



PIKE CLOSE
MEET THE BUILDER EVENT

Introductions

Steve Rundle,
Project Director,
Countryside

Olivia Holt,
Development Manager,
Countryside

Steven McIntosh,
Project Leader,
Riverside

Robin Matthews,
Senior Development Manager,
Riverside

Joanne Downs,
Tenant Engagement Manager,
Riverside

Jade Adnett,
Resident Liaison Officer
Riverside

Carol Squires,
ITA
Source Partnership

Rob Williams,
ITA
Source Partnership

Who Are Countryside?



- Countryside began as a family business in 1958. Today, we operate through 15 regional businesses and 3 factories.
- We hold more Housing Design Awards than any other housebuilder.
- Place-making is at the heart of what we do, designing places people love and helping to build successful communities.
- We are committed to high quality design, construction and management creating a positive legacy for future generations.

What have we been doing since we last met?

- **February/March 2022**

Re-submitted plans to Bromley Council in line with planners feedback.

- **9th March 2022**

Bromley resolved to grant planning permission for the redevelopment of Pike Close

- **April / May / June 2022**

Negotiated legal agreements with Bromley and the GLA to finalise the planning consent and allow us to begin construction

Undertaken further site investigations to inform our designs and build programme

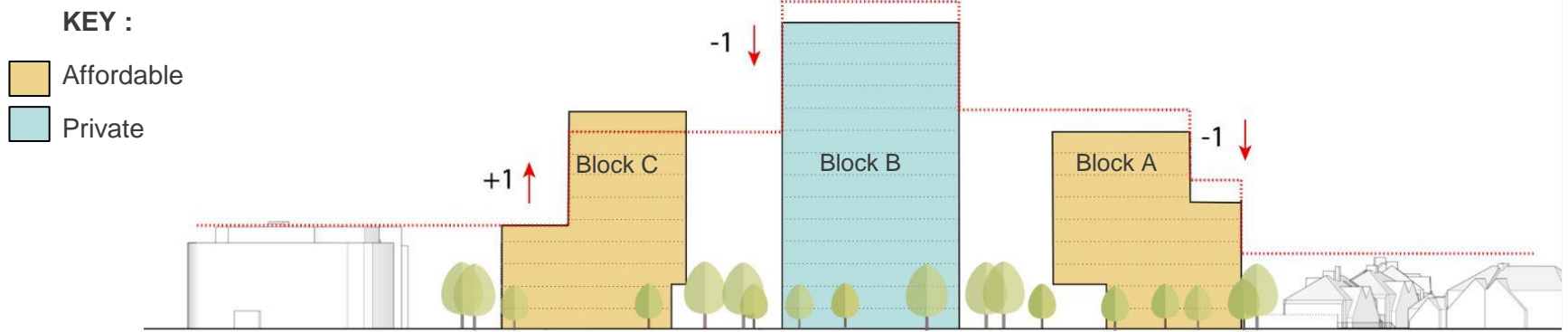
Developing the construction sequence, plans and logistics

Changes to the Development

In response to feedback from Bromley planners, the project team resubmitted plans to the Council which included the following changes;

