

Welcome to Consultation Event 5

Working together

Shape the future of the
Riverside Lambeth Estate

The purpose of this consultation is to present the final design for your estate. This follows feedback from the last consultation event in June, and discussions with Lambeth and the Greater London Authority.

This is to show you the final proposals for the redevelopment of the Lambeth Estate that we will be submitting to the council as part of the planning application.



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 planning comments

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

Residents' Consultation Event 5

1. Resident Event 5:

- Present final scheme for submission

We are here

Wider Community Consultation Event 2

EARLY SUMMER 2020

PLANNING SUBMISSION TO LAMBETH COUNCIL

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



Bellway Feedback which has contributed to design of the new Riverside Lambeth Estate

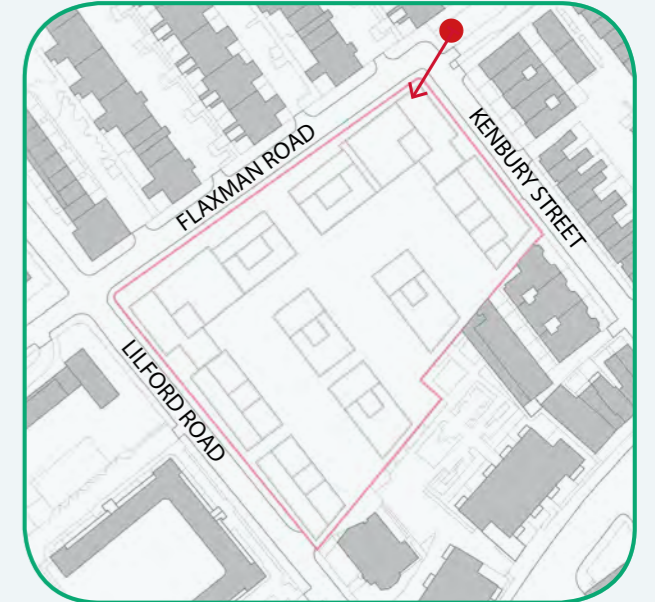
Discussions have been positive with Lambeth and the GLA. They are both supporting the design approach we are taking and are happy with the design updates that we have made, which have helped to create an estate that meets the needs of tenants now and in the future:

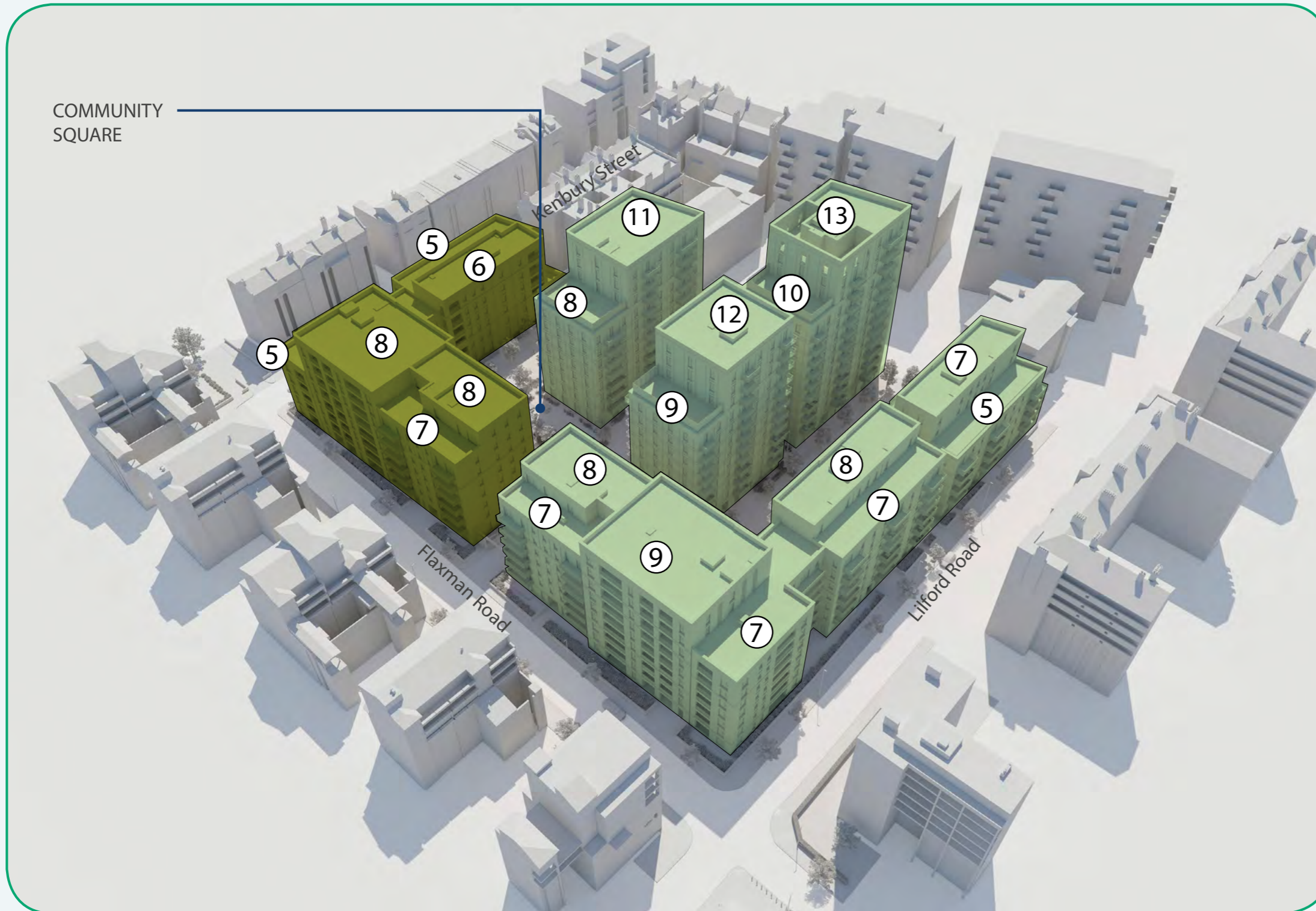
- **Additional ground floor open space** has been created by reducing the footprint of one of the central buildings and increasing the height as previously presented - this has also helped to **increase the number of homes with windows on more than one side** of the building.
- We are proposing to gate both entrances onto the estate from Flaxman Road and Lilford Road as a way of helping to **prevent antisocial behaviour**, and to make the new estate as **safe and secure** as possible.
- Entrance lobbies are **generously sized** and **welcoming**.
- All buildings have access to usable **secure, communal rooftop spaces**.

This presentation highlights the final design proposals that will be part of the planning application for the redevelopment of the Lambeth Estate.



The new Lambeth Estate...

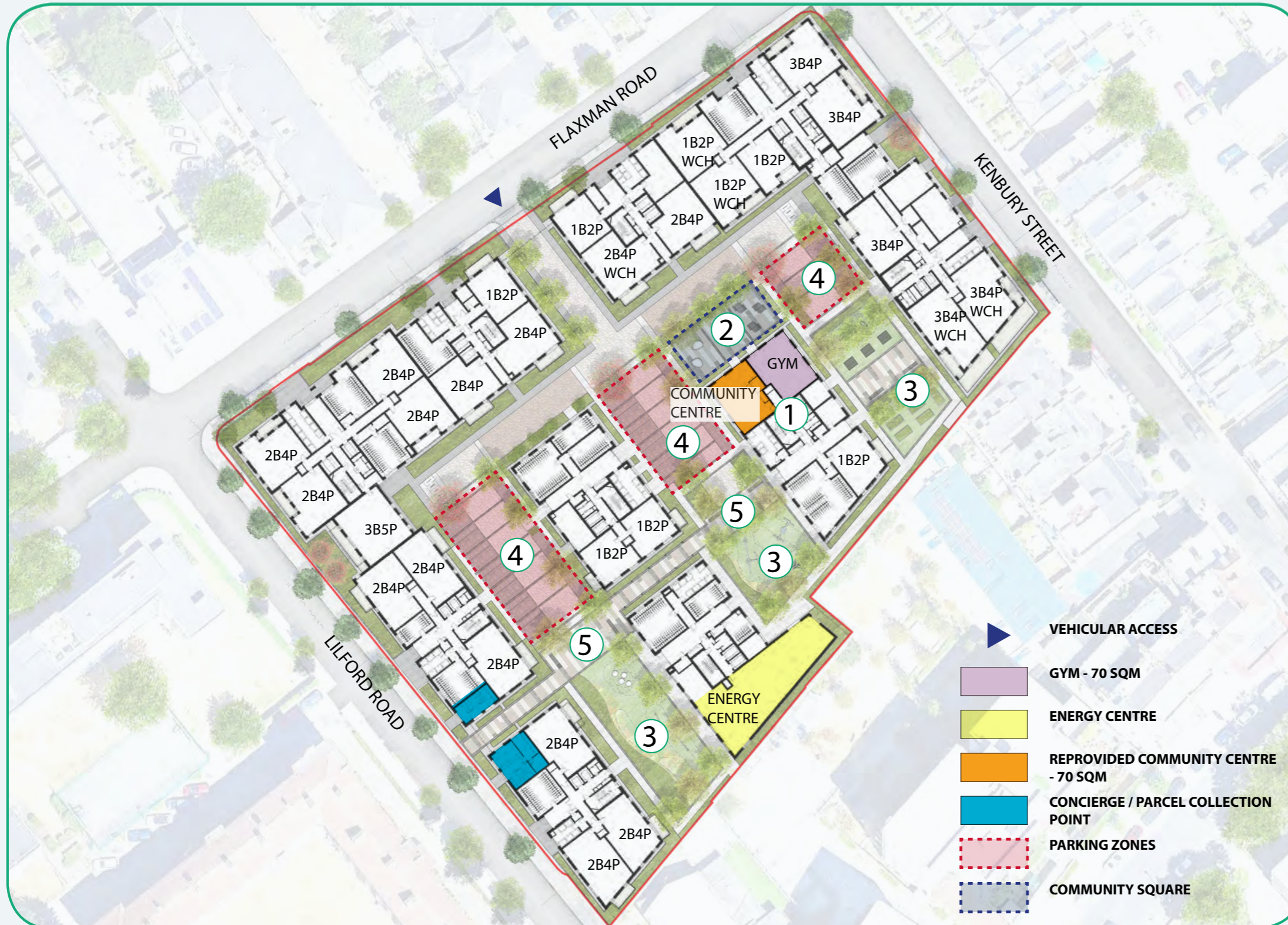




The image to the left shows the final building heights that we are proposing - these remain unchanged from the plan we showed you in June.

 SOCIAL RENT
 PRIVATE SALE





- ① The Gym and the Community Centre are located in the base of one of the private sale buildings in the centre of the estate (purple and orange) - these will be accessible to all residents.
- ② The community square at the heart of the estate provides a focal point for all residents and a great space to get together or relax.
- ③ The external ground floor open spaces have been split into three zones inbetween the buildings along the southern boundary where they will get lots of natural sunlight. All areas will be accessible to all residents.
- ④ Parking has been split into 3 parking courts so that wheelchair accessible spaces are close to wheelchair accessible homes.
- ⑤ A wide route through the estate that connects all the green spaces has been created.

