 high-quality homes**, including much-needed affordable housing.



**New retail and commercial space.**



**Significant public realm, greenery and landscaping improvements.**



**2,500 construction jobs.**



**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 improving 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 to welcome our first residents 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 are progressing on the footbridges



Works on Phase 1 are well underway



## Final plans for S03

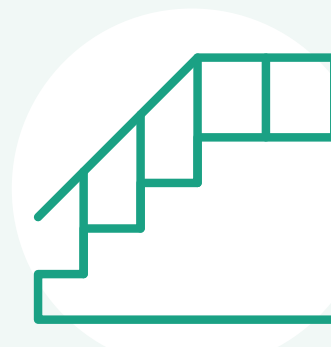
Following our public events in April, we will soon be submitting a Non-Material Amendment to the London Borough of Newham for S03 (Phase 1).

Our application is being driven by new Government fire safety rules requiring second staircases across buildings over 18m.

**The improved scheme will deliver:**



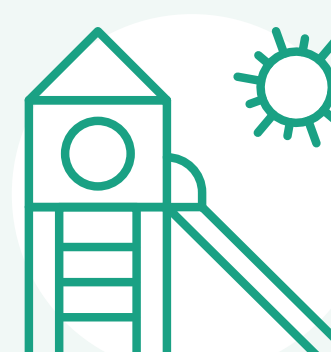
**565 homes, including build-to-rent and affordable homes.**



**At least two staircases on each floor**, in line with fire safety regulations.



**Building heights** now ranging from **11 to 29 storeys.**



**A community garden with children's playspaces** and enhanced connections to the on-site secondary school.

An image showing the final designs for S03 (Phase 1)



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# You said, we will

**Your feedback from our series of events in April has helped shape the final plans for the improved TwelveTrees Park masterplan.**

## More activities and culture

Residents wanted to see more cultural activities throughout the year.

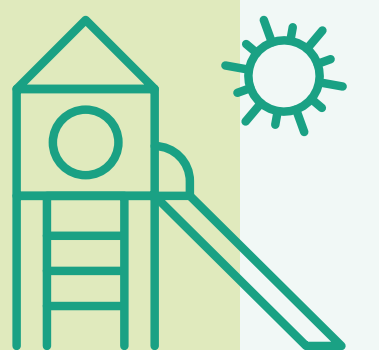


We will:

- Host pop-up stalls and markets during and after construction, when safe.
- Install artwork across the masterplan.
- Arrange a variety of events for local communities throughout the year, including cinema screenings.

## Better public spaces

Residents wanted more things to do across the public spaces.



We will:

- Deliver a series of sporting and community events.
- Potentially look at creating spaces for community gardens and allotments.
- Create a number of playspaces for young people and children.

## More local services and facilities

Residents wanted to see more local services brought forward.



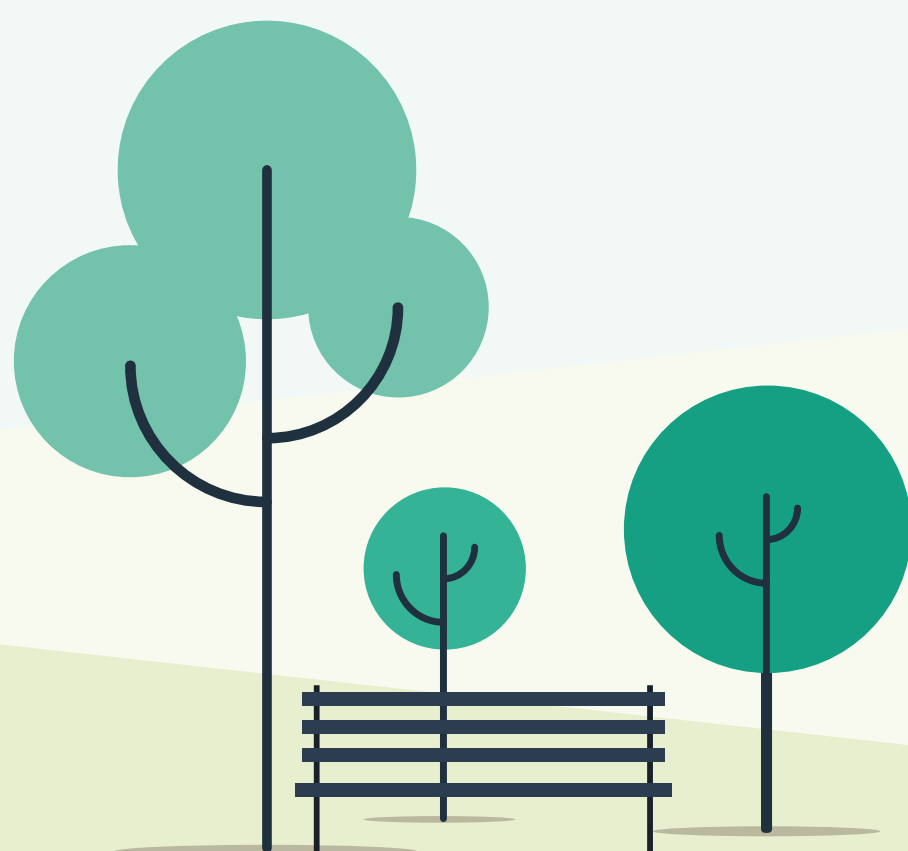
We will:

- Deliver a new supermarket.
- Create a children's nursery.
- Potentially provide a new GP surgery and a pub.
- A new food and beverage space for the community.



Find out more about what we are delivering across the TwelveTrees Park masterplan on the next boards.

# 05



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# The updated masterplan

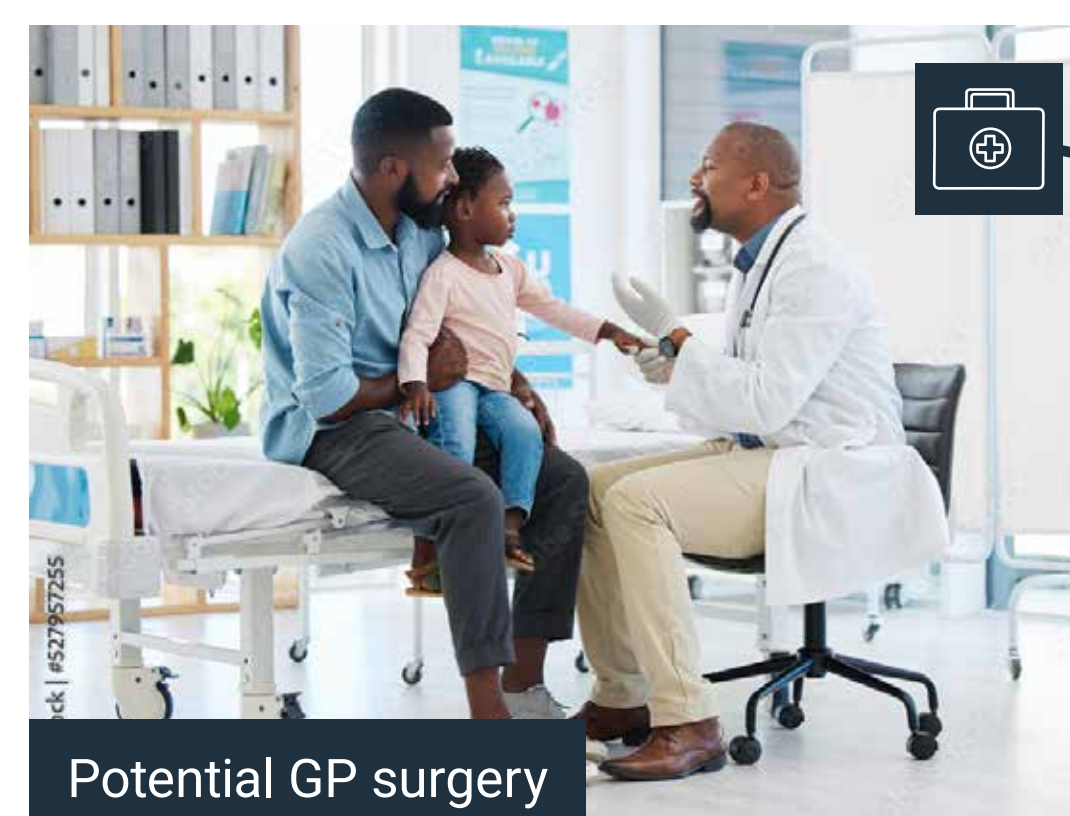
The improvements we are making to TwelveTrees Park are now being developed as part of three separate planning submissions:

- A Non-Material amendment for S03, part of Phase 1 – which is due to be submitted to Newham Council shortly.
- A Section 73 planning application amending the original consent to accommodate the revised proposals for Phases 2 – 4 – which will also be submitted this summer.
- A Reserved Matters application for Phase 2 – which will be submitted this summer.

