



# COMMERCIAL WAY UPDATE

NOVEMBER 2020

LATEST UPDATE

We last wrote to you to let you know that planning permission had been granted for our new homes development at Commercial Way and that we were in the process of procuring a contractor. We have now come to the end of the procurement process and are pleased to announce that the council have appointed **Durkan** as the builders. Durkan have been contracted from November 2020 to April 2023 and are preparing to start onsite on **16 November 2020**.

It's important to note that unfortunately Durkan will need to close off some roads and footpaths while carrying out the development work on the estate to protect your health and safety while the site works are ongoing. We have explained the closures and timings in detail in the 'Upcoming Works' section of this newsletter. We sincerely apologise for any inconvenience the closures will cause you, but it is necessary to keep you safe. If you have any disabilities or special requirements which will be impacted by these closures, please let us know as soon as possible. Our contact details can be found at the end of this newsletter. We are planning for the works to be completed by spring/summer 2023.

## MEET THE CONTRACTOR

Prior to works commencing on site we would usually hold a public drop-in meeting for you to meet the contractor in person. However due to the new national lockdown, we have put all the information you would normally receive at the event in this newsletter. We will also be organising two online Zoom meetings for you to meet the contractor virtually and ask any questions you have about the upcoming works. We will send you the invitation to these once they have been arranged.

## BACKGROUND

As you may know the council has committed to creating 11,000 new council homes by 2043 – a big goal, but crucial if we're going to tackle the housing crisis and ensure our residents have quality homes they can be proud of, now and in the future.

Our development at Commercial Way will provide 109 residential units, of which 74 will be available at Council Rent (including eight wheelchair-adapted /accessible units) and 35 as other genuinely affordable homes. The development will have a mix of flat types and sizes and 50% of the new council homes on this development will be let in line with the council's local lettings policy to existing local residents in housing need.

### Commercial Way – new homes tenure

Number of new council rent homes	74
Number of new affordable homes	35
<b>Total number of new homes</b>	<b>109</b>

## UPCOMING WORKS

The new development will realign Cronin Street to provide eight wheelchair car parking spaces, two car share bays and a drop-off space for deliveries. In order to carry out these works, **Cronin Street will be closed to vehicles from 16 November and you will not be able to park on the road.** The area that will be closed is marked in **blue** on the map below.

The **footpaths which connect Cronin Street to East Surrey Grove and Pentridge Street will also be completely closed from 16 November 2020 to February 2023.** These areas are marked in **yellow** on the map below.

Durkan will connect the new build blocks to the existing communal heating system on the estate and upgrade the sub-station. In order to carry out these works, **the picnic area which sits behind the existing sub-station will be closed from 16 November 2020.** This area is marked in **pink** on the map below. As the development progresses, there is a possibility that they will also provide a new sub-station. We will inform you closer to the time if this is the case.

Durkan will erect a solid hoarding around the perimeter of the site to ensure that the site is fully secure and there is no risk to members of the public. The pedestrian and vehicle gates will be kept locked at all times to prohibit unauthorised access and there will be signage on the hoarding giving emergency contact details for Durkan.