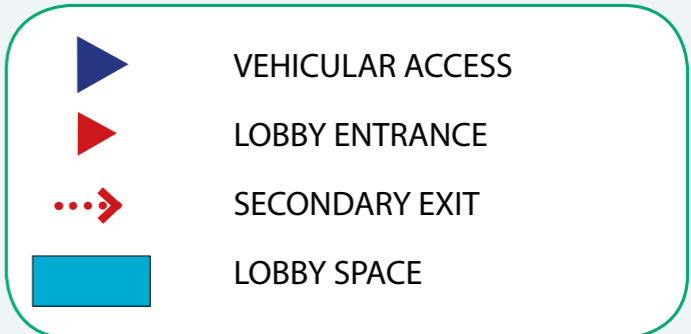




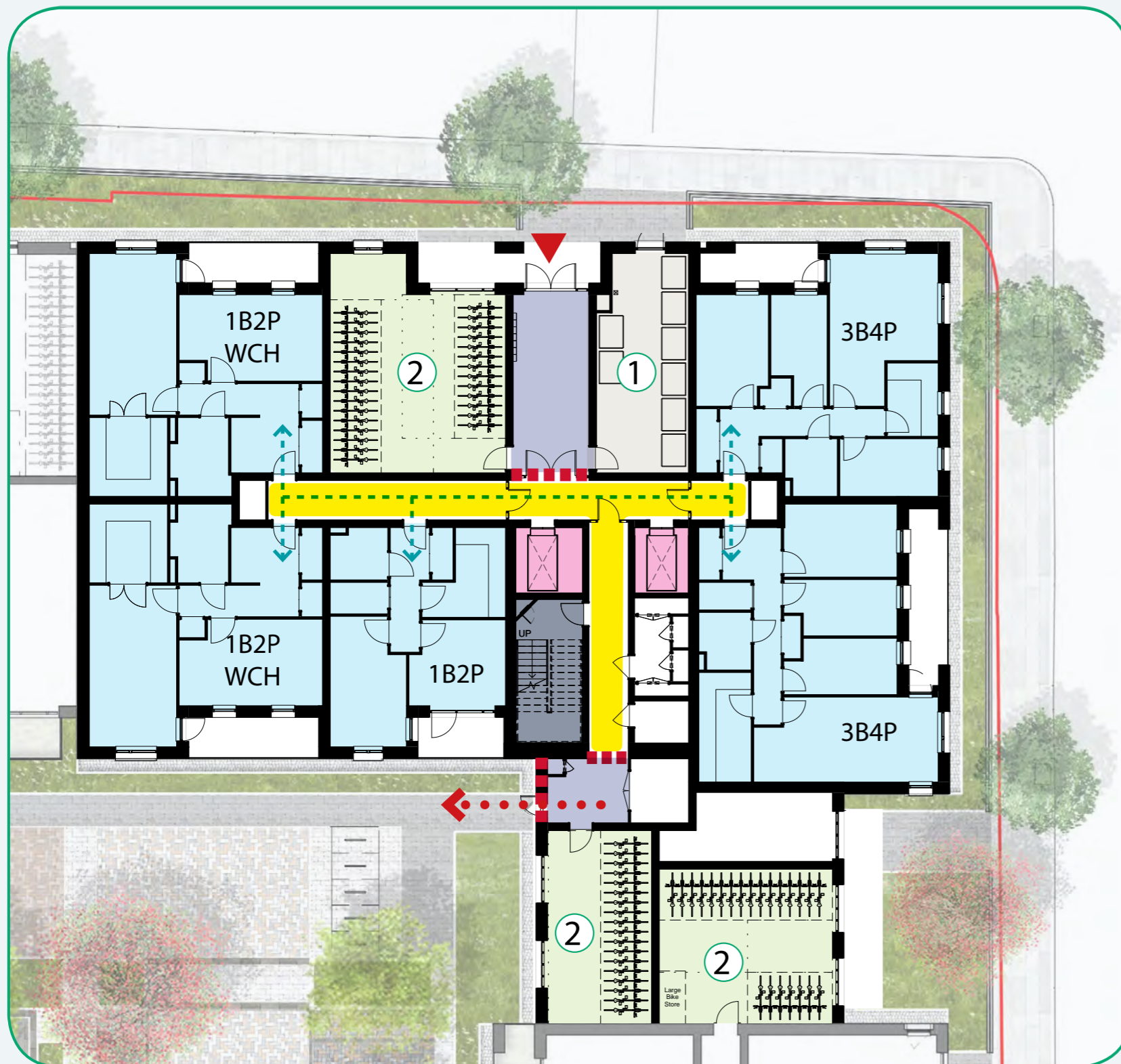
The image to the left shows the location of the entrances for the new buildings - each of the buildings which face the road will have their main entrances off the street (Flaxman Rd, Lilford Rd & Kenbury Street) with views through and secondary exits out from the buildings into the open spaces within the development.

The entrance for the private sale buildings in the centre of the development will be from within the estate.

The only vehicular access will be from Flaxman Road and there will be pedestrian access from Lilford Road.



Entry space - Lobby Space









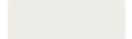
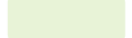
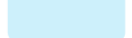


Entry into each block will be through a 2 stage fob entry process.

Stage 1 fob entry will access the main entrance off the surrounding road. This entrance will have access to postboxes along with access into:

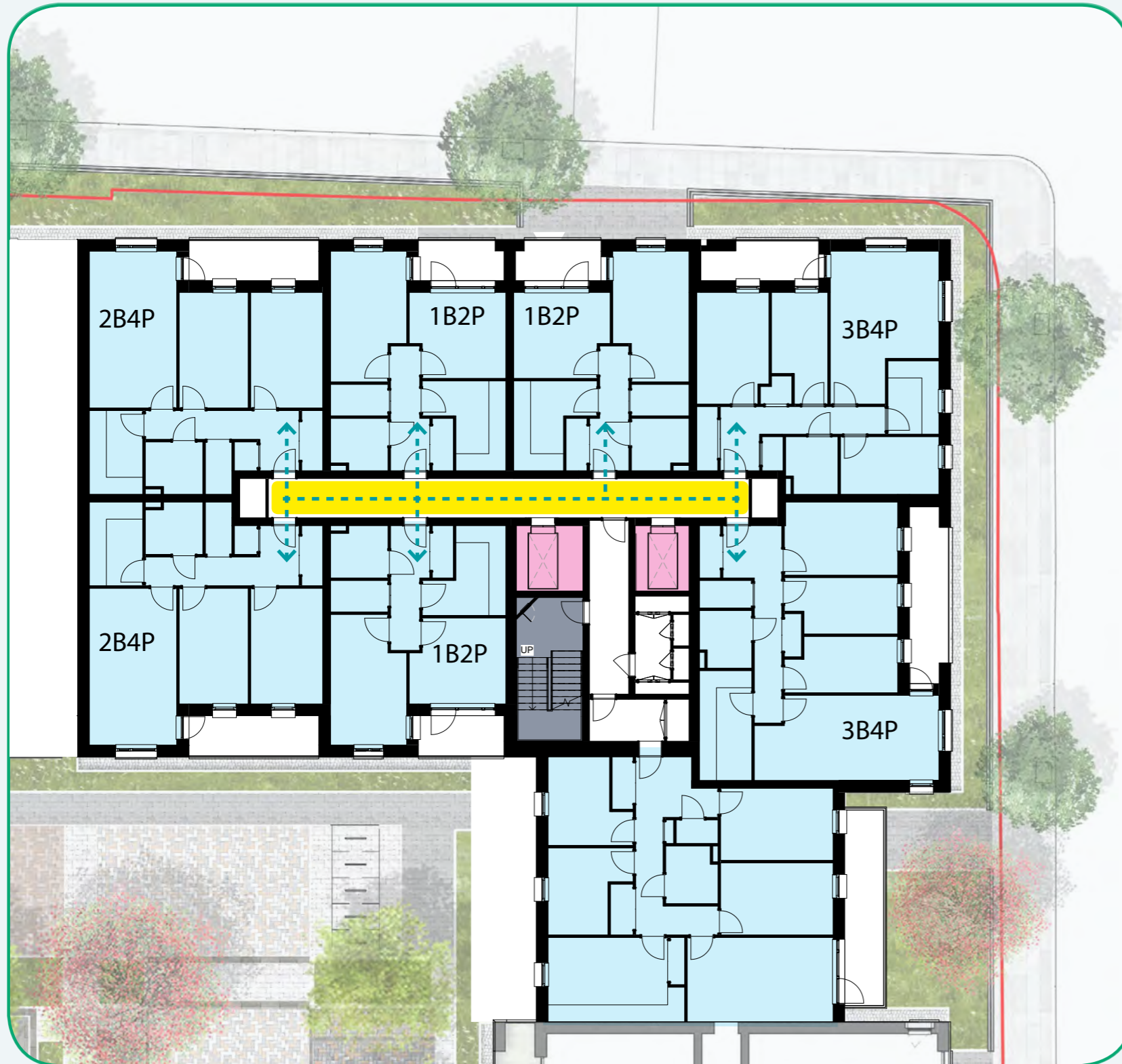
1. the refuse (1), and
2. cycles stores (2).

Stage 2 will allow access to the lifts and stairs which will take you up to your homes and will also provide access to the communal gardens.

	LOBBY ENTRANCE
	SECONDARY EXIT
	PRIMARY FOB ACCESS POINT
	ROUTE TO GROUND FLOOR HOMES
	COMMUNAL CORRIDOR
	LIFTS
	STAIRS
	LOBBY
	REFUSE STORE
	CYCLE STORE
	GROUND FLOOR HOMES








Typical Floor



On the upper floors, a naturally ventilated communal corridor will take you to your homes.

The corridors are 1.5m wide and allow for comfortable turning zones for wheelchair access.

-  ROUTE TO UPPER FLOOR HOMES
-  COMMUNAL CORRIDOR
-  LIFTS
-  STAIRS
-  TYPICAL FLOOR HOMES

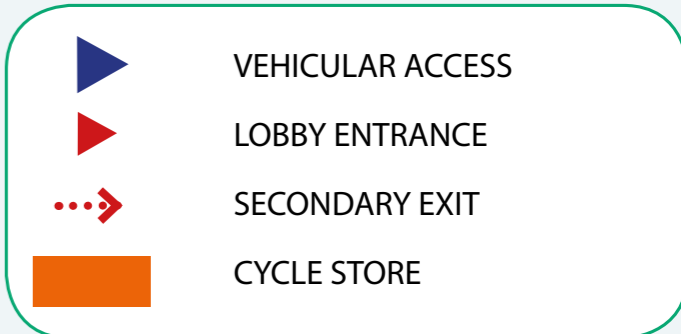




Cycle stores are located within each block and accessed internally for safety and ease of use. They are accessed either off the lobby spaces or from the internal communal corridors.

We are proposing that the cycle stores have non-openable windows so the space is visible from the street during the day and provides natural light internally, and at night they will light the street through internal lighting.

The windows increase the surveillance of the cycle stores spaces to ensure that they are safe and secure.










Refuse stores are mainly located on the street side of the buildings and accessed internally so you do not need to leave your building to drop your rubbish off. Refuse collection will be accessible via external access from the street.

The central buildings have their refuse stores located either side of the central parking zone.

Each refuse store will have dedicated waste and recycling containers. There will also be bulk storage for larger items to prevent fly-tipping.

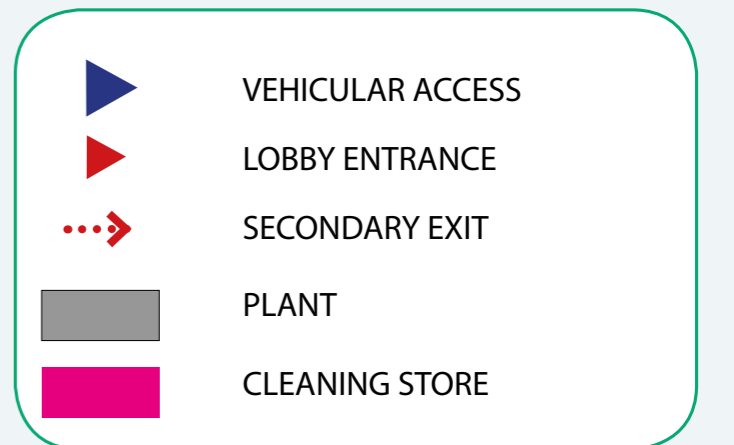
-  VEHICULAR ACCESS
-  LOBBY ENTRANCE
-  SECONDARY EXIT
-  REFUSE STORE
-  BULK STORAGE





Cleaning stores are also located within each building which will be used to help us manage the new development.



There is space required in each building for service equipment and plant rooms to provide energy, heating and hot water to each home. The large energy centre which provides energy for the whole of the new development is shown in grey.





