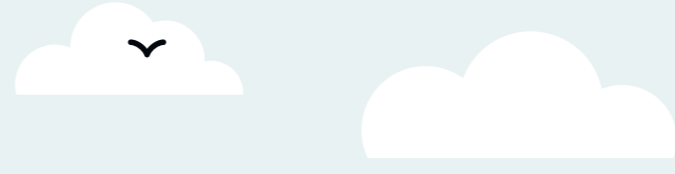


Welcome - An apology to you...



Dear all,

During 2019, design work on your new estate slowed down.

Legal and financial arrangements between Riverside and Bellway to secure the partnership have taken longer than anticipated. Documents were finalised and approved by Riverside and Bellway Boards during autumn 2019.

Design work is now progressing well and we are holding regular meetings with Lambeth council to discuss our proposals.

We will continue to consult with you throughout the regeneration process and apologise sincerely for the delays to the programme.

Yours sincerely,

Riverside & Bellway

Your views matter

We welcome your comments and ideas as we progress into the detailed design of your new estate

The purpose of this workshop is to discuss with you and bring you up to date on...

- 1 ...what has been happening since the ballot in December 2018
- 2 ...the updated masterplan design following recent conversations with the planners

Following recent conversations with the planners, we presented the updated design that you will see during tonight's event, and it would be great to understand your views on how the design is progressing, along with any concerns that you may have.

Working together

Shape the future of the Riverside Lambeth Estate



What we've done and what's happening next?

AUTUMN 2019



Design team **re-mobilisation** and re-commencement of design development

EARLY-MID 2019



Initial design work responding to residents' and planners' comments

DECEMBER 2018



Residents' Ballot

SUMMER/MID-2020



Planning Submission to Lambeth Council

AUTUMN 2020



Lambeth Council grant planning permission (**estimated November 2020** - subject to the council's planning processes)

MID-2021



Construction starts on site



The balloted scheme and the planners' comments...

We have received a range of comments from the planners, and here are a few:

The central blocks set back along Flaxman Road break up the mass of the buildings - **this is positive**

The planners did not want to see projecting balconies on the top floor of the central blocks

The design of the tower block needs to be worked through in more detail - any height in this area needs to positively contribute to the feel of the local area

The entrance to the site along Flaxman Road, and the exit along Lilford Road are acceptable

The planners have concerns about the height and width of the tower - **it is too visible from the local area?**



The masterplan - your comments...

What you said on...

...the balloted design

1. Concerns over the size of rooms
2. Choice for living room & kitchen area to be open plan or separate.
3. Quality and amount of indoor/ outdoor space
4. Retain community hall & communal play space

What we're doing...

- 1 & 3. All rooms will be design to **meet or exceed** areas required by Lambeth and the GLA
2. We are working to give this choice to **as many existing residents as possible**
4. The community hall **will be re-provided within the new buildings**

...the layout

1. Accessibility for the elderly/ disabled
2. Some residents liked that there was one entrance in and out of the estate
3. All parking will be for existing and disabled private residents

1. There will be **step-free access to all homes** on the estate
2. We are looking into keeping a single vehicular entrance onto the estate

...building heights

1. The tower block - many residents think there is no need for 16 storeys on the estate
2. Residents are concerned that the height of the buildings will block sunlight into the homes

1. We have taken the residents' and planners' comments on board and are **looking to reduce the tower height**
2. Each home will meet daylight/ sunlight requirements

What you said on...

...the example homes that you visited

1. Residents do not want floor to ceiling windows in all rooms

What we're doing...

1. We will design raised window sills for all bedrooms and only have full height windows for living rooms

...open spaces

1. Concerns over security in the open and play spaces
2. Many residents are concerned with teenagers congregating in the open/ play spaces
3. A lot of residents asked for space for children to play

- 1 & 2. The Estate will meet Secured by Design Standards approved by the Metropolitan Police, and Riverside will agree an estate management plan **to ensure the estate is kept safe and secure.**
3. Children's **play space will be provided** in line with GLA requirements

