

**Hello and welcome to our public exhibition about our proposed residential development at 35-39 Parkhouse Street.**



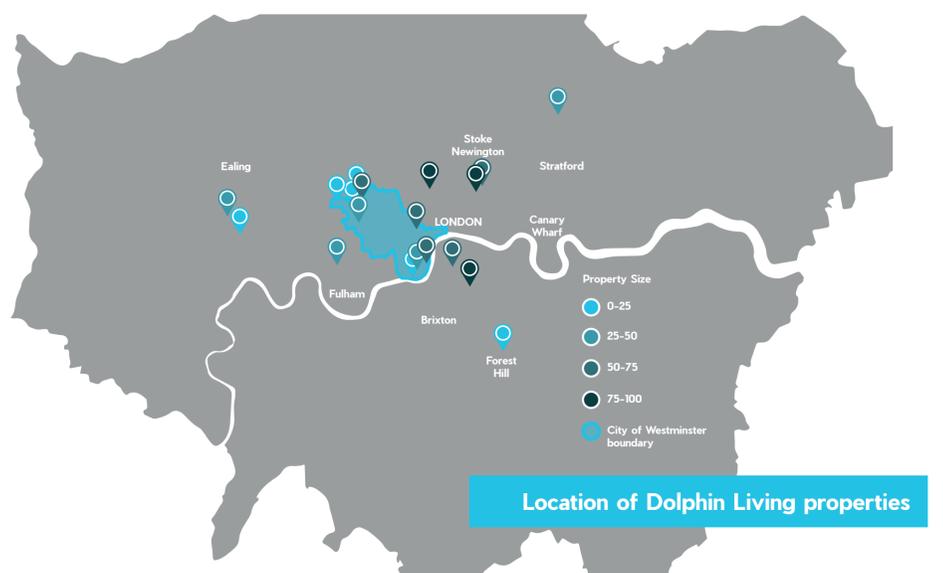
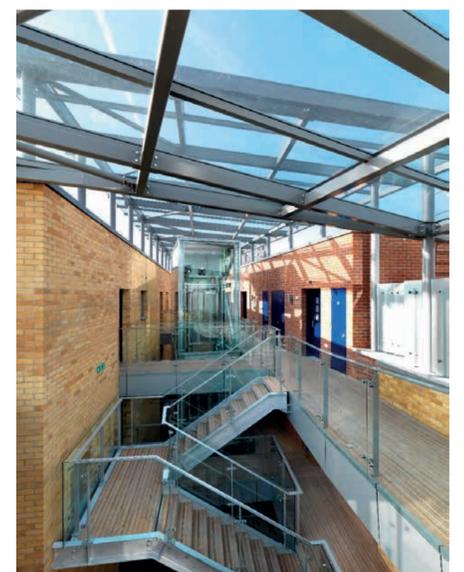


Lanhill Road, Westminster

**The Dolphin Square Charitable Foundation, known as Dolphin Living, is a housing charity providing high quality rental homes for working Londoners. The charity has delivered 629 homes since 2011, has a further 167 in construction and a further pipeline of over 400 homes on properties it owns.**

Three quarters of the properties are intermediate rental housing, a form of affordable housing. This means that the rents charged can never be more than 80% of local Market Rent levels, and must be affordable to households on an income below a threshold level set annually by the Mayor's office. The average intermediate rent is 53% of the local market rent.

- Established in 2005
- £124m Dolphin Square sale proceeds
- Rents that London's workers can afford
- Central London focus
- £160m of net assets, £230m gross assets
- 629 occupied homes
- 450 unit development pipeline
- Charitable trust & subsidiaries including RP

