

The redevelopment of Friars Close & Burrell Street

Home layouts (November 2024)



Overview of the new scheme

Mix of homes

Building Height

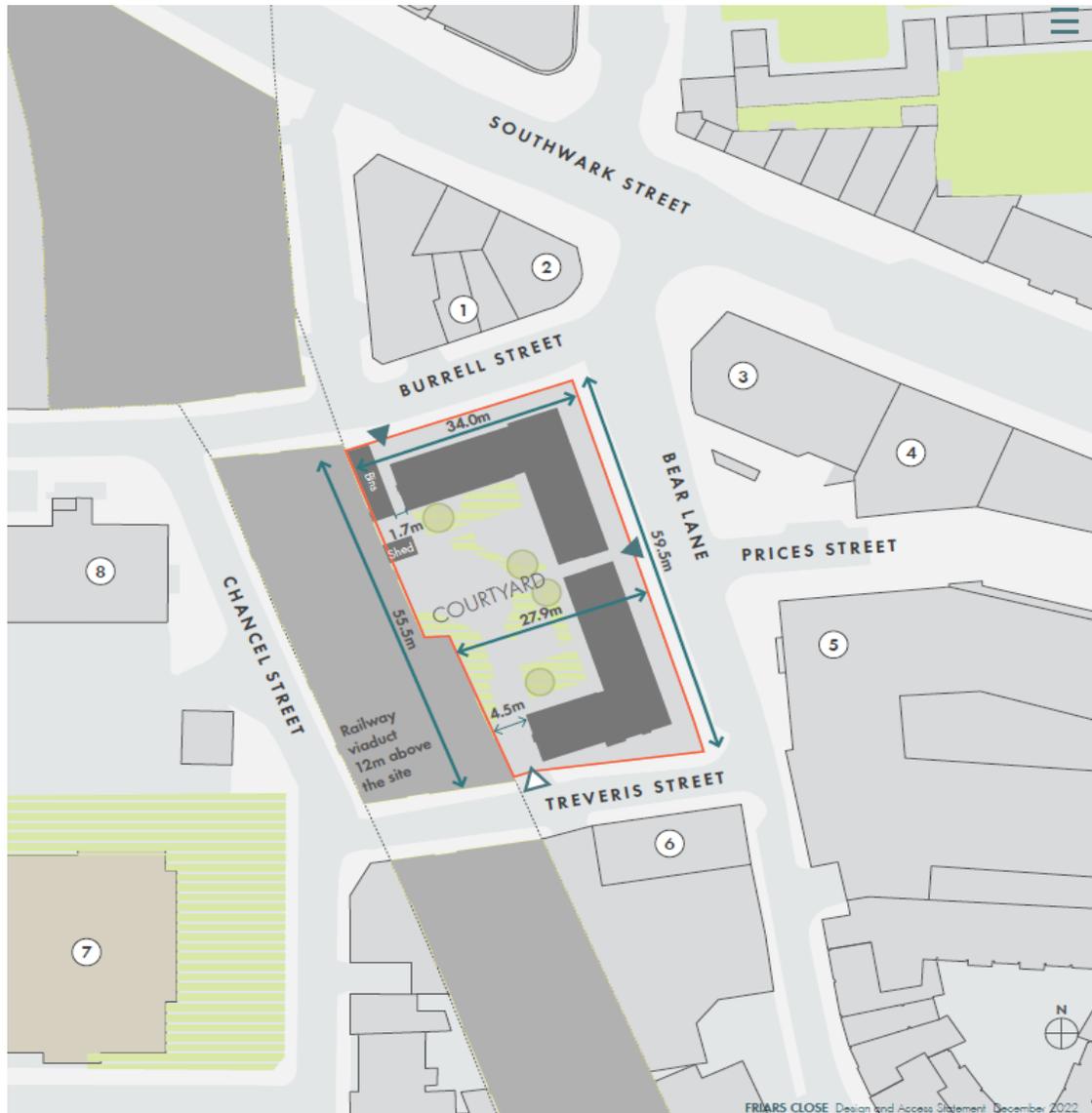
- Block A (Private) : 22 Floors
- Block B (Affordable): 9 Floors