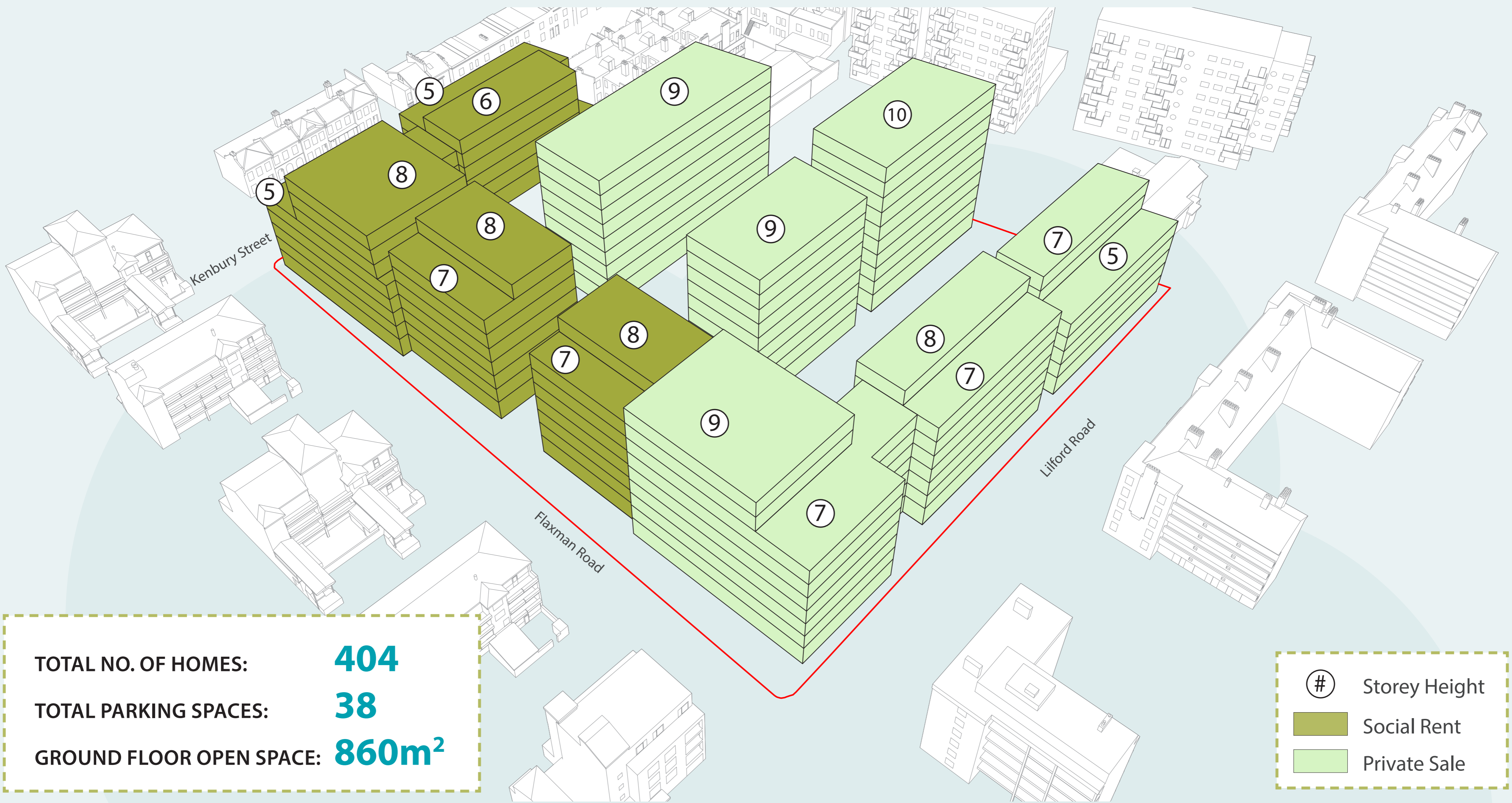
...materials

1. Most residents would like to see brick buildings on the new estate
2. Residents would like a range of balcony types across the estate - projecting, inset or semi-recessed balconies

1. Each of the new buildings will be brick
2. Both the planners and residents would like to see a range of balcony types, and this is what we are looking to provide