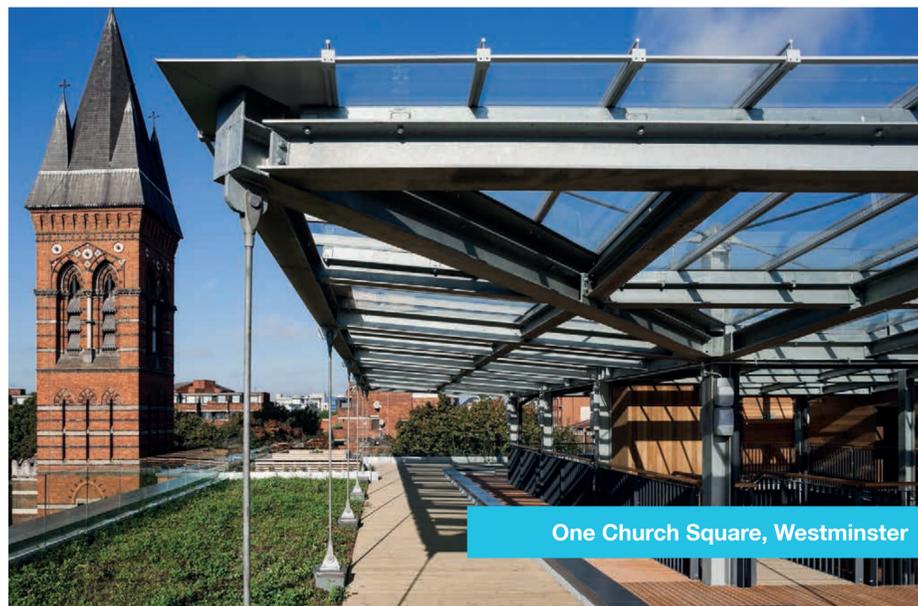


Location of Dolphin Living properties

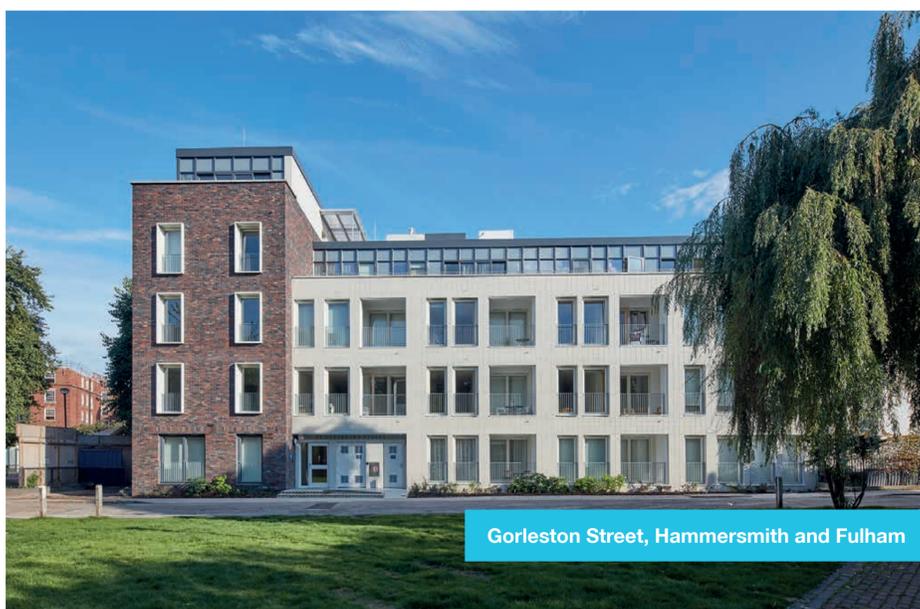
# Dolphin's Housing Proposal



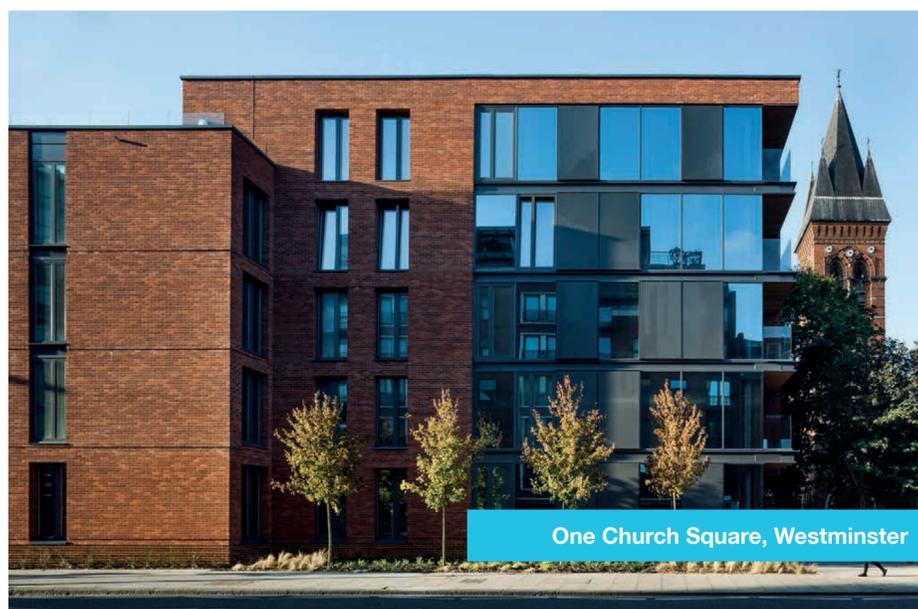
Lanhill Road, Westminster



One Church Square, Westminster



