



FRIARS CLOSE & BURRELL STREET REDEVELOPMENT

RESIDENT INFORMATION BROCHURE OCTOBER 2023

Allies and Morrison

Mount Anvil,
better London living

Riverside

FRIARS CLOSE & BURRELL STREET

SOUTHWARK

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 September 2023 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 the Low Line

Summary of key benefits

- Homes that meet your housing need which will alleviate overcrowding
- More energy efficient and quieter homes
- Step free and lift access to all homes
- Increased security through the provision of CCTV, key fob access and well lit pathways, entrances and public spaces.
- Balconies for all homes
- Higher quality shared outdoor spaces at ground floor and roof terrace
- Improved fire safety measures including two staircases and sprinklers
- Secure cycle parking storage
- Secure bin and recycling storage

- All homes will benefit from a high-performance ventilation system
- An option to choose between an open plan or enclosed kitchen layout for 3-, 4-, and 5-bedroom homes
- An option to have new white goods gifted to you for your new homes
- An option to have brand new fitted wardrobes in the master bedroom
- Rents and service charges to remain the same during the temporary move
- Help with wrapping, packing and moving for both moves
- Riverside to remain your landlord throughout



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Scheme amendments

This brochure has been updated to reflect the latest scheme submitted for planning, following amendments made to the scheme proposals.

Why have amendments been made?

Following submission of the planning application in December 2022, the Government launched a consultation on new fire safety measures which requires all new residential buildings over 30m in height (later updated to 18m) to have two staircases. We amended the scheme to conform with these new requirements.

Additionally, we also obtained feedback from Southwark's Design Review Panel that provided suggestions and ideas on other design changes that could improve the scheme proposal resulting in further amendments being made.



What amendments have been made?

- The width of the tower was increased and two of the corners that were previously chamfered have been squared off to allow a second staircase to fit in.
- There has been a small increase in the number of homes from 136 to 149.
- The affordable housing provision has decreased from 54% to 43% by habitable room. All 53 affordable homes will now be social rent.
- The community space provision on the ground floor has doubled with the introduction of an additional space in Core B.

- To enable the increase in community space provision, we have reduced the number of cycle parking spaces. This still, however, conforms with London Plan planning policy requirements.
- The façade has been amended to introduce several brick tones to increase design quality.
- We have introduced more greening to the ground floor landscaping.
- There have been no changes to the amenity floor, the height of the building, or to the various commitments made to you.



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Key milestones until building work starts
All dates are subject to planning approval