Following discussions with Lambeth Council, we are only able to provide 22 parking spaces on the estate (15 wheelchair spaces and 7 standard spaces highlighted in blue).

Riverside will be in touch with residents who currently have permits before building work starts on the site to provide further information on how CPZ permits will be provided. We aim to make the process as easy as possible and will work with Lambeth to agree the best way to do this.




-  VEHICULAR ACCESS
-  LOBBY ENTRANCE
-  SECONDARY EXIT
-  PARKING





The diagram on the left indicates the types of secure boundaries we are proposing and where these will be.

On the next few slides we will show you in more detail how each type of zone will work.

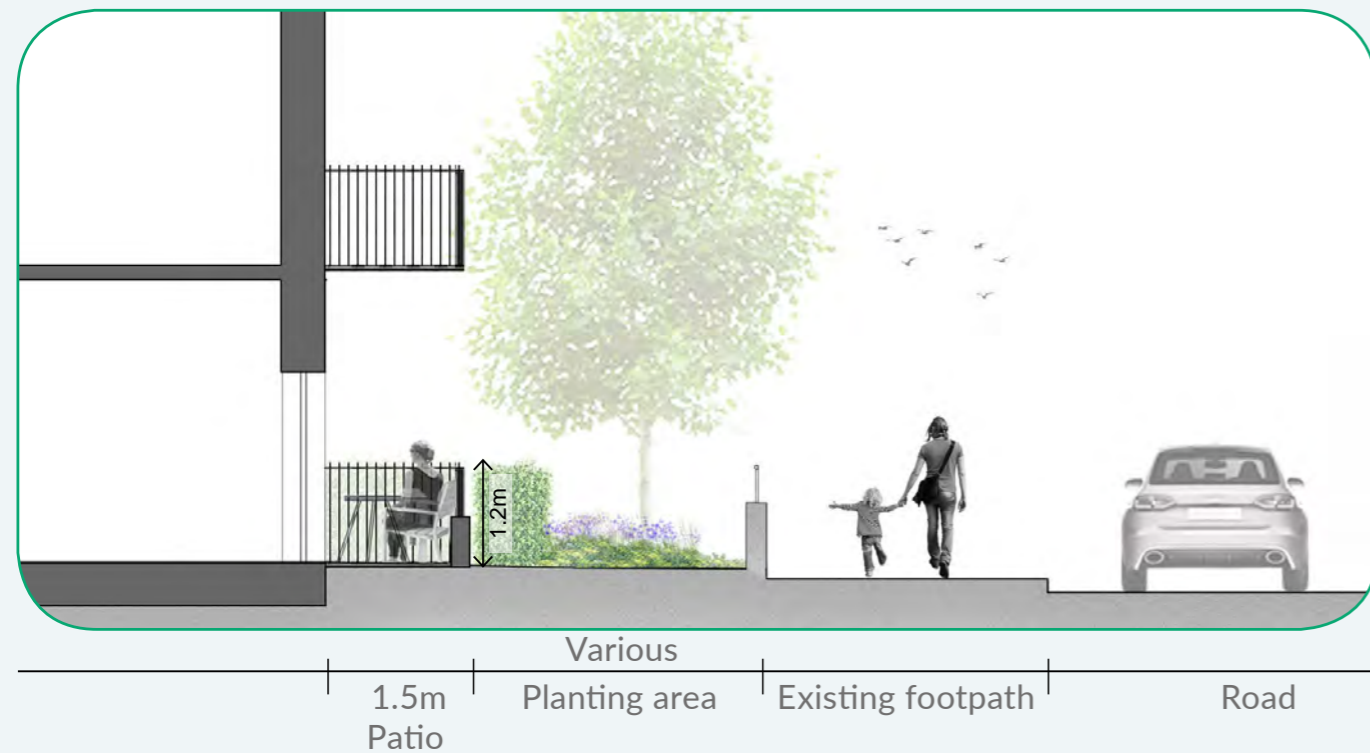
-  SECURE BOUNDARIES
-  HEDGE
-  COURTYARD PLANTING



CASE 1 - Defensible planting in front of windows



CASE 2 - Private terrace - Brick wall with railing on top + Planting



Along Flaxman Road we are proposing a wide planted area fronted by a small wall with railings to define the secure boundaries and private area.

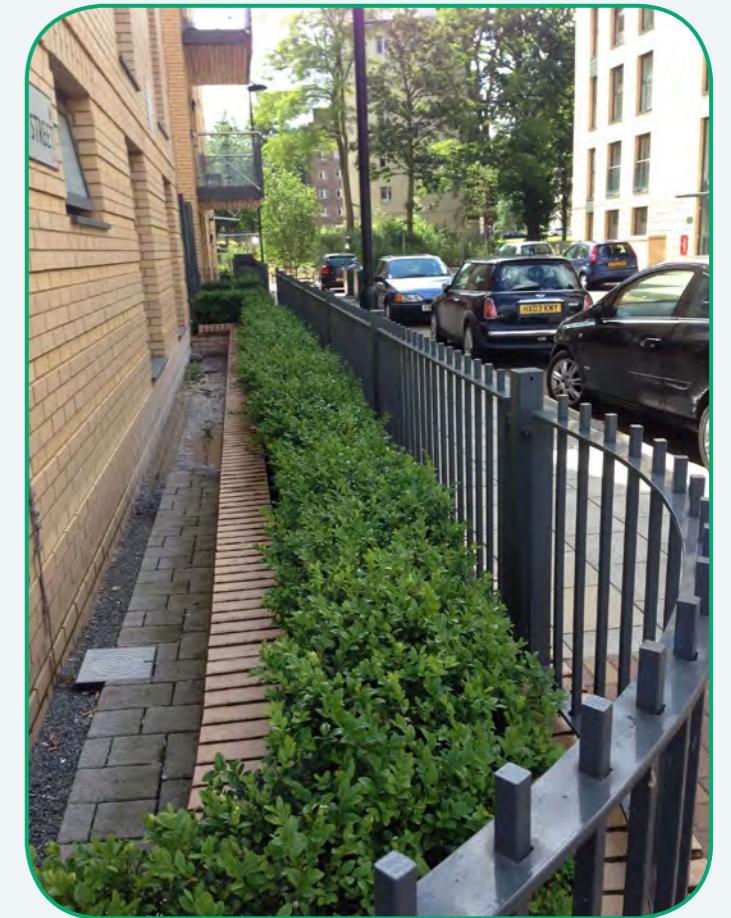
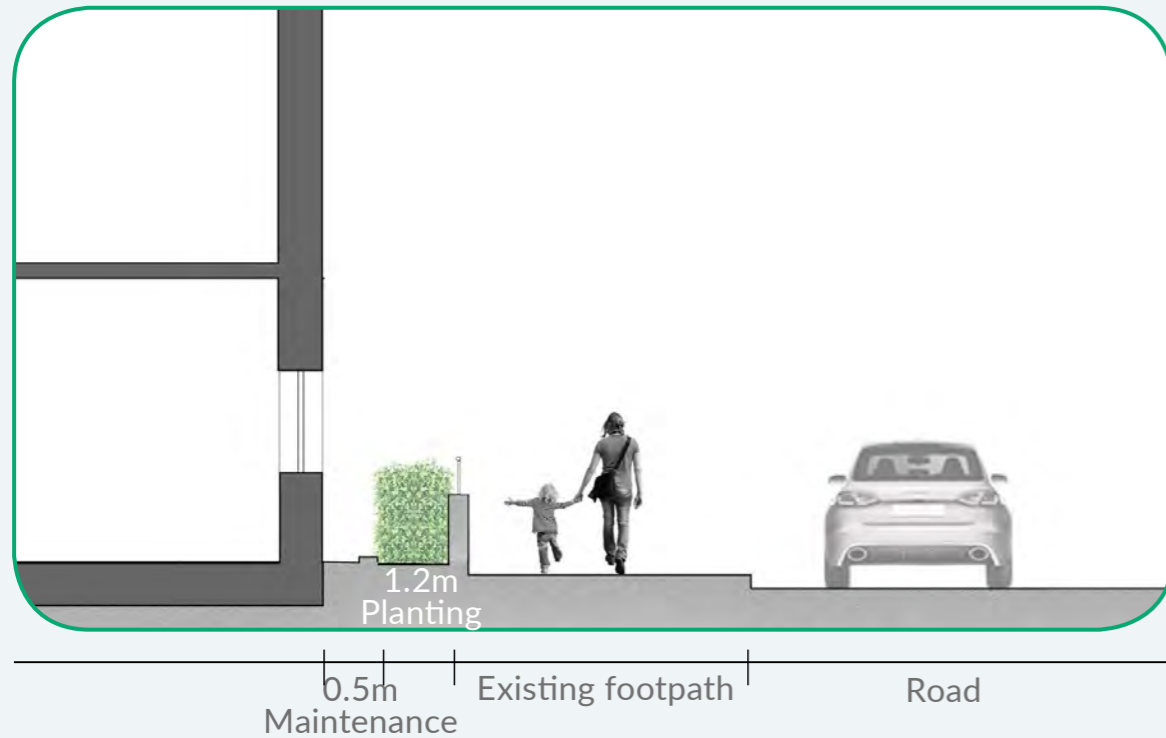
This will increase privacy and make homes feel safe and secure.



