



CALVERLEY CLOSE

Meet the builder event

July 2023

Introductions

Mark Thornhill

Construction Director
Countryside

Craig Lambeth

Development Manager
Countryside

Emanuele Comi

Senior Communications Officer,
Riverside

Steven McIntosh

Project Leader,
Riverside

Robin Matthews,

Senior Development Manager,
Riverside

Joanne Downs,

Tenant Engagement Manager,
Riverside

Mandy Rana,

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.
- Recently merged with another developer, Vistry Group. This has no effect on proposals for Calverley Close and other Riverside projects.

What have we been doing since we last met?

July 2022

Final submission of plans to Bromley in line with planners' feedback.

2023

January/February

Bromley Planning Committee vote in favour of the planning application. Vacant Possession of Warner House.

March/April

Bromley grant planning permission for the redevelopment of Calverley Close. Site investigations and commencement of enabling works. Ongoing design works.

July

Services disconnections to Warner House.

Since we last met the Vistry/Countryside merger has also taken place and a new team has been established to oversee project.



Riverside



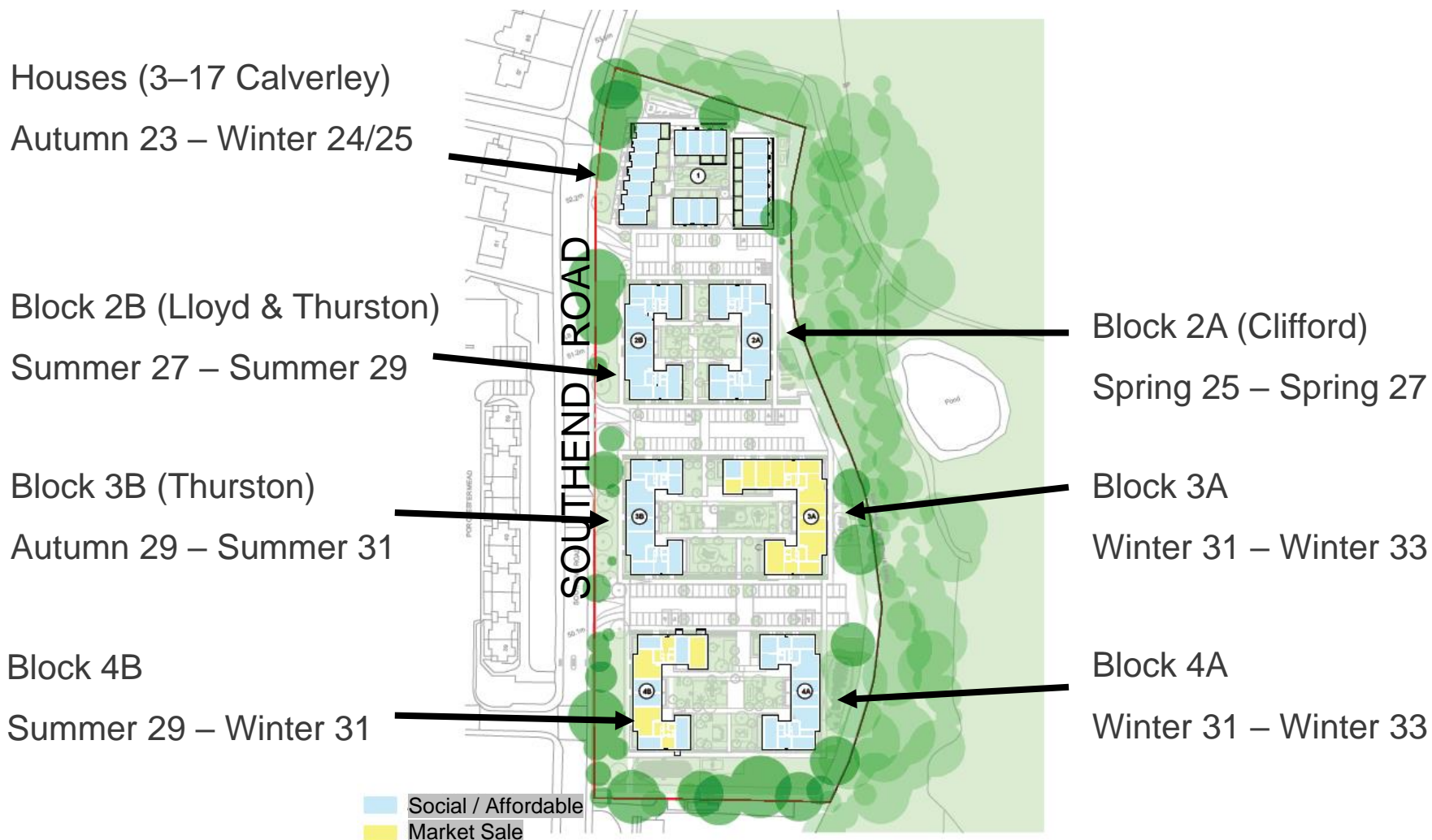
COUNTRYSIDE
Places People Love

The new development





Indicative construction timeline



Construction Hours

Working hours

Monday to Friday: 8am–6pm.

Saturday: 8am–1pm (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 details on how to contact us, if required, outside of working hours.

Parking during construction

During the first phase of works we anticipate there will be no disruption to residents car parking.

However, if any temporary closure of bays is required, these will be agreed with Riverside and information circulated to residents.

Once phase 1 is completed, Countryside will then build a temporary car park for residents of the new houses; we anticipate this will take approximately three months.

Riverside will discuss this with you before you move into your new home.







Construction site boundary

- The hoarding is 2.4m high
- The hoarding is not close to any windows
- Health & Safety signage will be erected including contact information
- Hoarding lines will be relocated as required during the phases
- Boundary lines will be monitored by CCTV
- Hoarding lighting will be installed if required.



Construction deliveries



Key	
	Site Offices
	Site Access
	Resident / Construction traffic routes
	Site Hoarding Line

