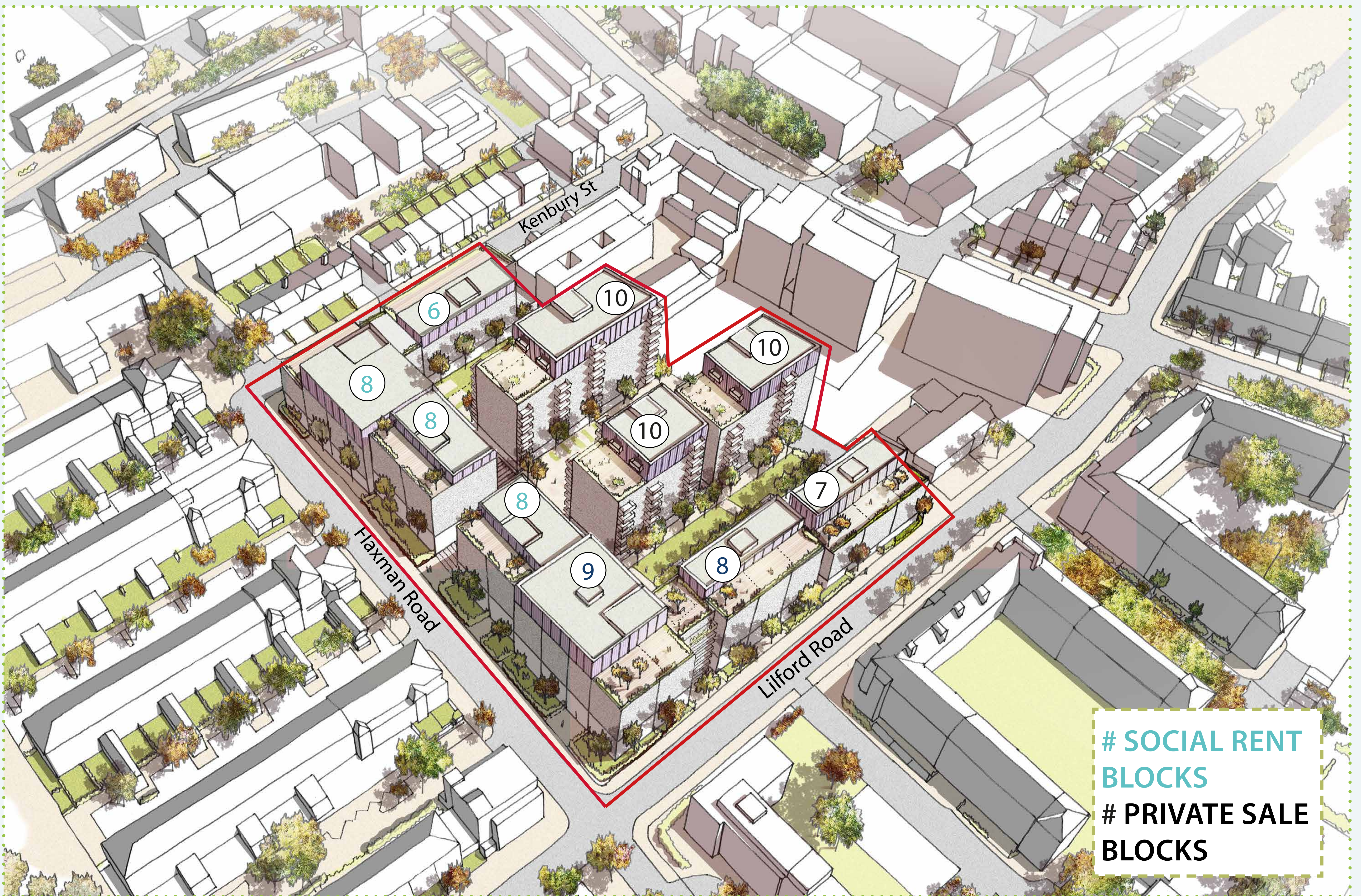


Welcome



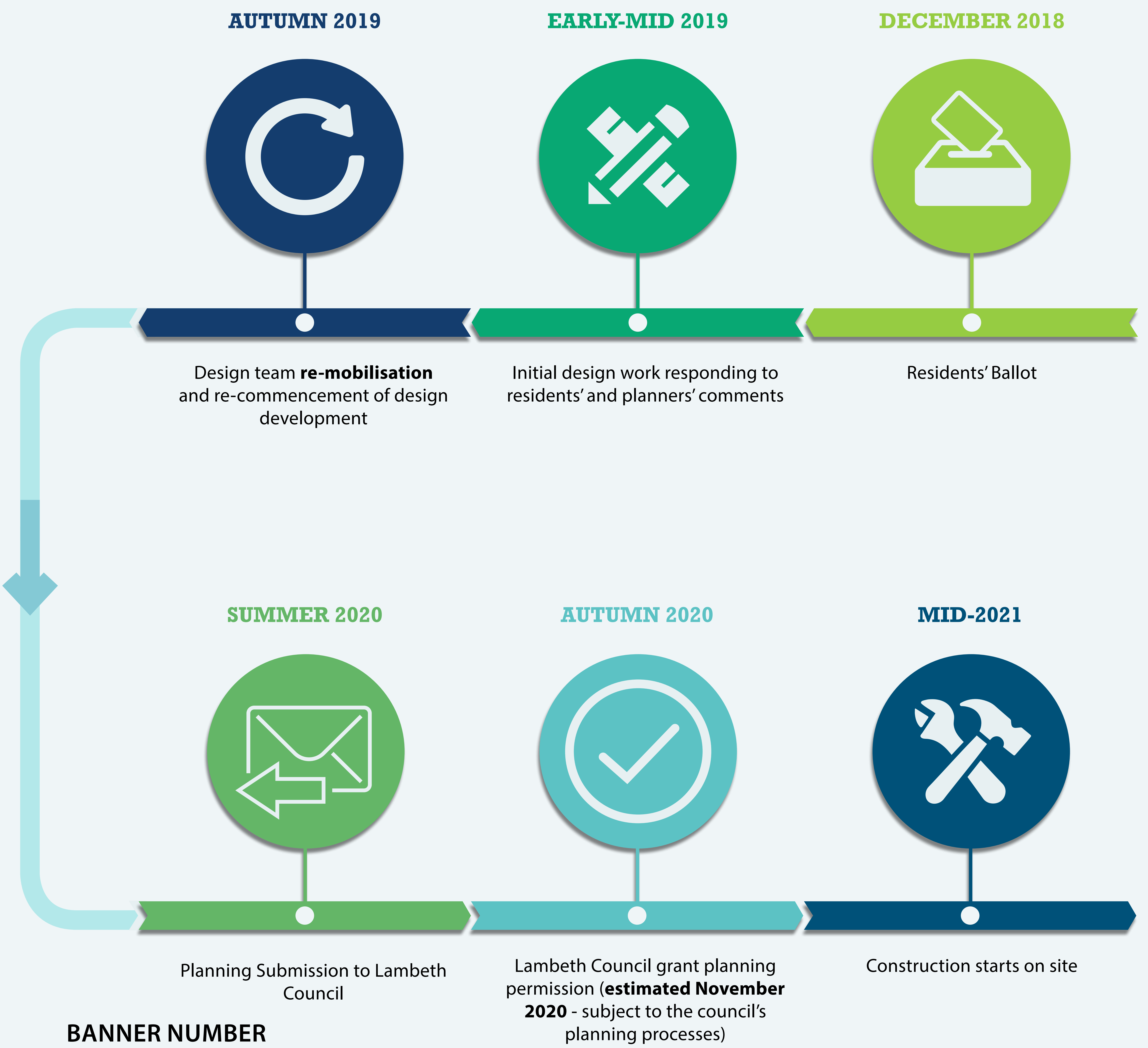
Above, an aerial view of the scheme. The numbers refer to the heights of each block.

Welcome to the second Residents' Meeting in the lead up to submission of the planning application. We are excited to show you how the plans have progressed. We have updates on parking, some exciting new illustrative exterior views to show you, and layouts of typical homes that will be built in the new development.

Your Team

<p>Riverside + Bellway</p> <p>Riverside, your Landlord, working in partnership with Bellway, your Developer, to build new homes for residents, that meet existing and future needs.</p>	<p>PRP</p> <p>Your architect, working in consultation with you to design a scheme that meets your needs and aspirations.</p>	<p>Source Partnership</p> <p>Your Independent Tenant Advisor, providing you with independent advice on our proposals and your rights as tenants.</p>	<p>introducing... Your Shout</p> <p>Community Consultation Experts, who will be undertaking the wider public consultation on our proposals.</p>
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What we've done and what's happening next



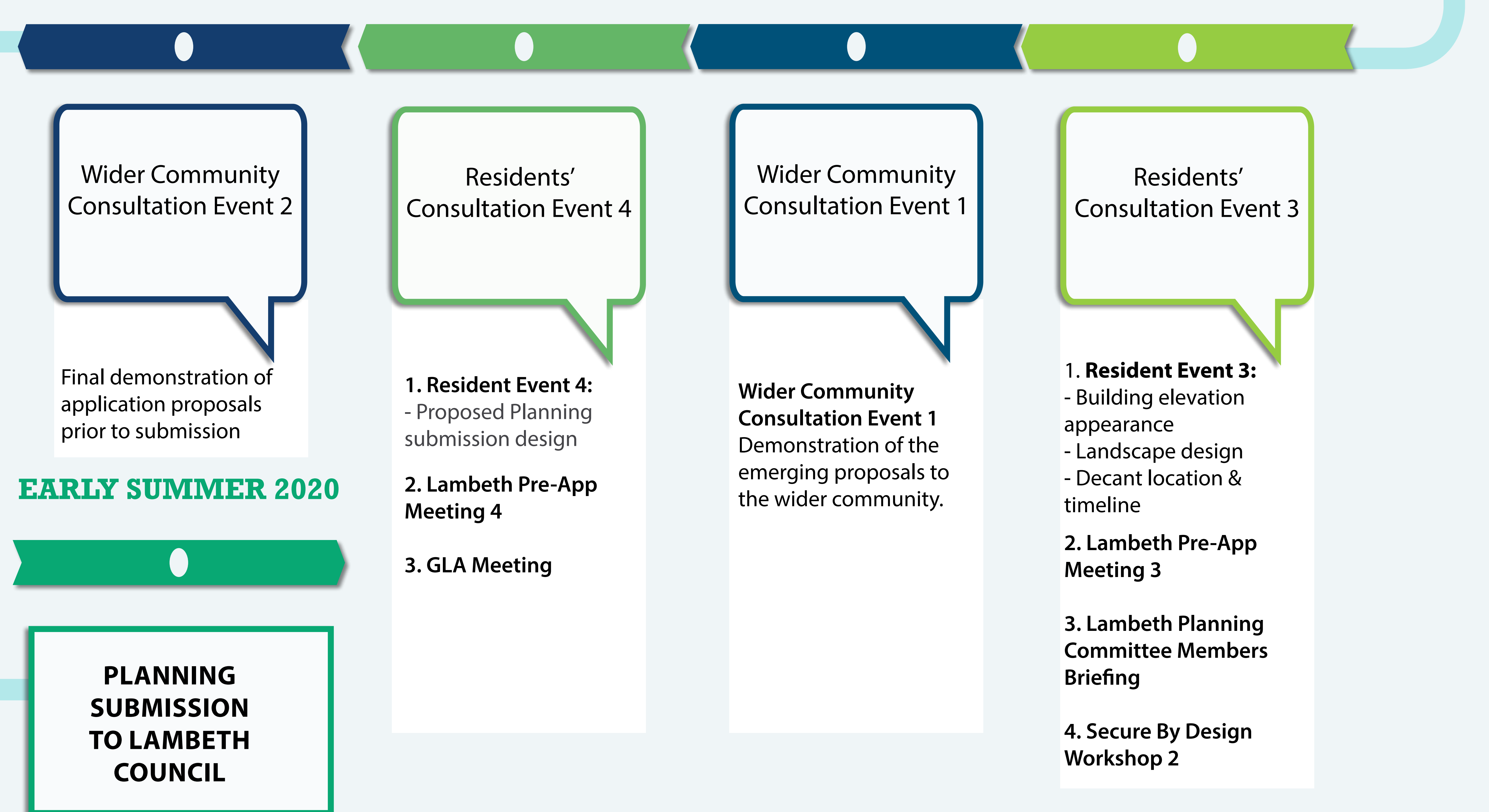
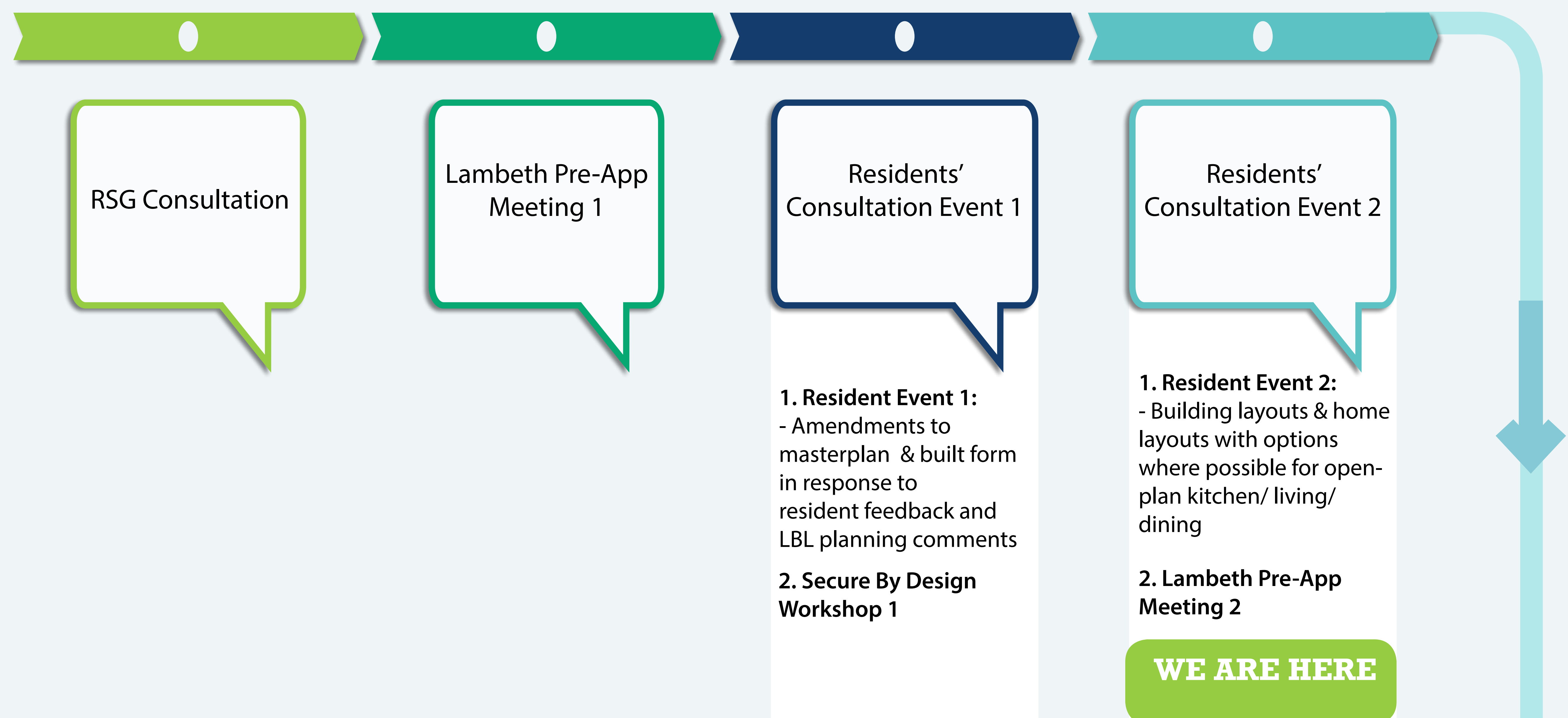
Our pledges to you...

