

## Welcome to Consultation Event 3: Agreeing the priorities for the future of your estate

Now that we have a better understanding of your housing needs and aspirations, we would now like to take another step forward. The purpose of this event is to agree the objectives and priorities for the future of Friars Close and Burrell Street with you.



At this event we will explain what the housing needs survey has told us, show you some initial design sketches, outline our commitment to you and find out what you type of home and estate you want to live in. We look forward to hearing your views and answering your questions.

This is one of a number of resident engagement events we have planned for the coming months.

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### *Working together*

*To shape the future of Friars Close and Burrell Street*

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## Meet the Riverside team



**Mandy Rana**  
Resident Liaison Officer



**Jo Downs**  
Tenant Engagement Manager



**Steven McIntosh**  
Project Leader



**Sophie Lejeune**  
Senior Development Manager



**David Swarbrick**  
Director, Development and Regeneration

## About the architect

Allies and Morrison is a practice of architects and urbanists based in Bankside. Its range of projects in the area include the Bluefin Building, the Crane Building and the Sam Wanamaker Playhouse at Shakespeare's Globe.

As well as designing beautiful buildings that can adapt over the generations, the team works with partners and local residents to breathe new life back into existing neighbourhoods. Their estate regeneration experience ranges in scale, from the 16.5-hectare Gascoigne Estate in Barking, Fosters Estate and West Hendon in Barnet, to small-scale infill projects such as Fairbanks Road in Tottenham Hale.





## Your housing needs survey told us:



35% of you are overcrowded and need larger homes



30% of you find it difficult to get around your home and the estate



Over 50% of you would like a more secure place to live



You like the location for work, transport links & local support networks



You are a close knit community



If redevelopment went ahead, most of you would like to return to the new estate

## In response to the survey, Riverside suggests that we:



Build more family homes to assist those families who are overcrowded



Improve accessibility to buildings by providing lifts to all floors, and maintain security with key fob and intercom systems



Provide homes that are more energy efficient and sustainable, with modern kitchens and bathrooms



Ensure all homes have private external space such as a balcony



Build more homes to meet the local housing need



Keep the community together and make sure that we create a place where residents can feel proud to live

**But we want to know what you think so we can make  
the right decisions for your community**



*We will be meeting with Southwark council officers throughout the design development process to ensure we comply with their planning policy before we submit a planning application. We will keep you updated on their comments and how our design changes as a result of council feedback throughout the consultation process.*

## The Journey

### What's happened so far and what's next

<p><b>Event 1</b> <b>March 2020</b></p>	<p><b>Residents meeting at Hilton Hotel</b> Introduce the idea of redevelopment Understand key areas of concern and agree next steps</p>
<p><b>Event 2</b> <b>April/May 2020</b></p>	<p><b>Housing Needs Survey</b> Understand the needs of the current estate Identify the aspirations you have for your estate</p>
<p><b>Event 3</b> <b>July 2020</b></p>	<p><b>Residents meeting</b> Meet the architects/ Meet the team What your housing needs survey and feedback has told us Riverside's proposal and our commitment to you Architect ideas/sketches and tenant feedback Discuss with you the priorities for your estate</p>
<p><b>Event 4</b> <b>Early autumn</b></p>	<p><b>Residents meeting</b> Confirm the preferred approach for the future of Friars Close Start the process of designing the Friars Close of the future ITA/tenants charter Decant commitments Tenant feedback</p>
<p><b>Event 5</b> <b>Early winter 2020</b></p>	<p><b>Residents meeting</b> Show developed designs, communal space, heights and numbers Feedback from the local authority and GLA Agree tenants charter Discuss further decant options</p>
<p><b>Event 6</b> <b>Winter 20/21</b></p>	<p><b>Residents meeting</b> Show and discuss further developed designs and decant options Consult on Riverside's offer</p>
<p><b>Event 7</b> <b>Early spring 21</b></p>	<p><b>Site visit</b> Visit a scheme designed by your architects, view home layouts, space, communal areas, play space etc</p>
<p><b>Further events</b></p>	<p><b>Decision workshops</b> Further engagement events will be held as design evolves and in the lead up to submitting a planning application</p>







## Our commitment to you



**You will keep the same security of tenure, with tenancy agreements and rent levels staying the same**



**You will receive a decant and home loss payment to assist with moving and disturbance**



**Riverside will consult with you throughout the redevelopment journey, ensuring that you are able to give feedback on design proposals**