SEPTEMBER
2023

Planning
application
submitted

SUMMER
2024

Temporary moves
for residents
begin

WINTER 2027/
SPRING 2028

Construction
complete / move
into your new
homes

SPRING
2024

Southwark
Council Planning
Committee
meeting

AUTUMN
2024

Commence
building works
















Ground floor and access

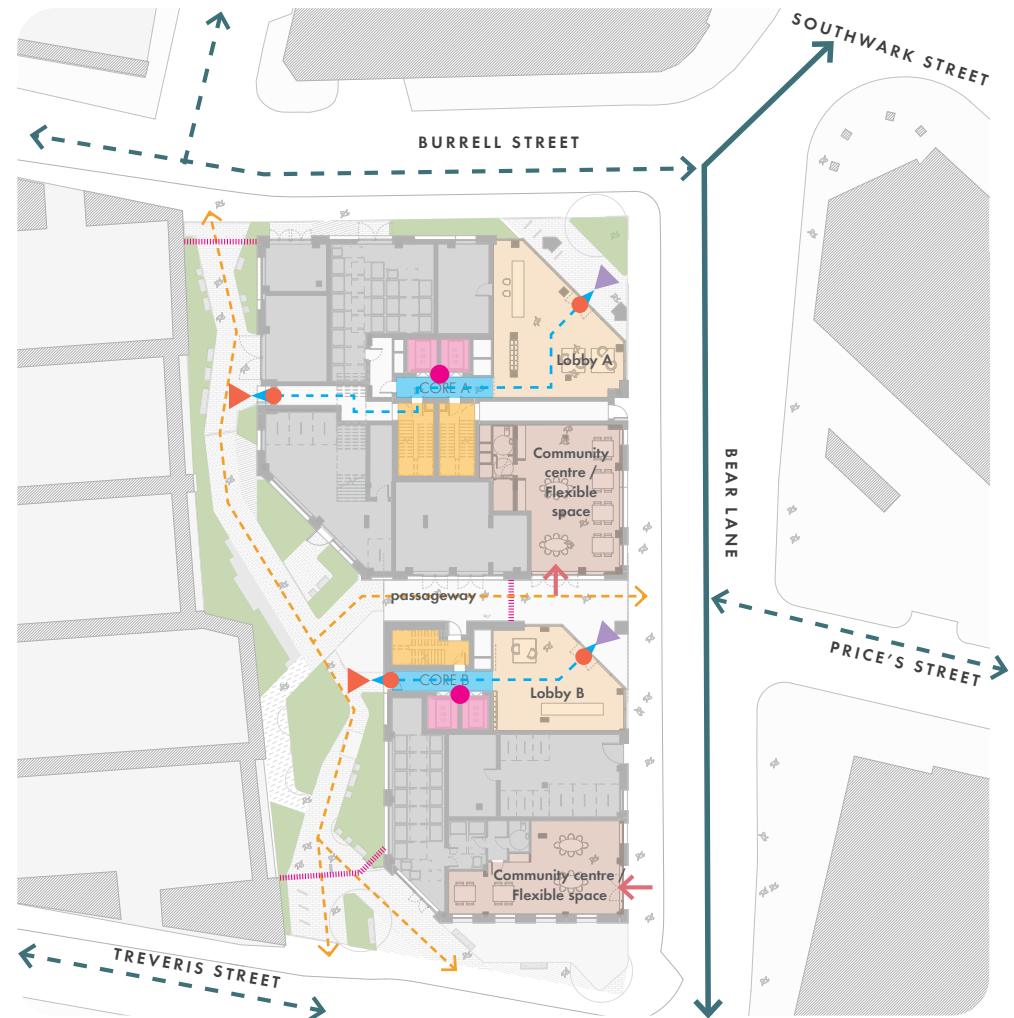
The ground floor has been designed to respond to its local surroundings.

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
-  Rear entrance
-  Landscape
-  Stage 1 secured lobby area
-  Stage 2 access to upper floors
-  Cycle store, refuse, plant and concierge
-  Lifts
-  Stair
-  Access route
-  Stage 1 fob entry point
-  Stage 2 fob entry point
-  Fence
-  Access to community centre



