

THE COUNTRYSIDE TEAM



Charlie Hughes
Project Manager



Adrian Iacob
Associate Construction
Director



Mateusz Sawicki
Senior Site
Manager



Dariusz Jaszczynyn
Senior Site
Manager



Malcolm Wood
Project
Director



Mark Ludlow
Associate Development
Director



Adam Baker
Senior Development
Manager



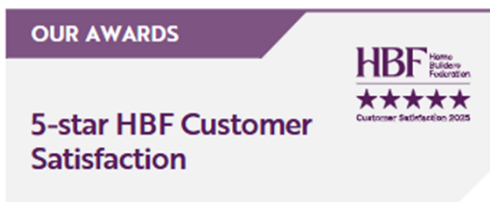
Emily Maclean
Assistant Development
Manager

The Countryside team is working with the Royal Borough of Kingston upon Thames to deliver new high-quality 'greener homes', new gardens, play areas, streets, improved community facilities, new jobs local training opportunities and an enhanced estate layout to provide a brighter and safer neighbourhood.

If you have any construction-related queries or concerns, please contact wl.cre@vistry.co.uk or Out of Hours Security on **0800 195 4071** (site working hours are 8am to 6pm (Monday–Friday) and 8am to 1pm (Saturday)).

Company Awards and Nominations

Vistry won Overall Developer of the Year at the LABC 'The Bricks' (2025), and achieved Silver Award in the NextGeneration Benchmark (2025) demonstrating our ongoing commitment to sustainability, responsible development and continuous improvement as well as 52 site quality awards in 2025. Regional (West London) wins include Best Community Project category for the Women into Construction event, BPIC Awards (2025) and WhatHouse 2025 Best Partnership Scheme GOLD (2025)



THE ILLUSTRATIVE MASTERPLAN

Summary

- A mixed use development, providing 2,170 homes
- 290 sqm of flexible office floorspace
- 1,395sqm of flexible retail/commercial floorspace
- 1,250 sqm community floorspace (Use Class F2 - designates buildings or land used for Local Community Purposes)
- New publicly accessible open space

Within Phase 1

- 452 homes
- 1,250 sqm community floorspace
- 290 sqm of flexible office floorspace
- 395 sqm of flexible retail/commercial floorspace
- New publicly accessible open space and associated access, servicing, parking, landscaping works



PHASE I – OVERVIEW



Phase 1A – Daffodil Walk

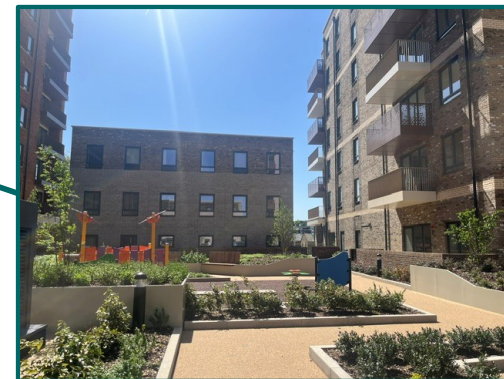


**Phase 1A – Block B
(44 Homes)**



Phase 1C – Block C CGI (202 Homes)

Phase 1B – Block E (206 Homes)