Accessibility

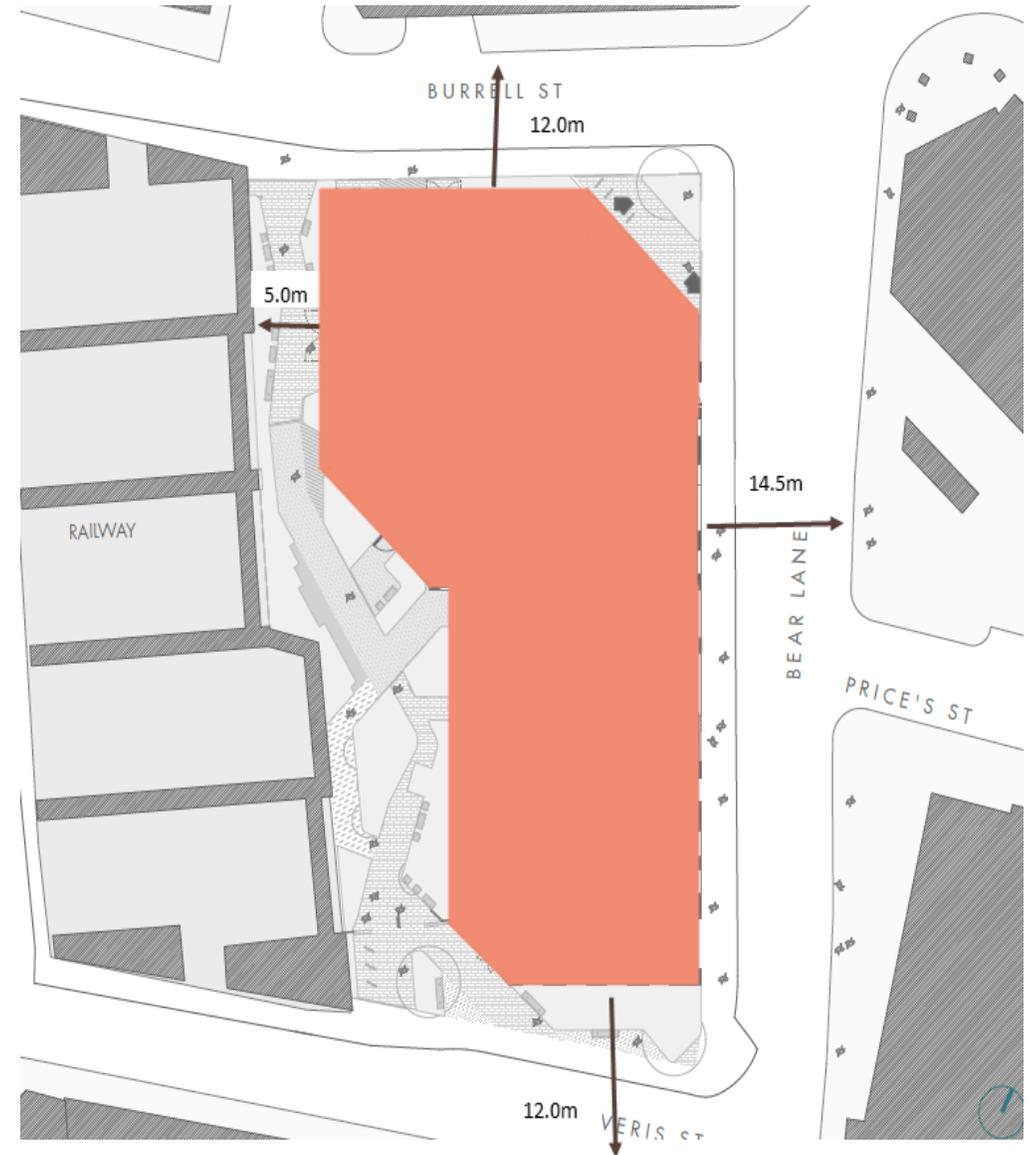
- 11 Wheelchair Adaptable Homes
- 6 Wheelchair Accessible Homes.

	Affordable Rent	Private Sale
Studio	-	7
1 Bedroom	10	42
2 Bedroom	19	35
3 Bedroom	22	11
4 Bedroom	2	-
5 Bedroom	1	-
Total	54	95
Total No. Homes	149	