Ground floor plan

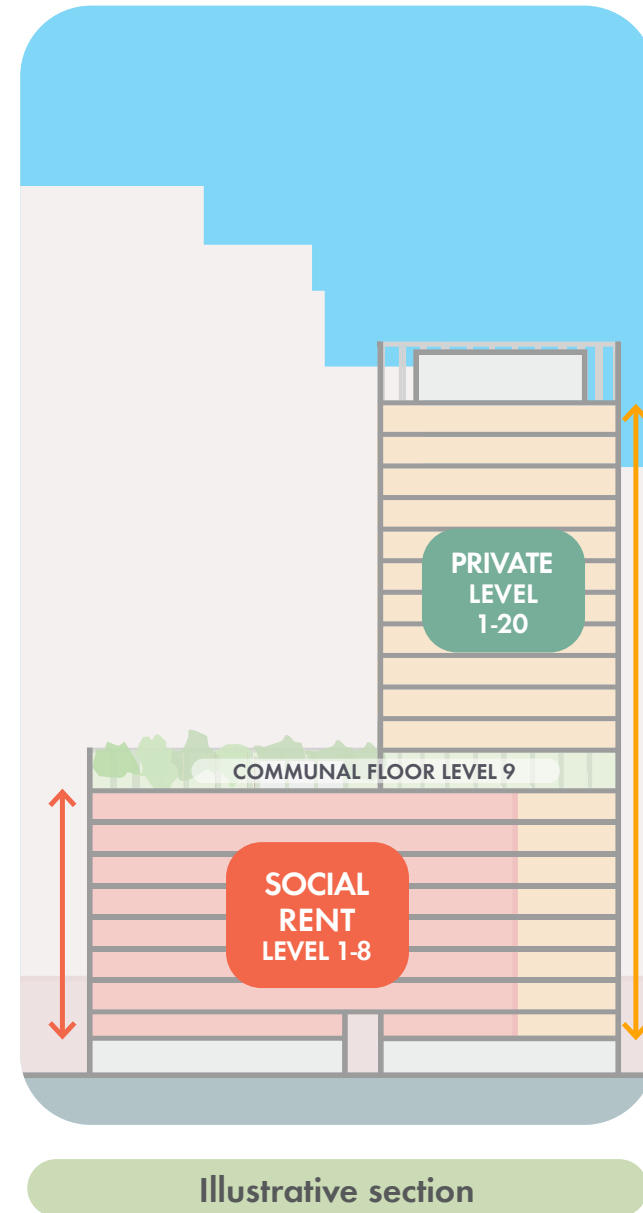
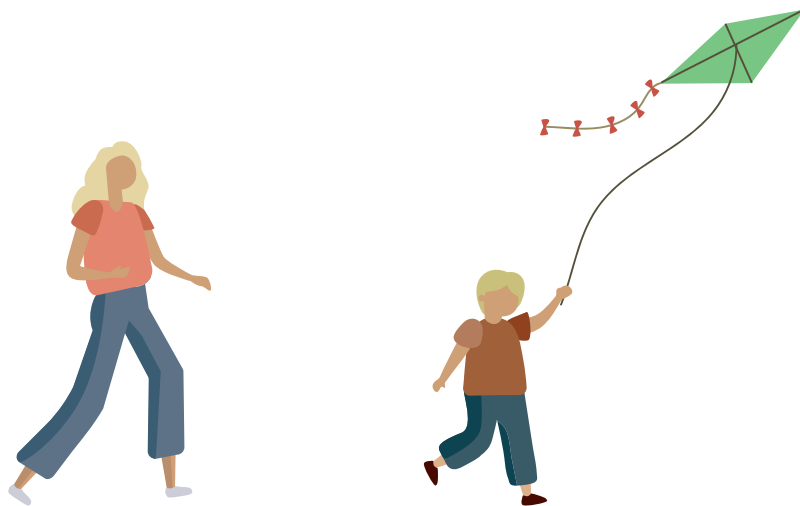
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Building heights

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 stores can be accessed from secure entrances on Bear Lane and the Low Line .

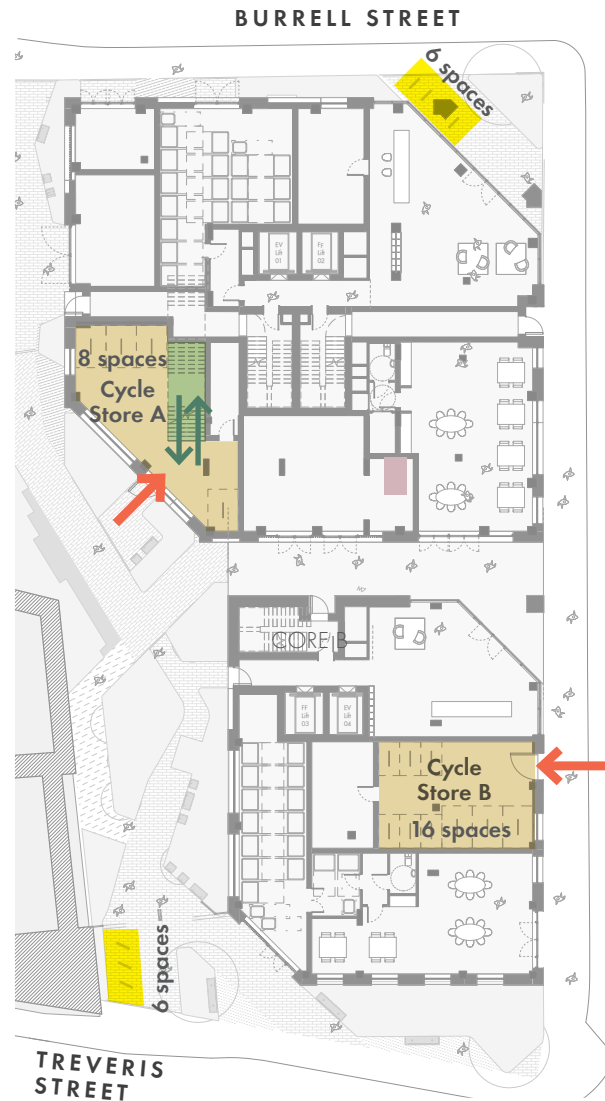
We are providing a certain level of cycle parking provision to meet the Mayor of London's design standards.