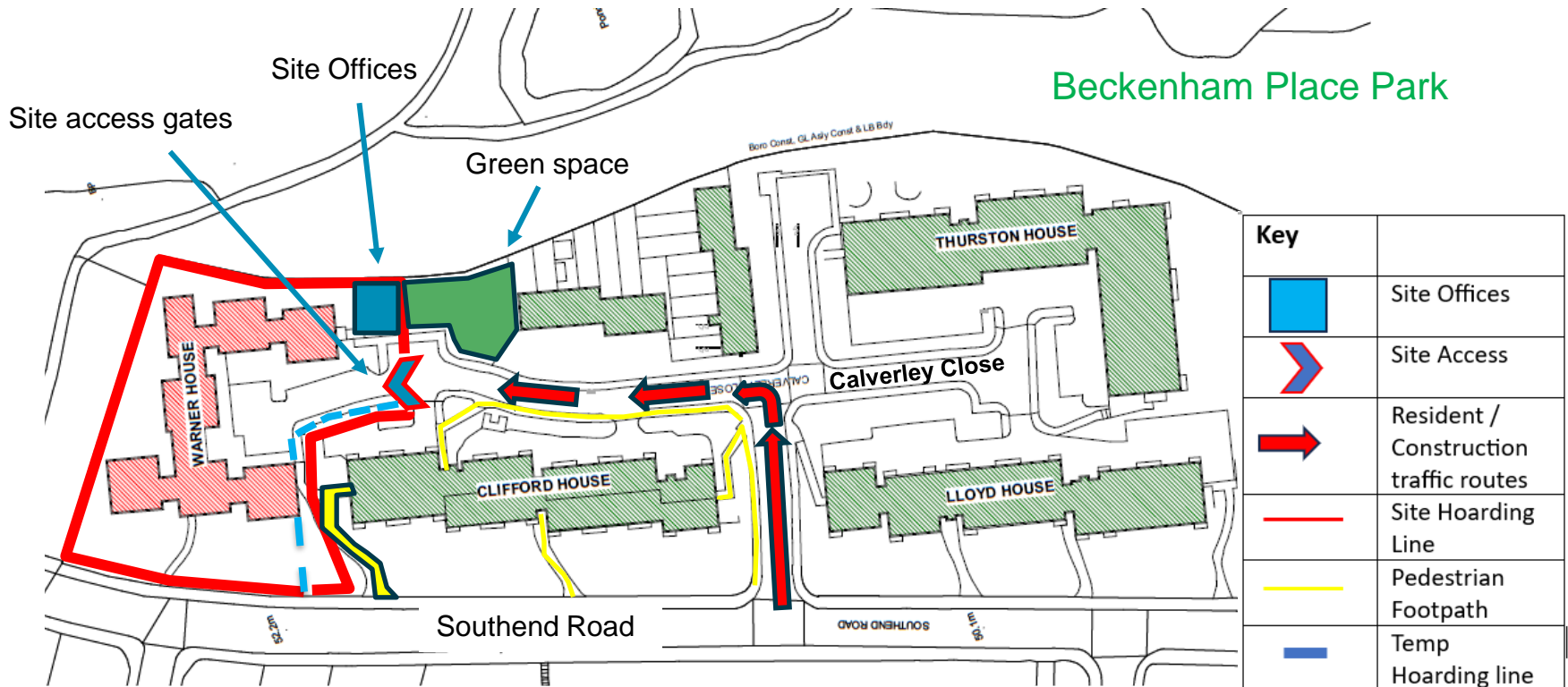
- Access to phase 1 construction site will be via Calverley Close as per red arrow
- Deliveries will be booked in and managed by the Site Traffic Marshal.

Deliveries will take place:

- Monday to Friday, 8am-6pm
- Saturday, 8am-1pm

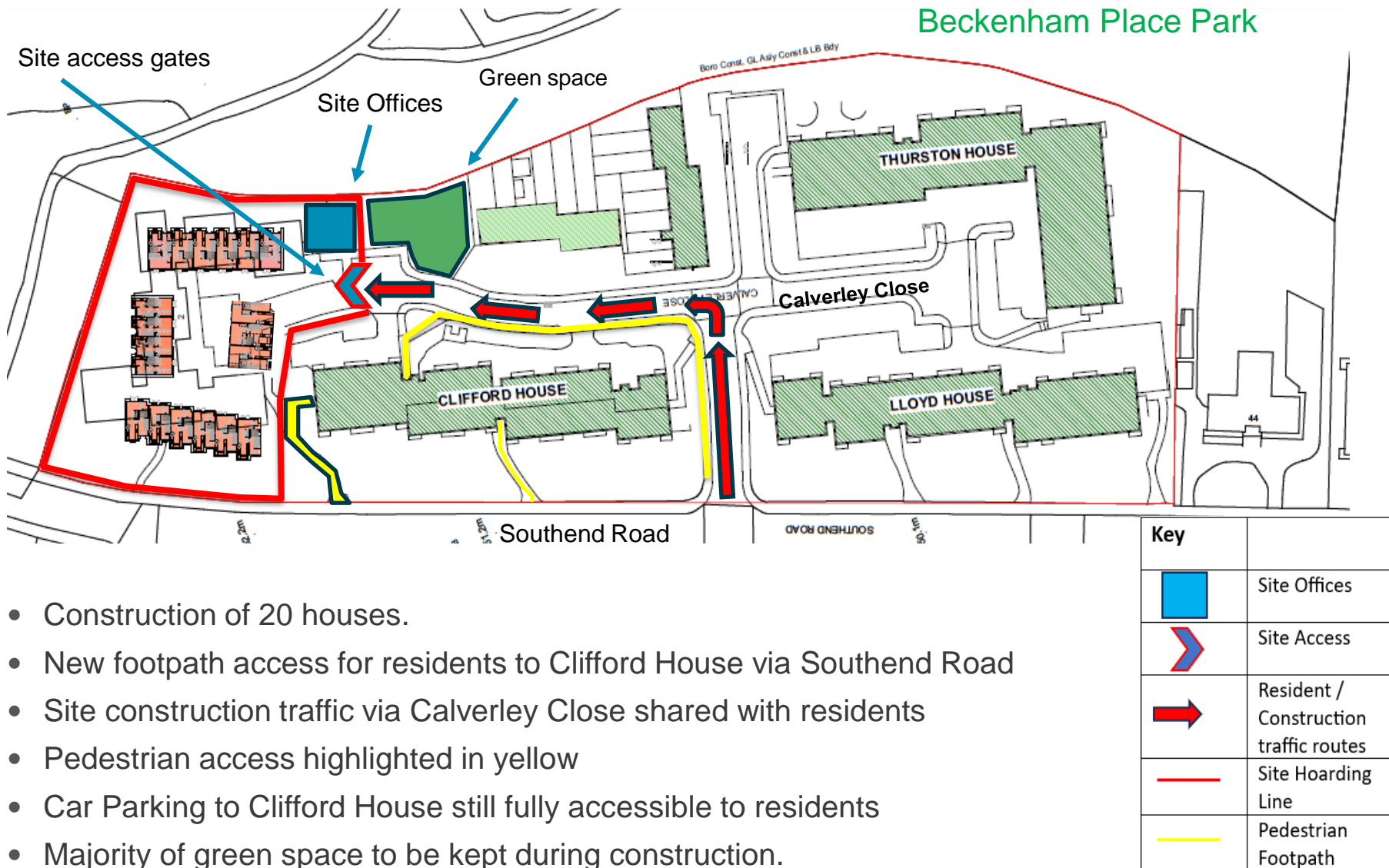
Phasing and Decanting

Demolition of Warner House – Summer/Autumn 23



- Scheduled demolition start date W/C 28 August 2023
- Dotted blue line indicates temporary hoarding until new access paths are installed
- Red line indicates the demolition of Warner House and phase 1 construction area
- Car parking to Clifford House still fully accessible to residents
- Majority of green space to be kept during construction
- Pedestrian access to Clifford House highlighted in yellow.

