



THE CALVERLEY CLOSE REDEVELOPMENT

RESIDENT INFORMATION BROCHURE AUGUST 2022



Calverley Close

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Final Calverley Close redevelopment proposal

This brochure shows the final Calverley Close redevelopment design that has been submitted to Bromley Council as part of the planning application.

It was produced using feedback from residents, the London Borough of Bromley, the London Borough of Lewisham and the Greater London Authority.



Working together to shape the future of Calverley Close

Artist impression of Southend Road view

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Key milestones until building work commences



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Feedback contributing to the design of Cleverley Close

- Discussions have been positive with the London Borough of Bromley (LBB), the London Borough of Lewisham (LBL) and the Greater London Authority (GLA).
- Both the GLA and LBB support the design approach we are taking and are happy with the design updates we have made, to create an estate that meets the needs of residents now and in the future.
- Through a collaborative approach, the feedback has led to a creative design that responds to the needs of the existing community and the Local Authority.
- This presentation highlights the final design proposals that is part of the planning application for the redevelopment of your estate.

- Calverley residents
- Local resident consultation
- Design team
- London Borough of Bromley and GLA

Update design to the latest housing need

Improve privacy on gallery access

Review landscape, secure boundaries and green space

One parking space for existing homes that currently own a vehicle

Improve quality of amenity (wind and daylight)

Construction phasing to meet the single decant move

Scheme layout is secure by its design

Retain design principles that were voted for by the residents

Provide a sustainable development

Reduce the overall size of blocks to meet amenity and parking requirements

Enhance existing tree provision through (re) planting

Reduce building heights and vary the rooflines

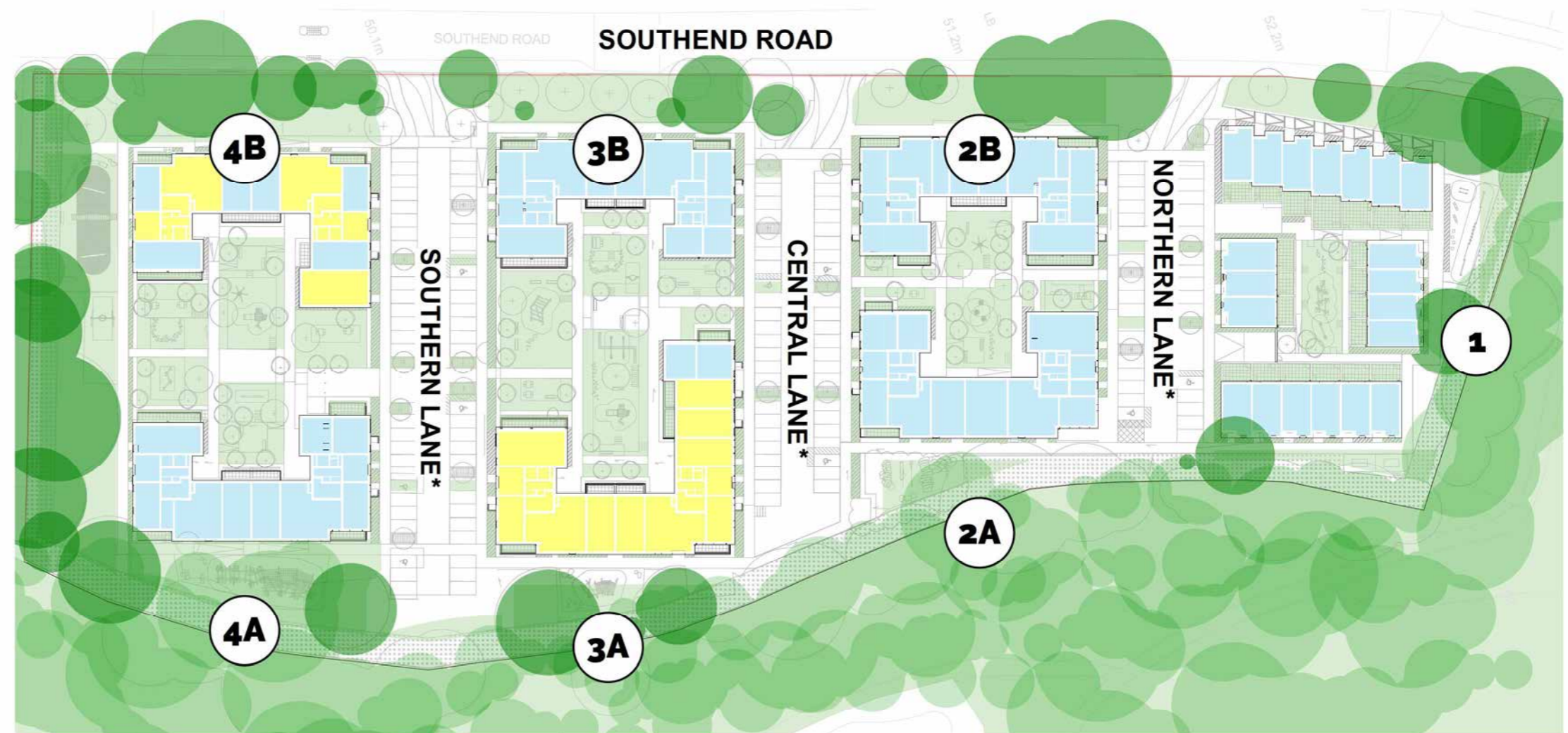
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Calverley Close block layout

Proposed tenure mix

- Blocks 2A, 2B, 3B and 4A are Affordable Rent/Social Rent.
- Blocks 3A and 4B are predominantly private sale with the provision of Affordable Rent/Social Rent maisonettes on the ground and first floor.
- Block 1 is comprised of Affordable Rent/Social Rent townhouses.



■ Affordable rent/Social Rent
■ Market sale

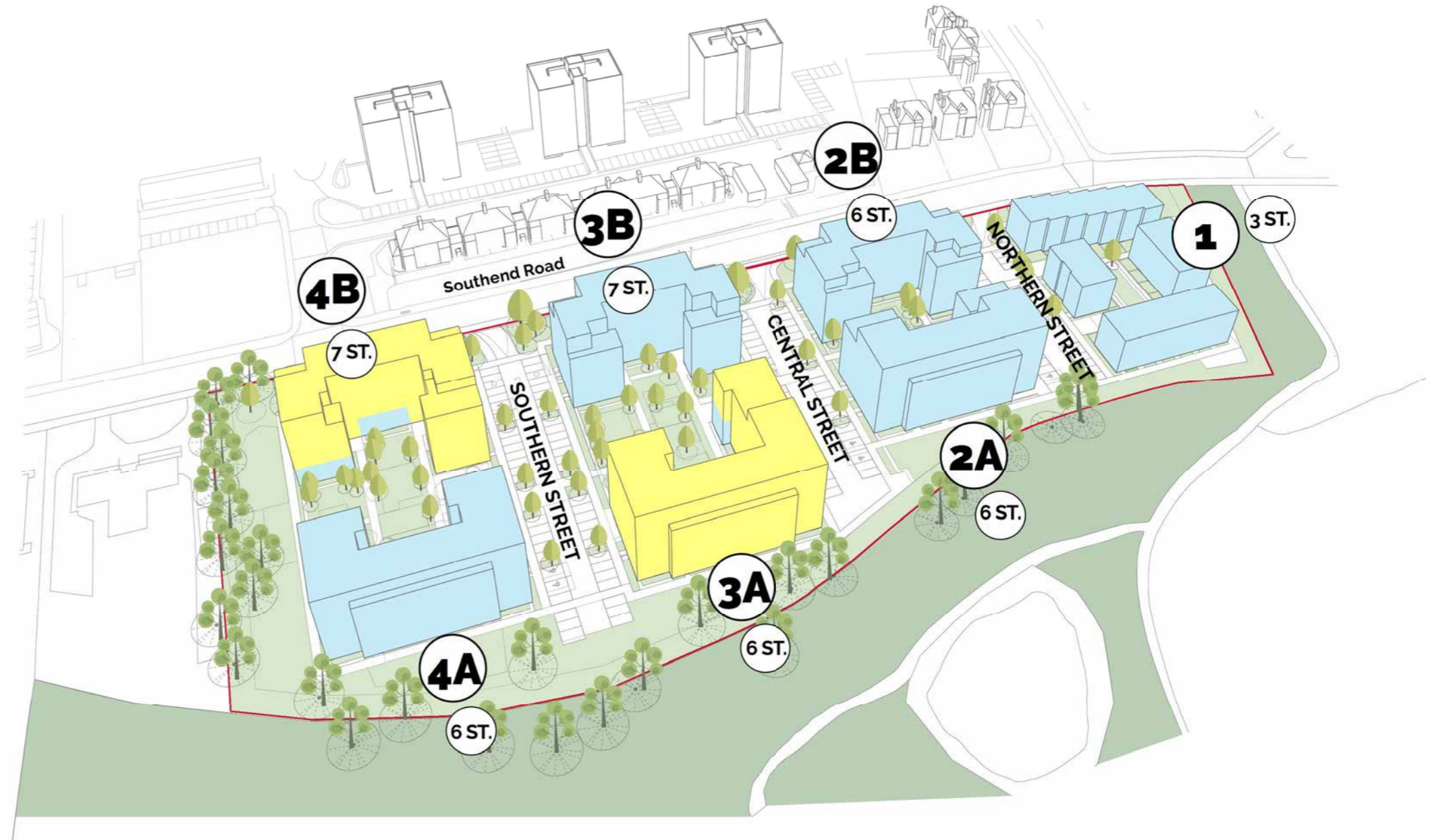
*Road names for identification purposes and subject to change

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Building heights

- This illustration shows the final building heights, based on townscape analysis and feedback from the London Borough of Bromley, London Borough of Lewisham, Calverley Close residents and the local community.
- The height of the proposed blocks will vary across the site due to the change in site levels and the impact on the surrounding area.
- These heights will span between three to seven storeys, with the use of a pop-up on the upper most level for all blocks.
- The block 1 houses will be 3 storeys.
- Blocks 2A, 2B, 3A and 4A will be six storeys and blocks 3B and 4B will be seven storeys.



Light blue square: Affordable Rent/Social Rent
Yellow square: Market sale

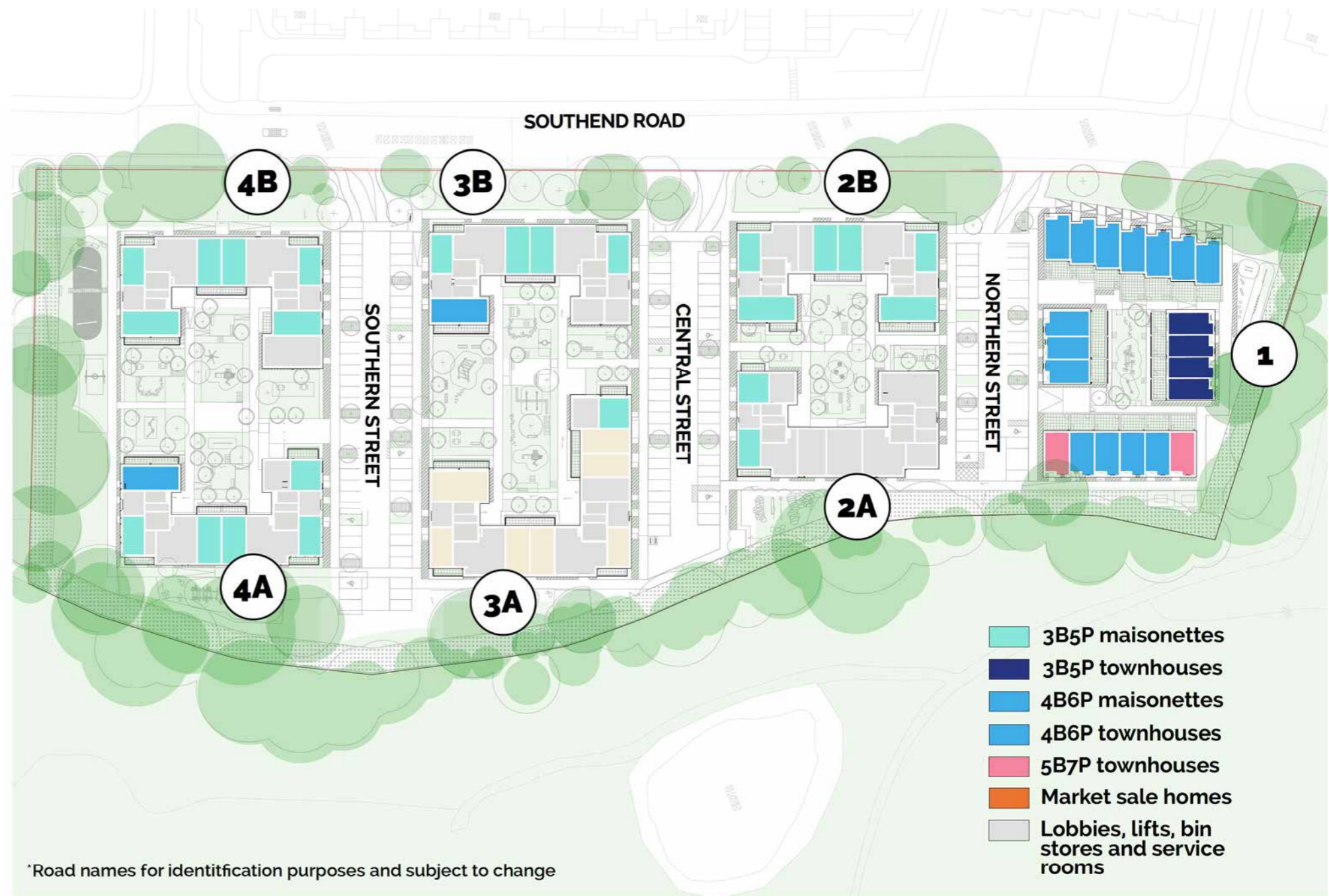
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Ground floor plan

- Each block has been designed to include a green courtyard in its central space providing a focal point for residents and a communal space to meet, play or relax. All houses and apartments have multiple windows to maximise views and ventilation.
- The proposed parking strategy aims to provide one parking space to all existing residents with current access to a car. Final parking bay numbers will be subject to planning approval.
- Woodland surrounds the site, providing residents with calm and an opportunity to connect with nature. Additional pedestrian routes are provided around the perimeter of the site.
- The entrance level of the houses in Phase 1 contains kitchens which look out from the front of the terraces and dining rooms with a view of private gardens and the central amenity space beyond. Family sized maisonettes are situated on the ground floor of blocks 2-4.
- The Energy Centre is situated on the ground floor of Block 2A and is integrated into the build. Secure cycle and refuse stores are provided on the ground floor of each block.