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

The planning process - what's happening and when?

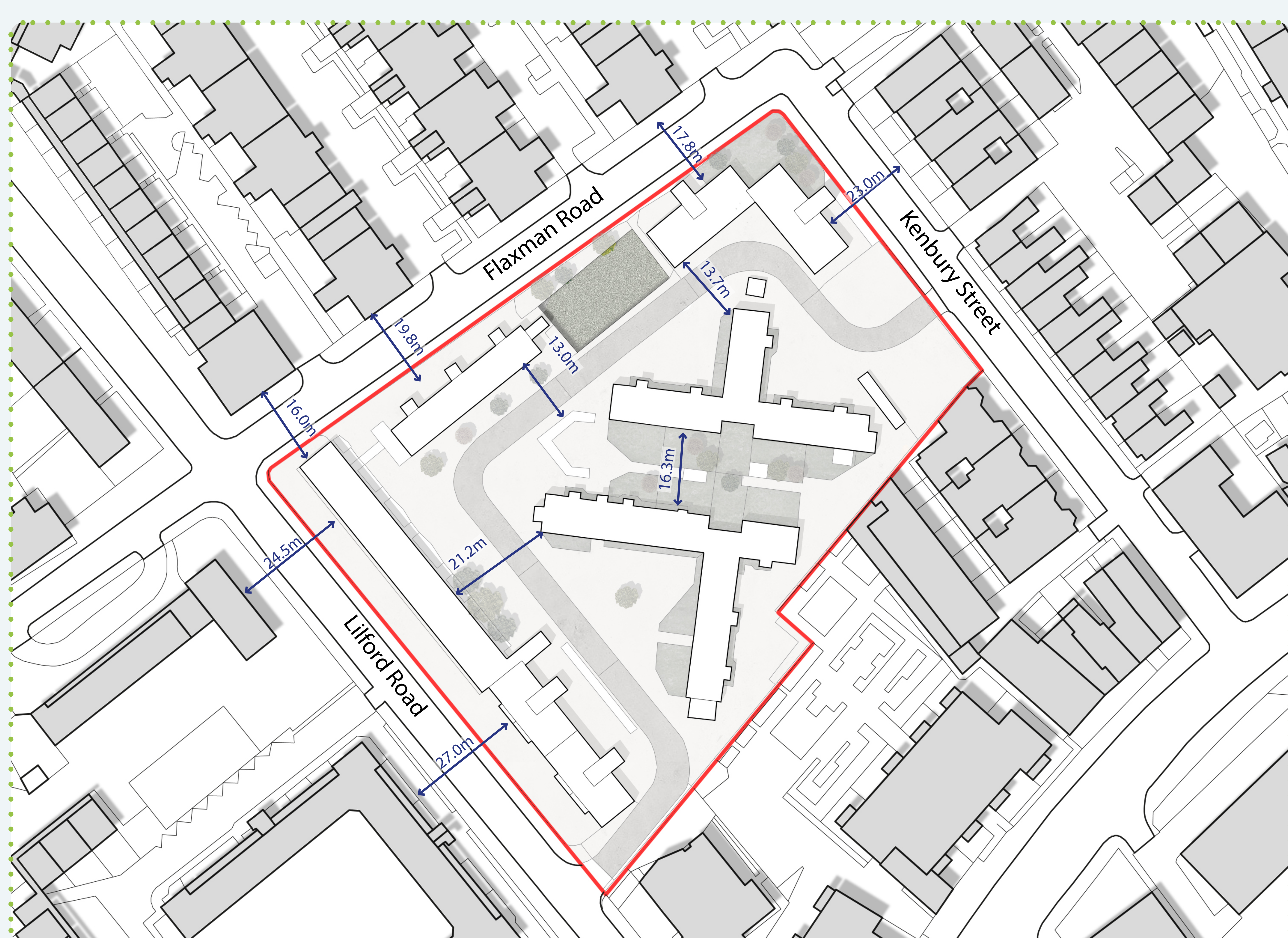
DECEMBER 2019



Working together
To shape the future of Geoffrey Close, York Close and Canterbury Close

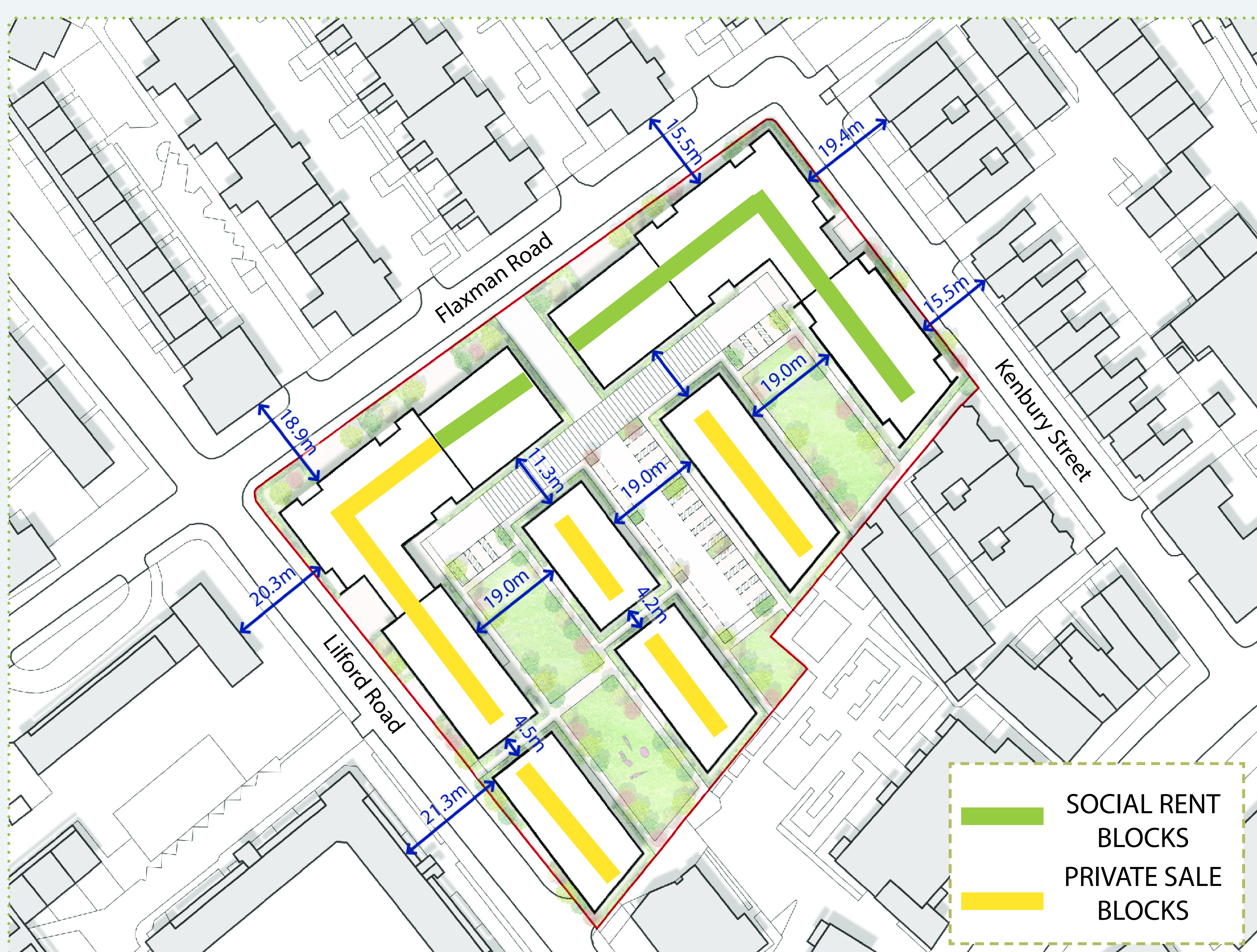


Existing Separation Distances



Above, you can see the separation distances between the buildings on the estate now.

Proposed Separation Distances



Above, you can see the separation distances between buildings on the new estate.



The parking strategy

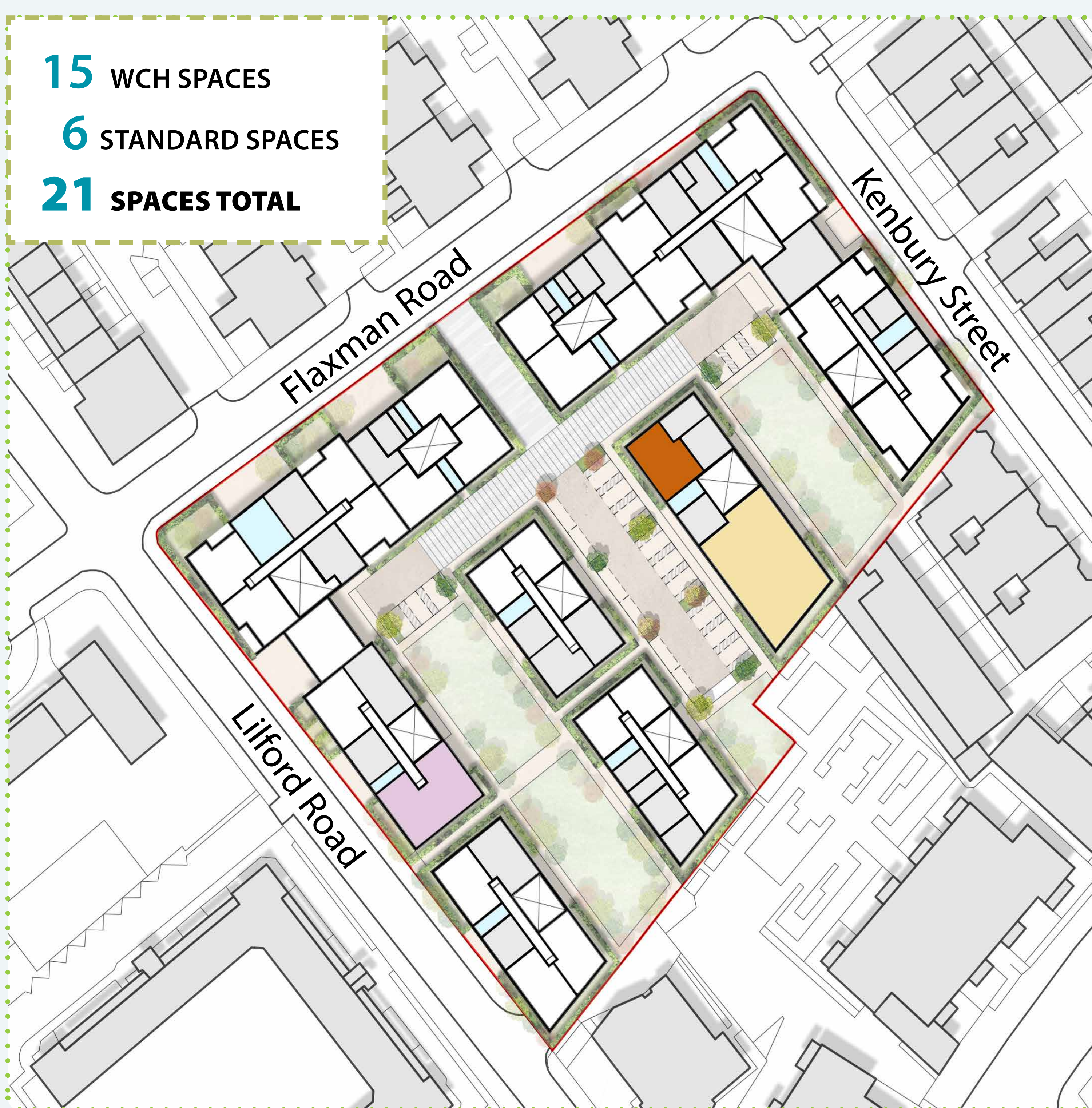
What the offer document said

It is our intention that all external parking spaces provided on the rebuilt estate will be allocated to existing tenants who currently park on the estate. This will include disabled parking bays.

