

# New Council Homes

WE'RE BUILDING  
11,000 NEW  
COUNCIL HOMES  
ACROSS SOUTHWARK



Alscot Rd - Meet the Team Event – Tues 17 Nov 2020 6pm – 7.30pm

 @lb\_southwark  facebook.com/southwarkcouncil  southwarkcouncil

  
Southwark  
Council  
southwark.gov.uk

# MEET THE TEAM - AGENDA



17 November 2020 – 6pm – 7.30pm

Meet the Team – 30mins

Project Manager/Project Officer  
Project Group  
Architects  
Employer's Agent  
Q&A

About the Project – 30mins

Site of Project  
Architects' Brief  
Community Brief & Issues  
Q&A

Next Steps – 30 mins

Where we are in the Process - Design Development, Surveys  
Project Group Review  
Programme - Completing the Stages  
Q&A

# Project Manager



**Emma Gittus – New Homes Delivery Team**

Work for Southwark Council

Main Contact for Project-based matters

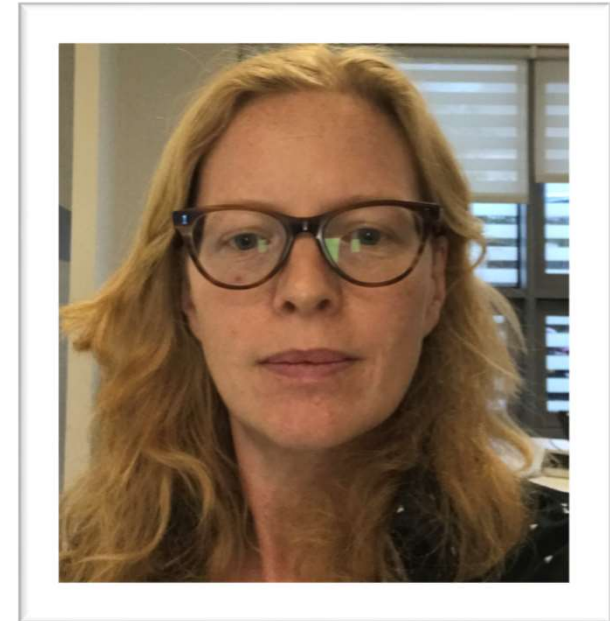
Support and Guide Project Group

Client for the Project Team – instructions & direction

Work with team members such as Project Officer,  
Development Manager and other colleagues at  
Southwark

**Melanie Hill** – Project Officer – sends apologies

Will be supporting this project



# PROJECT GROUP



## Alscot Road, Vauban Estate Project Group

### MEMBERS

Current 11 members

Made up of residents of the neighbourhood – some tenants, some leaseholders

Already participated in making the Community Brief and architects selection interviews

### ROLE

Representative body for local residents to review and scrutinise the team

Helped to formulate the Community Brief

Helped to interview the Architects

Will form a focused-group at every stage reviewing the designs and making comments

# STOLON STUDIO.

## Who are we?

- Husband and Wife Team – est. Stolon in 2016
- Innovative architecture / inventive development
- Robert (Royal College of Art) has 20 years experience  
Master-planning, backland sites, infrastructure, research, flood-risk and historic buildings.
- Jessica (Bartlett UCL) has 16 years experience  
Hotels, schools, residential development, social housing, landscape, high-end interiors.
- Both have 100% planning success



- Robert
- Director and Architect
- Passionate about good design, and tackling climate change



- Jessica
- Director and Architect
- Working mum. Champions social value and family housing



# ... more of our team



**Ruth**

Senior  
Architect

Always looking to  
green the city.  
Often found in  
parks  
or her garden.



**Gemma**

Architectural  
Assistant

Involved in  
environmental  
measures, local  
charities & zero  
waste.



**Tom**

Architectural  
Assistant

Interested in  
strong narratives  
from concept to  
construction

STOLON  
STUDIO.



