

Welcome

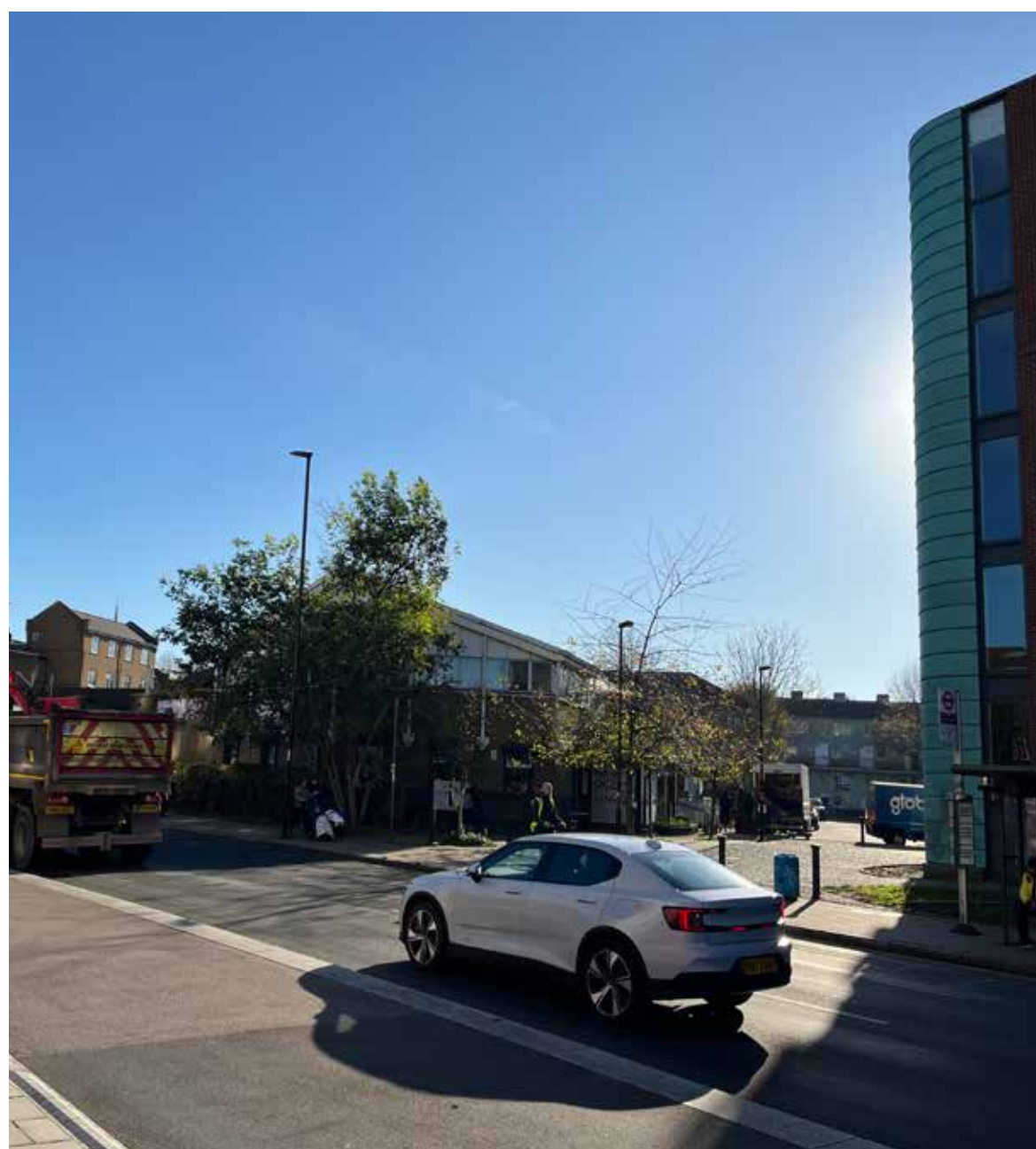
Welcome to the public consultation to discuss the emerging proposals for the redevelopment of the former Akwaaba Centre located on the corner of Grinling Place and Evelyn Street. Caerus Developments and Deptford 26 are at a stage where we'd welcome your input and thoughts and assess how these could assist in developing the proposals further.

Please take a look through the presentation and provide your feedback via the website or email address provided on the last page.

What is Being Proposed?

The current scheme comprises:

- 144 Co-Living Studio's
- 10% of these studios will be wheelchair accessible
- 554 sq.m of communal internal amenity space for residents (approximately 4sq.m per resident)
- 256 sq.m of communal gardens and roof terraces for residents
- Car Free Development (2no. blue badge spaces)
- Enclosed refuse store
- Enclosed secure cycle store for 86 bicycles
- New job opportunities with the developments management team.



What is Co-Living?

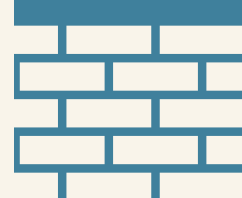
What is It?

Multiple studio apartments for rent within a single building with communal internal and external amenity spaces. Provides an alternative rental option to HMO's & Private Lets with key benefits.

Key benefits:



Flexible tenancy lengths



Opportunity for on-site discounted market rent supporting delivery of affordable homes

Better homes: Professionally managed, higher quality rental housing



More choice: A wider range of homes to meet different needs

Stronger communities: Long-term investment in placemaking, public spaces, and engagement



Enhanced urban vitality of town and city centres with more footfall and activity



Regeneration of brownfield sites as a catalyst with new residents boosting local spending and demand for local shops and services

Council revenue opportunities through council tax and S106/CIL contributions



Who Lives There?