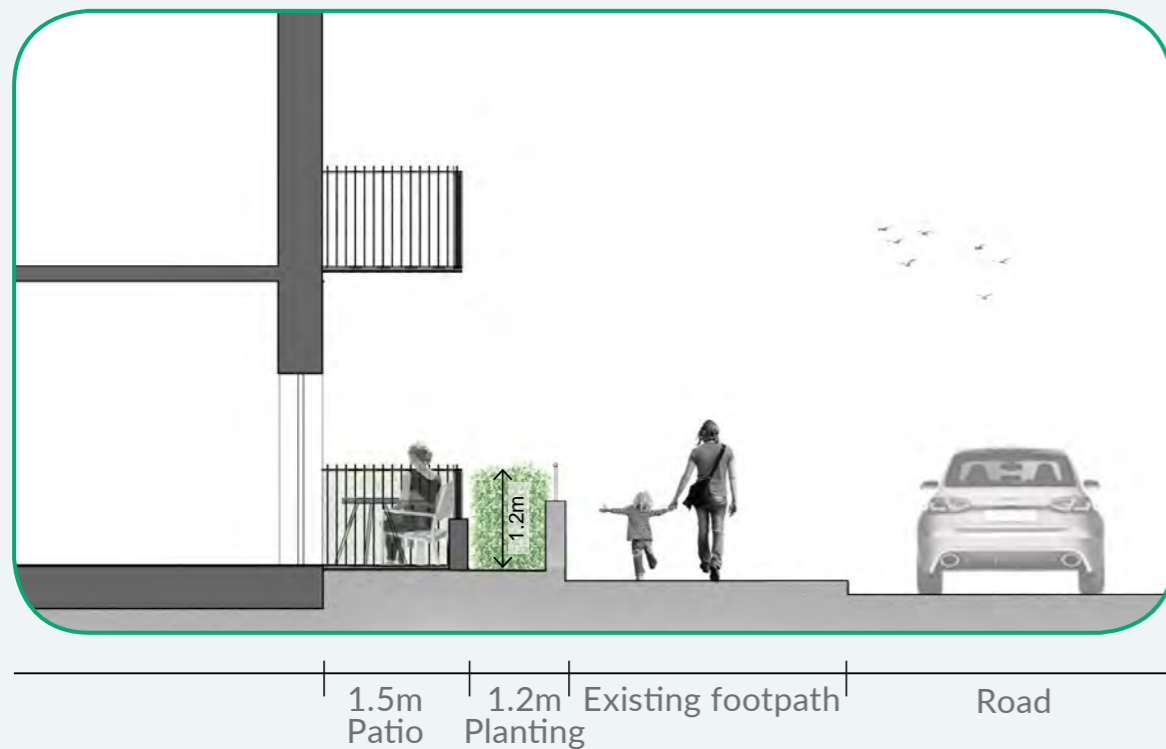
SECURE BOUNDARIES



CASE 1 - Hedge in front of windows

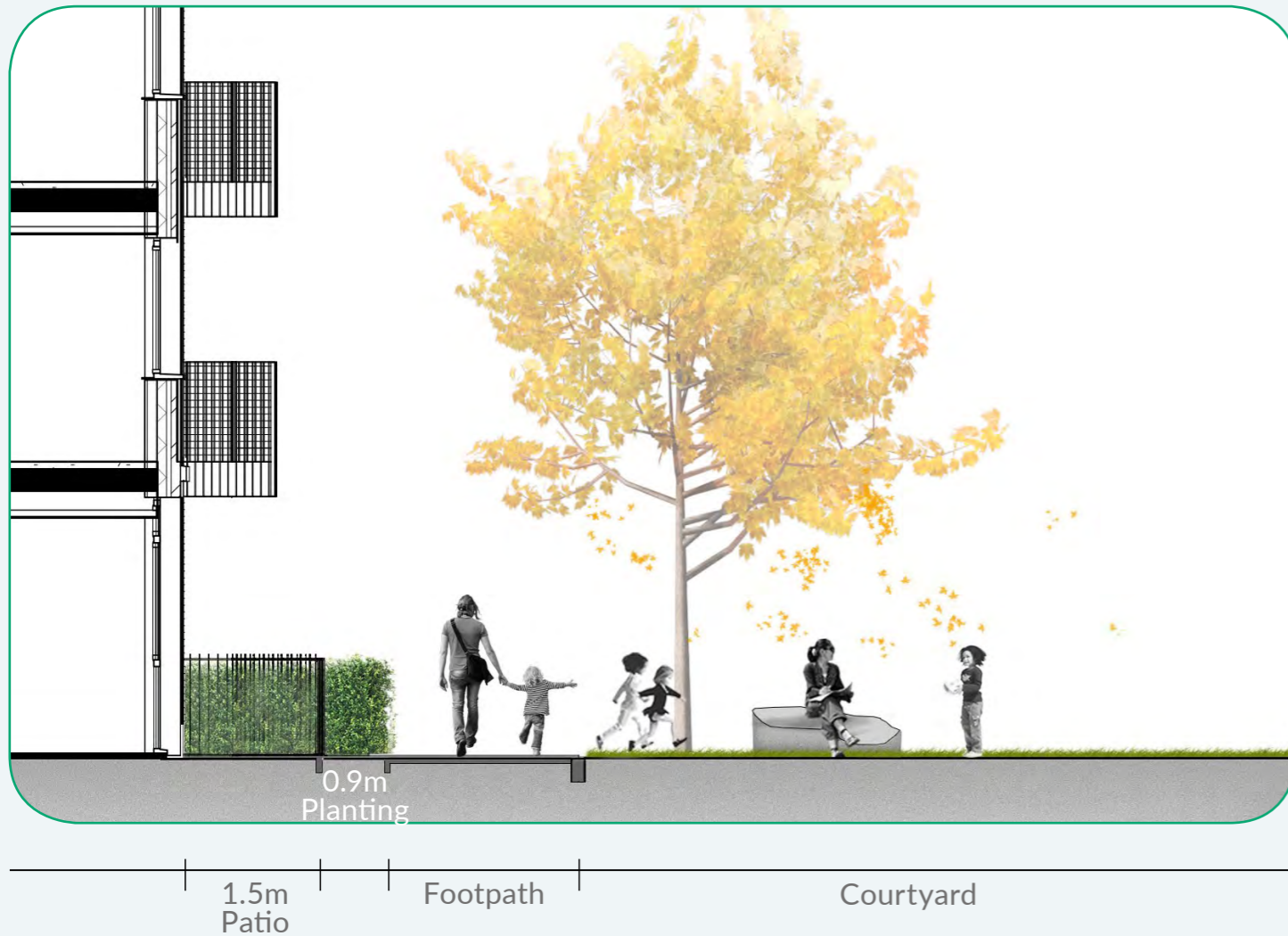


CASE 2 - Private terrace - Brick wall with railing on top + Hedge



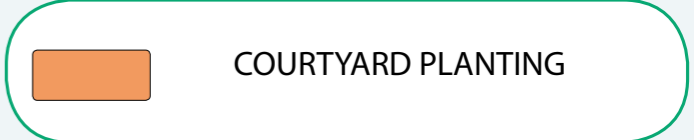
Thick hedges and small walls with railings to prevent loitering and anti-social behaviour maintain separation between the public and the homes along Kenbury Street and Lilford Road.





Within the development, homes will be protected through the use of railings around ground floor gardens and hedging to increase the separation between residents and communal garden areas.

Additionally, each courtyard green space will have level access paths running around and through them to ensure easy access and enjoyment of all areas for all residents.



9am



10am



11am



1pm



2pm



3pm



The images to the left show how much daylight the new community square will get at different times throughout the day on 21st June and which areas will be shaded.

As shown, there is a good amount of daylight in the middle of the day across the site and an allowance for shaded areas on particularly sunny days.





Full height window behind balcony to maximise natural light

Feature brick detail to add character and interest

Raised window sill to maximise privacy and furniture flexibility

Balcony privacy screens to 1st, 2nd and 3rd floor homes



Full height window behind balcony to maximise natural light

Windows have been carefully located to maximise natural light to the home whilst optimising privacy and natural ventilation.

Bedrooms and kitchens have raised window sills to maximise usability of room and furniture layouts whilst floor to floor windows are used for living rooms and bedrooms located behind balconies to compensate for overshadowing of the balcony above and provide easy access for cleaning.





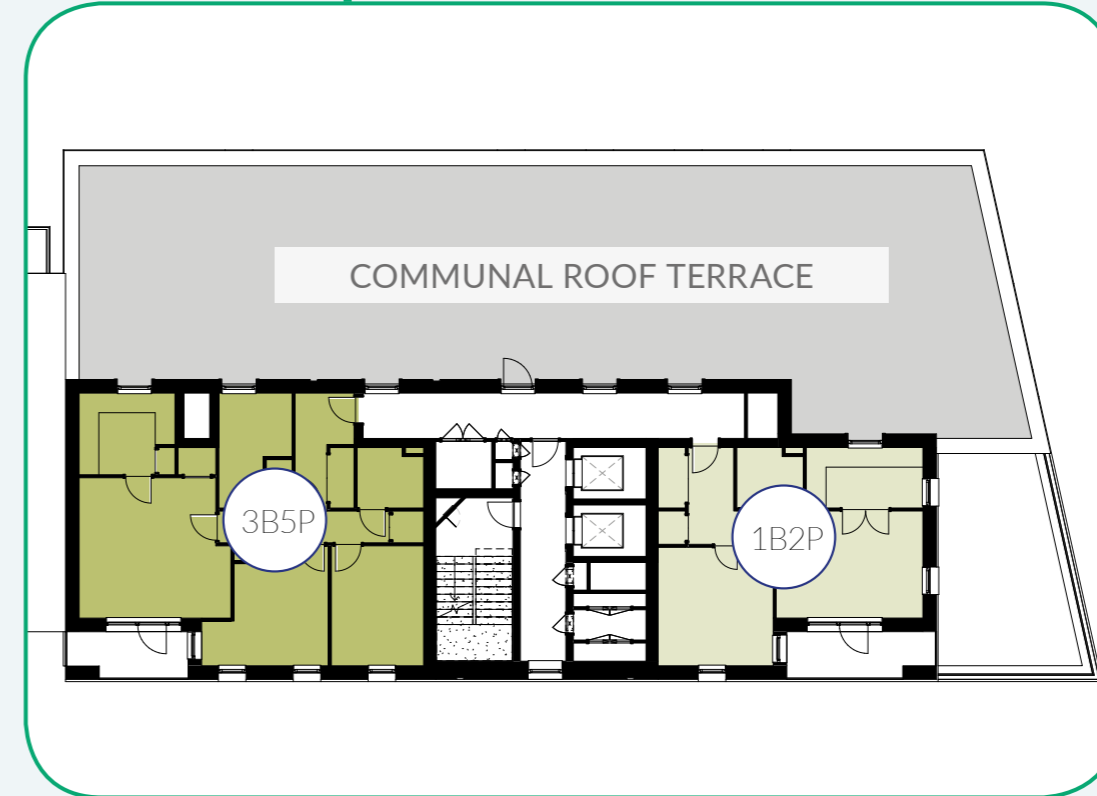
	SOCIAL RENT
	PRIVATE SALE



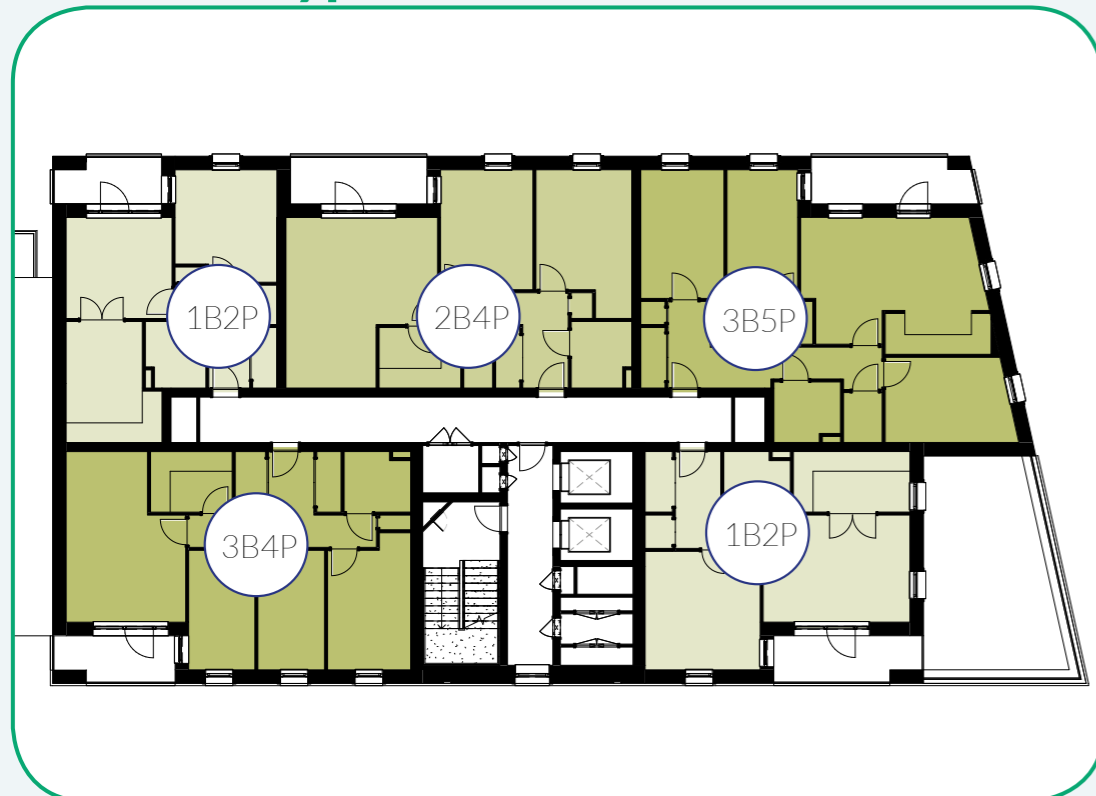
Block A - Ground Floor Plan



Block A - Top Floor Plan



Block A - Typical Floor Plan



Block A - Unit Mix

Apartment Type	No. of Homes
1 Bed 2 Person (1B2P)	8
1 Bed 2 Person Wheelchair (1B2P WCH)	0
2 Bed 4 Person (2B4P)	2
2 Bed 4 Person Wheelchair (2B4P WCH)	1
3 Bed 4 Person (3B4P)	7
3 Bed 4 Person Wheelchair (3B4P WCH)	2
3 Bed 5 Person (3B5P)	5
4 Bed 6 Person (4B6P)	0
TOTAL	25

If your home has windows that open out onto the communal terrace areas, defensible planting will be used to keep other residents away from your windows.