# Responsibilities



## SOUTHWARK HOUSING

Responsible for budget and delivery

## PLANNING / BDG CONTROL

Responsible for ensuring it meets standards



## RESIDENTS

Responsible for the community brief

## DESIGN TEAM

Responsible for design and technical improvement



# EMPLOYER'S AGENT



presented by  
**Kieran Vincent**



**Alscot Road Parking, Vauban Estate**

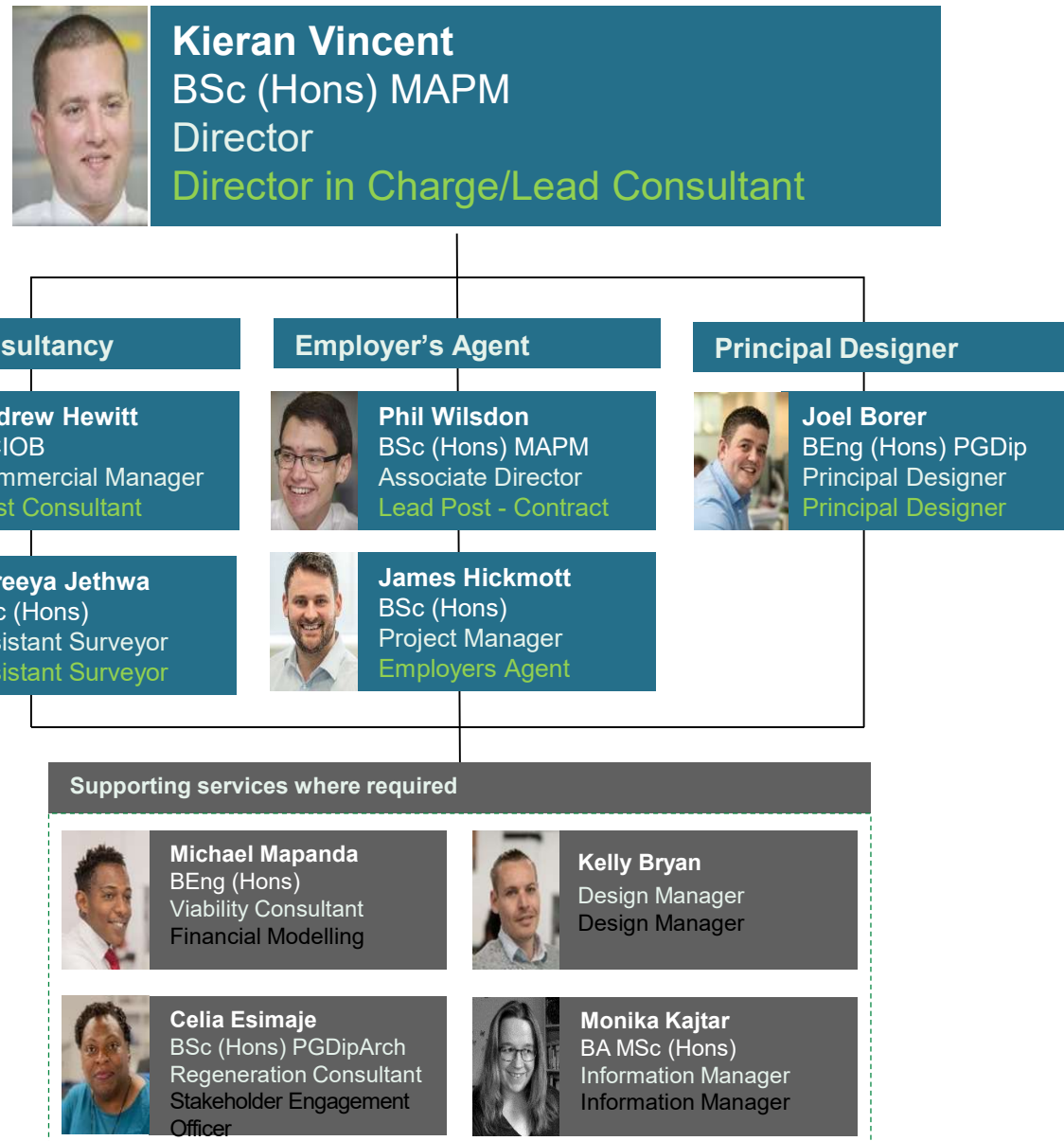


## Introduction to Airey Miller

- Offices in central London, Sevenoaks and High Wycombe
- Since 2008 we have delivered over 1,000 housing completions per annum, 3% nationwide
- In 2019 we handed over 1,471 dwellings.
- Members on 32 frameworks for registered providers and local authorities
- Founder and chair of the Councils Building Homes forum, attended by over 50 local authorities



# Airey Miller's Team



## Airey Miller Services

### ■ Employer's Agent

- *As the Employer's Agent, our role includes, assisting LBS in managing the delivery of the project- from inception, through completion and to the end of the Defects Rectification Period. We will be responsible for preparing the full Employer's Requirements and tender documents, managing the tender process with LBS; Formalising the eventual Build Contract and for administering the build contract. We will monitor the construction works to ensure the works are in line with the contract terms.*

### ■ Quantity Surveyor

- *As the Quantity Surveyor, our role covers cost management in ensuring Value for Money for LBS. We will assess the design proposals pre-contract, prepare order of cost estimates and pre-tender estimates before tendering. Post-tender, we will analyse the all tenders (& where required, engage with tenderers to seek clarifications on their submission) and – working with the Employer's Agent – we will prepare a tender report to LBS with our recommendations. Post-Contract, we will be involved with assessing any variations and interim valuations from the contractor and certifying payments as works progress- up to the Final Account and Final Statement.*

