

The future of  
**CALVERLEY  
CLOSE**

**Resident Consultation  
Booklet:  
Estate Regeneration  
Options Appraisal**

 **Riverside**  
Transforming lives  
Revitalising neighbourhoods



Levitt Bernstein **People.Design**

[www.savills.com/CalverleyCloseFeedback](http://www.savills.com/CalverleyCloseFeedback)

# INTRODUCTION

Dear Resident,

Riverside has been looking at the future of Calverley Close for some time. Our objective is to improve the quality of life for everyone on the estate by providing modern, sustainable homes and a safe neighbourhood that promotes the well-being of residents. We need to do this in a way which makes sense in terms of value for money for Riverside as a Housing Association and charity.

In 2019 we acknowledged that our engagement with residents about the redevelopment had not gone as we would have liked and we announced we would take a 'step back' and undertake an option appraisal, taking on board residents' views, before agreeing how to move forward.

We are now well on with the option appraisal process. Following our kick off meetings for the 'Future of Calverley Close' held on 26 February 2020 we had been looking forward to the planned mid-point engagement meetings with you in the first week of April. Unfortunately the COVID-19 Coronavirus outbreak has put a stop to those kind of gatherings. So we are doing our best to come up with ways of making progress with the option appraisal and making sure that we take your views on board. Of course, we are sensitive to the challenges many of us are facing during this outbreak and completely understand that some of you may not feel you are able to participate at this time. Don't worry if that is the case. There will be other opportunities for consultation later in the process.

This booklet sets out where we have got to on examining four options for the future of Calverley Close:

- **Do minimum** – which would leave the estate as it is (with the exception of Warner House) and merely ensure that buildings were kept safe and compliant with regulations
- **Functional upgrade** – which would be an improvement on the 'do minimum option' as we would invest in a number of improvements to your homes and the estate in general
- **Partial development** – which would leave part of the estate intact but would demolish other blocks and replace them with new build
- **Full redevelopment** – which would demolish and rebuild all the existing buildings on the estate

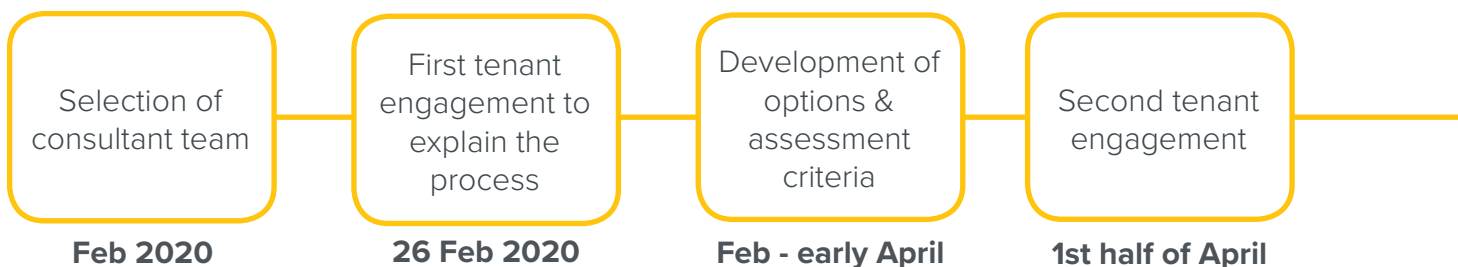
Please read through the various options and at the end of the booklet you will find out how to give us your views on each of the options. We know that the potential development of the estate is important to you and we are very grateful to those of you who feel able to take this opportunity to let us have your feedback.

Yours sincerely,



David Swarbrick  
Director of Development and Regeneration, London

## TIMELINE



# WHAT YOU'VE TOLD US SO FAR



Assessment of options against criteria, including resident feedback

2nd half of April

Presentation of final report identifying preferred option

May



# OPTION 1

## Do the minimum

In this Option Riverside would look to address major maintenance, compliance or condition issues to ensure the properties are safe and compliant for the next five years. Examples of work that would be undertaken in this Option would be:

- Replacement of existing storage heaters and replacement of communal boiler with more modern equivalents to ensure a better supply of heating and cold and hot water.
- Essential repairs to site boundaries, outside walkways, internal corridors and garage doors.
- Replacement of entrance doors with upgraded fire door to enhance both fire safety and security.

The works under this option would be non-intrusive to individual properties and could be carried out with residents remaining in their homes.