We are working to ensure that the number of parking spaces provided is enough to offer each household, that currently has a parking space on the current estate, a parking space on the future one.

The total number of parking spaces we can provide will be subject to approval by Lambeth Council. Where more parking spaces are needed for existing tenants, we will help tenants to apply for a permit to park in the local controlled parking zone. Riverside will pay for the cost of these permits for the first five years.

There may be a temporary loss of on-site parking spaces during construction. We will help any tenant temporarily losing a space to apply for a permit to park in the local controlled parking zone, which Riverside will pay for whilst parking is not provided during the works.



The feedback from Lambeth planning department

“In redevelopment schemes, Lambeth’s parking standards will apply regardless of existing parking provision or permit availability.” Draft Revised Lambeth Local Plan October 2018.

Feedback from the Highways Officer on the proposed scheme:

“Proposed internal layout is car dominated and needs to be reconsidered through reducing overall number of spaces and number of perpendicular parking bays.”

The Highways Officer advises that they are unlikely to support the reprovision of 40 parking spaces within the scheme.

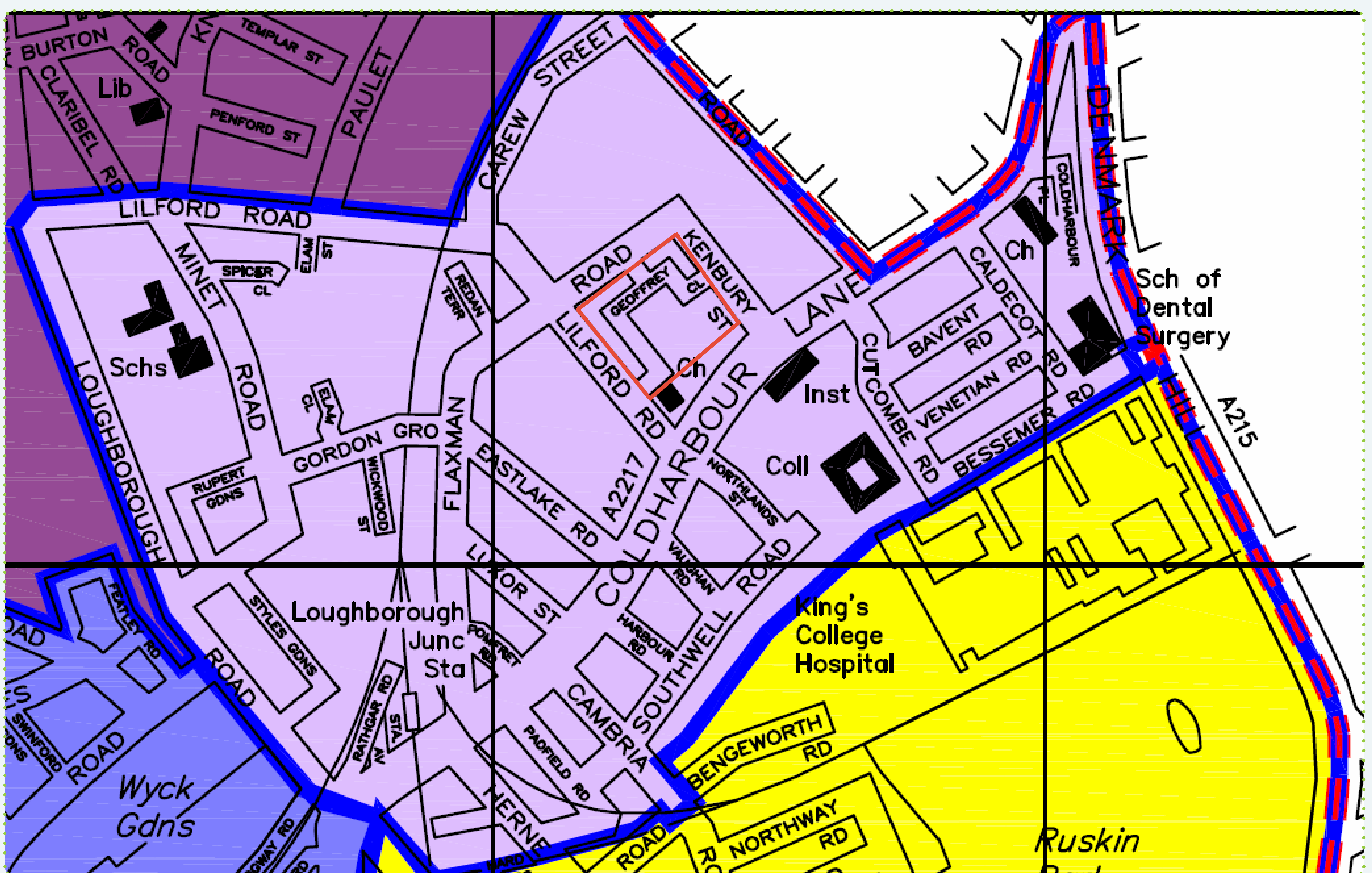
An updated illustration of the parking strategy

What we are proposing

As much parking as possible within the new development, subject to Lambeth planning policy.

We are currently showing 21 parking spaces and 15 will be wheelchair spaces.

If you currently have a permit and we are not able to provide parking for your vehicle on the estate, Riverside will pay for a permit for the duration of your tenancy, or up to five years, in the Controlled Parking Zone - ‘Camberwell A’, highlighted in lilac below which operates from Monday to Friday 8.30am-6.30pm.



The red line outlines the estate



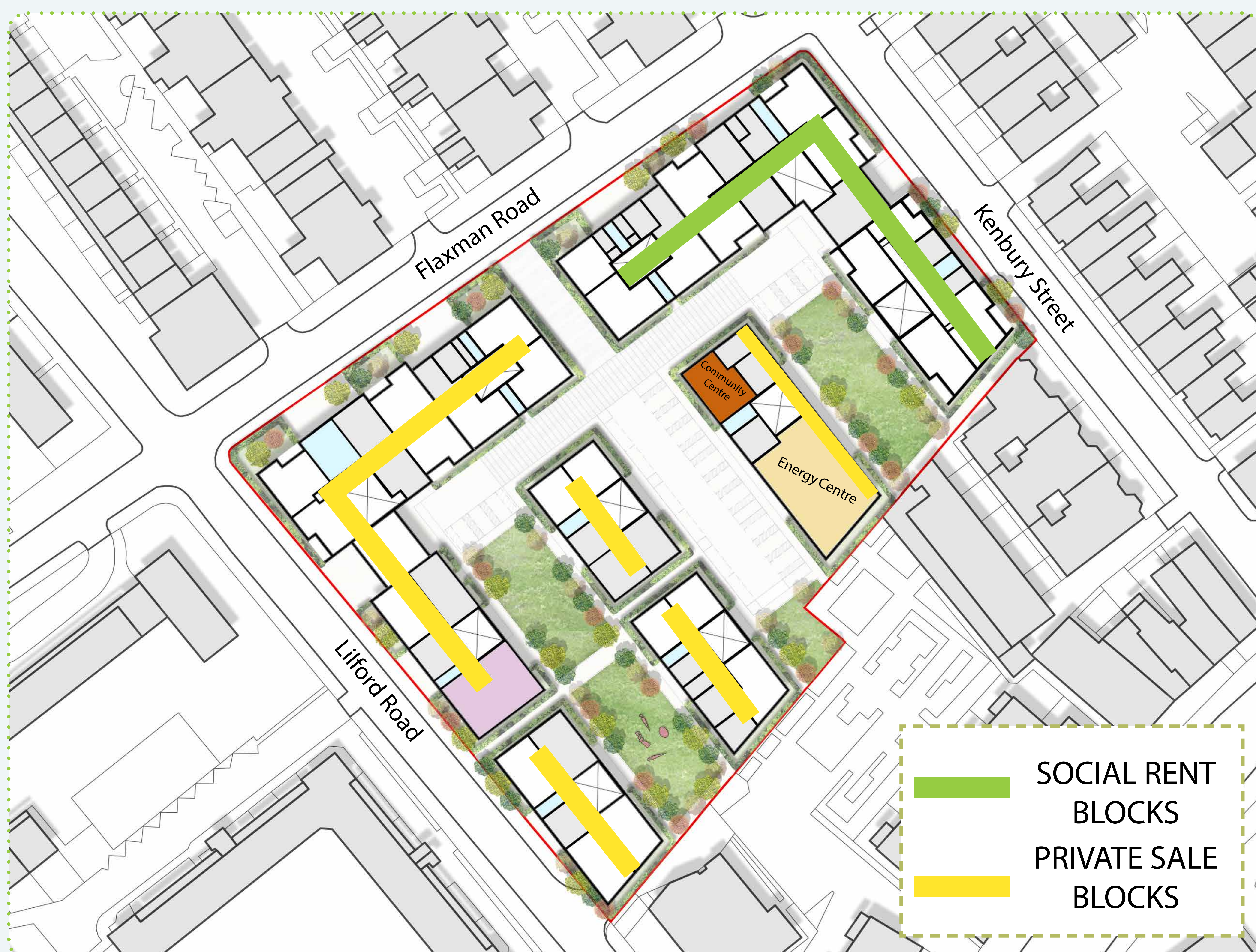
Open spaces

Open space is provided through three safe and secure communal gardens that are situated along the southern boundary of the site.

All green space 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.

Play spaces



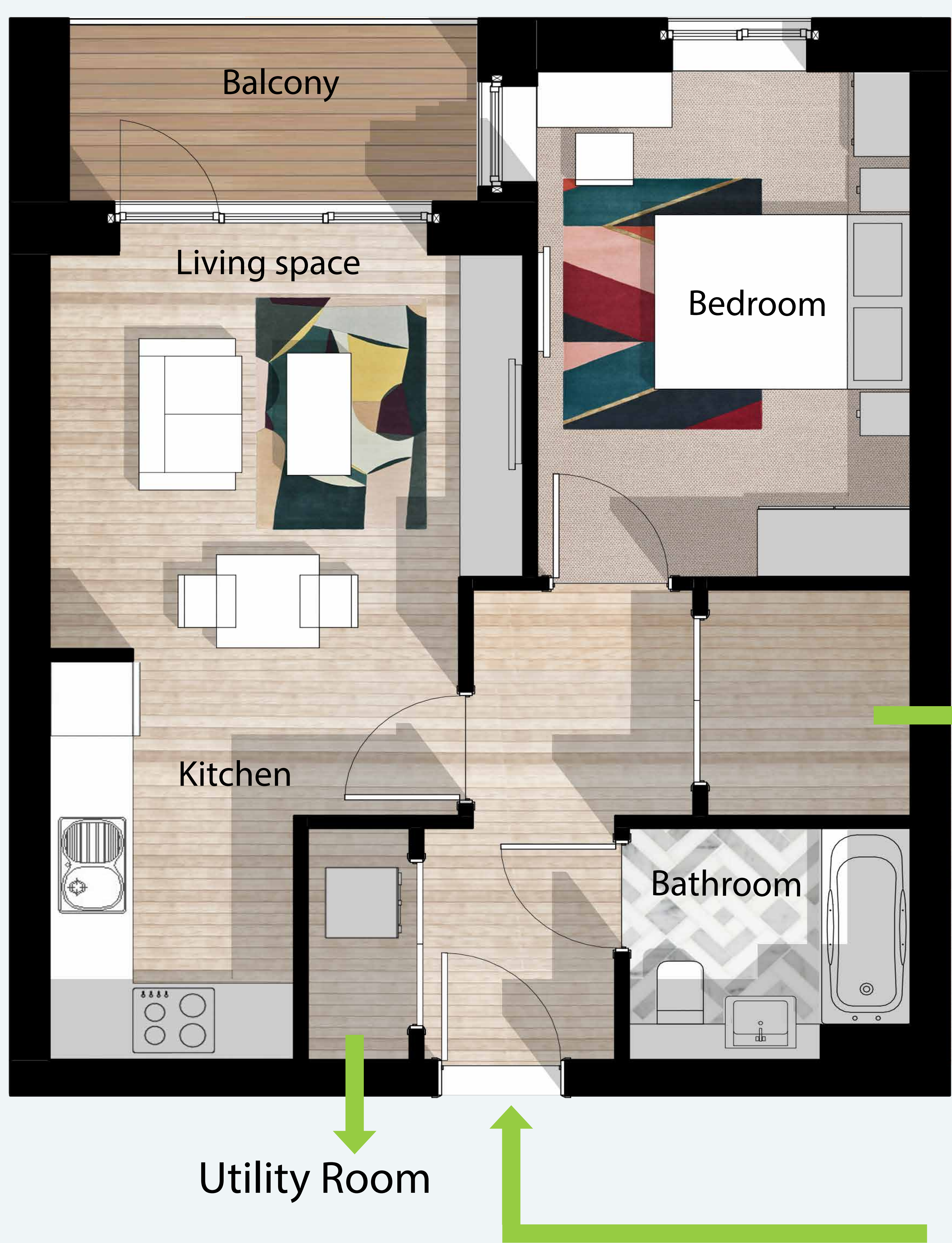
Within the new scheme we will be required to provide play space. We are keen to hear your views on where the new playspace should be. Please use one of the sticky dots provided to mark where you think the playspace would work best.