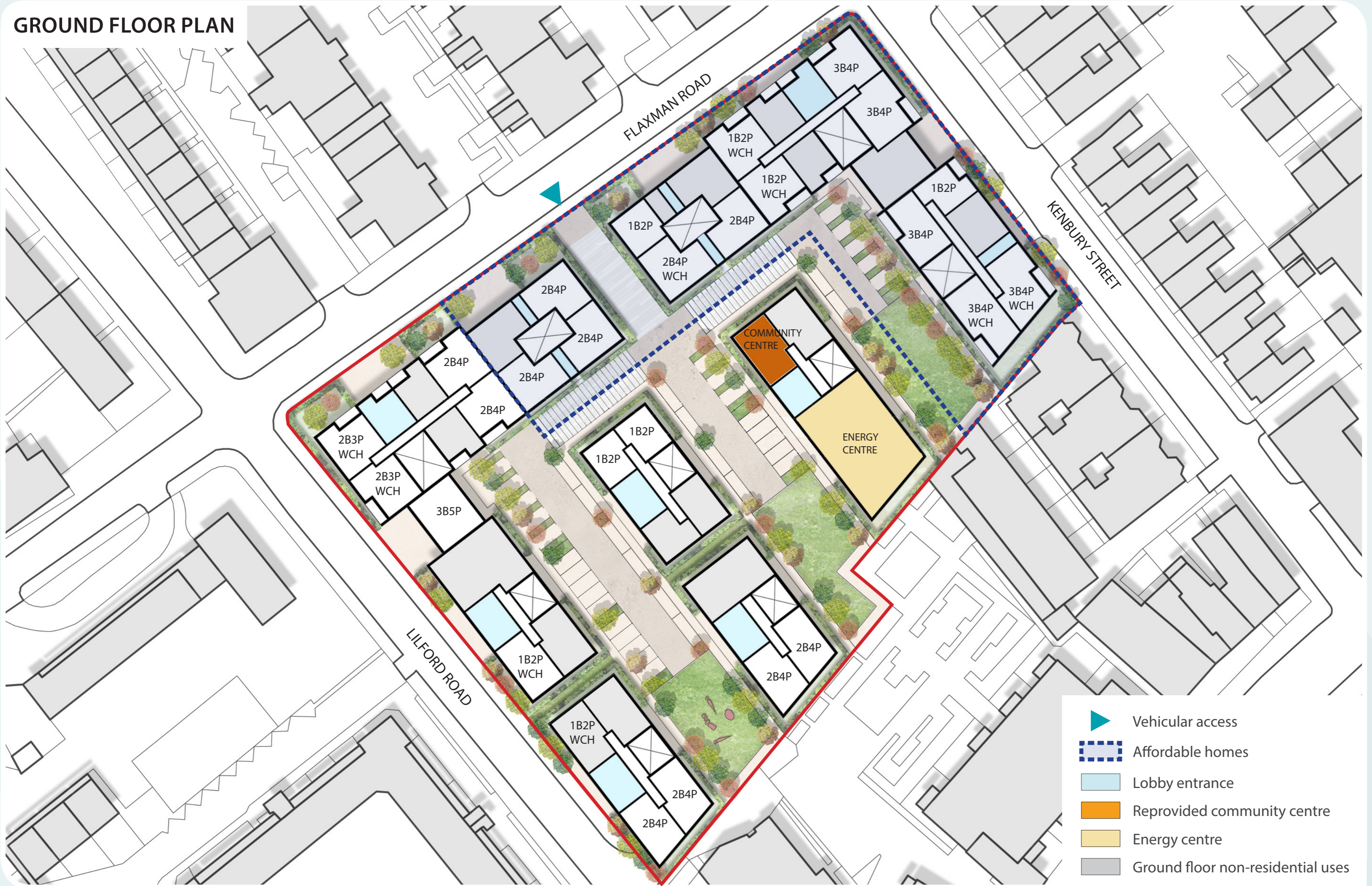


The updated design...