Co-Living is aimed at a wide range of single occupiers with ages between 18-65



Downsizer

'I wanted somewhere smaller and more central to stay, where I can be part of a community and close to amenities in the wider area'



Entrepreneur

'I founded a sports clothing brand. The co-working space allows me to be surrounded by other like minded people and the gym is the best in the area'



Young Professional

'I was looking on SpareRoom for months but they were nothing compared to the quality of accommodation available here, I love the mix of private and shared spaces'



Key Worker

'Co-working is fantastic for shift workers on anti-social hours as when ever I return there are always people around'



Short Stay Professional

'My company placed me in this accommodation whilst I work here on secondment. Its far better than any serviced apartment due to the community in the building'

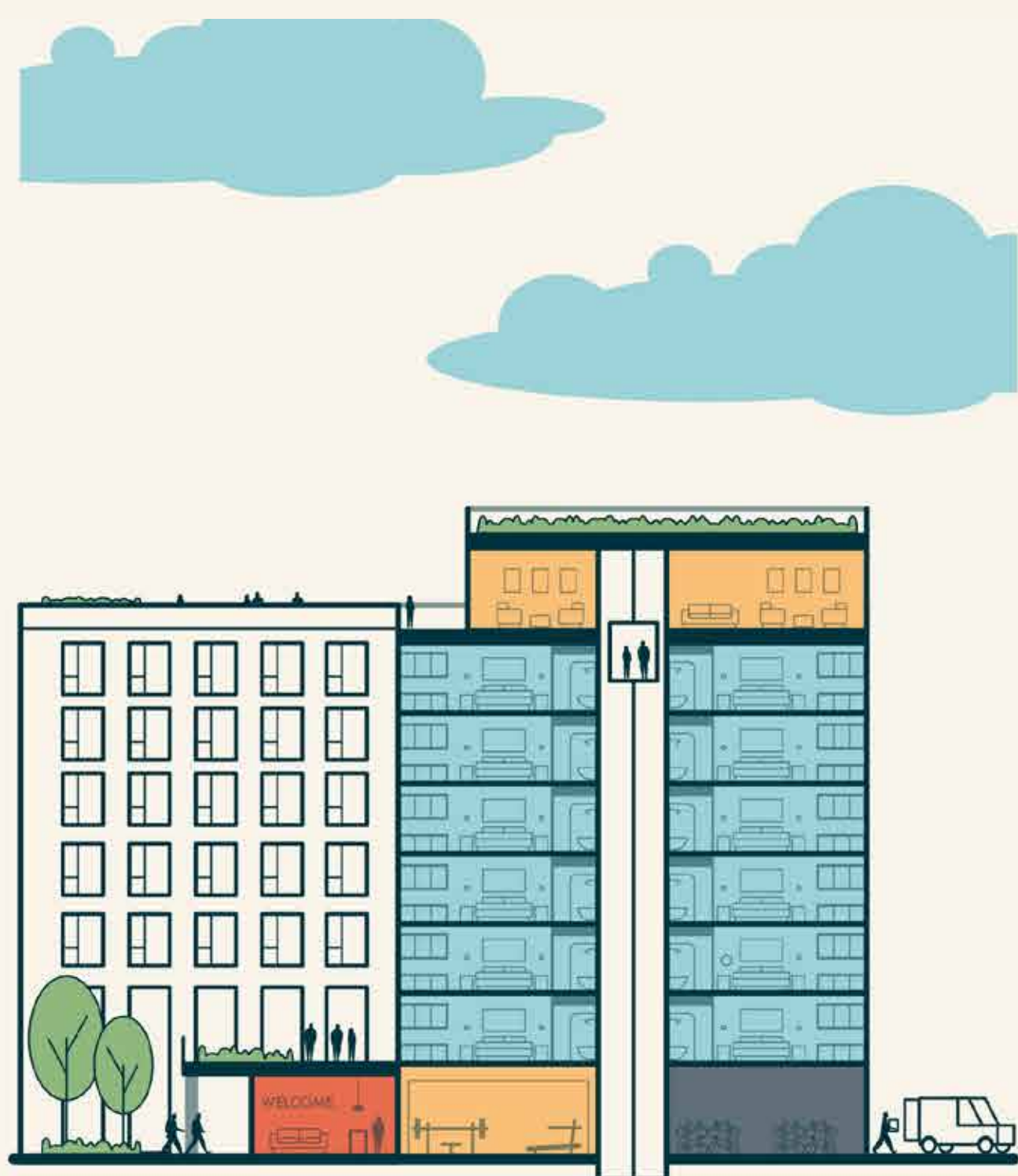


International Student

'I came over to study and didn't want to live in traditional student accommodation. I have met so many people in the building and I love attending the curated events'

How It Works:

Co-living developments are divided into 4 key zones:



Zone 1: Front Of House Spaces

Generous lobby space which is visible from the public realm

Single entrance lobby which all residents pass through to create a sense of community

On site management providing residents with 24/7 support

Zone 3: Private Rooms

Open plan studios which are typically fully furnished.

Facilities include a small kitchenette, en-suite bathroom and bed.

Clever storage solutions provided, including built in wardrobes.

Residents rent the whole building.

Zone 2: Shared Amenity Spaces

Level of on-site amenity ranges from each development but should include:

Master chef style kitchen with space to cook, prepare and eat meals.

Co-working space.

Laundry facilities.

Social spaces, which could include gym & fitness studios, lounges areas, games rooms and landscaped roof terrace.

Organised events and social activities for residents.

Zone 4: Back Of House Spaces

Concealed servicing, away from public realm.

Secure cycle storage for all residents.

Refuse and recycling stores that are easily accessible from all cores.

Drop off bay for parcels and deliveries.

