



# Lewisham Gateway Phase Two

August 2021

The second and final phase of Lewisham Gateway is currently under way and is due for completion in the Winter of 2023.

Balfour Beatty was named in July 2020 as the principal contractor for the scheme, working on behalf of national urban regenerator, Muse Developments, and the UK's leading build-to-rent operator, Get Living Plc, who will own and operate the scheme as its third London neighbourhood.

The wider Lewisham Gateway scheme is a game-changing development in the heart of Lewisham. The project is being delivered by Muse Developments, the London Borough of Lewisham, the Mayor of London and Transport for London, supported by Homes England.

The scheme will provide 649 new homes, including 424 for market rent, 106 affordable, and 119 for co-living. The co-living homes will be self-contained studio-style flats with shared communal facilities. There will also be 25,000 square feet of retail space, 15,000 square feet of food and beverage space, 10,000 square feet of offices, a gym, a multiplex cinema, and an extensive public realm.



Computer generated image (CGI) of Lewisham Gateway Phase Two

## Welcome

Welcome to the August issue of the Lewisham Gateway Phase Two project newsletter.

In this edition we will be providing an overview of works completed in July, looking ahead to works taking place over the next month, and showcasing some of the areas where we are supporting the local community.

If you have any comments about the Lewisham Gateway Phase Two project, please do not hesitate to call or email Alice Mann our Community and Stakeholder Specialist on: [alice.mann@balfourbeatty.com](mailto:alice.mann@balfourbeatty.com) or 07395 601 088.

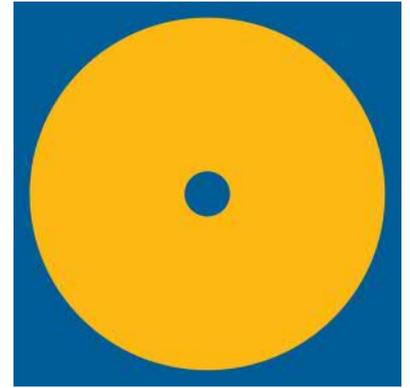


CGI of Building C

# We want to know what you think

Give us your views and share your comments about what we are doing well and where we could improve, using our observation app, available on iOS App Store and Android Play Store.

Search 'Balfour Beatty observations' and give us feedback.



## Project Progress



Site building layout

### Over the last four weeks

This month on building C we have poured concrete for level 5 on C1 and level 4 on C2, and began the structural steelwork for the central podium area.

Concrete has been poured for level 11 on building D1 and MEPH (mechanical, electrical, plumbing and heating) modules have been installed.

On building D2 concrete has been poured for level 14, facade works have begun and prefabricated MEPH continues to be installed.

Concrete was poured on building E level 4 and works began to clear the surrounding area for works to the facade.

### Over the next four weeks

All of the buildings will continue to grow in height as we continue our

concrete pour cycles.

Construction of the structural reinforced concrete frame for buildings C1 and C2 will take place ready for facade installation, and the structural steelwork erection for the cinema frame will continue.

On building D1, the steel framing system facade will be installed up to level 6, and fitout will commence with partitions installed on level 2 at the end of August.

Building D2 will see continued installation of unitised cladding to levels 2, 3 and 4.

Installation of building services plant and equipment in the basement energy centre will continue in building E. Roofing and facade works will commence followed by the installation of roof top steelwork and building services plant.

## Site progress photos

The following images of the site were taken from our time-lapse camera on 1st July and 1st August. The most visible change in the last month is the increased height of the buildings.