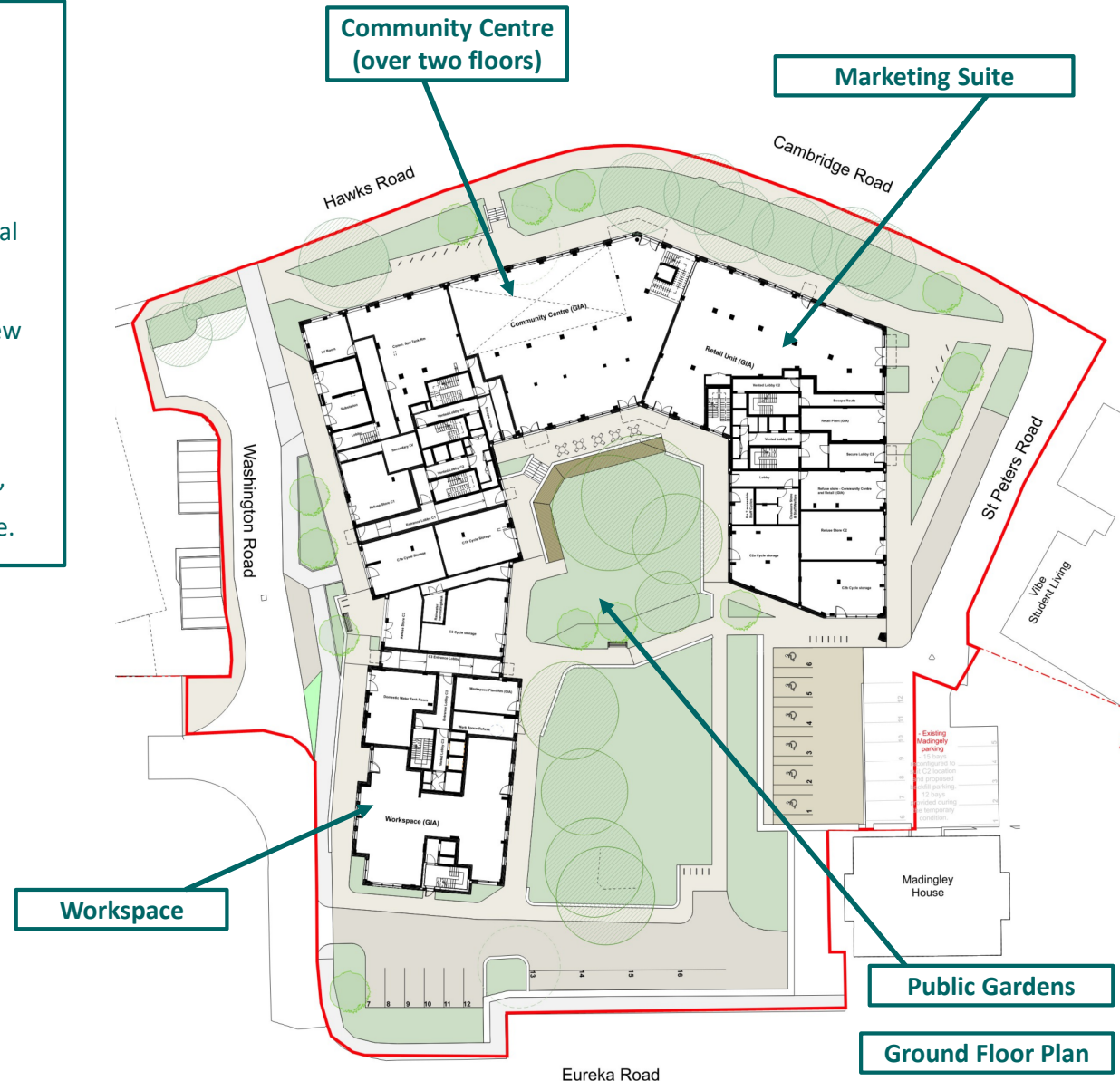
BLOCK C

Phase 1C Detailed Planning Permission

- Block C, located at the northern boundary of the Site, consists of 202 homes, non-residential floorspace, central public gardens, and new accessways and landscaping.
- The Block consists of three cores arranged in an L shape around central public gardens.
- The Ground floor units in Block C are non-residential and include a new community centre, affordable workspace, and retail space.
- The cores are between 10 – 13 storeys.
- Following sign off from the Building Safety Regulator received in April, Block C construction can now commence with piling beginning in June.



Block C CGI



CONSTRUCTION SEQUENCE



- Hoarding
- Welfare facilities

- Soft strip out
- Building demolition

- Pile mats
- Piling

- Below slab drainage
- Ground beams

- Services
- Drainage

- Columns & walls
- Floor slabs

Block C Progress

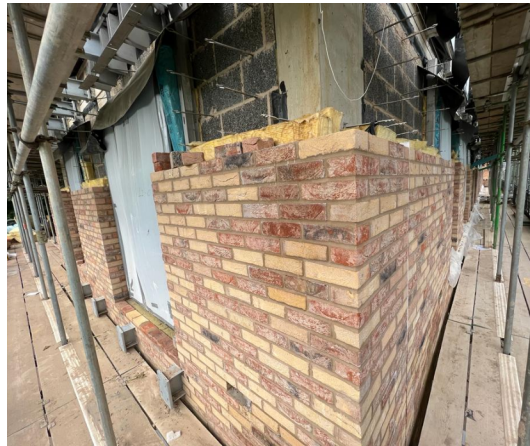


Complete at present date



Next steps

CONSTRUCTION SEQUENCE



- Progressive lifts (floor-by floor)