**Cronin Street – Closed to vehicles and pedestrians from 16 November.**

**Footpaths – closed 16 November 2020 to February 2023.**

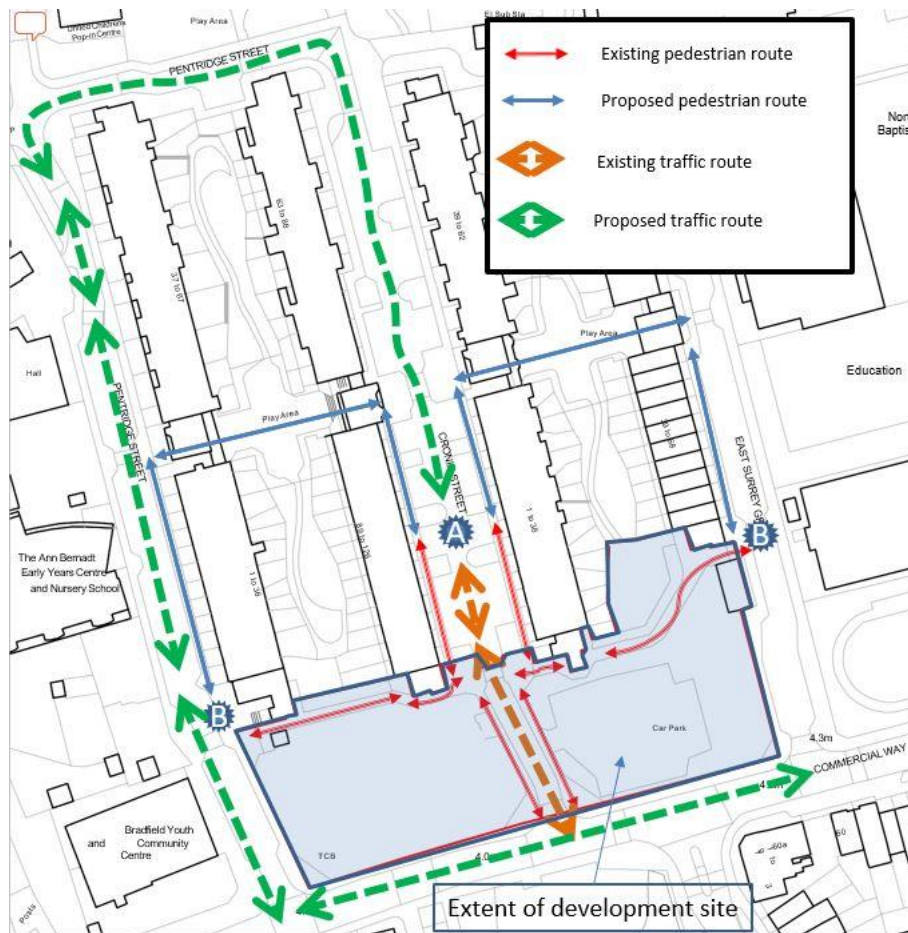
**Amenity space – closed from 16 November 2020.**

**Hoardings – will be erected around the site**

We sincerely apologise for the inconvenience the closures will cause you, but they are essential to protect your health and safety while the site works are ongoing. Unfortunately there is no other alternative to keep you safe and the closures to the walkways, Cronin Street and amenity area are being closed for as long as is absolutely necessary. Durkan is aware that the closures will cause disruption to residents and will work hard to complete these works as quickly as possible. If you have any disabilities or special requirements which will be impacted by these closures, please let us know as soon as possible. Our contact details can be found at the end of this newsletter.

Please see the map on the next page which outlines the alternative pedestrian and traffic routes on the estate while the closures are in place.

## Advised pedestrian and vehicle routes following the site hoarding installation



As part of the development, we will also carry out significant improvements to the estate with improved landscaping and more green spaces. New play areas will be created at either ends of the site. The artists' impression below provides an idea of how the estate will look.

## Layout of planned landscaping for new build development



## WORKING WITH YOU

It's really important to us that we work with residents when we build new homes in Southwark.

Our contractors will keep you informed with regular newsletters that will update you about progress and upcoming works onsite, as well as any other issues that may affect you.

We will also invite a resident representative, from the resident project group that helped shape the development during the design stages, to attend our virtual monthly contractor progress meetings.

## WHERE CAN I FIND OUT MORE?

To find out more about the development, and keep up to date with progress please visit:

<https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/peckham/commercial-way>

## TIMELINE

- 16 Nov 2020** Durkan starts on site  
Footpaths connecting Cronin Street to East Surrey Grove and Pentridge Street closed.
- The blue coloured section of Cronin Street will be closed to pedestrians and vehicles and there will be no parking available on this section of the road.
- Amenity space closed.
- Dec 2022** Cronin Street reopens.
- Feb 2023** Footpaths reopen.
- Spring 2023** Construction Finishes.

## YOUR CONTACTS

### SOUTHWARK

**Camilla Jean-Baptiste** - Project Manager

E: [Camilla.Jean-Baptiste@southwark.gov.uk](mailto:Camilla.Jean-Baptiste@southwark.gov.uk) T: 07593 514 766

**Khang Le** - Project Officer

E: [Khang.Le@southwark.gov.uk](mailto:Khang.Le@southwark.gov.uk) T: 07395 854 757

### DURKAN

**Sonia Allen** – Managing Resident Liaison Officer

E: [Sonia.allen@durkan.co.uk](mailto:Sonia.allen@durkan.co.uk) T: 07775 664 900

**Ron Francis** – Contracts Manager

E: [Ron.Francis@durkan.co.uk](mailto:Ron.Francis@durkan.co.uk)