### ■ Principal Designer

- *As the Principal Designer, our role is defined under the Construction (Design & Management) Regulations, 2015 – and it is essentially concerned with risk elimination (or reduction) in the proposed development through design development; construction; in-use; & at the end of the development's useful life. We will be engaging with the design and project team all through the project- ensuring safety matters are considered at all stages. Pre-tender, we will prepare the Pre-Construction Information Pack. Post-Contract, we will engage with the contractor to ensure safe site practices. At the end of the project we will ensure a Health & Safety File (incorporating an Operation & Maintenance Manual) is in place to facilitate safe and effective future maintenance of the development.*

QUESTIONS & ANSWERS

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PROJECT TEAM

# PROJECT OBJECTIVES



**To contribute to Southwark's target of delivering 2,500 homes by 2022.**

Provide all new homes at Leroy Street Garages as council house (social rented) tenure

The broad mix is to follow Southwark's current housing policy – this might alter slightly

10% 1 bedroom 2 person

60% 2 bedroom 3 person (or 4 person)

30% 3 bedroom 5 person (or larger)

A target housing figure of up to 17 new homes

Take into account the local housing needs – some downsizing, some need more bedrooms

Car free development

Provide adequate drop off/pick up/deliveries to new homes

Reinforce connections to open space of Bermondsey Spa Gardens and Vauban Estate

Consider Vauban Estate's architecture and history

Explore how existing spaces used on Vauban Estate and propose ways to improve

Take into account Community Brief – next slide

# Community BRIEF - Created in August 2020



## Created by Project Group, Informing Project Team

### ISSUES RAISED

Includes concerns about whether site is appropriate for new homes

Loss of parking and increased traffic/vehicle use

Pressure on local services with new residents

Keen to preserve or enhance children's play spaces (construction and future)

