

Welcome to Consultation Event 4 - The Updated Design

Your views matter

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

Working together

Shape the future of the Riverside Lambeth Estate

The purpose of this consultation is to present and discuss with you the updated masterplan for your estate. This follows feedback from the last consultation event in February, and discussions with Lambeth and the GLA.

On the next few pages we will show you our updated proposals for the redevelopment of the Lambeth Estate and it would be great to understand your views on how the design is progressing, along with any concerns that you may have.



DECEMBER 2019

RSG Consultation

Lambeth Pre-App Meeting 1

Residents' Consultation Event 1

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

Residents' Consultation Event 2

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

Wider Community Consultation Event 2

Residents' Consultation Event 5

- 1. Resident Event 5:**
- Present final scheme for submission

Residents' Consultation Event 4

- 1. Resident Event 4:**
- Building elevation appearance
 - Landscape design
 - Decant location & time-line

Residents' Consultation Event 3

- 1. Resident Event 3:**
- Decant Strategy
 - Riverside Allocations Procedure

Wider Community Consultation Event 1

EARLY SUMMER 2020

PLANNING SUBMISSION TO LAMBETH COUNCIL

We are here



Discussions have been positive with Lambeth and the GLA, they are supporting the design approach we are taking, and have made the following suggestions to allow us to develop the best estate possible, one that will meet the needs of tenants now and in the future:

- Some additional height on the central buildings would be encouraged if we can increase the number of homes and affordable housing.
- Any additional height should be used to reduce the size (width and/or length) of the central buildings and create more open space and more homes with windows from 2 sides (dual aspect).
- We can explore the option of gates to secure the central parking and landscaped areas to improve security and prevent antisocial behaviour.
- Entrance lobbies should all be generous and welcoming.
- All buildings should have access to secure rooftop usable spaces.

This presentation is to show you how the feedback has helped to shape the design proposals.