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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



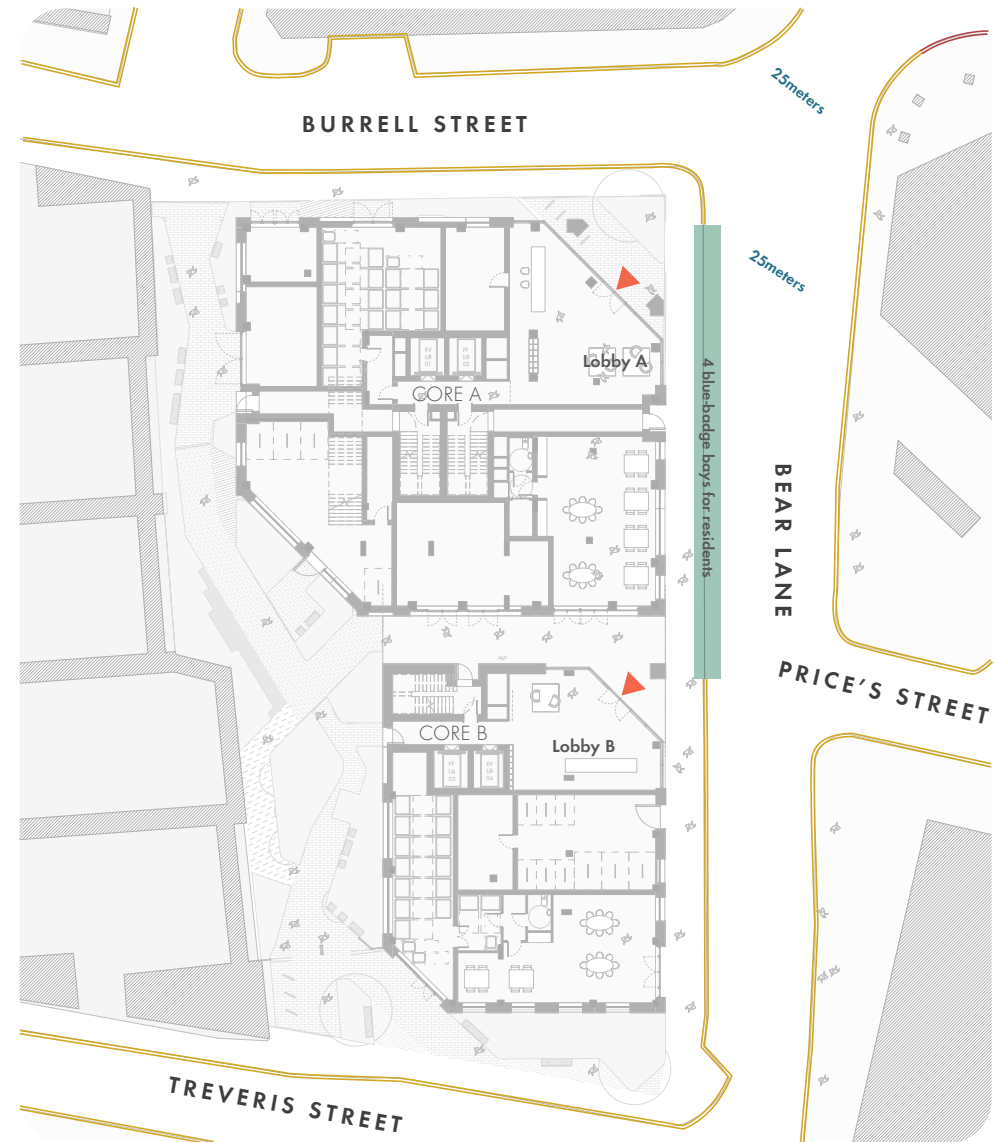
Ground floor plan

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Parking

There will be no on-site car parking provided at Friars Close. Four 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 Peloton 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

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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

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4th - 5th floor plan



6th floor plan



7th - 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.

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

