

New homes at Riverpark Gardens



A computer generated images of how the new homes will look, from the bridge over the Ravensbourne River

We've previously written to local residents to share details of our plans to build new homes in Riverpark Gardens, BR2.

We're pleased that planning permission for the new homes was granted in July 2016, following an appeal to The Planning Inspectorate.

We want to make sure that you're aware of what is happening. We are writing to you with an update on the plans, what will happen next and when works are likely to begin on site.

Why are you building new homes?

There is a severe shortage of homes in London and across the country. As a resident-led housing organisation, we want to do what we can to help address this.

We will build eight new homes (a mix of 1, 2 and 3 bedroom flats) on the site of the derelict shop and garages adjacent to 2-4 Riverpark Gardens.

Parking restrictions will begin soon, please turn over for further details.



Aerial view of the development site, outlined in red. The site will be secured from 6 January 2017.

When will works start?

Some essential surveys will be completed in **December 2016** and preparatory works to clear the site will begin on site from **January 2017**.

In order to complete these works, we will clear the site and install hoardings around the perimeter in **January 2017**.

We expect that construction will begin in **summer 2017** and that building works on site will take approximately one year.

We will be issuing a tender for a contractor to complete the works in the coming weeks

and expect to appoint a contractor in the New Year. We will update you with details of the contractor when they are appointed.

Parking on site

If you are currently using the area for parking, we respectfully ask that you remove your vehicle as soon as possible and by Friday 6 January 2017 at the latest.

'No parking' signs will be installed on the site in the coming weeks.

Access to all other parts of Riverpark Gardens will be unaffected.



Current view of the site from the bridge over the River Ravensbourne.

Access to pram stores and garages

The pram stores and garages adjacent to numbers 2-4 Riverpark Garden will also be cleared to make way for the new homes.

If you are a Phoenix tenant and you are currently using one of these pram stores or a garage, please ensure that this is cleared as soon as possible and by Friday **6 January 2017** at the latest.

Please note that these works will only affect the four garages and eight pram sheds at the rear of 2-4 Riverpark Gardens. All other Phoenix garages and pram sheds in Riverpark Gardens are unaffected.

Who are Phoenix?

We are a not-for-profit, resident-led housing association based in south Lewisham, London.

We were created in 2007 and own and manage 6,300 homes in the Bellingham, Whitefoot, Downham and Beckenham Hill. Residents are the largest group on our Board and play a central role in the decision making process.

We support local community initiatives to improve the environment and quality of life for all residents.

Our vision is “To work together to build a better future for our Phoenix community.”



A computer generated image of how the new homes will look from the junction of Riverpark Gardens and Ravensmead Road.



Current view of the site from the junction of Riverpark Gardens and Ravensmead Road.

Find out more

If you have any questions or queries and would like to speak to someone from Phoenix, please contact Karl Phillips by emailing karl.phillips@phoenixch.org.uk or call 0800 0285 700.

www.phoenixch.org.uk