Gorleston Street, Hammersmith and Fulham

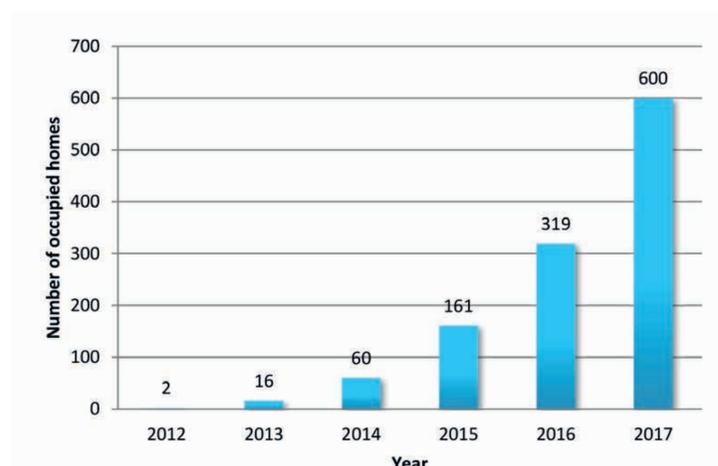


One Church Square, Westminster

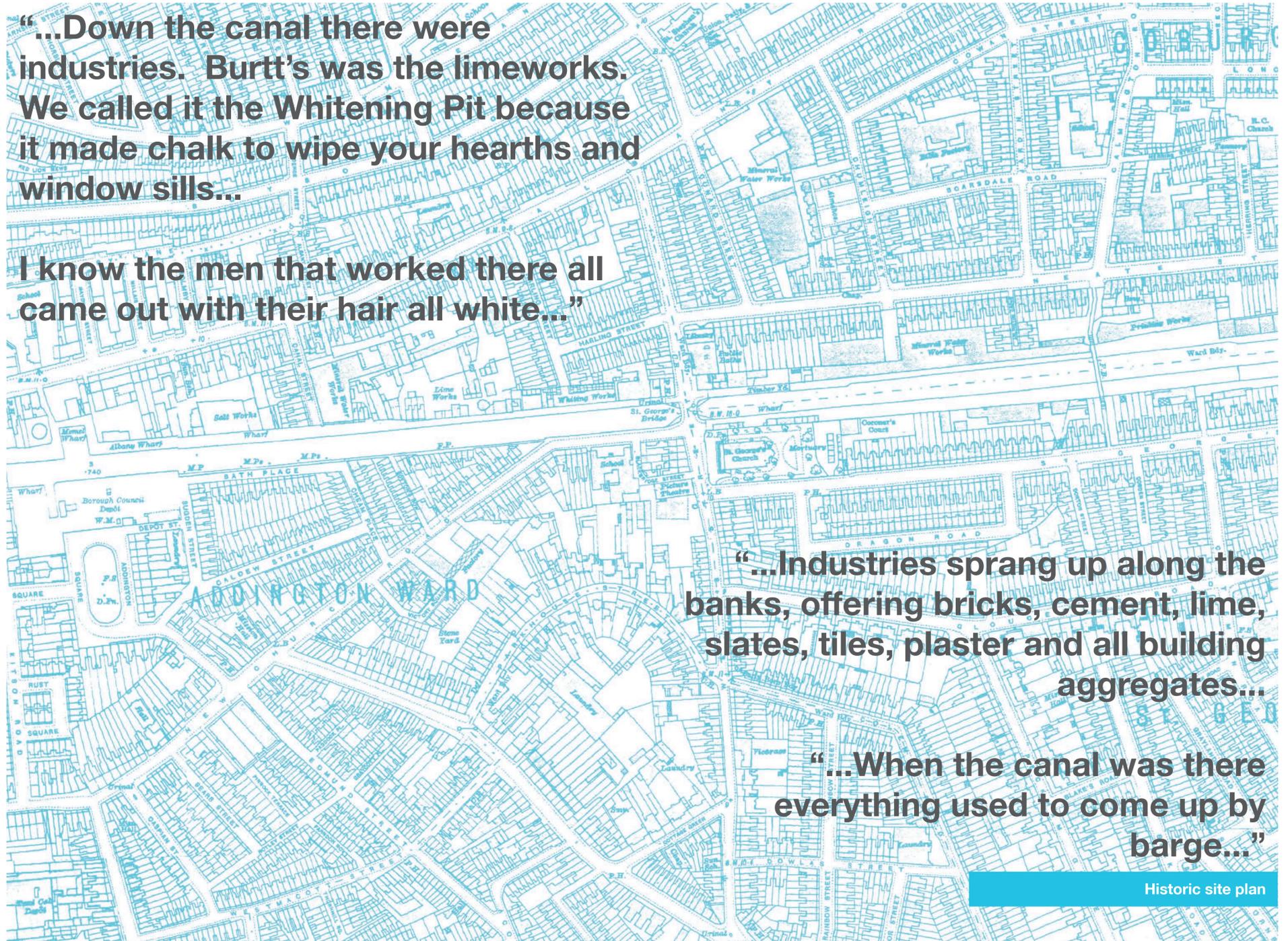
At this development Dolphin are proposing a build to rent development including 50% affordable homes.