Aluminium panels to match window frames

Metal rail balconies to all homes



Typical bay elevation

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Artist Impression from Southwark Street



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Artist Impression from Chancel Street



Artist impression from Price's Street



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Artist Impression from Hopton Street



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Artist impression from Southwark Street



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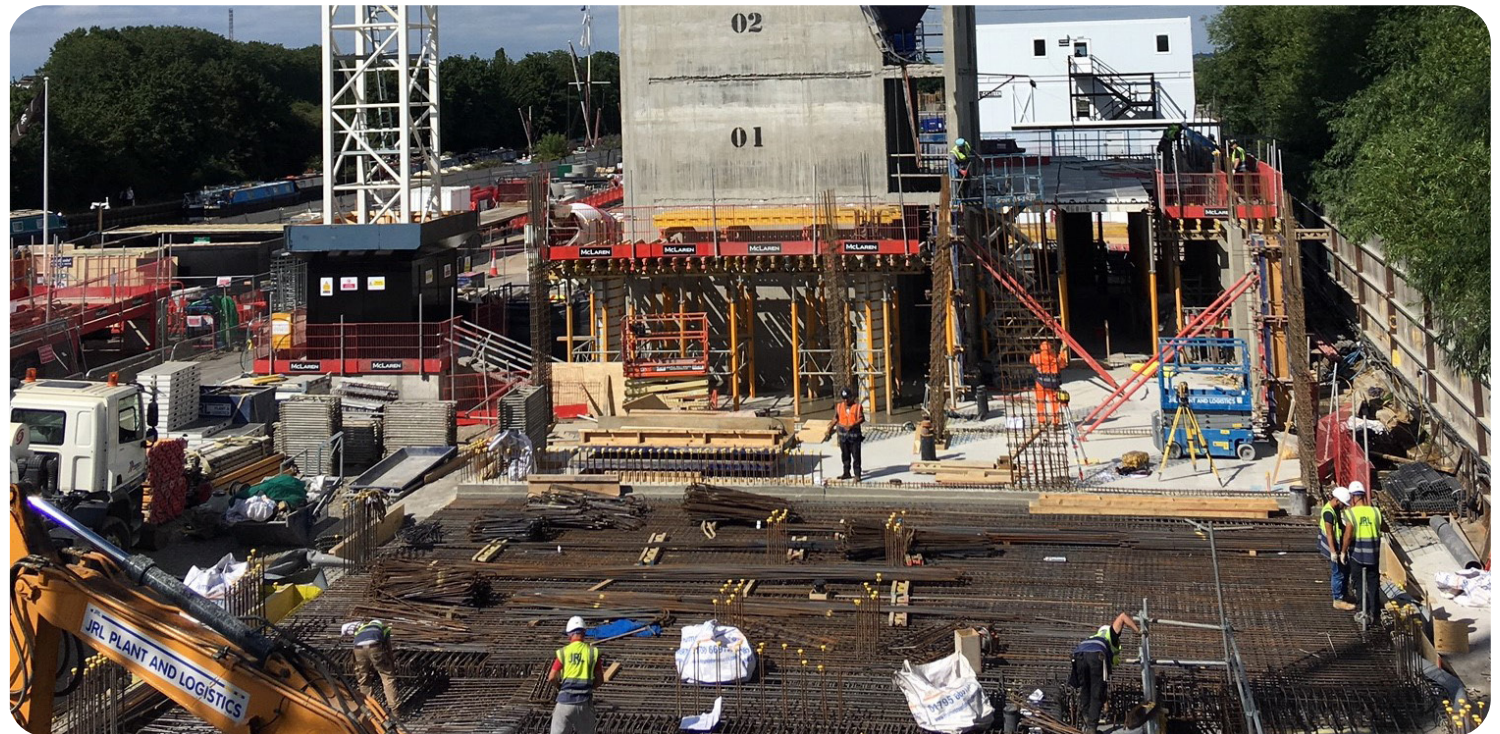
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Artist Impression from Great Suffolk Street