All graphics from the ARL (Association of Rental Living)

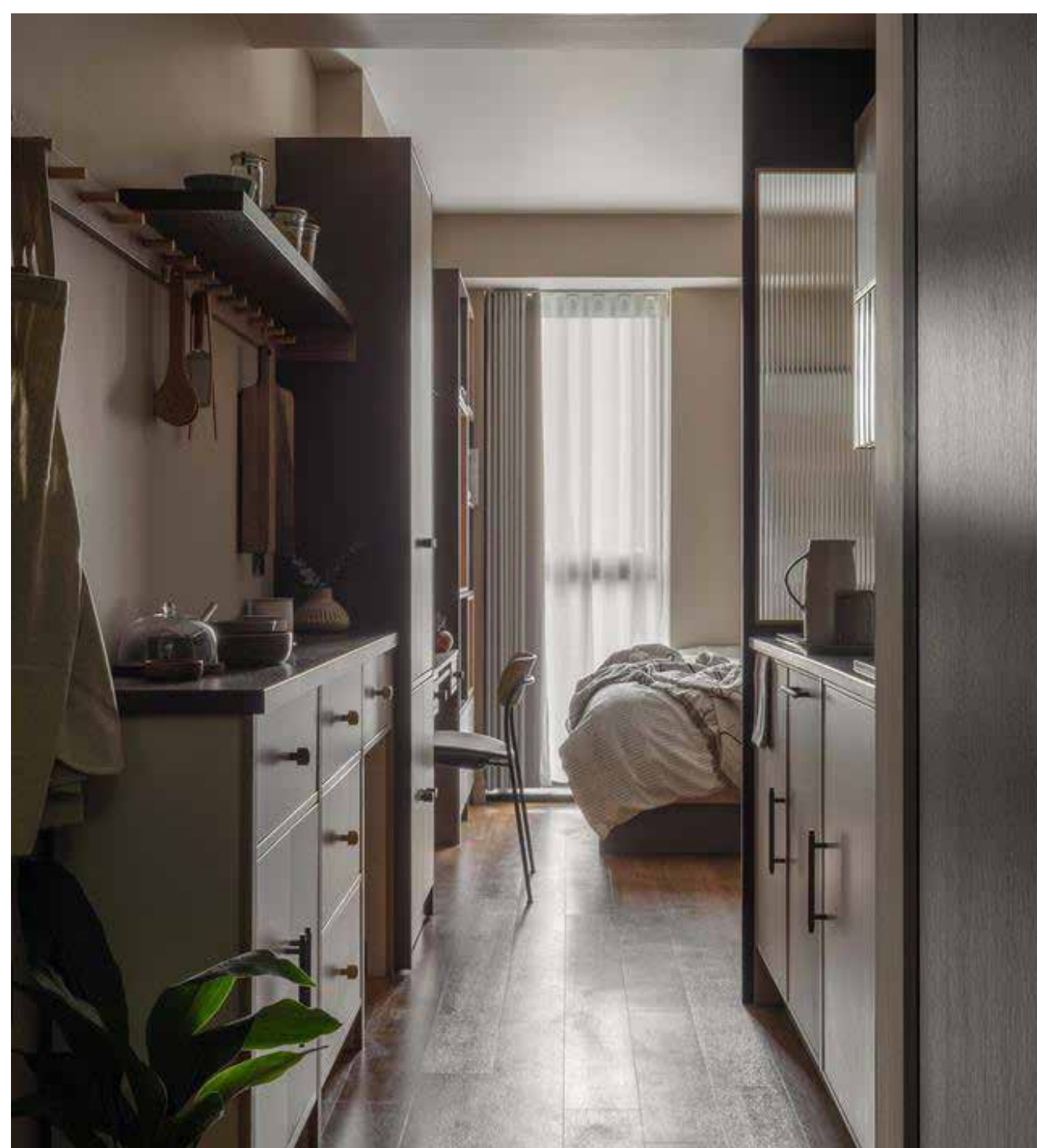
The Studio's

What are the Studio's Like?

All studios are designed to meet the GLA's design guidance for co-living. 80% are an average 21 sq.m in floor area, 10% are premium, averaging 26 sq.m and 10% are for disabled residents with an average size of 30sq.m

The space provided meets all of an individuals needs whilst allowing the rent to be offered at a more affordable rate.

The individual studio is supplemented by communal amenity spaces that all residents are able to enjoy, refer to the next board.