The development will be:

- Tenure blind with market and affordable rents throughout the development
- A mix of 1, 2 and 3 bedroom homes
- Compliant with London Housing Design Guide standards
- A range of affordable rents from London Living Rent which is £937 per month for a 2 bedroom home in this ward (Faraday)
- Prioritised for local residents, particularly those with existing social housing tenancies and their dependents



Our portfolio



The Parkhouse Street site sits in a rich area of London’s industrial heritage. The Grand Surrey Canal, which once ran from Surrey Quays to Peckham, was located directly to the north of the site. The canal allowed for the transportation of raw materials across south London, leading to the emergence of various industries in the area such as the cement works established by Burt and Sons, which is recognised today by the grade two listed lime kiln situated in the park. During the Second World War the areas was heavily damaged during the Blitz, with the site suffering an infamous V1 bomb attack.

Under the Abercrombie Plan of 1943 the area was designated as a new potential ‘green lung’ for South London, but Burgess Park did not develop fully until the early 1980s when the fragmented pieces of green space were slowly linked together. This coincided with the draining and filling of the Grand Surrey Canal, deemed too dangerous and expensive to maintain in the 1970s.





The area surrounding the site is currently subject to a series of substantial redevelopment plans.

To the north of Burgess Park is the Aylesbury Estate masterplan (1). This is a large scale development which when completed, will offer 3,500 new homes including a number of taller buildings to Albany Road.

To the west of the site is 21-23 Parkhouse Street (2), offering 32 new homes and over 1100sqm of commercial floor space.

To the south of the site the wider Burgess Business Park area, or Camberwell Union (3), is proposed as a mixed use redevelopment comprising of creative workspaces and 500 new homes linked by urban streets, squares and open yards.





**Over 100 new high quality homes**

**A design which celebrates the industrial heritage of the site and respects the character of the existing area**

**Commercial ground floor space plus six to nine upper residential levels**

**Attractive working environments for makers, designers, light crafts, offices and professional services**

**Communal gardens, children's play space, roof terraces and private balconies available to all residents**

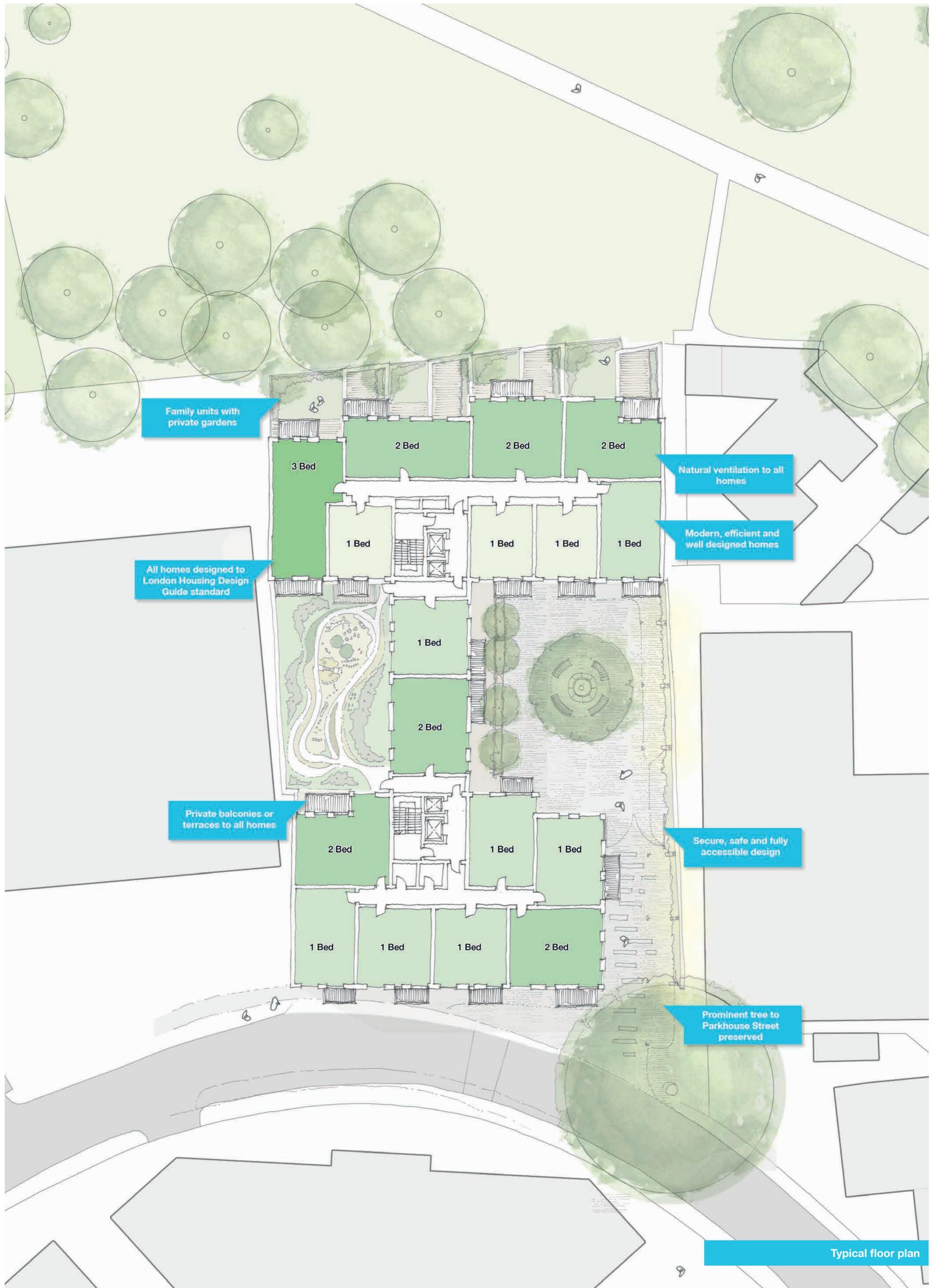
**Retention of the prominent mature London Plane tree to Parkhouse Street**



