



Pike Close redevelopment

Phase 2 construction plan

June 2025

Demolition & Construction

Now that residents from Mede and Wells House have moved into Samara House, Countryside is preparing to begin the next stage of redevelopment.

This event is an opportunity to share details about the upcoming demolition of Mede and Wells House, and outline what to expect as we move into the next phase of construction at Pike Close.



Demolition of Mede and Wells House

The red line indicates the site boundary during demolition & construction.

- **Disconnections will take place** 23/6 – 4/7 (2-week duration)
- **Demolition will take place** 7/7 – 5/9 (approximately 8-week duration)

Dates are subject to change due to utility disconnections and the removal of asbestos.

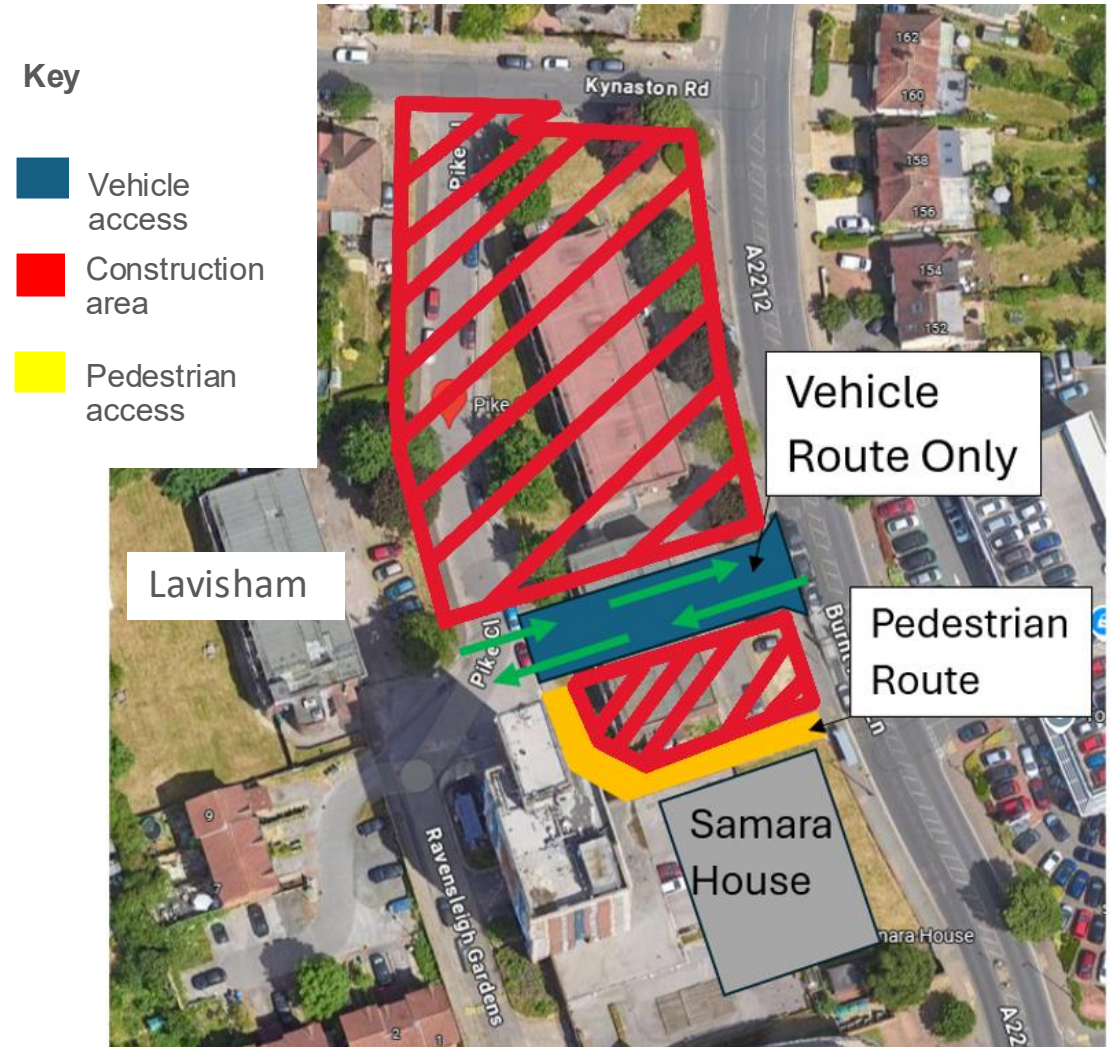


Amendments to access routes

After demolition, the area in red on the map (including Pike Close road) will be hoarded off and out of use for both vehicles and pedestrians for approximately 20 weeks.




The blue route (off Burnt Ash Lane) will be the new access road for vehicles into the estate. A marshal will manage the flow of traffic during working hours.

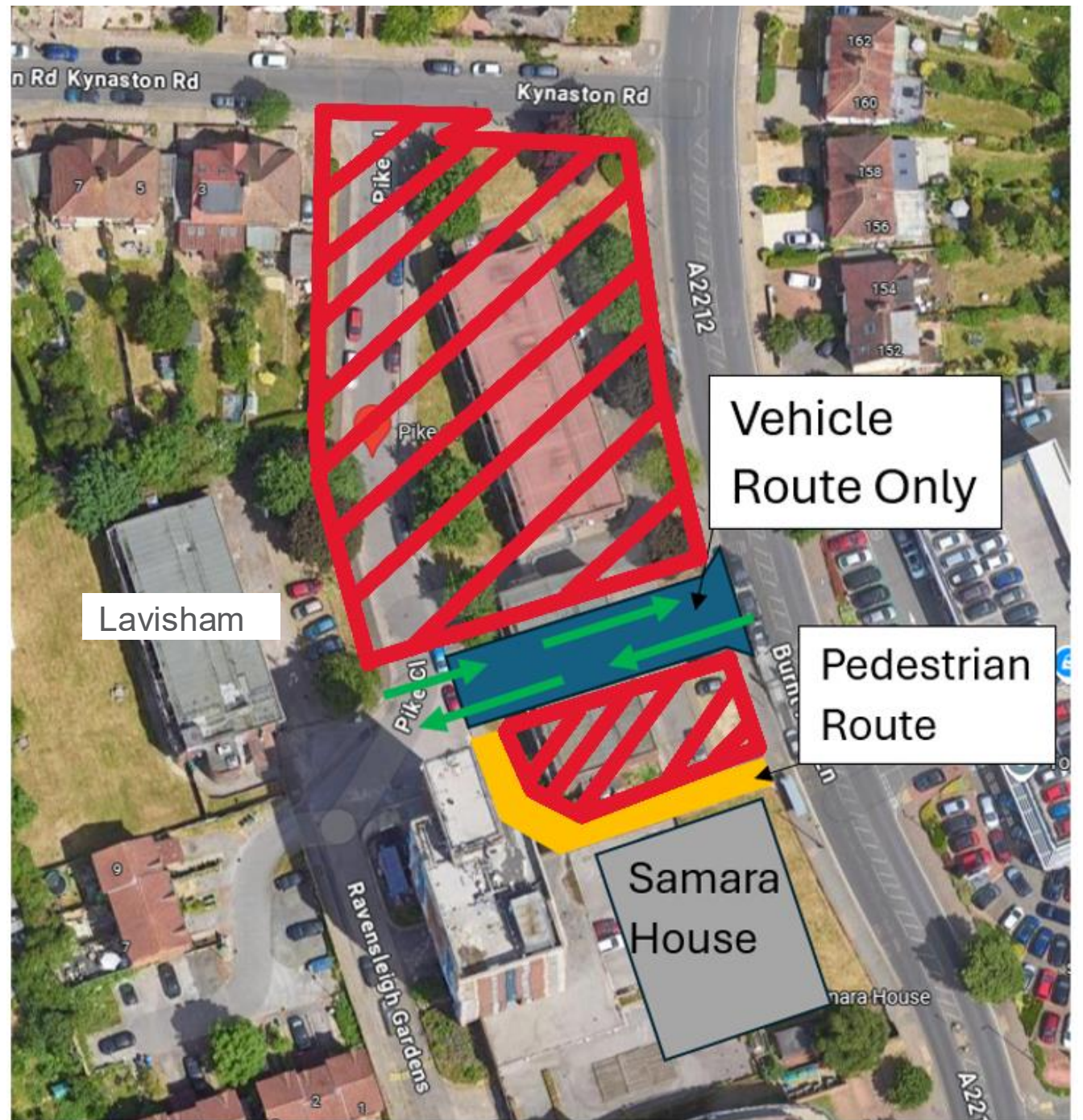
The pedestrian route in and out of the Estate (in yellow) will be between Burnt Ash Heights and Samara House. Works will start in late September 2025.