**Riverside will provide you with an Independent Tenant Advisory (ITA) service chosen by you**



**We will ensure that your temporary move off site is as short as possible and we will keep you updated on progress throughout the build**



**Riverside will provide you with a temporary home in the local area which meets your housing need, with your rent levels staying the same**



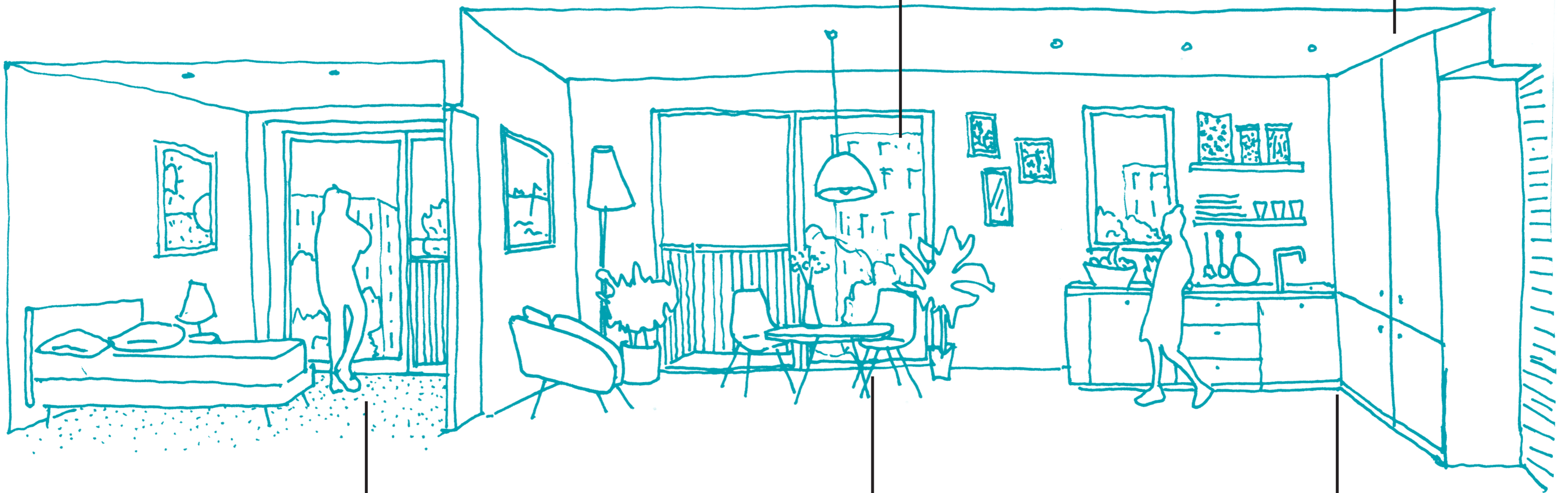


## New Homes



**Views from various