Existing Site



Redeveloped Site



Tenure and Floor Numbers

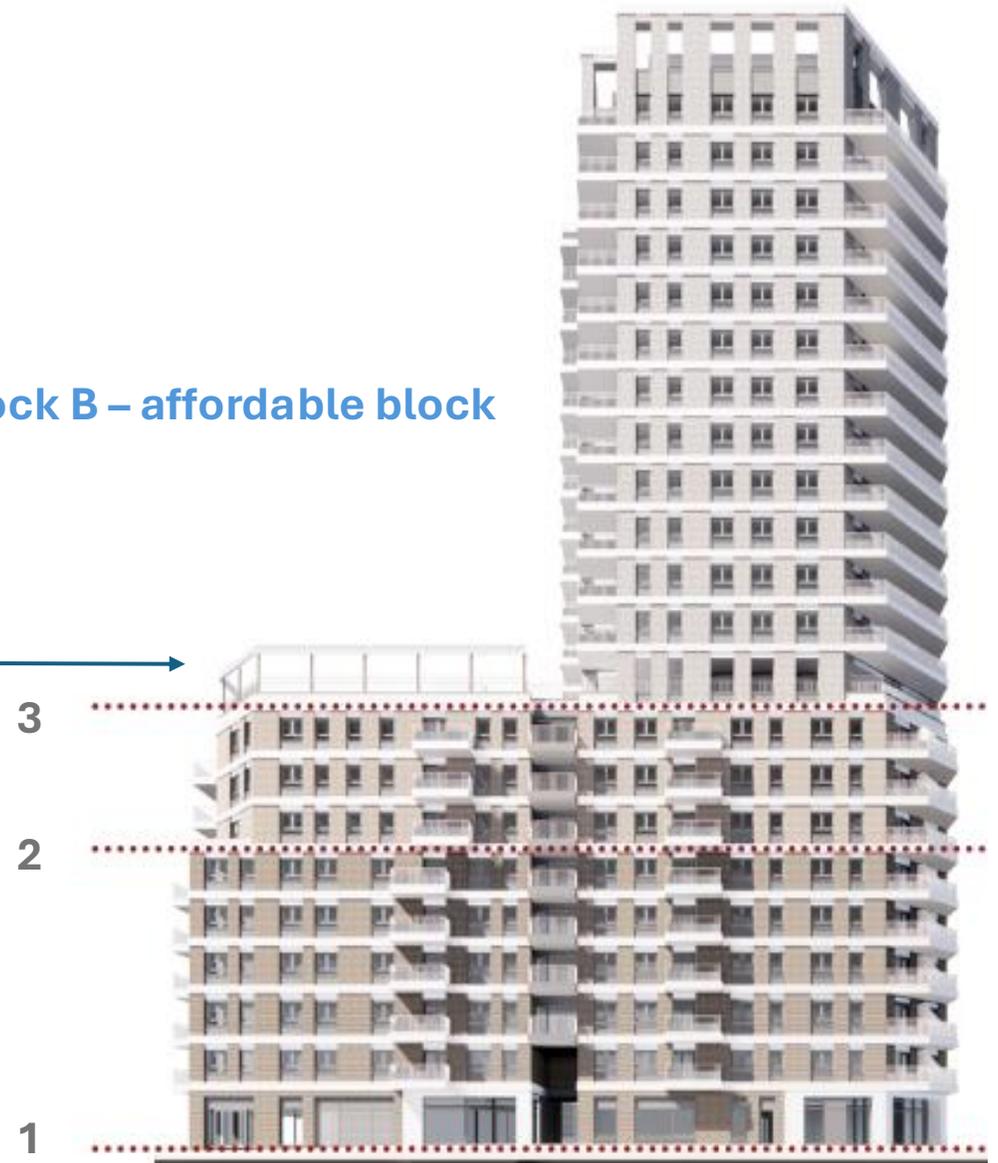
1. 100% Dark Fuji Stock Brick
2. Light Grey Stock Brick
3. All White Bromo Stock Brick

Shared amenity space
(Floor 9)

Private Sale, Block A
(Floor 2 to 21)

Affordable homes, Block B
(Floor 1 to 8)

Block B – affordable block



Brickwork

**Example of the brick façade
(external appearance)**

3. All White Bromo
Stock

2. Light Grey Stock

1. 100% Dark Fuji
Stock



Building Fire safety

As required by the 2024 legislation the new development is required to have a second staircase within because it exceeds 18m in height (approx 6 stories).

Block B appears to only be provided with one staircase, however it is provided with unrestricted access to the adjoining Block A in the event of a fire.

Safety measures in place;