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Ground floor plan access and entrance lobbies

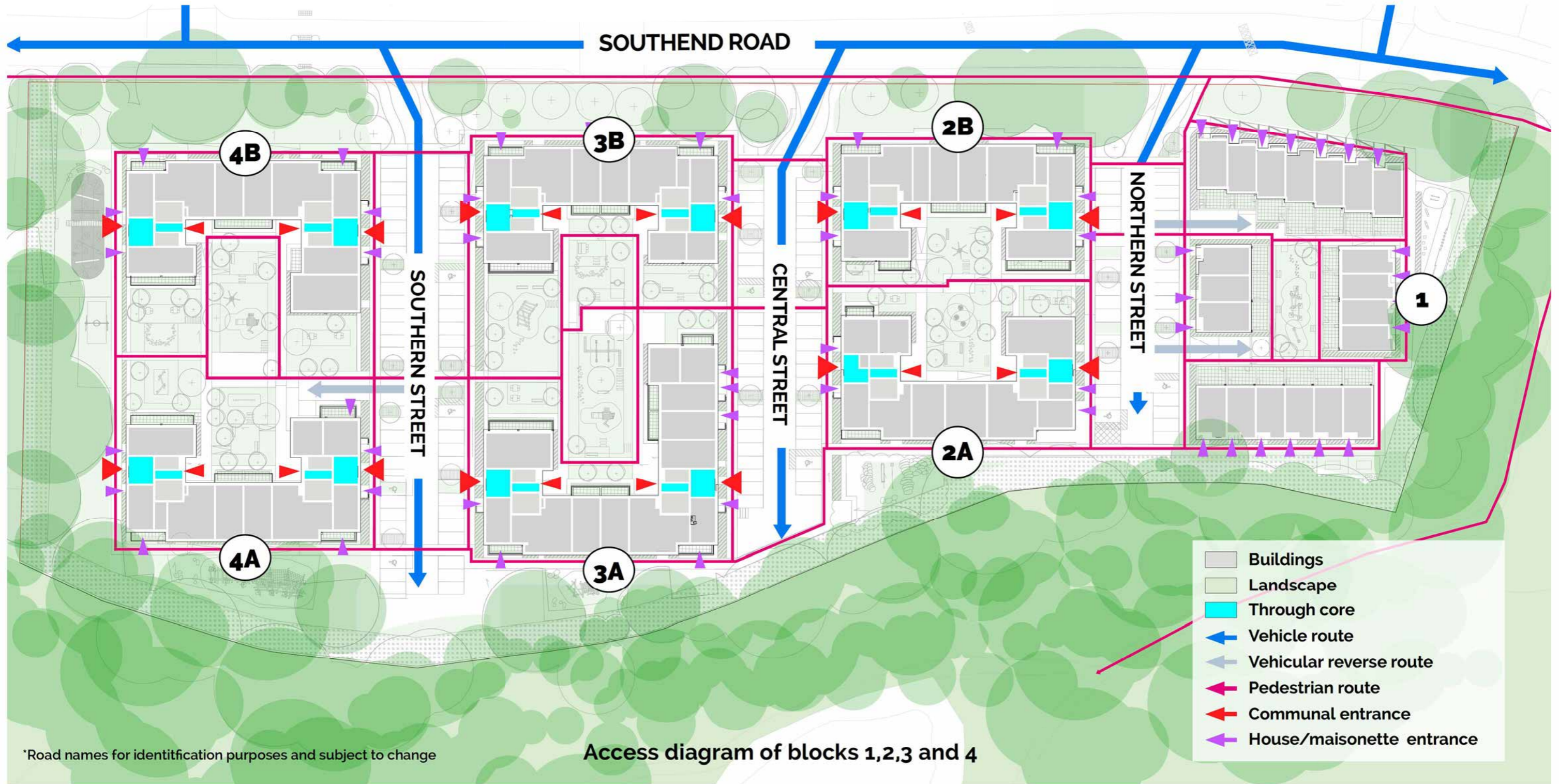
- Each of the buildings have been set back from Beckenham Place Park and Southend Road.
- The blocks are all served by two entrance cores with through lobbies facing onto the street and landscaped courtyards
- The ground floor maisonettes and the terraced housing all have their own private entrances.



Through lobbies face out onto the landscaped courtyards

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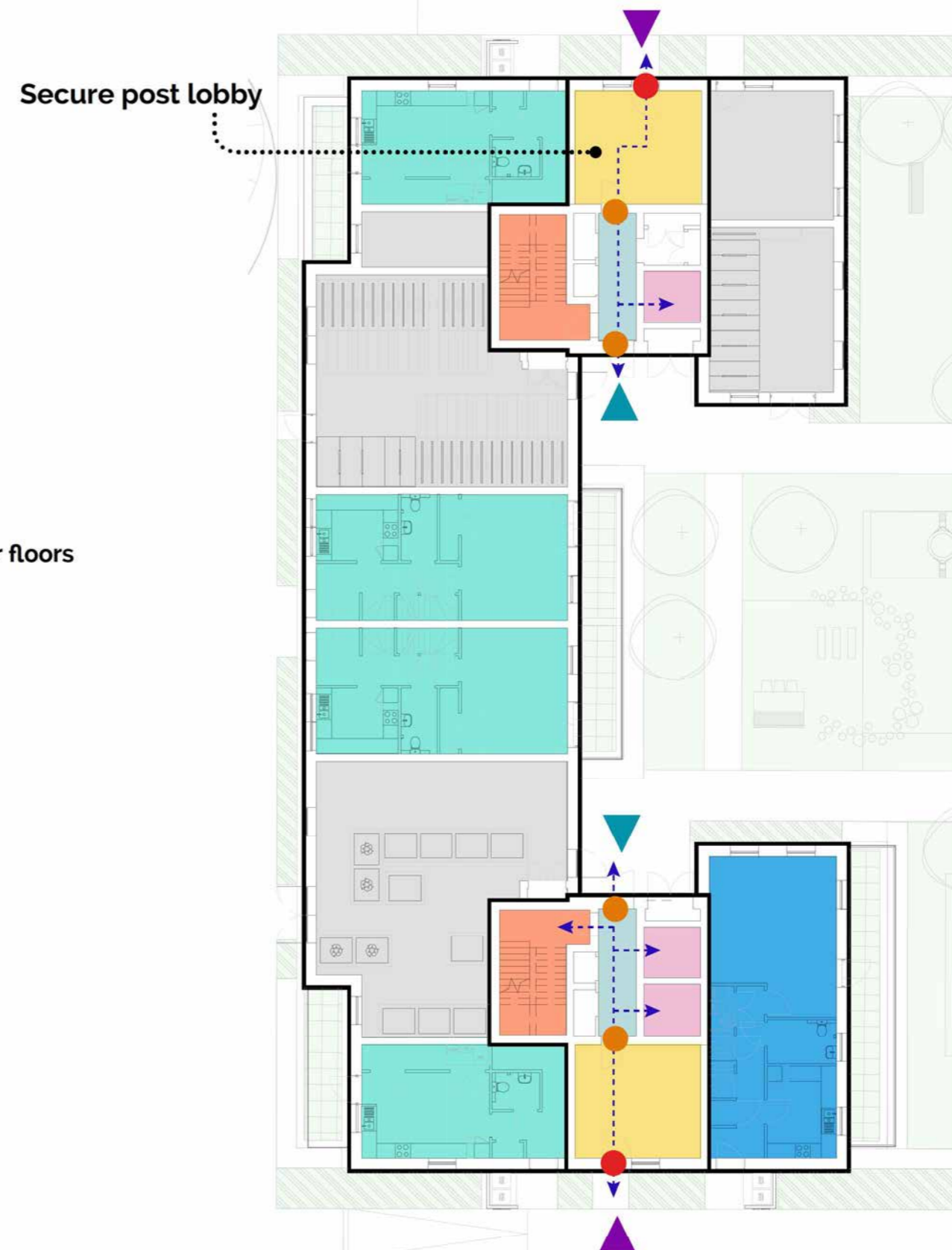
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Ground floor plan secure entrances

- Entry into each block will be through a 2-stage fob entry process.
- The stage 1 fob entry point will access the main entrance. This entrance will have access to post-boxes.
- The stage 2 fob entry point provides access to the lifts and stairs which lead to homes.
- This will also provide access to the centre of the blocks and the communal gardens.

Block 3B ground floor access controls

- ▶ Main entrance
- ▶ Rear entrance
- Landscape
- Stage 1 secured lobby area
- Stage 2 hallway access to upper floors
- Lifts
- Stair
- 3B5P homes
- 4B6P homes
- Access route
- Stage 1 fob entry point
- Stage 2 fob entry point
- Cycle store, caretakers cupboard, refuse and Riverside office



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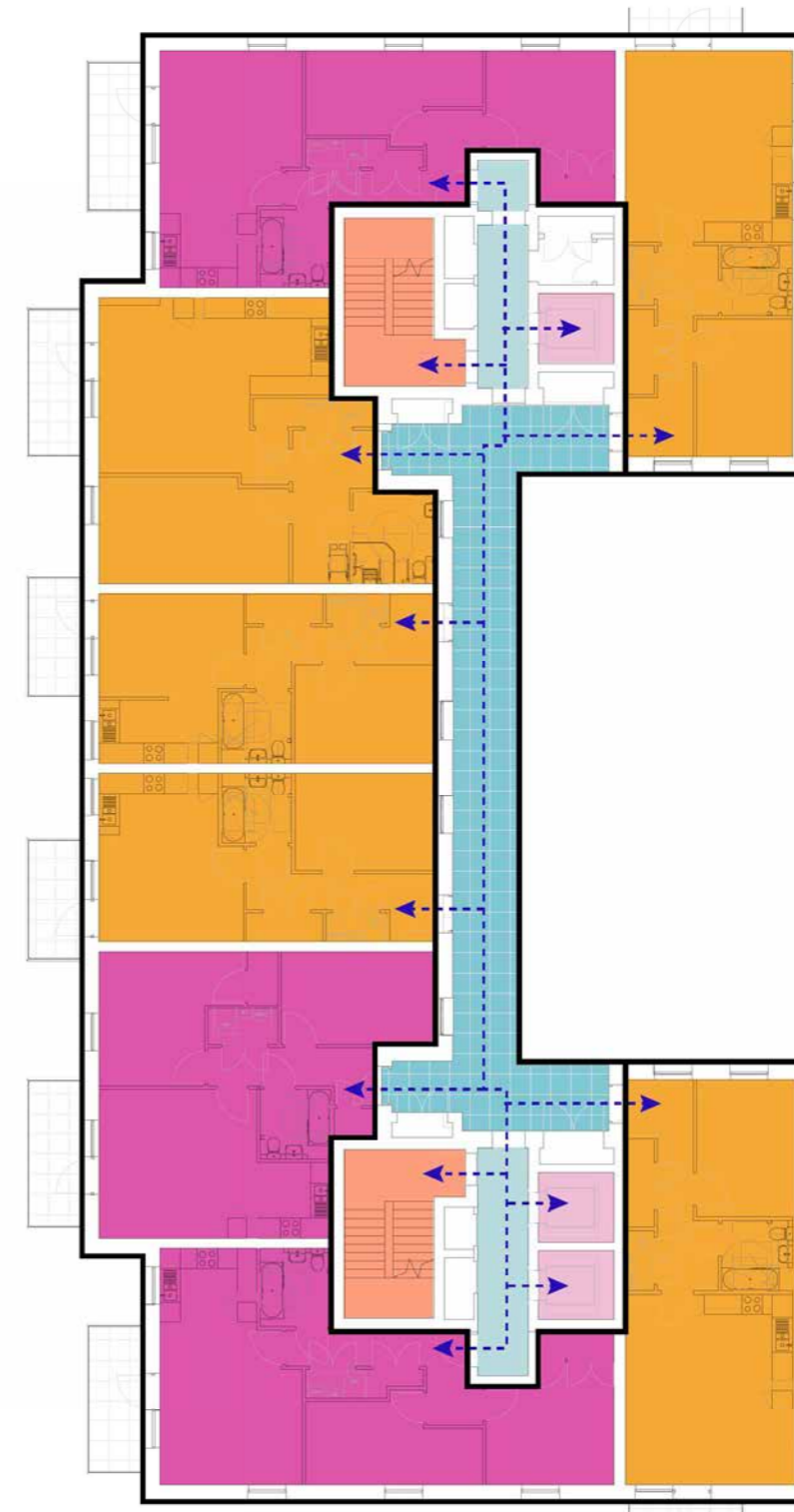
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Typical floor plan access

- The gallery walkways are two metres wide and provide ample turning space for wheelchair users.

Block 3B upper floor access controls

- Stage 2 hallway access to upper floors
- Lifts
- Stair
- Access route
- 1B2P homes
- 2B4P homes
- Gallery walkway



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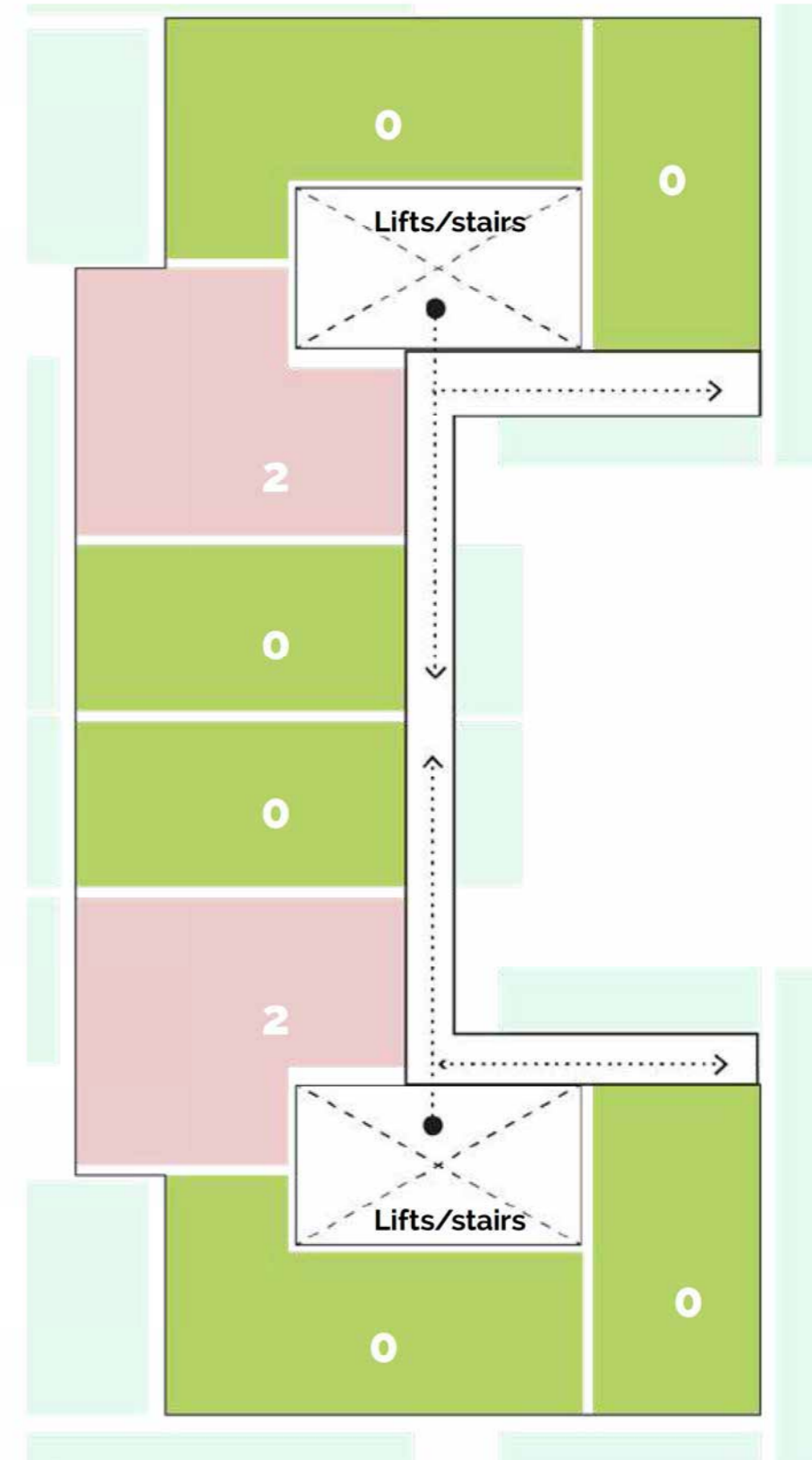
Extra privacy for residents in apartment buildings

Based on resident ballot feedback we improved the privacy along the gallery access walkways. This was achieved by:

- providing two entrance cores per apartment building
- increasing the width of the walkways to two metres
- access to gallery walkways will be restricted to each floor.
- no more than 11 homes sharing a single gallery walkway maintaining privacy and safety.