Studio example - Ark Wembley



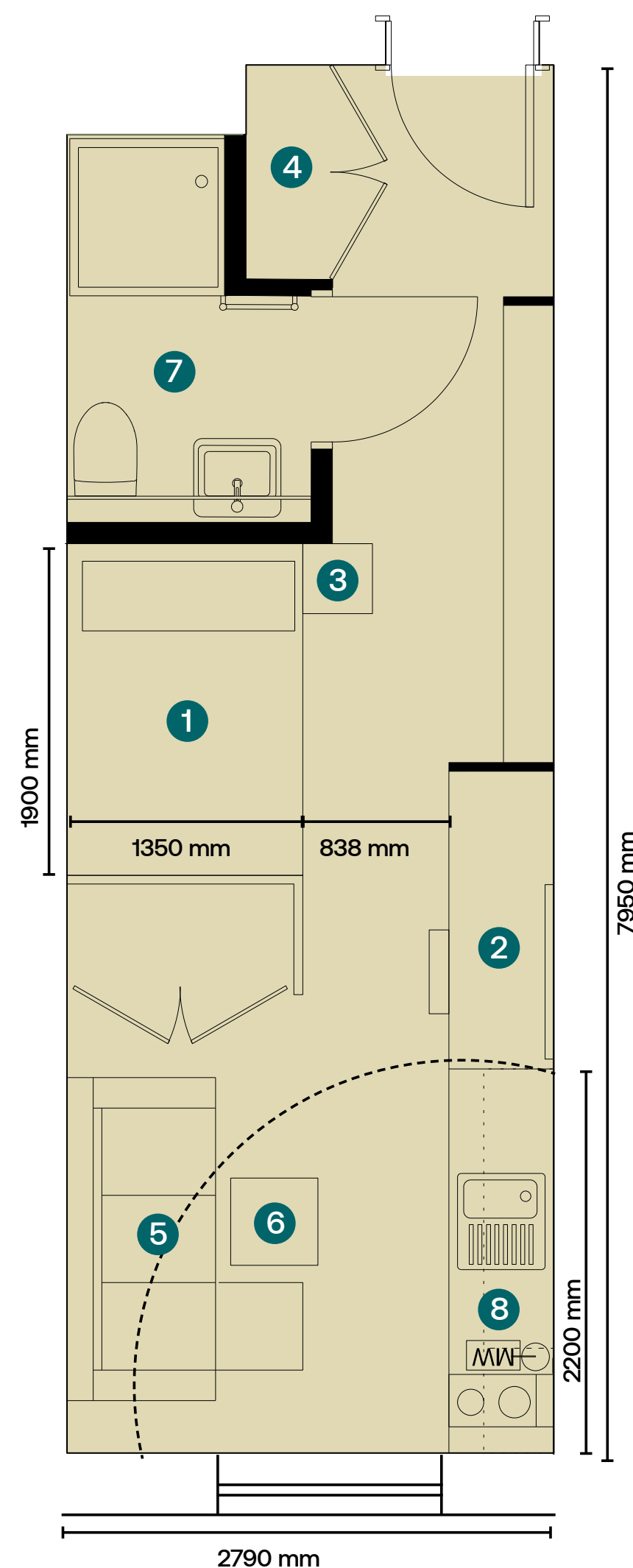
Kitchenette example - Ark Wembley

Typical Floor Layout

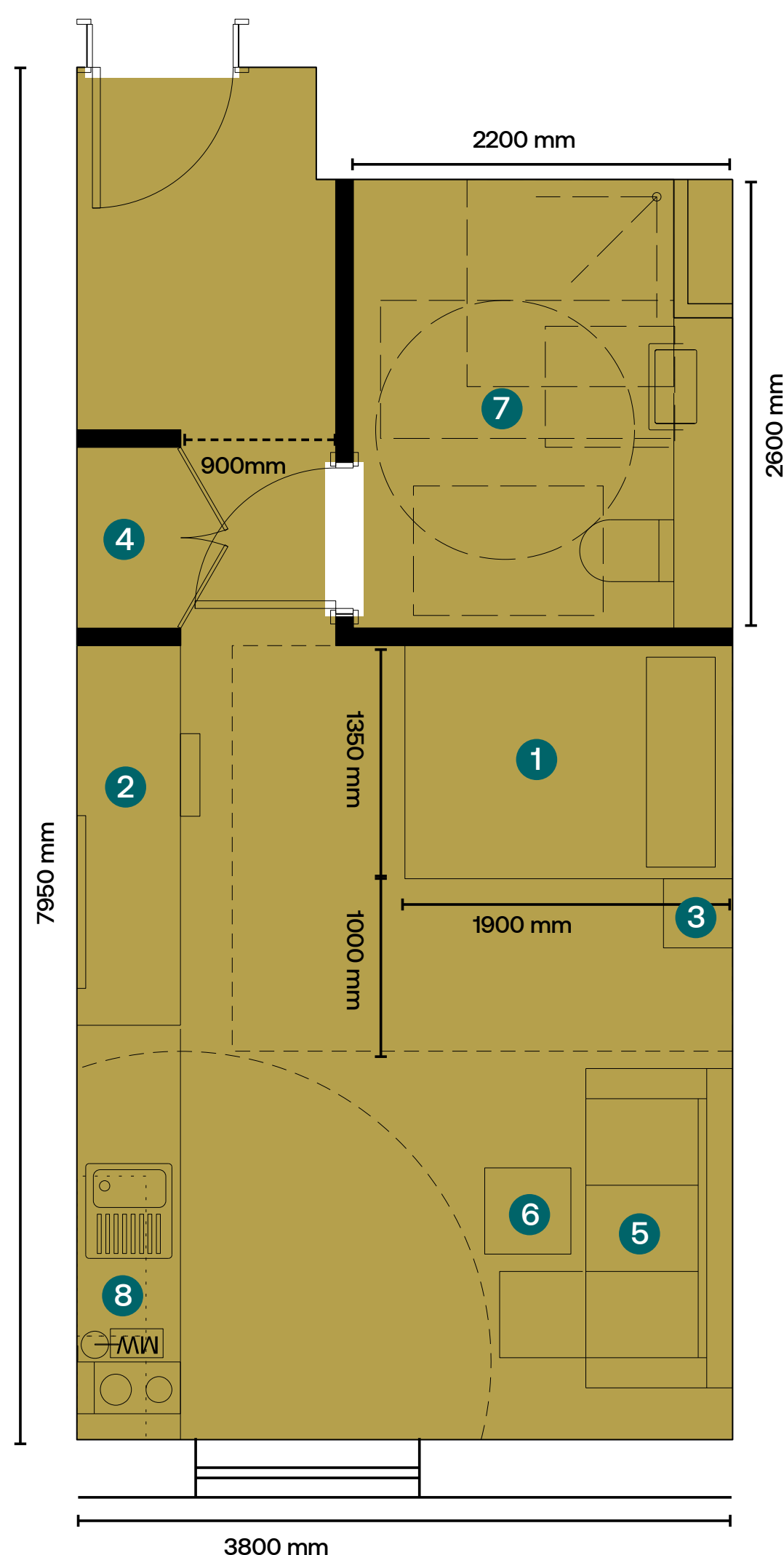
Residents access each floor via 3no lifts. The studio's are arranged so that their windows are either adequately separated from neighbouring properties or avoid direct overlooking. No studio windows face 1-12 Edward Street.

