

YOUR ESTATE, YOUR SAY

WELCOME TO CONSULTATION EVENT 5 'THE UPDATED DESIGN PROPOSAL'

CONSULTATION EVENT FOR FRIARS CLOSE & BURRELL STREET - JUNE 2021

1. WHAT HAVE WE BEEN DOING SINCE WE LAST MET?

- **JANUARY 21**

Met with Southwark Council Planning team

- **FEBRUARY 21**

Appointed your ITA, Open Communities

- **MARCH 21**

Met with the Greater London Authority (GLA)

- **APRIL 21**

Met with ward Councillor

Confirmed your housing need

- **ONGOING**

Developing your Resident Charter

Working together

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

2. WHO'S WHO?

- **Your landlord**



Jade Adnett
Resident Liaison
Officer



Jo Downs
Tenant Engagement
Manager



Steven McIntosh
Project Leader

- **Your Independent Tenant
Advisor (ITA)**



- **Your architects**

Allies and Morrison



DECEMBER 2020 PROPOSAL

WHO HAVE WE MET? FEEDBACK RECEIVED AND WHY IT IS IMPORTANT

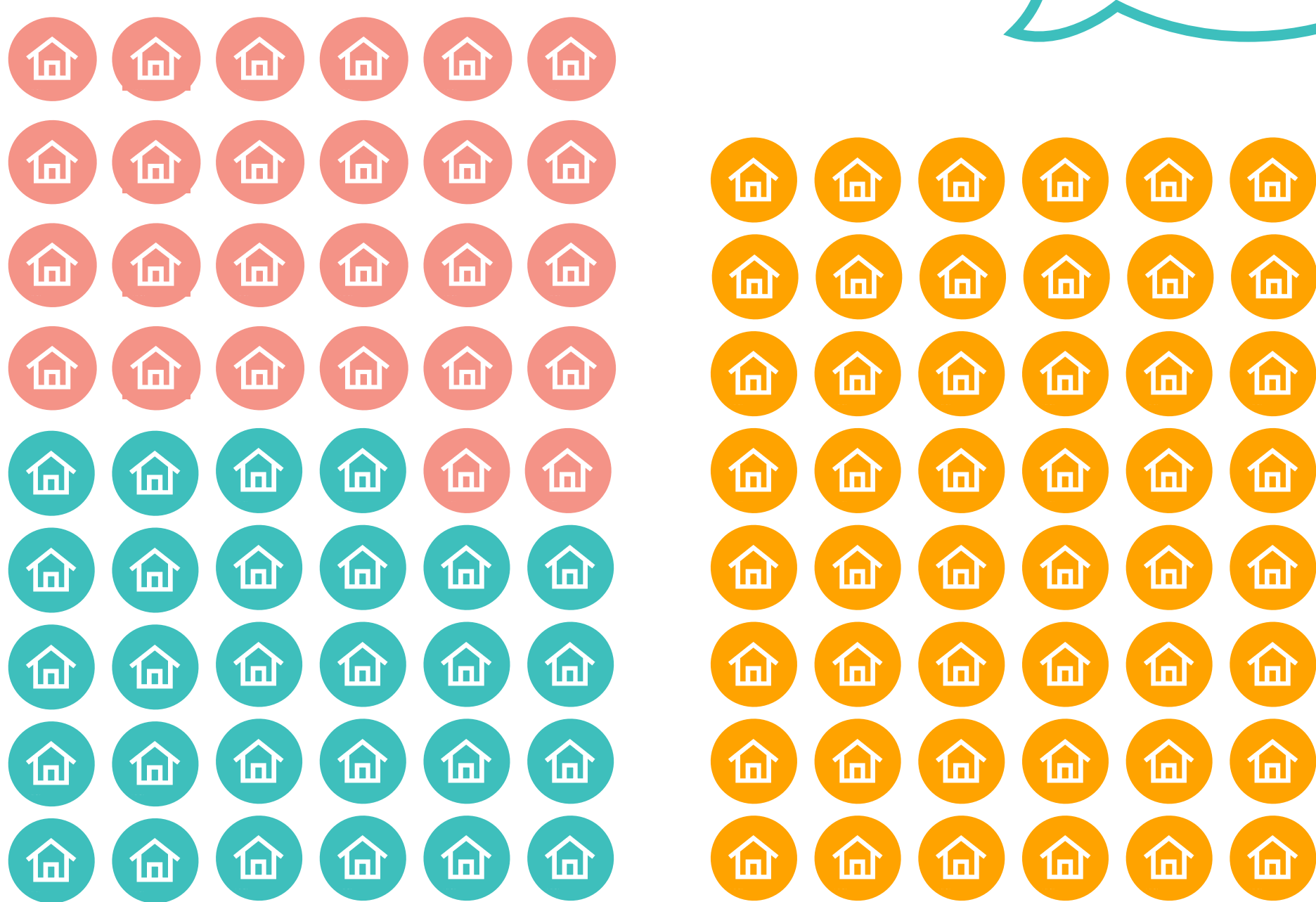
DESIGN PROPOSAL
December 2020

**MEETINGS AND
PRESENTATIONS**

**FEEDBACK
RECEIVED**

103 HOMES

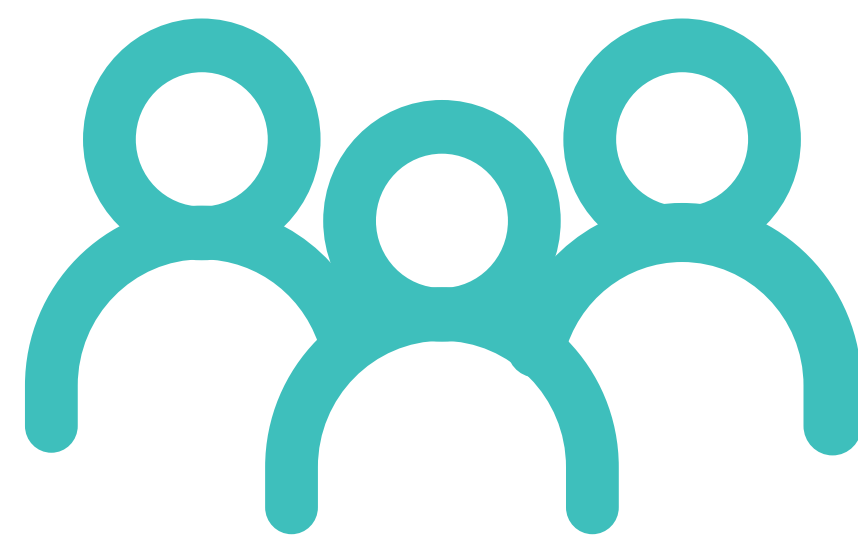
As shown
to you in
December...



EXISTING HOMES
+
NEW AFFORDABLE
HOMES

NEW PRIVATE
HOMES

You!



TENANTS

- More details on your temporary move
- Security is a key concern on the estate
- Your preference is to keep the open space for resident use only
- More details requested on typical home layouts

We met with
planning
officers...

