



## FRIARS CLOSE & BURRELL STREET REDEVELOPMENT

### RESIDENT INFORMATION BROCHURE FEBRUARY 2023

Allies and Morrison

**MOUNT ANVIL** Mount Anvil,  
better London living

**Riverside**



## Friars Close & Burrell Street redevelopment proposal

This brochure shows the redevelopment proposals for Friars Close and Burrell Street that were submitted to Southwark Council in December 2022 as part of the planning application. This brochure provides you with detailed images of what your new development will look like and gives you a sense of how it will feel when living in your new home.

These proposals have been collated in consultation with you and we thank you for the time you have taken to work with us. If you have any questions or would like anything explained in more detail, contact details for the team are provided at the back of this brochure.



Artist impression of Chancel Street view

## Key milestones until building work starts

All dates are subject to planning approval

DECEMBER  
2022

Planning  
application  
submitted

SUMMER /  
AUTUMN  
2023

Temporary moves for  
residents begins

AUTUMN  
2026

Construction complete  
/ move into your new  
homes

SPRING  
2023

Southwark Council  
Planning Committee  
meeting

SPRING  
2024

Commence building  
works



## Priorities and aspirations that contributed towards the design of Friars Close & Burrell Street

Through a collaborative approach with residents and the wider community, the feedback on early design proposals led to a creative design that responds to the needs of the community and the Local Authority.

### Resident priorities



### Southwark strategic vision and priorities



This brochure highlights the final design proposals that were submitted to Southwark Council in December 2022 as part of the planning application for the redevelopment of your estate.

### JV Aspirations & Objectives





## Ground floor and access

- The ground floor has been designed to respond to its local surroundings.
- There are two secure entrance lobbies which can be accessed from Bear Lane.
- Also, contained on the ground floor is a new community space, cycle parking, refuse & recycling stores and plant rooms which provides heating and hot water.

### Key

- |  |                              |
|--|------------------------------|
| ▶ Main entrance                            | ■ Lifts                      |
| ▶ Rear entrance                            | ■ Stair                      |
| ■ Landscape                                | ← Access route               |
| ■ Stage 1 secured lobby area               | ● Stage 1 fob entry point    |
| ■ Stage 2 access to upper floors           | ● Stage 2 fob entry point    |
| ■ Cycle store, refuse, plant and concierge | — Fence                      |
|  | → Access to community centre |