- 1 Double Bed
- 2 Desk with Worktop Space
- 3 Bedside cabinet
- 4 Wardrobe/clothing storage (at least 1.2 cubic meters)
- 5 Seating Area - Armchair (minimum)
- 6 Dining Area - seating area could be used for dining
- 7 Bathroom with shower
- 8 Kitchenette
sockets for toaster
microwave
drainage
counter space
two plate hob
mini fridge under counter

Typical Studio Plan



Wheelchair Accessible Studio Plan



Typical Floor Plan



Communal Amenity Spaces

What are Communal Amenity Spaces?

They are shared spaces provided for the co-living residents which supplement their own studio space and are included in the rent.

They provide a key component of the living experience offering residents places to socialise, exercise, work, relax and eat. The operator will hold regular events and social activities within these spaces to help foster a sense of community within the building.

What Spaces Will There Be?

Ground Floor

The building entrance is proposed to the corner of Evelyn Street and Grinling Place in the most prominent location and will help activate the streets.

Within the entrance lobby area there will be seating, a coffee point and during the day this will be attended by the management team who will have their office adjacent.

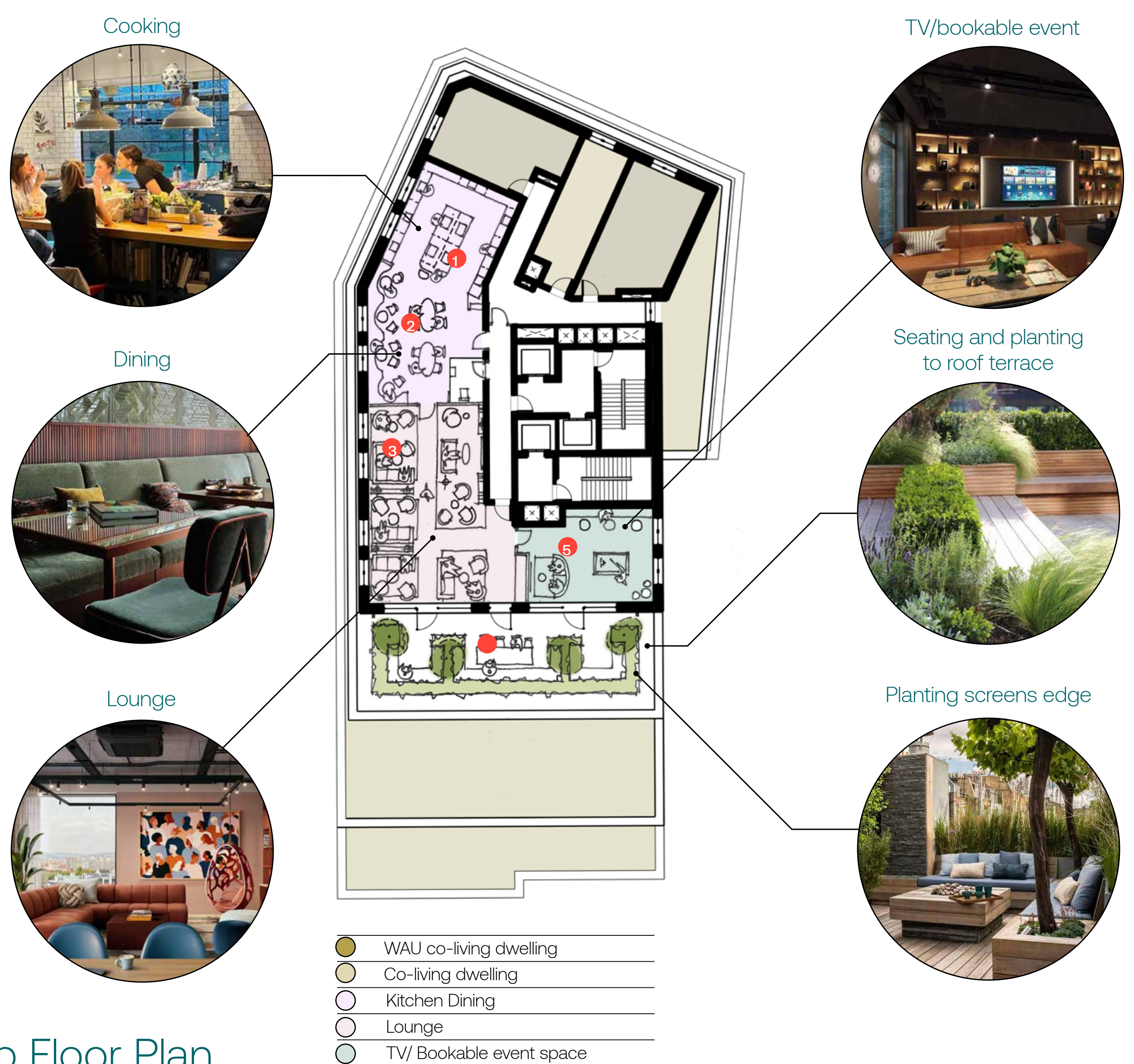
A co-working space will front Evelyn Street providing a choice of area for residents to work from home. The space will also include a meeting room and 'quiet booths'.

To the south will be a fitness studio and gym facing onto Grinling Place. A laundry room with a games area will access a garden with high quality soft landscaping for residents to enjoy.

Bins will be collected from an internal refuse store from Grinling Place. No residents will be allowed cars apart from 2no. Blue badge spaces for disabled residents.

Top Floor

The top floor will provide the more social spaces including a TV/games room, master-chef style communal kitchen, seating and lounge. These will access a south facing external terrace with seating and planting.



