

First phase of £1bn scheme underway in East London

Berkeley Homes' West Ham regeneration scheme, TwelveTrees Park, is underway with the first phase of homes being constructed by contractors O'Halloran & O'Brien Ltd.

Evergreen Point, the first private sale building within phase one, is a 32-storey tower providing 205 new homes with completions expected in Q3 2025. The building will also house a resident's gym, screening room, business lounge and 24-hour concierge.

Peter Davidson, Operations Director at Berkeley Homes, said: "TwelveTrees Park plays a pivotal role in West Ham's transformation. The successful completion of the first footbridge marks a huge milestone for the site and is a symbol for the progress that we are now making."

"When finished, this scheme will represent one of the best-connected developments in the whole of London with five key transport links serving West Ham station and a new station entrance sitting right at the heart of the scheme. This sits alongside new retail spaces, with cafes and restaurants for a truly thriving community. Most importantly, this 26-acre site bridges the gap between Stratford, the Olympic Park and Canary Wharf."

The first of three major new footbridges connecting TwelveTrees Park to West Ham

station and the existing community were installed in July. Also within the first phase there will also be a new Sainsbury's Local.

The new development includes extensive new retail and leisure quarter, community facilities, acres of open green parkland, as well as providing an exciting new 1,000-pupil East London Science School with a specially designed 'Newton' science garden, sports hall and lecture theatre.

TwelveTrees Park will consist of 40% dedicated affordable housing in collaboration with Peabody with 229 homes for shared ownership and 99 for affordable rent. It will include a mix of one, two and three-bedroom apartments, with the first occupations expected in spring 2024.

At its peak, more than 1,000 construction workers will be on site - with an estimated 8,000 jobs created in total during the construction process and over 268 apprenticeships. 1,200 full-time equivalent (FTE) jobs will be permanently created on completion.

Due for final completion in 2034, the entire £1bn scheme, which includes 40% affordable housing, will span 26.2-acres and provide Newham with 3,847 new homes, alongside 12-acres of open green space and a 4.5-acre Wi-Fi enabled park at the heart of the site.