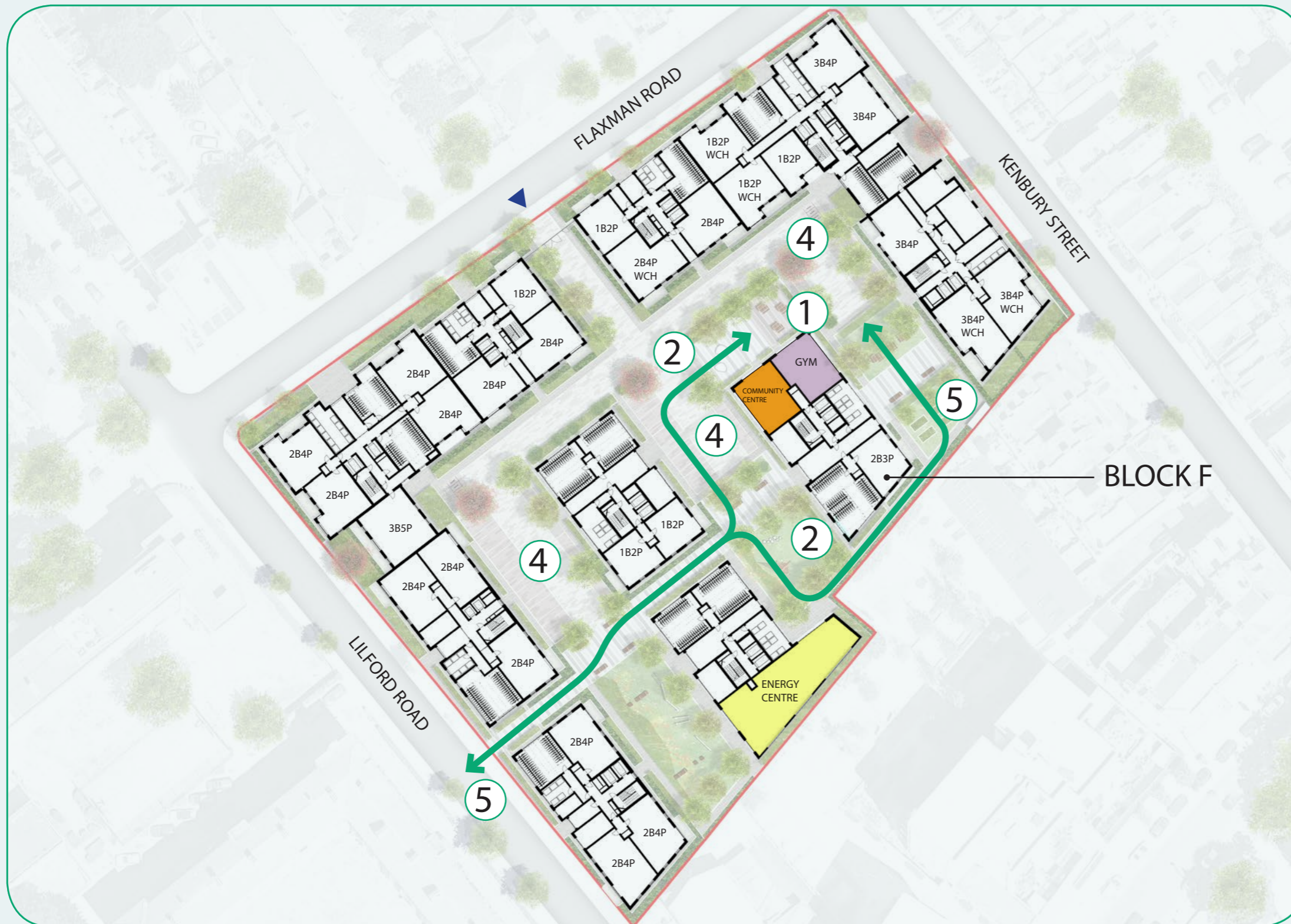


What we showed you before:



What the updated design looks like:

