

John Barker Place Redevelopment Resident Newsletter

Issue 1 | Spring 2024

The Lovell team have been appointed by settle to complete Phase 2 of the new development.

We'd like to welcome you to the first issue of our residents' newsletter which will keep you informed on the progress of works being carried out on the development of Phase 2 at John Barker Place.

The new buildings will be three storeys above the ground and will include 44 new homes – 22 for social rent and 22 for shared ownership, with planned completion in early 2025.

Progress & Upcoming Works

- We are currently constructing onsite parking for our contractors to reduce street parking in the area.
- External works are being carried out to the site roads, which means they will be brought up to base course ready for block paving at a later date. The roads will be completed first and then the works on the parking bays will commence. Base course is a layer of material in an asphalt roadway, it is located under the surface layer consisting of the wearing course.
- Scaffold removal has commenced.
- Roof works are ongoing and will be complete by the end of May.
- Window installation will commence at the beginning of May and will continue into June.
- Internal trades have commenced their works, with first fix works. Second fix works are due to commence late spring. First fix comprises all the work needed to take a building from foundation to putting plaster on the internal walls. This includes constructing walls, floors and ceilings, and inserting cables for electrical supply and pipes for water supply. Second fix comprises all the work after the plastering of a finished home. Electrical fixtures are connected to the cables, sinks and baths connected to the pipes, and doors fitted into doorframes.



Working in partnership:

settle **LOVELL**



We are planning to hold events with local schools, however we need your help in choosing one. We offer a variety of workshops and events which we can deliver in partnership with schools. These include time capsule workshops, health and safety presentations, site tours, careers fairs etc.

If you are interested in getting more information then please contact Alexandra Robins, our Social Value Manager on the contact details below.

Planning Permission Approved For Phase 3

We are pleased to inform you that settle have received recommendation for approval at the recent planning committee meeting for Phase 3 of the development at John Barker Place.

The development of 48 new affordable homes will be a mixture of social rent and shared ownership homes on the site of Freemans Close. Local residents will be kept updated by settle on the programme. You can find more information on their John Barker Place webpage:

www.settlegroup.org.uk/jbp

Thank you!

The Lovell team would like to say a big thank you for your patience and support so far. Naturally, with all construction projects, there may be some inconvenience during the delivery of works but we will do our utmost to keep this to a minimum and we will continue to keep you informed throughout the project.

You can keep up to date with the project by visiting www.settlegroup.org.uk/jbp

Email the regeneration team at settle with any questions or feedback to johnbarkerplace@settlegroup.org.uk

You can also call us on 0330 343 0016 if you want to talk through anything.

Are you interested in a career in construction?

If you live in the local area and are over the age of 16 years we have a great opportunity for you! At Lovell, we offer work experience and apprentice programmes. If you are a student and interested in getting more information regarding this then please contact Alexandra, our Social Value Manager on the contact details below.

Site Operating Hours

Monday to Friday 08:00—18:00

Saturday 08:00—13:00 (occasionally)

Our site team will keep you informed about site activities with regular newsletters. They are also available to answer any questions you may have and welcome your feedback. You can visit the site compound behind the site or contact the team on: **020 8731 3800**.

We also have a noticeboard on the site hoarding. This contains information to keep you updated on site matters, community engagement, important notices and progress of the scheme. Join us online and keep up to date with all things Lovell:



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Keeping You Informed



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