Typical pedestrian footfall

- No people
- Up to two people
- ⊠ Lifts/stairs
- Travel direction

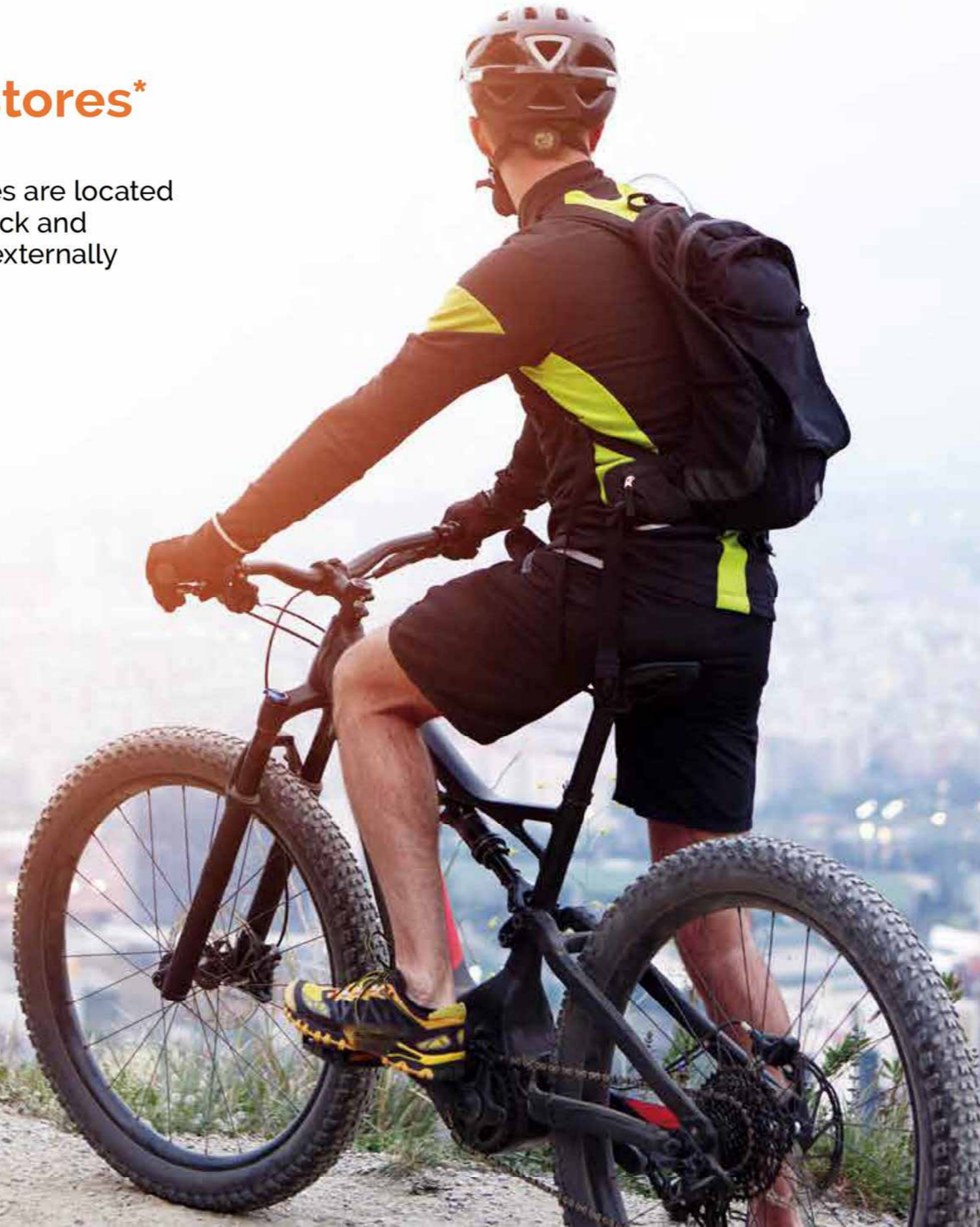


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Ground floor plan cycle stores*

- The cycle stores for each building will have resident only access-controlled entrances.
- Cycle stores are located in each block and accessed externally



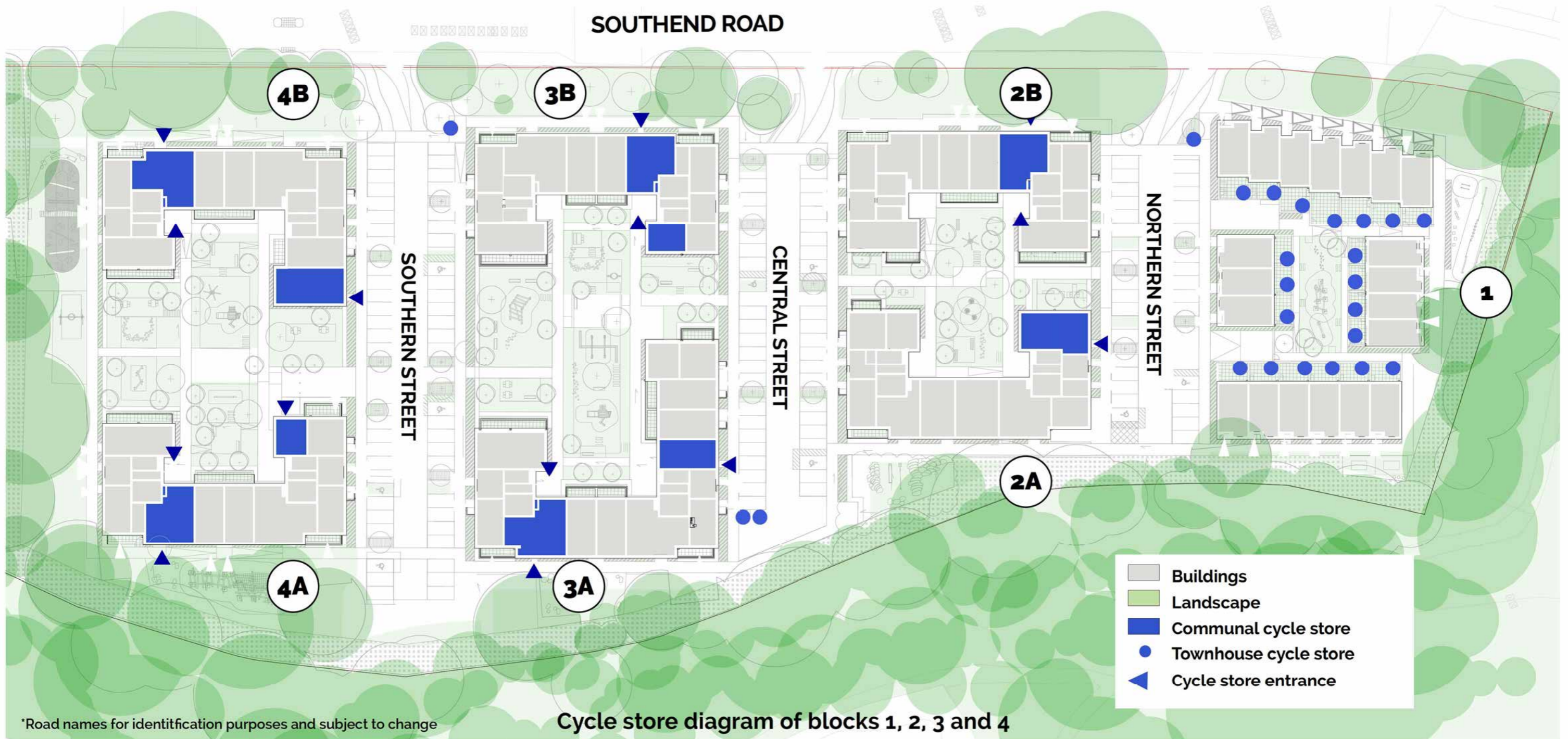
*A certain level of cycle parking provision is required to meet the Mayor of London's design standards and is a statutory requirement on new developments with the GLA funding.

At least one space for a 1-bedroom property, and at least two spaces for 2, 3, 4, and 5-bedroom properties must be provided on site. Visitor cycle parking is also required.

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Ground floor plan cycle stores



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Ground floor plan refuse stores

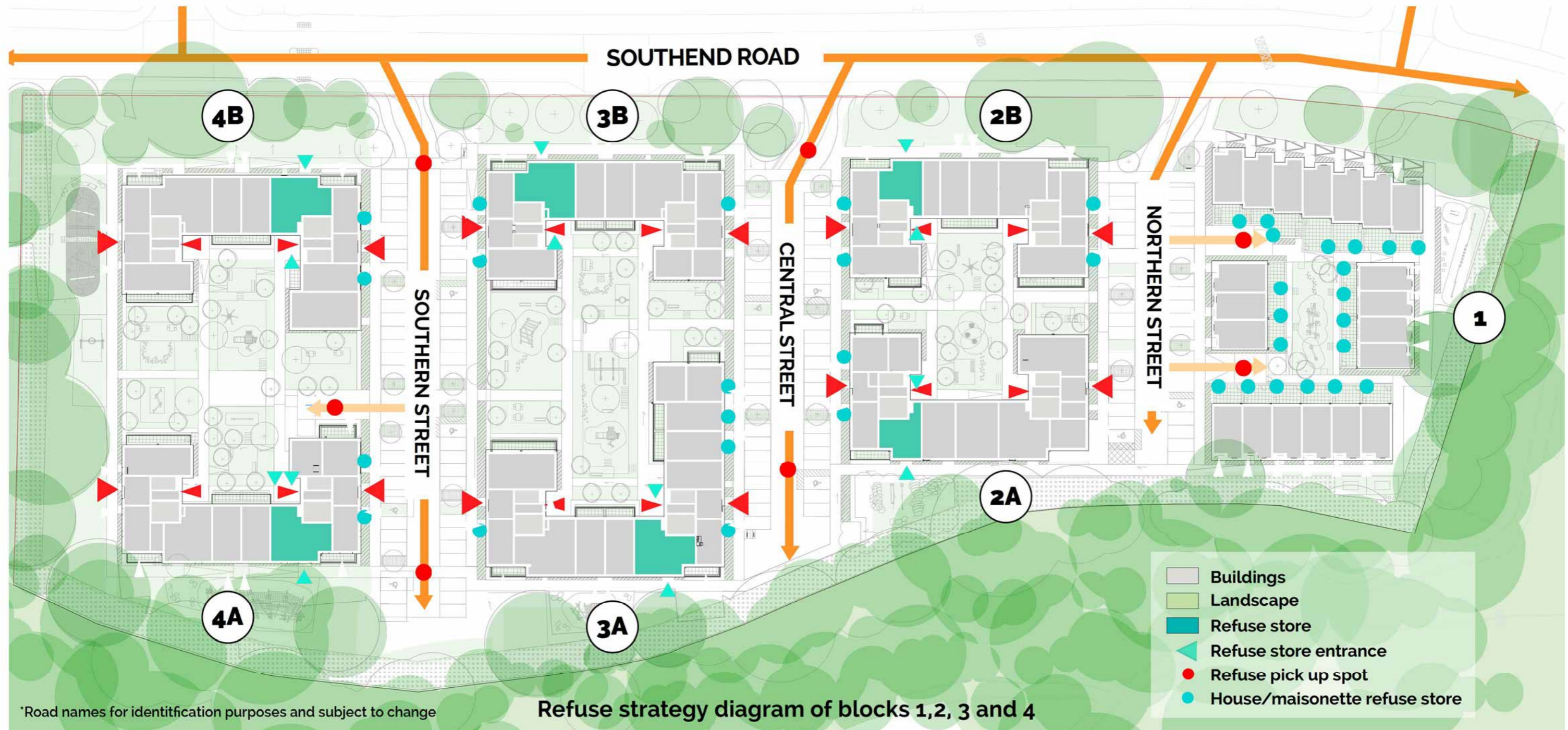
- Communal refuse stores are located in the blocks along Beckenham Place Park and Southend Road routes.
- Each refuse store will have dedicated waste and recycling containers and a fob access for residents only.
- Refuse provision for the Block 1 Townhouse's will be located within the rear gardens.
- Refuse store provision for the maisonettes situated along Northern, Central and Southern lanes will be provided in an enclosure by the block entrance.
- Refuse collection will be accessible via Northern, Central and Southern Lane.



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Ground floor plan refuse stores

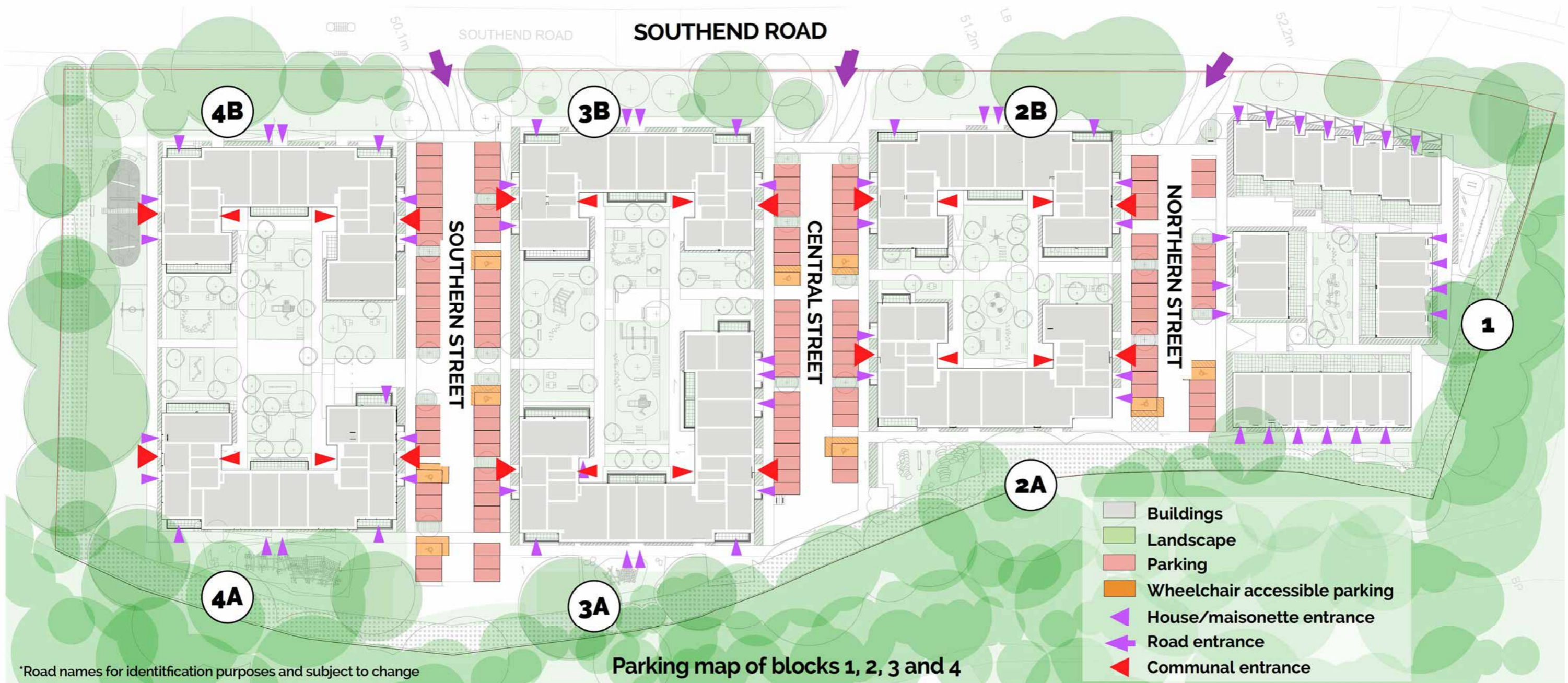


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Ground floor plan parking

- The parking strategy provides one parking space to all existing residents who currently own a vehicle.