Daylight/Sunlight and proximity to Vauban Estate

### ASPIRATIONS FOR NEW HOMES

Minimise Daylight/Sunlight Impact

Reduce any overlooking

Create and enhance links to open spaces, trees and views

Keep new buildings low

Minimise construction disruption

Create harmonious architecture

Attractive and/or useful landscaping

Including Aspirations for sharing Vauban Estate

Community Brief –

<https://consultations.southwark.gov.uk/housing-community-services-department-community-engagement-team/c95e750de/>

**WE WILL UPDATE COMMUNITY HUB INFORMATION AFTER THIS MEETING**

# Alscot Road / Vauban Estate



# Alscot Road site

- Car park site
- Aspect onto Bermondsey Spa Park
- Existing early 20th century estate





# Vauban Estate

- Existing early 20<sup>th</sup> century estate
- Large internal garden-dominated by roads, cars, bins



# Area context

- Bermondsey 'Borough'
- Historic fabric- buildings and streets
- Green spaces- parks and trees
- Pre- and post-war housing estates
- New modern developments



Historic  
Buildings- Old  
Town Hall, Spa  
Road



Housing Estates-  
Vauban Estate



New  
Developments



# Constraints

## Heritage

- Vauban Estate
- Bermondsey Old Town Hall & Library (Grade II)