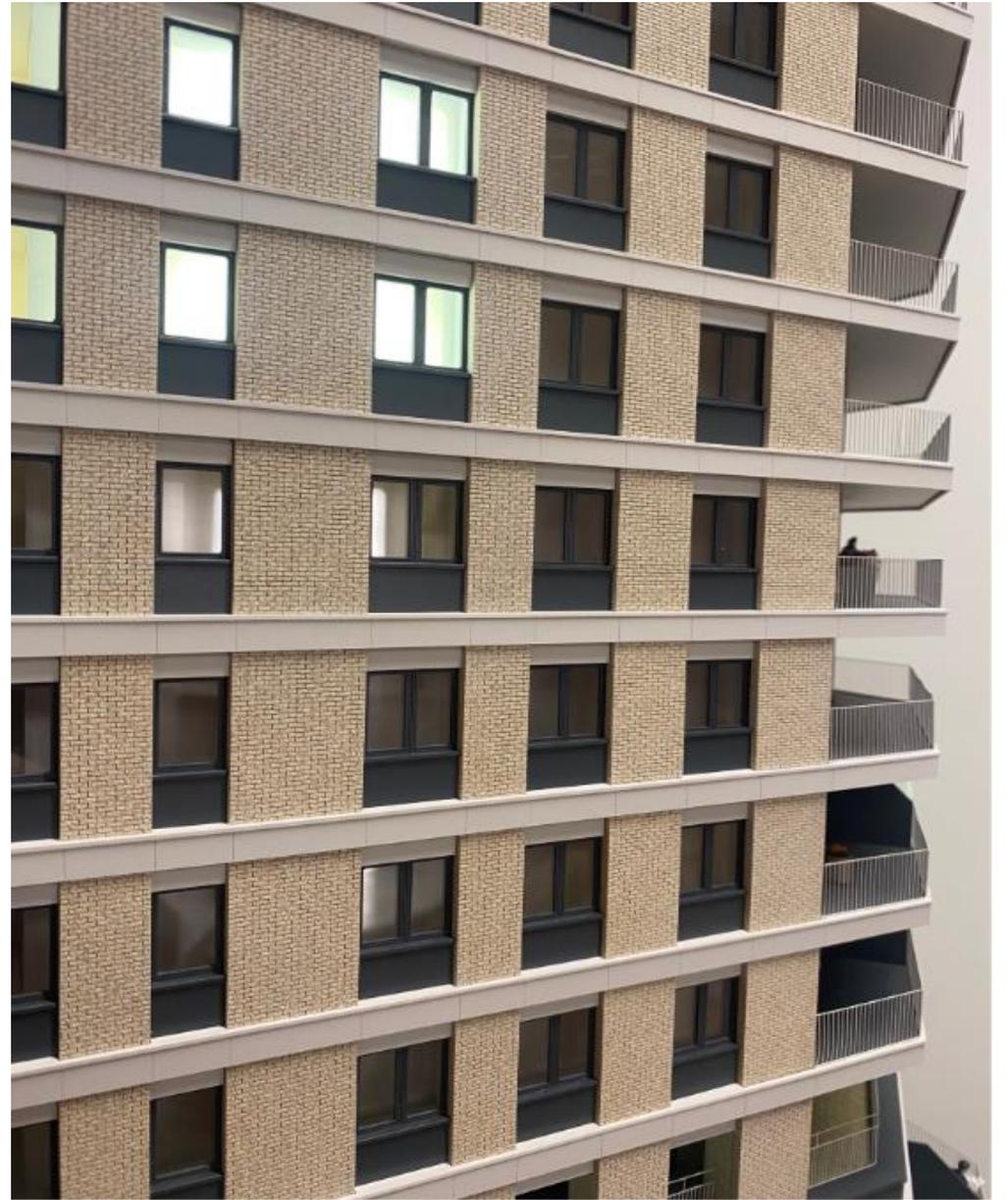
- Homes will be fully sprinklered
- Emergency voice communication located at lift lobbies
- Evacuation alert system
- Dual use firefighting/ Evacuation lifts (4no.)
- Staircases (3no.)