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Ground floor plan security

The proposals are designed based on the principles of Secured By Design (SBD). SBD is a police security initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

- The masterplan will provide long-distance views, and the maximisation of passive surveillance (an environment where people can see and be seen through casual observation).
- The block 1 houses central courtyard will have controlled access to the courtyard and their rear garden fences will have an increased height of a 1200mm brick wall topped with a 600mm railing.
- Sympathetic lighting will be provided throughout the site in courtyards, along the woodland walk and along internal streets to increase safety when it is dark. This will be complimented with the addition of well-lit entrances and communal entrances with secure, access controlled postal lobbies to deter tailgating.

- Additional areas, including refuse and cycle stores will have secure and access-controlled entrances
- Floor-by-floor access will be restricted with the use of access control to the core doors and galleries.
- Doors, windows and entrances to meet Secure by Design standards.



Increased garden fence height and sympathetic lighting*



Secure windows and access control systems*

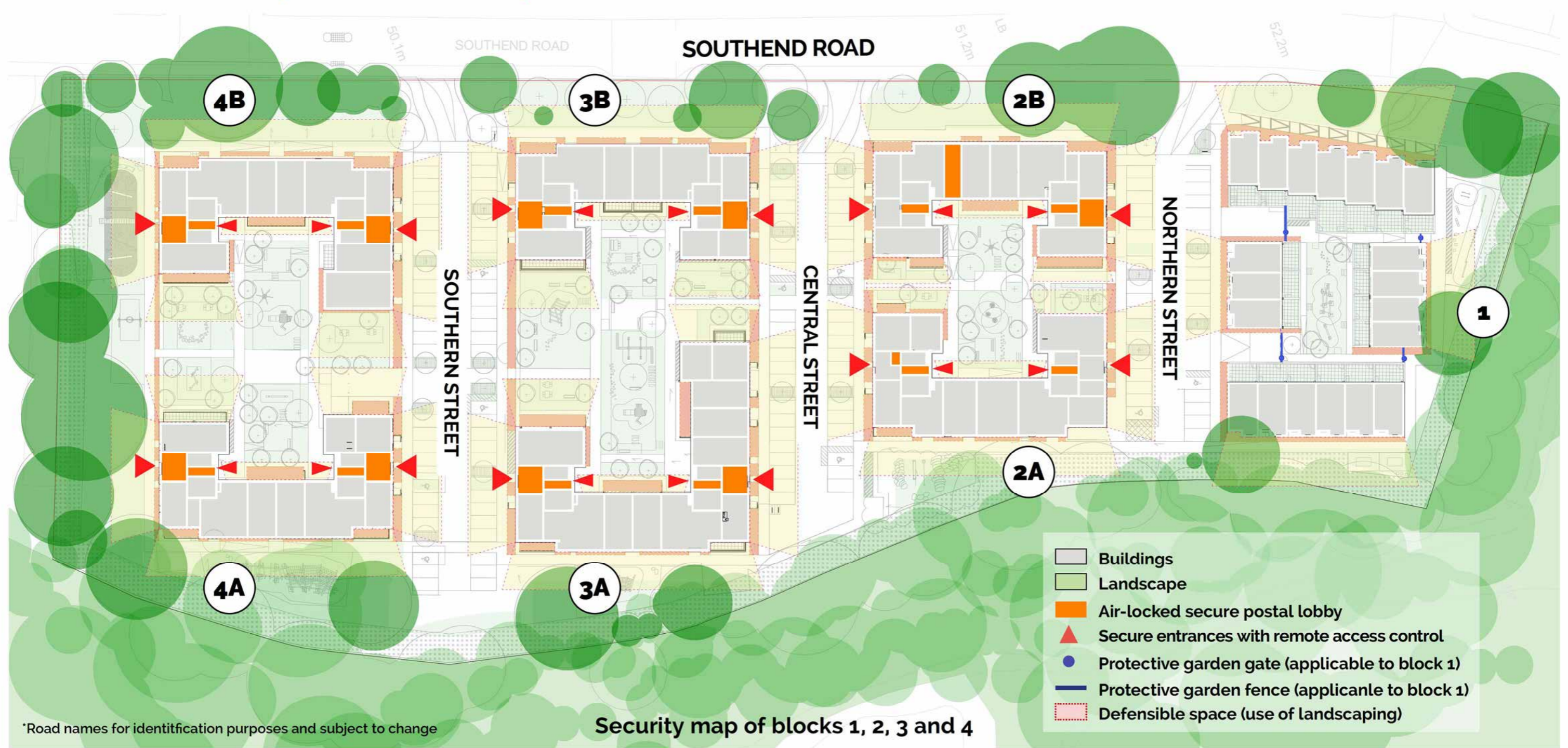


*Images indicative of security system and subject to change

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Ground floor plan security



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Landscape masterplan

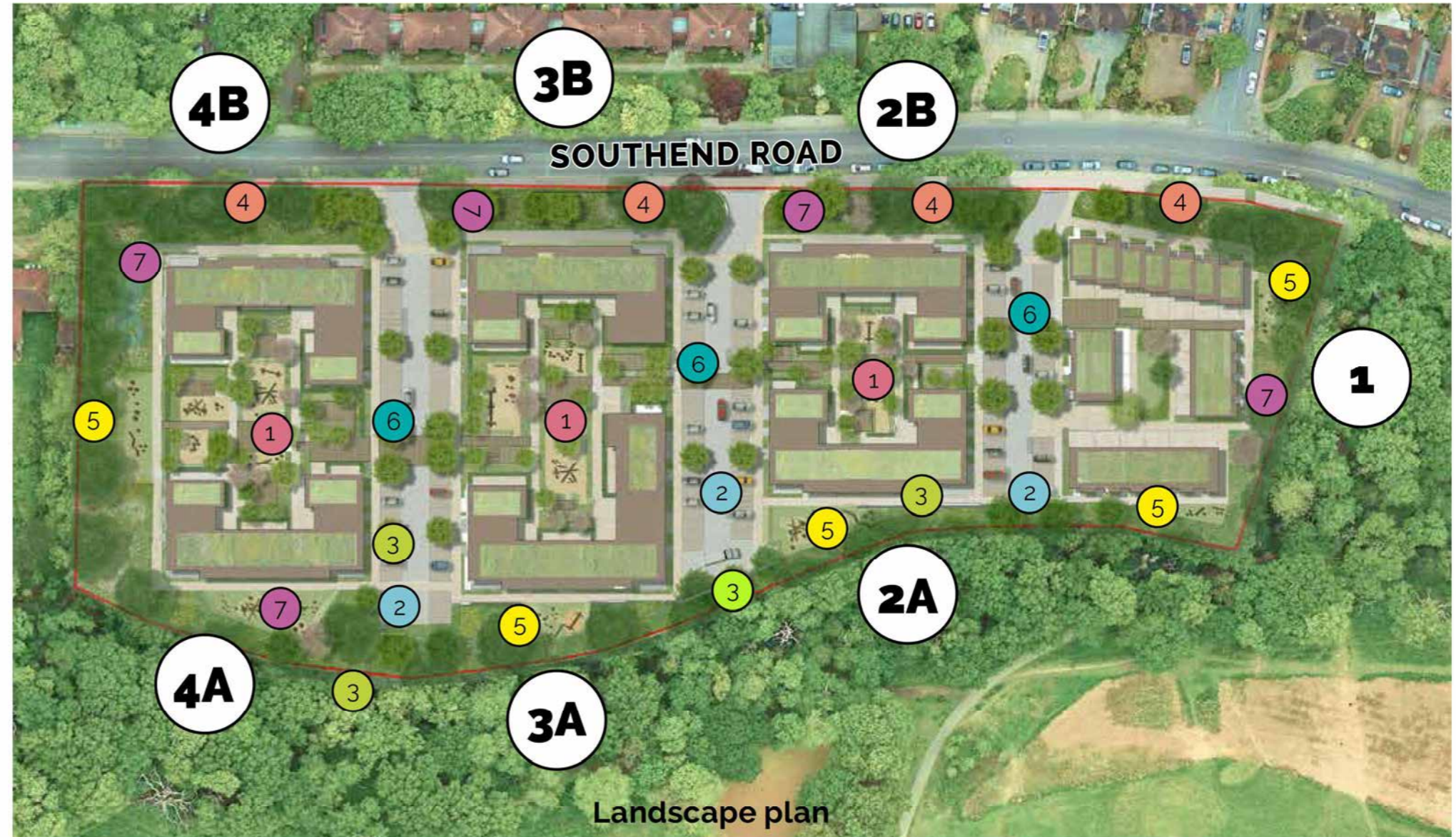
The proposed plan will provide residents with a green and leafy environment that seamlessly connects to public spaces.

The scheme has distinctive areas that enhance its charm.

The Parkland corridor is an additional green public open space running from north to south. It brings wildlife habitats, a play trail, informal seating and a buffer along the boundary of Beckenham Place Park.

The communal courtyards provide vibrant social spaces for residents, with play space and pocket gardens with green planted buffers.

The green streets are pedestrian friendly streets with accessible routes and links into courtyards, with rain gardens and tree planting reinforcing the site's green presence.



Key

- ① Communal courtyards
- ② Green streets
- ③ Parkland corridor
- ④ Southend road buffer
- ⑤ Play trail
- ⑥ Accessible pedestrian priority north to south route
- ⑦ Accessible perimeter route

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The Parkland corridor - nature on your doorstep

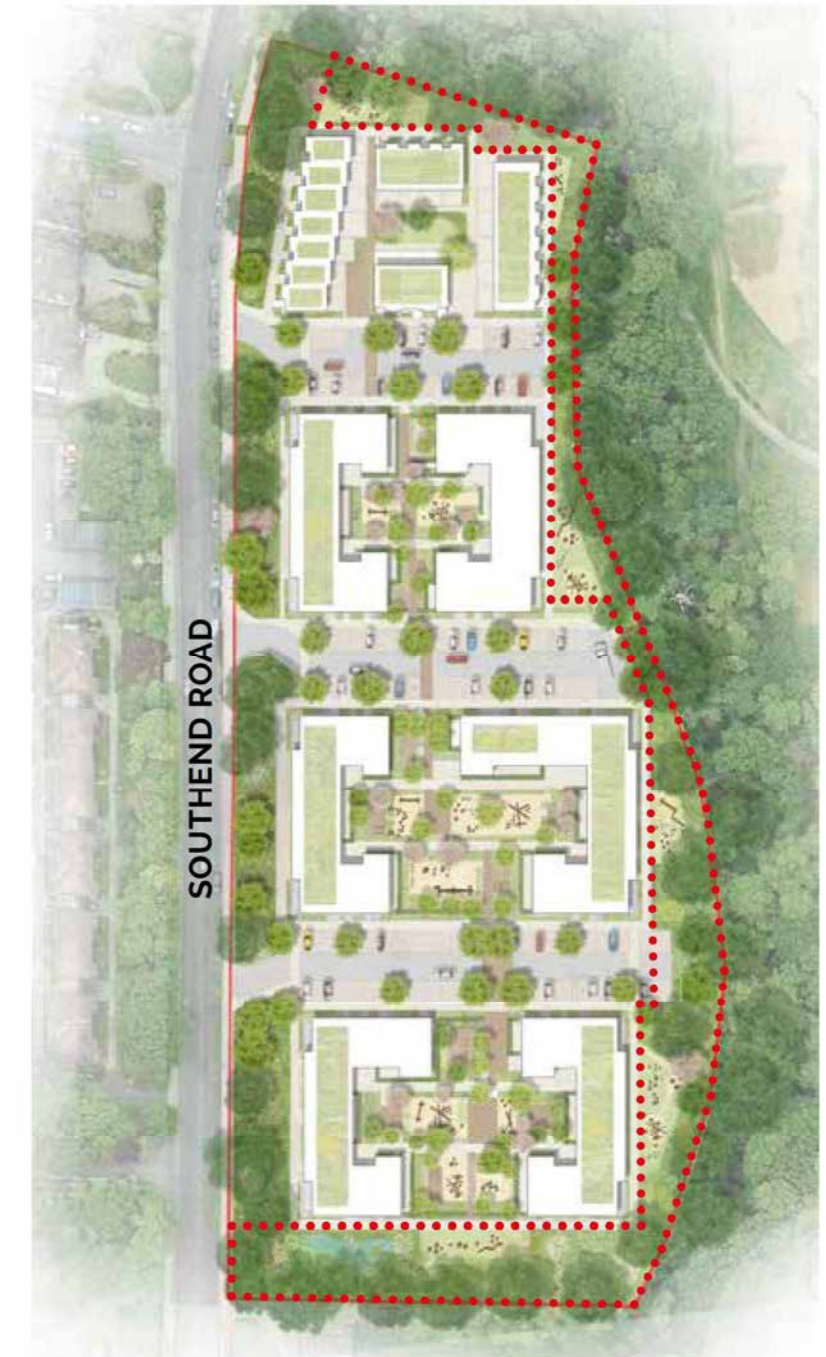
- The Parkland corridor has play spaces, informal seating and a clear five metre wildlife edge from the site boundary that seamlessly blends into Beckenham Place Park. It creates a vibrant space for residents to use and enjoy.
- The existing site boundary fence will be retained creating a secure boundary with the park. The five metre wide wildlife edge will also enhance the existing biodiversity of the area.



A vibrant space for residents to use and enjoy



Play spaces and informal seating are blended together



 Parkland corridor

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Communal courtyards

- Communal courtyards offer an oasis of green space, play areas and meeting spots where residents can relax and socialise.