*Flat entrance doors*



*Heating and hot water*



*Damaged door*





*Storage heater*



*Replacement of flat entrance doors to ensure better security and fire safety regulations*



*Improvement to boundary fencing*



*Replacement of any damaged paving slabs to ensure safety*

# OPTION 2

## Functional upgrade

In this Option, Riverside would look to address the major maintenance, compliance or condition issues identified in Option 1, but also provide further investment into the properties to ensure they meet current statutory and emerging standards to upgrade homes for the next 30 years.

These improvements will be in four key areas: accessibility, more sustainable energy solutions, improved communal spaces and compliance improvements.



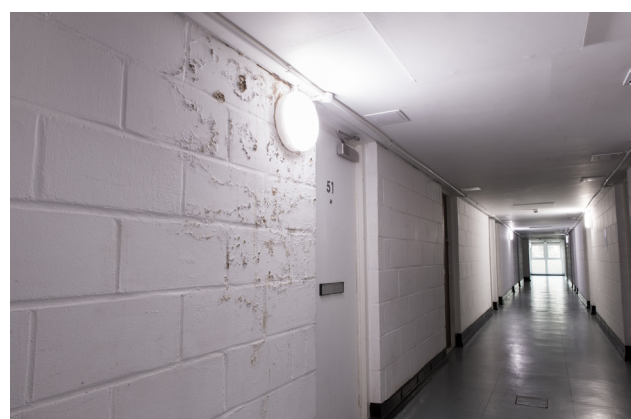
*Improved refuse and general storage*



*Improved block entrances*



*Parking - improved marking*



*Improvements to common areas*



Examples of work in this option would be:

**1. Accessibility**

- Lift access to apartments
- Circulation improvements

**2. Sustainable energy solutions**

- Thermal insulation to external walls and roofs
- Triple glazed windows

**3. Improved communal spaces**

Cosmetic improvements for example:

- Painting block entrances, communal corridors, balconies & railings, communal laundry rooms
- New floor coverings to communal spaces
- Cleaning of brickwork
- Replace faulty rainwater goods
- Replace worn timber balustrade panels

Improvements to public realm:

- Improvements to refuse stores, fencing & gate replacement
- New cycle storage

- Improved lighting to improve security
- Include parking demarcation and accessible spaces to prevent unauthorised parking by users of the Beckenham Place Park
- Improve signage / wayfinding
- CCTV
- Soft landscaping – planting, trees

**4. Compliance improvements**

- Removal of asbestos
- Deal with damp/mould issues
- Improve acoustic insulation to reduce noise transmission between apartments
- Fire safety improvements such as Sprinklers, Fire doors, fire detection and carbon monoxide detector upgrades

Some of the works within this option would be intrusive and would require access into the properties, and would cause some disruption to tenants.



*Repainting and improving block entrances*



*Cleaning of brickwork*

# OPTION 3

## Partial development

**PLEASE NOTE:** These drawings are for consultation purposes only. We are at an early stage of design development and it is likely that the designs will change in response to feedback from Council planners, the financial appraisals, technical development of the designs and of course feedback from residents.

This option looks at retaining the Calverley Close Houses and Thurston House, with new buildings proposed along Southend Road. Warner House, Clifford House and Lloyd House will be demolished. The main route through the estate will be improved with better tree planting, better on street, courtyard parking and some undercroft parking. Existing buildings will be refurbished to provide better front gardens, back gardens, entrances and refuse collection areas.

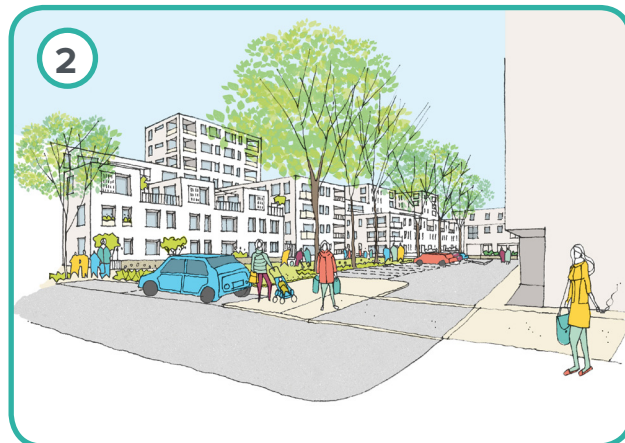
The new proposals provide taller buildings along Southend Road, with smaller blocks (which could potentially include additional family houses depending on the financial appraisal) facing the retained buildings. A communal green open space has been created to provide play and seating areas for all residents.