Adjustments required for highways

Key

-  Vehicle access
-  Construction area
-  Pedestrian access



Parking

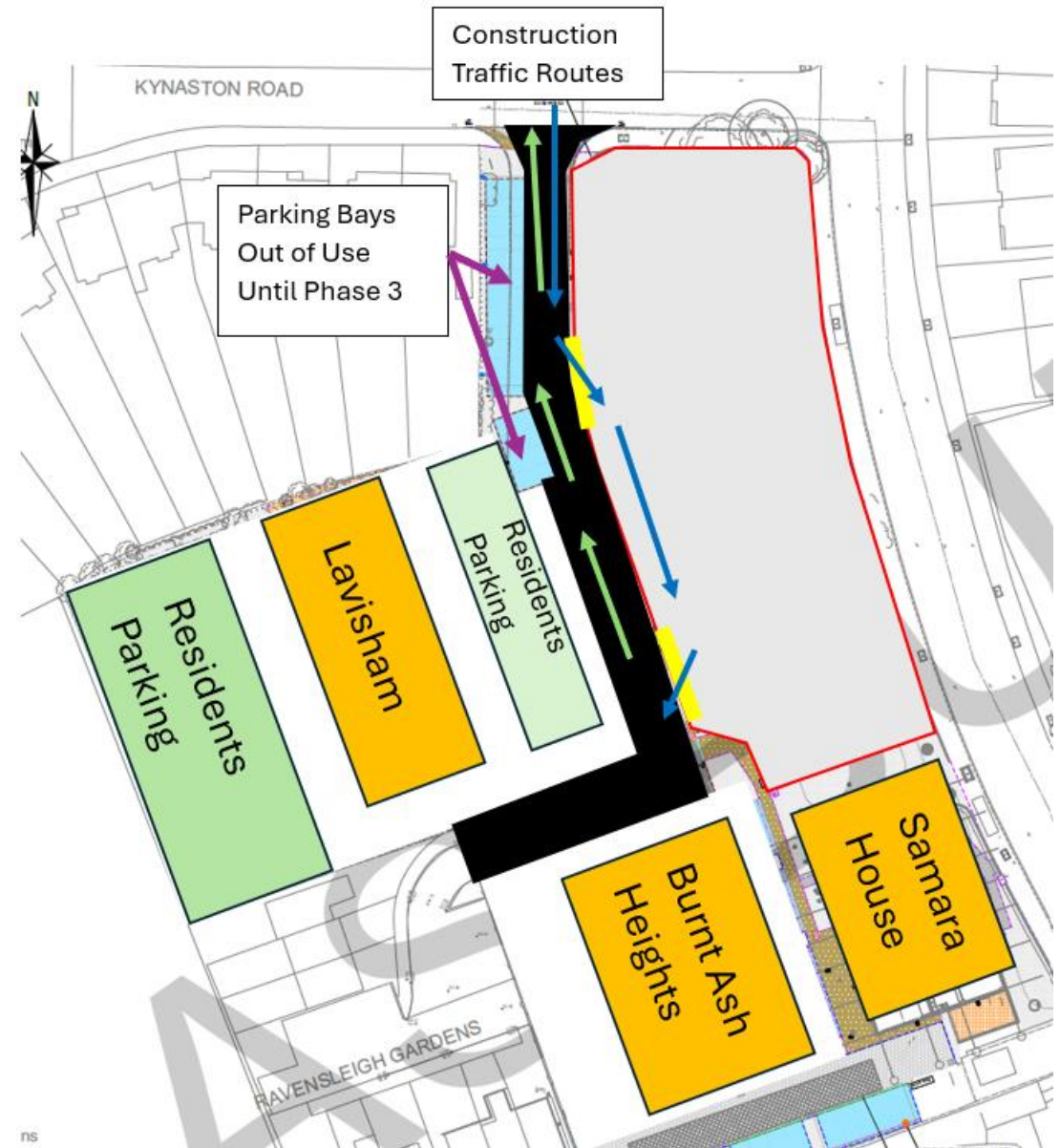
Parking areas are marked in yellow on the map.