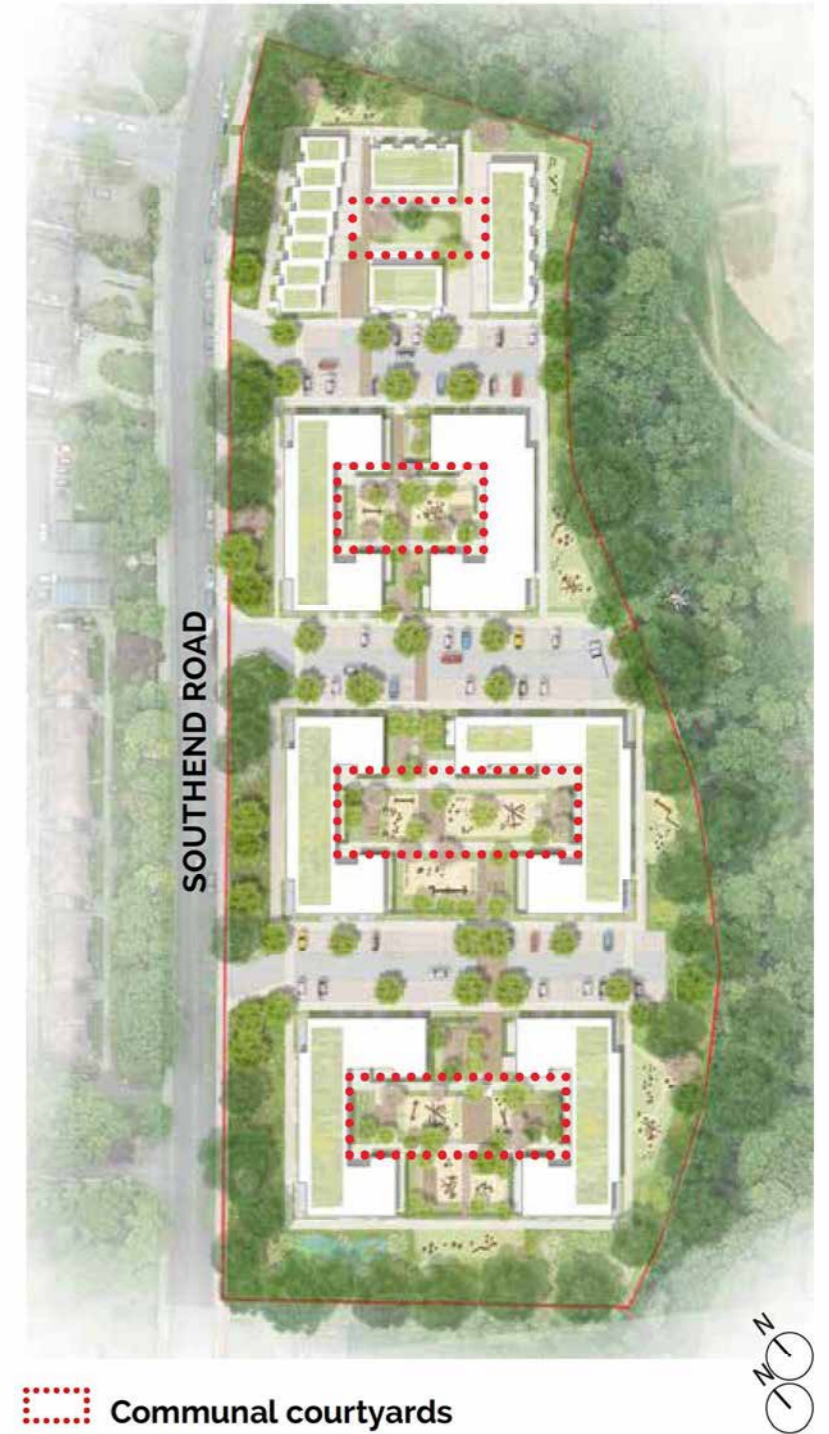
Residents can socialise in these green spaces



The courtyards provide leafy, scenic views



The courtyards are landscaped



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Green streets

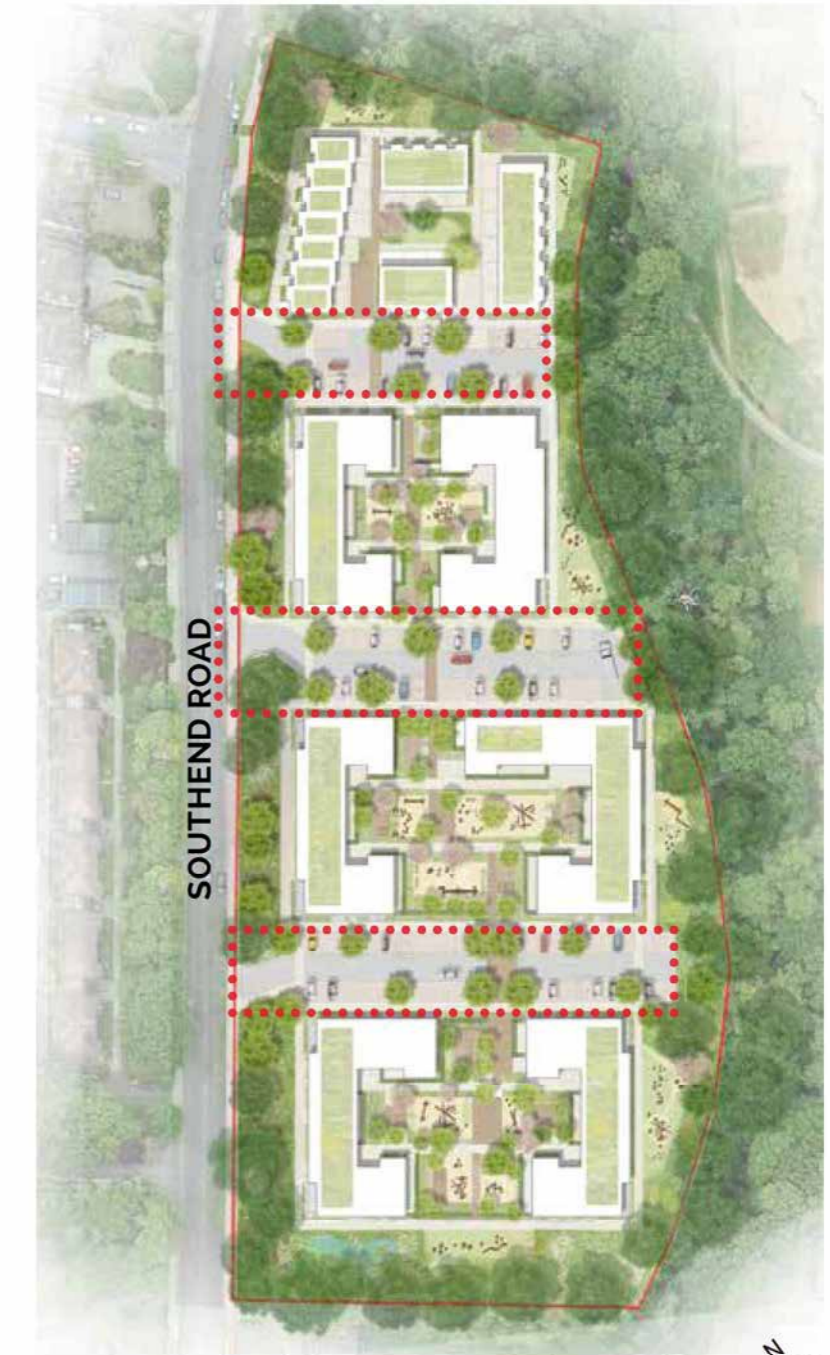
- Residential streets are key access routes into the site and contain parking intersected with rain gardens and trees, to create a pedestrian friendly environment. A north-south pedestrian route links the development through leafy courtyards.
- Landscaped trees in the streets provide a green backdrop for the buildings and support biodiversity. They are planted opposite one and other, so the canopies have a considerable impact as you look down the street.
- Durable paving finishes add to a high quality public space and compliment the architecture.



Parking is combined with tree lined lanes



Tree lined streets create lush green canopies



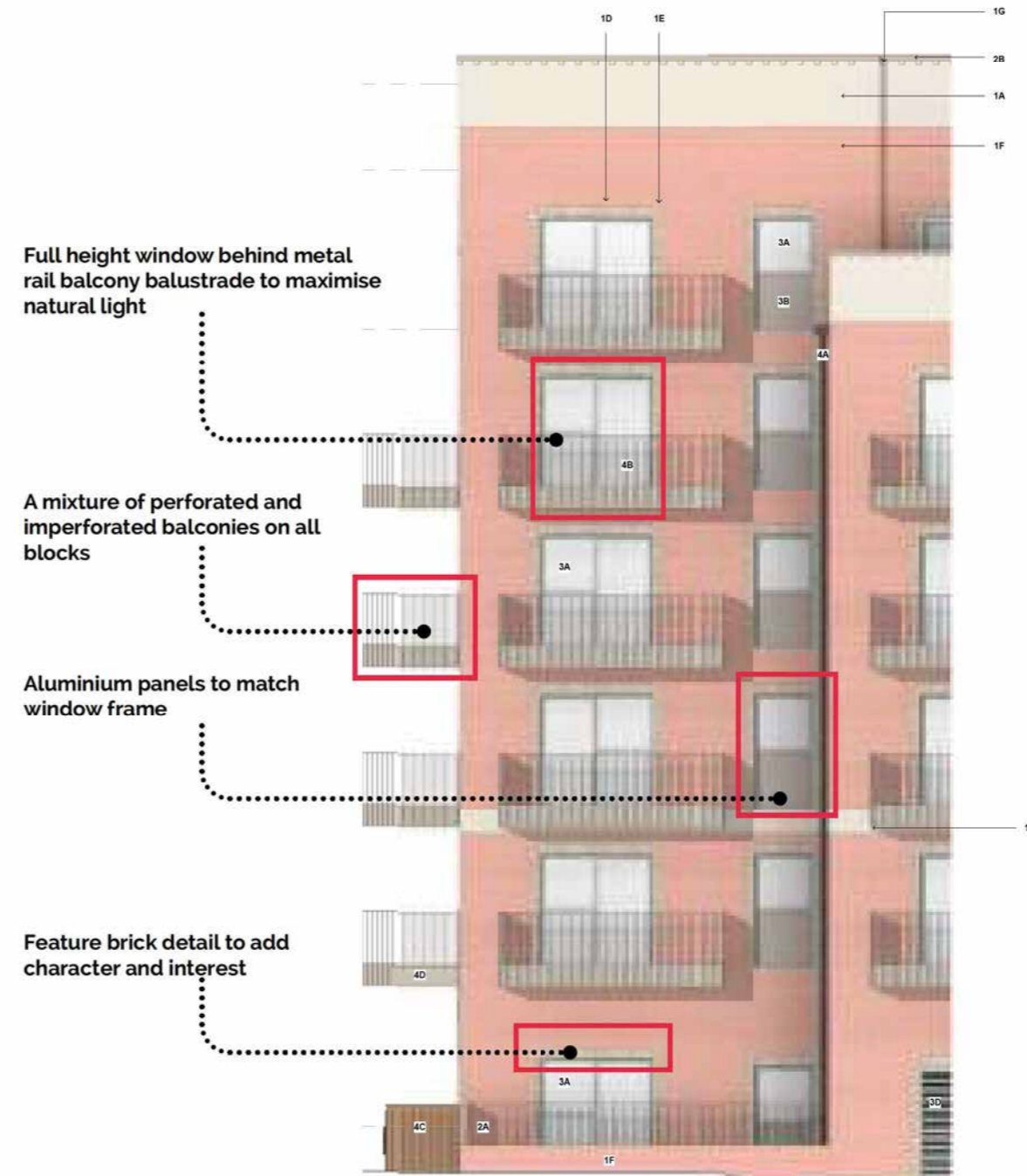
Green drives

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Window types and location

- 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. Floor-to-floor windows are used for living rooms and bedrooms located behind balconies to compensate for any shade from the balcony above and provide easy access for cleaning.



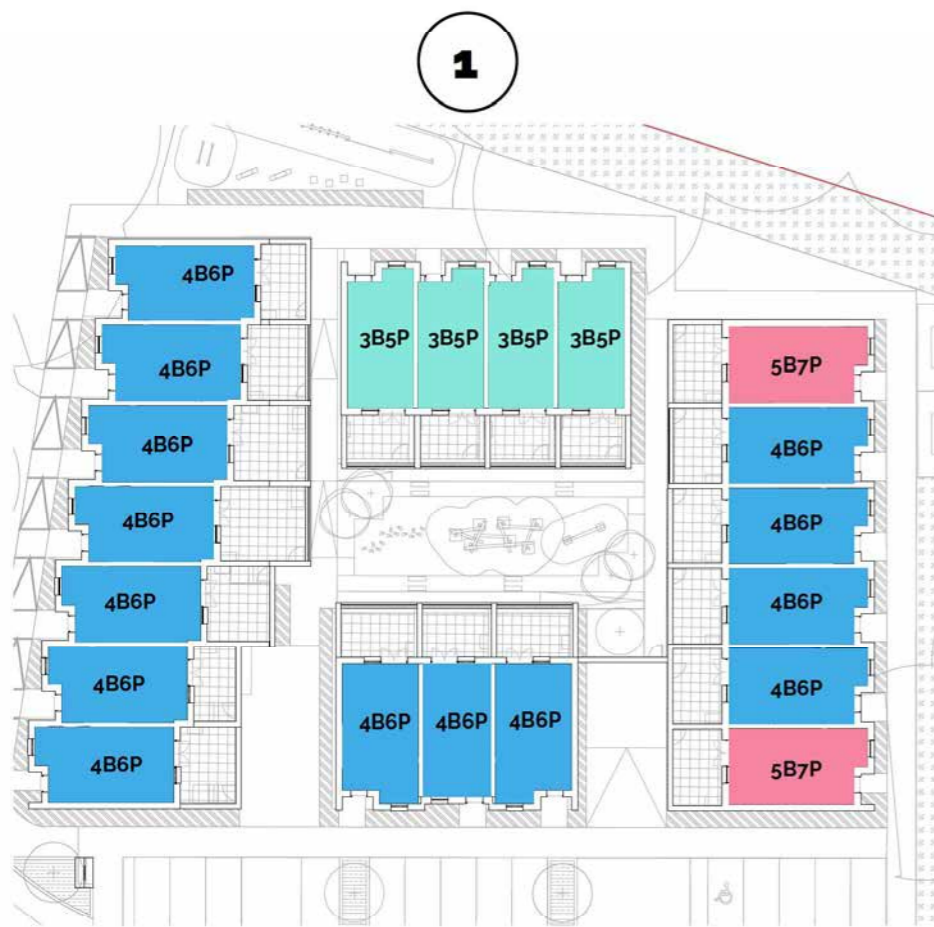
Block 2 - Typical block park bay elevation