Block B1 - Ground Floor Plan



Block B1 - Top Floor Plan



Block B1 - Typical Floor Plan



Block B1 - Unit Mix

Apartment Type	No. of Homes
1 Bed 2 Person (1B2P)	22
1 Bed 2 Person Wheelchair (1B2P WCH)	2
2 Bed 4 Person (2B4P)	14
2 Bed 4 Person Wheelchair (2B4P WCH)	0
3 Bed 4 Person (3B4P)	10
3 Bed 4 Person Wheelchair (3B4P WCH)	0
3 Bed 5 Person (3B5P)	0
4 Bed 6 Person (4B6P)	4
TOTAL	52

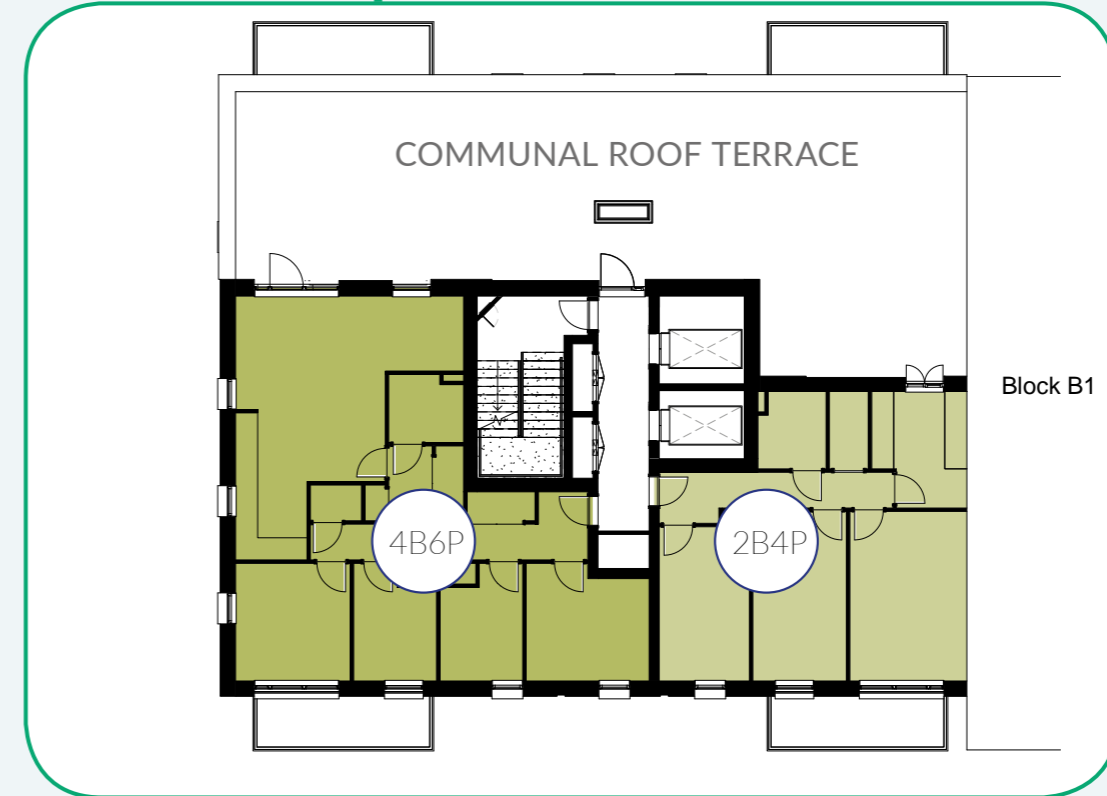
If your home has windows that open out onto the communal terrace areas, defensible planting will be used to keep other residents away from your windows.



Block B2 - Ground Floor Plan



Block B2 - Top Floor Plan



Block B2 - Typical Floor Plan



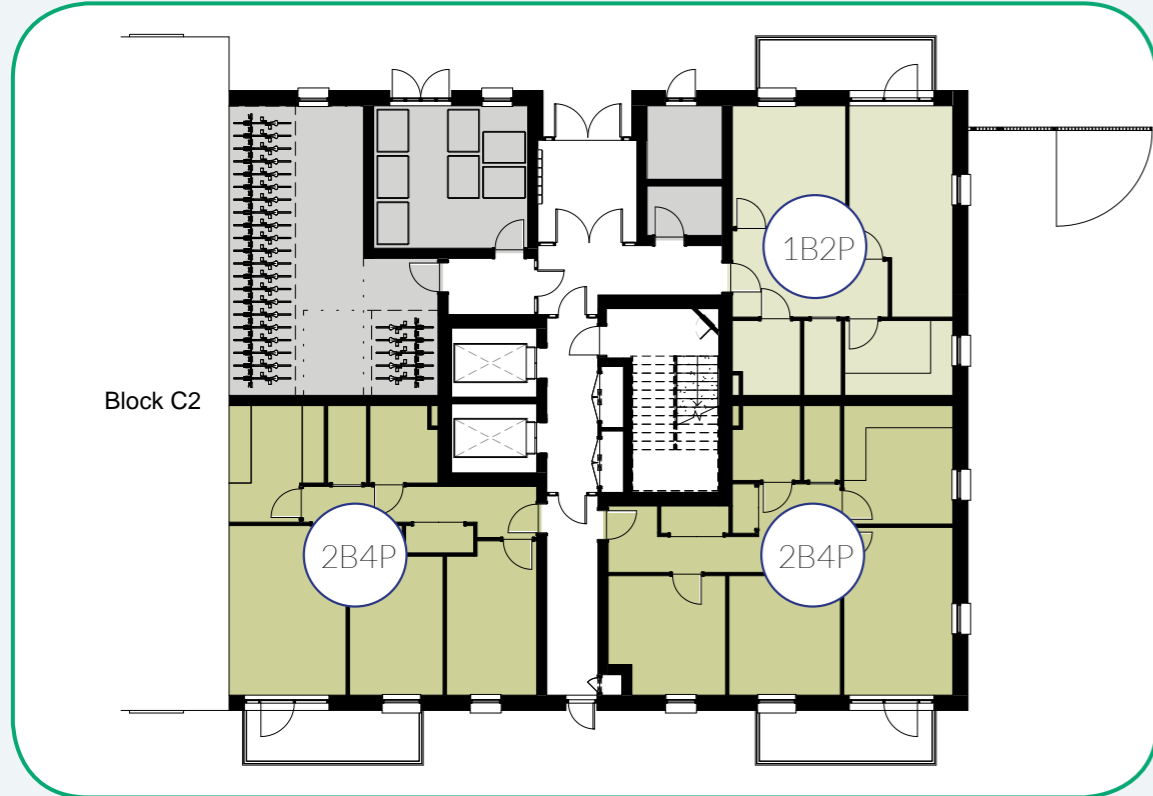
Block B2 - Unit Mix

Apartment Type	No. of Homes
1 Bed 2 Person (1B2P)	1
1 Bed 2 Person Wheelchair (1B2P WCH)	0
2 Bed 4 Person (2B4P)	14
2 Bed 4 Person Wheelchair (2B4P WCH)	4
3 Bed 4 Person (3B4P)	6
3 Bed 4 Person Wheelchair (3B4P WCH)	0
3 Bed 5 Person (3B5P)	3
4 Bed 6 Person (4B6P)	1
TOTAL	29

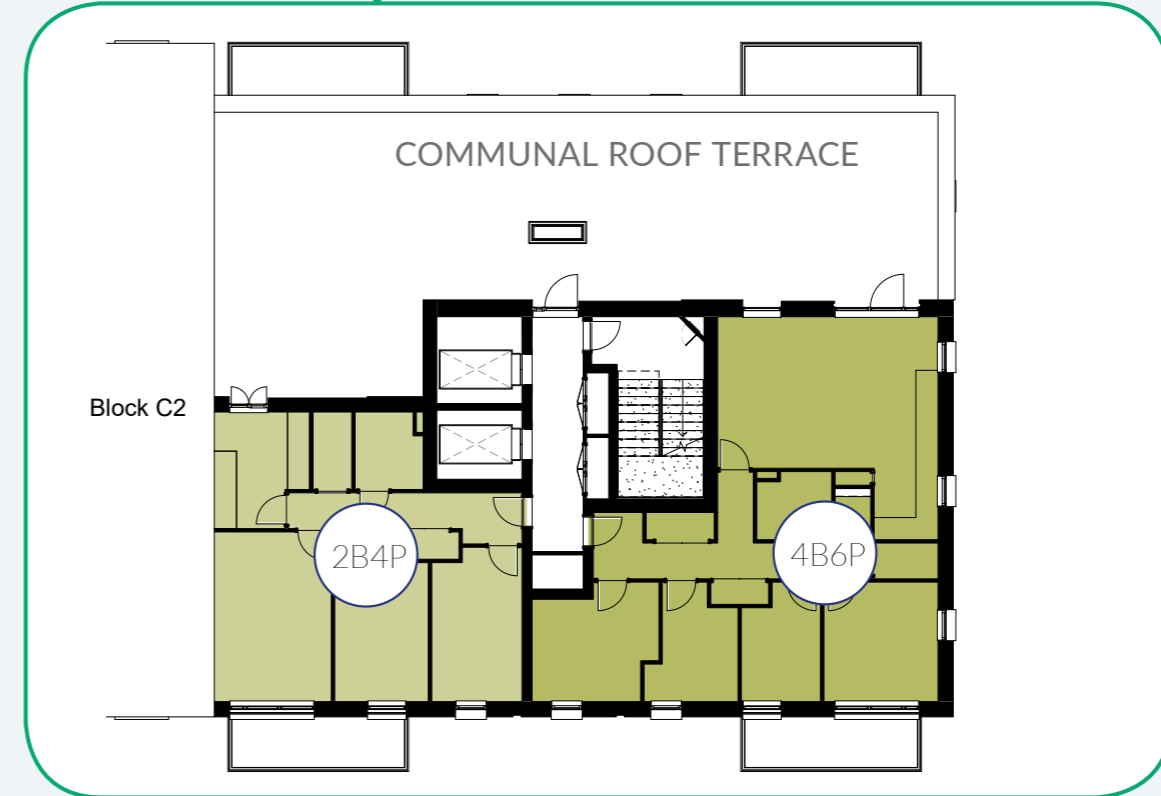
If your home is either the 2 bedroom 4 person home, or the 4 bedroom 6 person home on the top floor of block B2, defensible planting will be used to keep other residents who are enjoying the communal roof terrace away from your private terrace space.