- Parking will remain to the back of Lavisham (27 marked bays) and to the front of Lavisham (approximately 12 vehicles).
- There will be no other resident parking available during this period of construction.
- Free parking is also available on surrounding roads.
- Parking enforcement will be in place during this time to ensure parking bays are only used by tenants of Pike Close.



Site vehicle access gates

- The construction of Phase 2 will commence in later Spring 2026. During this phase, the parking bays (in blue) will be out of action to allow vehicles to move safely in and out of Pike Close.
- Parking bays will be opened when Phase 2 construction is complete but may be sectioned off when Phase 3 commences. Further detail will be shared in due course.
- The arrows show vehicle movements on & off site. The pinch point will be in front of Burnt Ash heights which will be monitored by the marshal during working hours.



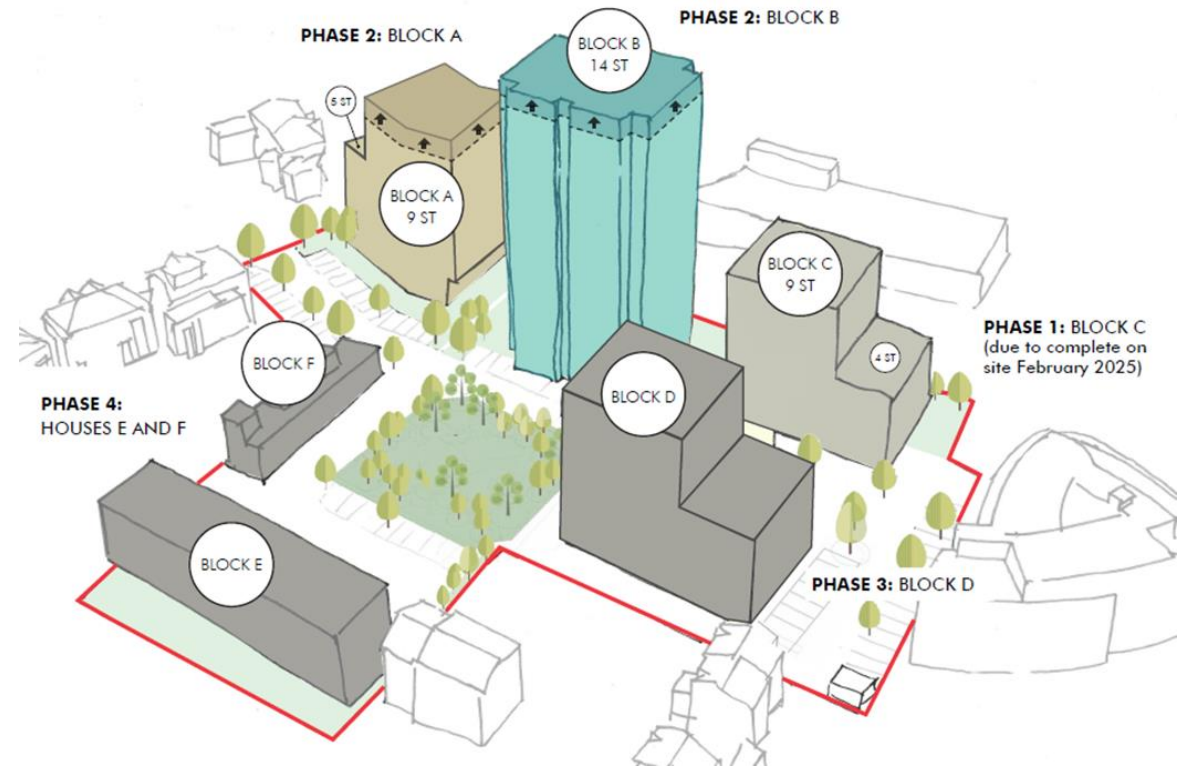
Design & planning update

- The government has updated safety regulations regarding access in new high-rise buildings over 18m tall, this includes a requirement to build at least 2 staircases, rather than 1 (as was previously required). This regulation comes into effect in September 2026.
- Whilst construction on Block A (for BAH residents) will commence before such time, Riverside have taken the decision to include 2 staircases in this block now.
- We have therefore made an application to Bromley Council to amend the design for the homes in Phase 2.



What does this mean?

- Adding a second staircase in Block A (for BAH residents) results in an additional floor, we will be keeping the same number of homes at 29, which we have planning permission for.
- To meet the needs of Burnt Ash Heights residents, this block will have a unit mix of:
23 x 1-bedroom homes,
3 x 2-bedroom homes,
3 x 3-bedroom homes.
- An additional floor has also been added to Block B, which has created 6 new homes (for private sale).



Resident engagement timeline

Summer 2025

Resident surgery with for Burnt Ash Heights to review housing needs.

Autumn/Winter 2025

Phase 2 construction update.

Early 2026

Resident choices and allocation of new homes.

Bi-monthly

Ongoing surgeries with your Resident Liaison Officer and Source Partnership.

*These dates are indicative and may be subject to change. We will continue to keep residents updated as the project progresses.

Indicative timeline