Calverley Close

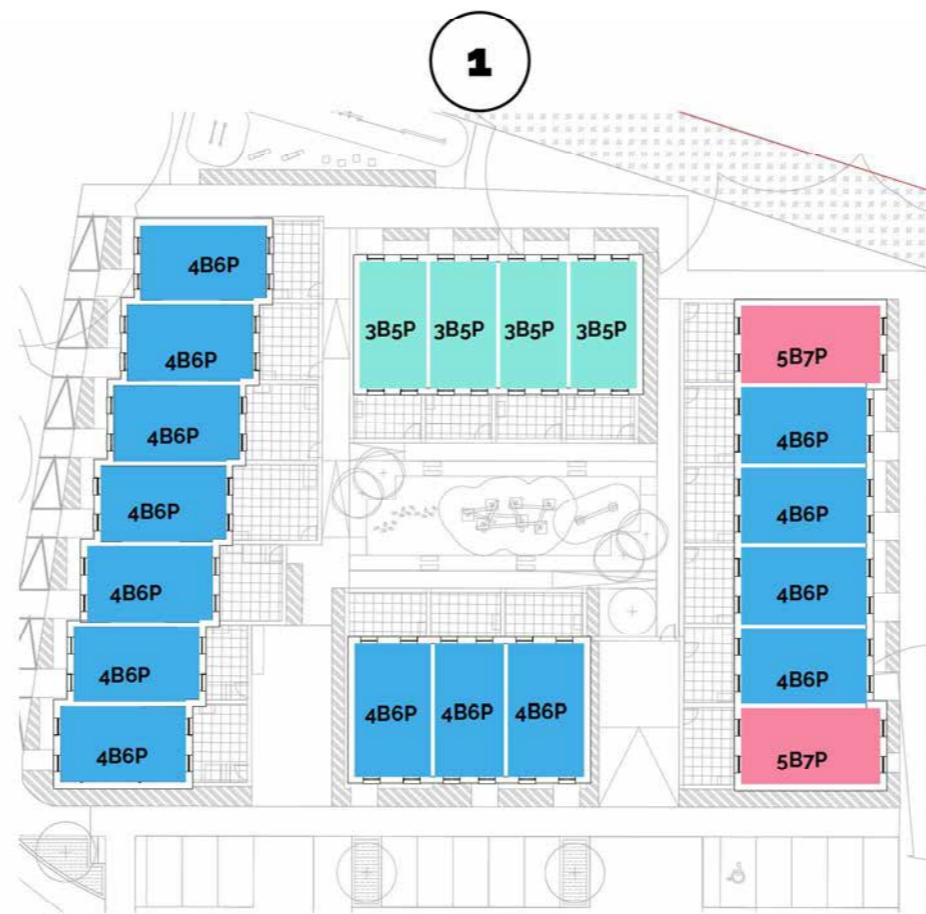
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Affordable Rent/Social Rent layouts - phase 1 houses

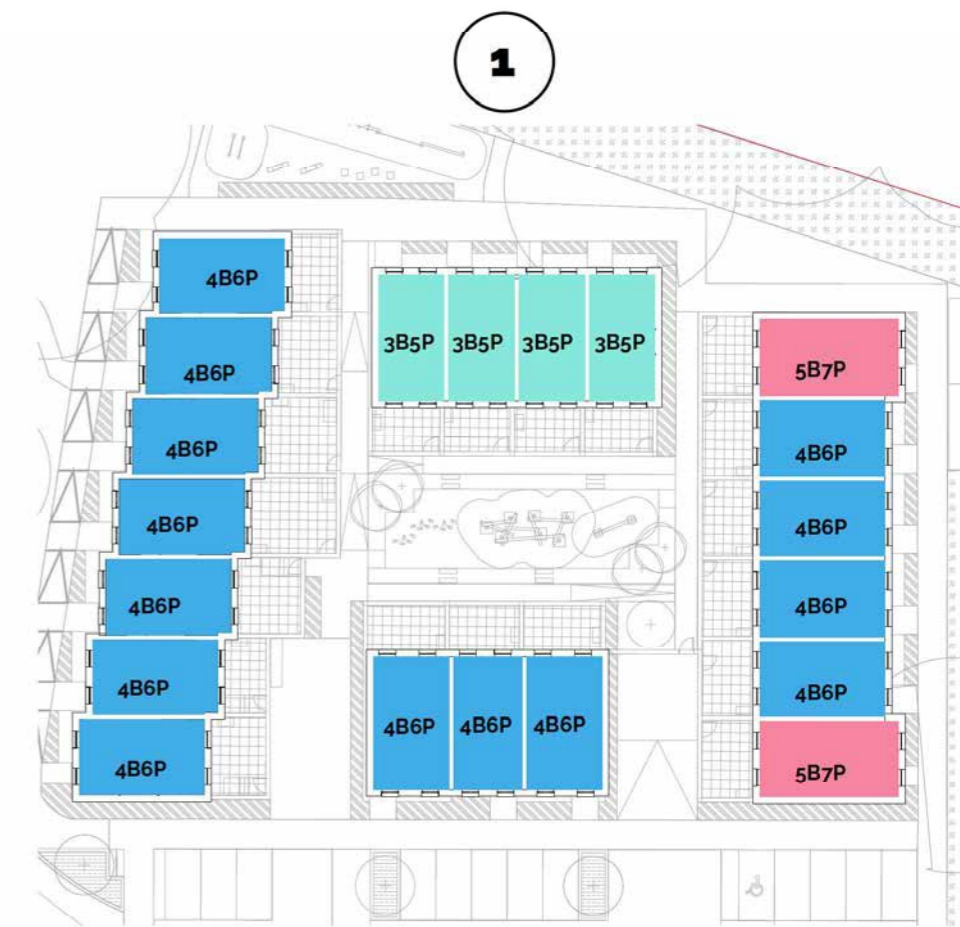
Apartment type for phase 1	No. of Homes.
3 Bed 5 Person (3B5P)	4
4 Bed 6 Person (4B6P)	14
5 Bed 7 Person (5B7P)	2
TOTAL	20



Phase 1 ground floor



Phase 1 first floor



Phase 1 second floor

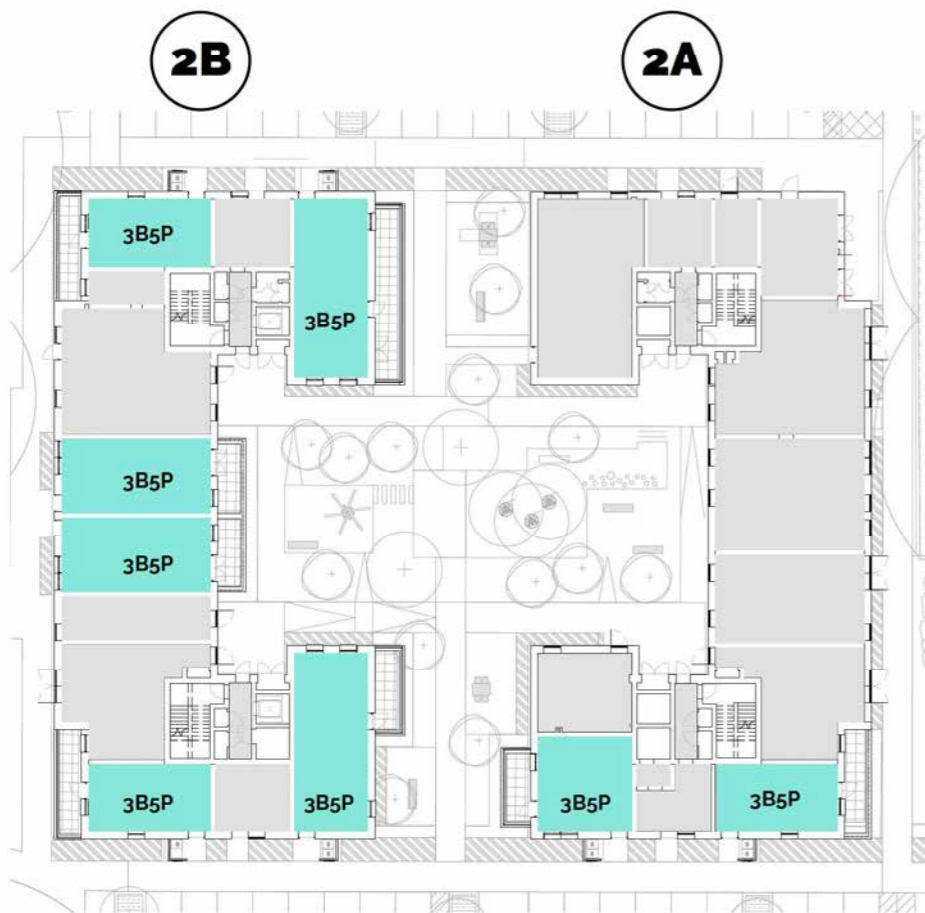
Calverley Close

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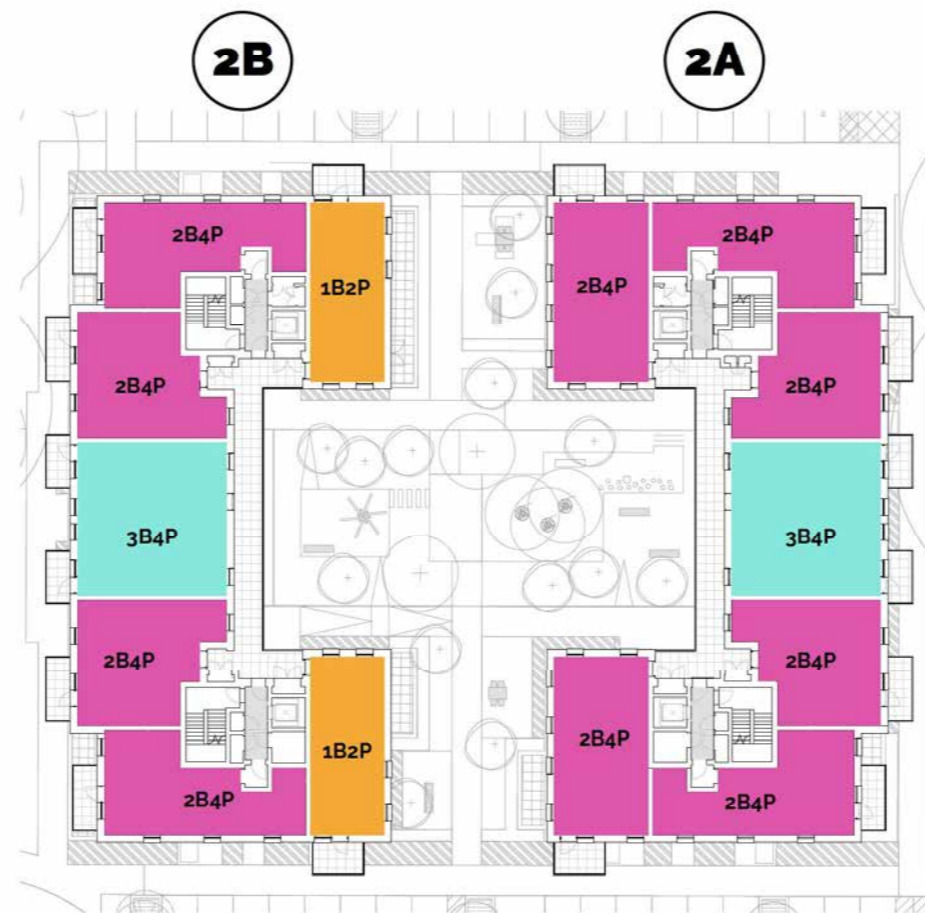
Affordable Rent/Social Rent layouts - phase 2A and 2B

Apartment Type for Phase 2A	No. of Homes.
2 Bed 4 Person (2B4P)	24
3 Bed 4 Person (3B4P)	4
3 Bed 5 Person (3B5P)	4
TOTAL	32

Apartment Type for Phase 2B	No. of Homes.
1 Bed 2 Person (1B2P)	10
2 Bed 4 Person (2B4P)	16
3 Bed 4 Person (3B4P)	3
3 Bed 5 Person (3B5P)	6
TOTAL	35



Phase 2A and 2B ground floor



Phase 2A and 2B second to fourth floor



Phase 2A and 2B fifth floor

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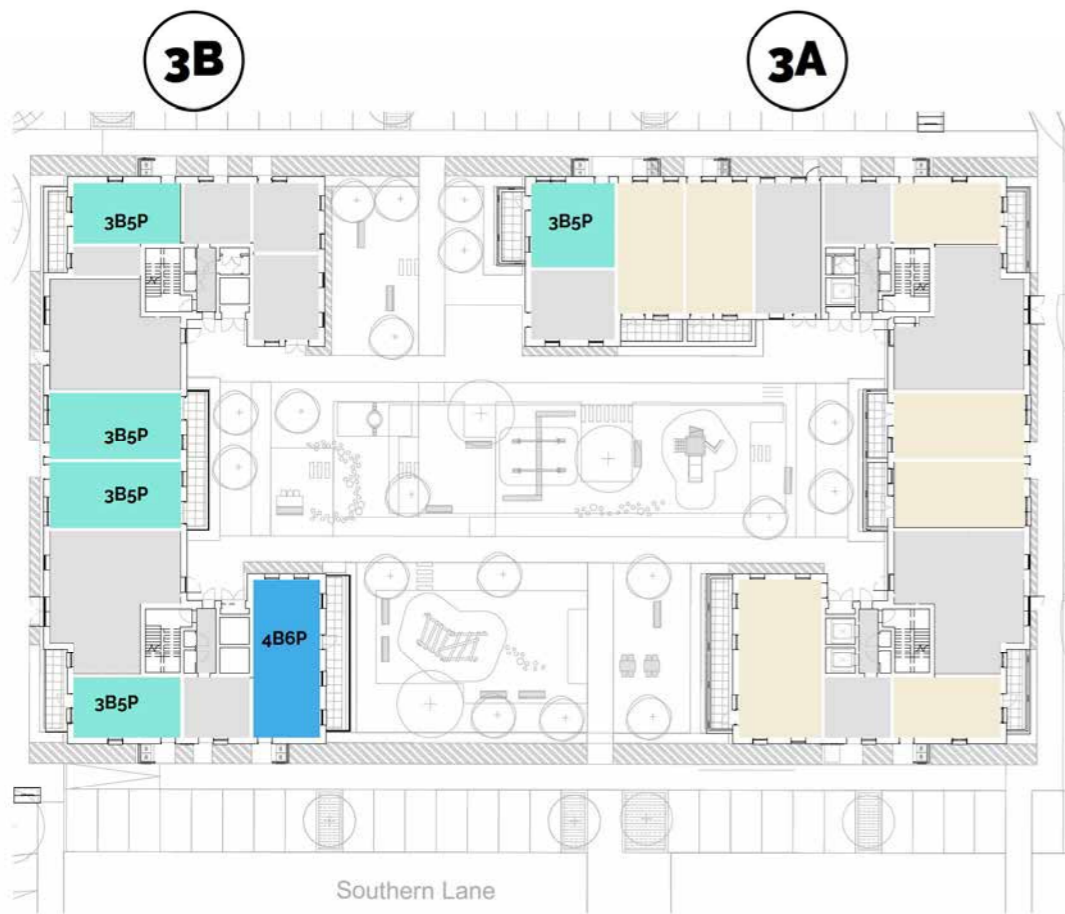
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Affordable Rent/Social Rent layouts - phase 3A and 3B