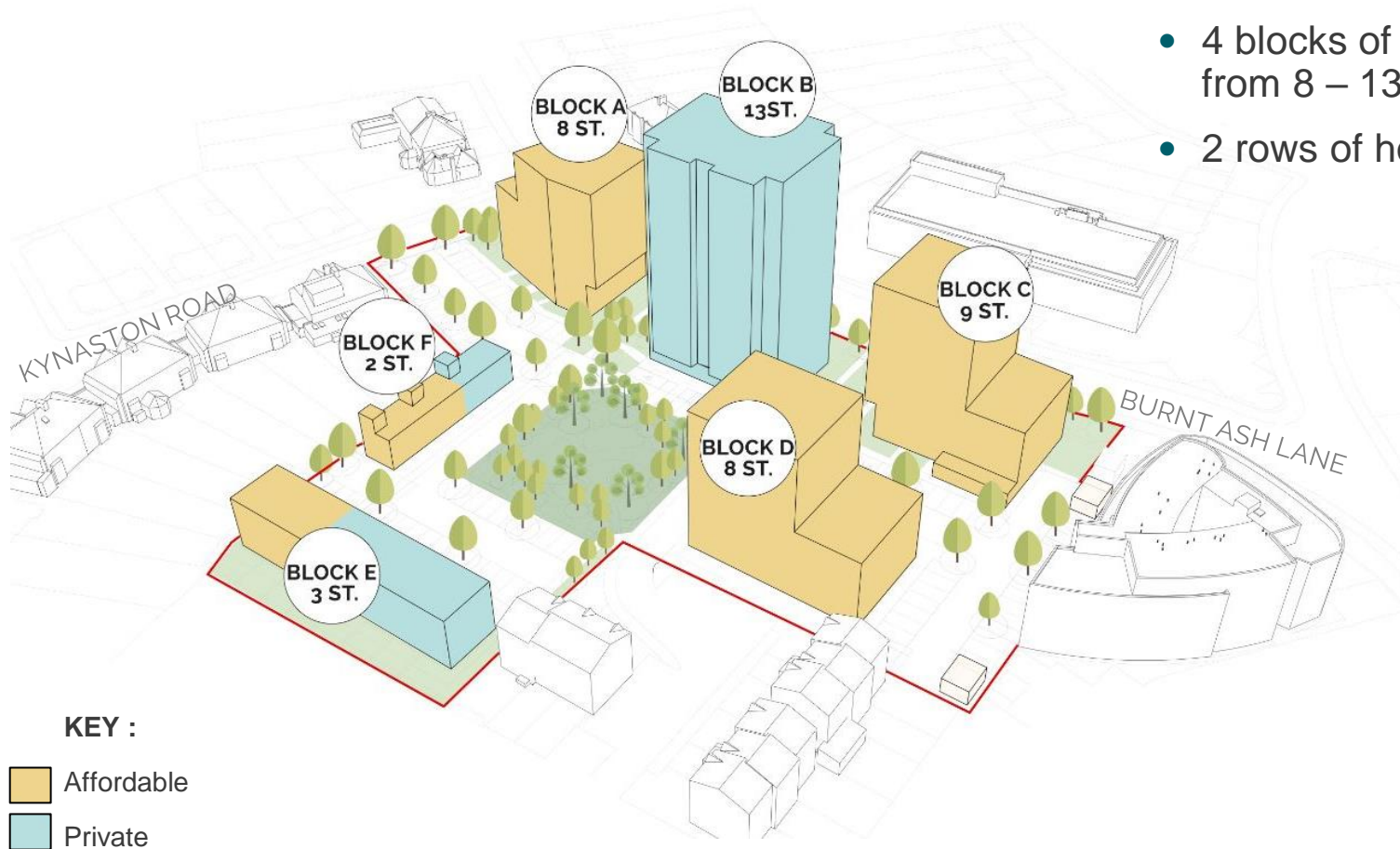
- Reduction in the number of homes from 178 to 170 on site (-8 private homes).
- Reduction to the height of Block B from 14 storeys to 13 storeys.

- Reduction to the height of Block A by a full storey to reduce the impact on the adjacent housing.
- Increase the storey height of Block C by 1 floor to maintain number of affordable homes and to ensure single decant strategy.



The New Development

- 170 homes
- 92 affordable, 78 private
- 4 blocks of flats ranging from 8 – 13 storeys
- 2 rows of houses



KEY :

- Affordable
- Private

Construction Timeline

Phase 4 - Blocks E & F

Summer 2030 – Autumn 2031

Phase 3 - Block D

Summer 2028 – Winter 2029



Phase 2 - Blocks A & B

March 2025 – Summer 2027

Phase 2- Blocks A & B

March 2025 – Summer 2027

Phase 1 - Block C

Winter 2022 – Summer 2024

Construction Hours

Normal Working Hours;

Monday to Friday: 08:00 – 18:00

Saturday: 08:00 – 13:00 (only when necessary)

We will inform you when there is particularly noisy or dusty work.