Phase 2

Summer 2025 – Spring 2028

Demolition of Mede & Wells and construction of Block A & B.

Phase 3

Summer 2028 – Spring 2030

Demolition of Burnt Ash Heights and construction of Block D.

Phase 4

Summer 2030 – Summer 2031

Demolition of Lavisham and construction of Block E & F.

*These dates are indicative and may be subject to change. We will continue to keep residents updated as the project progresses.

What is Social Value

- Social value refers to the wider benefits a project brings to a community, including jobs, health, education, environmental improvements, and local investment.
- For us, social value is not just a community commitment; it also supports long-term project success by improving local trust, reducing development risk, and building positive relationships that lead to smoother delivery and stronger reputational outcomes.

Community Insight: What you told us

We've gathered the feedback from the resident event we held with you last summer. The input has been honest, helpful, and has shaped how we'll work going forward.

- Strong appetite for more connection, access and participation.
- Desire for light-touch, welcoming spaces that make it easier to meet neighbours — especially through shared interests like gardening, food, or fitness.
- Hunger for practical help — CVs, skills training, or small business advice and knowing what job opportunities there are.
- Residents are asking for more local mental health support, gentle fitness activities, and ways to look after themselves.
- People want to see visible green improvements, more community gardening, and creative ways to involve children and older adults in looking after shared spaces.
- Participation in community events is low, not due to disinterest, but because residents don't always feel confident attending.

What's happening next

- We're now putting together a series of community events that respond directly to these needs. Stay tuned!
- Job vacancies and training opportunities linked to this regeneration will be promoted at Riverside Community Surgeries.

How to contact us

Site Manager at Countryside, Shane Allen

07566 772340

residentpc@4projectsmail.com

Resident Liaison Officer, Jade Adnett

07980 761482

pikeclose@riverside.org.uk

www.riverside.org.uk/pikeclose

Your Independent Tenant Advisors, Carol & Rob at Source Partnership

0800 616 328

carol@sourcepartnership.com or rob@sourcepartnership.com

www.sourcepartnership.com