Until we complete our financial appraisal and have initial discussions with Bromley Council planners we can't be certain about how many homes we can build in this option but this partial redevelopment would enable more than 100 additional homes to be built on the site.





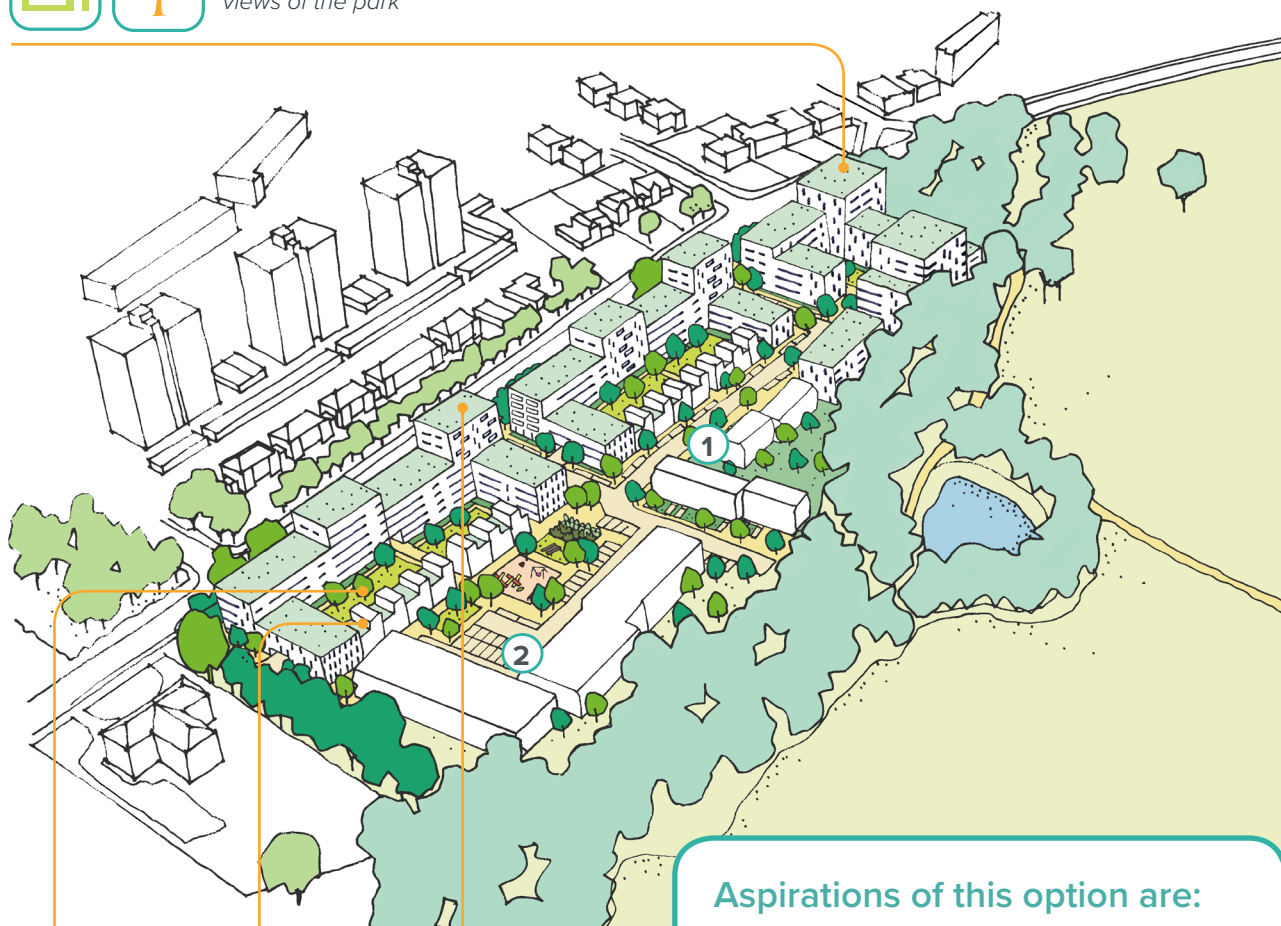
*A pedestrian focused primary street*



*Reconfiguration of existing car parking allows for green amenity space*



*Taller buildings provide views of the park*



*Secure, good quality amenity space for residents only*



*A range of high quality homes*



*Green roofs promote environmental sustainability*

### **Aspirations of this option are:**

- Improve access and streets
- Create new public open spaces for play and visual amenity
- Refurbish and improve existing retained buildings
- Improve parking for greater efficiency
- Retain as many valuable trees as possible
- Introduce a range of modern high quality homes



# OPTION 4

## Full redevelopment

**PLEASE NOTE:** These drawings are for consultation purposes only. We are at an early stage of design development and it is likely that the designs will change in response to feedback from Council planners, the financial appraisals, technical development of the designs and of course feedback from residents.