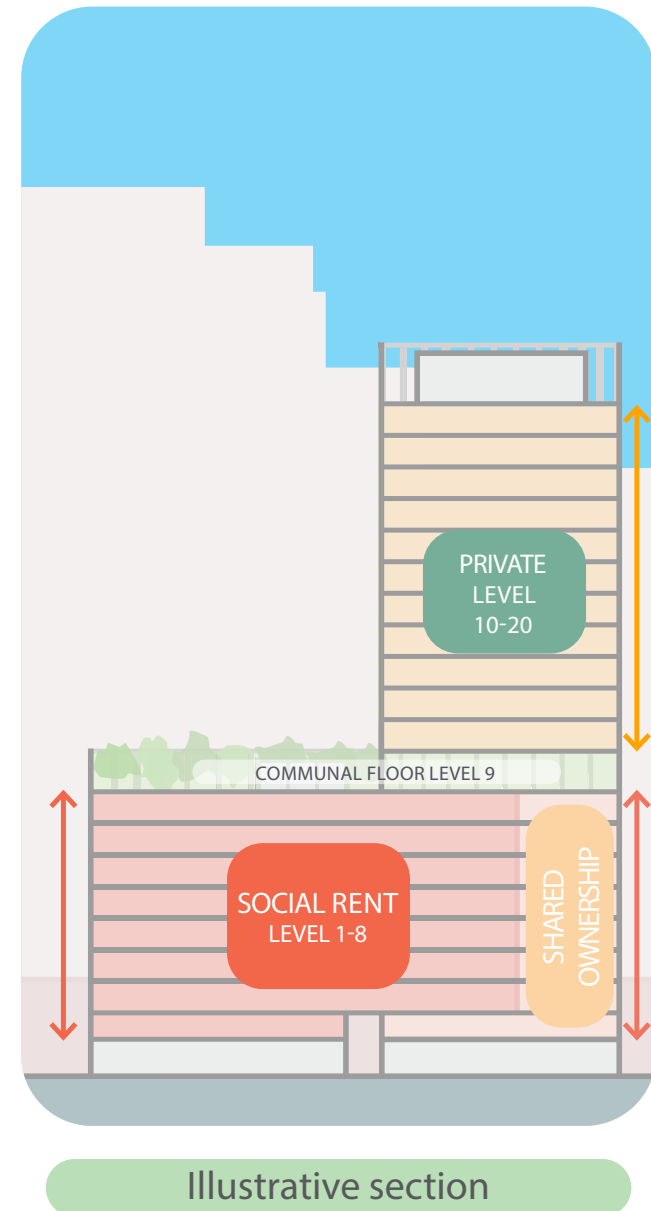
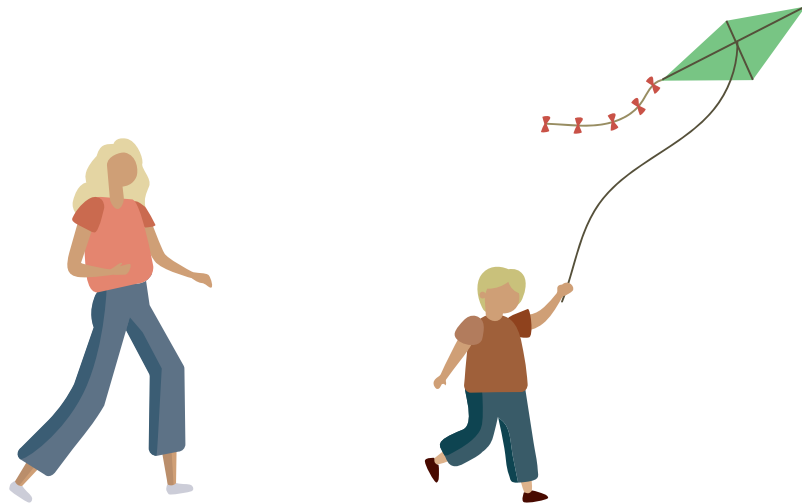


Ground floor plan

## Building heights

This illustration shows the building heights, which responds to the current and planned building heights in the local area and also to the feedback from the Greater London Authority, Friars Close residents, and the local community.

The heights will span between 9 and 21 storeys.