The view from the junction of Bear Lane & Burrell Street



Physical model



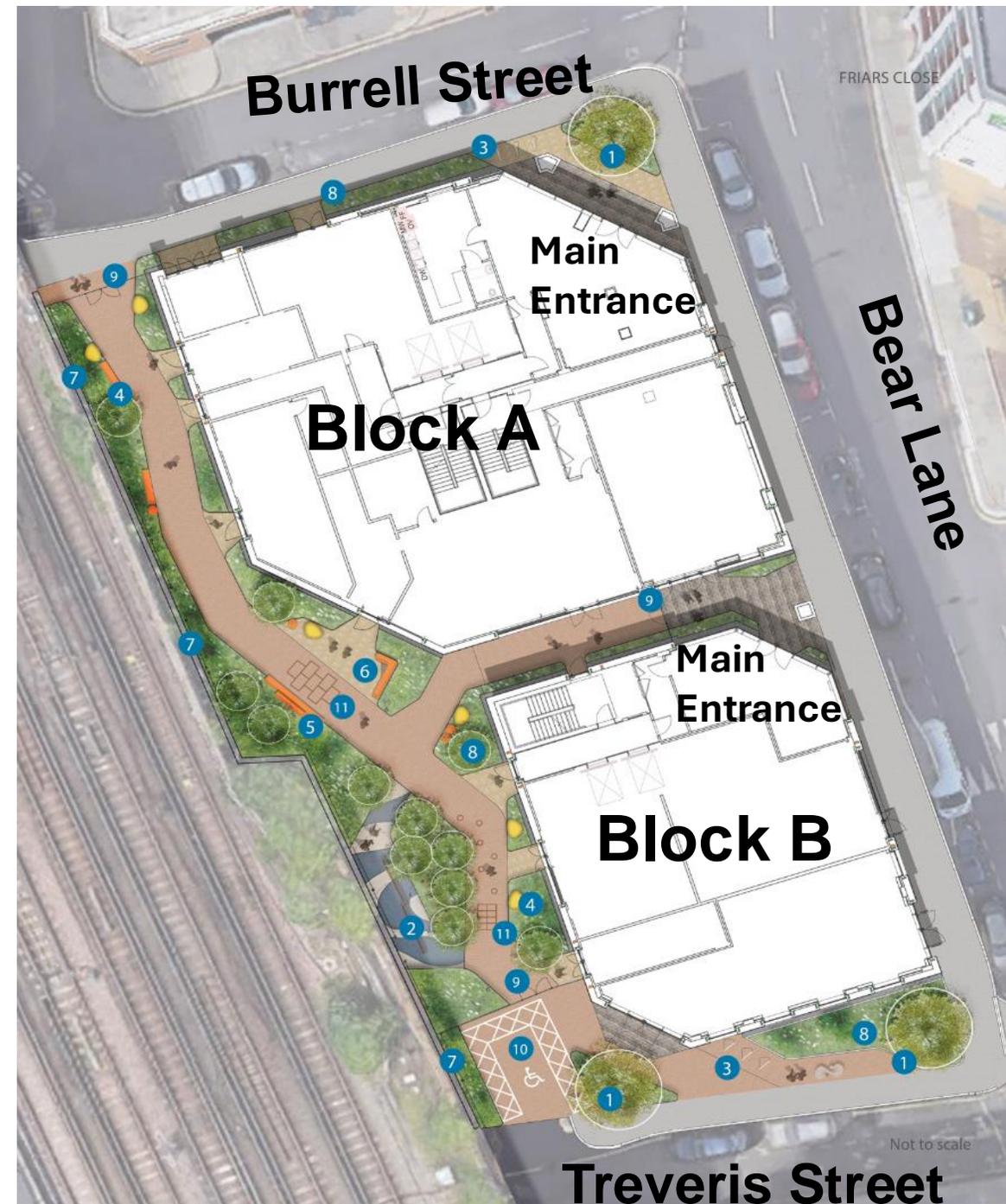
Ground Floor Landscape

At ground floor level the outside space will be transformed into gardens accessible to residents and the general public. Developed with Kew Gardens, the planting has been carefully planned to provide an urban green oasis.

New pathways will provide routes around the building and link to the surrounding streets. These pathways will connect pockets of seating for groups and individuals, as well as play spaces.

The space will have controlled access at night with gates providing resident access whilst ensuring security.

- 1 Feature tree for wayfinding
- 2 Kids play area
- 3 Cycle stands
- 4 'playful' seating elements
- 5 Stepped seating
- 6 Central seating space
- 7 Vertical greening
- 8 Verdant planting areas
- 9 Security gate
- 10 Blue badge parking bay
- 11 Play markings on walkways



Level 09 Terrace

The level 9 terrace has the potential to be a key community asset for residents with a variety of functions and uses.

A variety of seating and a dedicated work station offer a range of spaces for use by individuals and small groups. Platform seating makes the most of the south-west aspect, with views across the South London skyline and the city.

The area is defined by a series of raised planters which will enhance biodiversity and ecology on-site.



Level 09 Terrace

- ① Flexible astroturf area
- ② Outdoor work station
- ③ Movable planter pots
- ④ Planter with fixed bench
- ⑤ Feature trees
- ⑥ Tiered planter
- ⑦ Play marking on walkway
- ⑧ Spun rotating chairs
- ⑨ Curved balance beam
- ⑩ Playful benches
- ⑪ Green roof above structure
- ⑬ Raised step seating
- ⑭ Playful sculptural bench
- ⑮ Wall mounted play equipment



Ventilation, Cooling and Heating

Ventilation

- Mechanical ventilation with heat recovery (MVHR) is provided in every home. This will extract moist, stale air and replace it with clean, filtered air. Heat is captured from the extracted air to warm the incoming supply, improving energy efficiency.
- Balcony doors allow living spaces to be opened up to the outside, and all bedrooms are provided with opening windows on restrictors for safety.

Cooling

- Cooling is provided via the MVHR by significantly lowering the temperature of fresh air supplied to the apartment, this helps maintain a comfortable internal temperature level on the hottest days of summer.

Heating

- Underfloor heating with thermostatic control is provided in living spaces and bedrooms, with heated towel radiators in bathrooms.
- Heat is generated by efficient air source heat pumps located on the roof, and heat interface units (HIU) in every home to heat the hot water supply and underfloor heating system when required. Residents will only pay for the heat that they use.

Sustainable Features

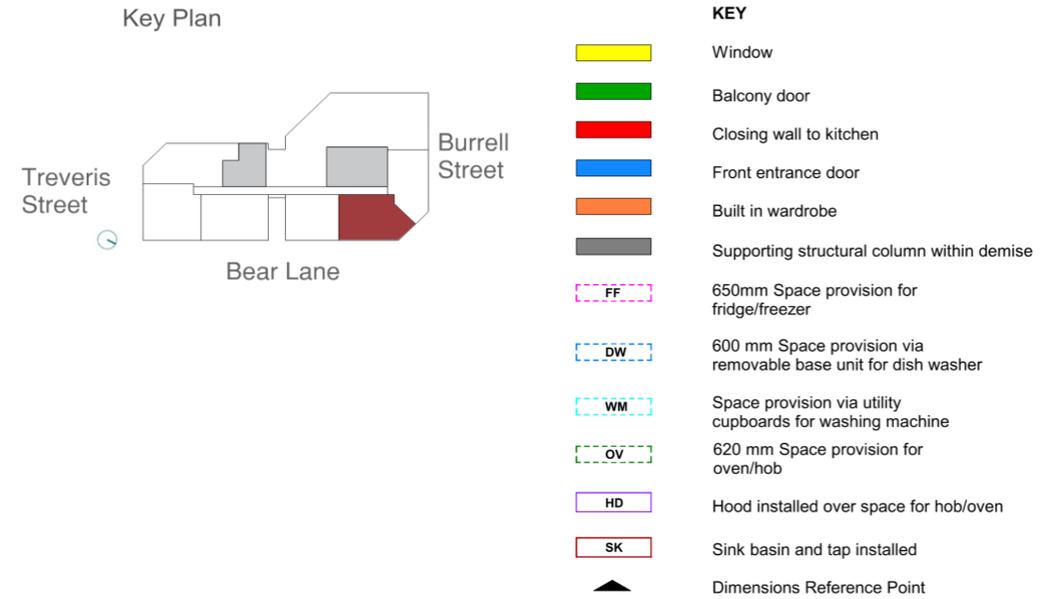
- Solar panels located on the roof
- Communal Air Source Heat Pump provides space heating and hot water through heat interface units (HIUs)
- Thermally efficient, high performing acoustic glazing
- Green roofs
- Rainwater harvesting
- Collaboration with Kew Gardens – Planting and biodiversity
- Salvaging the existing Friars Close plaque and redisplaying within the new development



