

CONSTRUCTION UPDATE

Your York Gardens
July 2024



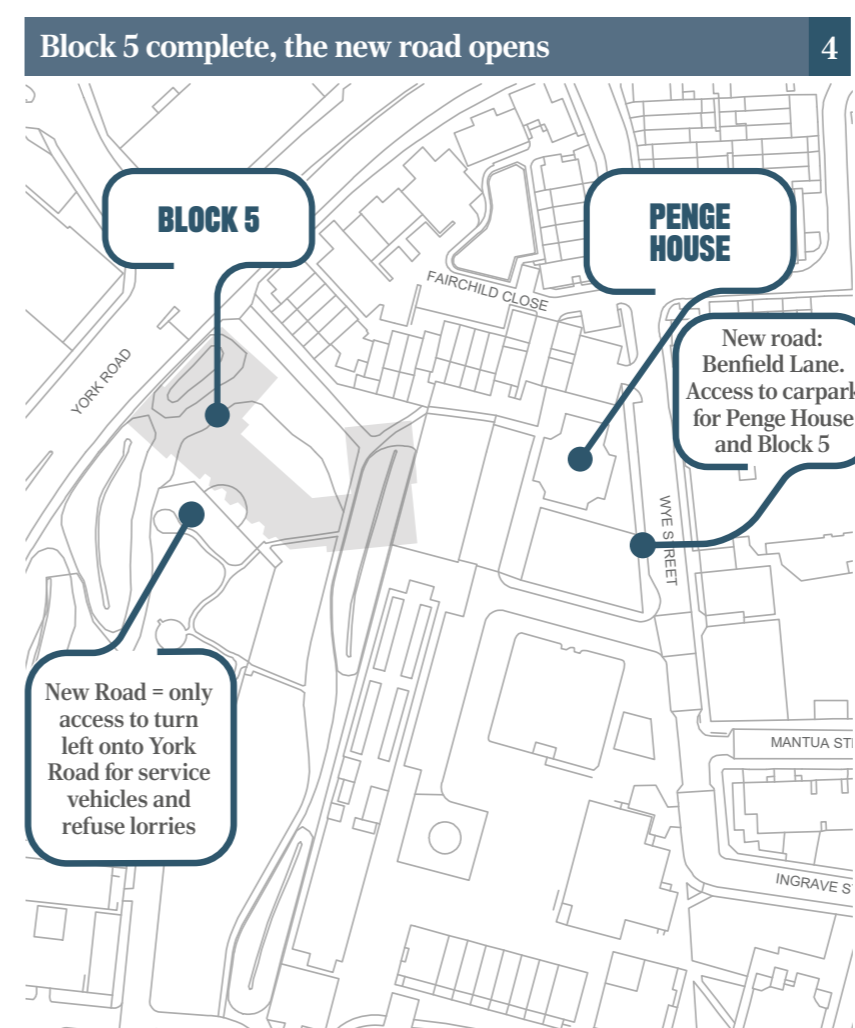
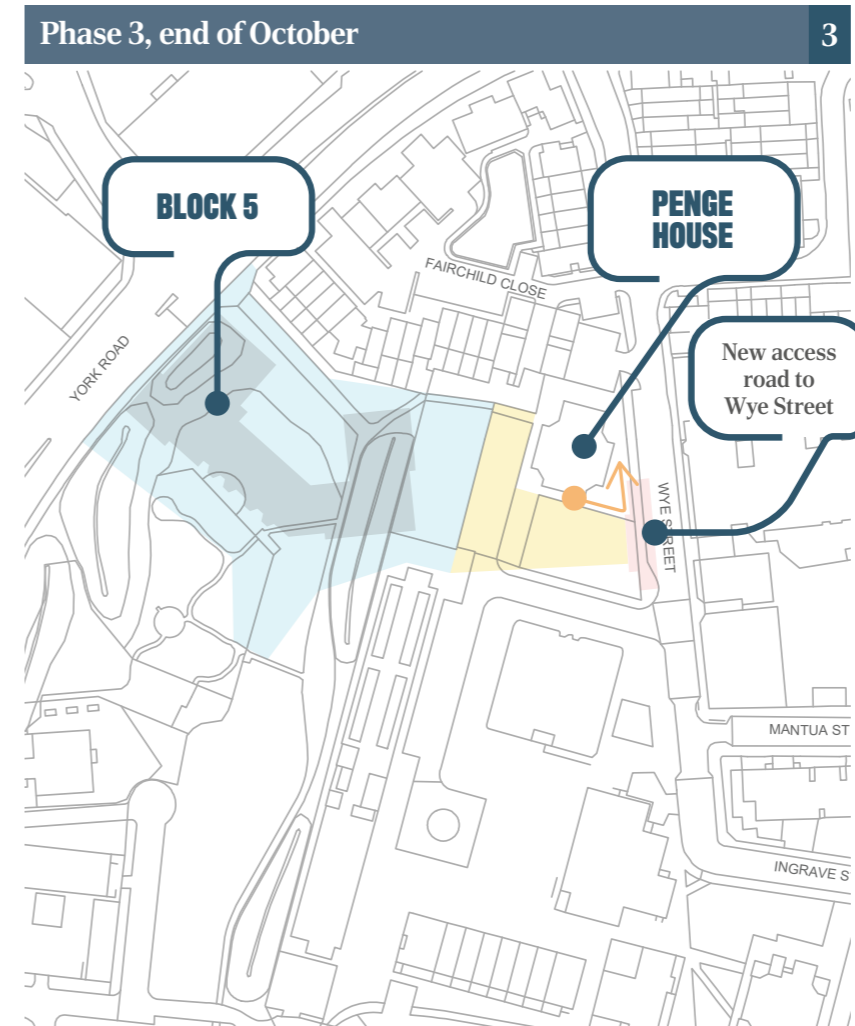