Site project team

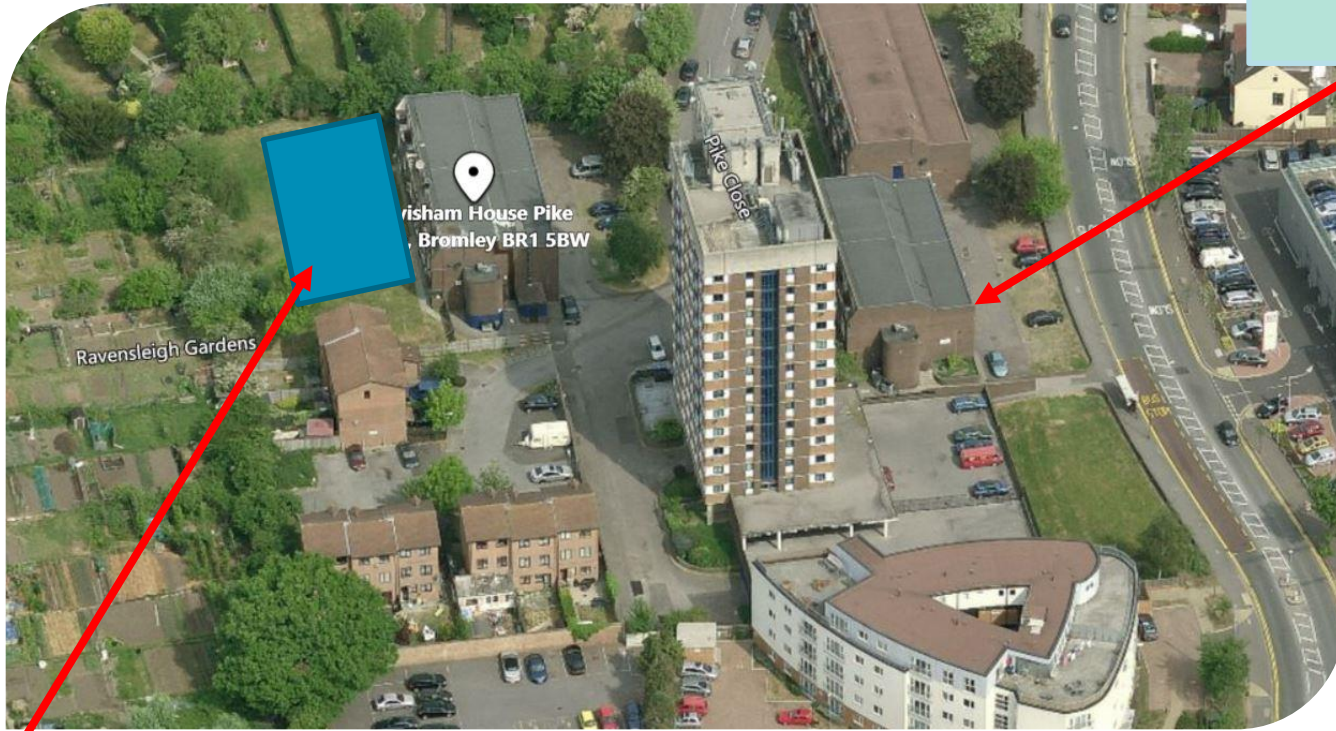
Details of the site project team will be provided on the site notice board

Issues / Complaints

Residents will be provided with contact details to contact us, if required, outside of working hours.

Site enabling works - Summer 22

Suspension date for Wells garages and parking (end of June 22)



Green Space Closure at the back of Lavisham (end of June 22)

Construction of on site Car Park (end of June 22 – end of July 22)

Car Park Open (end of July 22)

Parking during construction

- There will be approx. 24 – 28 car parking spaces available.
- Priority will be given to those living in Wells House and Burnt Ash Heights who will be affected by the closure and who have notified Riverside that they currently own a car.