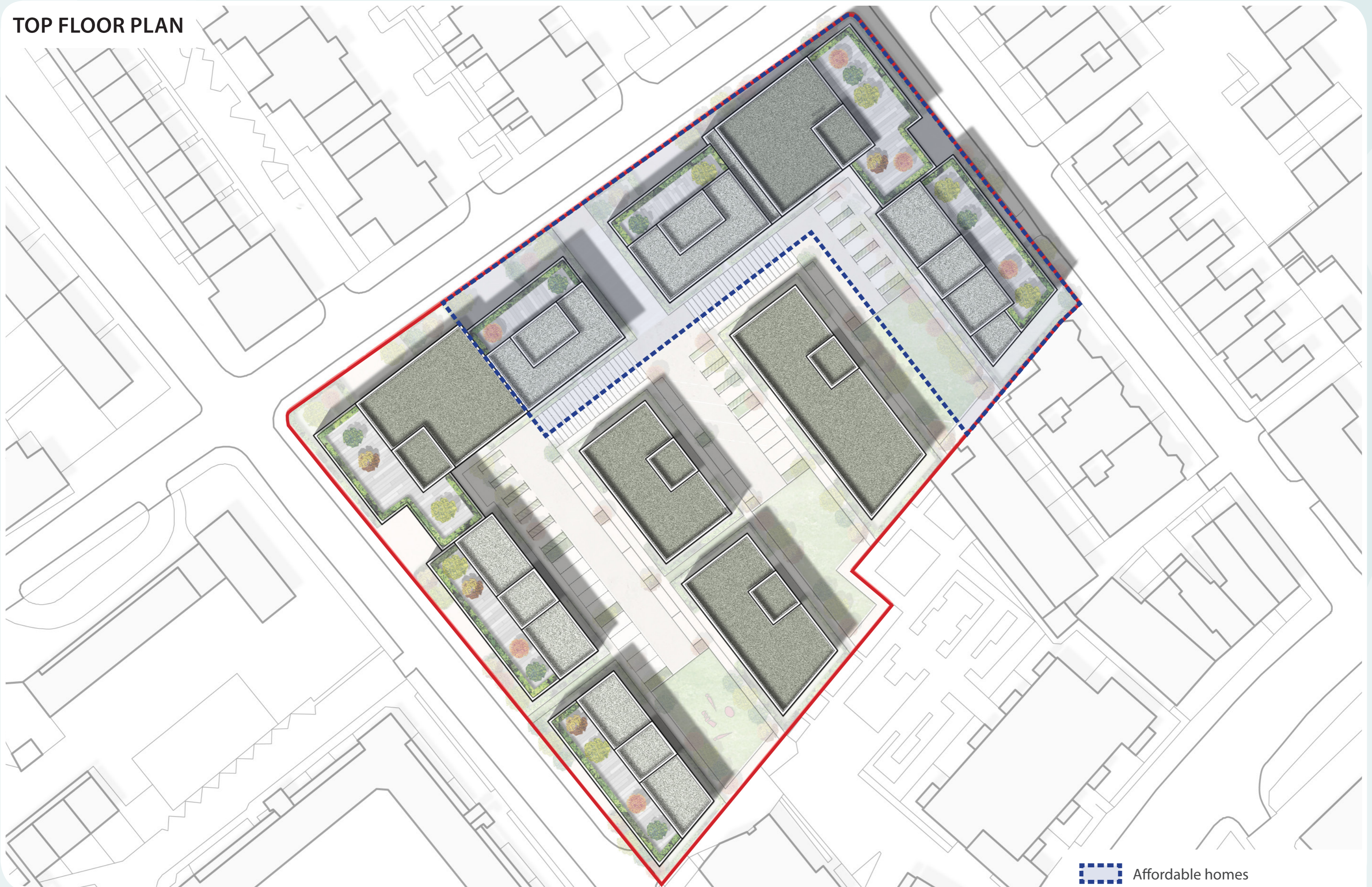


The updated design...

GROUND FLOOR PLAN



TOP FLOOR PLAN



Your thoughts on the updated design...