View from Parkhouse Street



View from Burgess Park lake



Family units with private gardens

Natural ventilation to all homes

Modern, efficient and well designed homes

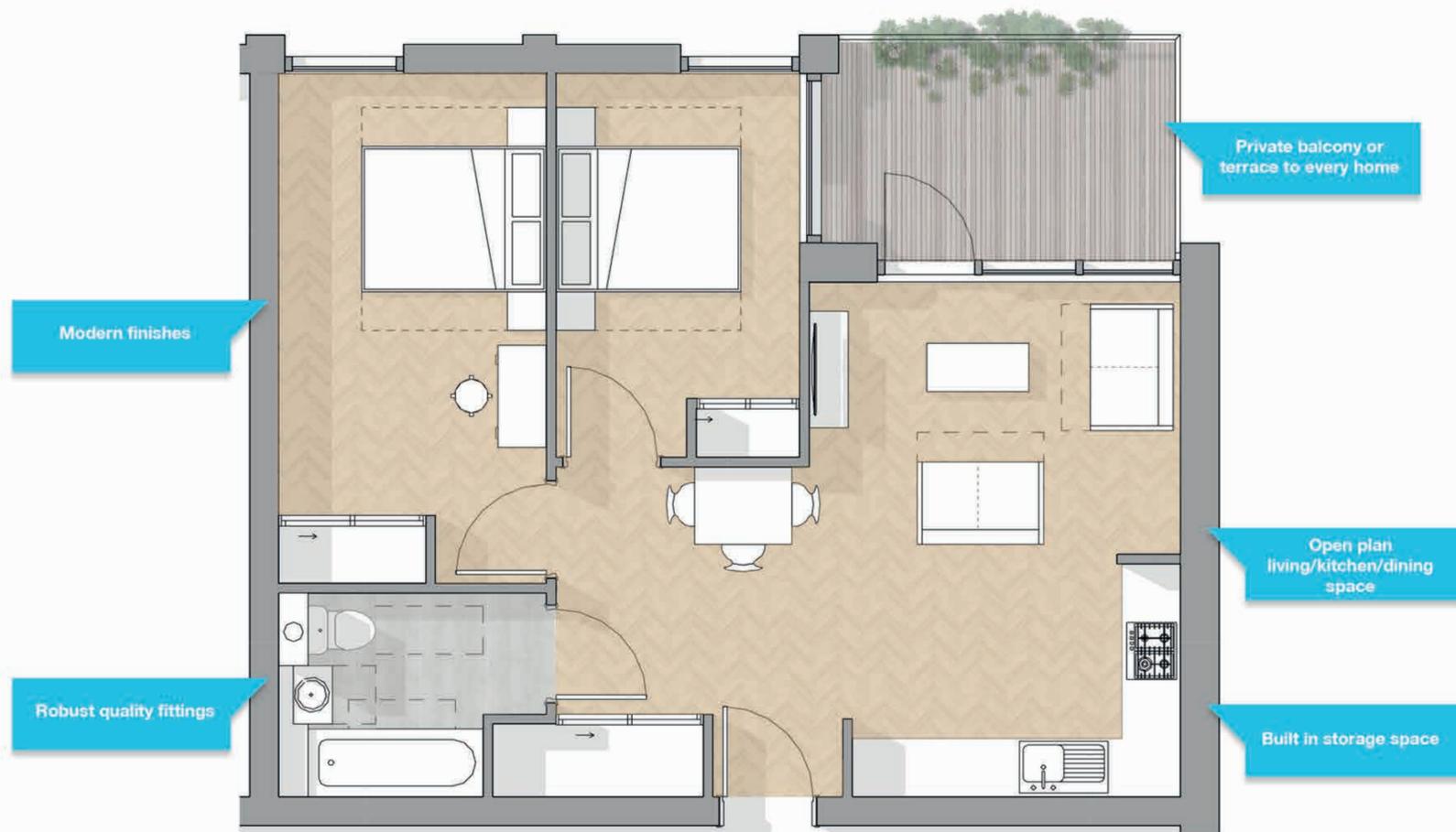
All homes designed to London Housing Design Guide standard