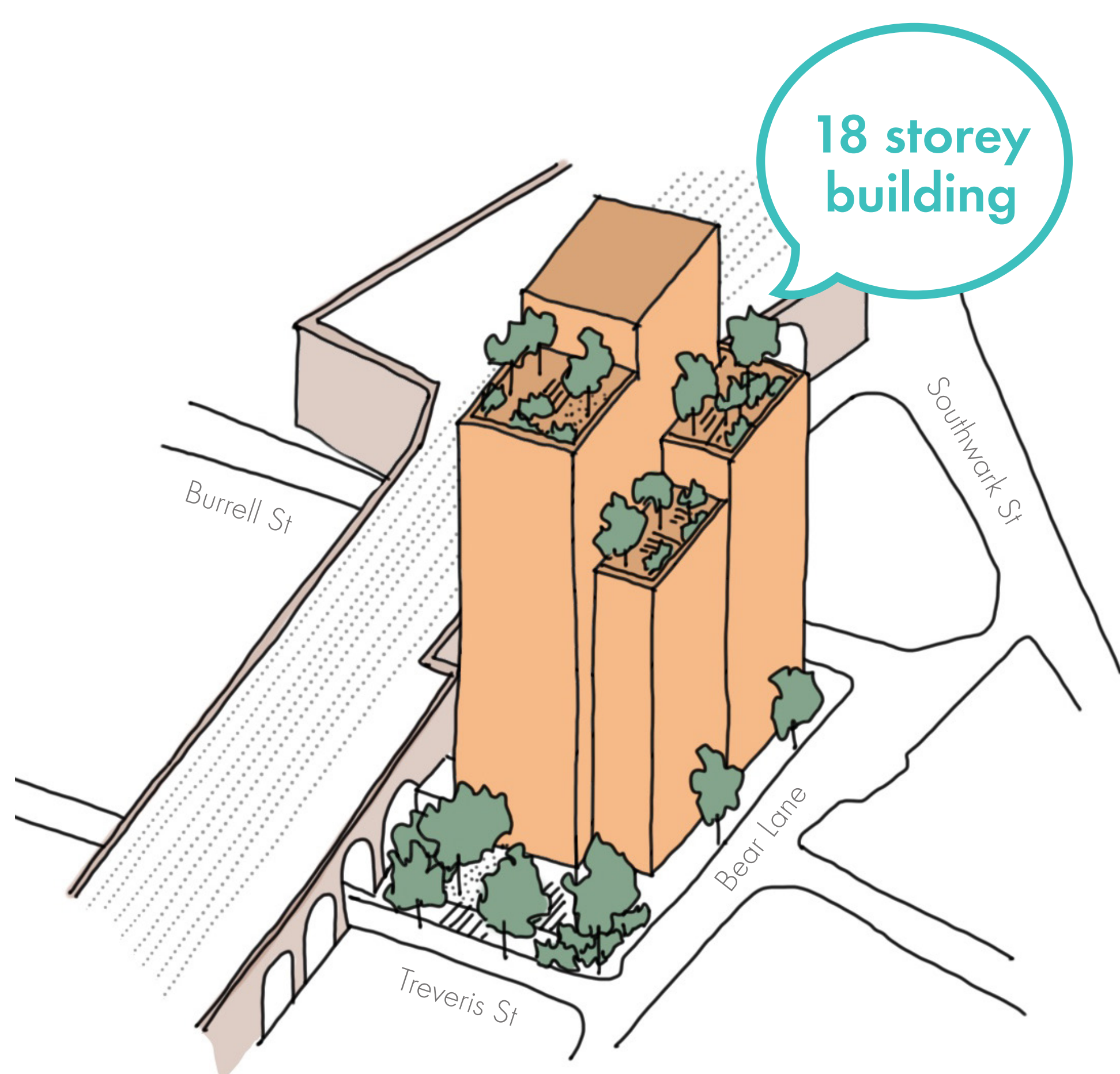


PLANNING
AUTHORITY

- Reduce the height of the block and the number of homes
- We must provide a pedestrian route through the scheme
- The layout and use of the ground floor must be carefully designed, without any residential homes
- Want to hear resident feedback

**GREATER
LONDON
AUTHORITY**

PLANNING
AUTHORITY



JUNE 2021 PROPOSAL

NUMBER OF HOMES

CURRENT ESTATE

28 HOMES



EXISTING HOMES



DESIGN PROPOSAL

June 2021

75 HOMES



EXISTING HOMES
+
NEW AFFORDABLE
HOMES

NEW PRIVATE
HOMES

REVISED
SCHEME!