...building heights:

...access to the site -
vehicular and
pedestrian access to
the site is now from
Flaxman Road, and not
Lilford Road

How do you feel about
this change:

...overall comments:



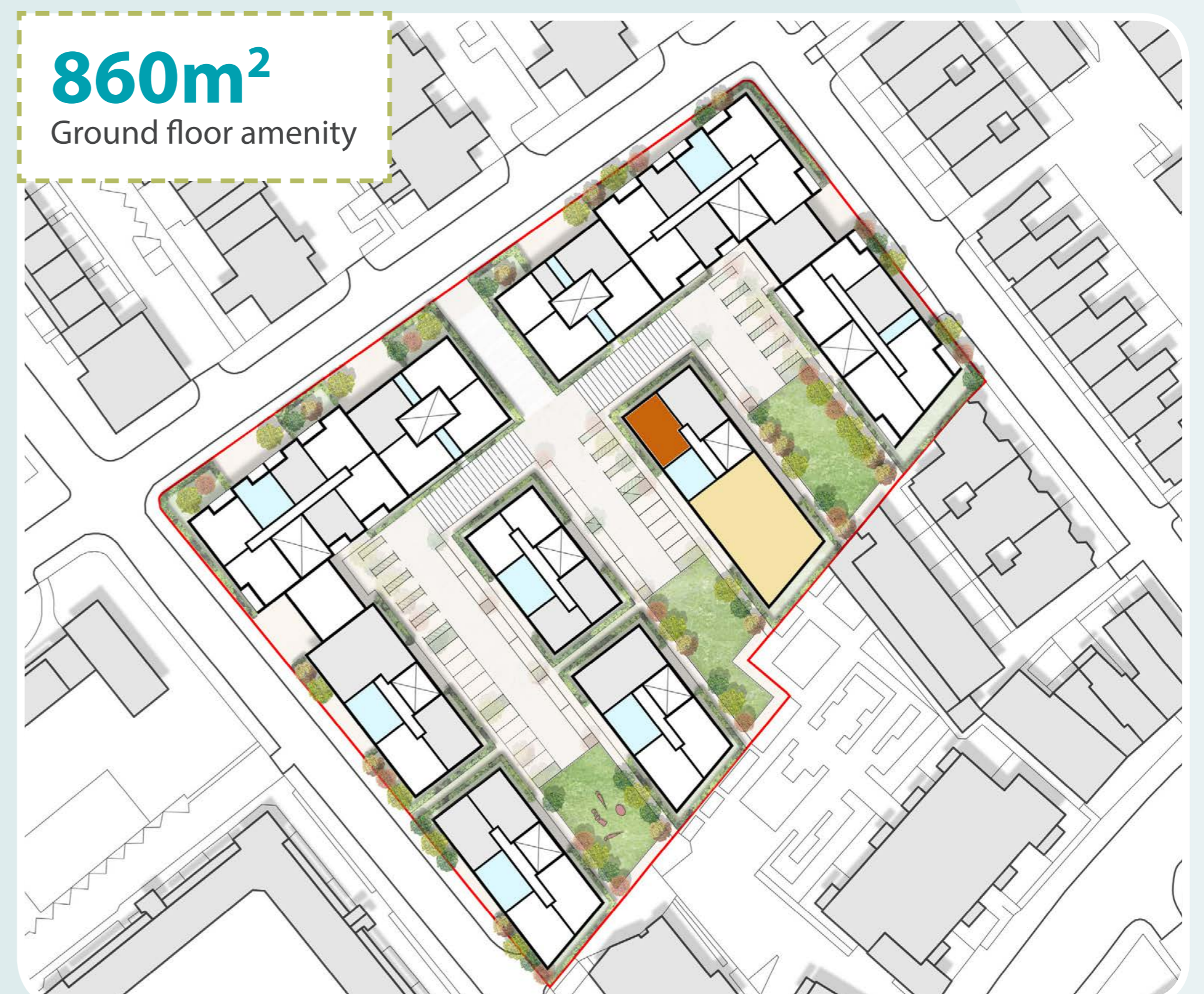
Ball court and external open space...