Phase 1 – Autumn 23 to Winter 24/25



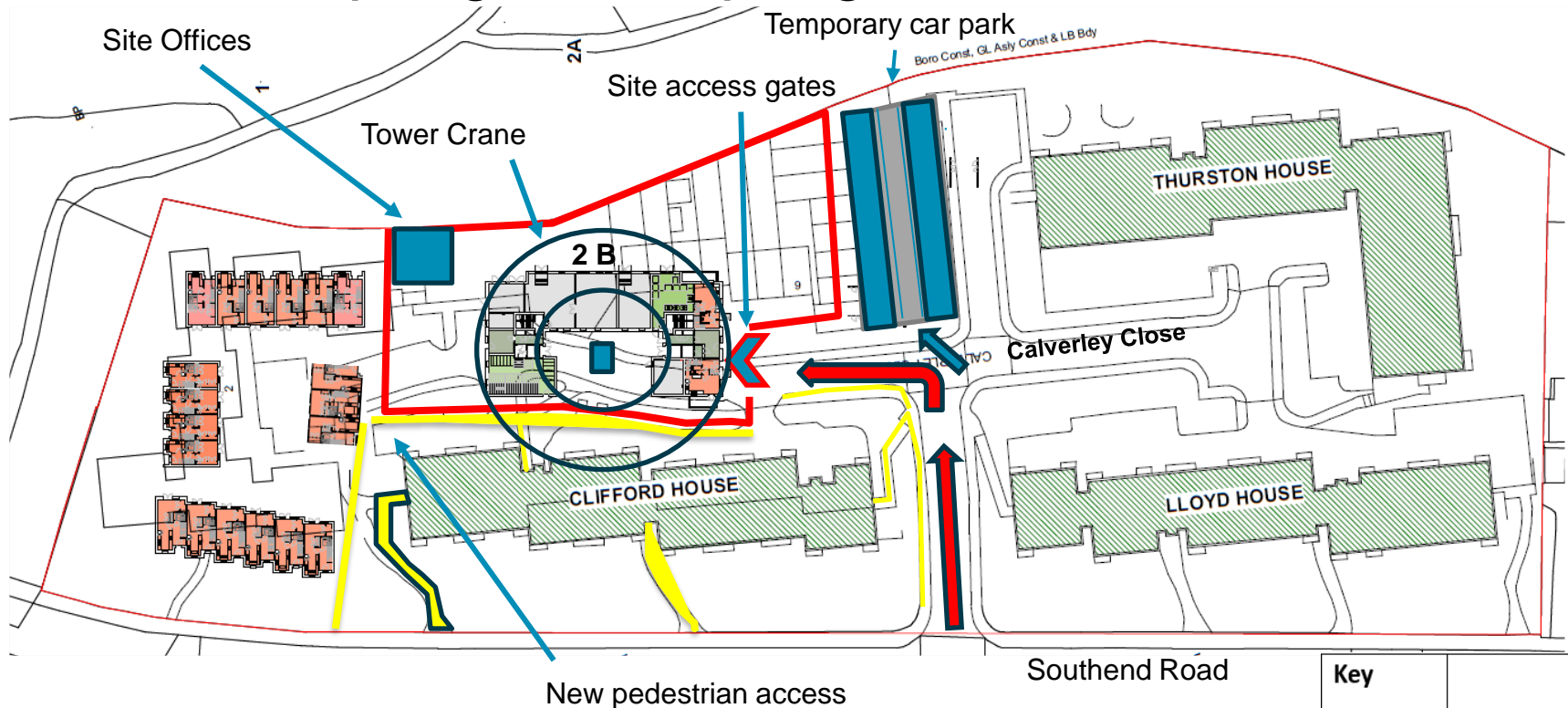
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Phase 2 – Spring 25 to Spring 27