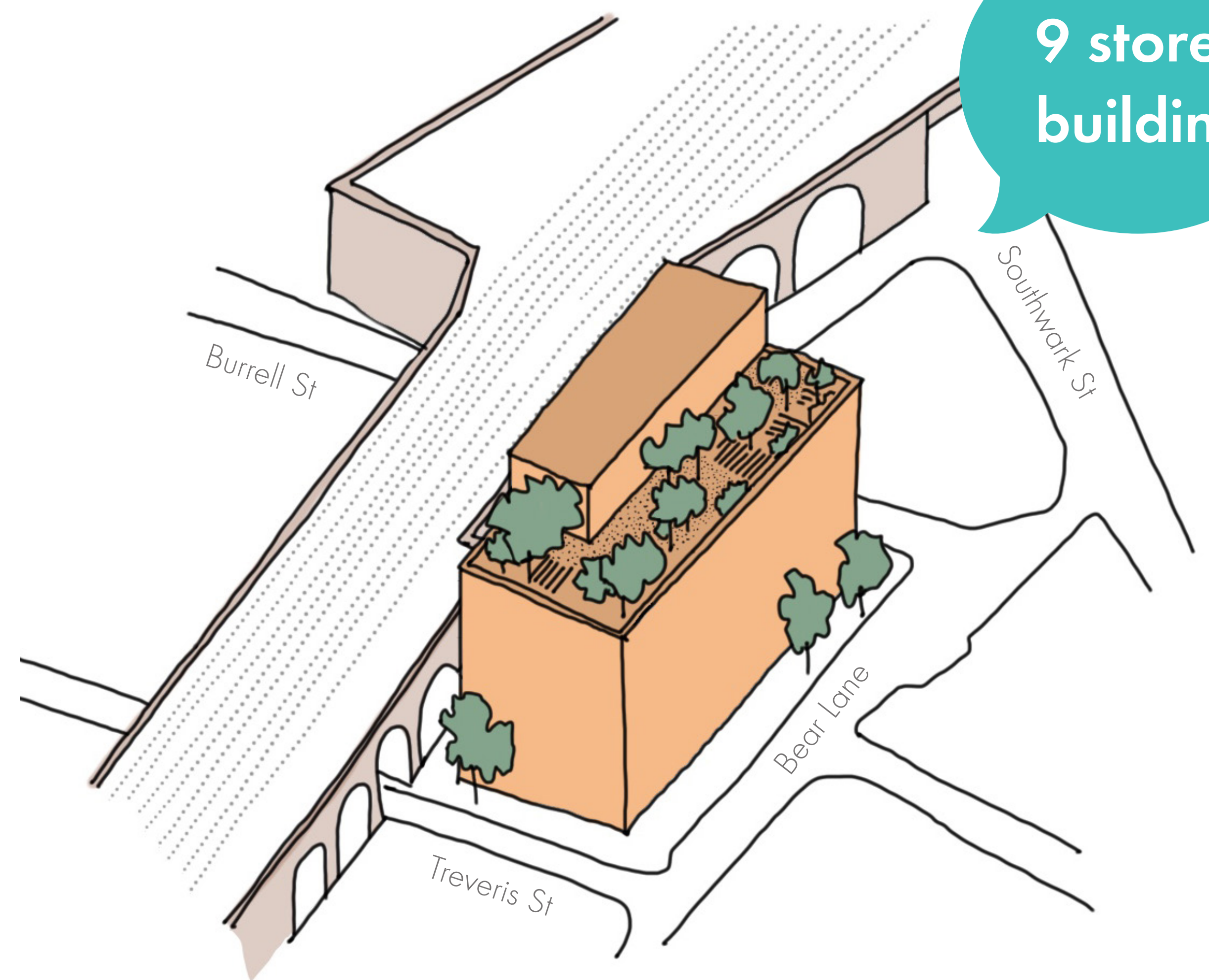
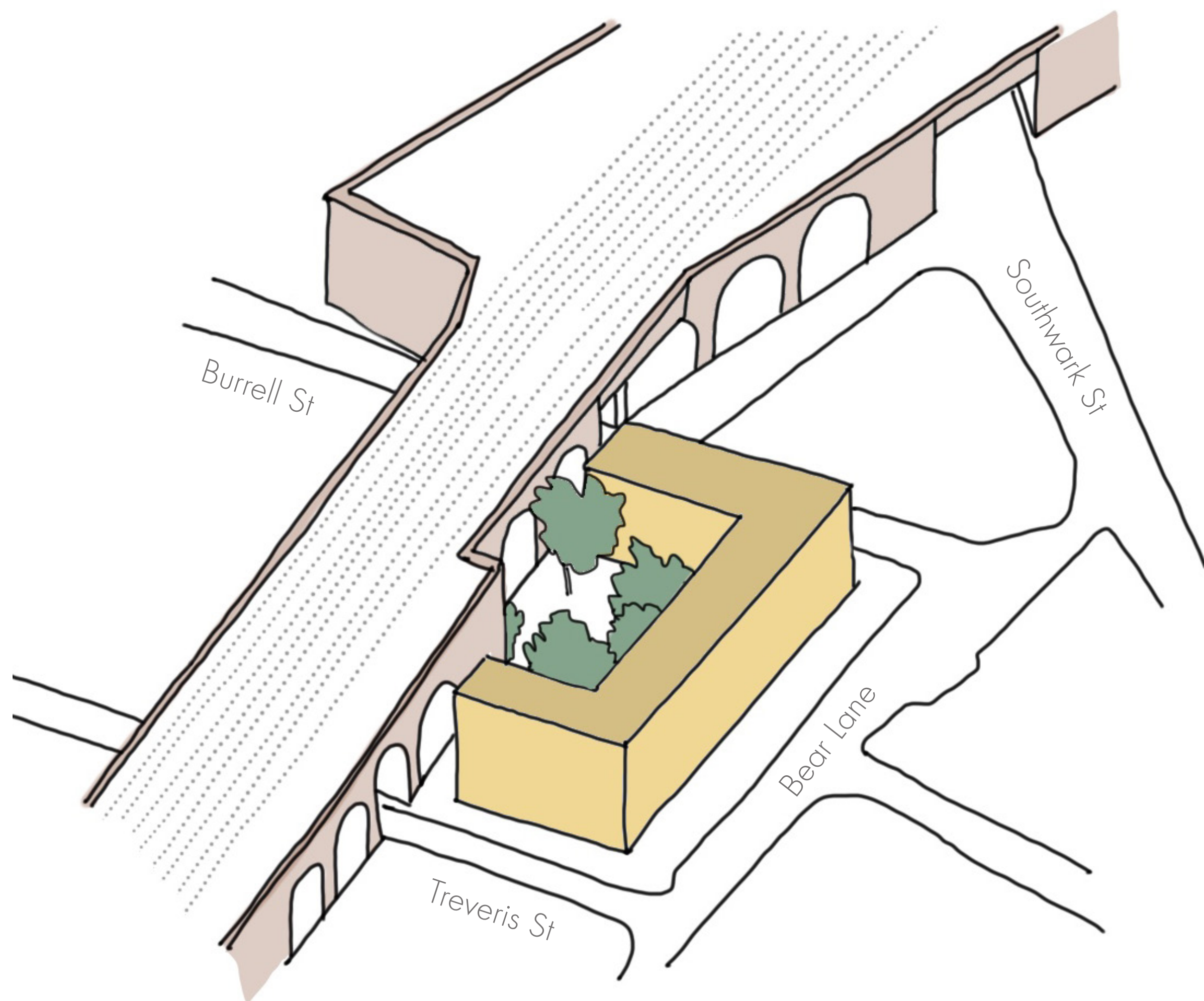
DESIGN EVOLUTION

CURRENT ESTATE



DESIGN PROPOSAL

June 2021



9 storey
building

- Homes do not meet the current needs of our tenants
- Getting around your home and the estate is challenging for some with no lifts and lots of stairs
- Homes will become increasingly expensive to maintain and upgrade