Public open space in the local area

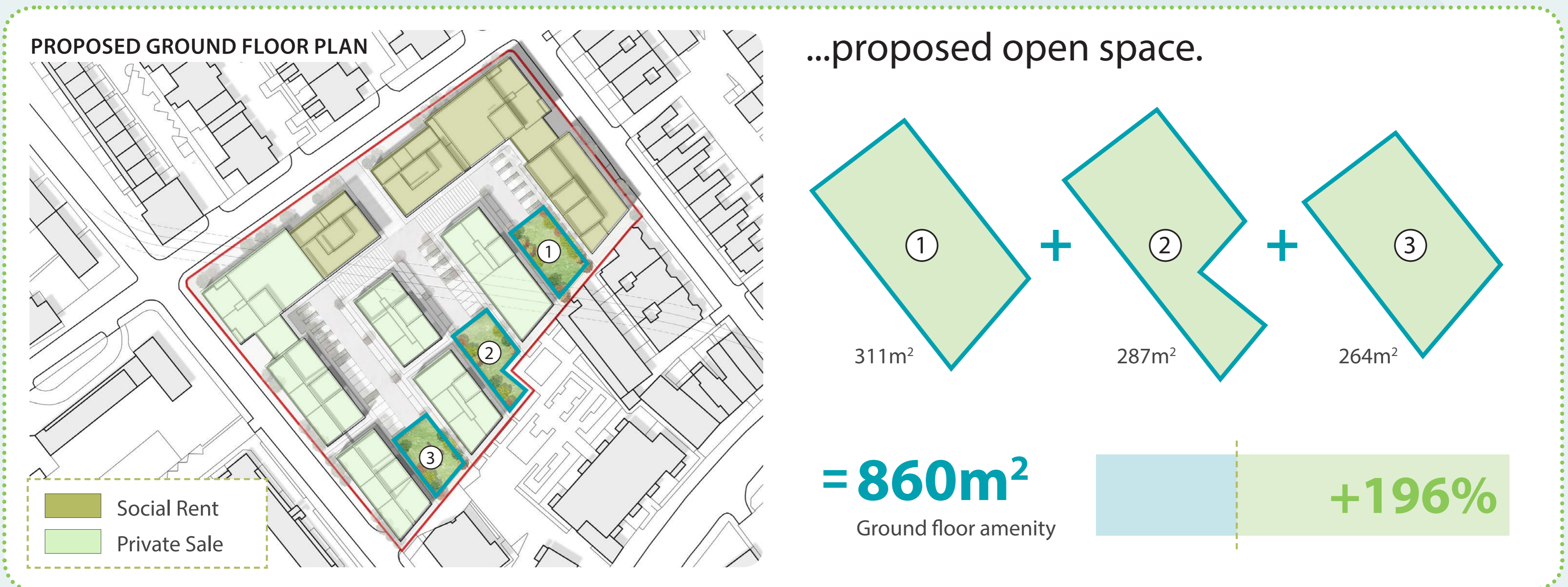
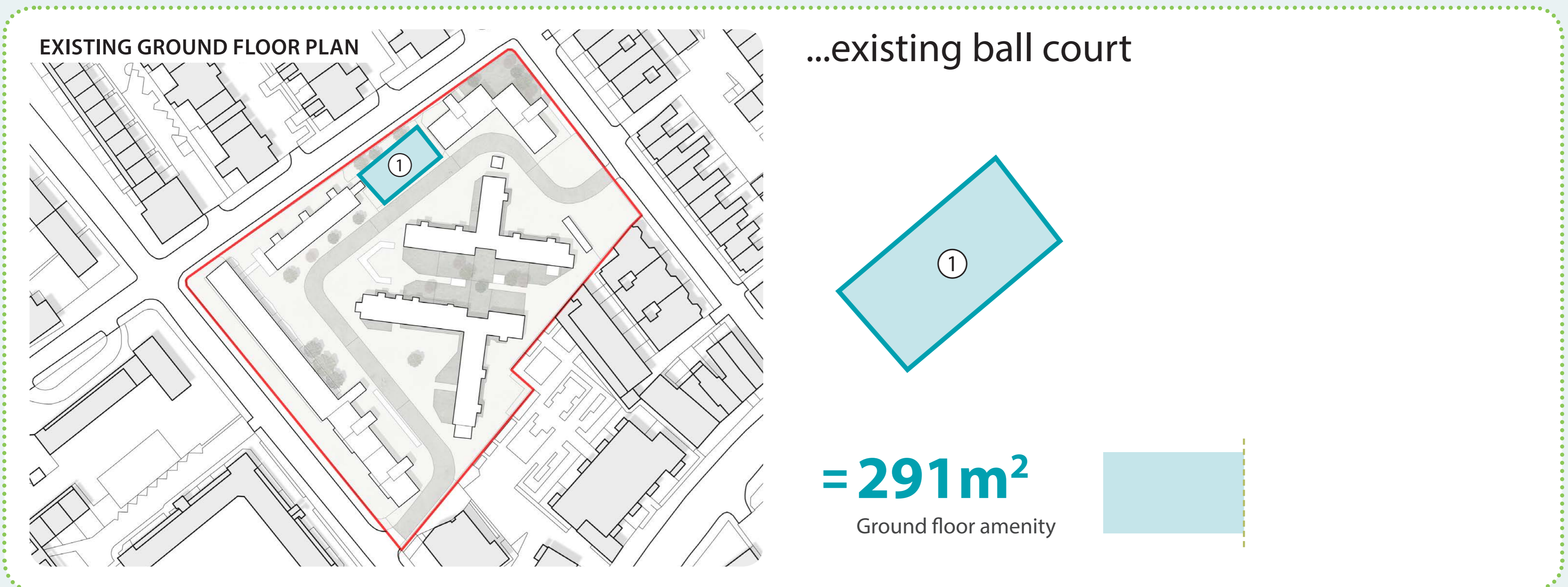