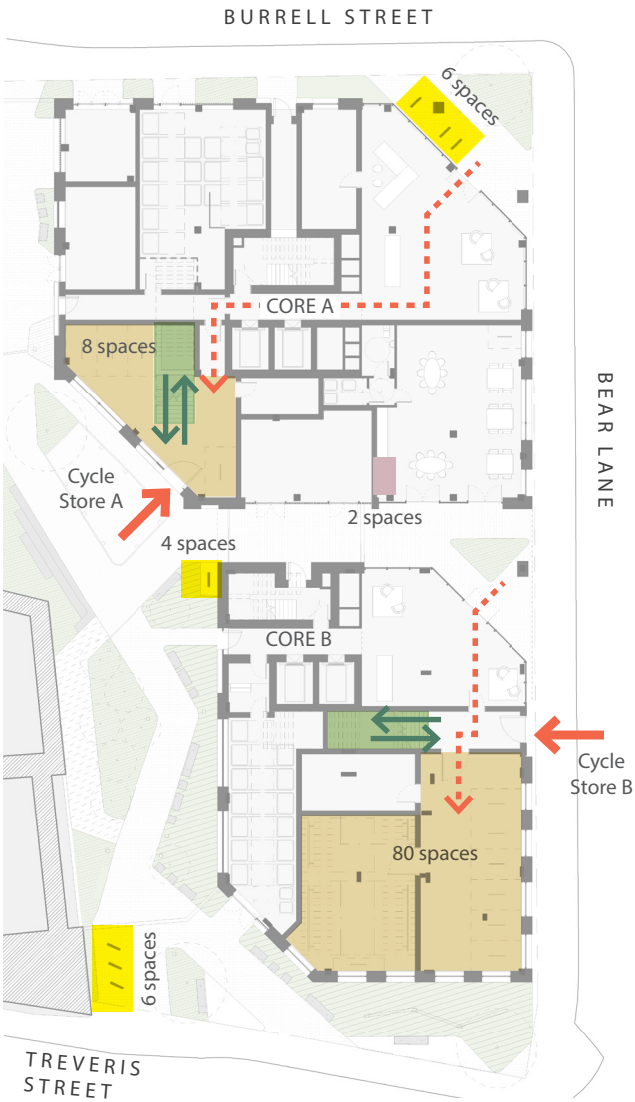


## Cycle Stores

- Dedicated resident cycle parking is provided on the ground and first floors.
  - The cycle store is accessed from a secure entrance on Bear Lane.
- 
- We are providing a certain level of cycle parking provision to meet the Mayor of London's design standards.



Cycle stores



Ground floor plan



First floor plan



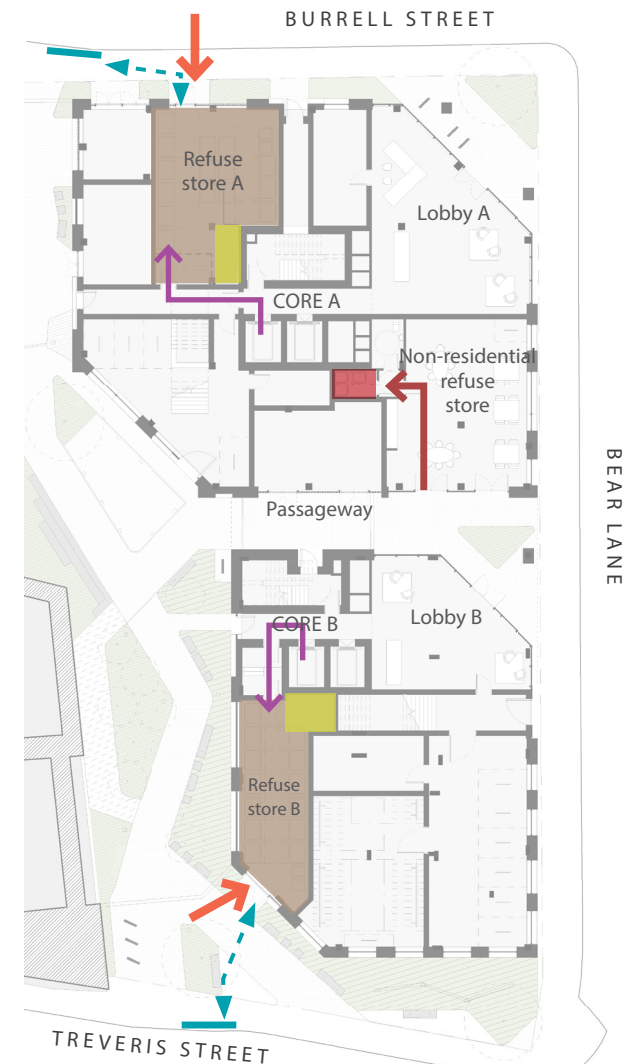
## Refuse stores

- Communal refuse stores are located on the ground floor, as highlighted on the adjacent plan, these will be accessed with a fob access key.
- Each refuse store will have dedicated waste and recycling bins for residents only.
- Refuse collection by Southwark will be via Treveris Street and Burrell Street.