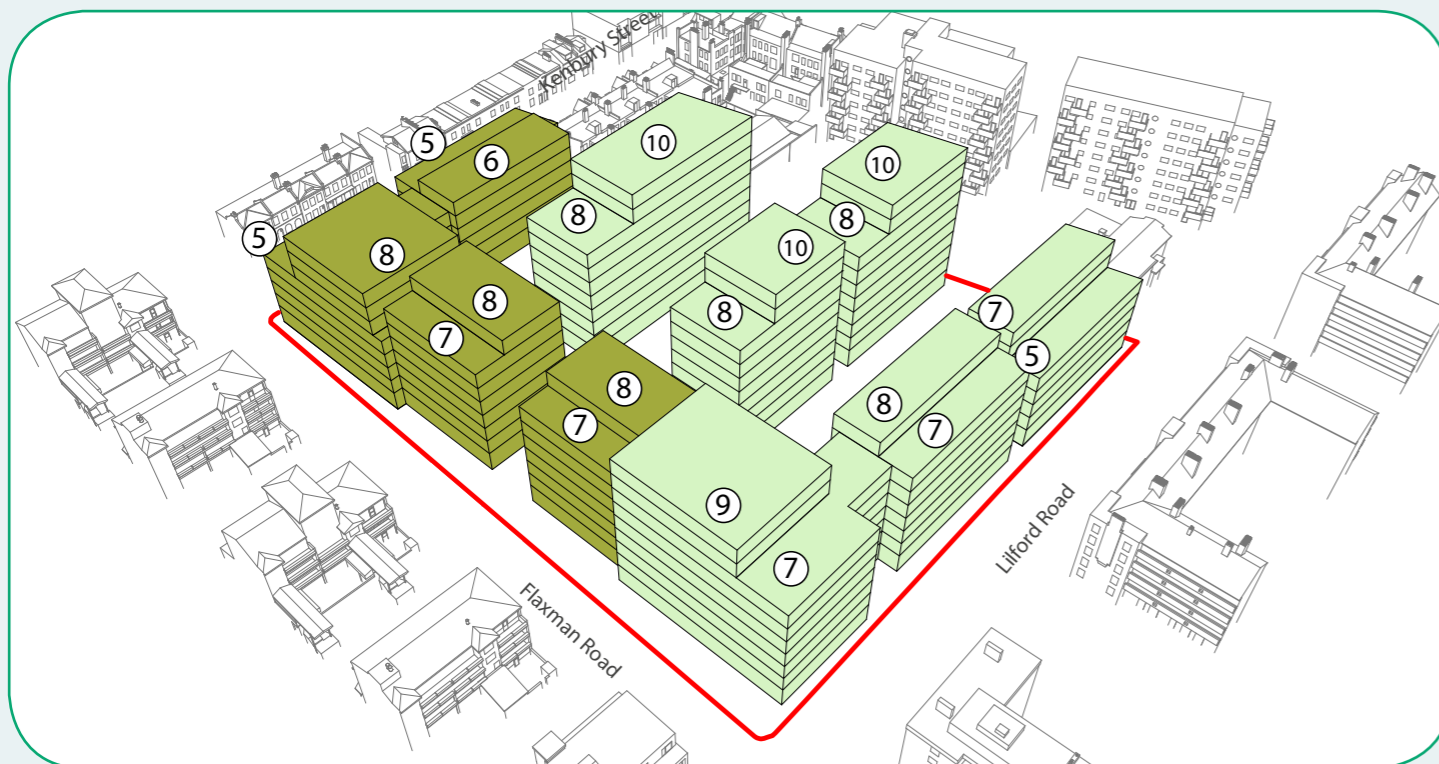




We have:

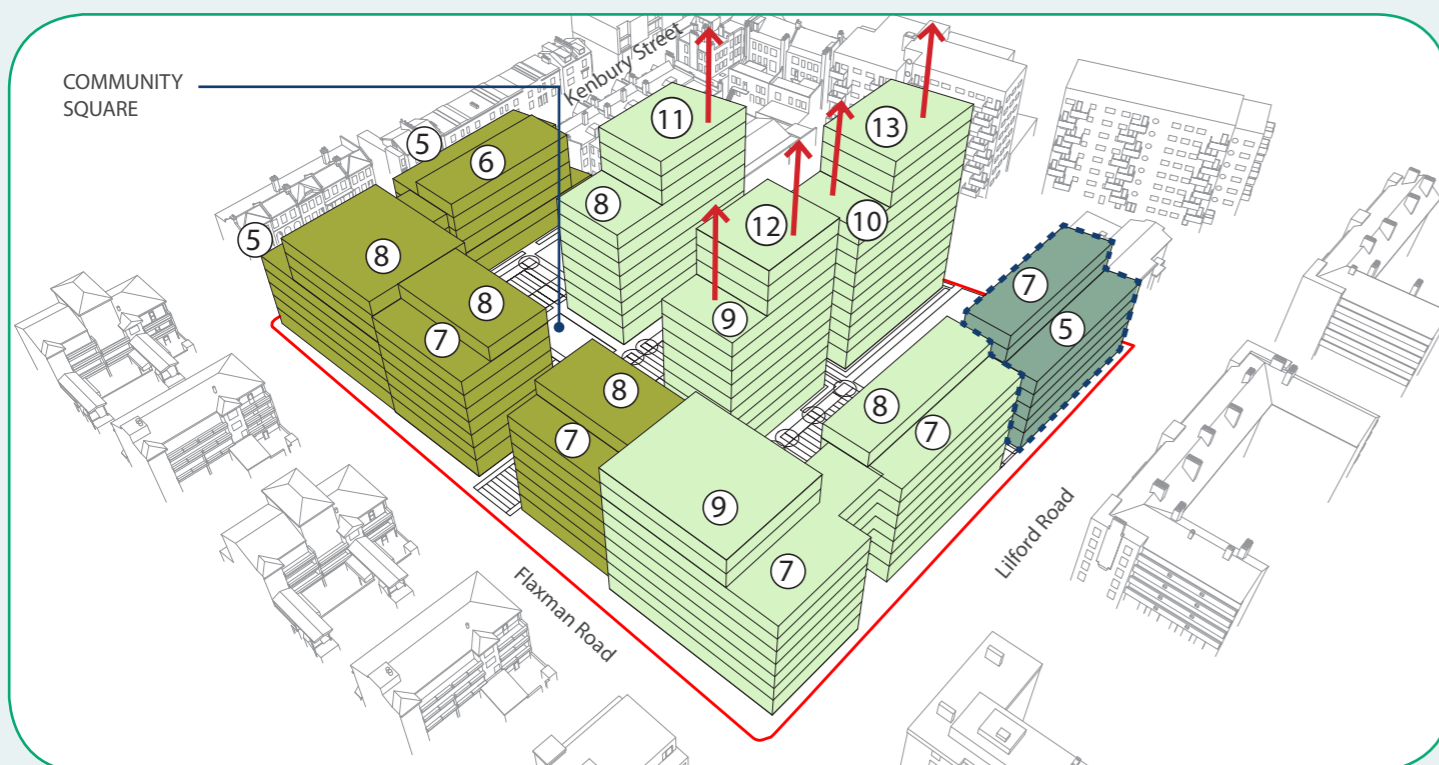
- ① Relocated the gym and community centre into the bottom of one of private blocks (F).
- ② Reduced the area of block F and pushed it southwards to create a community square at the heart of the estate and increase separation to the social rent blocks along Flaxman Road.
- ③ Pulled the blocks along Flaxman Road closer to the boundary to increase the amount of open space/ amenity space within the estate.
- ④ Split the parking into 3 parking courts of different sizes which ensures that each outdoor amenity space is more evenly spread.
- ⑤ Introduced a wide resident/ pedestrian route through the estate that links all the open/ amenity spaces shown by the green arrows on the plan