## KEY

### Phases

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



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# The improved masterplan (Phases 2 – 4)

Over the past few months, we have continued to shape and evolve the masterplan for TwelveTrees Park.

## 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

- Approximately 3,500 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 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.

View of the new green public spaces





# Landscaping

On this board, we have outlined the new public spaces and landscaping improvements we are proposing at TwelveTrees Park.

KEY

A central park, with grasslands, lawns and an arboretum

Three linear parks across all phases, including a science-themed garden

Courtyard gardens

Podium gardens

A central square

Water plaza

Active plaza

Lanes and yards, with quiet areas and new biodiverse areas to support local wildlife

Retail spaces

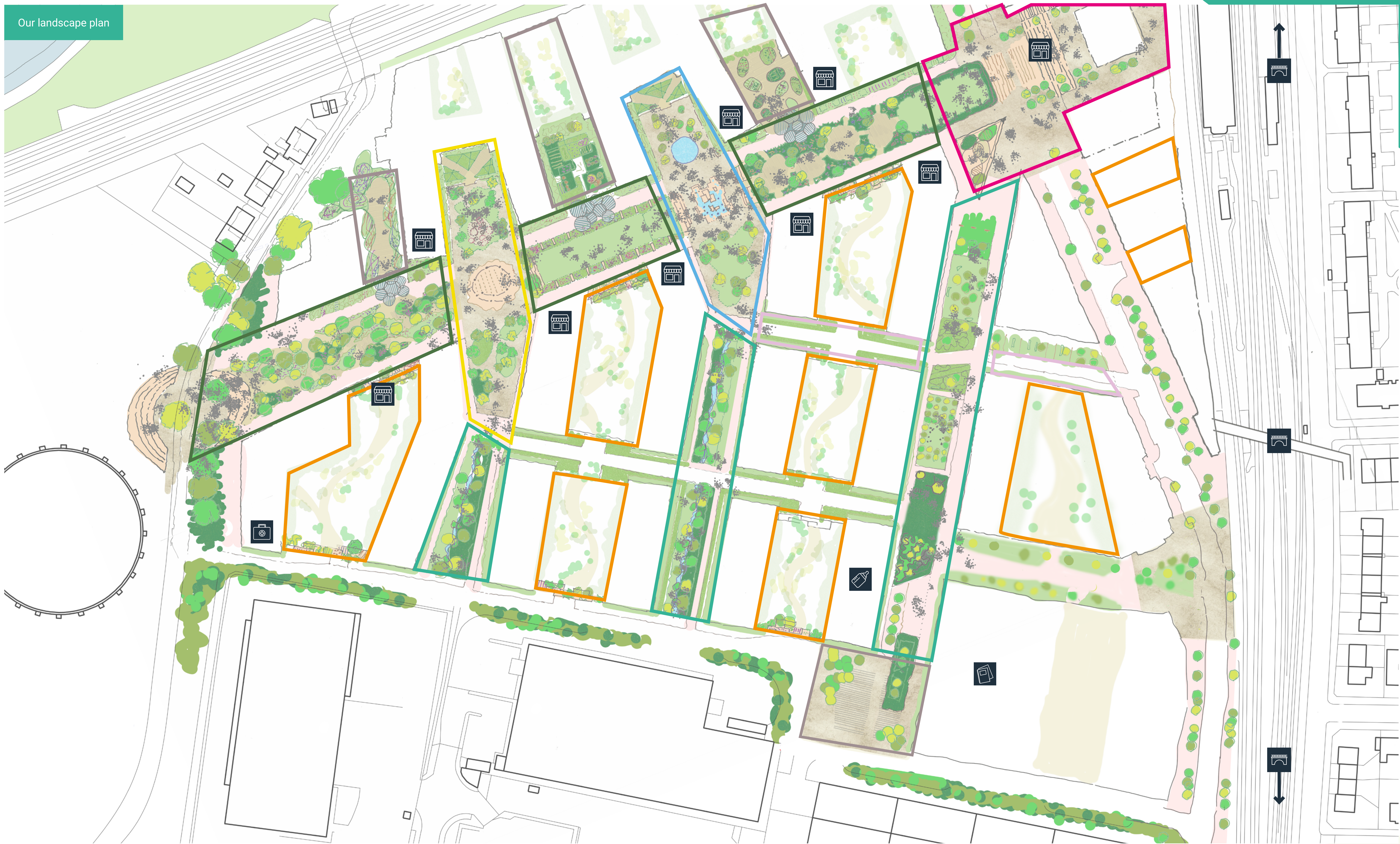
Local secondary school with school yard

Children's nursery

New footbridges

Space for a potential GP surgery

New cycle storage, encouraging sustainable travel across the masterplan







# Designing the neighbourhood

Our open and accessible design is reflective of the local character and heritage of the site.

Throughout the design evolution, we have followed several key design principles, which will:

- 

Ensure the **neighbourhood links to the wider context** in the local area
- 

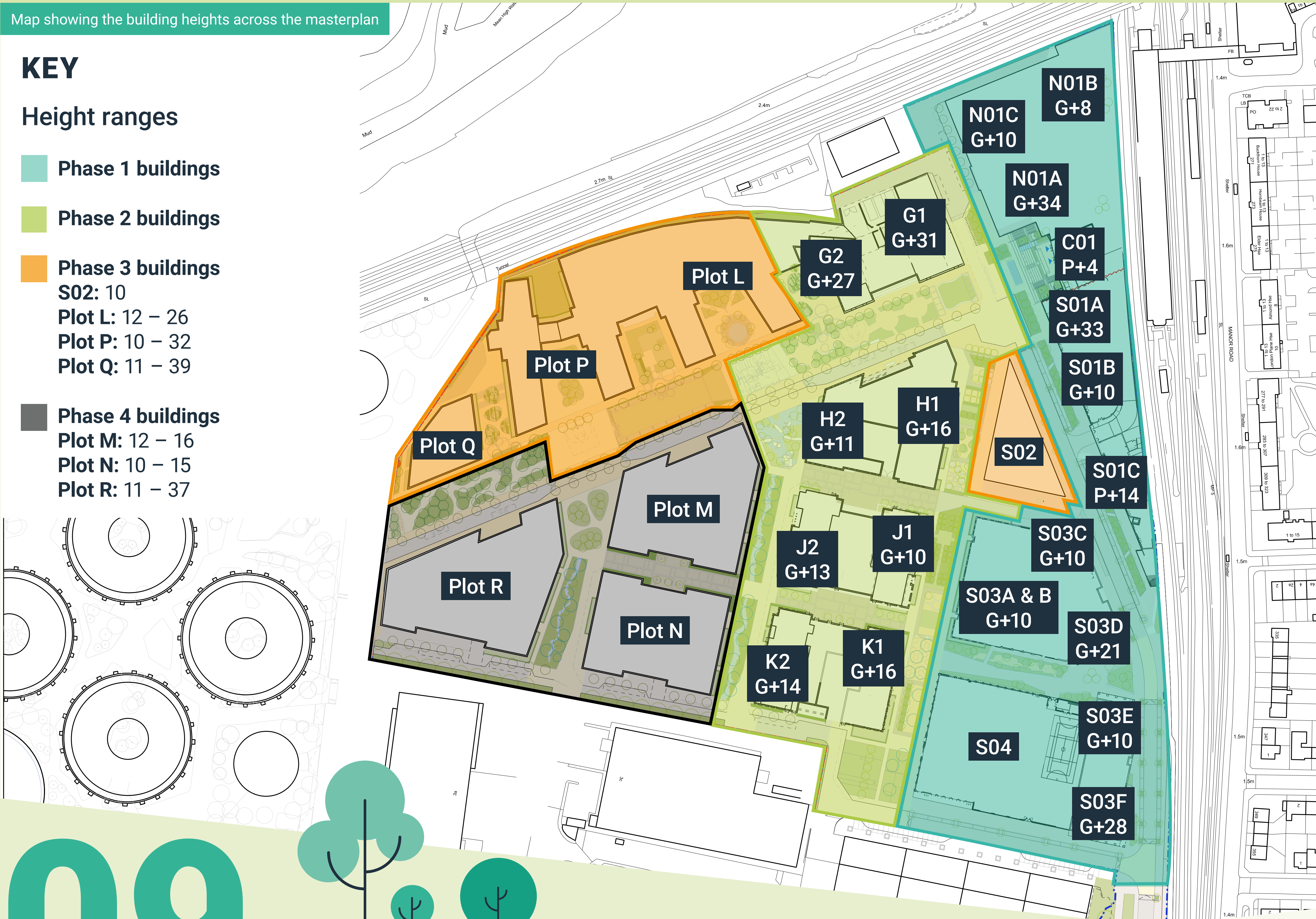
Be **accessible for everyone**
- 

Be **beautiful, safe and sustainable**
- 

Use **appropriate townscape and materiality**

## A family of buildings linking the neighbourhood together

Below is a site map which sets out the height of the new buildings being brought forward across TwelveTrees Park. The locations of various building heights across the masterplan have been strategically chosen to reduce the impact on future residents and the local community.