Indicative Construction Plan

The construction works will be completed between Spring/Summer 2024 and Winter 2027, subject to planning permission.



The Planning Process

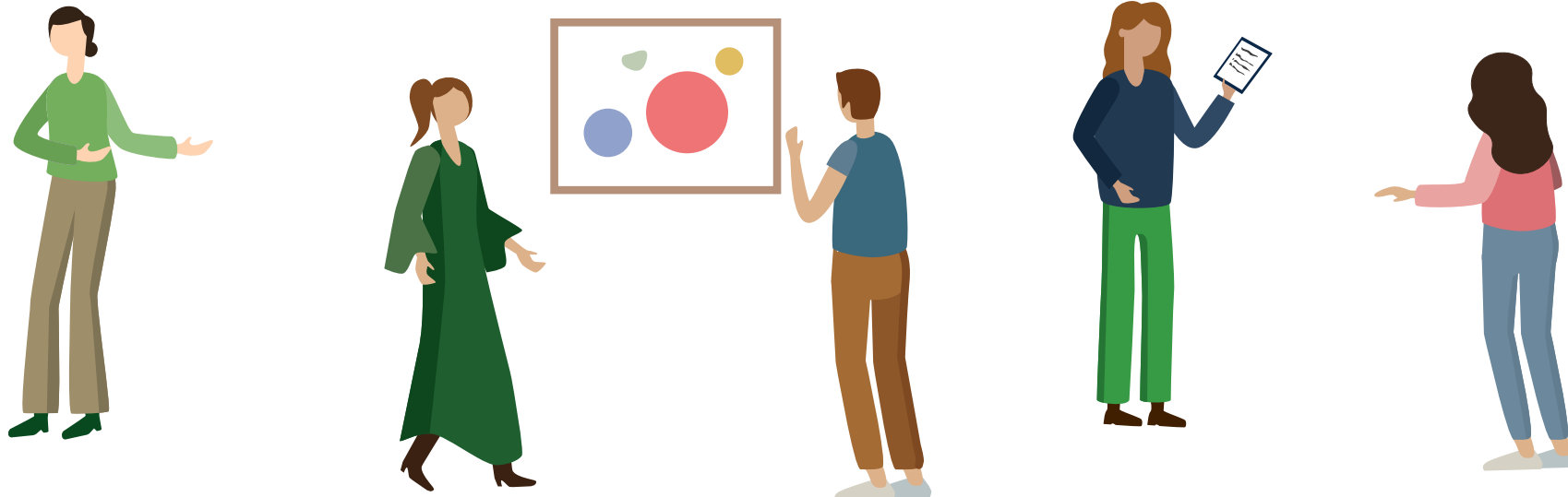
- The amended proposals have been submitted to Southwark Council.
- The Council is required to re-consult on the amended planning submission. This includes specialist departments, like Highways and Utilities, and will also invite the local community to give their views. You can provide feedback on the plans online; 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 £8,100 for moving.
- Commitment to building high quality new homes.
- Riverside will remain your landlord.



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How to Get in Touch

Resident Liaison Officer



Jade Adnett

Mobile: 07980 761482

Email: friarsclose@riverside.org.uk

Independent Tenant Advisors



Open Communities

Phone: 0800 073 1051

Email: enquiries@opencommunities.org

Housing Officer

David Wade

Phone: 0345 111 0000

Email: southcentrallondonhsg@riverside.org.uk

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



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