THE PREVIOUS SCHEME

These images show the heights of each block in the new scheme with the social rented homes shown in the dark green and the lighter green are the homes for sale. We are looking to provide additional affordable homes as shared ownership on the scheme. These will be in addition to the 135 social rented homes.



THE UPDATED SCHEME

In response to GLA and Lambeth feedback, we have been encouraged to increase the height of some of the central blocks in order to increase the number of homes and the amount of affordable housing.

The location of the new affordable homes is still being reviewed, but the first phases of the development remain unchanged - existing residents will move first (within the first 3 phases) as outlined by Riverside in the decant information that was delivered to all homes in May.

- SOCIAL RENT
- PRIVATE
- SHARED OWNERSHIP (TO BE CONFIRMED)





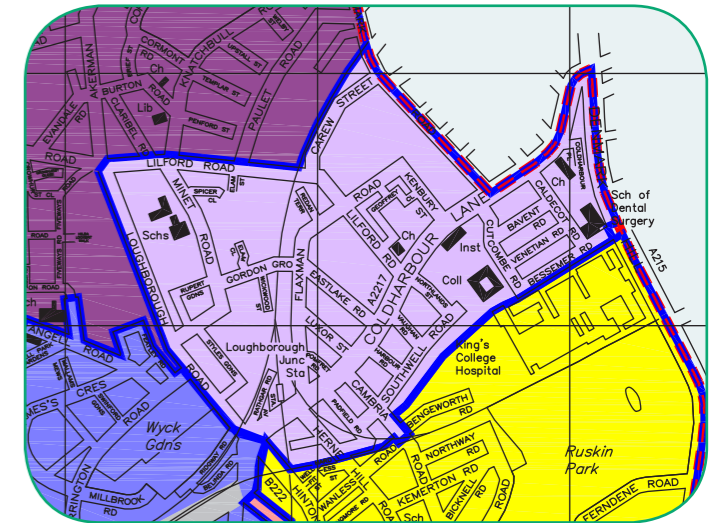
70sqm Community Centre
70sqm Residents' Gym

-  VEHICULAR ACCESS
-  LOBBY ENTRANCE
-  SECONDARY EXIT
-  COMMUNITY SQUARE
-  LOBBY ENTRANCE
-  CYCLE STORE
-  REFUSE STORE
-  PLANT SPACE
-  GYM
-  REPROVIDED COMMUNITY CENTRE





| | |
|---|---------------------|
| 15 | WCH Spaces (3%) |
| 7 | Standard Spaces |
| 22 | Spaces Total |
|  | Parking Courts |



The number of parking spaces proposed is the same as shown at the consultation event in February and spaces will be for existing residents.

The image on the left shows that the parking is now divided into three sections across the site to allow for as much green space as possible throughout the estate.

We are contacting residents who have permits to park on the estate currently to understand how many residents are likely to require off-site parking within the Controlled Parking Zone area

that Lambeth manage. 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' which operates from Monday to Friday 8.30am-6.30pm.

The area shown on the image above in lilac is the boundary of Camberwell A CPZ - it is bordered by Lilford Rd, Loughborough Rd, Denmark Rd, Carew St, Denmark Hill & Southwell/ Bessemer Rd.