Private balconies or terraces to all homes

Secure, safe and fully accessible design

Prominent tree to Parkhouse Street preserved

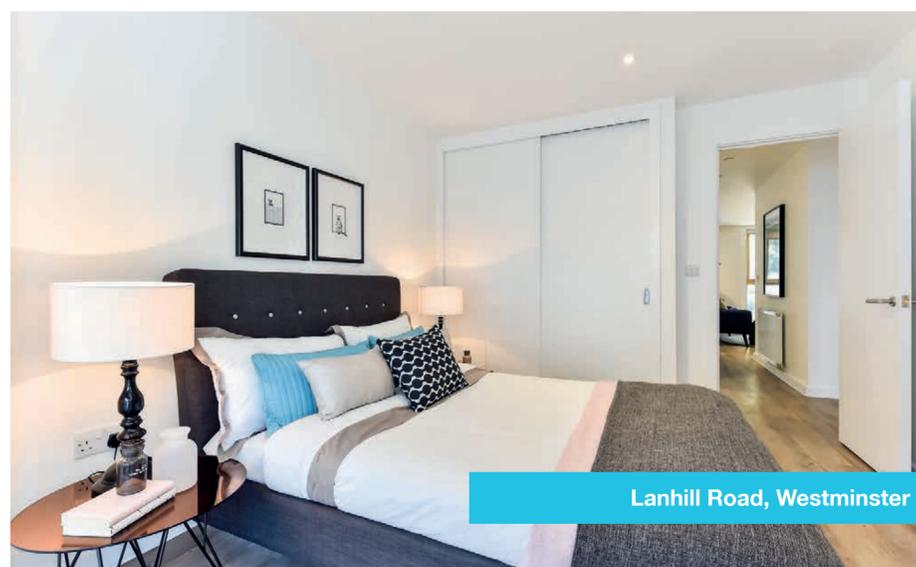
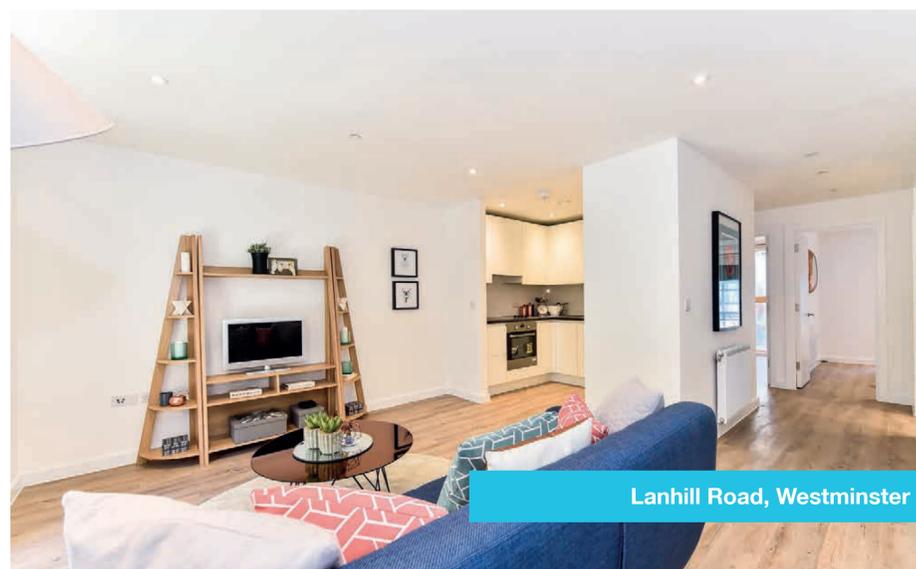
Typical floor plan



Typical 2 bedroom home layout

Dolphin Living strive to ensure every home they provide is not just fit for purpose but are the best designed homes possible for existing and future residents.