### Key

- Refuse Stores
- Bulky waste
- Non-resi refuse
- Route from lift to refuse store
- ← - Route to refuse collection
- Refuse vehicle collection point
- Refuse store entrance

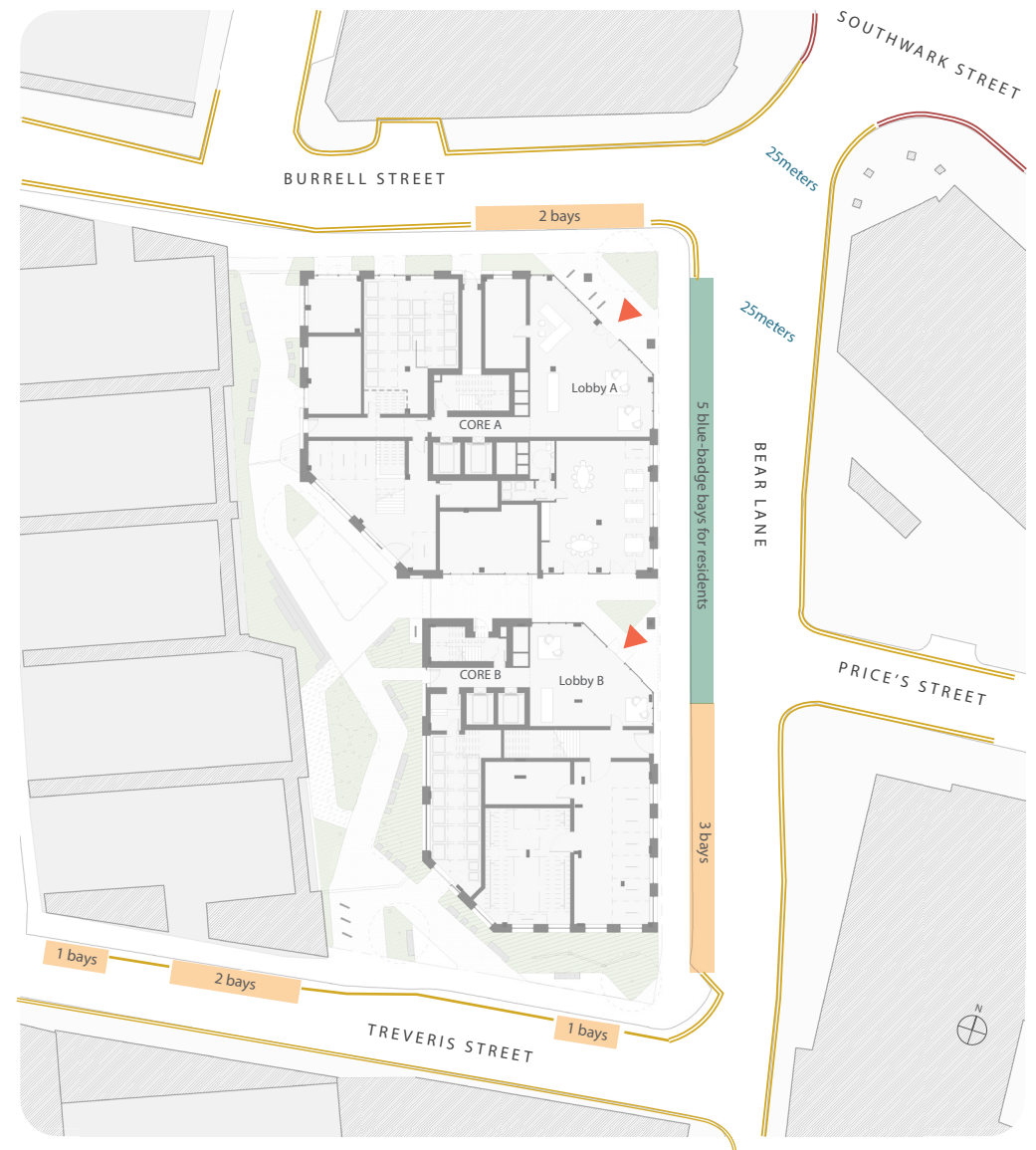
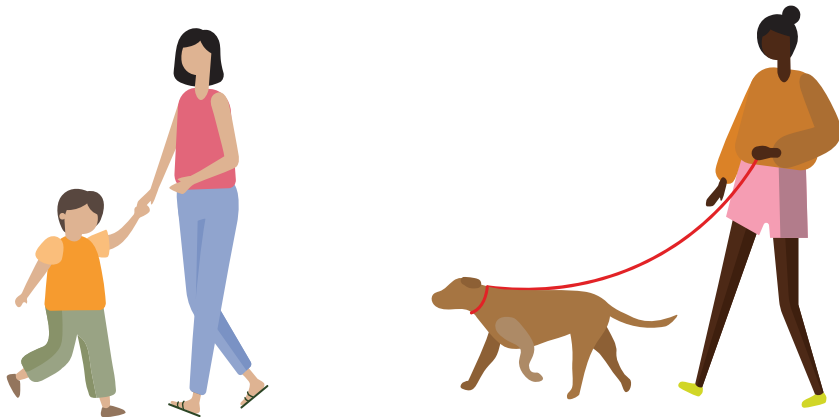