The remaining residents will continue to be able to park as normal as other parking on the estate will be unaffected by the first phase of works.

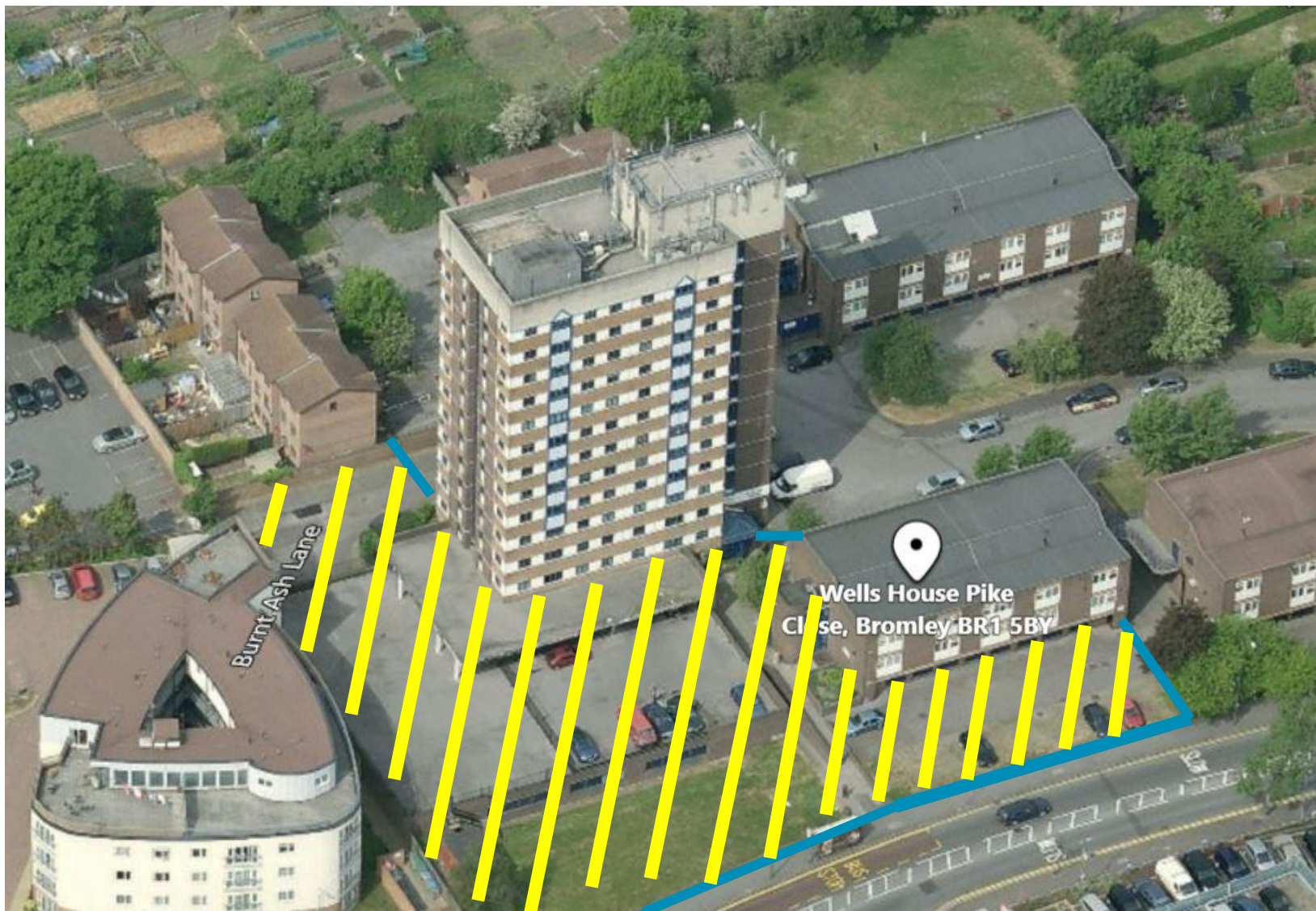
Riverside will agree with residents a parking management plan.