Ground floor open space strategy

- Amenity space is provided through 3 safe and secure communal gardens that are situated along the southern boundary of the site.
- Every communal garden will be accessible to all residents on the estate.
- The communal garden spaces will be overlooked by the new homes to ensure that they are safe and secure.



Ball court and external open space...



We are **not** proposing to reprovide the ball court. Instead, we will design the open space according to feedback you have previously given us.

Please let us know how you feel about this:



The parking strategy...

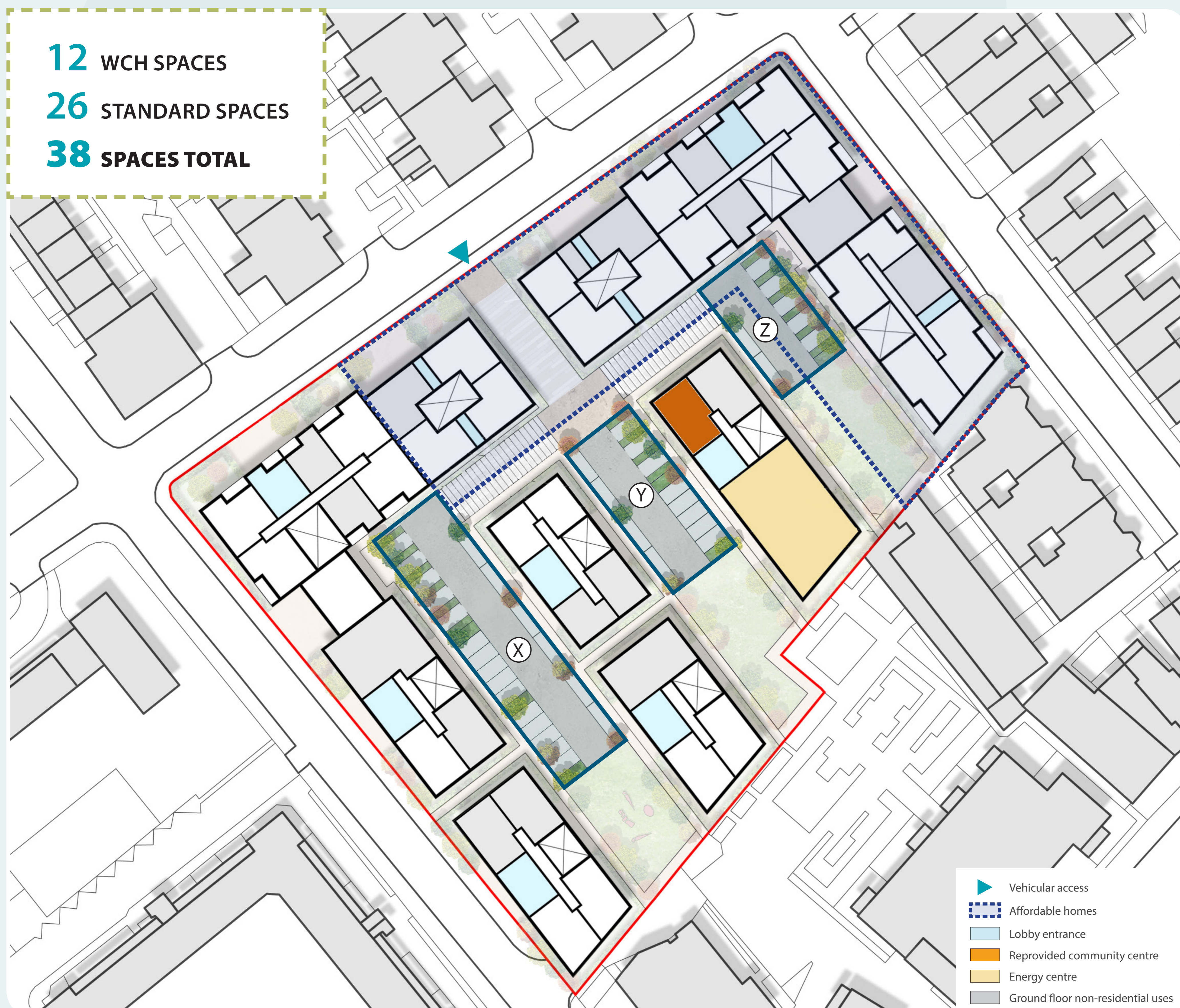
Parking on the site has been designed to create 3 distinct character areas:

- 1 Three parking bay zones (X, Y & Z) between the blocks provide a total of 38 parking spaces
- 2 Separating the parking areas ensures that wheelchair accessible parking bays are kept as close to wheelchair accessible homes as possible and building entrances.

Each of the parking zones have been broken up with regularly spaced green/ landscaped zones to reduce the visual impact of the parking on the estate.

Homes overlook the parking zones to ensure that vehicles are safe and secure.

All parking on the estate will be for existing residents and disabled private sale residents.



Our pledges to you...

Riverside will:

- 1 Keep the existing community together – all current residents will be offered new homes on the estate
- 2 Manage the development so that residents can stay in their current home until they move into their new home
- 3 Provide all existing tenants with new homes built to modern standards and to a size that meets your housing needs
- 4 Help you through the development by compensating you with a home loss and disturbance payment
- 5 Keep the same security of tenure and the same levels of rent for all existing tenants
- 6 Provide homes that are more energy efficient, more accessible and will have modern kitchens and bathrooms
- 7 Improve security across the estate through design and management
- 8 Provide private outdoor space for all residents either via a balcony or private garden
- 9 Improve accessibility to buildings with lifts, maintaining security with fob and intercom systems
- 10 Provide new landscaped communal areas outdoors for residents of all ages to enjoy
- 11 Build new homes on the estate which will be for sale and will help fund the new and improved homes for existing tenants.

The planning process - what's happening and when?

DECEMBER 2019

RSG Consultation

Lambeth Pre-App Meeting 1

Residents' Consultation Event 1

Residents' Consultation Event 2

1. Resident Event 1:
- Amendments to masterplan & built form in response to resident feedback and LBL planning comments

2. Secure By Design Workshop 1

1. Resident Event 2:
- Building layouts & home layouts with options where possible for open-plan kitchen/ living/ dining
- Balcony types - projecting/ inset

2. Lambeth Pre-App Meeting 2

Wider Community Consultation Event 2

Residents' Consultation Event 4

Residents' Consultation Event 3

Wider Community Consultation Event 1

1. Resident Event 4:
- Proposed Planning submission design

2. Lambeth Pre-App Meeting 4
3. GLA Meeting

1. Resident Event 3:
- Building elevation appearance
- Landscape design
- Decant location & timeline

2. Lambeth Pre-App Meeting 3
3. Lambeth Planning Committee Members Briefing
4. Secure By Design Workshop 2

EARLY SUMMER 2020

PLANNING SUBMISSION TO LAMBETH COUNCIL