Illustrative views of the estate



1 BEDROOM LAYOUTS

This board compares what a one bedroom home on the estate currently looks like and how big it is with what a new one bedroom home will look like. There will be different types of one bedroom homes in the new development, below is one of the layout types. When we discuss your move with you, you will get a chance to see exactly how the home you move into will look.



Open Plan Layout

Open plan kitchen and living area – this property will be 51.1 SQM

Storage Space

Utility Room

Entrance



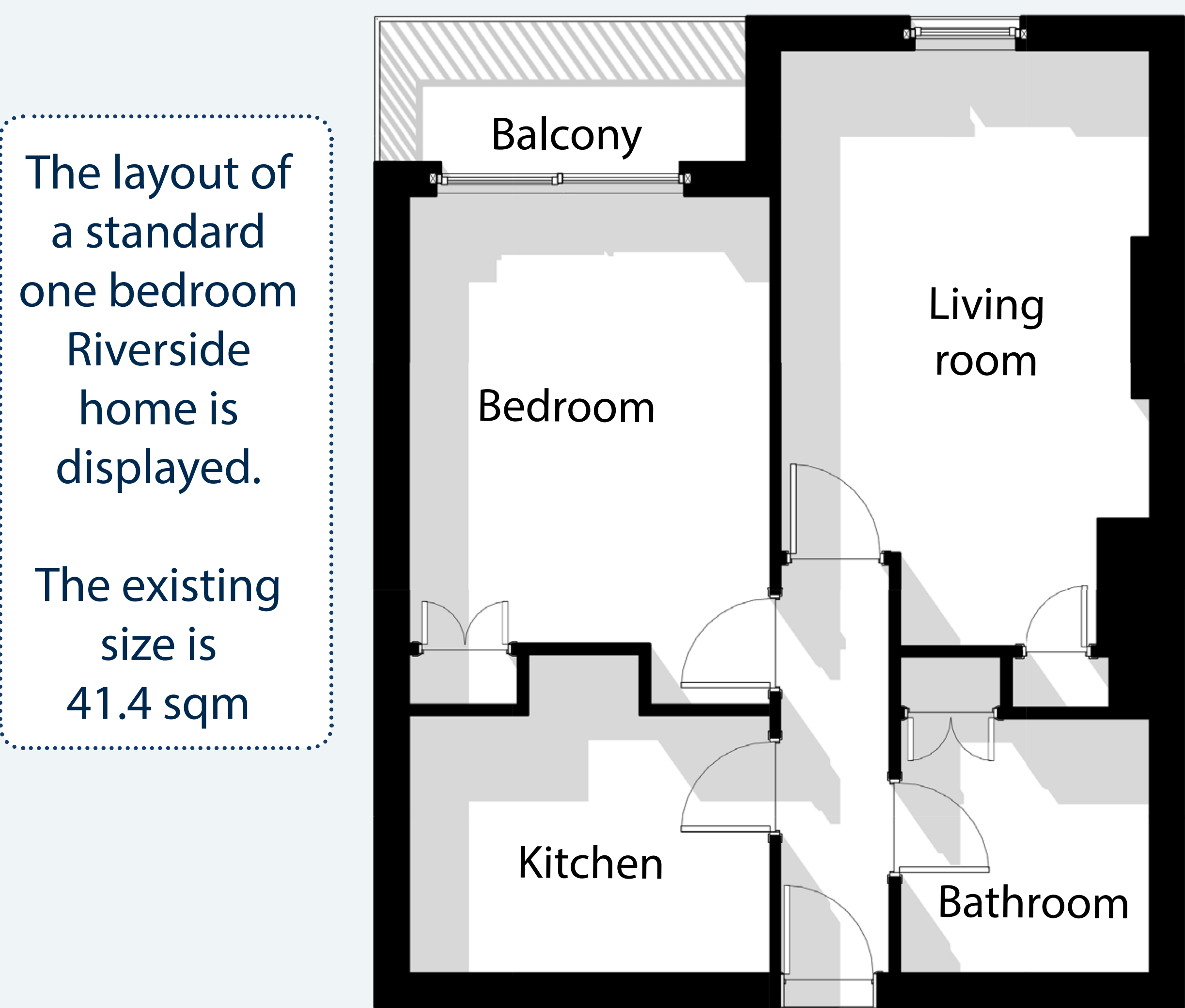
Separated Kitchen/Living Space Layout

Separate kitchen and living area – this property will be 51.1 SQM

Storage Space

Utility Room

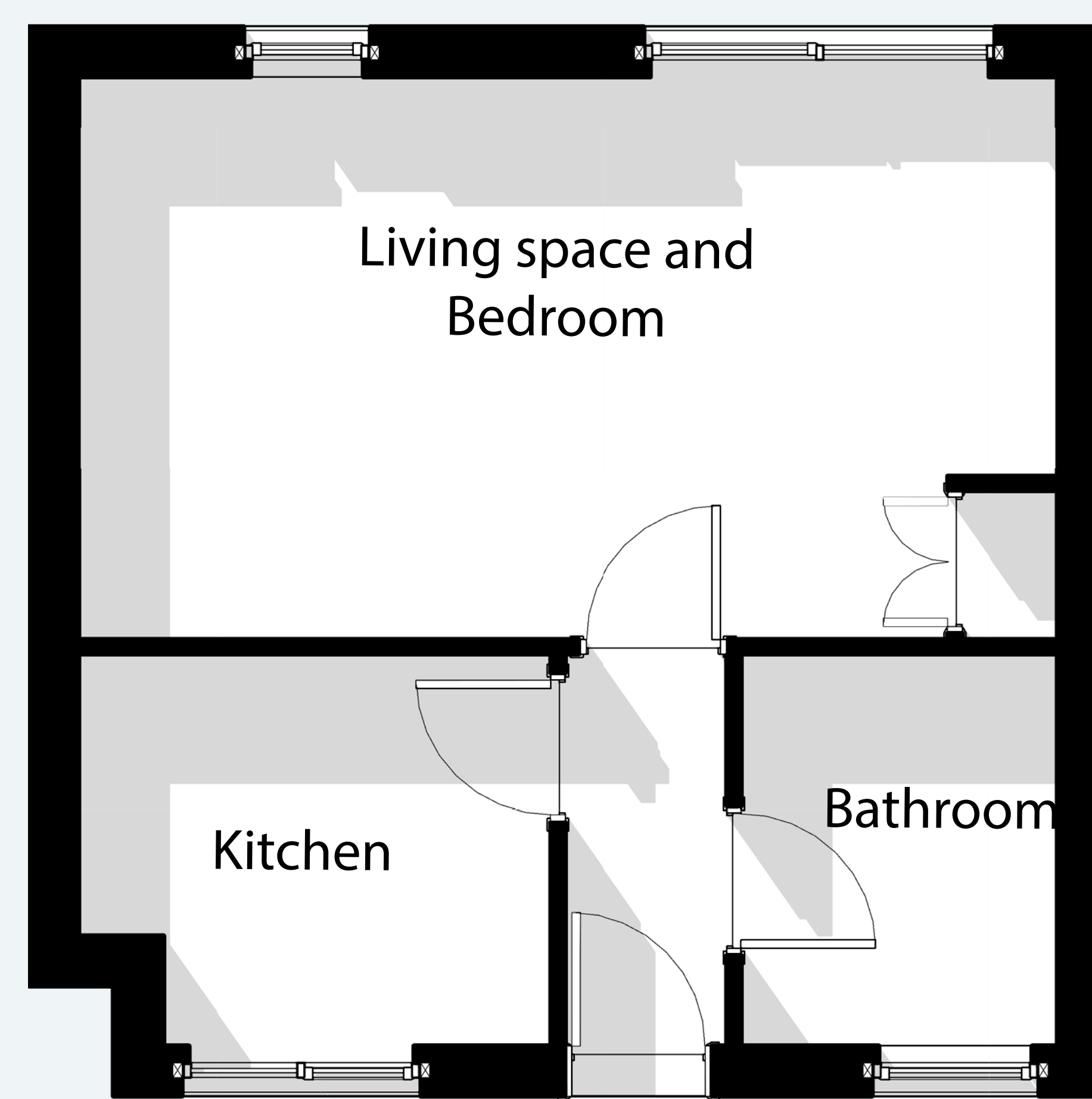
Entrance



The layout of a standard one bedroom Riverside home is displayed. The existing size is 41.4 sqm

Standard One Bedroom Layout of a current Riverside home

Entrance



Standard Studio Layout of a current Riverside home. The layout of a standard, Riverside studio is displayed. All studio flats on the estate will be replaced by one bedroom flats on the new estate

Entrance



1 BEDROOM WHEELCHAIR ACCESSIBLE LAYOUTS

This board compares what a one bedroom home on the estate currently looks like and how big it is with what a new one bedroom home will look like. There will be different types of one bedroom homes in the new development, below is one of the layout types. When we discuss your move with you, you will get a chance to see exactly how the home you move into will look.



Open Plan Layout

Open plan kitchen and living area – this property will be 72 SQM.



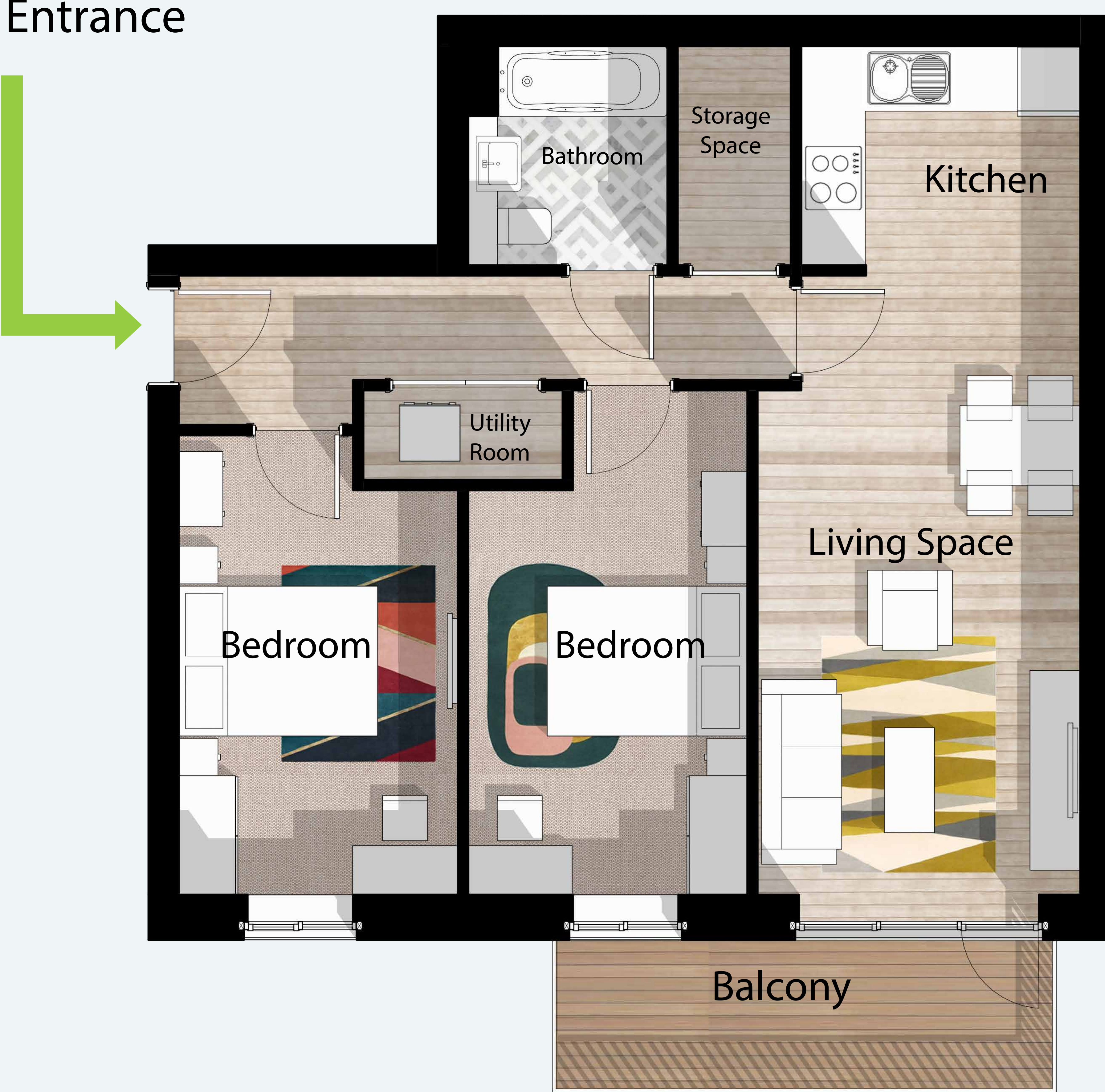
Separated Kitchen/Living Space Layout

Separate kitchen and living area – this property will be 72 SQM.