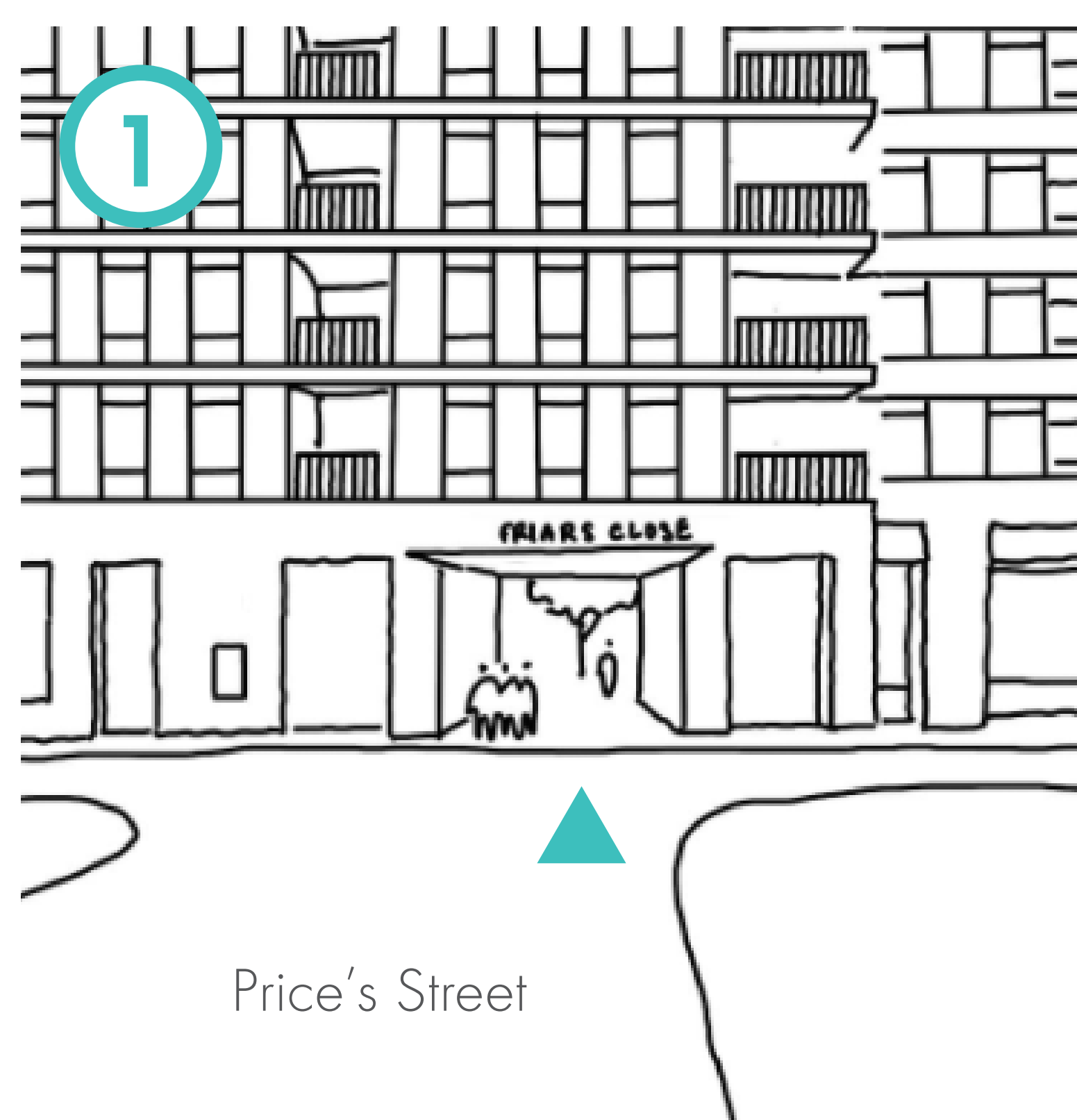
- A home to meet your housing need
- Increase in family homes to address overcrowding
- Each home will have its own private outdoor space
- Better outdoor communal space for all age groups to enjoy



PROPOSED GROUND FLOOR

NEW SECURE ENTRANCE & ROUTES

- New entrance proposed through Bear Lane
- Better security with modern fob access controlled doors and gated entrances, providing 2 stage security before reaching your front door
- No homes proposed on ground floor
- Secured cycle storage
- New pedestrian route, part of the Low Line, a new walking route alongside Southwark's railway viaducts



New entrance



New shop/workspace



New pedestrian route



PROPOSED COMMUNAL ROOF

NEW GARDENS, PLAY SPACE & MORE

- Sunny, south facing, communal roof
- Robust edge protection integrated with the building architecture
- Fully accessible to residents only, with fob controlled access
- New garden with opportunity to grow your flowers/vegetables
- Communal areas to gather with friends and family
- Play space equipment and informal play features