A variety of balcony types


## A distinct character

We have used a range of materials that are both appropriate to the site's context and beautiful, which will help strengthen the connection to the local area and provide its own distinctive character.

This has been done through using:

- 

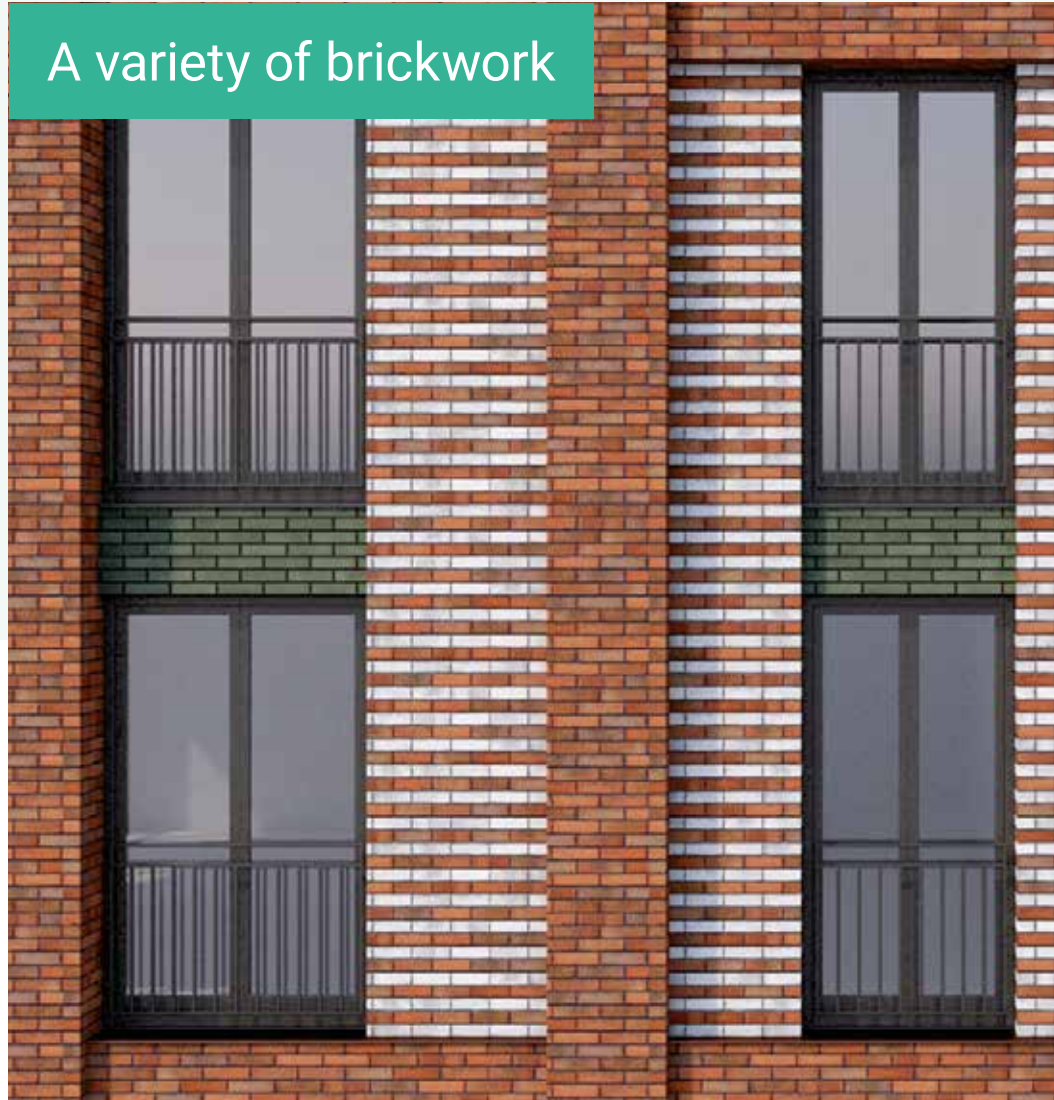
**A contemporary palette comprising a range of brickwork and localised embellishment**, giving expression and interest to the facades
- 