Temporary lighting will be installed however shields will be used to ensure that this does not impact those living in Lavisham House.

Hoarding



No Access to Residents

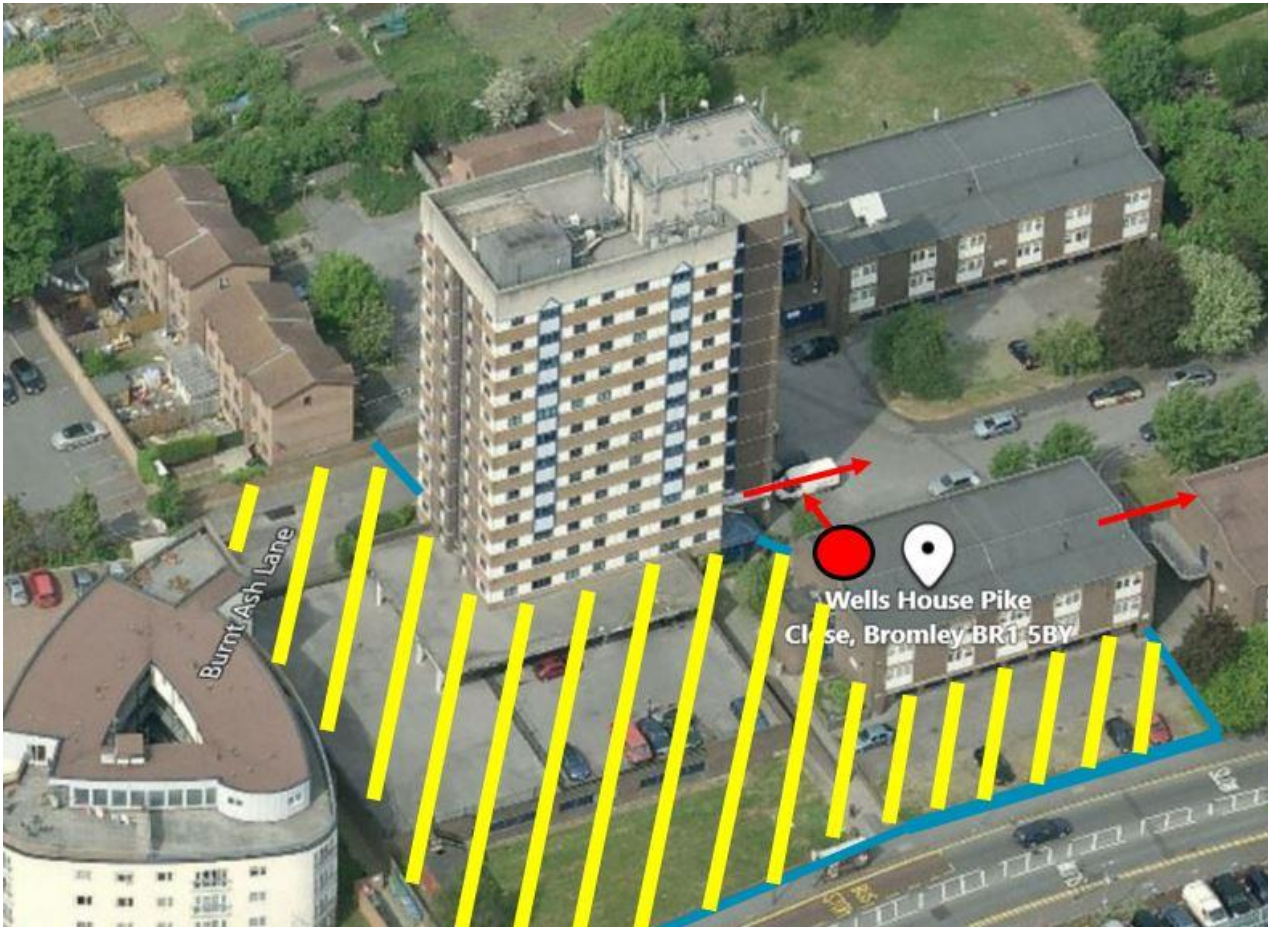


Riverside



COUNTRYSIDE
Places People Love

Access



Wells House

Residents

Access will be via Mede House only

The new fire escape exit should be used in emergencies only

Burnt Ash Heights

Residents

Can continue to use current access points

 Exit

 Fire Escape

Construction site boundary

- The hoarding is 2.4m high.
- The hoarding will close off the access route from Burnt Ash Heights / Lavisham House to the bus stop.
- The hoarding is not close to any windows.

An operational crane can be as noisy as a passing car however the hours of operation will be restricted to 8am – 6pm Monday and Friday.

The hoarding and crane should not block any light.