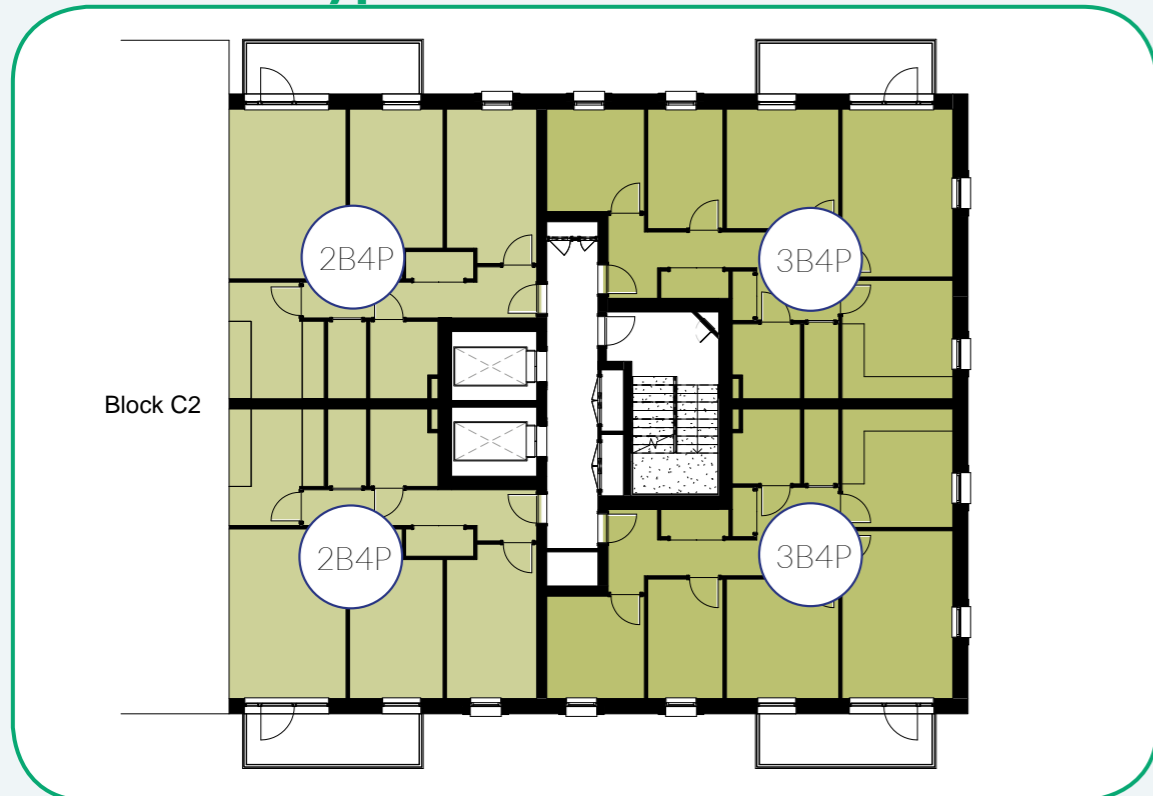
Block C1 - Ground Floor Plan



Block C1 - Top Floor Plan



Block C1 - Typical Floor Plan



Block C1 - Unit Mix

Apartment Type	No. of Homes
1 Bed 2 Person (1B2P)	1
1 Bed 2 Person Wheelchair (1B2P WCH)	0
2 Bed 4 Person (2B4P)	16
2 Bed 4 Person Wheelchair (2B4P WCH)	0
3 Bed 4 Person (3B4P)	11
3 Bed 4 Person Wheelchair (3B4P WCH)	0
3 Bed 5 Person (3B5P)	0
4 Bed 6 Person (4B6P)	1
TOTAL	29

If your home is either the 2 bedroom 4 person home, or the 4 bedroom 6 person home on the top floor of block C1, defensible planting will be used to keep other residents who are enjoying the communal roof terrace away from your private terrace space.



Pedestrian access along Lilford Road - visual connection through the estate

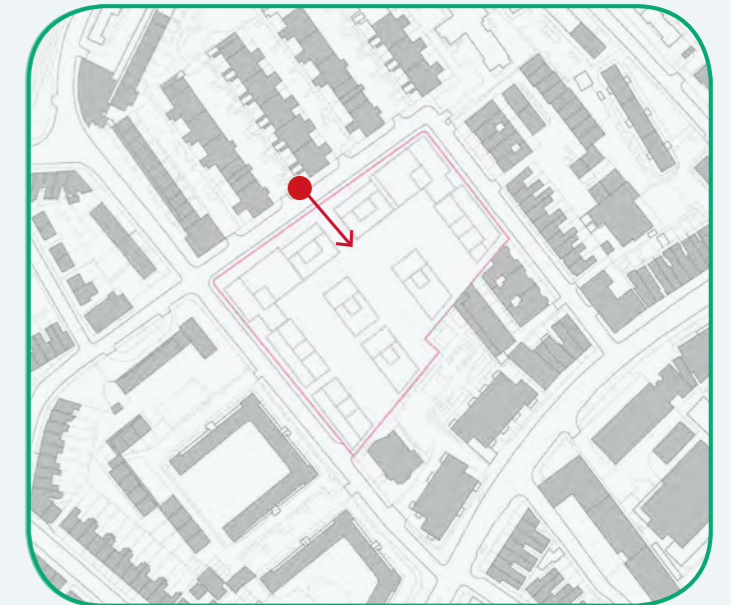


The image on the left shows the pedestrian access along Lilford Road, between the pale brick and red brick buildings.

Beyond the gate you are able to see the courtyard spaces and the central buildings, which provide clear routes through the new development.



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

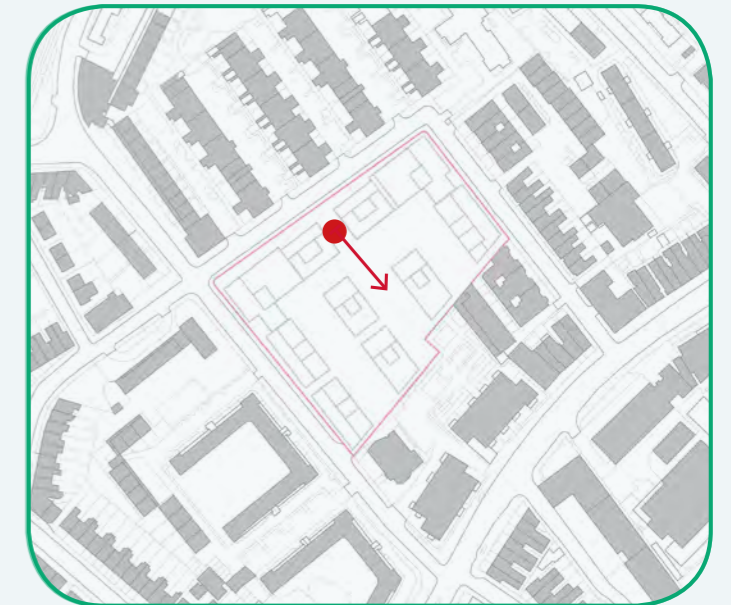


The image to the left shows the gate at the main entrance along Flaxman Road that will be open during the day and closed in the evening - residents will have access via their fobs.

In the foreground you can see the low wall with railings that separates the public and private spaces.



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



After you have entered the development, you pass into the tree-lined central courtyard space with views out of the development to the south.

The gym and community centre look out onto the community square in the heart of the scheme on the left of the image.



View along Kenbury Street



The proposed buildings are on the left in a pale / buff brick with simple detailing that's similar to the existing buildings along the street.

Using inset balconies along this road increases distance between the new buildings and the existing houses along the road, which will improve privacy.



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



The red and pale brick buildings proposed along Kenbury Street step down in height in response to the height of the existing houses along the road.

Each building has its own identity but they work together as a new family of buildings.



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



The buildings along Flaxman Road and Lilford Road step down in height along the street elevation to reduce the impact on the street - the top floors are partially hidden from view.

There is a mix of both inset and projecting balconies.



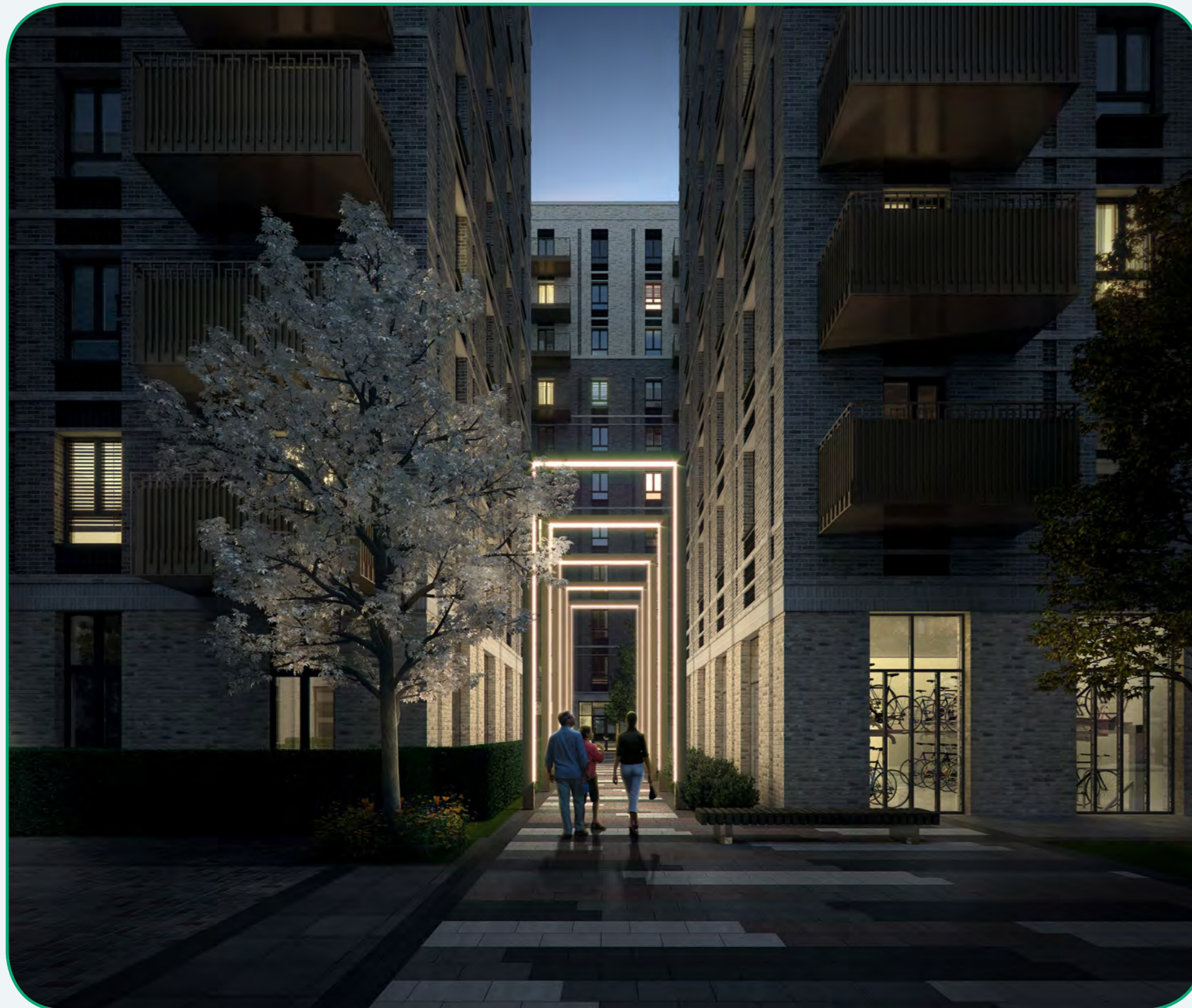
View through buildings - rectangular archways line the route and provide lighting at night



Here we see the rectangular archways that enhance the route between the central buildings that connects all of the open green spaces.



View through buildings - rectangular archways line the route and provide lighting at night



At night the rectangular archways will illuminate the route through the site, which will make the space feel safe and secure.



View of the community square with the residents community centre and gym overlooking the space



Stood in the Kenbury Courtyard zone, this image looks towards the central buildings and the community centre and gym that look out onto the community square.

Seating and wild flower planting around the square will make this space a great place to relax and meet up with your neighbours.