Roof Garden



Communal Amenity



Play Spaces



Illustrative roof plan

HOME LAYOUTS

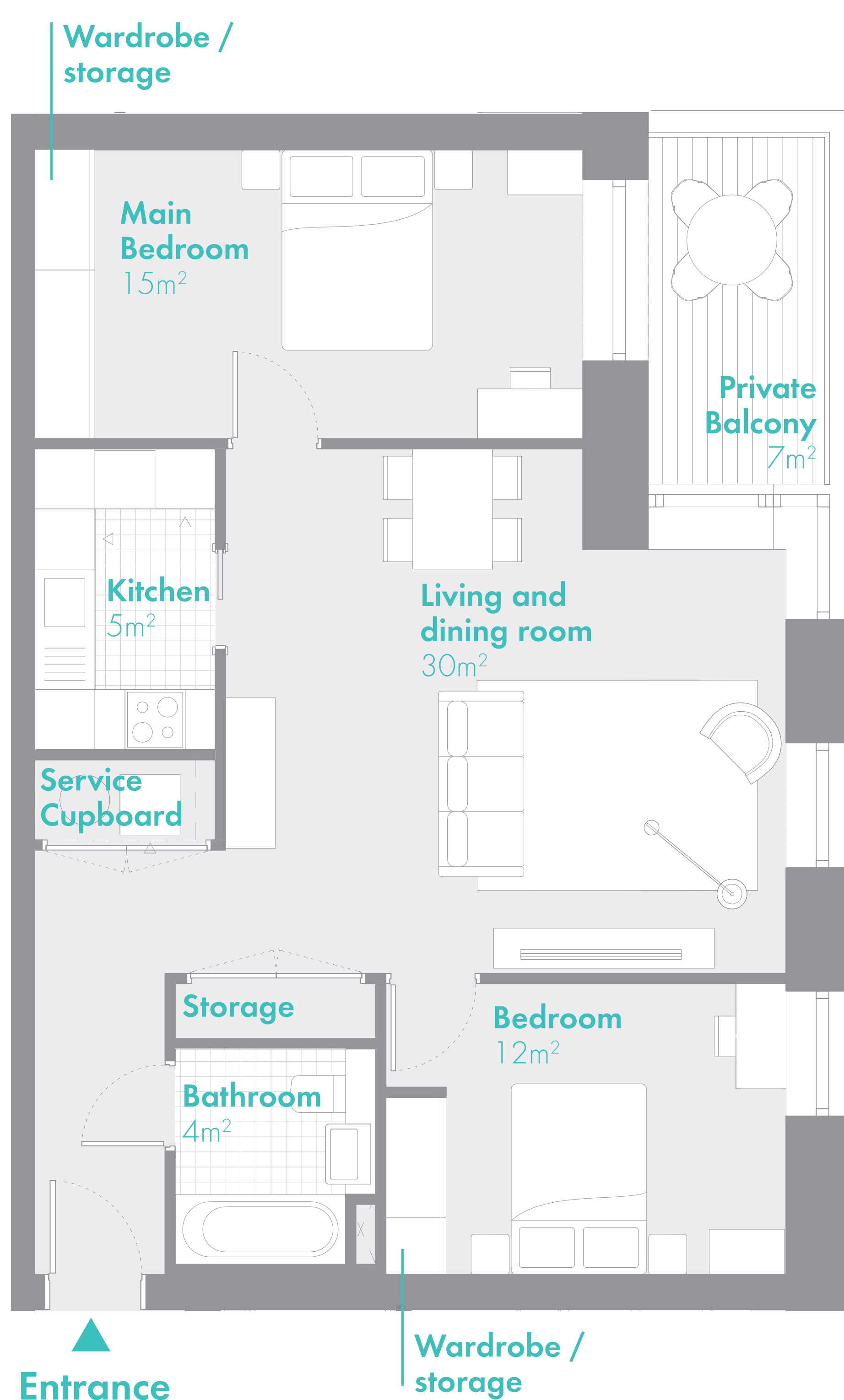
BETTER QUALITY HOMES

- Homes all on one level
- Improved sunlight and daylight to homes, with better ventilation to stop damp and mould and help disperse cooking smells
- Option of enclosed or open plan kitchen
- Generous storage
- Windows will be positioned to provide different view points from your home
- Spacious balcony to all homes
- Reduction in noise transference
- More energy efficient homes
- We will work with you to make your home your own through a range of design choices