Layout Options – 3 Bedroom 5 Person Home

Level 01, 02, 03, 04, 05

5 No. Units



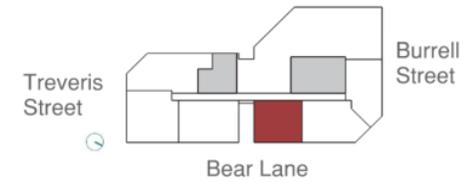
Room	Room dimensions (metric m/ mm)	Area (m ²)
Kitchen / Living / Dining	K 3200 x 2100 L/D 5504 x 5290	29.33
Bedroom 1 (Double)	4465 x 2800	10.53
Bedroom 2 (Double)	4465 x 2650	11.83
Bedroom 3 (Twin)	4415 x 2269	9.70
Bathroom	-	4.33
WC	-	2.34
Hallway	-	9.12
Utility	-	2.48
Store	-	1.84
Balcony	-	5.77
Gross Internal Area		88.00

Layout Options – 2 Bedroom 4 Person Home

Level 01, 02, 03, 04, 05

5 No. Units

Key Plan



Room dimensions and areas

Room	Room dimensions (metric m/ mm)	Area (m ²)
Living / Dining	5565 x 3420	19.03
Kitchen	3800 x 2099	7.98
Bedroom 1 (Double)	4466 x 2750	13.57
Bedroom 2 (Double)	4466 x 2695	11.17
Bathroom	-	4.33
Hallway	-	6.58
Utility	-	2.72
Store	-	0.67
Balcony	-	5.44
Gross Internal Area		71.00

KEY

- Window
- Balcony door
- Closing wall to kitchen
- Front entrance door
- Built in wardrobe
- Supporting structural column within demise
- FF 650mm Space provision for fridge/freezer
- DW 600 mm Space provision via removable base unit for dish washer
- WM Space provision via utility cupboards for washing machine
- OV 620 mm Space provision for oven/hob
- HD Hood installed over space for hob/oven
- SK Sink basin and tap installed
- Dimensions Reference Point

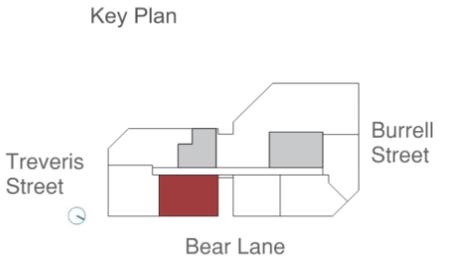
Layout Options – 2 Bedroom 4 Person Home (WCH)

Level 01

1 No. Units



- KEY**
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 - Dimensions Reference Point

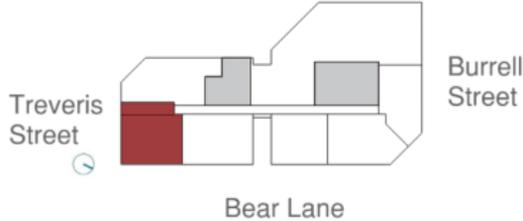


Room	Room dimensions (metric m/ mm)	Area (m ²)
Living / Dining	4200 x 5515	37.71
Kitchen	3200 x 3500	
Bedroom 1 (Double)	3750 x 4215	14.57
Bedroom 2 (Double)	3400 x 4215	14.33
Bathroom	-	5.35
wc	-	2.34
Hallway	-	3.45
Utility	-	1.71
Store	-	4.60
Balcony	-	5.44
Gross Internal Area		91.00

Layout Options – 3 Bedroom 6 Person Home

Level 01, 02, 03, 04, 05
5 No. Units

Key Plan

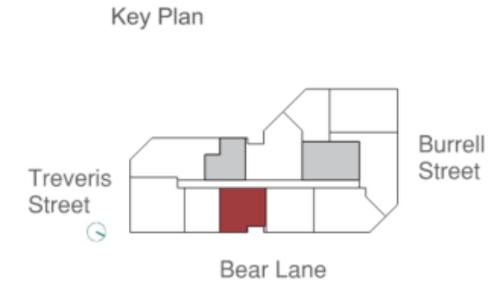


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 - OV 620 mm Space provision for oven/hob
 - HD Hood installed over space for hob/oven
 - SK Sink basin and tap installed
 - Dimensions Reference Point