**Different balcony types**, including Juliet and cantilevered balconies in a range of colours and finishes
- 

**Delicate metalwork**, especially across the ground floors and balconies



A variety of brickwork



View of TwelveTrees Park from the new community centre





# Next steps

Thank you for coming to our event today.



View of the community centre


## 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.

## Thank you for taking the time to view our updated plans for the improved TwelveTrees Park masterplan.

Your feedback so far has been invaluable in shaping our proposals and will continue to do so as the project progresses. We encourage you to share your feedback on the latest designs using the forms provided. Please let us know what you think of our plans or if you have any questions by:

 [TwelveTreesCommunity@berkeleygroup.co.uk](mailto:TwelveTreesCommunity@berkeleygroup.co.uk)

 0204 509 0301

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

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



## Timeline

### June 2024

Consultation on detailed designs for Phases 2 – 4 Masterplan and submission of S03 (Phase 1) Non-Material Amendment in June.

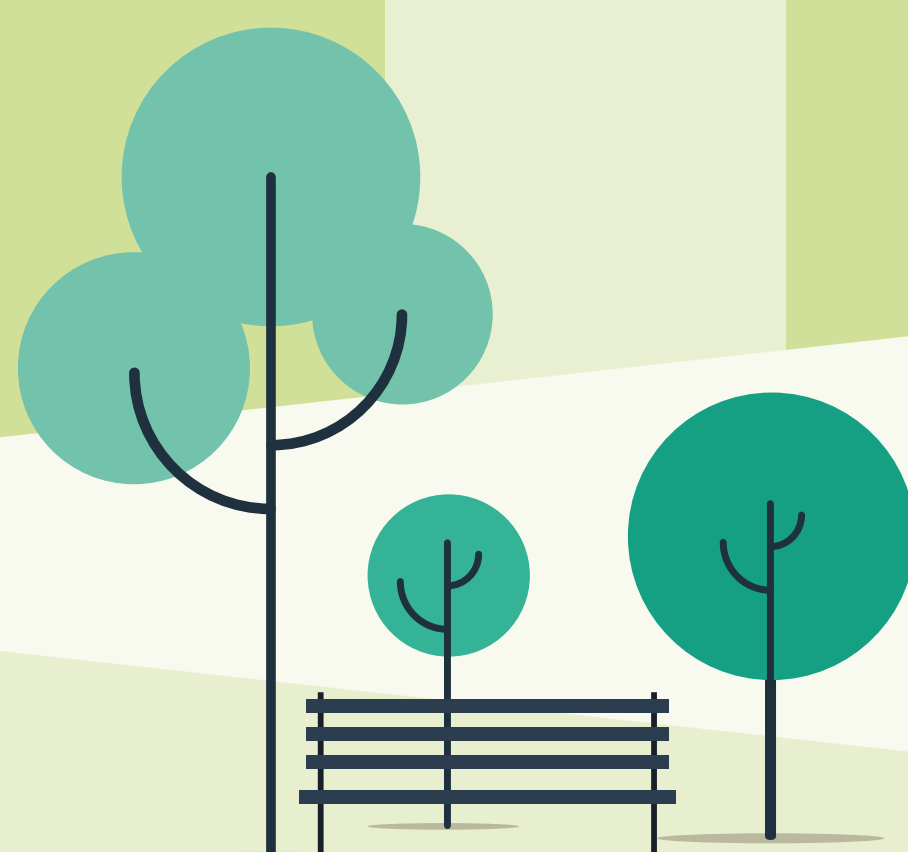
### Late summer 2024

Applications submitted for the improved Masterplan (Phases 2 – 4)

### Winter 2024/25

Target determination for the planning applications (expected)

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