2 BEDROOM LAYOUTS

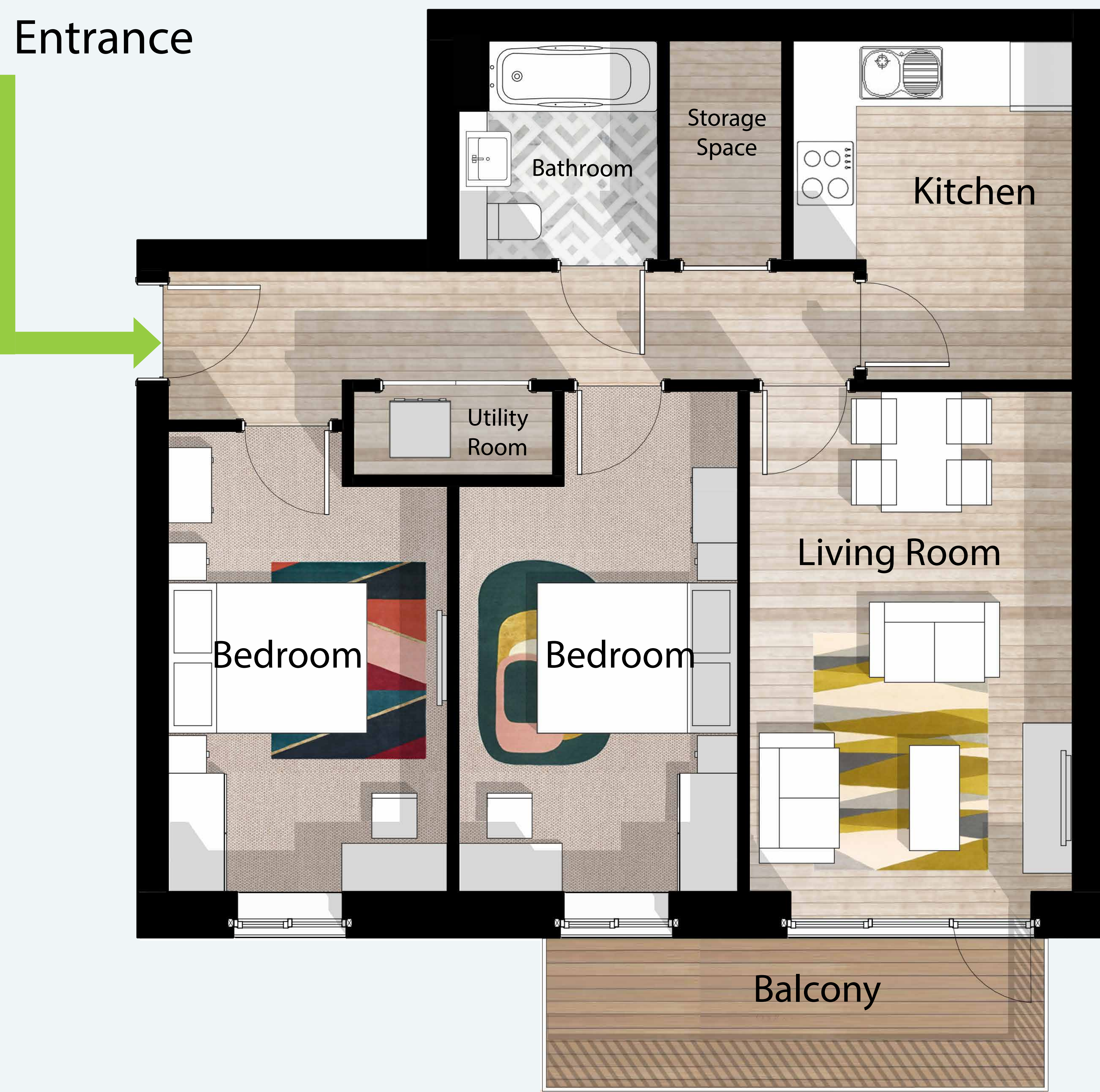
Entrance



Open Plan Layout

Open plan kitchen and living area – this property will be 71.3 SQM

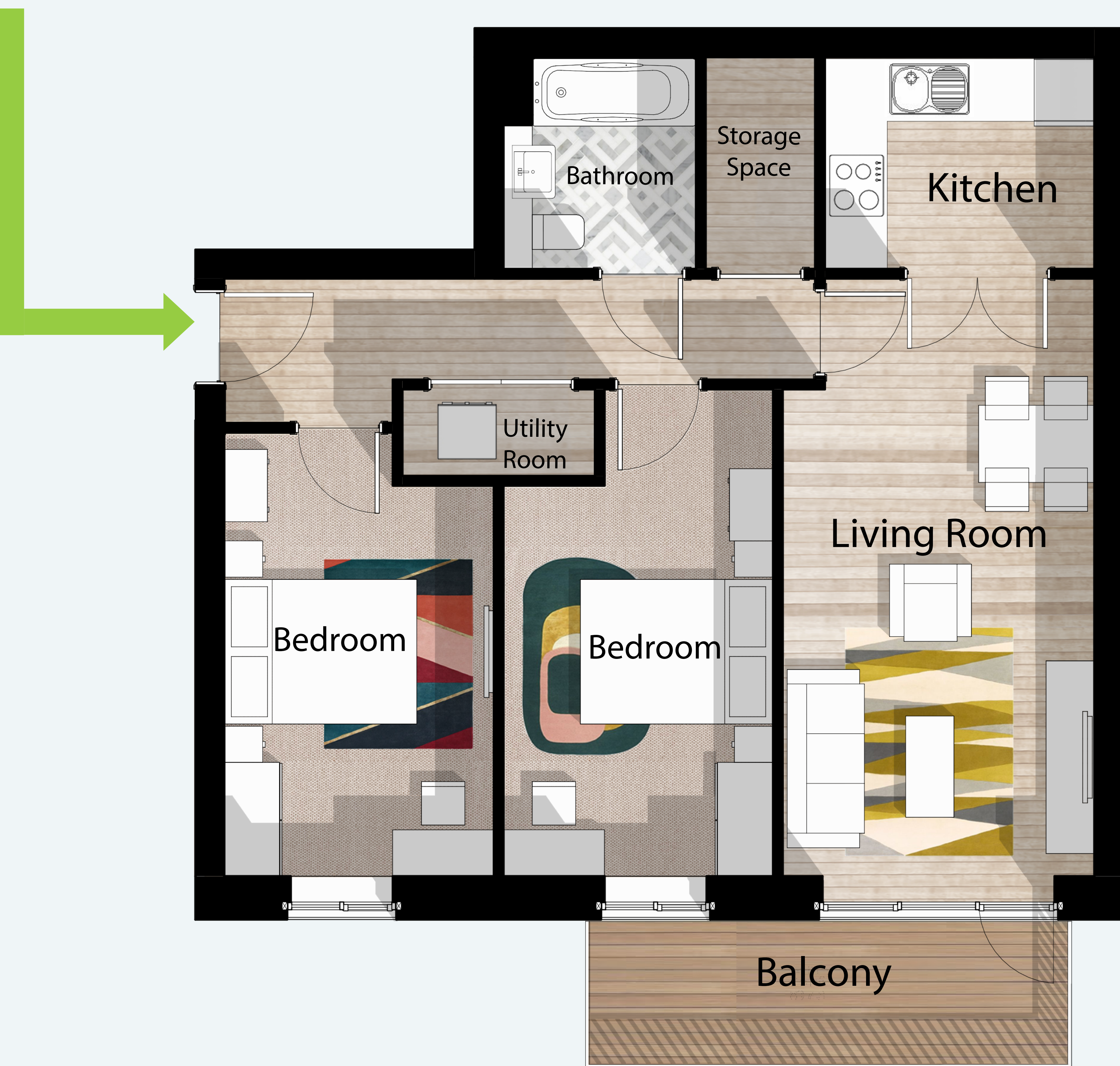
Entrance



Layout A. Separated Kitchen and Living Space

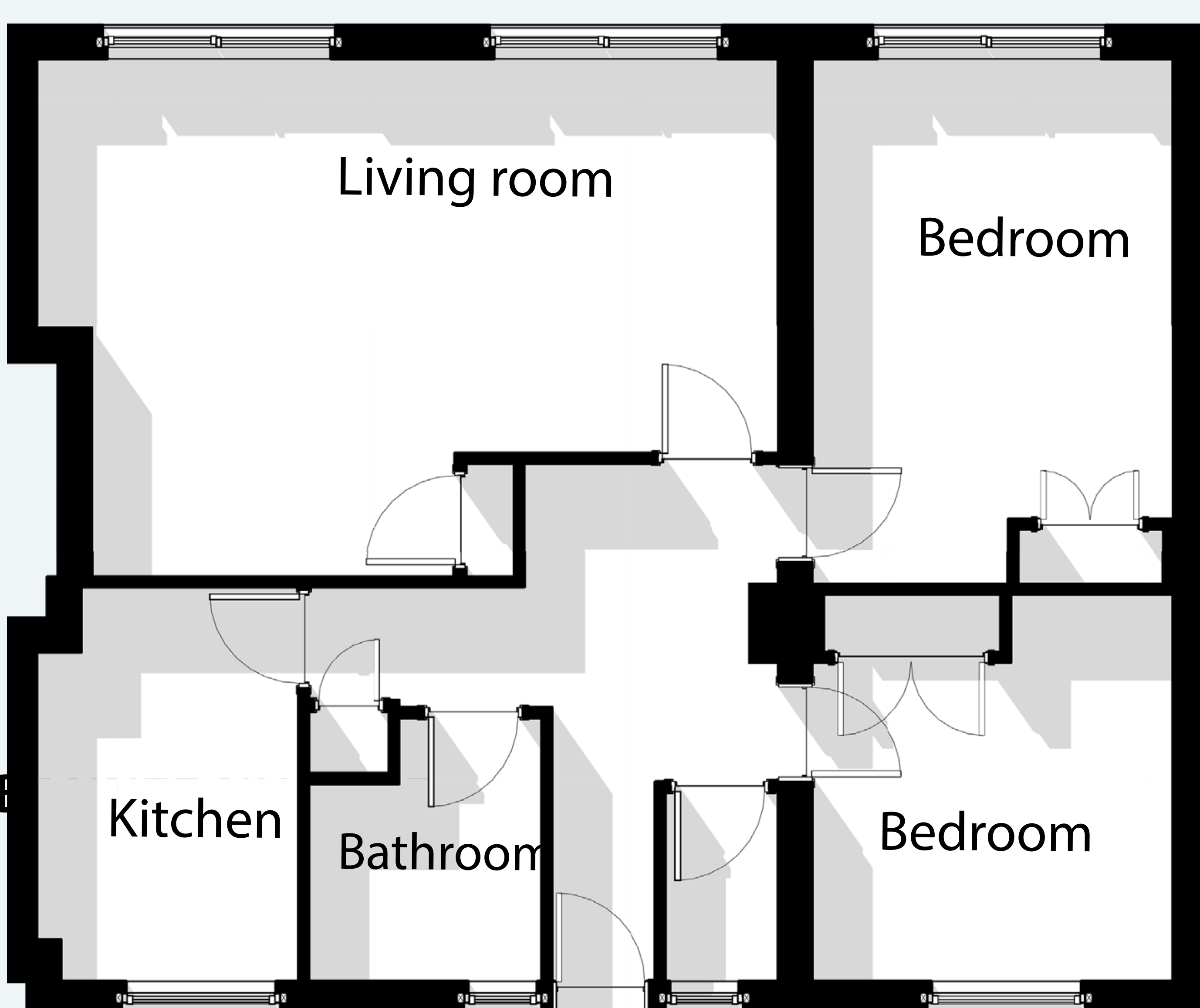
Separate kitchen and living area – this property will be 71.3 SQM