Room	Room dimensions (metric m/ mm)	Area (m ²)
Kitchen / Living / Dining	K 3223 x 2890	9.24
	L/D 4373 x 4206	18.32
Bedroom 1 (Double)	4565 x 2750	10.85
Bedroom 2 (Double)	5202 x 2735	13.29
Bedroom 3 (Twin)	5221 x 2550	12.61
Bathroom	-	4.37
WC	-	2.34
Hallway	-	13.66
Utility	-	1.61
Store	-	2.46
Balcony	-	10.78
Gross Internal Area		95.00

Layout Options – 2 Bedroom 3 Person Home

Level 02, 03, 04, 05
4 No. Units

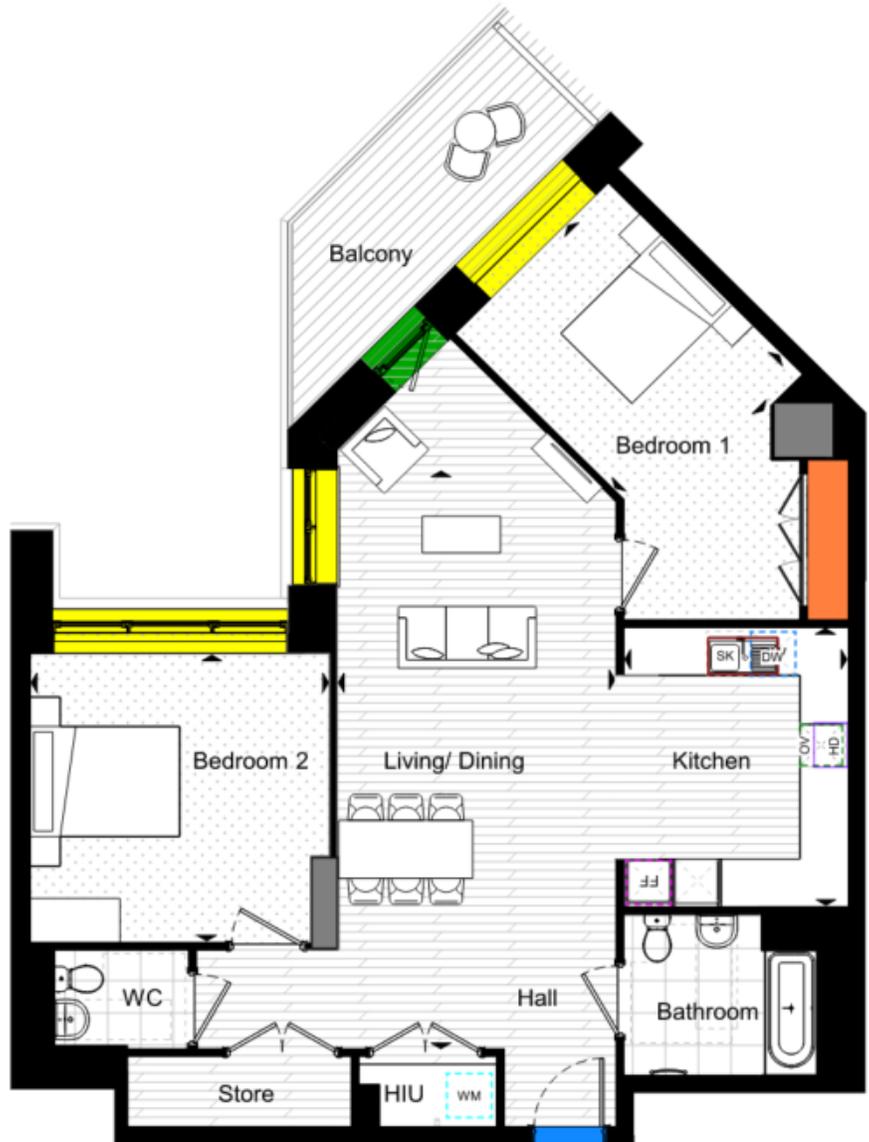


- KEY**
- Window
 - Balcony door
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 - Front entrance door
 - Built in wardrobe
 - Supporting structural column within demise
 - FF 650mm Space provision for fridge/freezer
 - DW 600 mm Space provision via removable base unit for dish washer
 - WM Space provision via utility cupboards for washing machine
 - OV 620 mm Space provision for oven/hob
 - HD Hood installed over space for hob/oven
 - SK Sink basin and tap installed
 - Dimensions Reference Point