The surrounding images show an example of Dolphin Living homes that we have completed on other projects. We aim to provide this level of quality in all the homes we build.



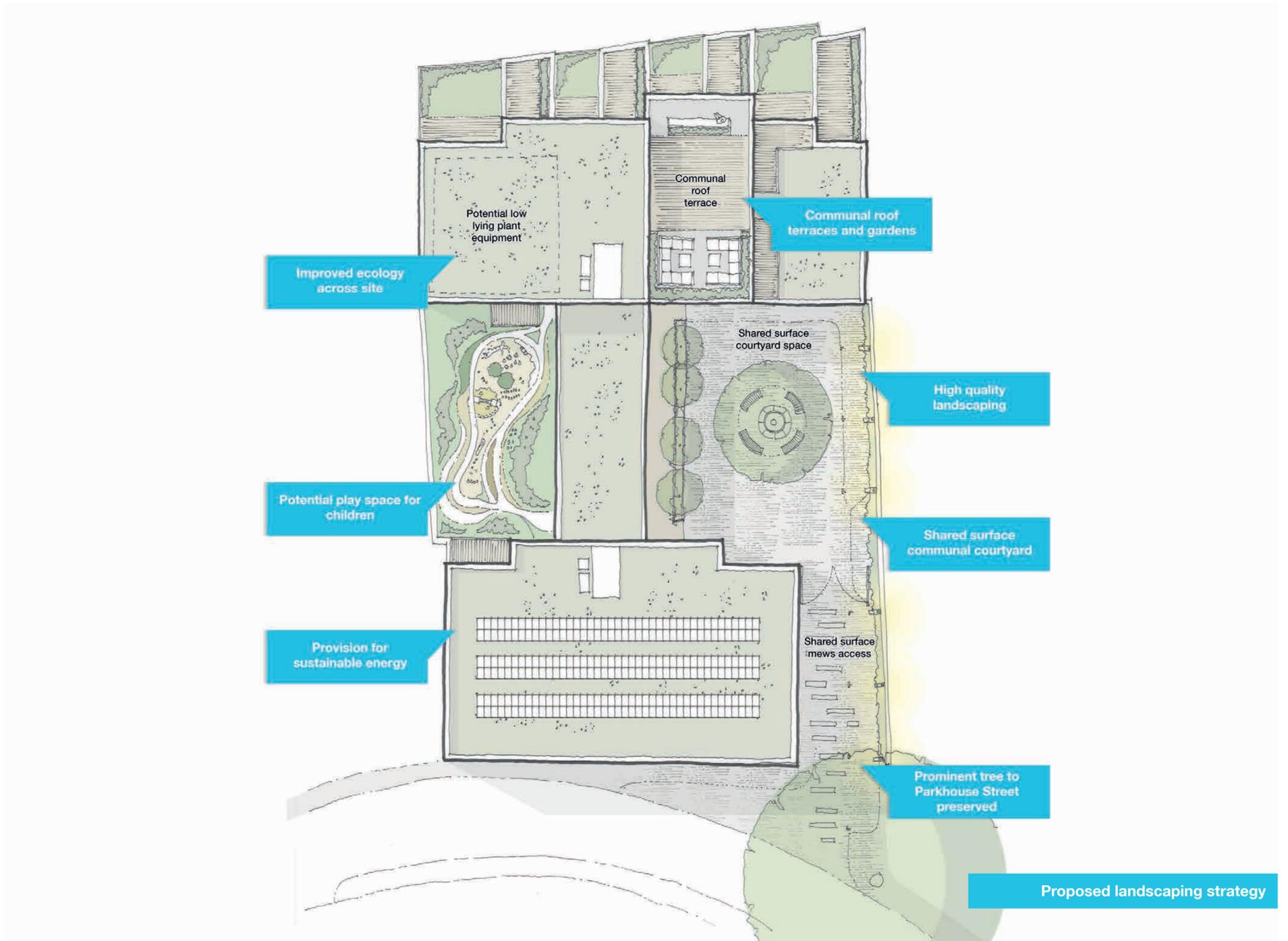


Existing workplace replaced with improved accommodation for up to 75 employees

Attractive working environments for makers, designers, light crafts, offices and professional services