- Windows
- Outer brickwork

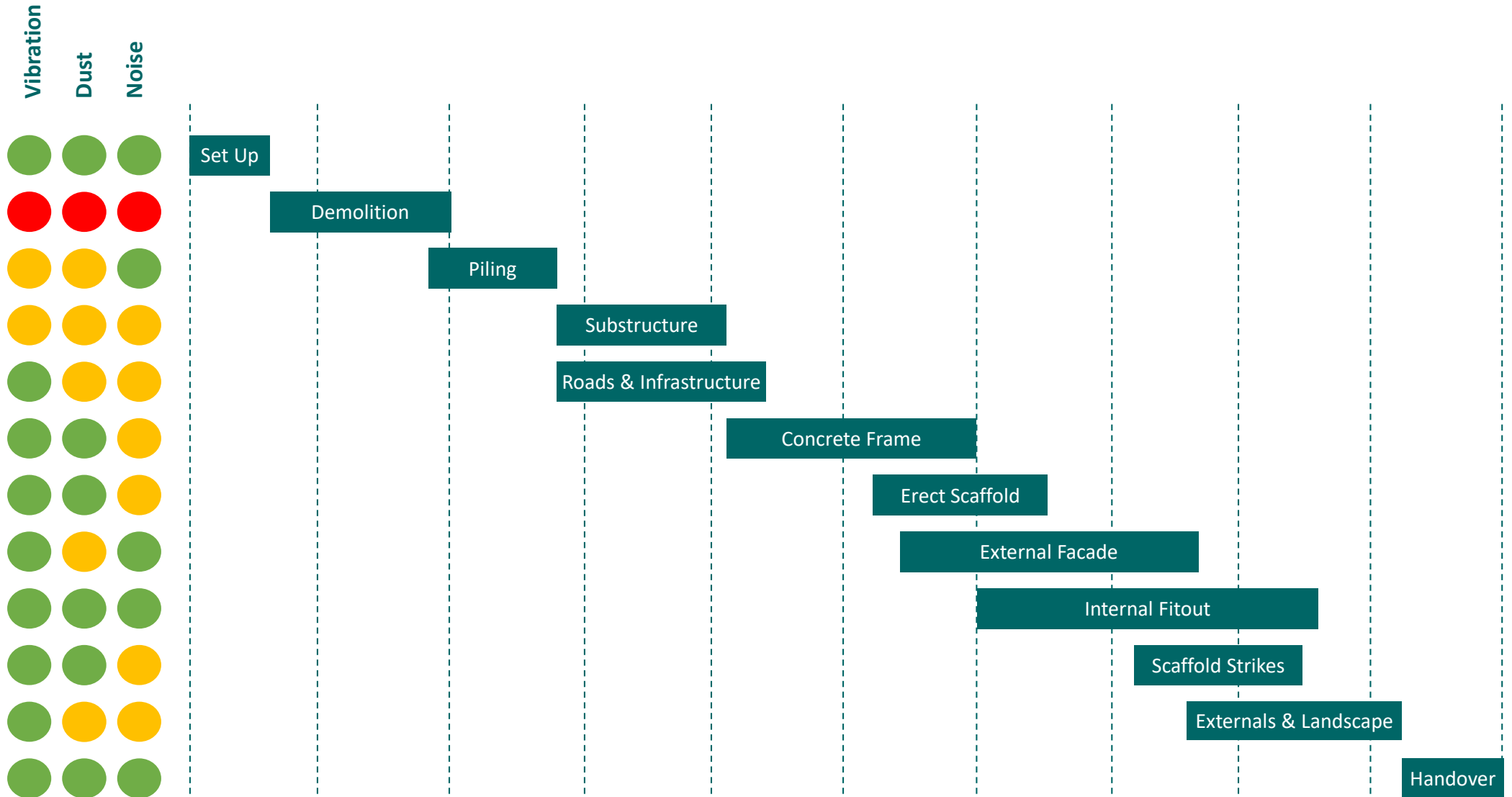
- Kitchens & bathrooms
- Internal finishes

- Progressive lifts (floor-by floor)