Room	Room dimensions (metric m/ mm)	Area (m ²)
Living / Dining	4560 x 3583	16.76
Kitchen	3800 x 2000	7.60
Bedroom 1 (Double)	5515 x 2750	13.07
Bedroom 2 (Singel)	4182 x 2275	8.85
Bathroom	-	4.33
Hallway	-	6.67
Utility	-	2.48
Store	-	-
Balcony	-	7.10
Gross Internal Area		64.00

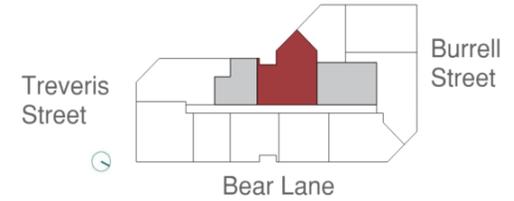
Layout Options – 2 Bedroom 4 Person Home (WCH)

Level 04, 05, 06, 07, 08
5 No. Units



- KEY**
- Window
 - Balcony door
 - Closing wall to kitchen
 - Front entrance door
 - Built in wardrobe
 - Supporting structural column within demise
 - FF 650mm Space provision for fridge/freezer
 - DW 600 mm Space provision via removable base unit for dish washer
 - WM Space provision via utility cupboards for washing machine
 - OV 620 mm Space provision for oven/hob
 - HD Hood installed over space for hob/oven
 - SK Sink basin and tap installed

Key Plan



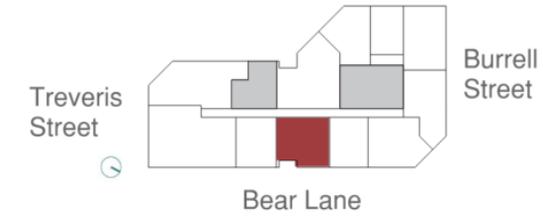
Room	Room dimensions (metric m/ mm)	Area (m ²)
Living / Dining	7800 x 3700	27.42
Kitchen	3800 x 3015	11.47
Bedroom 1 (Double)	3684 x 2896	15.46
Bedroom 2 (Double)	3935 x 3998	15.50
Bathroom	-	5.35
WC	-	2.34
Hallway	-	9.25
Utility	-	1.62
Store	-	2.88
Balcony	-	9.80
Gross Internal Area		100.00

Layout Options – 2 Bedroom 3 Person Home

Level 06, 07, 08

3 No. Units

Key Plan



KEY

- Window
- Balcony door
- Closing wall to kitchen
- Front entrance door
- Built in wardrobe
- Supporting structural column within demise
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- WM Space provision via utility cupboards for washing machine
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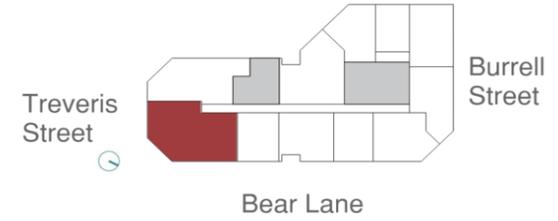
Room	Room dimensions (metric m/ mm)	Area (m ²)
Living / Dining	4290 x 3517	15.09
Kitchen	3500 x 2300	7.97
Bedroom 1 (Double)	5882 x 2752	13.12
Bedroom 2 (Singel)	4257 x 2630	10.31
Bathroom	-	4.33
Hallway	-	7.17
Utility	-	3.67
Store	-	-
Balcony	-	7.12
Gross Internal Area		67.00

Layout Options – 4 Bedroom 6 Person Home

Level 07, 08

2 No. Units

Key Plan



KEY

- Window
- Balcony door
- Closing wall to kitchen
- Front entrance door
- Built in wardrobe
- Supporting structural column within demise
- FF 650mm Space provision for fridge/freezer
- DW 600 mm Space provision via removable base unit for dish washer
- WM Space provision via utility cupboards for washing machine
- OV 620 mm Space provision for oven/hob
- HD Hood installed over space for hob/oven
- SK Sink basin and tap installed

Room	Room dimensions (metric m/ mm)	Area (m ²)
Living / Dining	6200 x 4401	42.31
Kitchen	3824 x 2400	
Bedroom 1 (Double)	5453 x 2525	15.40
Bedroom 2 (Singel)	4366 x 2337	10.20
Bedroom 3 (Singel)	4266 x 2330	9.76
Bedroom 4 (Double)	4366 x 2650	11.57
Bathroom		4.33
Hallway	-	13.69
Utility	-	3.36
Store	-	2.37
Balcony	-	10.76
	-	
Gross Internal Area		125.00

Indicative timeline

Winter 2024/2025

Start building works.

Spring 2028

Construction completed, and residents move into their new homes.

Riverside's commitment to residents

- You will keep the same security of tenure, with tenancy agreements and rent levels staying the same
- You will receive a decant and home loss payment to assist with moving and disturbance
- Riverside will consult with you throughout the redevelopment journey, ensuring that you are able to give feedback on design proposals
- Riverside will provide you with an Independent Tenant Advisory (ITA) service chosen by you
- We will ensure that your temporary move off site is as short as possible and we will keep you updated on progress throughout the build