Ground floor plan

# FRIARS CLOSE & BURRELL STREET SOUTHWARK

## Parking

There will be no on-site car parking provided at Friars Close. Five disabled parking bays for blue-badge holders will be provided along Bear Lane, as illustrated on the adjacent plan.



Ground floor plan



## Security

- Secure Entry – fob access entry systems to the lobby, bin store and bike store.
- Low Line gates are to be locked at night by the concierge. The Low Line is a new walking route, which runs along the Victorian railway viaduct spanning from Bankside to London Bridge and Bermondsey.
- Concierge – the concierge is to be staffed 24 hours a day, 7 days a week.
- CCTV is proposed that is monitored by the concierge and included to increase safety as a deterrent to anti-social behaviour. This will only be included within the lobbies and outdoor areas.
- Access – homes on upper floors can be accessed either via two lifts or a stairwell.
- Design Standards – the scheme adheres to the Secured by

Design principles. This ensures that the new development is safe and secure, and meets all Local Authority requirements.



## Ground floor landscape

The proposed landscaping on the ground floor will introduce a new section of the Low Line, with a keen focus on providing an urban green walkway.

A variety of seating areas will be provided for all age groups to enjoy, relax and play.

The landscape will improve the sites accessibility and will be secured at night for residents use only.

### Key

- |                               |                          |
|-------------------------------|--------------------------|
| 1 Feature tree for wayfinding | 6 Terraced seating       |
| 2 Traversable climbing wall   | 7 Flexible social hub    |
| 3 Cycle stands                | 8 Vertical greening      |
| 4 'Playful' seating elements  | 9 Verdant planting areas |
| 5 'Low Line' feature signage  | 10 Security gate         |



Ground floor plan



## Shared Community Space on Floor 9

- A new amenity terrace will be provided on level 9 that is accessible to all residents.
- The outdoor terrace will include a central lawn with natural play equipment, seating, planting beds, mini greenhouses for self-herb/veg growing, and feature trees.
- The undercover area will provide further seating and an area of play with the inclusion of a table tennis.
- The amenity floor also includes a leisure studio and residents' lounge, accessible by all residents via a paid and bookable system. This is an opt-in service.

