

Bellway | London

Riverside



Initial works and phase one overview

Geoffrey Close Canterbury Close York Close

March 2024

INTRODUCTIONS

OUR TEAM

Will Weston Smith,
Head of Land, Bellway
Thames Gateway

Henry Glendinning,
Construction Manager,
Thames Gateway

James Rydell, Technical
Manager, Bellway
Thames Gateway

Carol Squires, ITA,
Source Partnership

Rob Williams, ITA,
Source Partnership

Steven McIntosh, Project
Leader, Riverside

Jamie Wrye, Senior
Development Manager,
Riverside

Emanuele Comi, Senior
Communications Officer,
Riverside

Mandy Rana, Resident
Liaison Officer,
Riverside

David Wade, Housing
Officer, Riverside

What have we been doing since we last met?

- Challenges in the industry over the last 12 months.
- Following structural changes within the Bellway Group, the Thames Gateway Division has taken over the project.
- Who are Bellway Thames Gateway?
- Adapted the scheme to include second stair cores in all block over 18 metres.
- We have been working through construction details and logistics to recommence on site in March 2024.
- Full commitment to deliver the scheme.

The New Development

Comprises:

441 homes in total

197 affordable

244 private

8 blocks

6-13 storeys



The additional stair cores

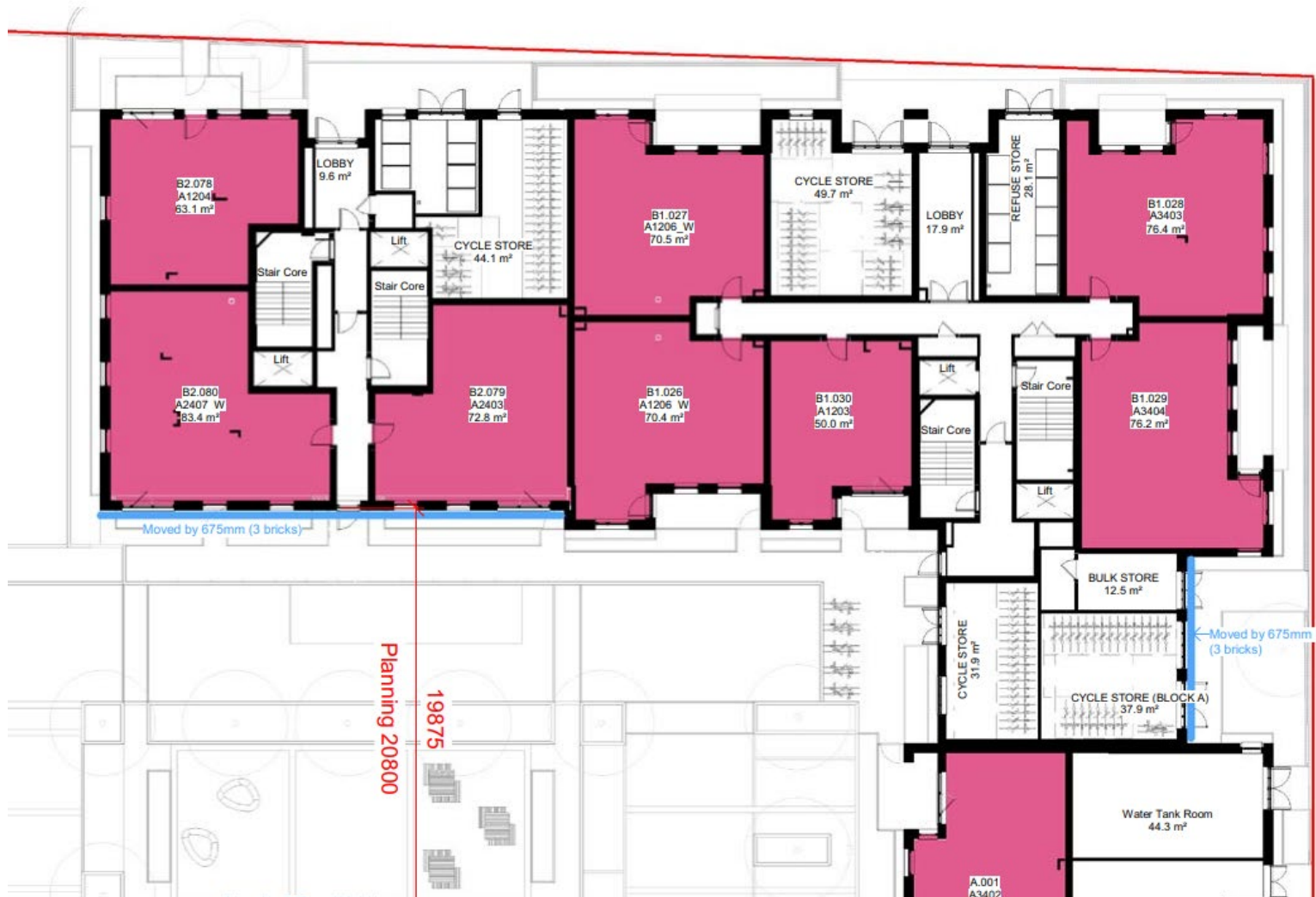
Changes:

- 9 more staircases across all blocks over 18 metres
- Increase of 22 cm to 66 cm on blocks B, C, E & F
- Increase in 172 cm lengths on D blocks.



B2

B1



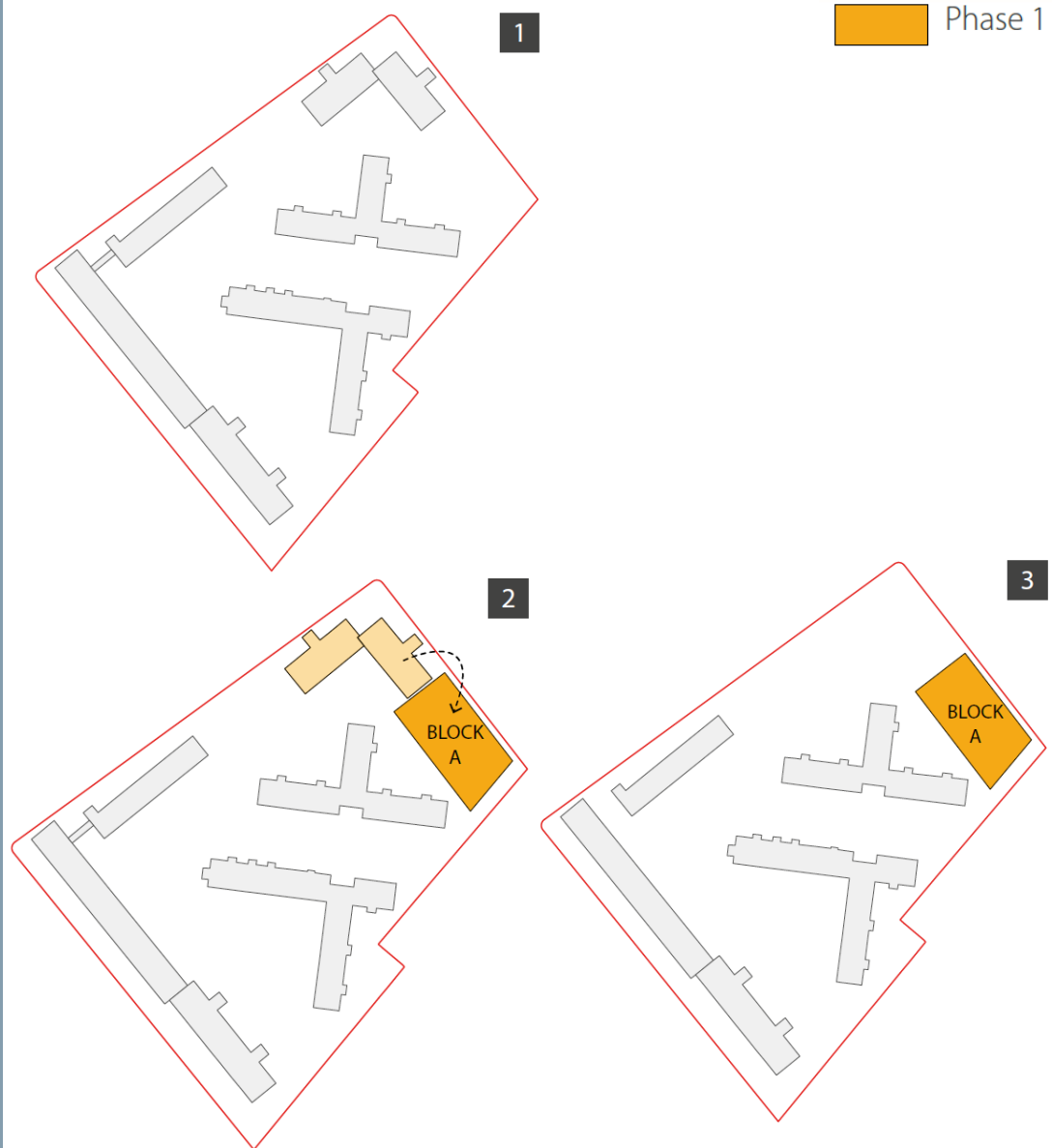
Phasing & Decanting

Target dates

Phase 1

Block A construction period
Spring 24 – Spring 26

Decant 71-84 Geoffrey Close into
Block A



Phasing & Decanting

Target dates:

Phase 2

Block B construction period
Summer 2026 – Summer 2028

Decant 17-70 Geoffrey Close & 1-24
Canterbury Close into B1 & B2



Phasing & Decanting

Target dates:

Phase 3

Block C construction period
Winter 2028 – Summer 2031

Decant 1-16 Geoffrey Close & 1-28 York Close into Block C1

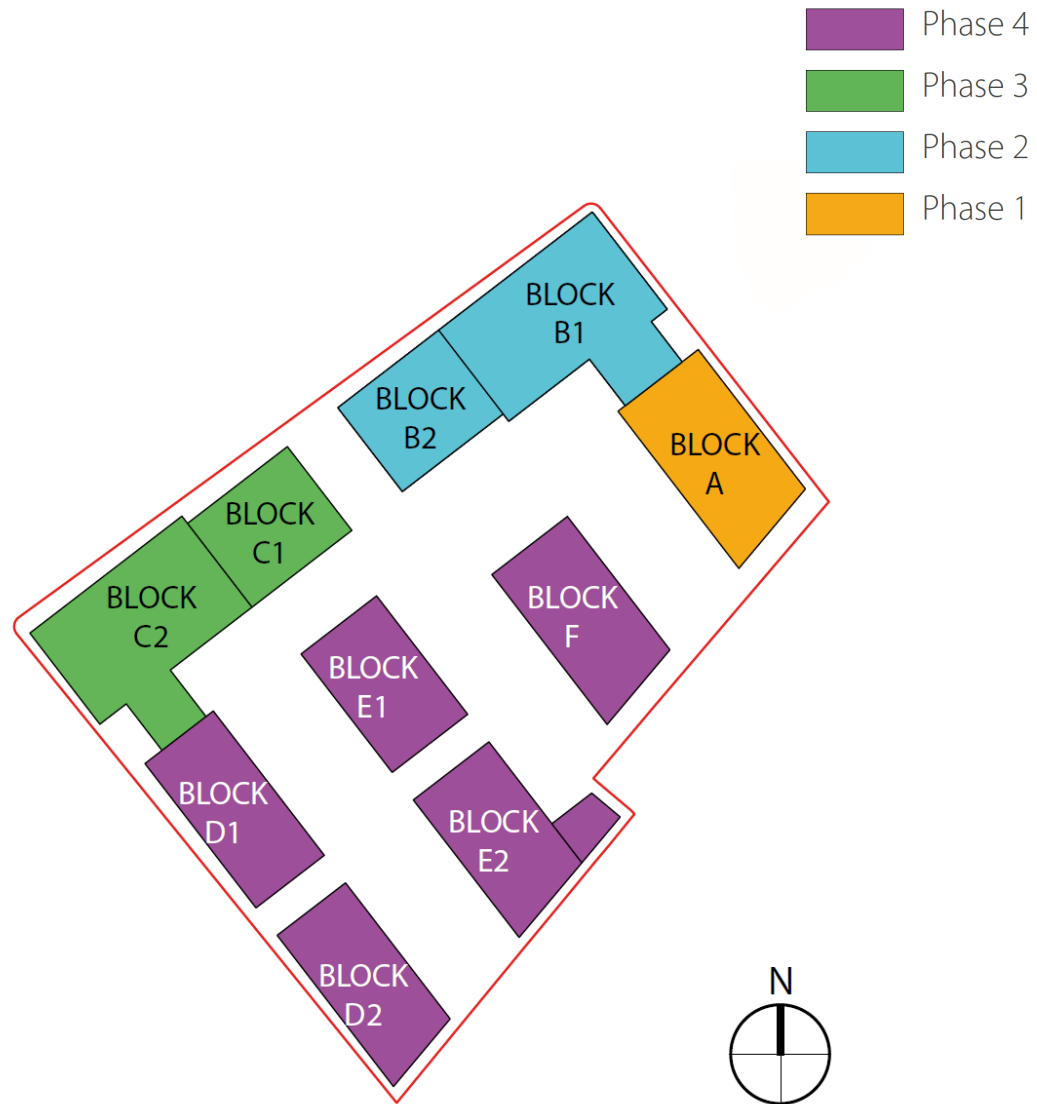


Phasing

Target dates:

Phase 4

Block D-F construction period
Winter 2031 – Summer 2036



Phase One

Spring 2024

Geoffrey Close will be closed off and all internal estate parking suspended as of March 15th 2024.

Hoarding will be erected and traffic marshals in place to:

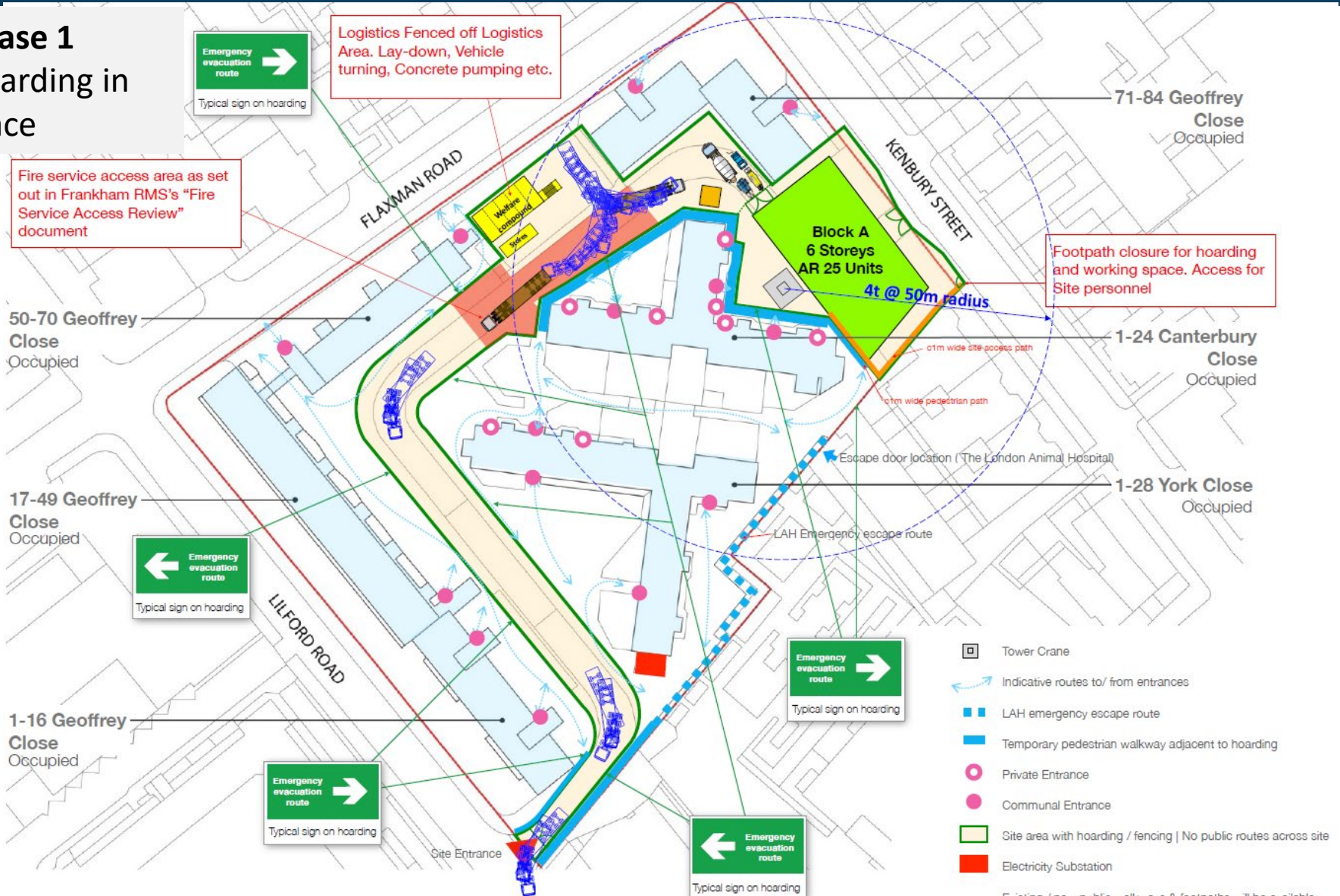
- Secure the area
- Protect residents' Health & Safety
- Manage construction traffic.

Bellway and Riverside will make arrangements to ensure that refuse collections and emergency vehicles can still access the site when necessary.

Residents will still be able to use the footpaths on and around the estate to access their homes and gardens.



Phase 1 Hoarding in place



- Tower Crane
- Indicative routes to/ from entrances
- LAH emergency escape route
- Temporary pedestrian walkway adjacent to hoarding
- Private Entrance
- Communal Entrance
- Site area with hoarding / fencing | No public routes across site
- Electricity Substation

Existing / new public walkways & footpaths will be available unless they clash with a hoarded / fenced site area

Phase One

Construction

Block A will be constructed first, in the Kenbury Street side of the site.

Block A comprises 25 new homes, six storeys high.



Phase 1

Timeline overview

Target dates

Mid - March 2024

Geoffrey Close closure, parking suspended.
Site access to construction and emergency vehicles only
Clear Block A site area

April 2024 – January 2026

Construction works

January 2026 - March 2026

Construction of Block A complete.
Handover to Riverside

Construction deliveries

Access - Lilford Road

Primary vehicle access to the site will be via A2217 Coldharbour Lane, onto Lilford Road

Delivery times

Monday - Friday: 08:00 – 18:00

Saturday: 08:00 – 13:00



Measures in place

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
- Work to the latest legislation

Dust control, noise & vibration management

- Continuously monitor the site for air quality, noise and vibration
- Best endeavours to minimise noise and disturbance

Recycling

- A Site Waste Management Plan (SWMP) will be developed and will be used on this project. We will segregate waste where possible



Typical RoboWatch Tower



Typical noise measuring device



Typical fire route signage



Typical Internal Directional signage



Typical External Directional signage



Muster Point signage



Refuge Point signage

Construction period

Hours of working:

The hours of working generally will be:

Monday to Friday: 08:00 – 18:00

Saturday: 08:00 – 13:00

Site project team

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

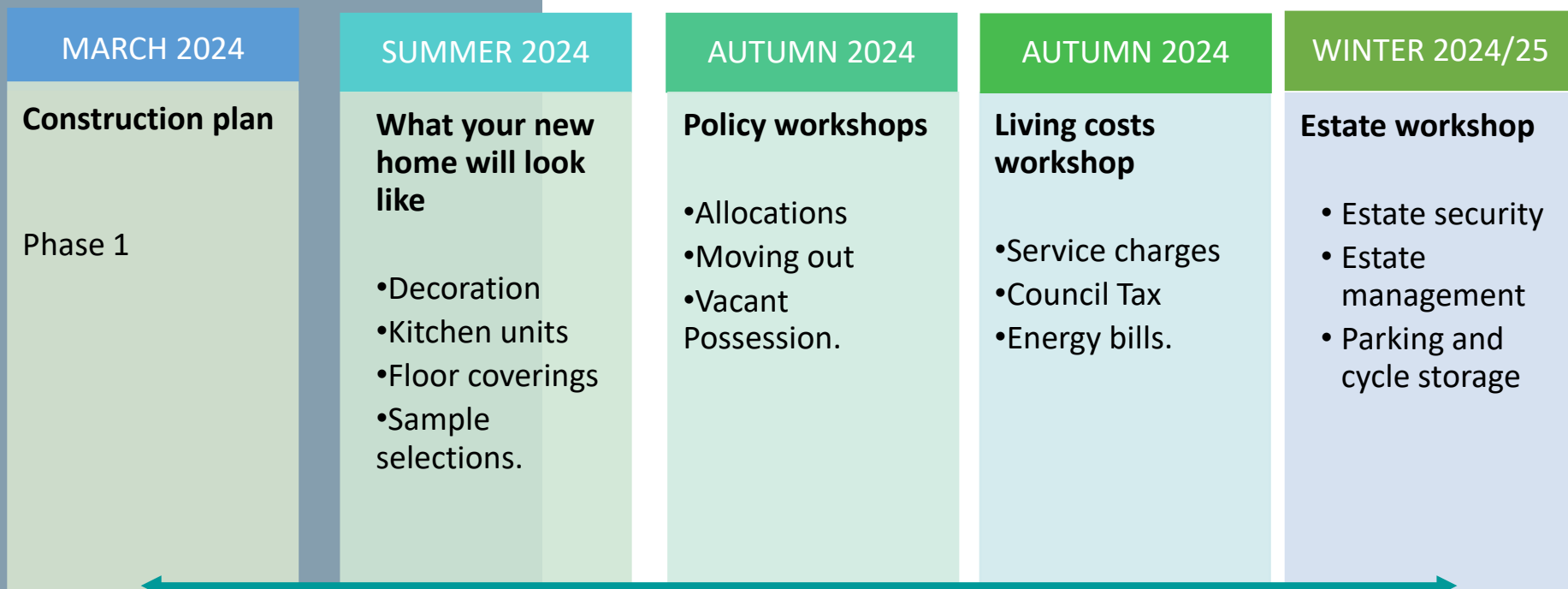
Issues/complaints:

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



Engagement 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?

- Skip days to help with clearing out unwanted items
- We will replace existing parking permits with CPZ permits and cover the cost during construction and five years after that
- We will consult with you prior to each construction phase
- You will receive a home loss payment for moving, plus disturbance payment
- We will provide a removal service for all and packing and wrapping service for those who need it.

Contact us

Resident Liaison Officer – Mandy Rana

T: 07929 368603

E: lambeth@riverside.org.uk

Housing Officer – David Wade

T: 0345 111 0000

ITA – Carol & Rob @ Source Partnership

T: 0800 616 328

E: carol@sourcepartnership.com or
rob@sourcepartnership.com