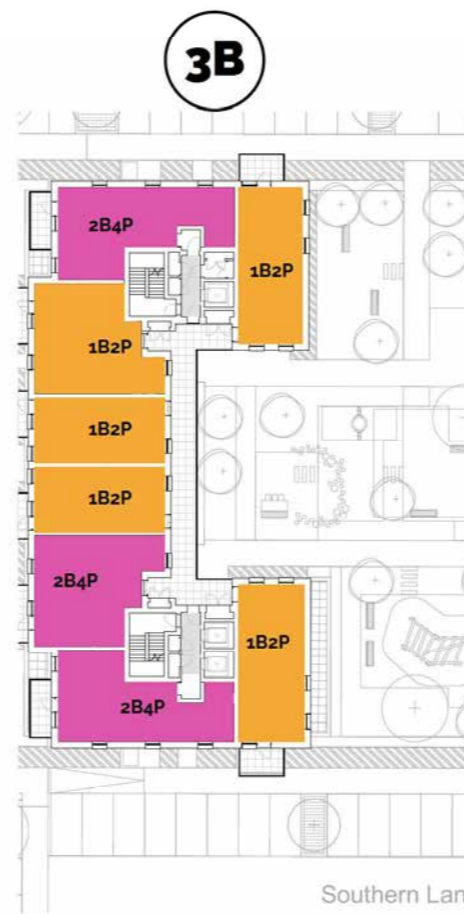
Apartment Type for Phase 3A	No. of Homes.
3 Bed 5 Person (3B5P)	1
TOTAL	1

Apartment Type for Phase 3B	No. of Homes.
1 Bed 2 Person (1B2P)	25
2 Bed 4 Person (2B4P)	16
3 Bed 5 Person (3B5P)	4
4 Bed 6 Person (4B6P)	1
TOTAL	46

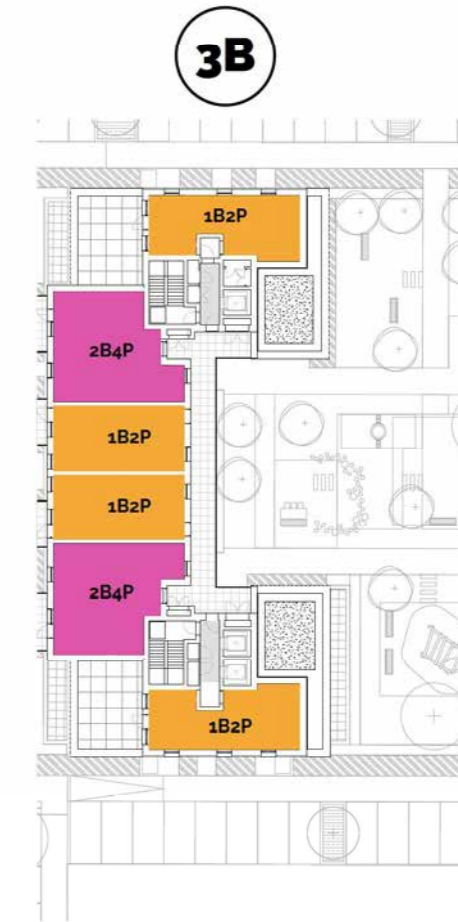
Lobbies, lifts, bin stores and service rooms - grey key



Phase 3A and 3B ground floor



Phase 3B second floor to fifth floor



Phase 3B sixth floor

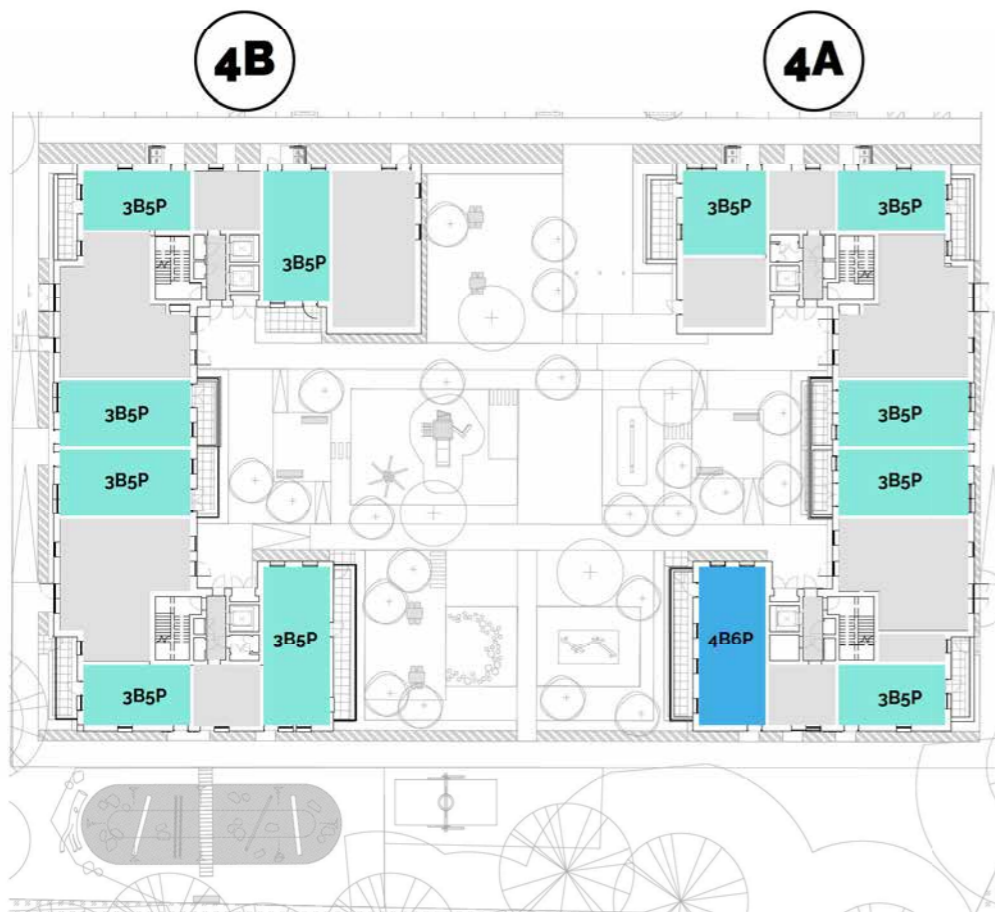
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Affordable Rent/Social Rent layouts - phase 4A and 4B

Apartment Type for Phase 4A	No. of Homes.
1 Bed 2 Person (1B2P)	20
2 Bed 4 Person (2B4P)	13
3 Bed 5 Person (3B5P)	5
4 Bed 6 Person (4B6P)	1
TOTAL	39

Apartment Type for Phase 4B	No. of Homes.
3 Bed 5 Person (3B5P)	6
TOTAL	6



Phase 4A and 4B Ground Floor



Phase 4A second to fourth floor



Phase 4A Fifth Floor

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A New Calverley Close

Courtyards are at the heart of the development. Each court has its own unique character, and they all link together to create a relaxing green space where residents can meet, play and relax in.



Artist impression of landscaped communal courtyard

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Calverley Close - Southend Road view



Artist impression from Southend Road

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Green Drive

The streets are transport hubs well suited for cars, cyclists and pedestrians. The building entrances are accessed directly from the lanes.

They are well landscaped and provide views of Beckenham Place Park.



Artist impression of Green Drive

Calverley Close

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Woodland walk

At the end of the lane is the woodland walk. The route is formed along the edge of the park and is safe and landscaped with trees.

The route links the lanes in the scheme with amenities and activities suitable for all ages.



Artist impression of the woodland walk

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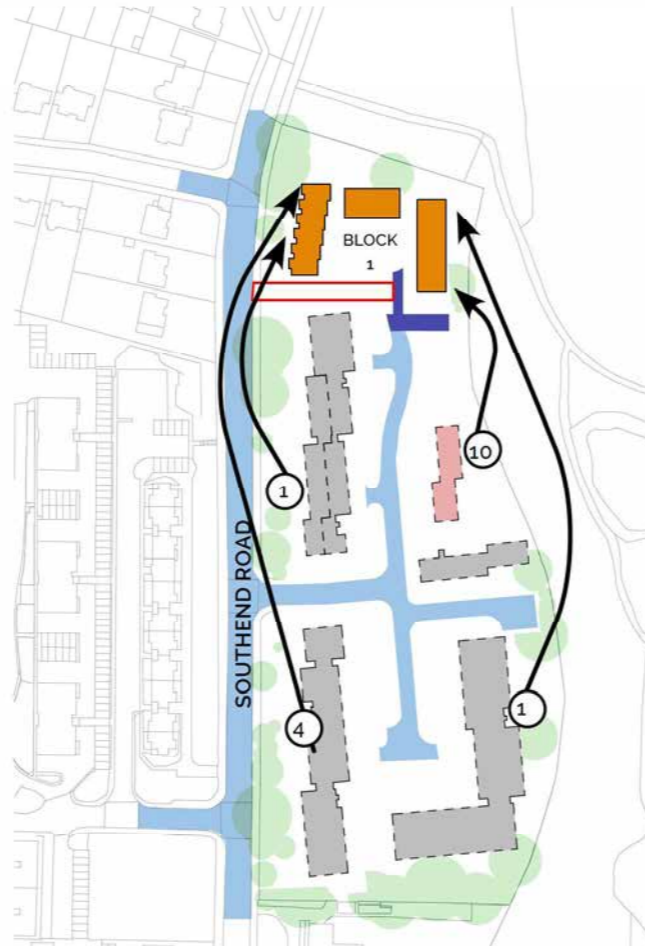
Indicative construction plan

Phase 1
Winter 2022



Demolition of Warner House

Winter 2024

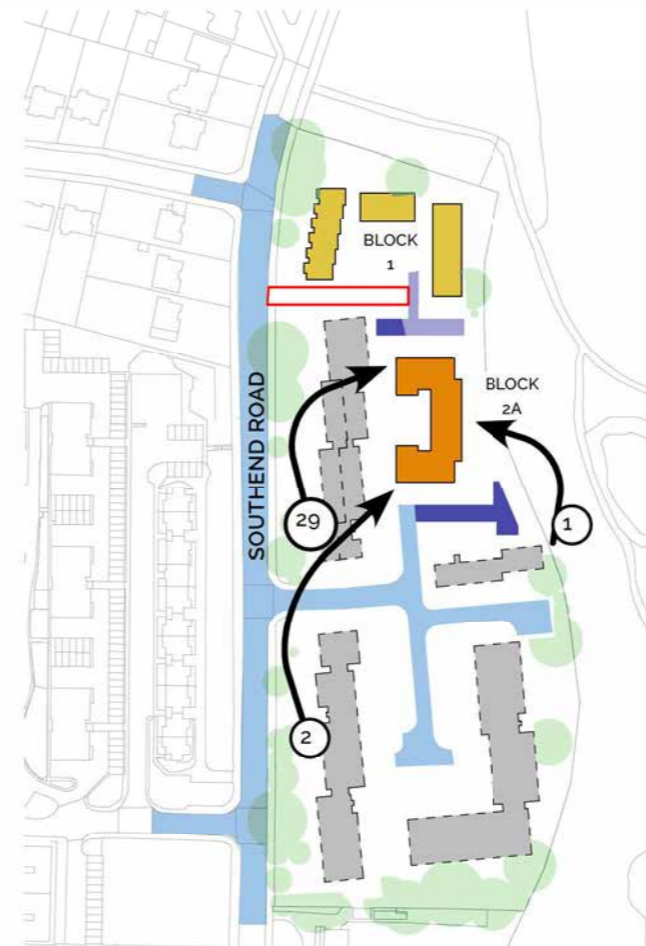


Demolish some of the houses – nos 3 to 9 Calverley Close will be demolished to Block 2a.

We will build 16 out of the 20 homes in block 1 to allow for the creation of an access road, these will be 3 storey townhouses and will accommodate;

- 10 homes from the Calverley Houses
- 1 home from Clifford House
- 4 homes from Lloyd House
- 1 home from Thurston House

Phase 2A
Winter 2026

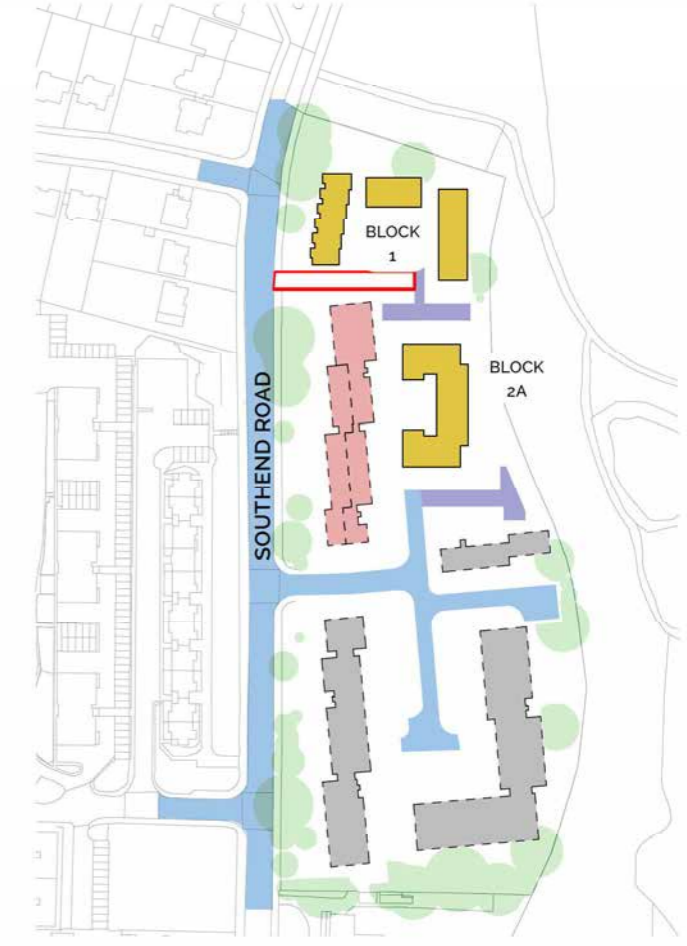


Phase 2 will be split into 2 phases called 2A and 2B.