Beckenham Place Park

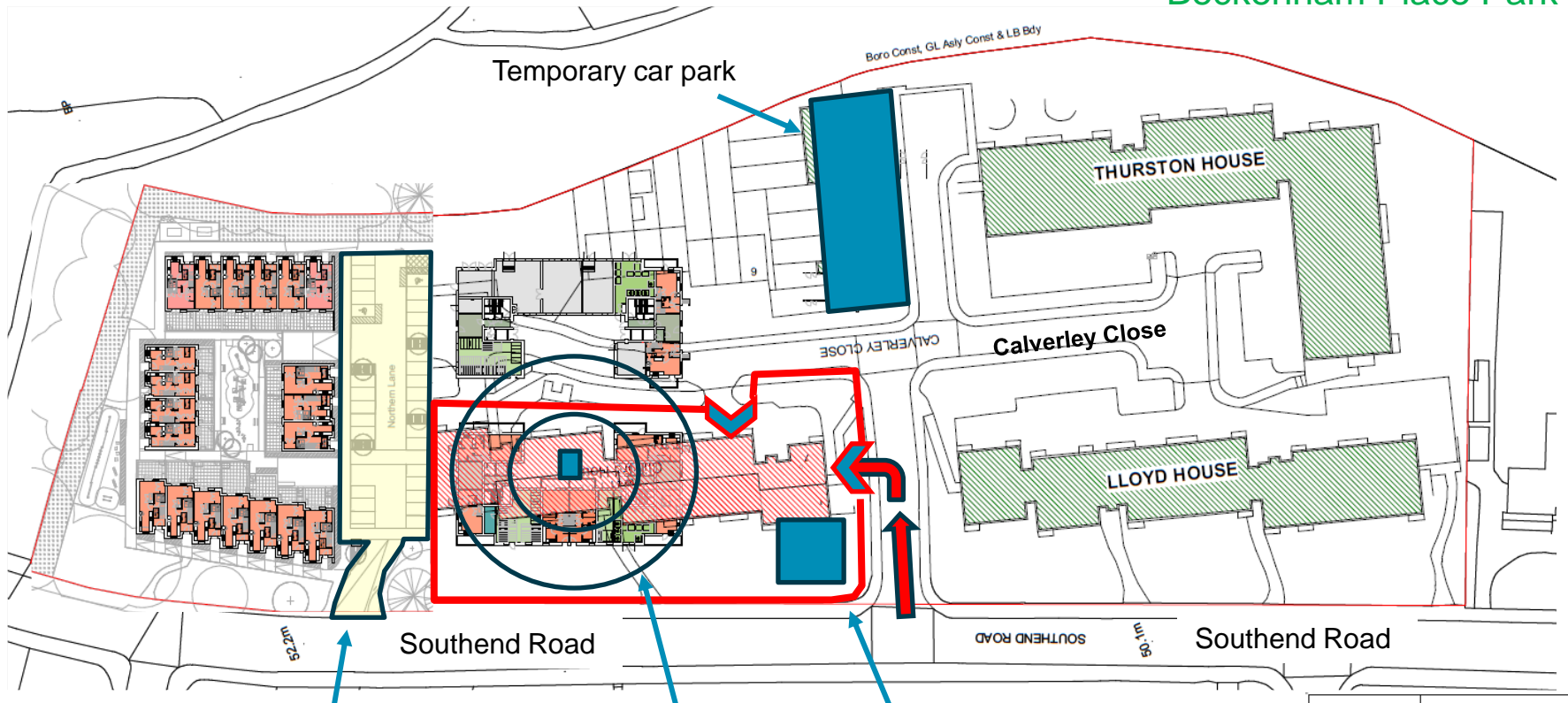


- Demolition of 3-17 Calverley Close
- Site access for works via Calverley Close
- Installation of temporary car park for residents of the new houses
- Construction of Block 2B
- Car parking to Clifford House still fully accessible to residents
- New temporary access to Clifford House.

Key	
	Site Offices
	Site Access
	Resident / Construction traffic routes
	Site Hoarding Line
	Pedestrian Footpath