## Planning

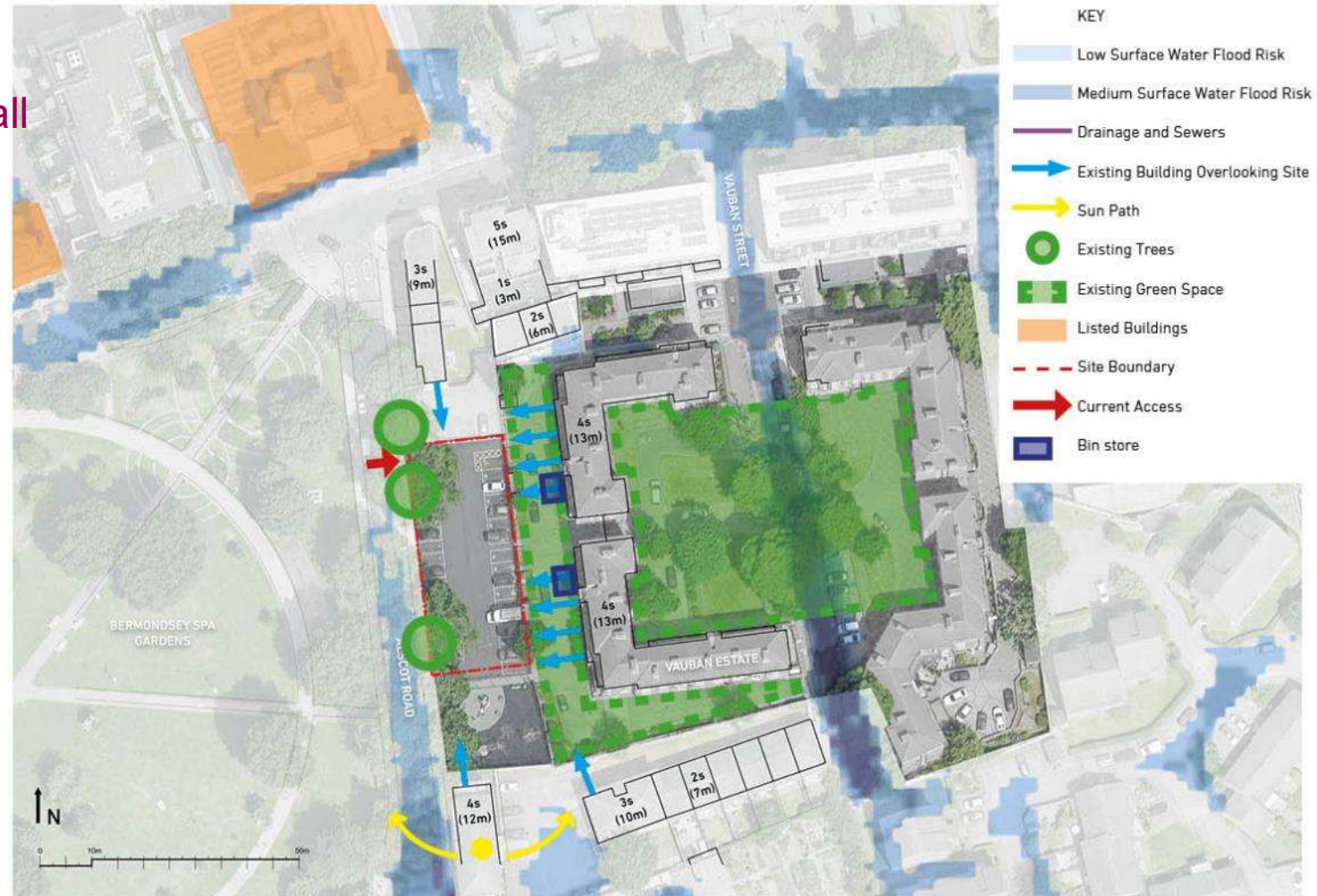
- 3-5+ storeys

## Adjacent windows

- Overlooking
- Daylight/ sunlight

## Trees, parks, open space

- On site/ street
- Bermondsey Spa Park
