



Work to begin on John Barker Place redevelopment

We're delighted to be delivering on our promise of the regeneration of John Barker Place on the Westmill estate.

Work will begin on the development of the new homes and shops at John Barker Place during the week beginning 18 January 2021. This follows completion of the new play area provided by settle at Swinburne playing fields, which we opened in summer 2020.

The first two phases of the £20 million regeneration plans will see 83 new homes and two shops built by settle, with development work starting on the existing play area at the corner of John Barker Place and Mattocke Road.

We wanted to let you know that there will be some changes to the local area to prepare for the work on this development.

We have included more information inside, along with details of how to keep in touch with further updates.



settle 

Timeline for planned works

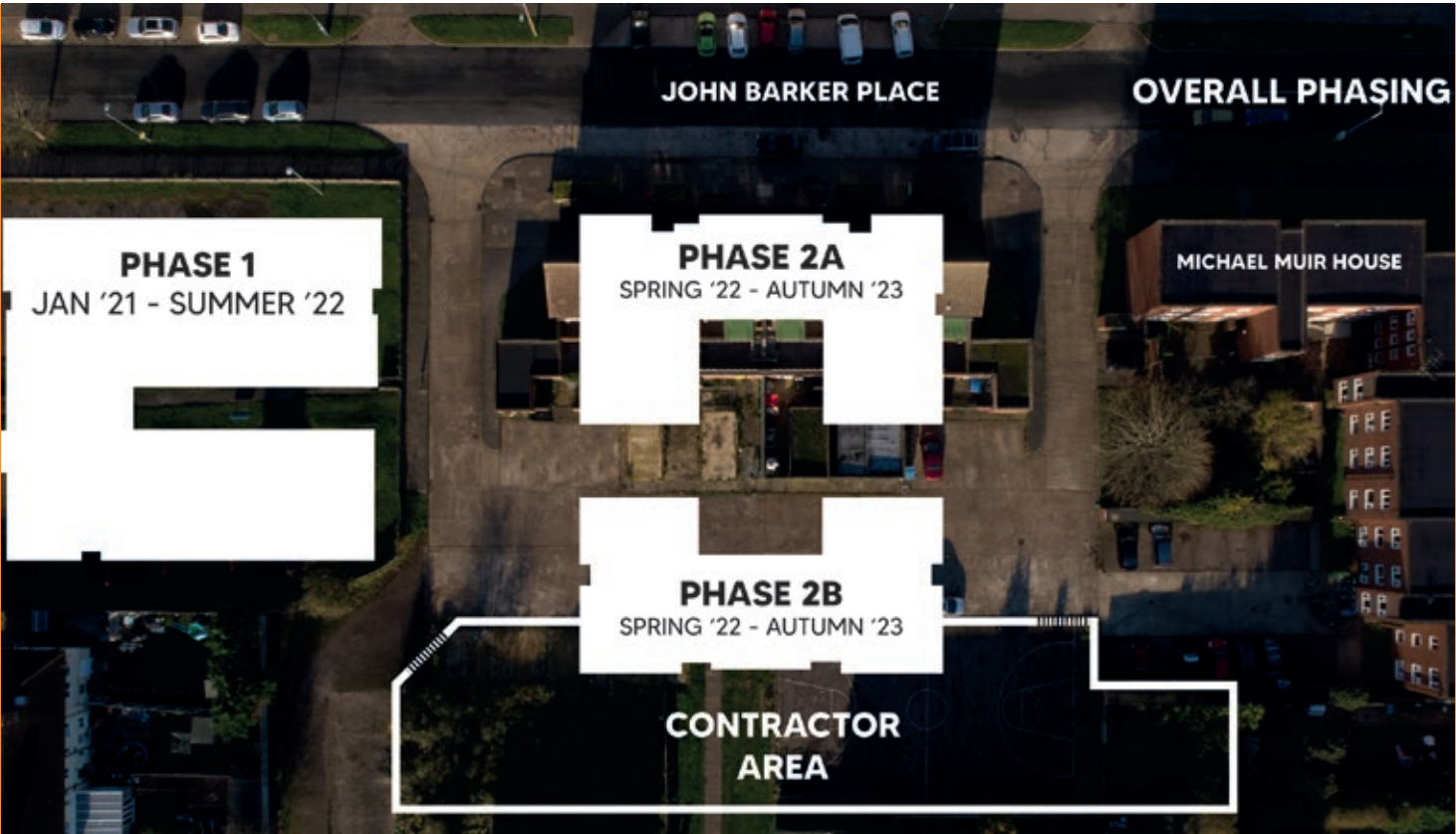
During the week starting 18 January 2021, our development partner, Jarvis Contracting Ltd, will put up hoarding around the site of the current play area so that they can start preparations for the building work. They will also form a contractor’s area at the rear of the site as illustrated on the Preparation Phase plan.

This means that the old play area will be closed to the public and the existing footpath from Freemans Close will be redirected to maintain access to John Barker Place.

Phase 1 of the project will see new homes and shops built on the site of the old play area at John

Barker Place, and we expect this to be completed by Summer 2022. The second Phase (Phase 2A) will see new homes provided in the current block of flats and shops beside the play area and and we expect these to be available by Autumn 2023.

We have also received outline planning permission for additional new homes in a third phase of the development and we will be able to share more information around proposals for these homes later in 2021.



Initial project timeline

Week starting
January 18, 2021:

- Secure Phase 1 site including old play area and establish pedestrian and traffic management controls.
- Temporary site accommodation will be set up in the contractor area.
- Hoarding will go up around the Phase 1 area (old play area).
- Closure of pedestrian route from the Crescent to existing garages.
- A new pedestrian route will be put in place around the site area from Freemans Close so residents can still access John Barker Place.



Week starting
January 25, 2021:

- Closure of road highlighted above and start of drainage works.



February and
March, 2021:

- Hoardings to go up around contractor area.
- Complete bulk dig and foundation piling to Phase 1 area.



Stay in touch

A team of colleagues from settle will be focussed on the delivery of this project, working alongside our partners at Jarvis Contracting Ltd. We will work closely with residents and the wider Westmill community as the delivery of the new homes and facilities progress.



The team from Jarvis have produced an introductory video providing additional information on their business, the project team and the construction process for John Barker Place which you can watch at www.settlegroup.org.uk/jbp

The team from settle includes:

- ▶ **Shenaz Virji**
Head of development delivery
- ▶ **Tim Porter**
Head of regeneration
- ▶ **Anne Bircham**
Regeneration officer

The team from Jarvis Contracting includes:

- ▶ **Nathan Herbert**
Contracts manager
- ▶ **Chris Creighton**
Senior site manager



You can contact **Anne** or **Tim** through the project dedicated email address:
johnbarkerplace@settlegroup.org.uk



We will provide regular updates as the development work at John Barker Place continues. If you'd like to get involved and share your feedback, we'd love to hear from you.



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



We have set up a dedicated email address for any questions or feedback
johnbarkerplace@settlegroup.org.uk



You can also call us on **0330 343 0016** if you want to talk through anything - ask for Tim or Anne.

If you would like to receive regular updates on the redevelopment, please send us an email with your contact details or call and ask for Anne or Tim to let us know.