Phase 3 – Summer 27 to Summer 29

Beckenham Place Park








New Car Park and access road

Tower Crane

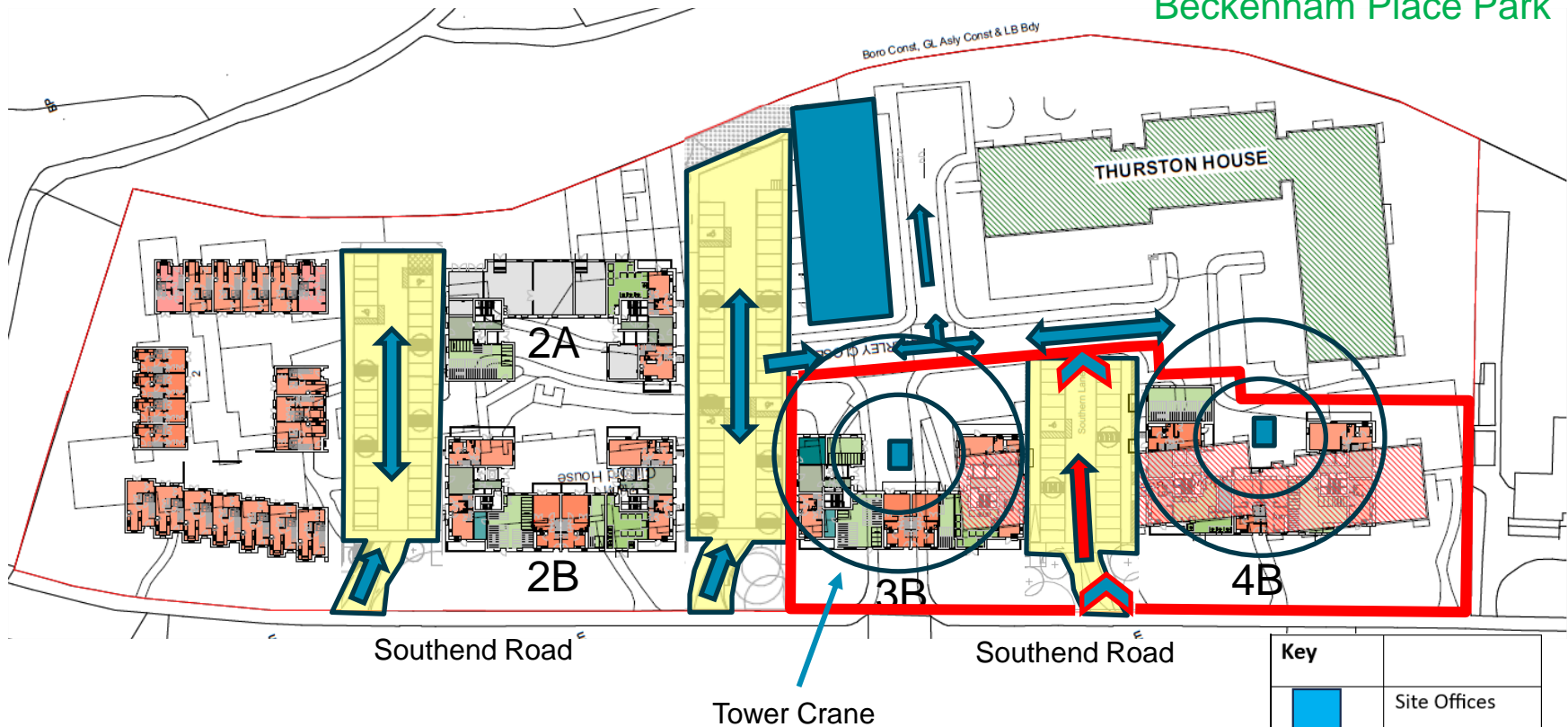
Site Offices

- Demolition of Clifford House
- Construction of new access road and car park for houses
- Construction of Block 2B
- Existing Calverley Close used to feed 2A.

Key	
	Site Offices
	Site Access
	Resident / Construction traffic routes
	Site Hoarding Line
	Pedestrian Footpath