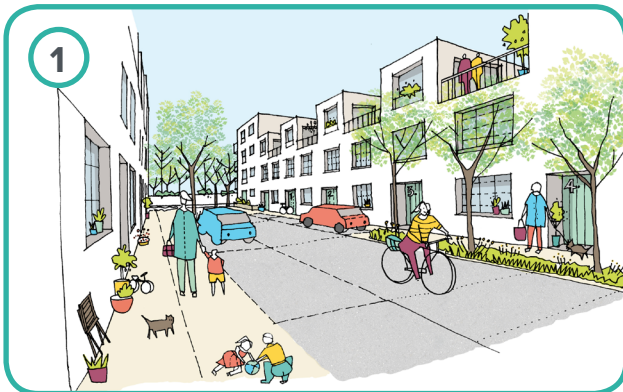
This proposal brings traditional streets through the estate – these will be safe and well overlooked streets where homes and front gardens are directly accessed off them. A main road with allocated parking bays loops through the site. There are also mews like streets with buildings of modest height along them – these narrow lanes will have pedestrian and cyclist priority. Taller buildings are proposed along the Southend Road and medium rise buildings along the wider internal loop road leading to the park edge. Medium rise buildings are proposed along the park edge, with taller buildings at key corners of streets and spaces. A greater variety of homes will be provided, ranging from smaller flats for single residents, medium sized flats for young families and larger houses for existing and new residents.

A range of public spaces sit along the internal loop road – play areas, seating and resting spaces and community gardens are proposed within these spaces. Additional shared amenity space is provided within each courtyard of a building block and in the form of rooftop spaces.

As for the previous option, until we complete our financial appraisal and have initial discussions with Bromley Council planners we can't be certain about how many homes we can build in this option. However this full redevelopment design would enable 150-200 additional homes to be built on the site.