We will build Block 2A first, this is a 6 Storey Gallery Access block, which will accommodate;

- 29 homes from Clifford House
- 2 homes from Lloyd House
- 1 home from the Calverley Close

Spring 2027



Demolition of Clifford House to build Block 2B

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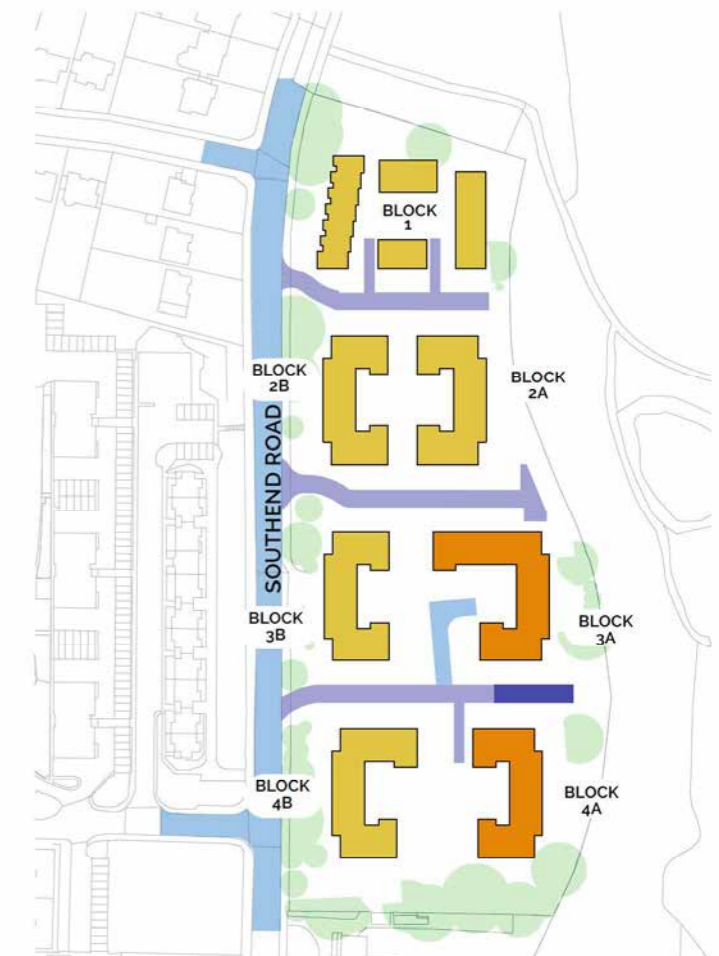
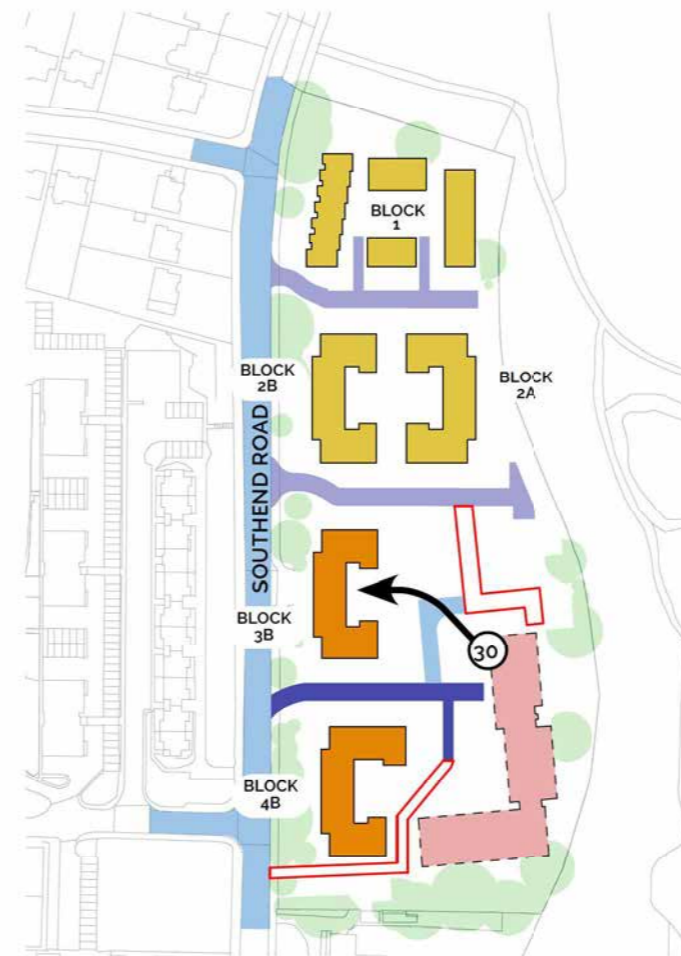
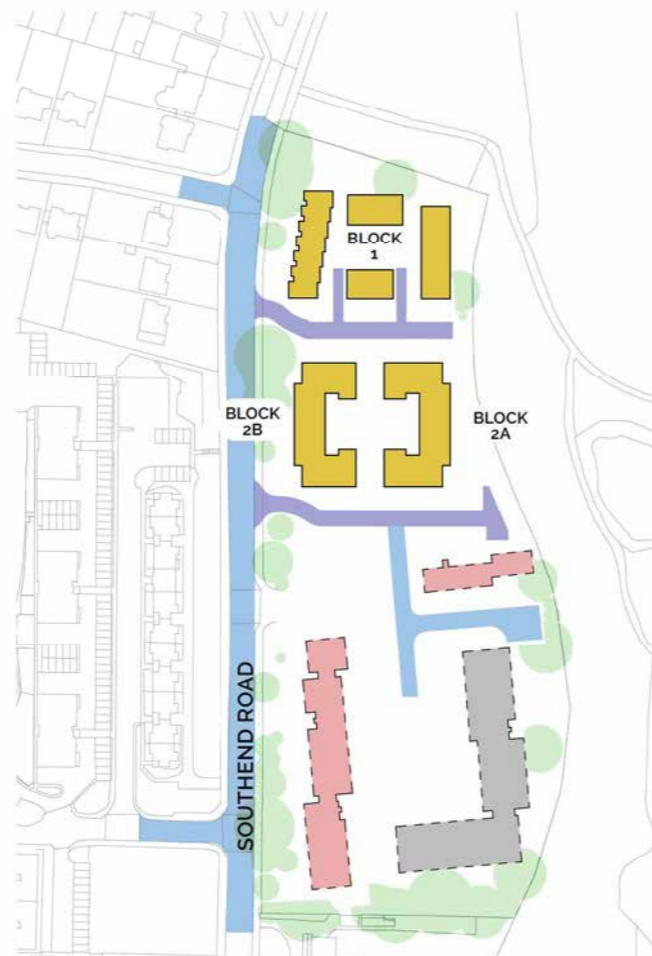
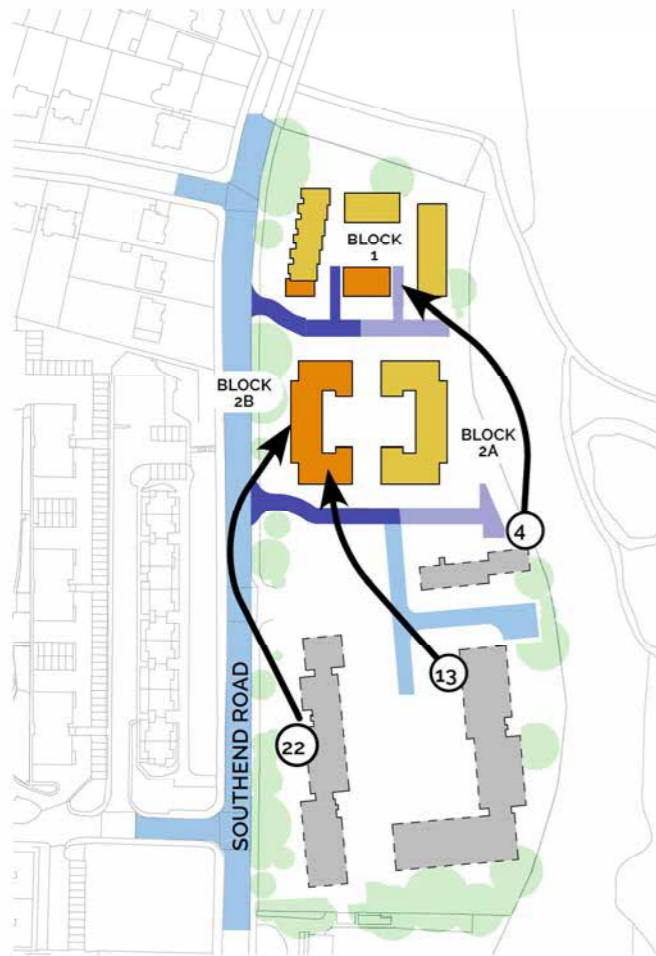
Indicative construction plan

Phase 2B
Early 2029

Summer 2029

Phase 3
Summer 2031

Phase 4
Winter 2033



Build the remaining 4 Townhouses of block 1, this will accommodate;

- 4 homes from the Calverley Close (houses)

Build block 2B, this is a 6 Storey Gallery Access Building and will accommodate;

- 22 homes from Lloyd House
- 13 homes from Thurston House

Demolition of Lloyd house and the remaining Calverley Close (houses) - nos 10 to 17 to blocks 3A, 3B and 4B

Phase 3 will be split into 2 blocks called 3B and 4B, Block 3B built first will accommodate;

- 30 Homes From Thurston House
- 16 Additional Affordable Rent/Social Rent
- Block 4B will accommodate;
- 6 Additional Affordable Rent/Social Rent homes
- 45 Additional Market Sale Homes

We will then demolish Thurston house to make way for Phase 4

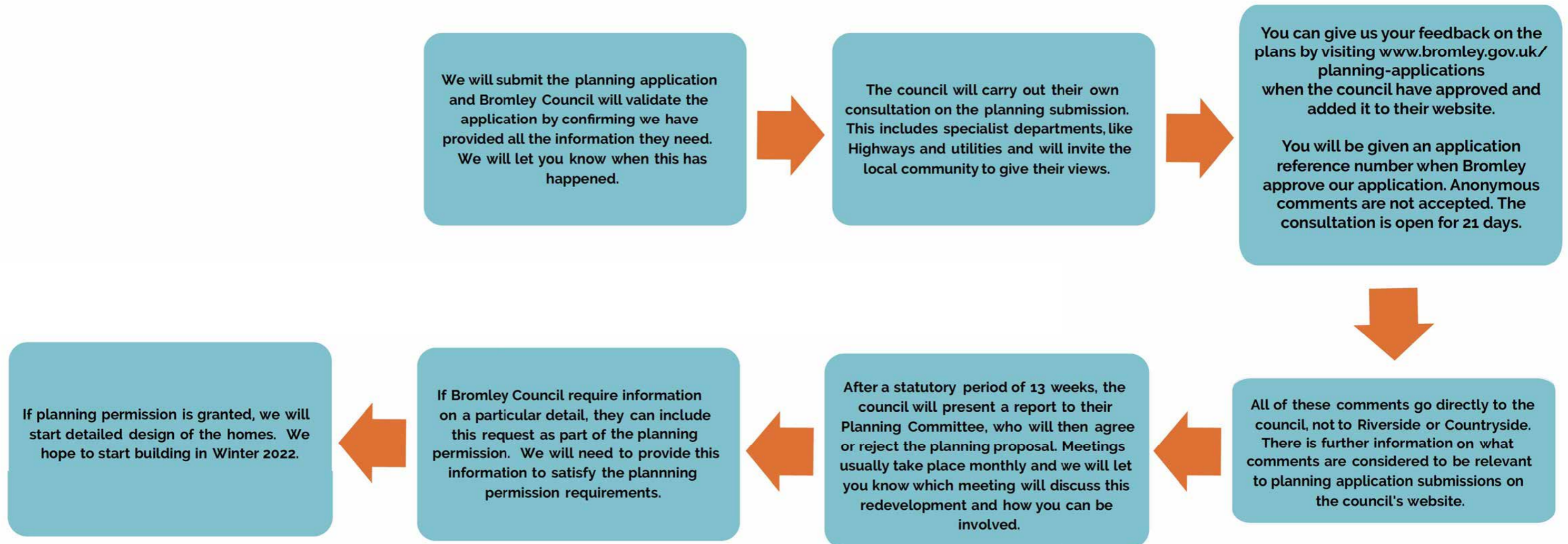
Phase 4 will be split into 2 Blocks called 3A and 4A, Block 3A built first will accommodate;

- 1 Additional Affordable Rent/Social Rent homes
- 45 Additional Market Sale Home
- Block 4A will accommodate;
- 39 Additional Affordable Homes

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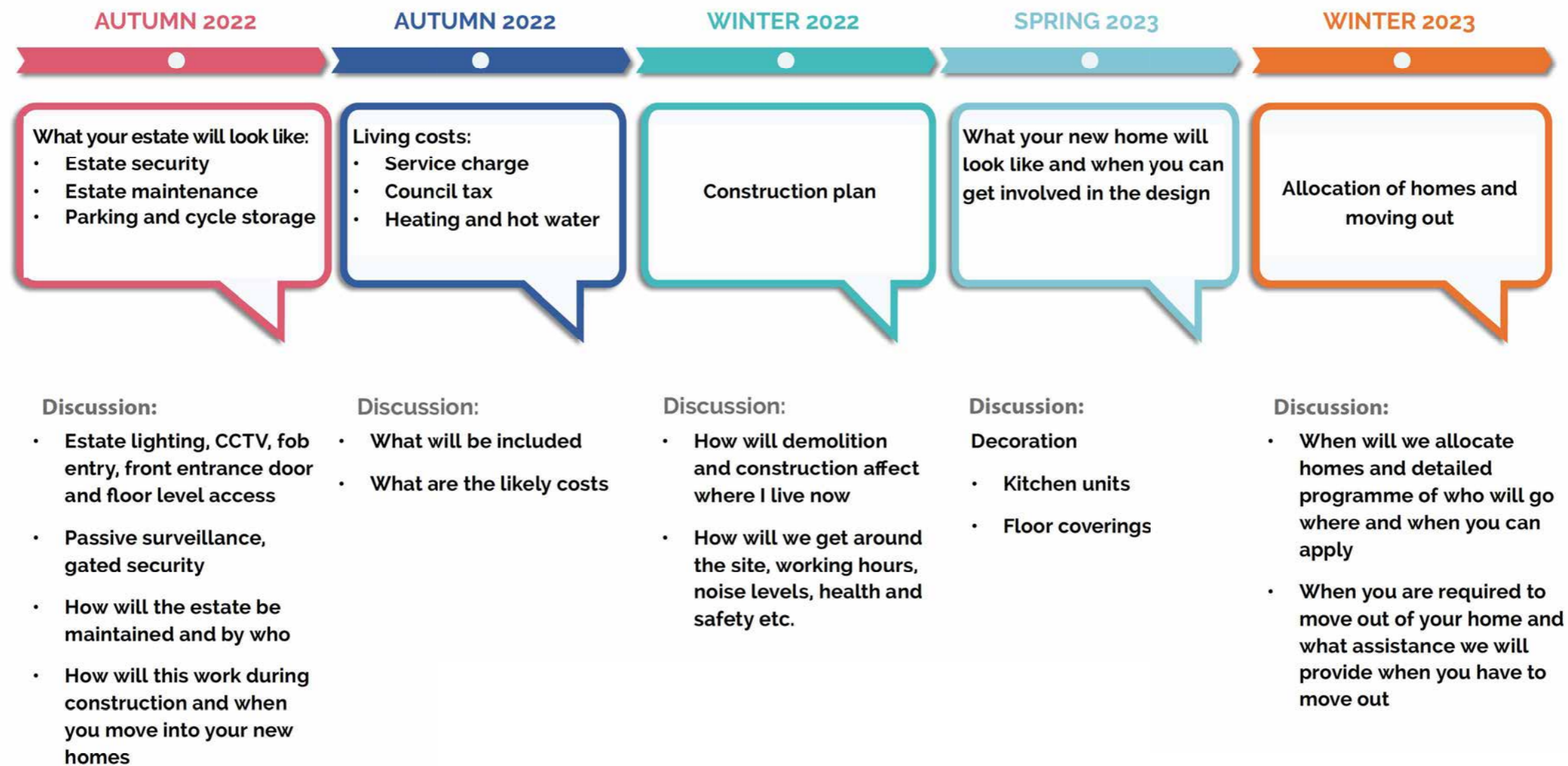
The planning process and next steps



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Resident consultation timetable*



*Subject to planning decision

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Our commitments to you



Keep the existing community together



Keep the same tenancy rights and rent levels



A new home for all existing tenants that will meet their housing need



Help you through these changes by compensating you with home loss and disturbance payments



Private outdoor space for everyone



Improved security by design management



Improved access with lifts within blocks and home layouts on one level

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How to get in touch...

**Email: calverleyclose@riverside.org.uk
Resident Liaison Officer, Mandy Rana: 07929 368 603**

Your Independent Tenant Advisor, Source Partnership: 0800 616 328 (free phone)



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