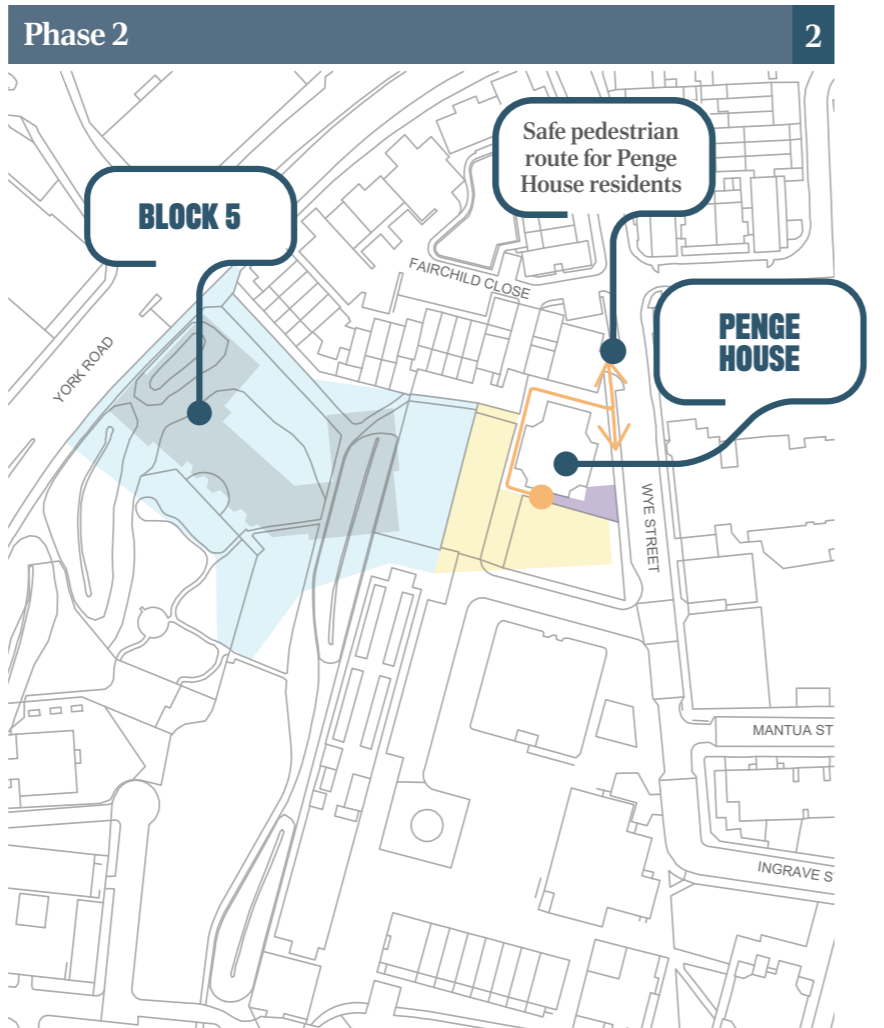
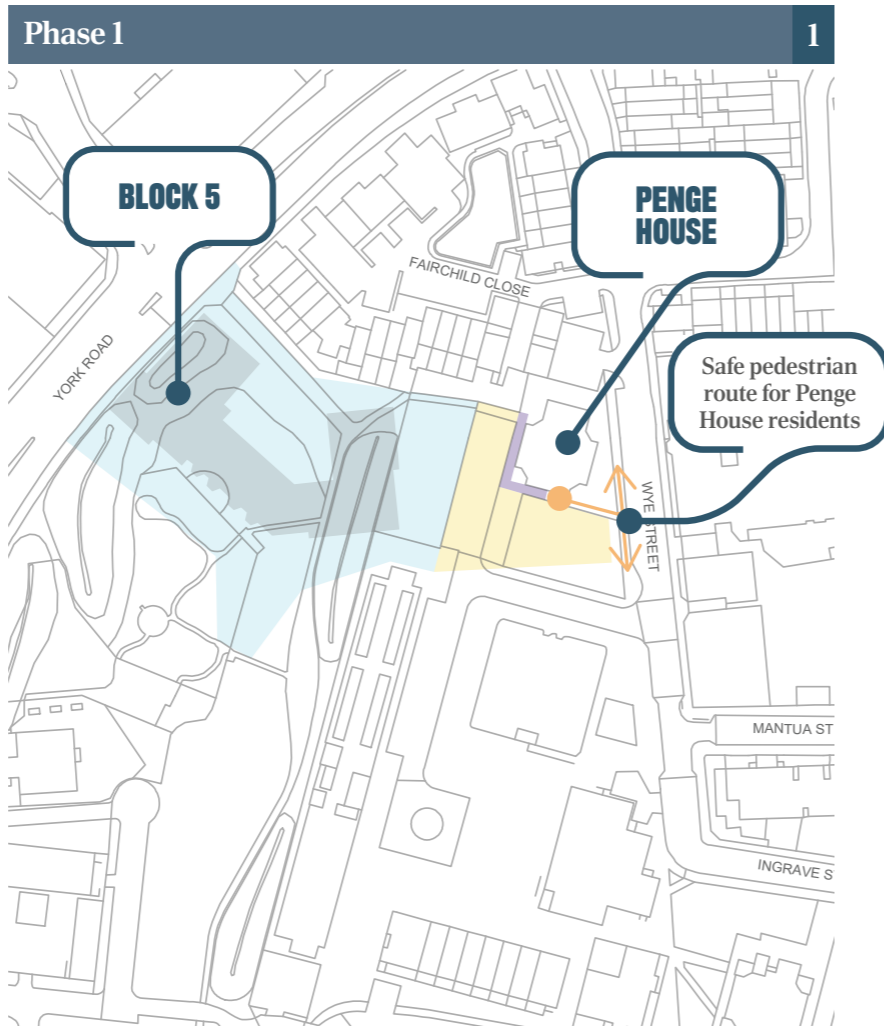
**YORK
GARDENS**