orientations**

**Generous floor to ceiling flats**



**Comfortable bedrooms**

**Open living kitchen**



**Outdoor amenity spaces**





## Allies and Morrison Regeneration schemes experience

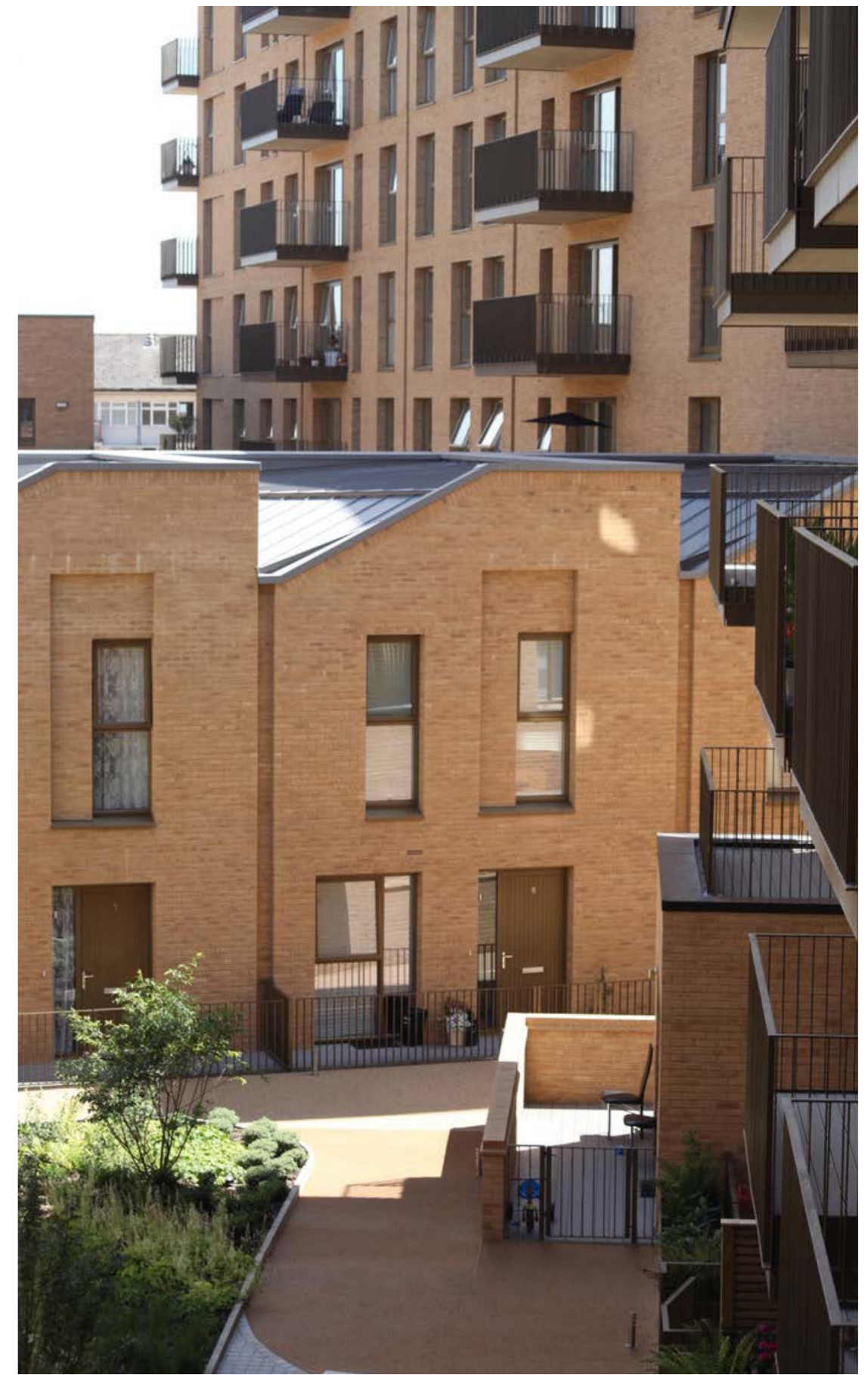