Entrance



Layout B. Separated Kitchen and Living Space

Separate kitchen and living area – this property will be 71.3 SQM



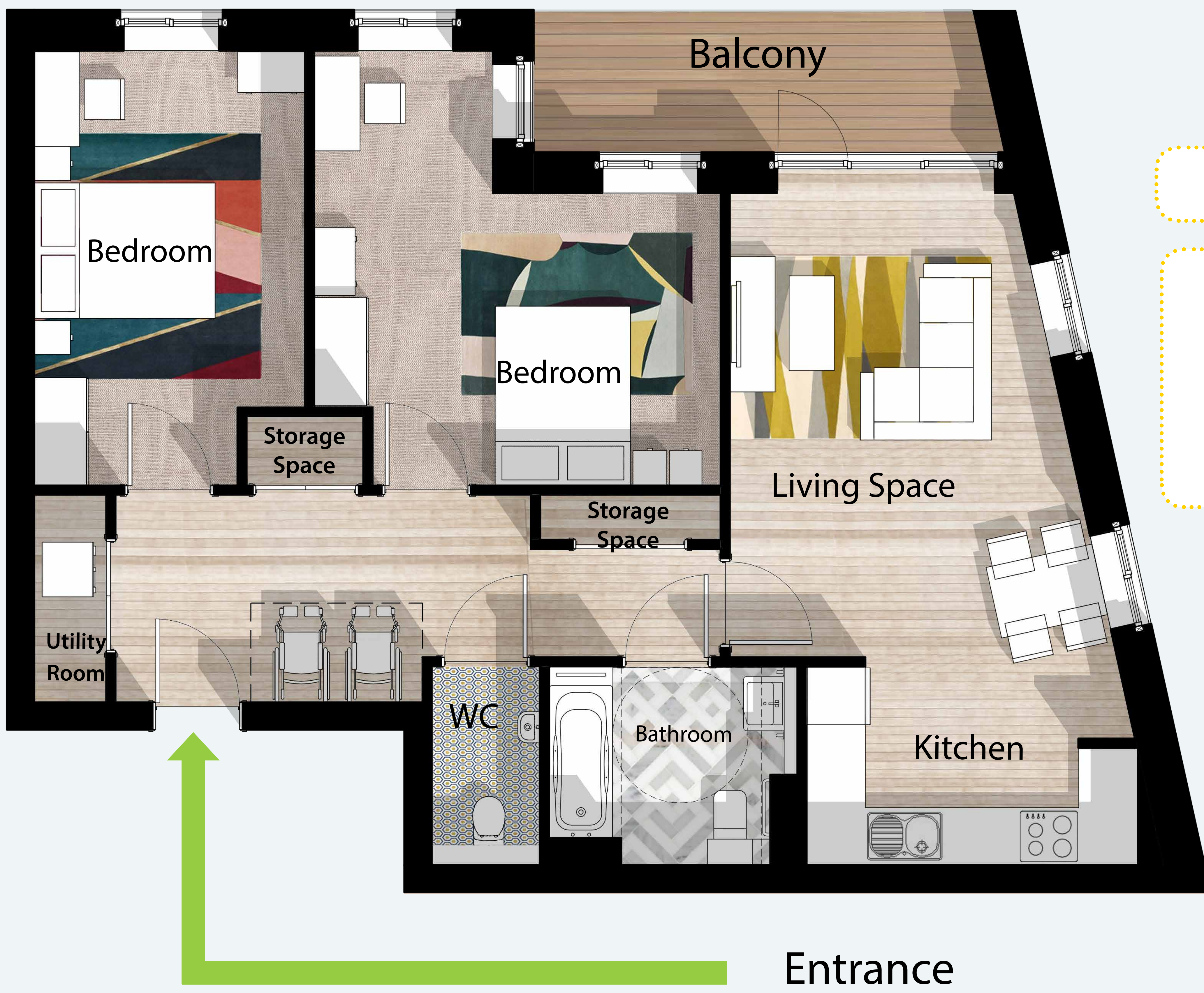
The layout of a standard two bedroom Riverside home is displayed.

The existing size is 69.1 sqm.

Entrance

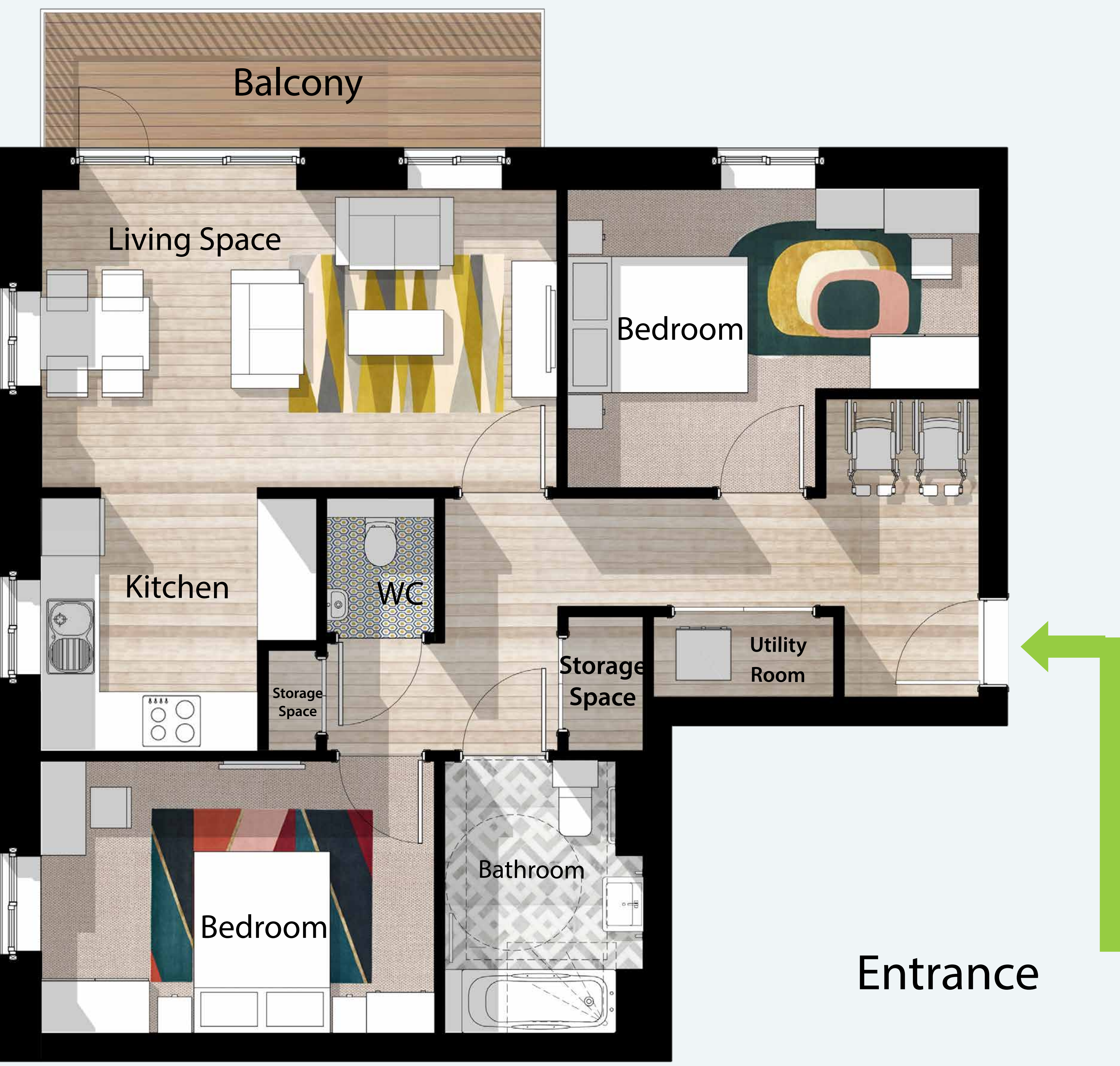


2 BEDROOM WHEELCHAIR ACCESSIBLE LAYOUTS



Layout 1

Open plan kitchen and living area – this property will be 86.9 SQM.



Layout 2 (a)

Separated kitchen and living space

This property will be 84.7SQM.



Layout 2 (b)

Open plan layout

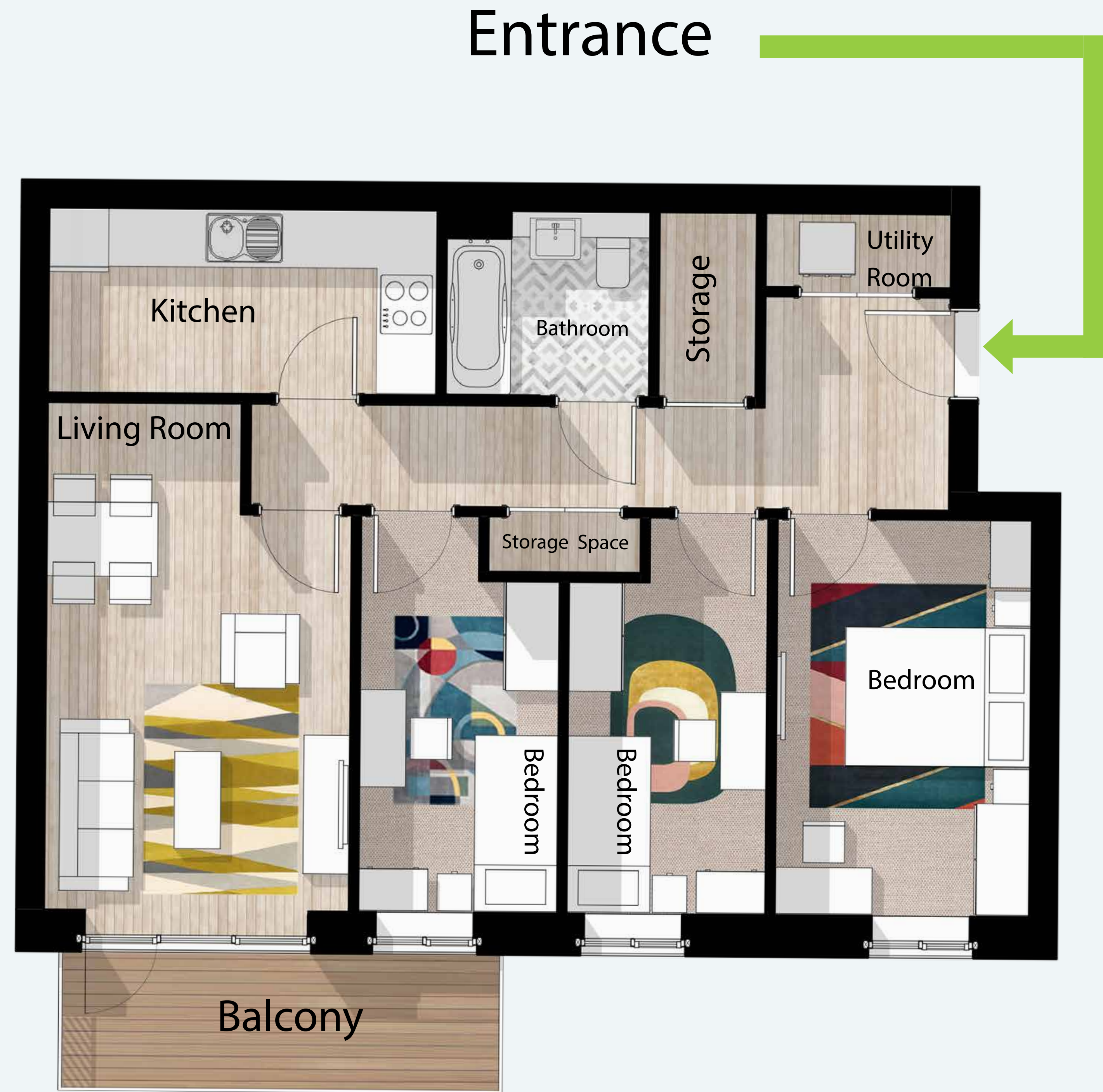
This property will be 84.7 SQM.