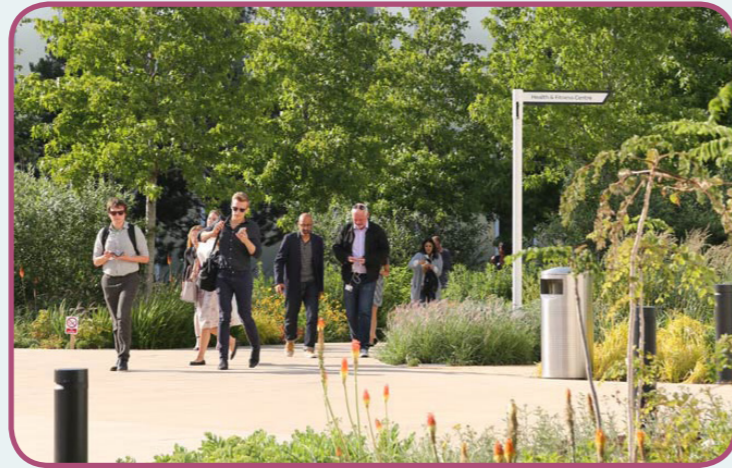
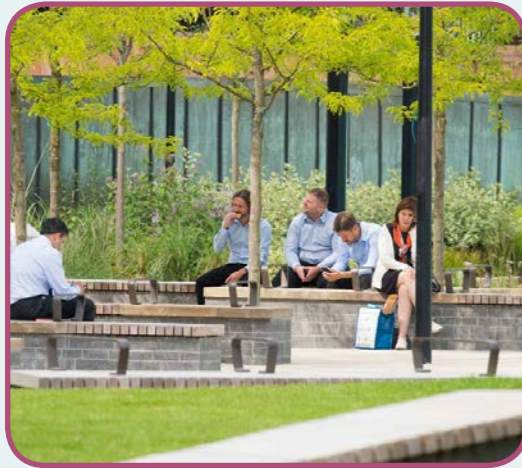


Here is the updated landscape strategy for the estate. On the image to the left we show how the different areas are proposed to be used. On the next page we give examples of how each of these areas could look.

-  SQUARES
-  PLAY AREA
-  DINING/ PICNIC
-  GROWING AREA
-  COMMUNAL FLEXIBLE SPACE
-  RELAXING AND SEATING



SQUARES



PLAY



PICNIC AREA



GROWING AREA



COMMUNAL FLEXIBLE SPACE



RELAXING AND SEATING



Pedestrian access along Lilford Road - visual connection through the estate



View from Flaxman Road - main access onto the estate for vehicles and pedestrians



View along Kenbury Street



Internal courtyard view from a social rent block balcony showing the community square



View from the corner of Flaxman Road and Lilford Road looking back towards the Lambeth Estate



View from the corner of Lilford Road and Kenbury Street looking back towards the Lambeth Estate



- 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.



Welcome to HMP Lambeth estate. We have no choice as you are doing it anyway. So we lose space and are crammed in like sardines.

We are moving forward with the regeneration plans for the estate following the positive ballot by residents who voted 67% to 33% in favour of the proposals. The new estate will provide every resident with a new home that meets the Greater London Authority's (GLA) space standards and will also see the creation of more amenity space than currently exists.

Loyal tenants stand to lose so much, how about instead of giving new private tenants distance from our proposed social blocks you put in a car park instead?

We are required to provide amenity space for residents by the Greater London Authority and the London Borough of Lambeth (LBL). There is an ongoing discussion with the planners about the amount of parking which can be provided.

When will the five-year of parking charges start/ finish?

As outlined in our Offer Document, Riverside will help residents who currently have a permit to park on the estate to apply for a permit to park in the local controlled parking zone once their new home is ready for occupation. Riverside will then pay for the cost of these permits for the first five years.

Outdoor spaces should include a play space for football, for both young and older kids. A basketball pitch should be away from the football space. There should be an outdoor gym in one of the spaces.

We have taken into account the feedback we have received on the communal open spaces from residents together with the comments received from Lambeth planning officers and included the updated designs in this booklet.



I don't like that I have to walk past my bedrooms to get to the living room.

Often this arrangement results in a more efficient layout and locating the larger living spaces further from entrance doors means that we can reduce the length of internal corridor spaces and maximise the size of all rooms.

Where is the window in the kitchen?

We have designed the layouts with or without a window to the separate the kitchen wherever possible following earlier feedback from residents.

We have purposefully shown the option of a separate kitchen and living room as we know from previous feedback from tenants, that they would like this option. If you have a separate kitchen and living room in a one-bedroom property, it is unlikely there will be an option to have a window in the kitchen due to the position within the blocks.

What happened to a separate kitchen and living room?

This is an option within the layouts shown. It will not be possible to give residents the option of a separate kitchen in every dwelling type due to their position within the blocks. Wherever possible, we will design the layouts to give tenants the option of having a separate kitchen.

How will the kitchen window be big enough for the whole kitchen?