BENFIELD LANE CONSTRUCTION

Bennetts Construction Ltd will commence work on the new road which connects between Wye Street, opposite Falconbrook School, and York Road, in a phased delivery programme starting on the 17th July 2024. They will ensure pedestrian access is maintained to Penge House at all times, although the access will be diverted for periods as detailed below.

Phase 1 - The area in front of Penge House will be restricted by Heras fencing whilst the road, landscaping, and the paving area between the new block 5 and Penge House is undertaken. These restricted areas are indicated in yellow and purple on the Phase 1 diagram. The area in yellow will be restricted until the all the works to the road are complete in full, which is anticipated to be in October. The area in purple is anticipated to commence at the end of July/beginning of August and residents will only be able to access Penge House from the Wye Street direction during this phase of works. This work is expected to take 3 - 4 weeks.

Phase 2 - The area in front of Penge House (in yellow on the map) will continue to be restricted but the fencing will be relocated to the Wye Street side of Penge House to enable pedestrians to continue to access Penge House from the car park side of the building whilst new paving is completed between the main front entrance door and Wye Street, as indicated in purple on the Phase 2 diagram. This work is likely to take 2-3 weeks. Once phases 1 and 2 are complete pedestrian access will be restored in full to Penge House, with the new paving accessible on both sides of the block.



Phase 3 - The remaining element of road construction outside of Penge House will continue through September and is expected to complete in October.

The new road will serve the car park between Block 5 and Penge House, for residents. It will also serve as a service road, for permitted vehicles only. Permitted vehicles will include the emergency services, refuse lorries and deliveries to the commercial unit beneath block 5 only. Only these vehicles will be able to turn left on to York Road, through a controlled access barrier. The road will not be accessible to private cars.

KEY

- Block 5 construction area
- Site clearance and new access road construction area
- Footway construction area



CONTACT

If you have any questions about the work mentioned in this leaflet or the Winstanley and York Road regeneration scheme please contact us on either:

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