Height & Appearance



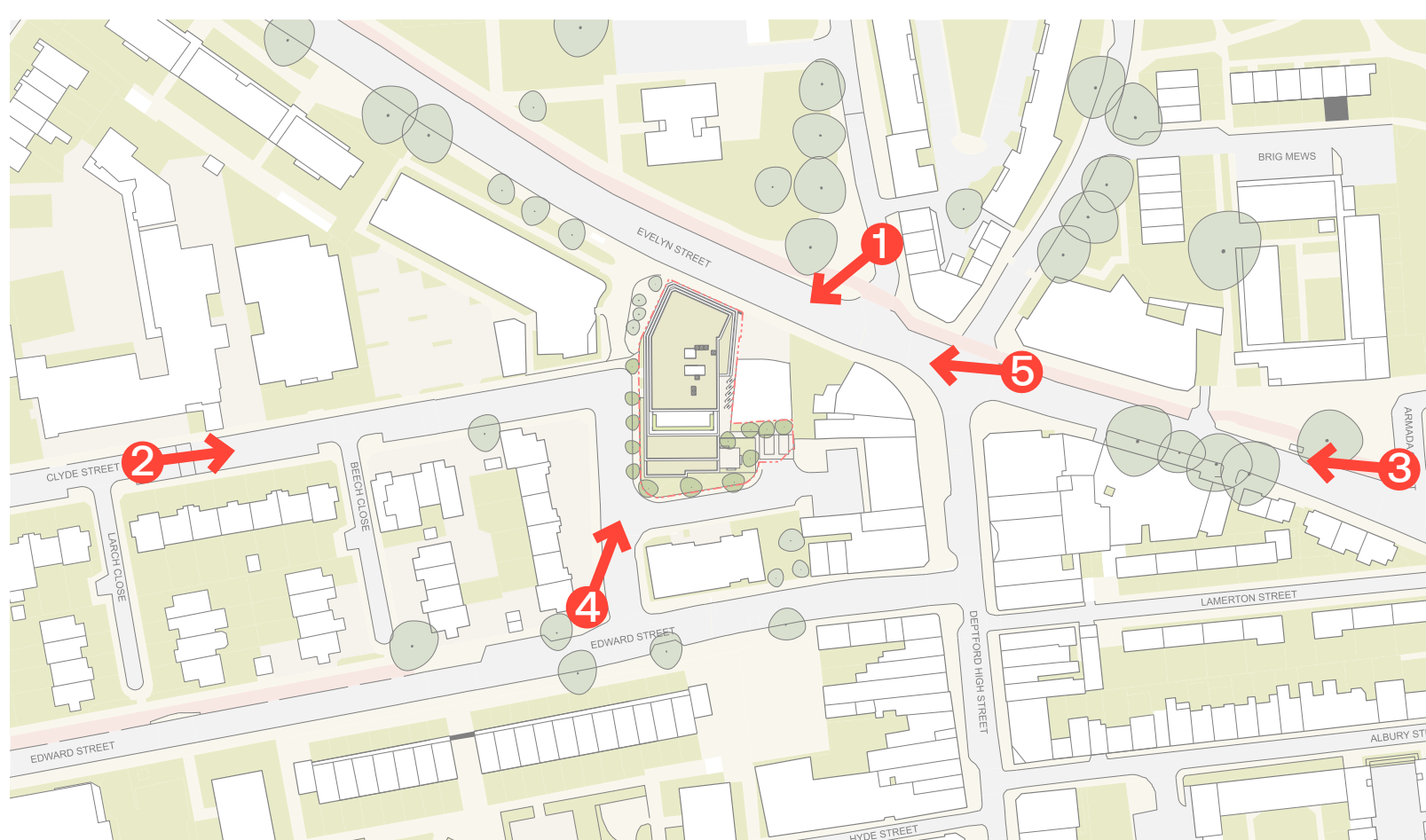
View 1 - Indicative visualisation from corner of New King St.



View 2 - Indicative visualisation from Clyde Road



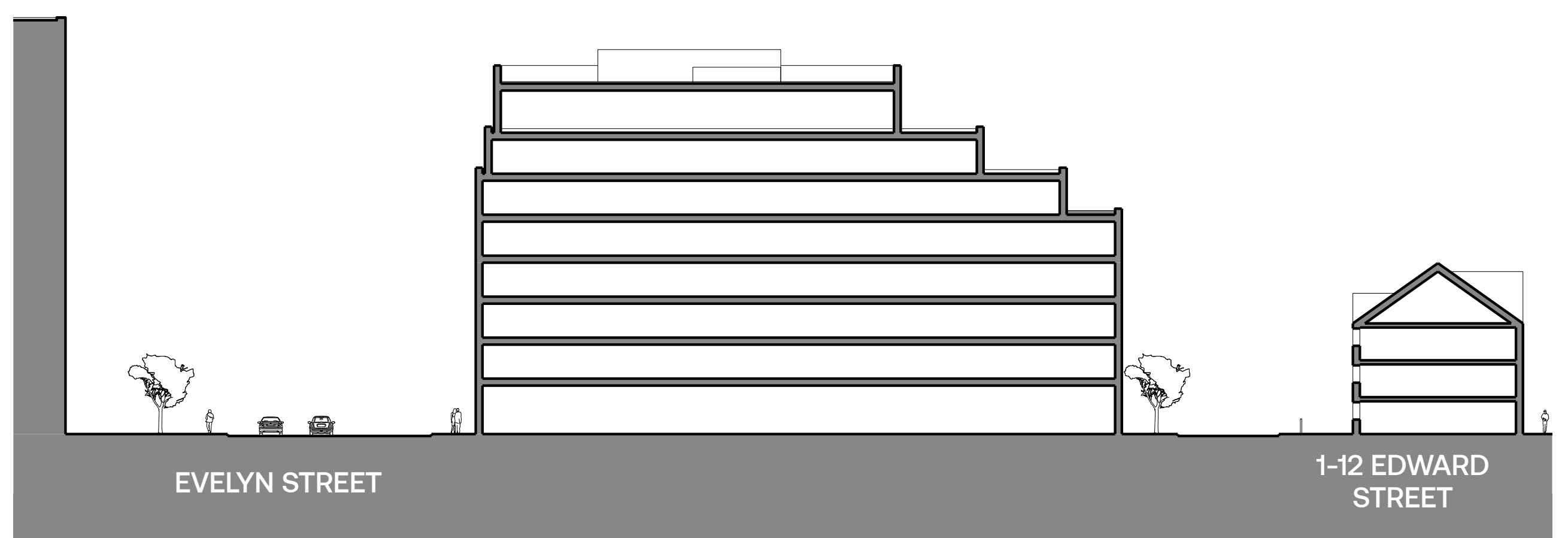
View 3 - Indicative visualisation from Creek Road