Window sizes need to balance the conflicting requirements for natural light and to prevent the property from becoming too hot or too cold – we will be working through the design with the energy consultants to ensure that window sizes meet this balance.

Can we have a shower above the bath?

We will be providing a shower above the bath.



Rooms and spaces in the flats won't have natural light due to the number of windows. We need to have good lighting.

All living rooms and bedrooms will benefit from natural light. We can provide further information on lighting in flats once we have a fixed layout at a future consultation event. There will be some homes that do not have windows on both sides of the property, 'dual aspect'. As we continue to work up designs we will seek to increase the level of natural daylight in all homes.

Why isn't there a window in every room?

We will not be able to have a window in all separated kitchens, and generally there will be no windows in the bathrooms. Wherever possible, we will design the layouts to include a window in bedrooms and kitchen, living and dining rooms

I would prefer a separate bathroom and toilet in the two-bedroom flat.

We are not able to provide separate bathrooms and toilets in any of the properties. However, in homes which have three bedrooms for five people or more, we will be providing an additional toilet, as required by current legislation.

Why is there no provision for three-bedroom wheelchair accessible homes?

There is provision for three-bedroom wheelchair units. We did not show all the types of flats at the last face to face consultation event as there are over 45 different house types proposed for the estate. All households will see their home before they move.



Can we have site visits to homes that Bellway has built for other housing associations in London, plans are not reality.

We have previously visited New Festival Quarter that Bellway built. We can consider arranging further site visits once current lockdown restrictions have eased sufficiently and we receive government advice stating it is safe to do so.

Why have there been no surveys done on the larger properties on the estate for example the maisonettes?

We have carried out surveys where properties have become empty. These have typically been smaller properties.

Will it be a communal energy system throughout the estate? If so, how will it work?

Yes. We are still finalising details on how the heating system will be operated. This will be covered in a future consultation event

Why have all the plans incorporated so little storage space?

The allocated storage space is provided in line with standards set out in the Greater London Authority's (GLA) London Design Guide. In many cases, tenants will benefit from an increase in the storage they currently have.



The standard measurements used are only from a few empty properties across the estate, why?

We have measured units which are empty as we have tried to minimise the inconvenience to tenants. The new homes will be based on current space standards and not on the sizes of existing properties on the estate.

The homes look small

Each of the homes that we showed at the consultation event meet and, in most cases, exceed the minimum space requirements that we are required to design to.

Will there be built-in wardrobes?

There are no plans to provide built-in wardrobes at this stage, this is partly to allow residents to move their existing furniture into their new homes.

Will we be able to upgrade the fitted white goods e.g. the cooker?

We are still looking into the possibility of providing upgrade options to tenants and will provide further information on this at a future consultation event. If you currently have a gas cooker, we will provide an electric one as the new scheme will not have gas provision.

Why have green spaces rather than parking?

The amount of green spaces and level of parking provision is dictated by the local authority.

What happened to the existing plans for the Lambeth estate?

Previous images and information showing what the Lambeth estate could look like have developed into the images you see today. The proposals to redevelop the estate have been developed following resident feedback and also feedback from planners at Lambeth Council.



Q1 What do you like about the street views shown?

- Layout of the blocks, spaced well, not too high
- Nice illustration. Not fussed about how it's laid out
- The street views seem okay
- Nothing, we are crammed in like sardines
- Good view, light
- Play areas
- Good
- I like the Cambridge Street view

Q2 What do you dislike about the street view?

- Everything
- Disappointed to see the lion share of properties are for sale rather than social housing... Lack of parking, how will the spaces be allocated?...No window in every room...No gas
- Nothing

Q3 What would you like to see in the green space?

- That there is a variety over the whole site and not just by the private block
- Outdoor gym, basketball court, children's play area, seating
- A basketball court
- Rather there not be as many green spaces, build a swing park for the children and a football court
- Seating, small play area
- Gardens for tenants
- No green spaces
- Play area
- Would prefer more parking



Consultation comments

This sheet is for your own use, to record your views and write down your questions. We are planning to call everyone on the estate to get feedback.

Your thoughts on the increase in heights to the private sale blocks, which allows us to provide more affordable homes on the estate.

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My feedback on having gated fob access to the estate.

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My feedback on the landscaping, activities, increased community square.

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My feedback on the location of the gym and community centre.

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Overall what do you like the most about the design and layout of your new scheme?

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Overall what do you like the least about the design and layout of your new scheme?

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