Active commercial street frontage to Parkhouse Street and new commercial mews





High quality landscape and amenity for residents, with large communal terraces and roof gardens

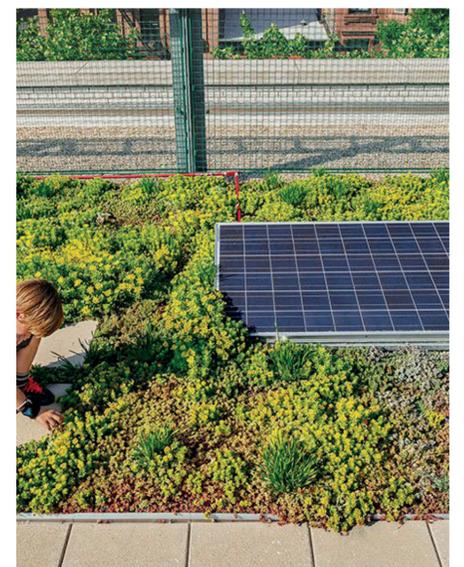
Generous private residential amenity space and balconies

Low energy design and carbon reduction

Natural ventilation and excellent daylight to all homes

Over 190 secure cycle parking spaces for residents and workers

Minimal car parking with 5 spaces provided on site for disabled residents





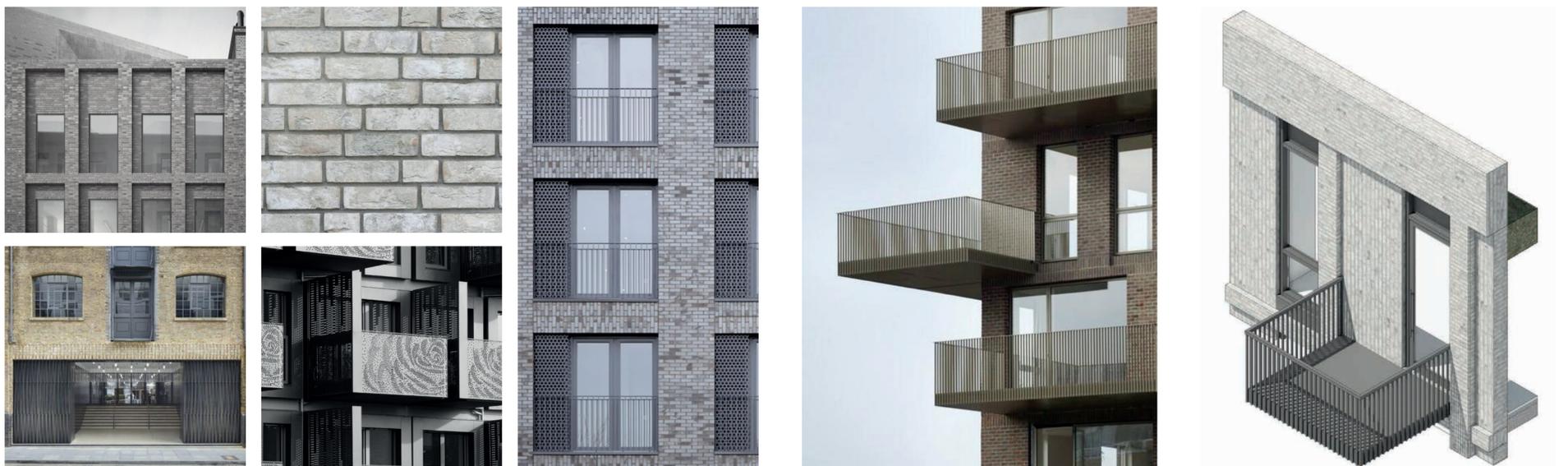
High quality and low maintenance materials inspired by the industrial heritage of the wider site

Robust brickwork

Full height glazing to maximise daylight and views

Feature metalwork to balconies

High quality interior finishes





Thank you for visiting our exhibition today.

If you would like to comment on our proposals, please email the team via Kim Humphreys at [kim.humphreys@carvil-ventures.co.uk](mailto:kim.humphreys@carvil-ventures.co.uk)



## The Team

							
Dolphin Living Affordable Housing Provider	Ryder Architecture Architect	Carvil Ventures Public Affairs and Consultation Consultant	Cast Consultancy Quantity Surveyor	Elementa Consulting MEP Engineer	Elliott Wood Structural Engineer	GL Hearn Planning Consultant	Tyler Grange Landscape Architect and Ecology