**Gascoigne Estate,  
Barking**



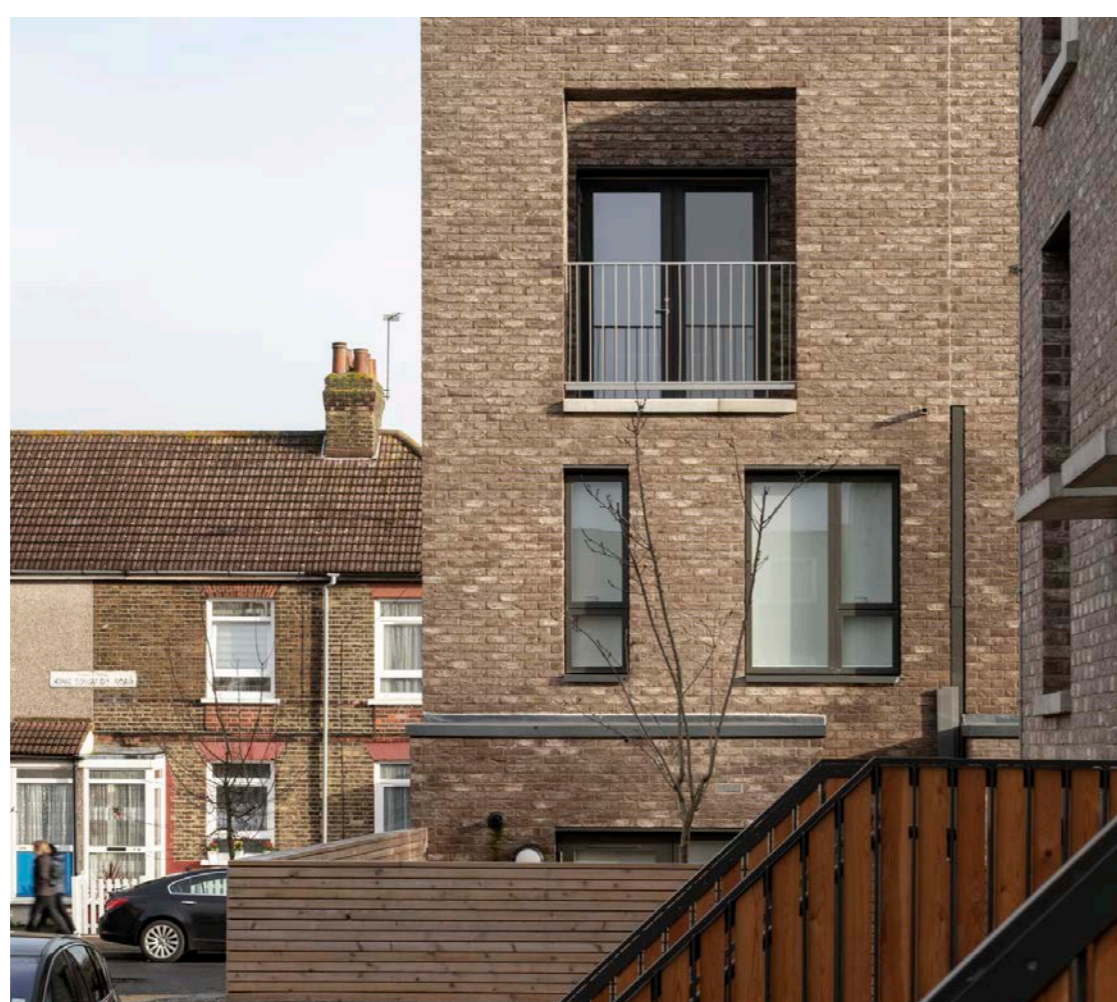
**Fosters Estate,  
Barnet**



**West Hendon,  
Barnet**



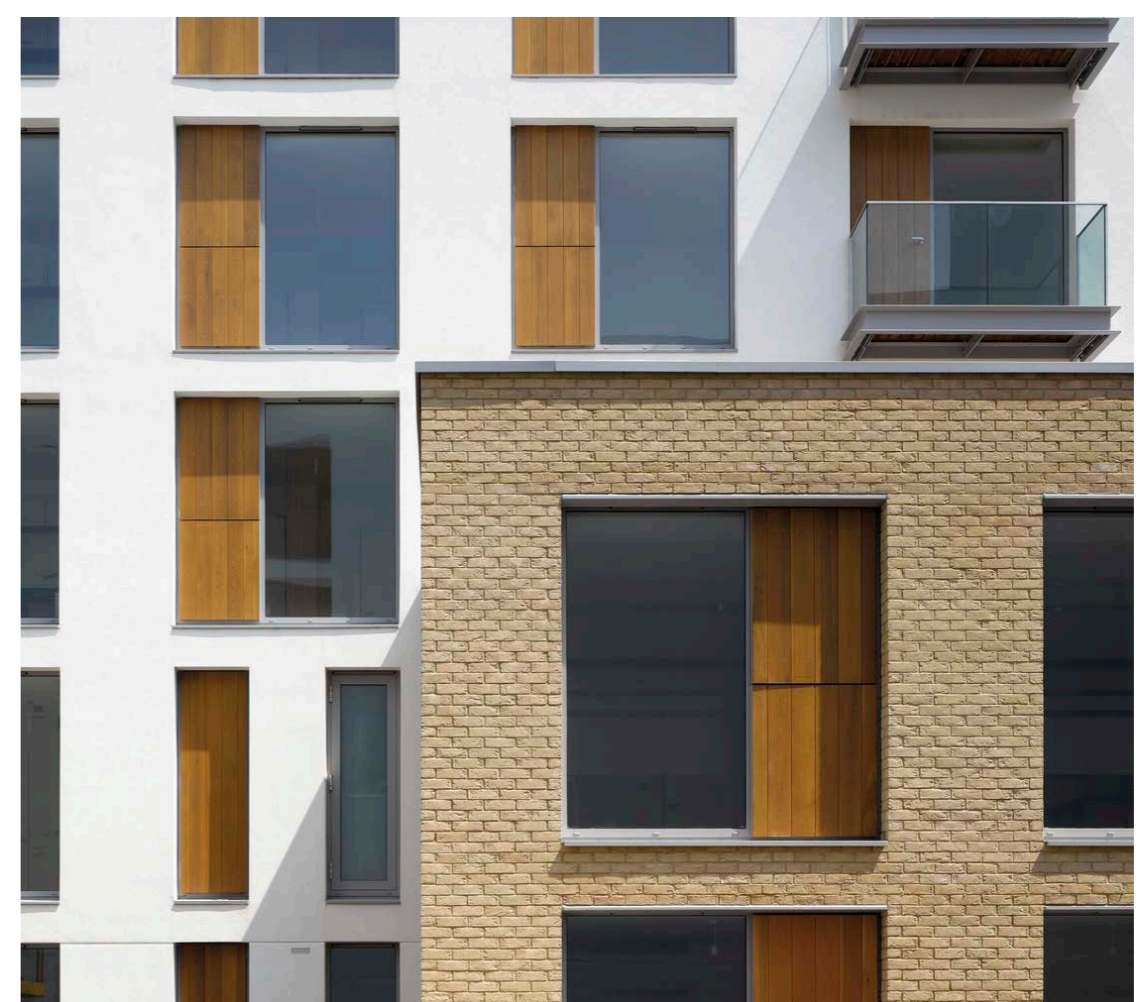
**East Kingsbridge,  
Barking**



**Lock Keepers,  
Bow**