Phase 4 – Autumn 29 to Winter 31/32

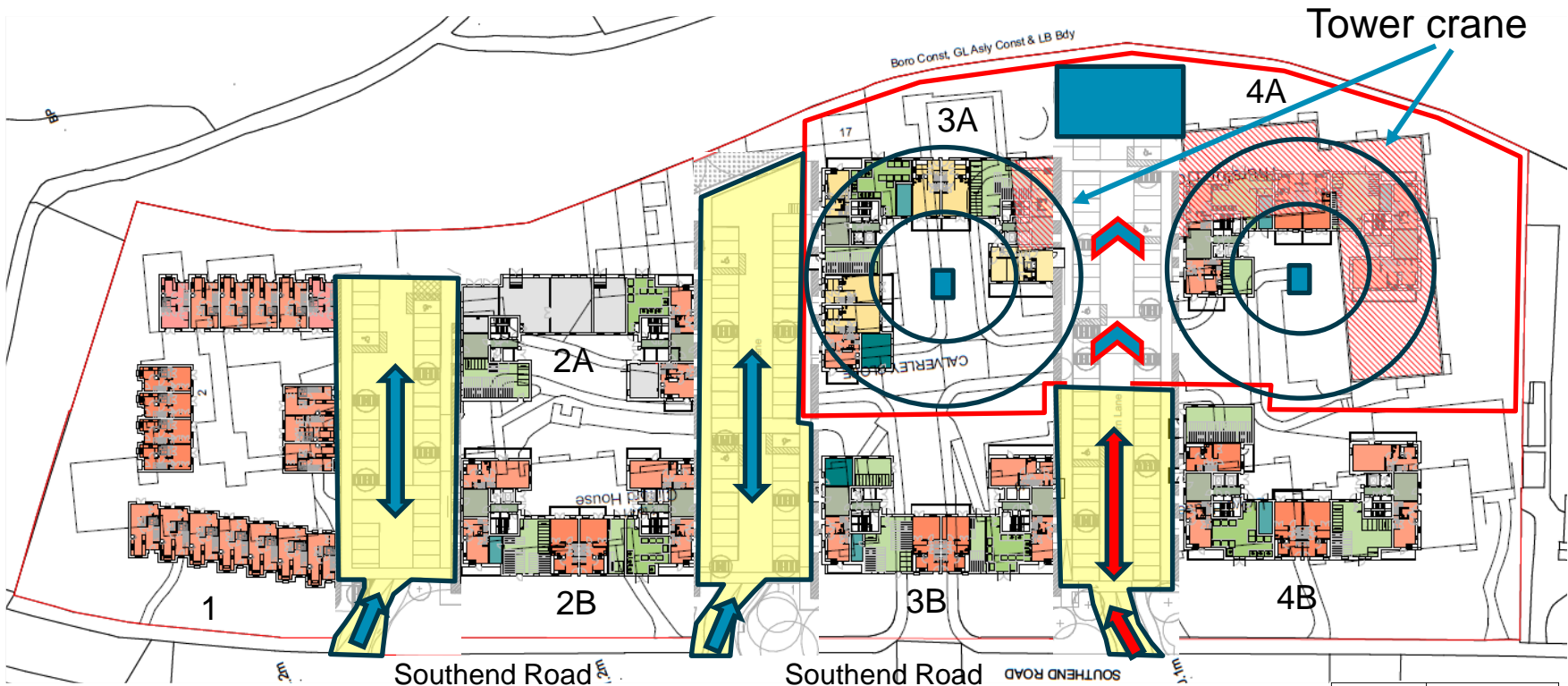
Beckenham Place Park









- Demolition of Lloyd House
- Construction of access road to feed Blocks 2A - 2B and Thurston House
- Closing of Calverley Close Road
- Construction of Block 3B and 4B
- Construction of access road to feed Blocks 3B – 4B.

Key	
	Site Offices
	Site Access
	Resident / Construction traffic routes
	Site Hoarding Line
	Pedestrian Footpath
	Resident access

Phase 5 – Winter 31 to Winter 33/34



- Demolition of Thurston House
- Construction of blocks 3A - 4A
- Shared access between 3B – 4B site road.

Key	
	Site Offices
	Site Access
	Resident / Construction traffic routes
	Site Hoarding Line
	Pedestrian Footpath
	Resident access



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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
- We will work to the latest legislation
- 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.



Consultation Timeline

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



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
- Provide home loss and disturbance payments.

Contact Us

Your Resident Liaison Officer – Mandy Rana

07929 368603 / calverley@riverside.org.uk

Monthly drop-in surgeries; next session: Thursday 27 July (12-2pm)

www.riverside.org.uk/regeneration-projects/calverley

www.facebook.com/groups/calverley

ITA – Carol & Rob at Source Partnership

0800 616 328 / carol@sourcepartnership.com / rob@sourcepartnership.com

Your Housing Officer – Tracy Townsend

0345 111 0000

Drop-in surgeries fortnightly; next session: **Wednesday 19 July (10am-12pm)**

Report repairs quickly with **My Riverside** or by calling 0345 111 0000.

Q&A