- Footpaths & Roads
- Landscaping

- Completion
- Occupation

MINIMISING DISRUPTION



MINIMISING DISRUPTION MEASURES

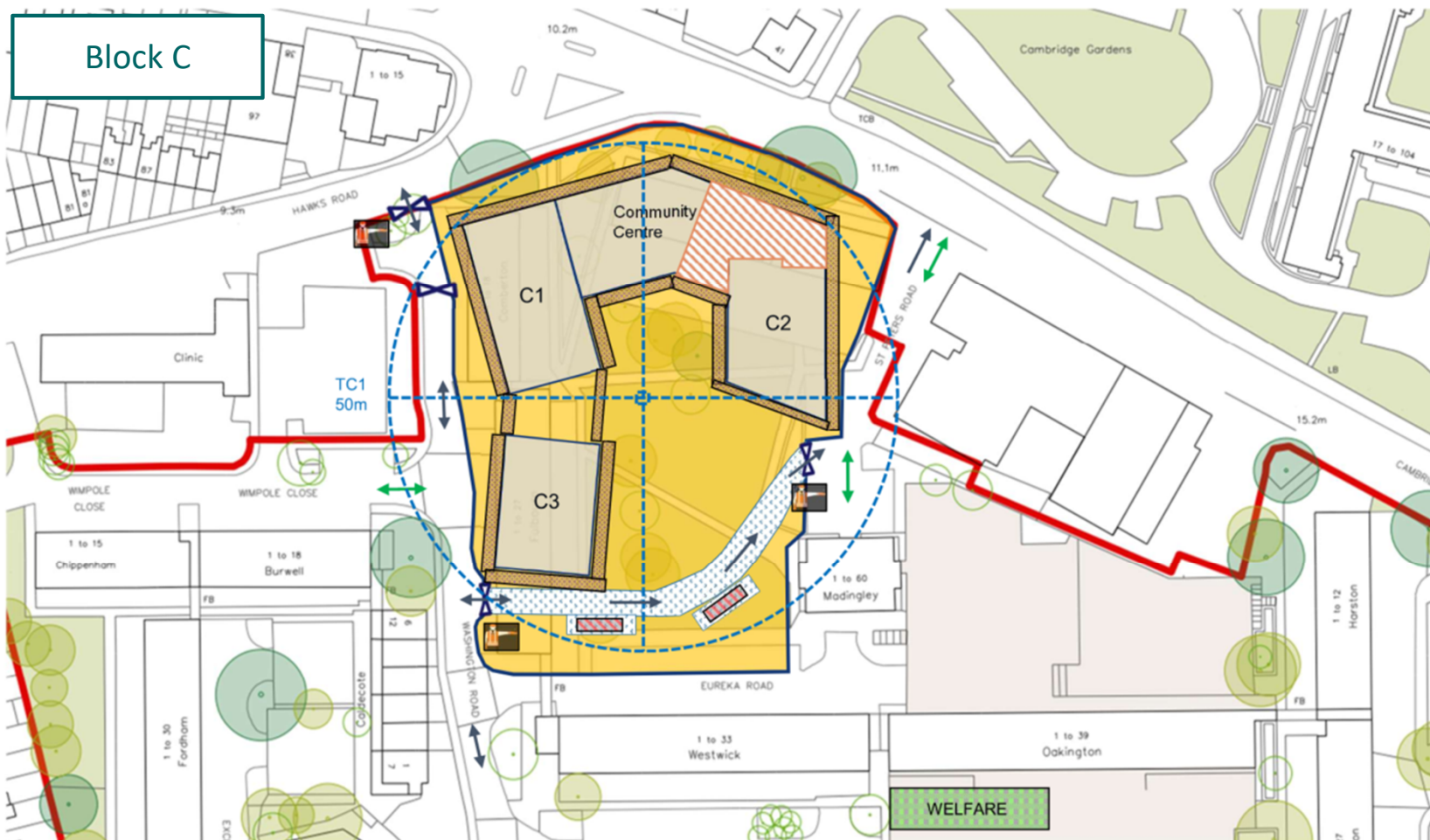
While construction inevitably impacts our neighbours, measures are in place in an effort to keep disruption to a minimum.

These include:

- Dust suppression
- Environmental monitors (noise, vibration and dust)
- Wheel washing
- Strict vehicle routes
- Strict working hours
- Scaffold sheeting



SITE ACCESS & LOGISTICS



KEY:

- PUBLIC VEHICLE ACCESS
- SITE VEHICLE ACCESS
- PUBLIC PEDESTRIAN ACCESS
- HOARDINGS
- GATE
- SITE COMPOUND
- UNDER CONSTRUCTION
- TRAFFIC MARSHALL

Construction work hours:
0800 – 1800 Monday – Friday
0800 – 1300 Saturday
No Sundays or Bank Holidays

All construction traffic will enter via the existing dedicated construction entrance at the junction of Washington Road and Hawks Road. Smaller vehicles will exit via Washington Road. Larger vehicles will exit via St Peter's Road. No vehicles will be allowed to use Somerset Road.

Employment and Training

Through the regeneration at Cambridge Road Estate, our work has created real opportunities for local people. We have helped provide apprenticeships and NVQ training, employed local residents, and offered work experience and internship placements. We have also worked with a local business to support work on site.

We regularly work with youth groups, schools, and universities to give young people new opportunities, build confidence, and help them develop skills for the future.

- So far, we've delivered site visits, taster days, assemblies and work experience to 658 local young people.
- We've attended careers events with approximately 1,200 participants overall.
- Opportunities are available through our supply chain – please get in touch via WL.CRE@vistry.co.uk



Amira enjoying her paid internship



Kingston University student visit

The Community Board & Community Chest

The Community Board, established in June 2020, brings together CRE residents, community groups, councillors and council officers to represent the community and help shape the regeneration programme. It works with the CRE regeneration team to ensure local voices are heard as plans develop.

The Community Chest is part of the joint venture's Social Value commitments, providing annual funding, to date £151,000 has been allocated on 35 local initiatives chosen by the Community Board., including a basketball camp, intergenerational activities and a cycle care project.



Basketball Camp funded by the CRE Community Chest



Kingston University Quantity Surveying student visit