**Highbury Square,  
Highbury**



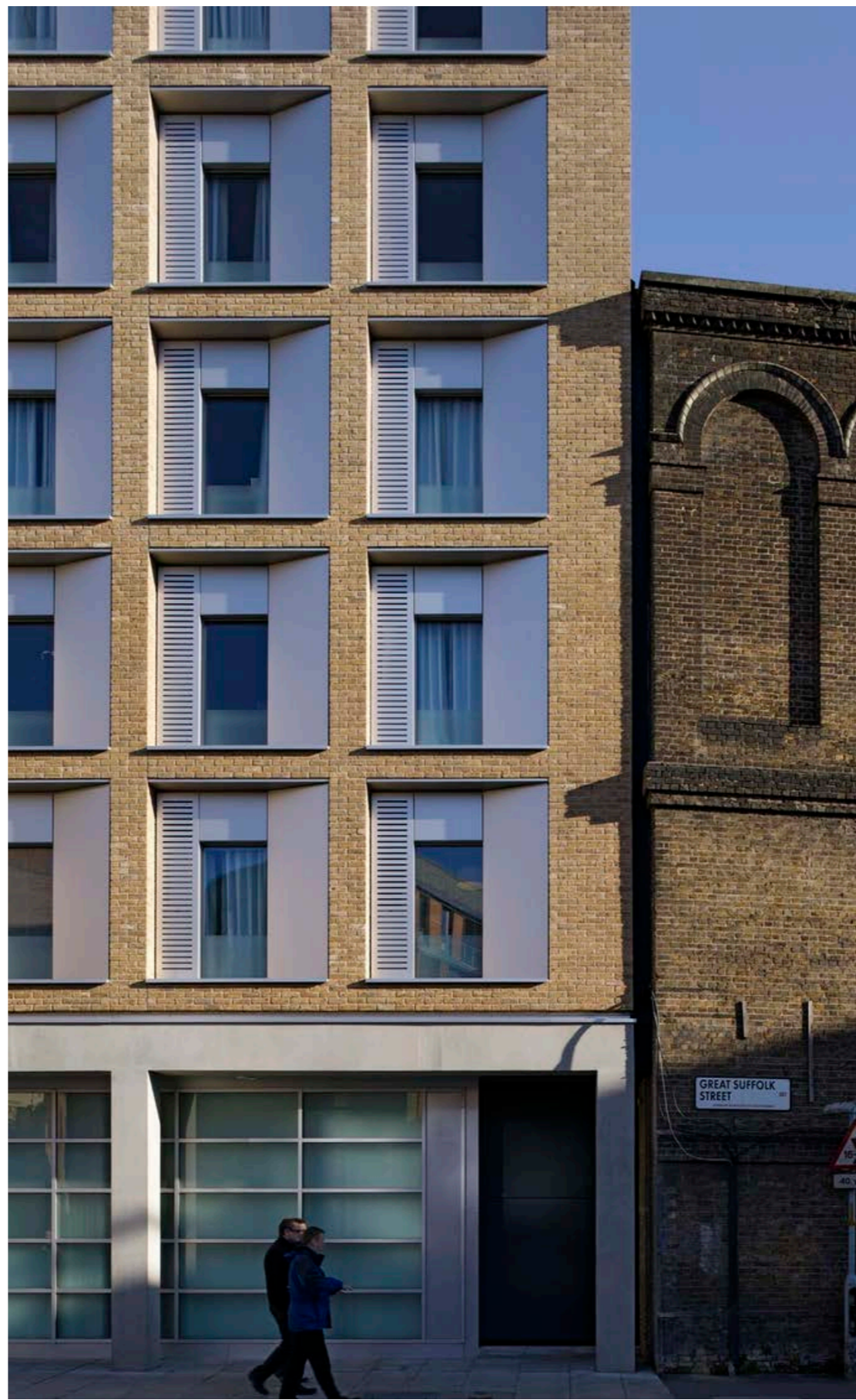


## Allies and Morrison Experience in Southwark, SE1

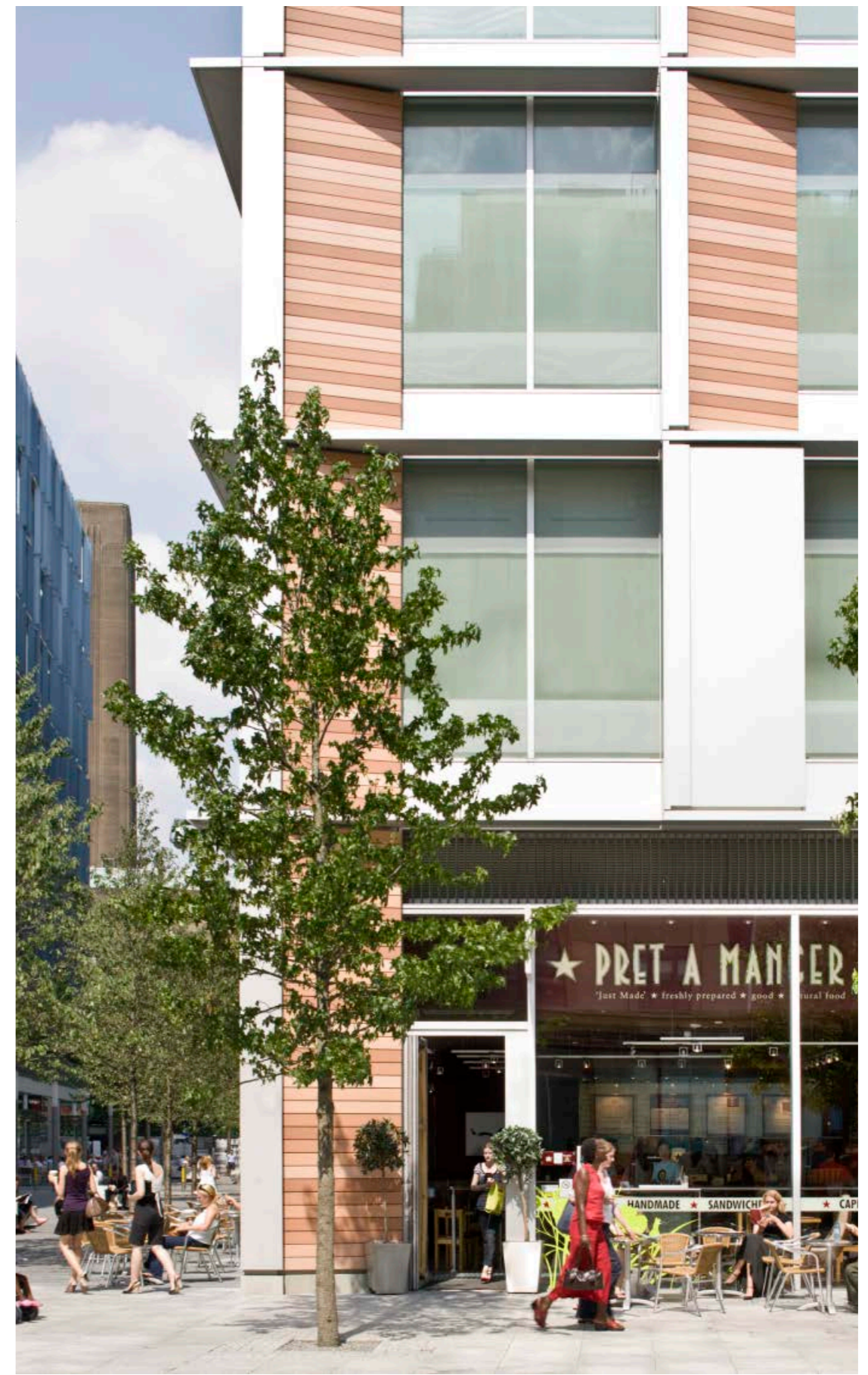
**Allies and Morrison Studios,  
Southwark St, SE1**