TYPICAL 3 BED HOME

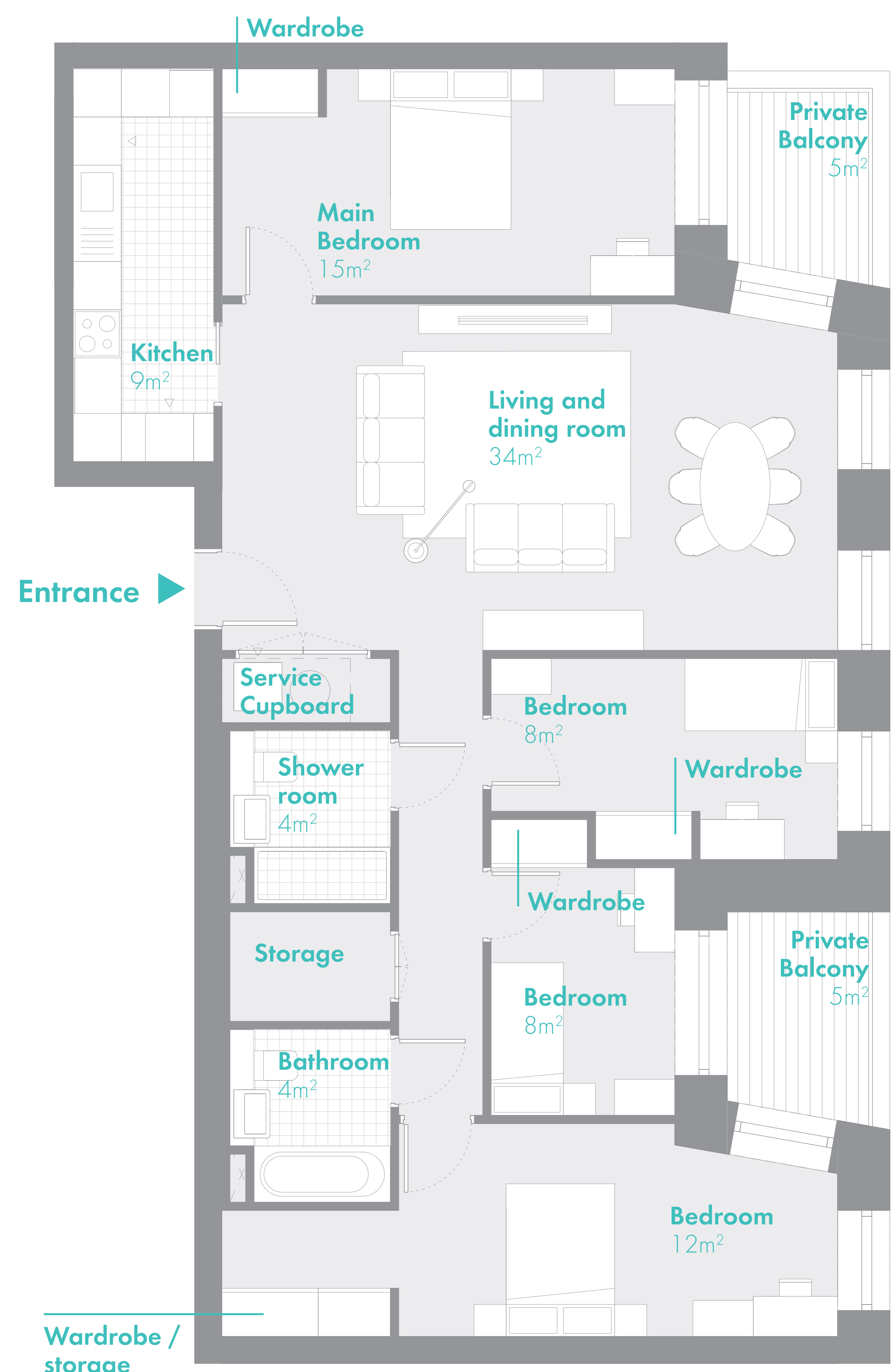


TYPICAL 2 BED HOME



0 2.5m 5.0m

TYPICAL 4 BED HOME



WE WANT YOUR FEEDBACK

WINDOW TYPES

A. FULL HEIGHT WINDOWS



B. RAISED SILL WINDOWS



BALCONIES

A. OPEN RAILING



B. ENCLOSED GUARDING

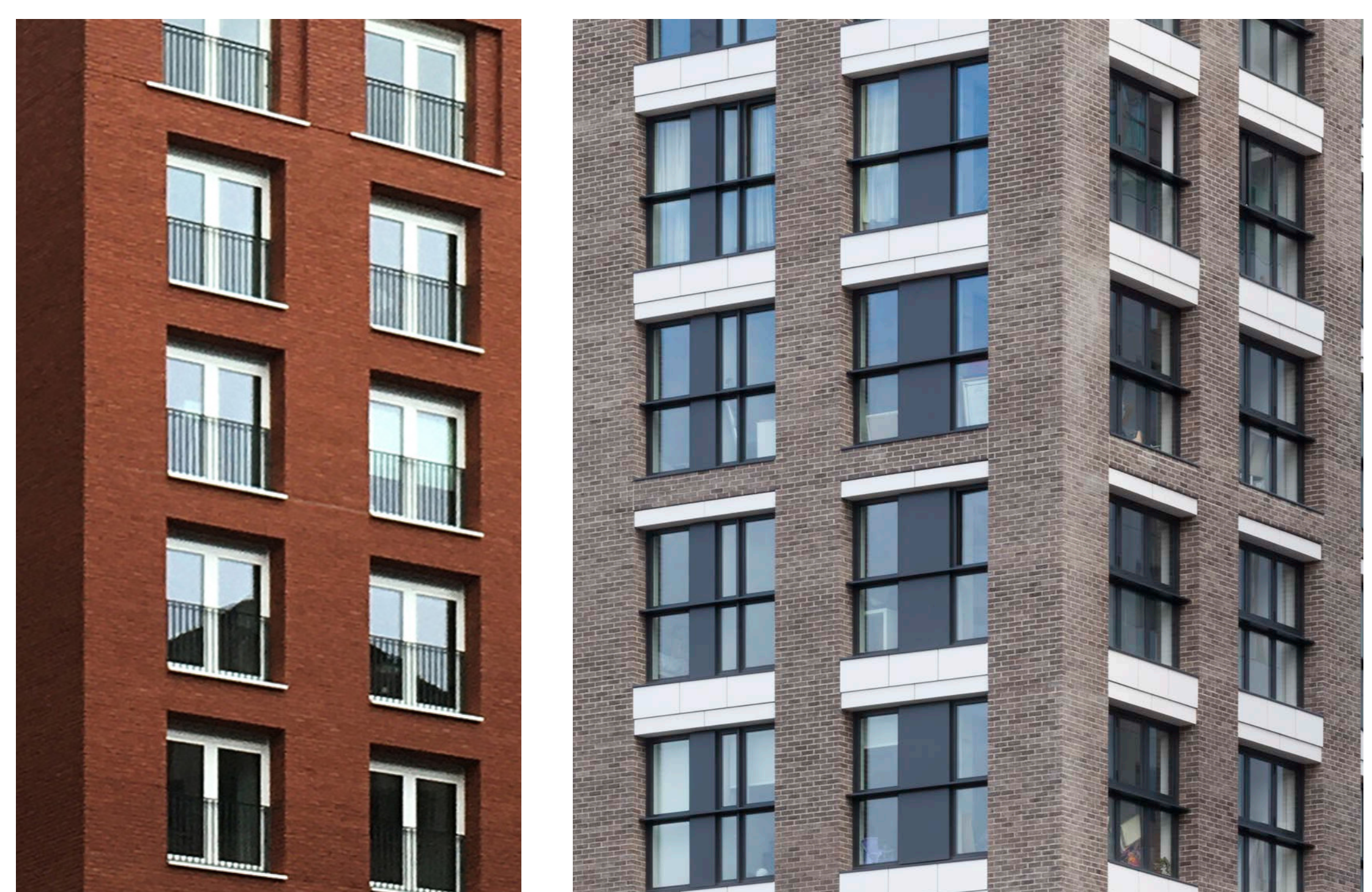


BRICKS







A. LIGHT COLOUR











B. DARK COLOUR



RIVERSIDE PLEDGES

-  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

WHAT ARE MY RIGHTS AND HOW WILL RIVERSIDE SUPPORT ME?




-  Riverside will compensate you at least £6,500 for moving
-  Riverside will provide you with a disturbance payment to cover the cost of moving into your temporary home and moving back into your newly built home
-  Every tenant will have the right to return to the new built estate
-  You will remain a Riverside tenant
-  Riverside will provide you with a packing, wrapping and removal service for both moves
-  Riverside will keep you fully informed of the programme and any changes that are made
-  You will continue to pay your rent and service charge to Riverside
-  You will continue to pay your existing rent during the temporary move

But we want to continue consulting you so we can make the right decisions for your community







MOVING HOME

WHEN WILL I MOVE?

-  You will not be required to move until we have planning approval. We will hope to have this approval within 6 months of submitting our application (around Spring 22), although we are reliant upon Southwark Council for timescales. We will of course provide you with regular updates.
-  In the lead up to the planning application we will provide you with more detail on the process for moving
-  We will also want to hear from you so that we understand what is most important to you when moving into your temporary home

WHERE WILL I MOVE TO?

-  We want to keep the community together and will be providing homes that are close together and/or in as few blocks as possible
-  We will try to keep the temporary homes within approximately 1 mile radius of Friars Close
-  Riverside do not have stock to provide the temporary homes needed for Friars Close & Burrell Street, therefore we are in discussions with private sector landlords to provide this accommodation
-  Temporary homes will meet your current housing need
-  You will remain a Riverside tenant and we will continue with the management of your tenancy during your temporary move
-  If you wish to move earlier or further away than the 1 mile radius, you can request a transfer with your housing officer. Offers will be made based on available stock at that time.



TIMELINE & NEXT STEPS



Please note that these timescales are based on us submitting a planning application in September 2021, however this could change if we think we need more time to work with Southwark planners in order to get the best possible solution.