View 4 - Indicative visualisation from corner of Edward Street



View 5 - Indicative visualisation from outside of The Well.



Long building section through the 8 storey proposal

Height & Appearance



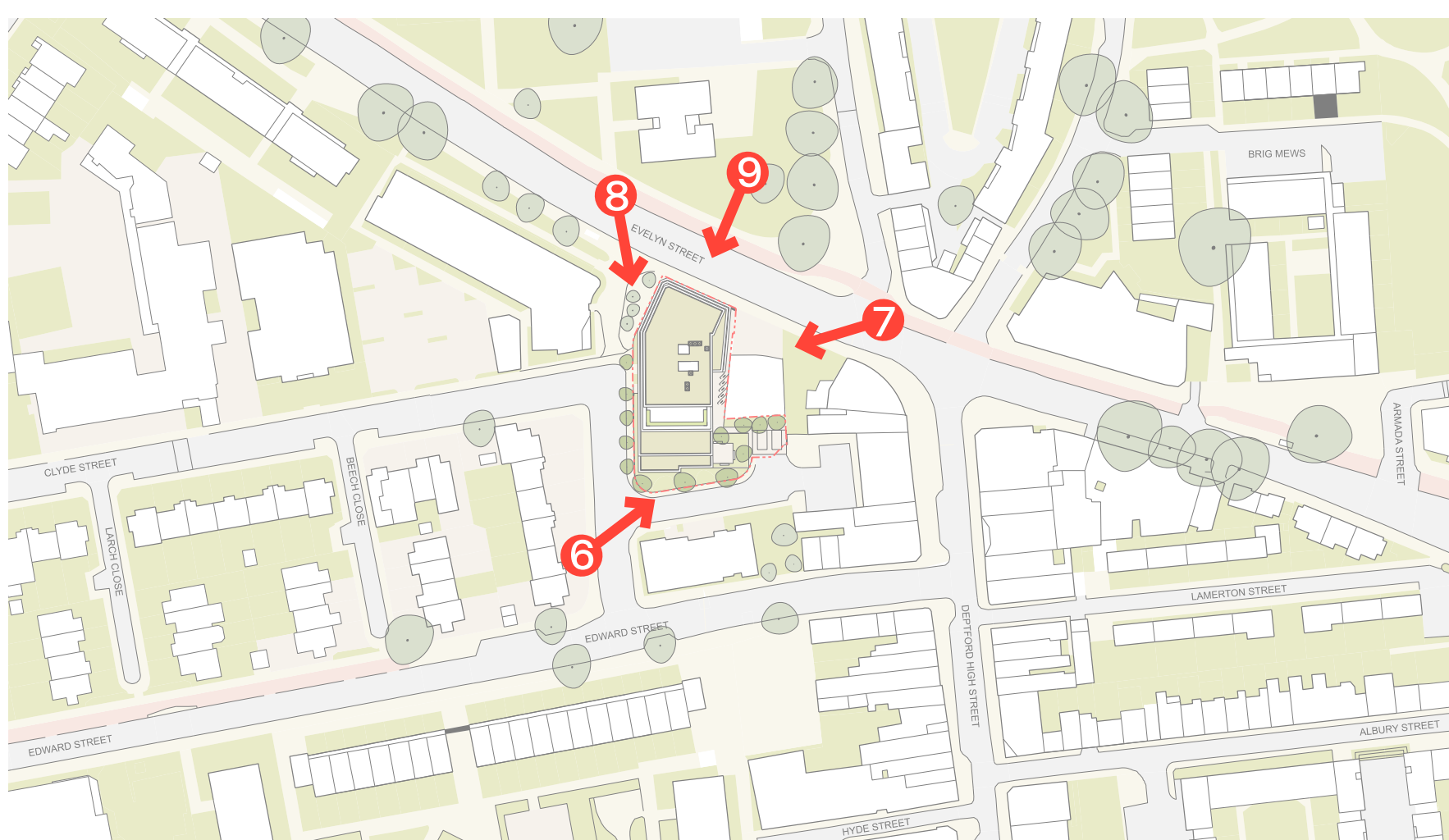
View 6 - Indicative visualisation from Grinling Place (south)