- Estate garden
- Playground
- Access for vehicles and bins
- Allotments



# Opportunities

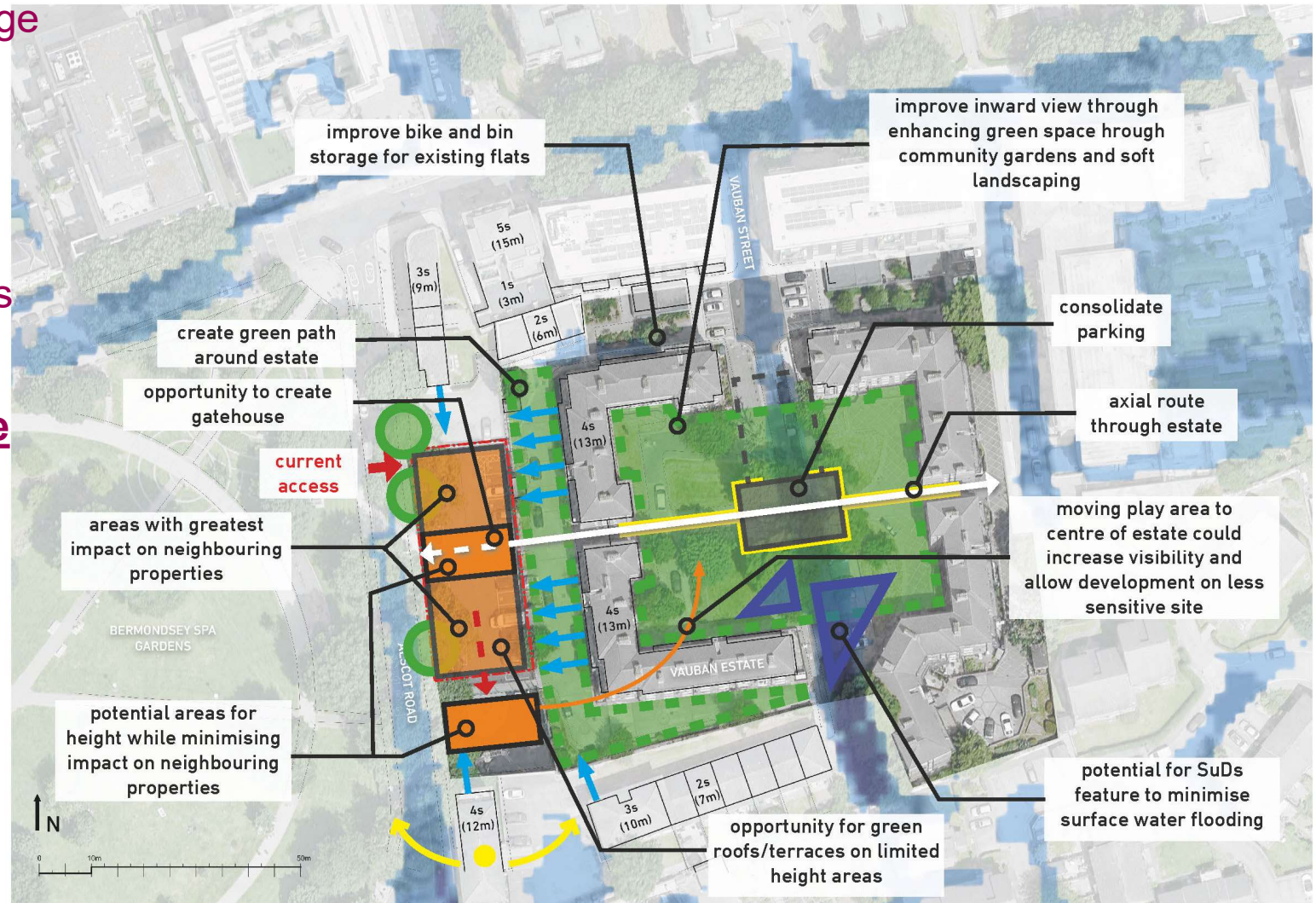
- Prominent site frontage
- Infill current 'gap' in street.