Construction Deliveries

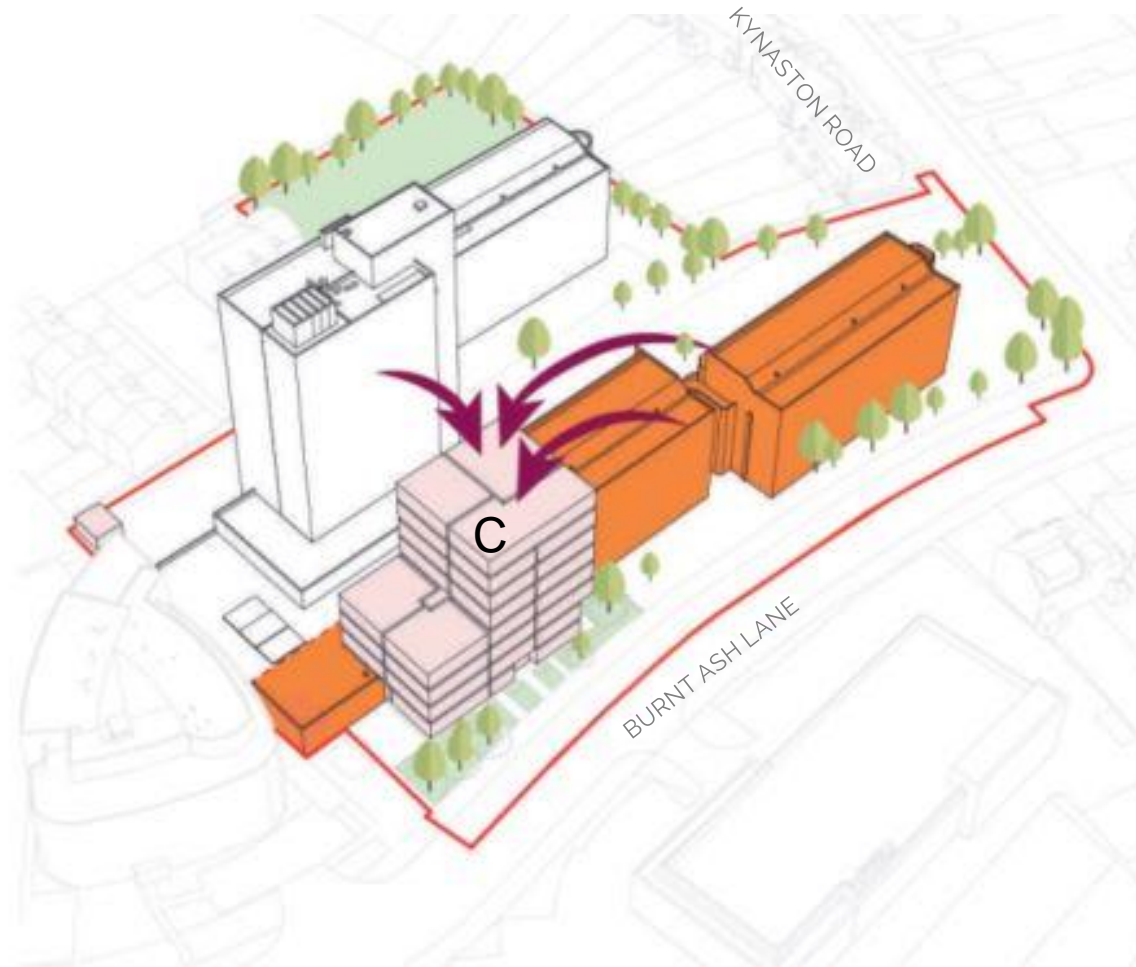


A temporary layby will be created to allow deliveries to block C, this will reduce traffic movement within Pike Close

- Deliveries will take place;
- Monday to Friday, 8am to 6pm
 - Saturday, 8 am to 1pm

Phasing and Decanting

Phase 1 – Mede and Wells, Autumn 2024



- Build Block C (Winter 2022 – Summer 2024)
- Decant Mede and Wells into Block C (Autumn 2024)
- Demolish Mede and Wells (Winter 2024 – Spring 2025)

Phase 2 – Burnt Ash Heights, Autumn 2027



- Build Blocks A and B (March 2025 – Summer 2027)
- Decant Remaining Burnt Ash Heights residents into Block A (Autumn 2027)
- Demolish Burnt Ash Heights (Winter 2027 – Spring 2028)

Phase 3 - Lavisham House, early 2030



- Build Block D
- Decant Lavisham (early 2030)
- Demolish Lavisham (Spring 2030 – Summer 2030)

Phase 4 – Terraced houses, Autumn 2031



- Build Terraced Houses – Summer 2030 – Autumn 2031
- Decant remaining homes – Autumn 2031

Health & Safety



- We will sign up to the Considerate Constructors scheme
- We will provide adequate notice when we have large scale deliveries and are undertaking noisy works
- Weekly news board to cover site activities
- Complaints log
- Dust control, noise and vibration management
- Best endeavours to minimise noise and disturbance
- A Site Waste Management Plan will be developed and used on this project. We will segregate waste where possible



Hoarding will be placed around the areas where construction work is being carried out.

The tower crane will sit behind the hoarding. The entrance will be locked.



Consultation Timeline

Here is an indicative timeline on how we will consult with you during the first phase of construction:

Summer 22	Summer 2022	Autumn/Winter 2022	Winter 2022	Spring 2023
Meet the Builder <ul style="list-style-type: none">○ Construction○ Phasing○ Health and safety○ parking	Policy Workshop <ul style="list-style-type: none">○ Allocations○ Vacant Possession	Your new home <ul style="list-style-type: none">○ Unit Mix○ Decoration○ Kitchen units○ Floor coverings	Estate workshop <ul style="list-style-type: none">○ Security○ Management○ Parking and cycle storage	Living costs workshop <ul style="list-style-type: none">○ Service charge○ Council tax○ Energy bills

Regular drop in surgeries with the project team, and your ITA, Source Partnership

Our Riverside Promise

- Keep the existing community together
- Keep the same tenancy rights and rent levels
- A new home for all existing tenants, that will meet their housing need
- Help you through these changes by compensating you with home loss and disturbance payments
- Private outdoor space for everyone
- Improved security by design management
- Improved access with lifts within blocks and home layouts on one level

How will we support you?

- Provide skip days to help with clearing out unwanted items
- We will consult with you prior to each construction phase
- We will provide a removal service for all and packing and wrapping service for those who need it
- Review your housing need
- Provide temporary onsite parking to support each phase of the construction
- Provide home-loss and disturbance payment

Contact Us

Housing Officer – Ephraim Maseya

T: 0345 111 0000

Resident Liaison Officer – Jade Adnett

E: jade.Adnett@riverside.org.uk

T: 0345 111 0000

Email the design team -

pikeclose@riverside.org.uk

ITA – Carol & Rob at Source Partnership

E: carol@sourcepartnership.com

E: rob@sourcepartnership.com



Q&A