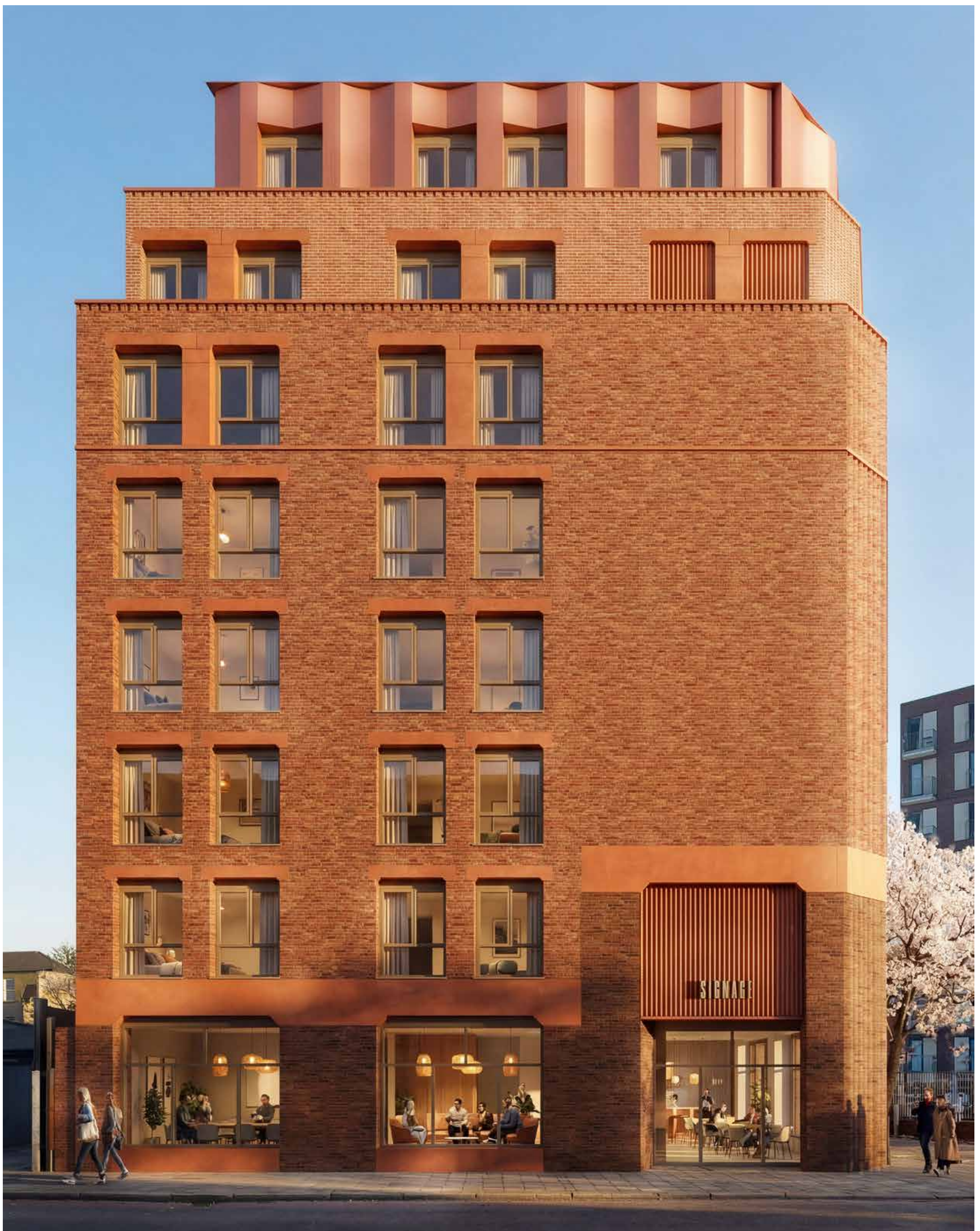
View 8 - Indicative visualisation from corner of Grinling Place / Evelyn Street



View 7 - Indicative visualisation from Watergate Street corner.



- Heights vary between 5 storeys towards Edward Street to 8 storeys fronting Evelyn Street.
- Top 2 storeys are set back from the frontage.
- The appearance is inspired by Deptford's Industrial heritage using two different red bricks with masonry lintel details.
- The top floor is a lightweight material in a similar colour tone to compliment the brickwork.



View 9 - Indicative visualisation Evelyn Street elevation

Timeline

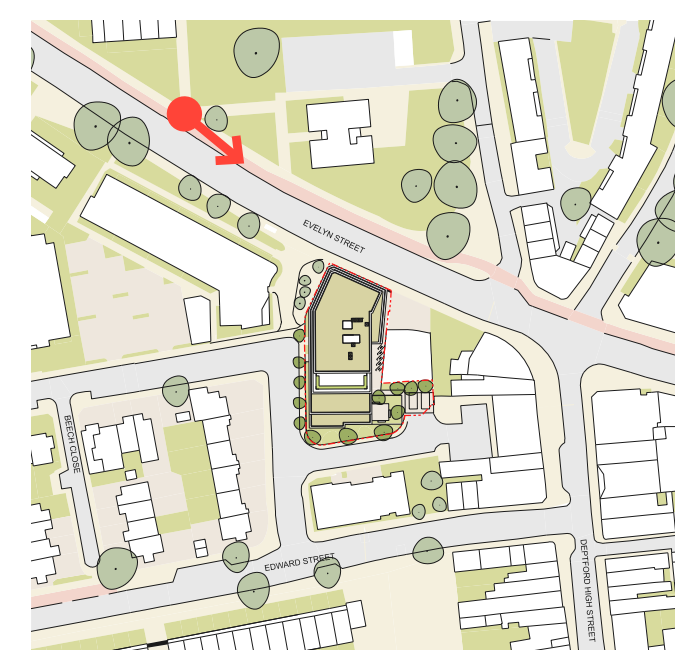


Indicative visualisation of the proposals from the west along Evelyn Street

What's the Next Steps?

The proposals are being reviewed through Lewisham's pre-application process and Architectural Design Review Panel. Feedback from this public consultation,

alongside comments from the council and other stakeholders, will help shape the ongoing development of the proposals and inform the future



Indicative timeline for the development



If you wish to comment on the proposals please contact us using the details below.
Please refer to the website for the closing date of comments.



contact@grinling-place-consultation.com



www.grinling-place-consultation.com

Have your say; www.grinling-place-consultation.com