Rooftop Plan

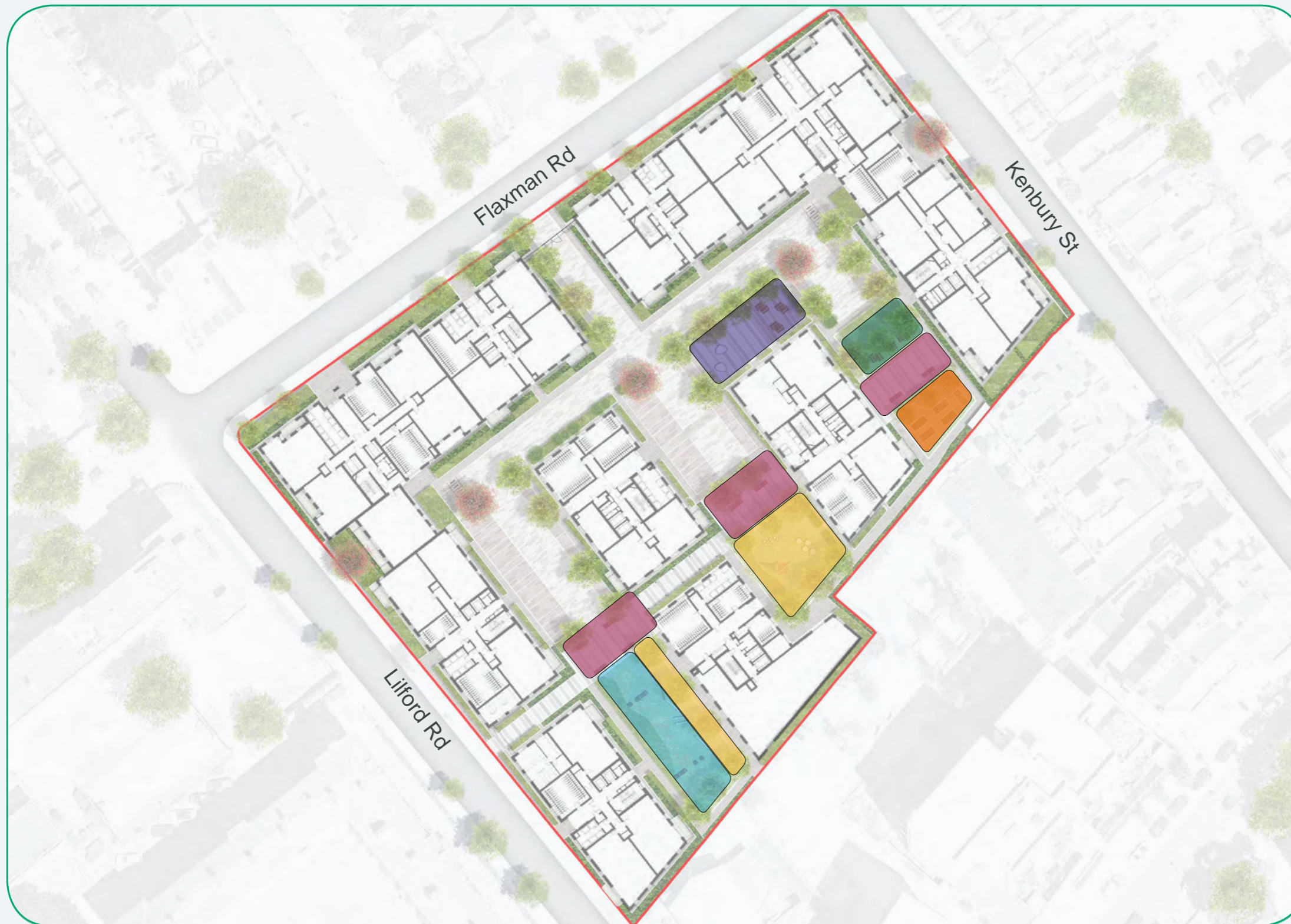


The image on the left shows the design for the roof terraces, and highlights the 3 ground floor green spaces that we are creating.

Each building will have its own roof terrace which will be accessible to all the residents in that block - roof planters and integrated seating will make these spaces great places to meet up and relax.

-  KENBURY COURTYARD
-  CENTRAL COURTYARD
-  LILFORD COURTYARD





We have designed the landscape in a way that responds to the feedback we received from the consultation we held with you in June, and through discussions with Lambeth.

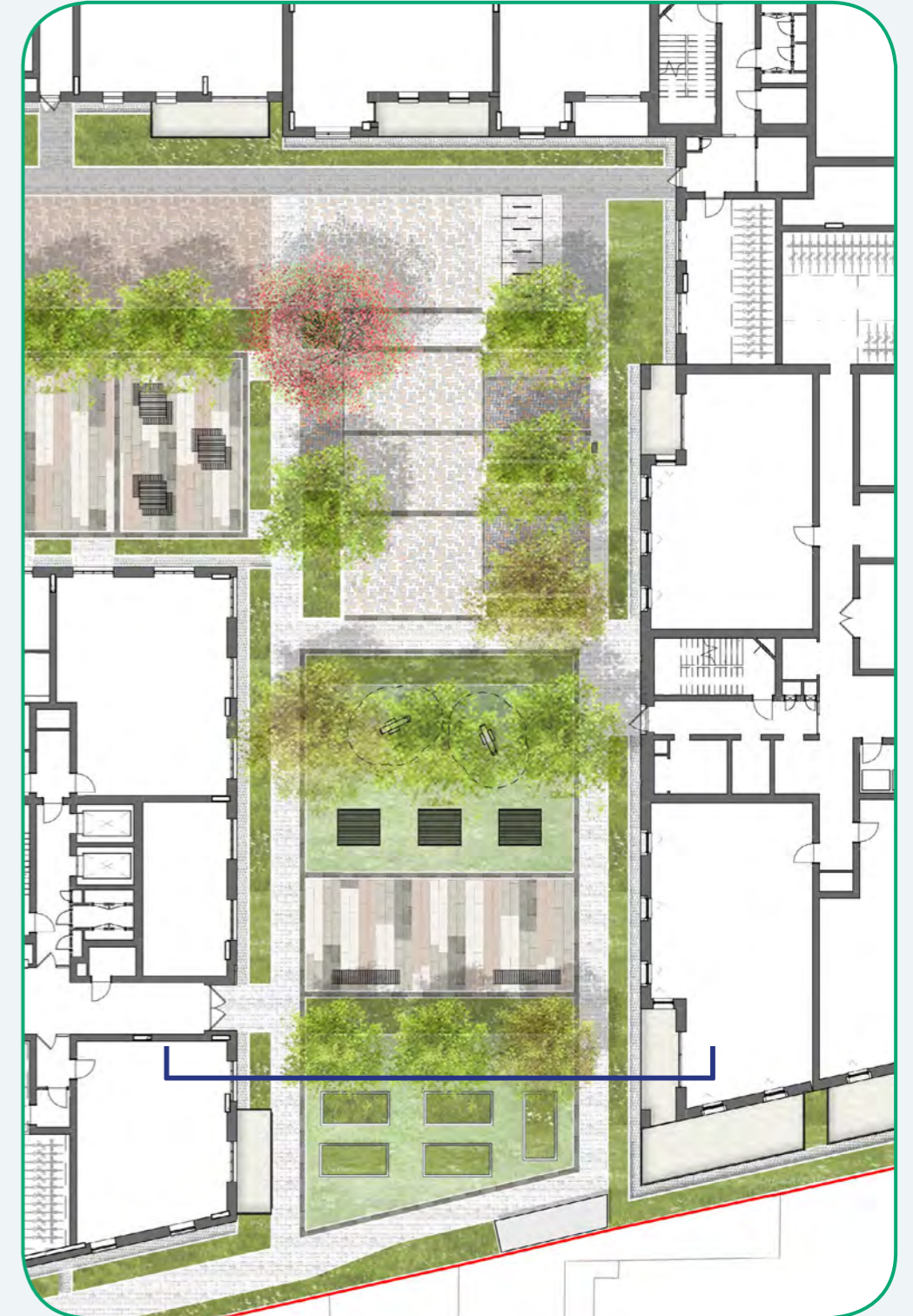
Each of the spaces will have a variety of uses ranging from play to growing. These are located on the image to the left.

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



Kenbury Courtyard

The proposal for this space is designed to encourage community engagement within the new development and activities such as food growing by including raised beds. The planted areas will create habitats for wildlife and will offer shade and help absorb pollution.



Central Courtyard

The open spaces provide lots of areas for play for all age groups with examples of what this might look like below. These include a woodland trail, a rope pyramid and pads to run along.

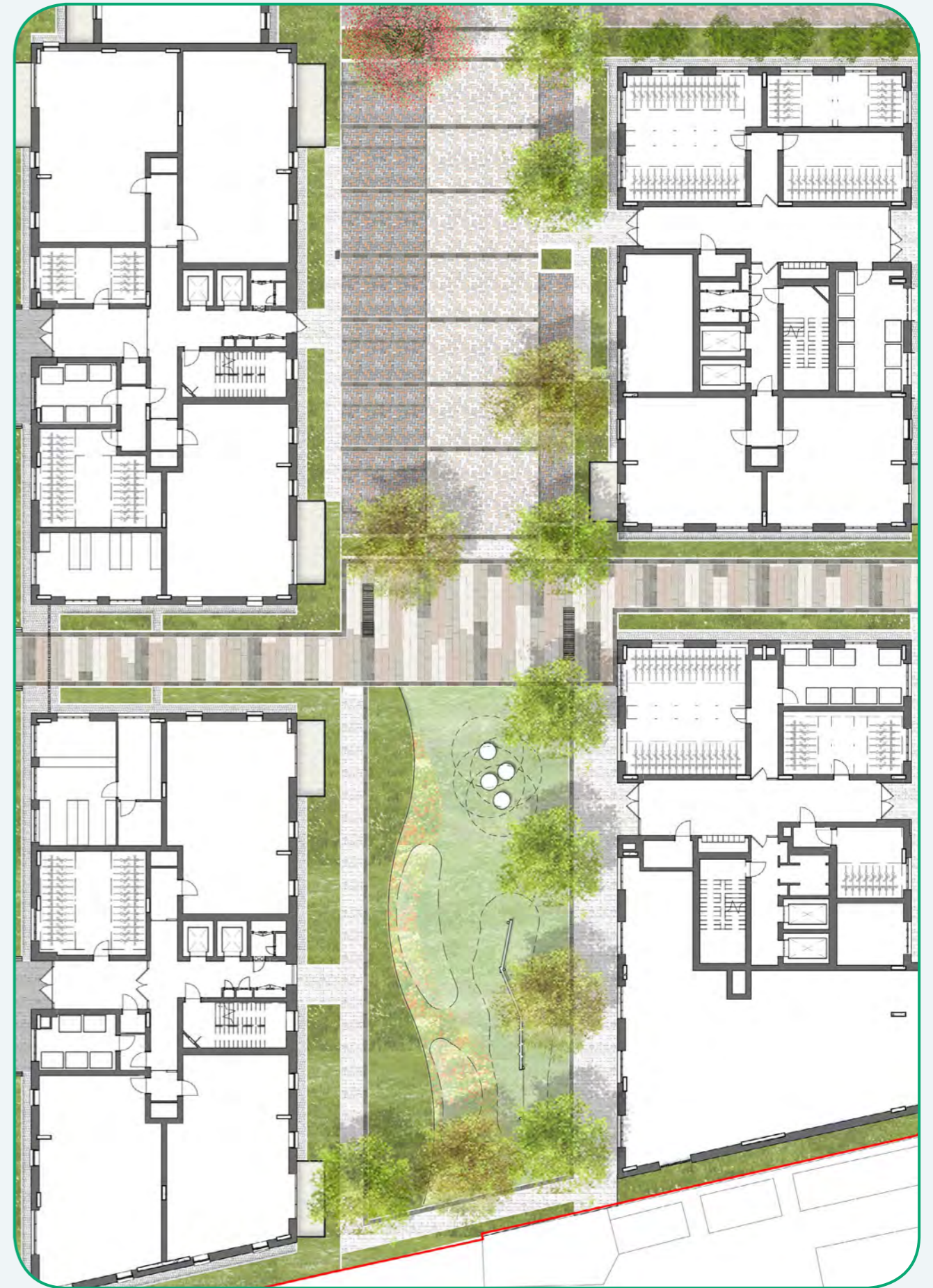
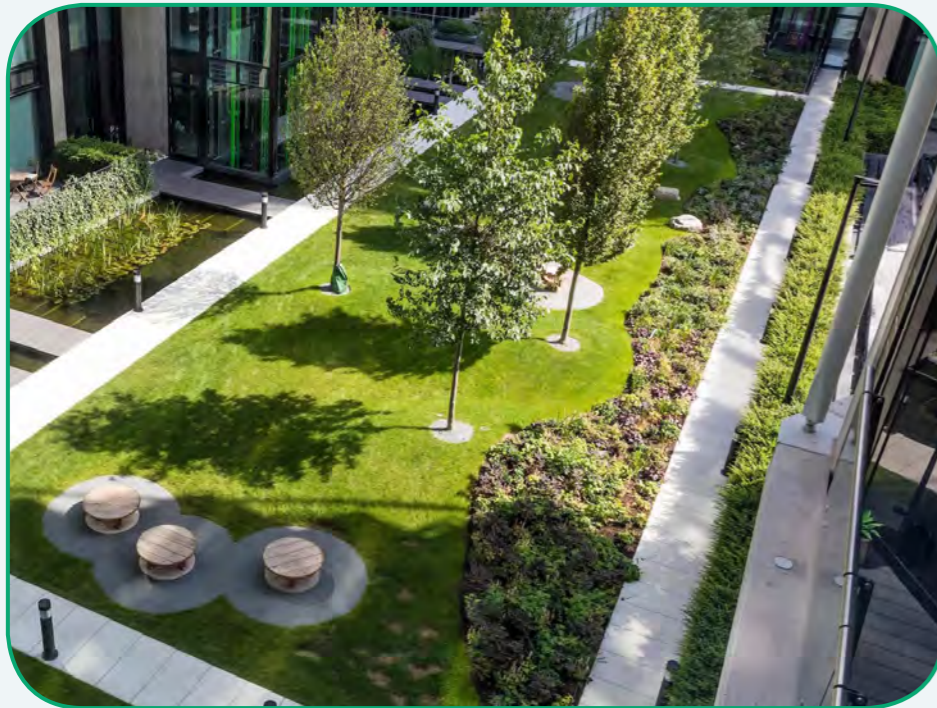
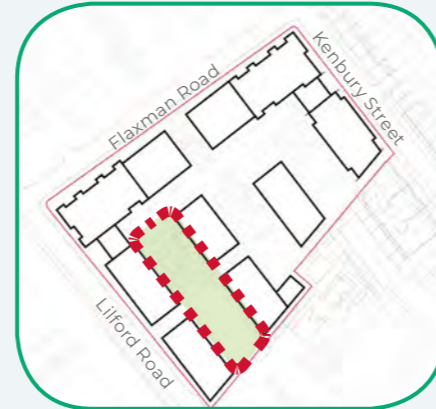