**Student accommodation,  
Great Suffolk St, SE1**



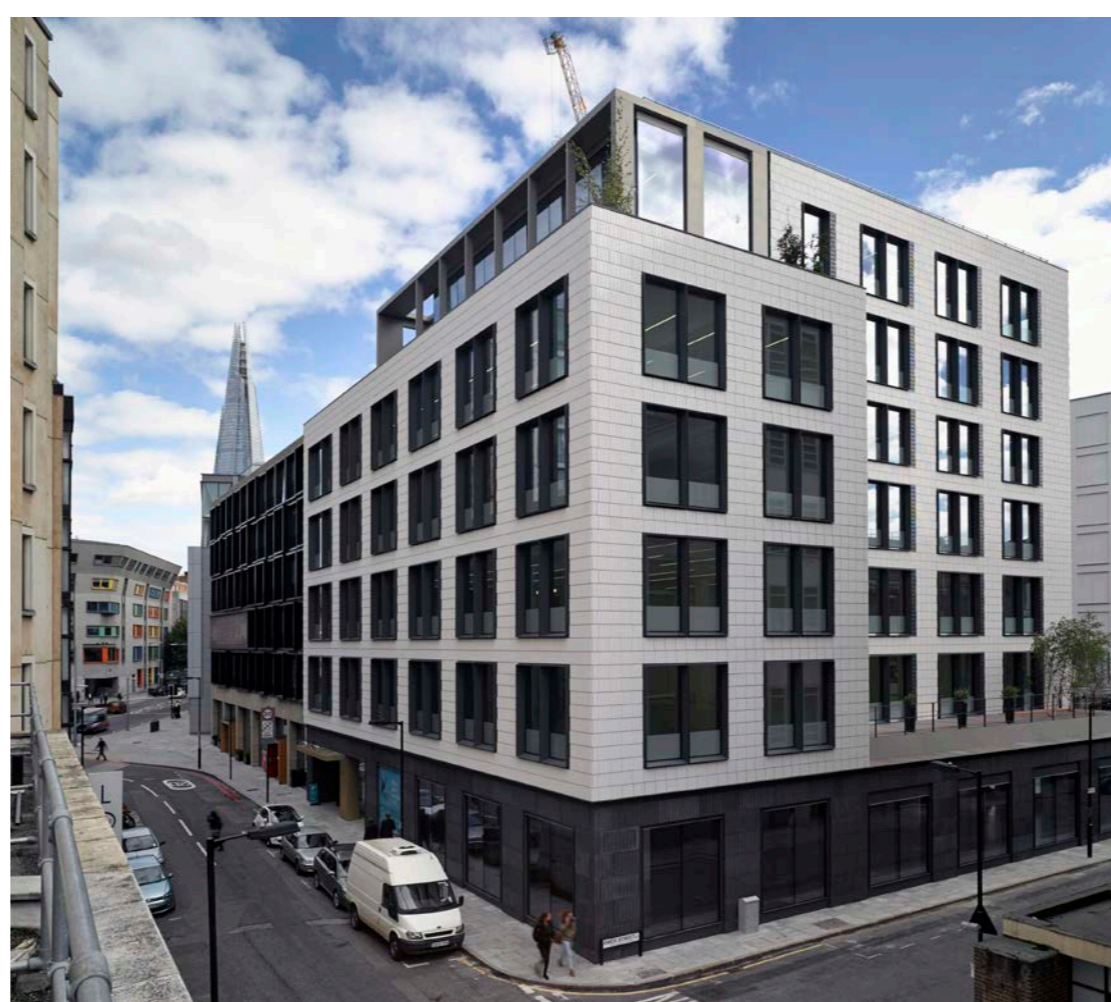
**Bankside 123,  
Southwark St, SE1**



**Shakespeare's Globe,  
New Globe Walk, SE1**



**The Crane Building,  
Lavington St, SE1**



**Royal Festival Hall,  
Southbank, SE1**