Mews streets are green, playful and pedestrian dominated



Overlooked green spaces adjacent to Beckenham Place Park



Secure, good quality amenity space for residents only



Pedestrian priority within the site



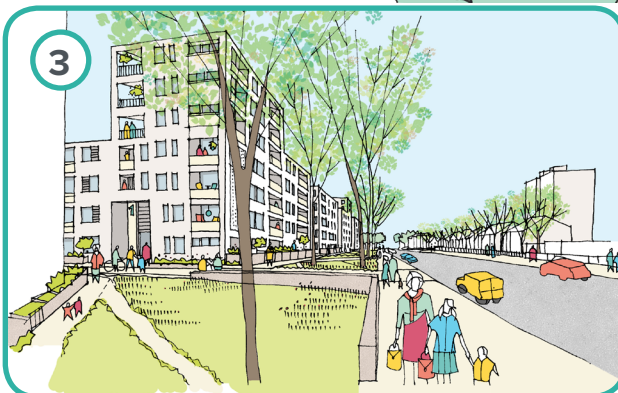
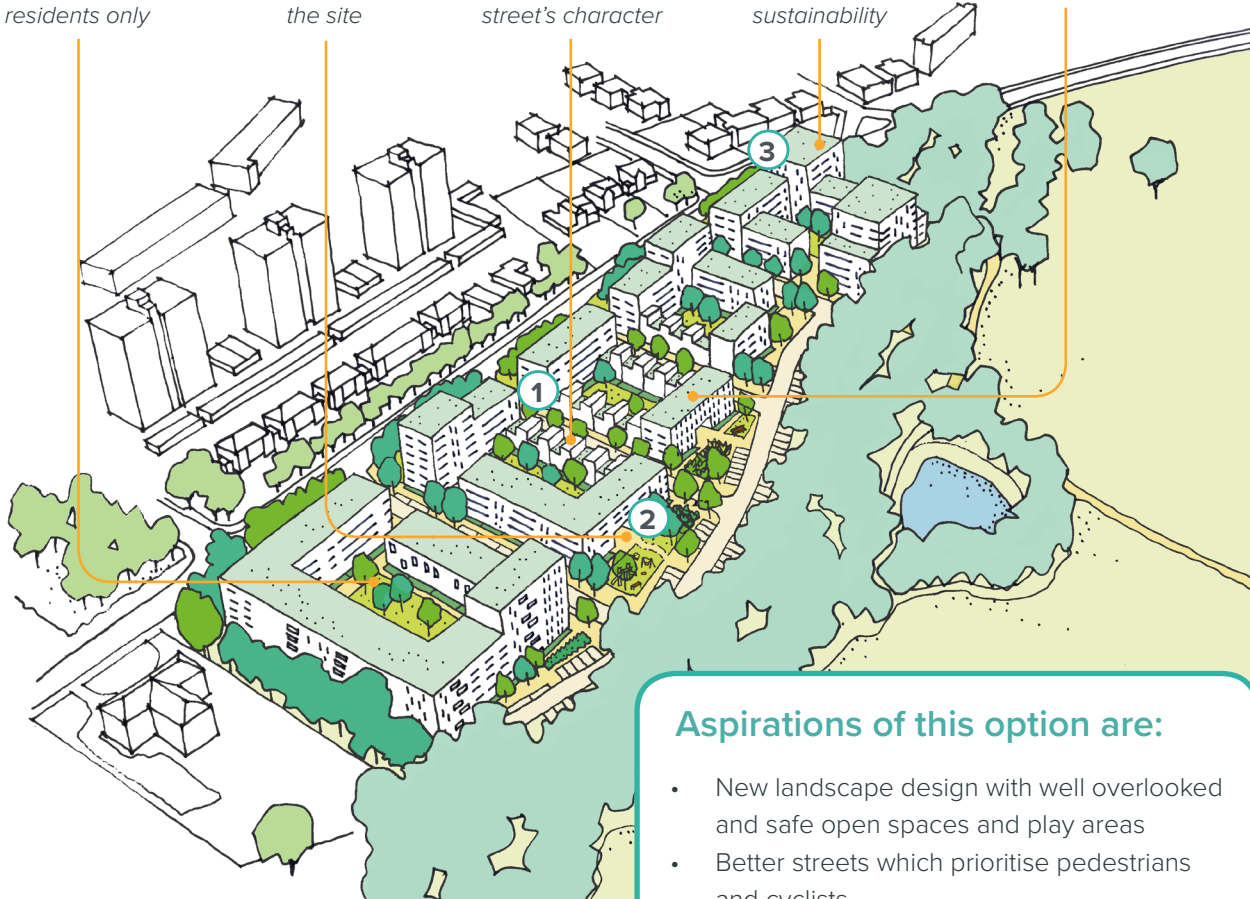
Lower heights respond to the mews street's character



Green roofs promote environmental sustainability



A range of high quality homes



Good quality green space adjacent to Southend Road

### Aspirations of this option are:

- New landscape design with well overlooked and safe open spaces and play areas
- Better streets which prioritise pedestrians and cyclists
- Improved parking arrangements through better layouts and under croft parking
- A sustainable new neighbourhood which is energy efficient and works with the rich biodiversity of the surrounding park
- High quality homes with a greater variety to suit the needs of all residents
- A safer neighbourhood where streets and spaces are well overlooked and lit.

# HAVE YOUR SAY

Thank you for reading through this booklet.

Riverside is determined to ensuring that the option appraisal process takes account of the views and preferences of existing residents on the estate. It is therefore important that you provide feedback by **Friday 17 April 2020**.

You can give us your views:

- Online at **[www.savills.com/CalverleyCloseFeedback](http://www.savills.com/CalverleyCloseFeedback)** by completing the online survey; or
- By calling Riverside's Resident Liaison and Decant Officer, Mandy Rana, on **07929 368 603**, to book an appointment with one of the team, to give your feedback by phone. You can see the list of questions you will be asked on the telephone interview on the survey questionnaire, enclosed with this booklet.

Once we understand your views from this survey, we will be able to complete the work on the option appraisal which is expected to be reviewed by Riverside in mid-May. We will then have a further engagement with all residents by the end of May before deciding the way forward.

If you have any other questions in the meantime please contact Mandy Rana in the first instance, on the number above, or email the team at **[calverley@riverside.org.uk](mailto:calverley@riverside.org.uk)**

Thank you in advance for contributing to the option appraisal process.



## NEXT STEPS