### Key

- |                            |                             |
|----------------------------|-----------------------------|
| 1 Flexible astroturf area  | 7 Community picnic table    |
| 2 Work station with views  | 8 Covered area - Older kids |
| 3 Platform seating         | 9 Covered area - Under 5's  |
| 4 Feature timber lounger   | 10 Mini greenhouses         |
| 5 Feature trees            | 11 Community bench          |
| 6 Biodiverse planting beds | 12 Green roof               |



9th floor plan

## Affordable layouts

### Apartment types

- 1 bed 2 person homes
- 2 bed 3 person homes
- 2 bed 4 person homes
- 2 bed 4 person wheelchair
- 3 bed 5 person homes
- 3 bed 6 person homes
- 4 bed 6 person homes
- 5 bed 8 person homes
- Private homes
- Intermediate homes
- Cycle store



First floor plan



2nd - 3rd floor plan

# FRIARS CLOSE & BURRELL STREET SOUTHWARK



4th - 5th floor plan



6th - 7th floor plan



8th floor plan



## Window types and balconies

- Windows have been carefully located to maximise natural light to the home whilst optimising privacy and natural ventilation.
- Each home has access to a projecting balcony, accessed from living spaces (either lounge/kitchen and/or bedrooms), providing a private outdoor space that maximises daylight and sunlight.
- Balconies will have an internal drainage system to avoid water dripping to balconies or areas below.
- Projecting balconies are fixed to the building's concrete frame, meaning we can achieve a high-quality design by avoiding the need for vertical posts on the outside of balconies that can obstruct views.
- Balconies will have a 1.1m high safety rail, metal bars that are appropriately spaced to meet the latest safety guidance and a metal upstand behind the bars to prevent objects from falling out through the metal bars.
- Balcony sizes: 3-5 bed homes minimum 10sqm, 2 bed homes minimum 7sqm, 1 bed homes minimum 5sqm.

Aluminium panels to match window frames

Full height window behind metal rail balcony balustrade to maximise natural light

Metal rail balconies to all homes



Typical bay elevation



## Artist Impression from Southwark Street





## Artist Impression from Chancel Street





## Artist impression from Price's Street





## Artist Impression from Hopton Street





## Artist impression from Southwark Street





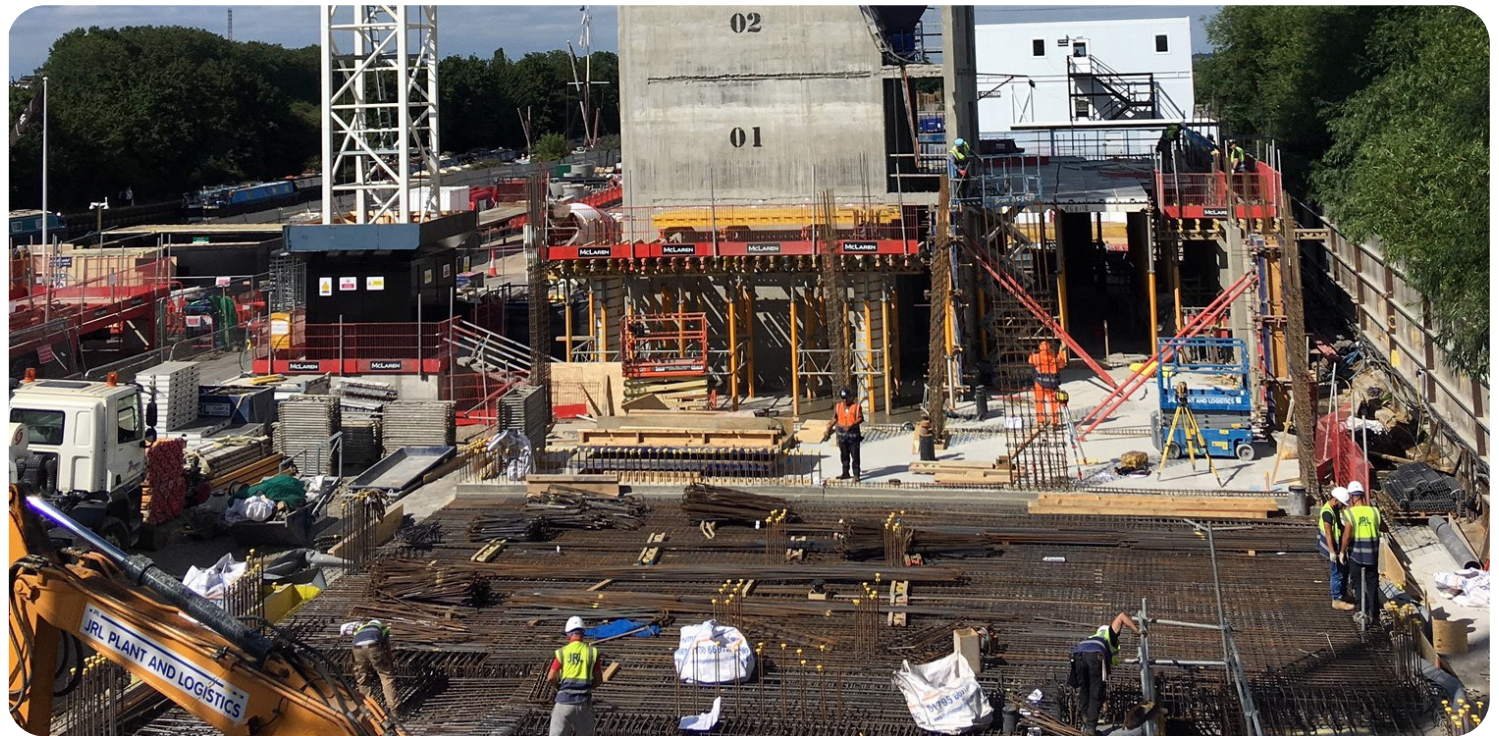
## Artist Impression from Great Suffolk Street