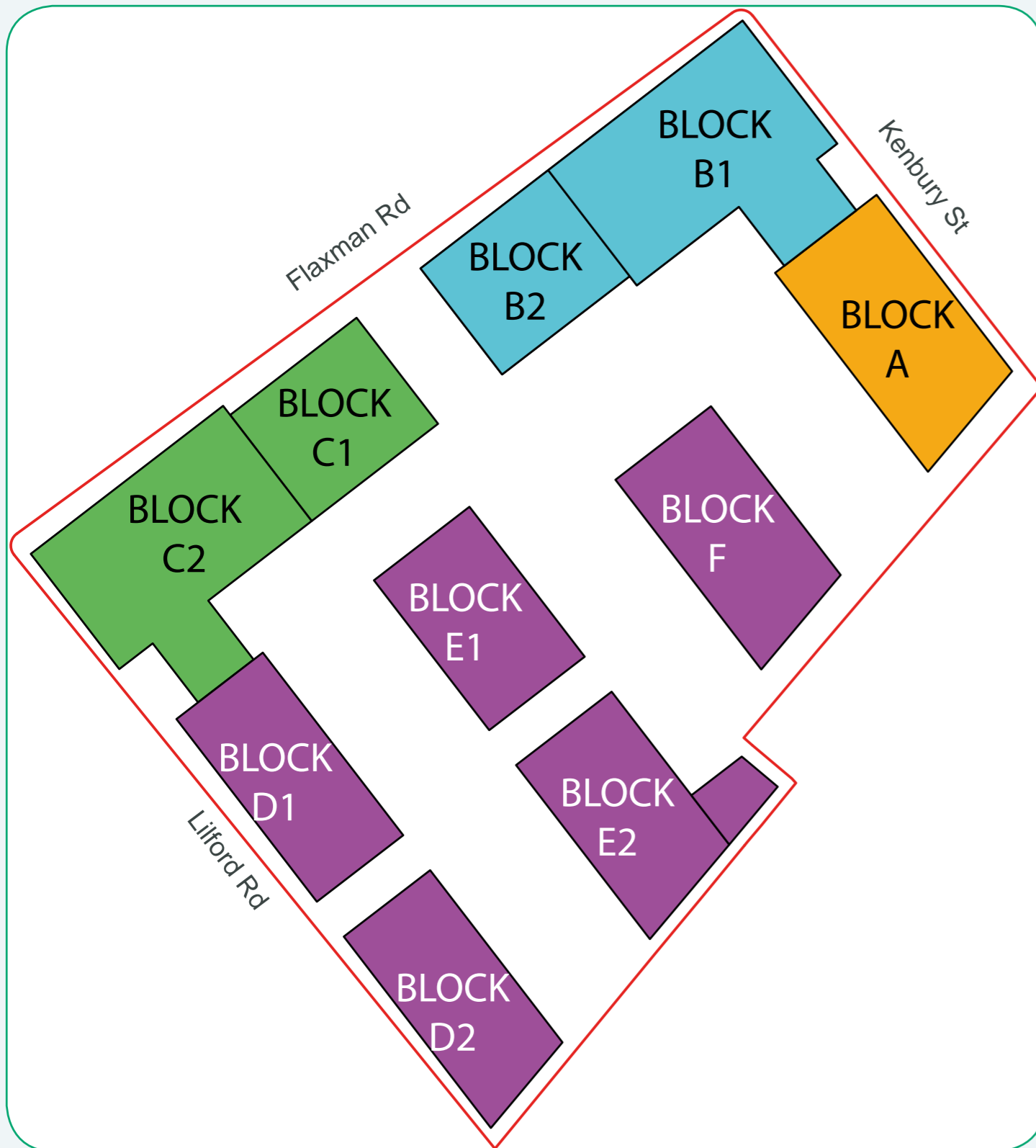
The new Lambeth Estate - Landscape Design

Lilford Courtyard

This space is designed to be an area for relaxation and calm, allowing people to relax in a green and tranquil setting.

The images below show examples of how this might look in the new development.





Lambeth estate - Construction plan

Phase	Block	Timescale	Tenure
1	Block A	Spring 21 – Spring 22	Affordable
Decant into Block A		Spring 22	
2	Block B1 & B2	Sumer 22 – Winter 23	Affordable
Decant into Block B1 & B2		Autumn 23	
3	Block C1	Winter 23 – Spring 25	Affordable
	Block C2	Winter 23 – Spring 25	Private
Decant into Block C1		Summer 25	
4	Blocks D1/D2/E1/E2 & F	Summer 25 – Autumn 27	Private

The timetable above shows the likely build period for each of the new buildings. We will keep you updated on progress throughout the build programme. These dates assume planning permission is granted in early 2021.

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



The new Lambeth Estate - The Planning Process & Next Steps

What happens next? How the planning process works

We will submit the planning application and Lambeth Council will validate the application by confirming we have provided all the information they need. We will let you know when this has happened.

The council will carry out their own consultation on the planning submission. This includes specialist departments, like Highways and utilities and will invite the local community to give their views.

You can comment with your support or concerns by emailing planning@lambeth.gov.uk or in writing. You need to quote the reference number of the application and your name and address. The council do not accept anonymous comments. Consultation is open for a minimum of 21 days.

If Lambeth Council require information on a particular detail, they can include this request as part of the planning permission. We will need to provide this information to satisfy the planning permission requirements.

After a statutory period of 13 weeks, the council will present a report to their Planning Committee, who will then agree or reject the planning proposal. Meetings usually take place monthly and we will let you know which meeting will discuss this redevelopment and how you can be involved.

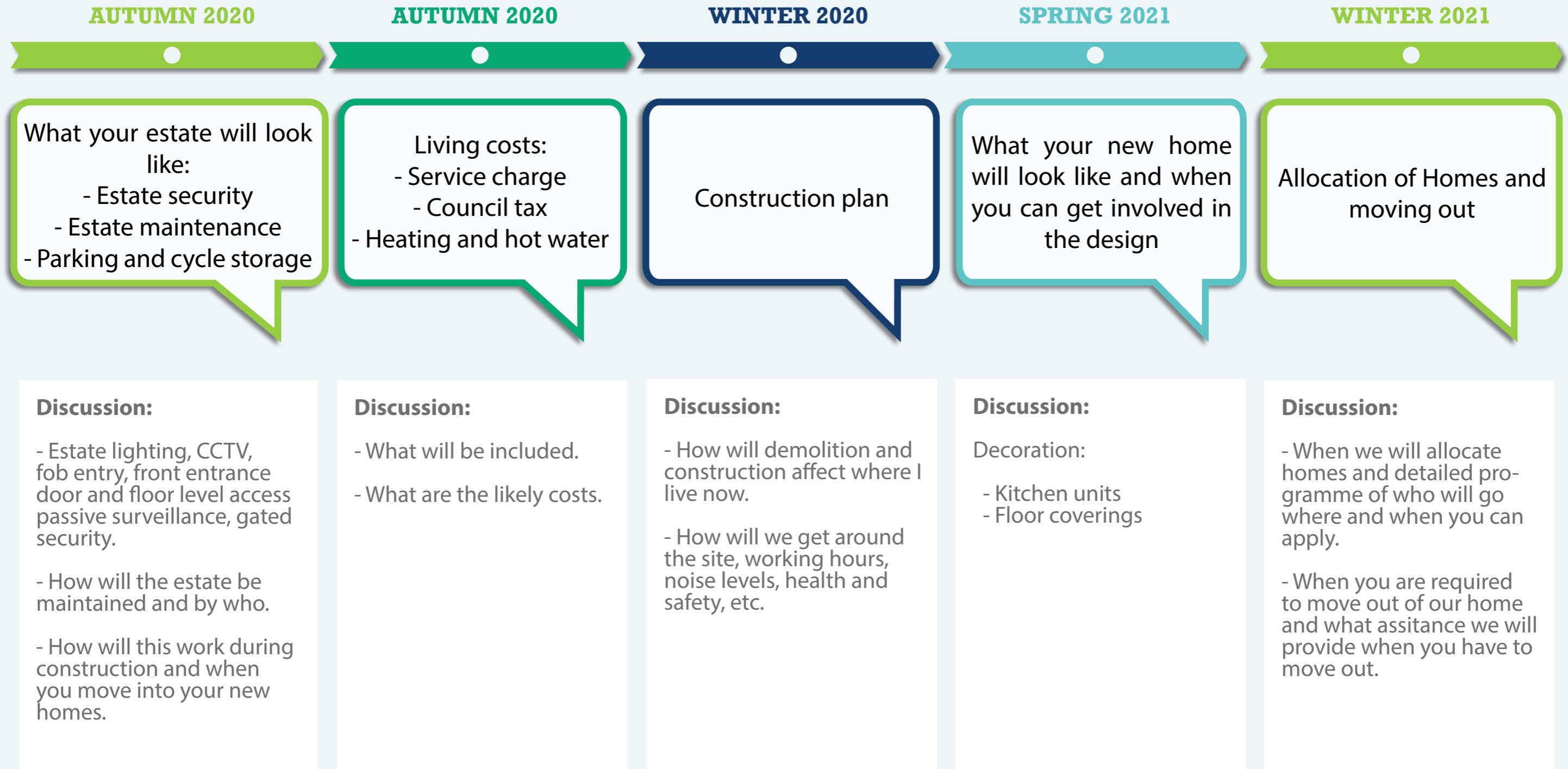
All of these comments go directly to the council, not to Riverside or Bellway. There is further information on what comments are considered to be relevant to planning application submissions on the council's website.

If planning permission is granted, we will start detailed design of the homes. We hope to start building in early 2021.

There is a full explanation of how planning applications work on the Council's website:

<https://www.lambeth.gov.uk/planning-and-building-control/planning-applications/planning-application-process-guide>





- 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.**



email: lambeth@riverside.org.uk

Resident Liaison Officer,

Mandy Rana: 07929 368 603

Your Independent Tenant Advisor,

Source Partnership: 0800 616 328 (free phone)

email: info@sourcepartnership.com

Thank you.