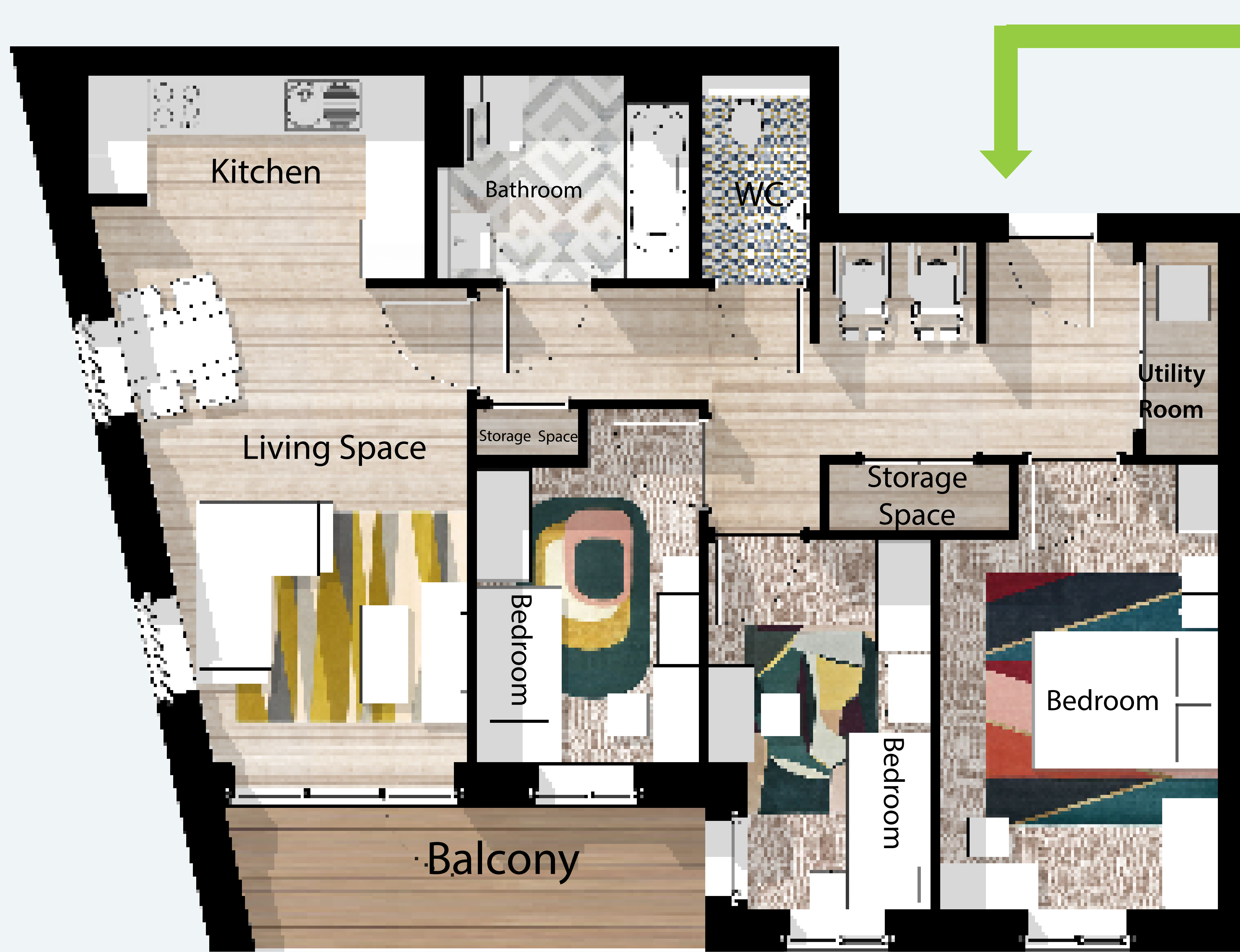
3 BEDROOM FLAT LAYOUTS FOR 4 PEOPLE



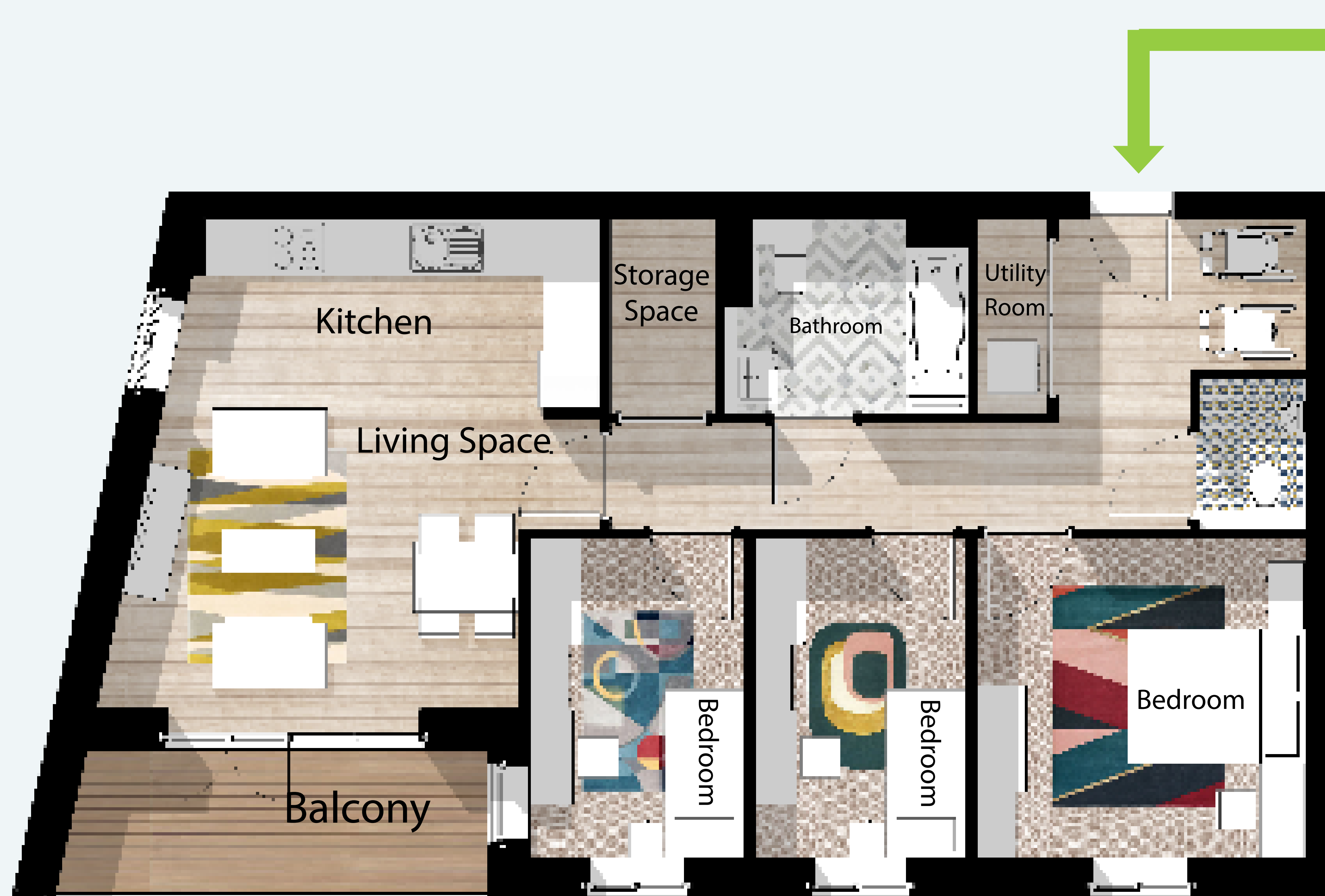
Layout 1 (A)
Open plan kitchen and living space.
This property will be 77.9 SQM.



Layout 1 (B)
Separated kitchen and living space.
This property will be 77.9 SQM.



Layout 2
Open plan layout.
This property will be 86.9 SQM.

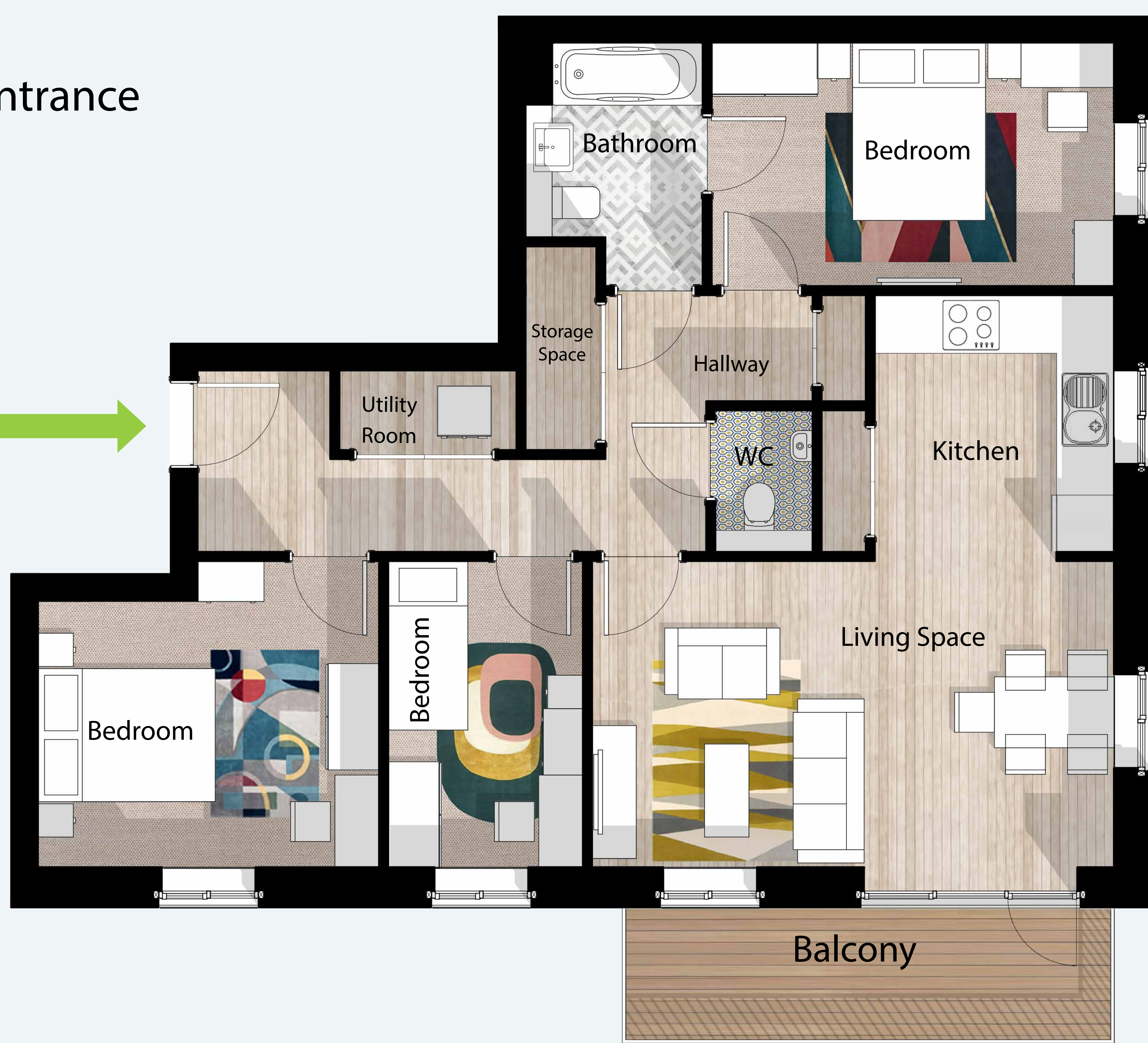
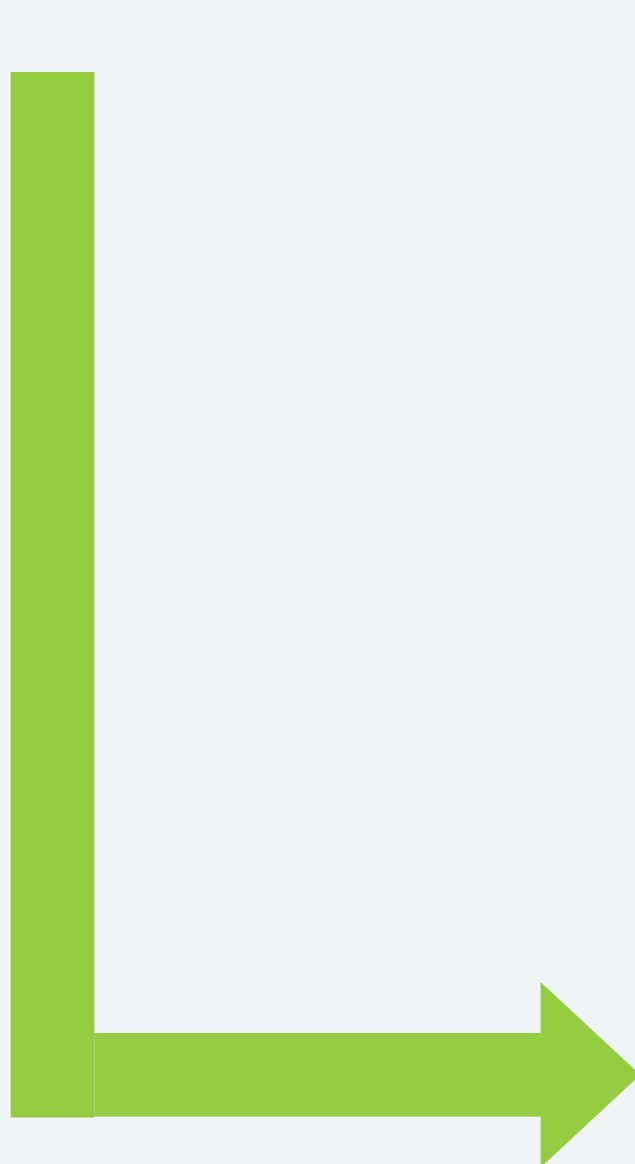


Layout 3
Open plan layout.
This property will be 86 SQM.