## Indicative Construction Plan

The constructions works will be completed between Spring 2024 and Autumn 2026.



## The Planning Process

- The proposals have been submitted to Southwark Council and they have now confirmed that we have provided all the information they need.
- The Council is carrying out their own consultation on the planning submission. This includes specialist departments, like Highways and Utilities, and has invited the local community to give their views. You can provide feedback on the plans online until Tuesday 21 February; simply type reference number 22/AP/4376 in the search box on the planning portal at <https://planning.southwark.gov.uk/online-applications/>
- We will also be in touch with you separately about how you can continue to give your views to Southwark Council to help maximise the chance of planning permission being granted.
- After a statutory period of 13 weeks, the Council should present a report to their Planning Committee, who will then agree or reject the planning proposal. Meetings usually take place twice a month and we will let you know which meeting will discuss this redevelopment and how you can be involved.

- If Southwark Council require additional information on particular details, or suggest any changes to the plans, they can include this request as part of the planning permission. We will then need to provide this information to satisfy the planning permission requirements and will also update you on any changes.
- If planning permission is granted, we will start the detailed design of the new homes.





## Our Pledges to You

- A home to meet your housing needs.
- Everyone has the right to return.
- Support when moving to your temporary home and when moving into your new home through a disturbance payment and arranging removals.



- Existing rent levels will remain the same.
- You will be compensated at least £7,800 for moving.
- Commitment to building high quality new homes.
- Riverside will remain your landlord.
- Everyone will have their own private outdoor space.



## How to Get in Touch

### Resident Liaison Officer

Jade Adnett

Mobile: 07980 761482

Email: [friarsclose@riverside.org.uk](mailto:friarsclose@riverside.org.uk)



### Independent Tenant Advisors

Open Communities

Phone: 0800 073 1051

Email: [enquiries@opencommunities.org](mailto:enquiries@opencommunities.org)



### Housing Officer

David Wade

Phone: 0345 111 0000

Email: [southcentrallondonhsg@riverside.org.uk](mailto:southcentrallondonhsg@riverside.org.uk)

Need a repair? Report and book repairs easily  
with the My Riverside app.







The Riverside Group Limited is a charitable Registered Society under the Co-operative and Community Benefit Societies Act 2014.



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