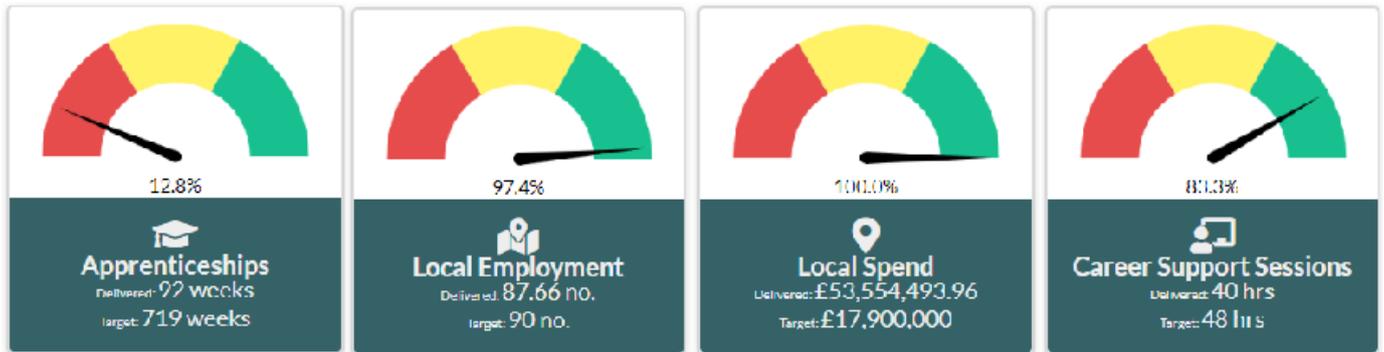
Site photo from 1st July 2021



Site photo from 1st August 2021

# Social Value and Community

We continue to use the Social Value Portal to accurately measure and report the additional value we are generating locally through the activities and initiatives we are carrying out, such as employing local people and providing apprenticeships. To date, Lewisham Gateway Phase Two has generated a social value of **£60,586,483** to the local community.



## St Matthew Academy Careers Day Support

On 9th July St Matthew's Academy ran a careers day for their year 10 students to provide them with information about different careers and improve their employability skills. Our Community & Stakeholder Specialist visited the school in the morning and ran 3 sessions for students, with groups of 30 students rotating around employers to listen to different presentations. She spoke to them about the Lewisham Gateway Project, her career and route into the industry and roles in the construction industry, before running a short activity.

In the afternoon, one of our Emerging Talent Development Managers delivered an assembly to the students about graduate and apprentice pathways within Balfour Beatty and highlighted the range of careers that are available within the company.

## Advanced Health and Safety Training

On Monday 26th and Tuesday 27th July we organised for a Balfour Beatty trainer to visit the Lewisham Gateway project to deliver the 2-day CITB accredited Site Supervisor Safety Training Scheme (SSSTS) course. The course is aimed to upskill people in the construction industry who are considering, or currently

carry out, supervisory responsibilities.

Spaces on the course were offered first to Lewisham residents working on the project and were then opened to those in the local borough who would benefit from the training. Course details were sent to a variety of organisations to determine interest, and we received lots of interest with responses from Barnardo's YouthBuild, Women into Construction, and the Lewisham employment advice service putting forward candidates.

11 attendees completed the course, all of whom passed the test to gain the certificate and achieve the accreditation.

## Raffle

The Friends of Prendergast Vale School run an annual summer raffle with the aim of raising funds for the school through engaging with businesses and organisations that are local or investing in the borough.

They got in touch with the Lewisham Gateway Project to see if we could support this year. The team thought it was a great way to help a local school and donated a Samsung Tab A7 and a £200 voucher to the local Vinothec Social restaurant.

## One year on site

This month we celebrated one year of work on site at Lewisham Gateway Phase Two. Since the project commenced on 13th July 2020, we have made significant progress as shown in the below images. We have completed over 474,000 hours of work on site, carrying out major groundworks, installing foundations to support the buildings, pouring hundreds of loads of concrete, installing new on-site offices, building three substations and fitting prefabricated modules and facade panels. We have grown from a small site team to having over 250 operatives on site and will only continue to grow the workforce as fitout begins.





CGI of Lewisham Gateway



CGI of Building D1

## Working hours

Monday to Friday  
08:00 - 18:00 (quiet works 18:00-21:00)

Saturday  
08:00 - 13:00 (quiet works 13:00-21:00)

We are limiting evenings when we will work past 6pm to only when necessary for deliveries or material movements around site.

If you have any queries please get in touch.

## Job vacancies

All of our roles are advertised on the Lewisham Construction Hub. If you are interested in applying, please click [here](#) or search 'Lewisham Construction Hub' on Google.

## Get in touch

If you would like any further information, please contact us using the details below and we will get back to you as soon as possible.

Alice Mann

Community and Stakeholder Specialist

River Mill Two, Ground Floor, Lewisham, SE13 5FQ

E: [alice.mann@balfourbeatty.com](mailto:alice.mann@balfourbeatty.com)

M: 07395 601 088

### Out of hours help:

For out of hours emergency contact, please contact our 24/7 helpline team free on

Phone: 0800 121 4444

Email: [help@balfourbeatty.com](mailto:help@balfourbeatty.com)

## September newsletter

The next issue of the Lewisham Gateway Phase Two newsletter will be distributed w/c 6th September.