3 BEDROOM FLAT LAYOUTS FOR 5 PEOPLE

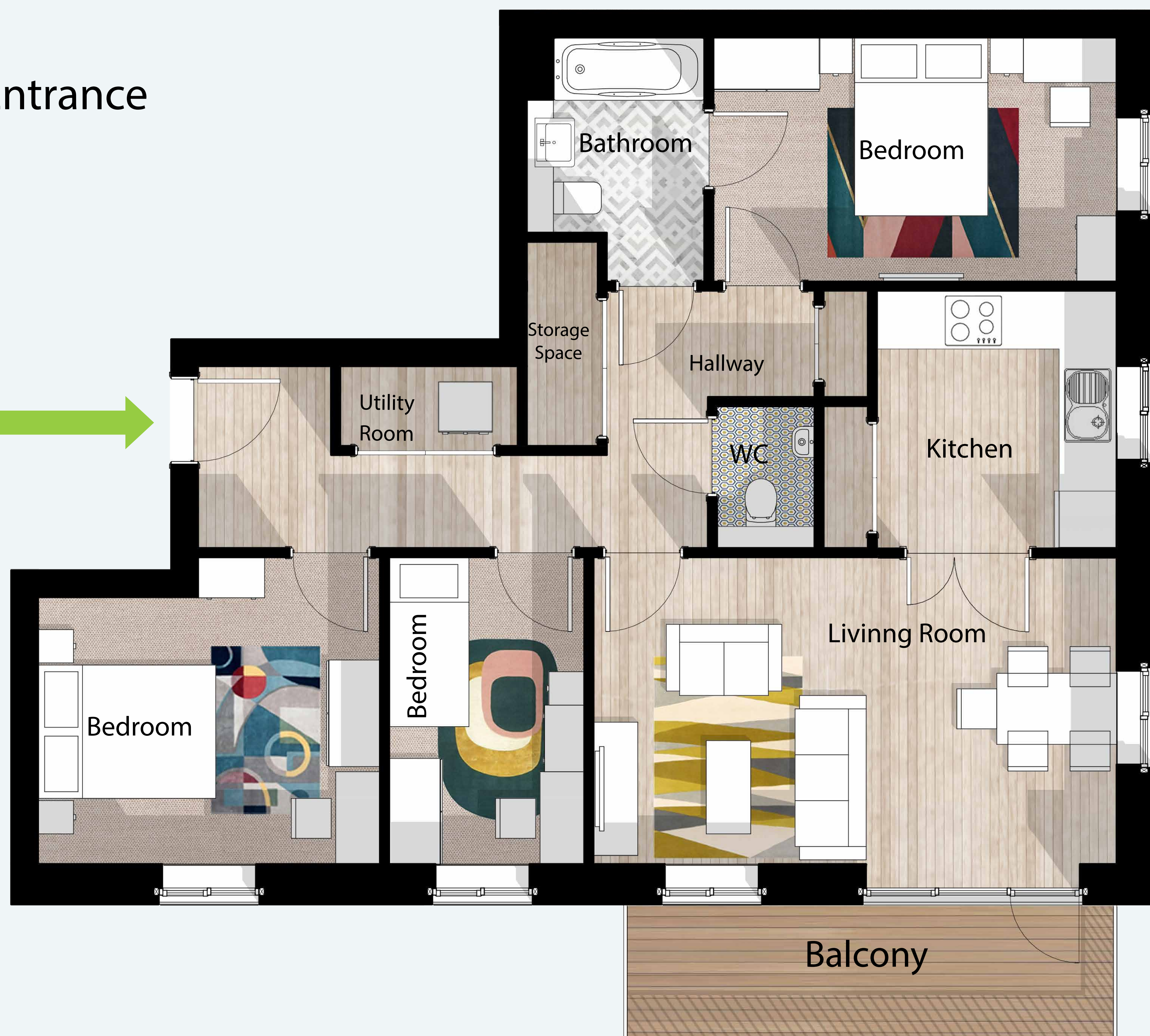
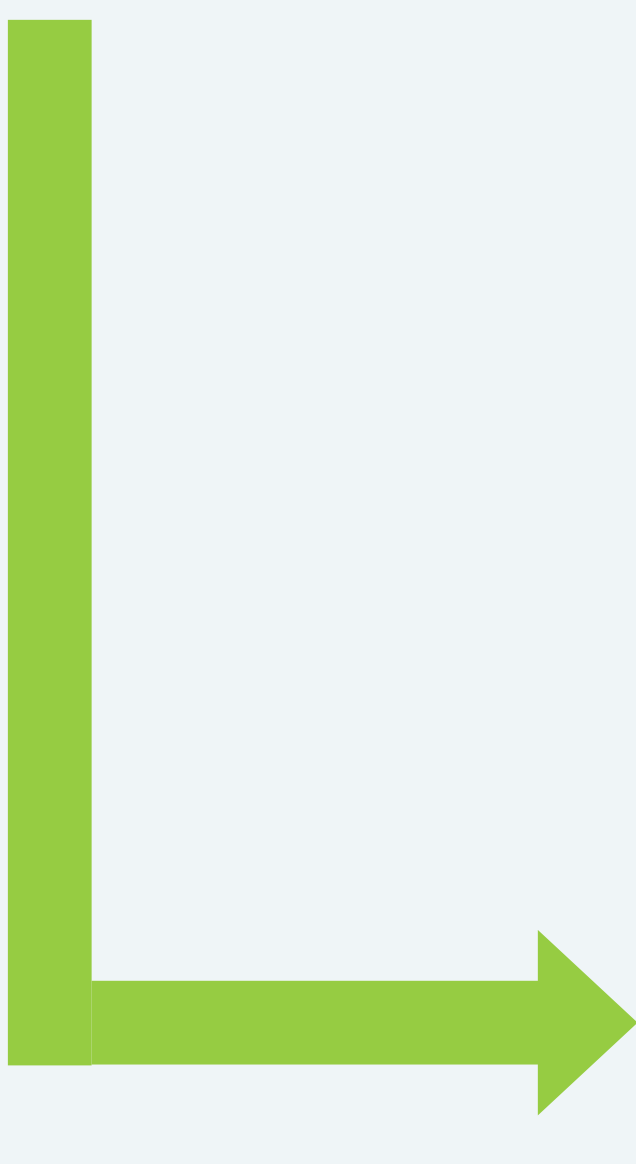
Entrance



Open Plan Layout

Open plan kitchen and living area – this property will be 90.1 SQM.

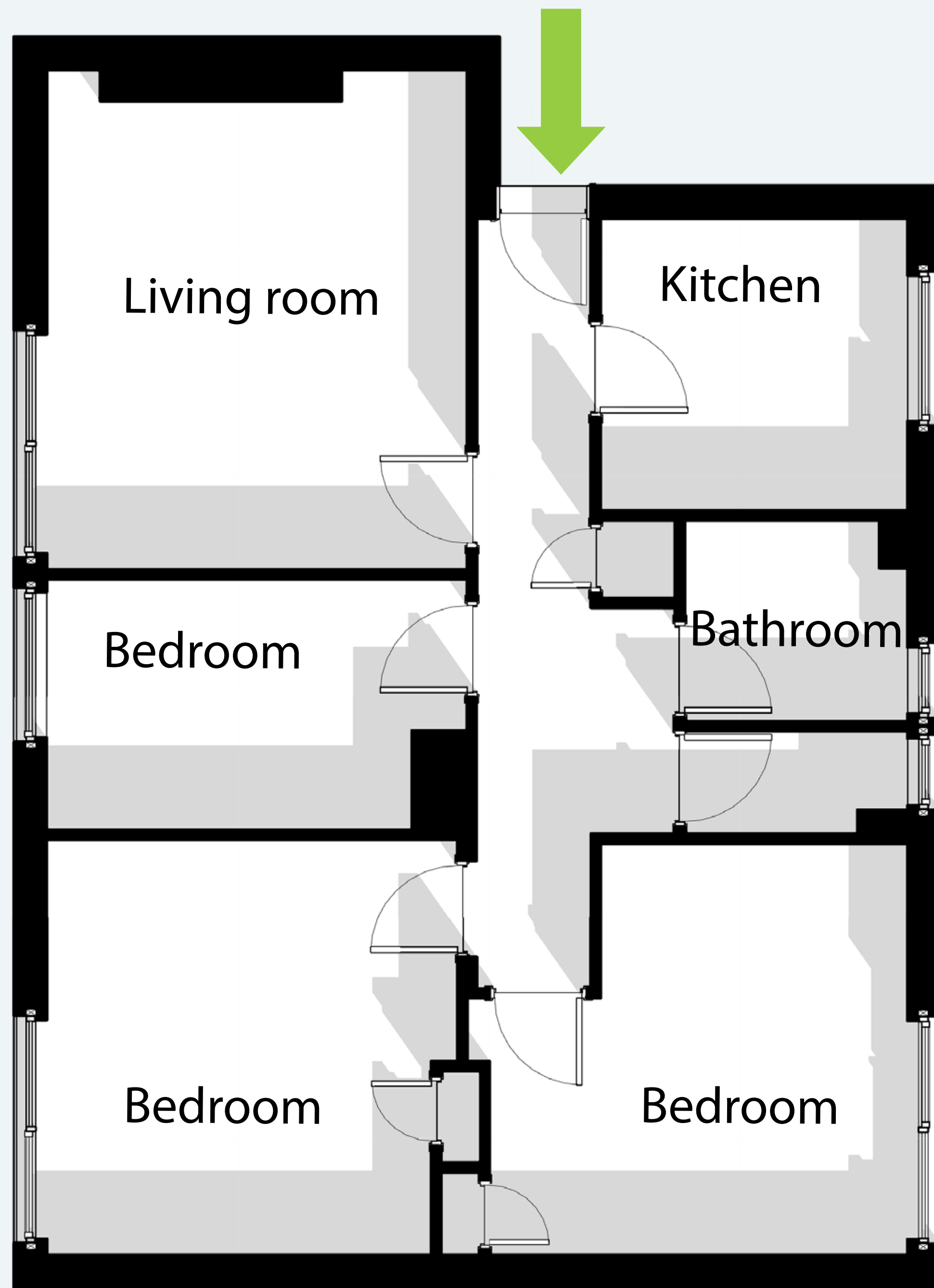
Entrance



Separated Kitchen/
Living Space Layout

Separate kitchen and living area – this property will be 90.1 SQM.

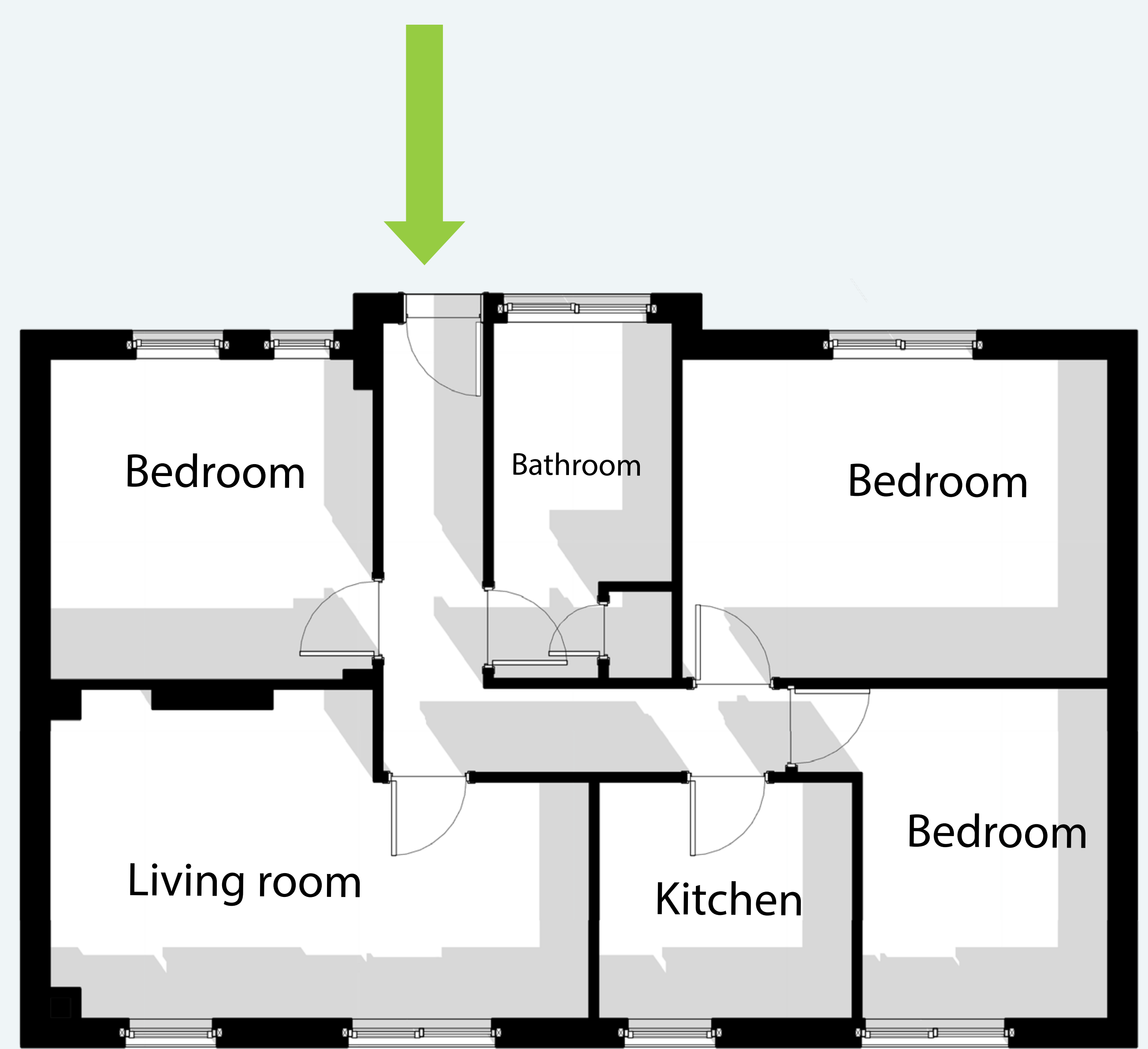
Entrance



Above, the layout of a standard three bedroom Riverside home.

The existing size is 67.2sqm

Entrance



Above, the layout of another standard three bedroom Riverside home.

The existing size is 68.3 sqm



4 BEDROOM FLAT LAYOUTS FOR 6 PEOPLE



Open Plan Layout

Open plan kitchen and living area –
This property will be
99.9 SQM.