## Connections and Improvements

- to park & playgrounds
- external space

## Improve existing estate

- Secure bin store
- Secure cycle store
- Improve garden area
- New community space?



# Shared garden IDEAS



Green street



Places to sit and play



Outdoor Dining Space / Shelter



Food growing space



Interactive landscaping



Reflective space  
Shared garden for  
ad-hoc encounters



Informal Play

# Other Precedents



Green Roof



Bike Store



Secure Mailboxes



Bins neatly concealed



Wildlife-friendly



Exterior Lighting

# Ideas for Existing estate

- Essential maintenance
- Lighting improvements
- Improvements to entranceways
- New bike shed
- Landscaping
- Raised beds for food growing



# How we engage with residents

- WORKSHOPS
- PROJECT GROUP
- PRESENTATIONS
- NEWSLETTERS
- MODELS
- COUNCIL WEBSITE
  - (consultation hub)



Options Consultation

Where?

The Site

Option 3

Option 4

Option 4 - 6 x 2-4 bed houses

- 2 storeys with pitched roofs
- room in roof to reduce heights
- rhythm and repetition
- irregular pitched roof
- set back to avoid overlooking

Main differences to previous application

- building height reduced by 1m
- stepped plan
- gap in the buildings
- less parking

Options Consultation





QUESTIONS & ANSWERS

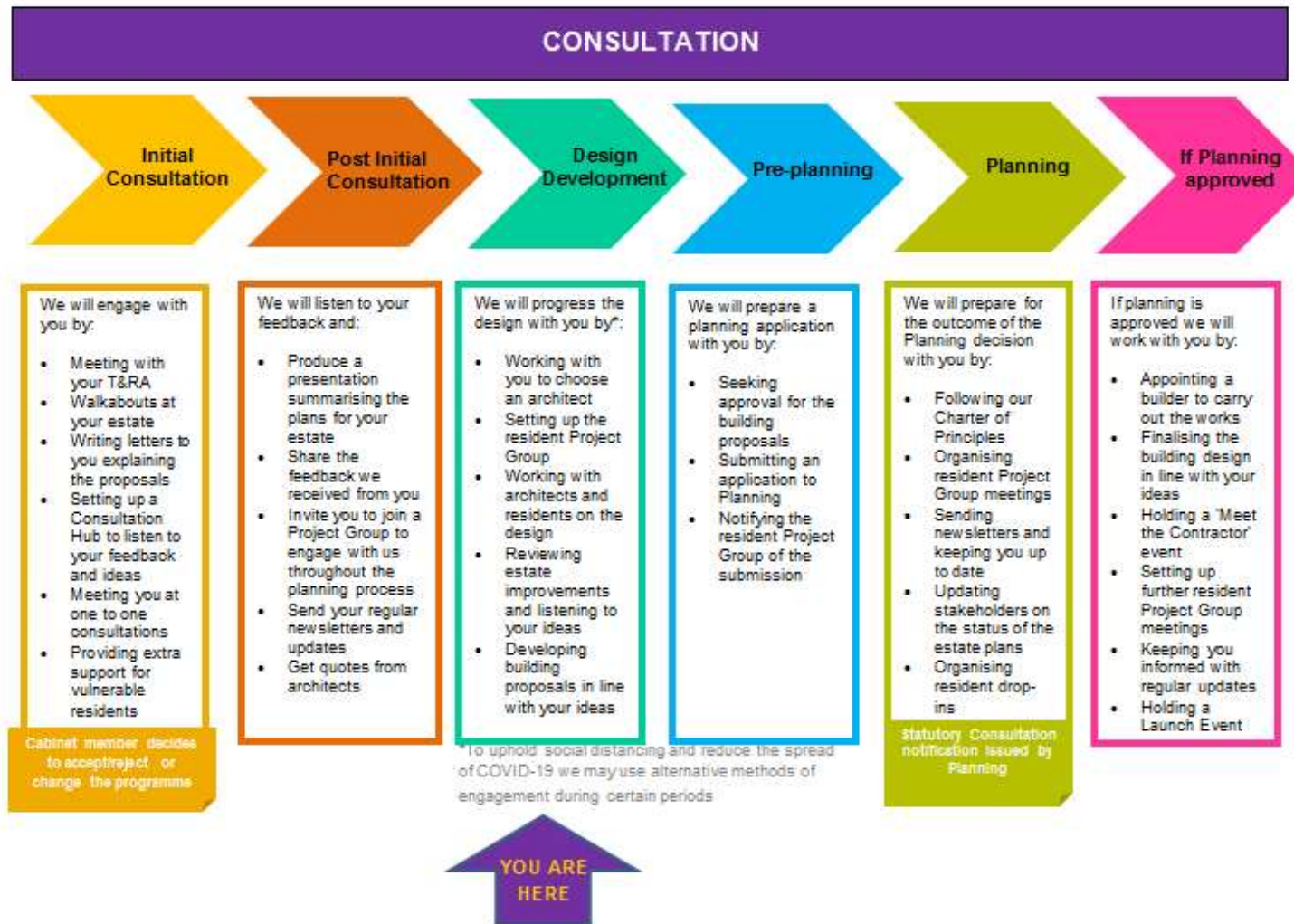
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SITE & BRIEF

# Where we are



## How you can get involved



# Next Steps PROGRAMME



## Indicative Dates for the Project – Will be Kept Updated

12 November 2020	Open Resident Meeting via Zoom
November – January 2020	Project Manager site visits & Project Group liaison – create engagement process
December 2020	Project Group Review Stage 1 designs
January 2021 – June 2021	Further Design Development – working with Project Group (design review) & Resident Events/Newsletters
May/June 2021	Open event for all residents prior to the submission of a planning application
July 2021	Planning submission
October 2021	Planning approval
December 2021	Appointment of contractor
January/February 2022	‘Meet the contractor’ event for residents
August 2023	Building completed. Residents move into their new homes

QUESTIONS & ANSWERS

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NEXT STEPS

# Contact



## How to get in touch

A dedicated New Homes consultation mailbox has been created for you to contact us if you have any queries; please use this email address [NHDTPhase5Consultation@southwark.gov.uk](mailto:NHDTPhase5Consultation@southwark.gov.uk)

Or you can give us a call on 020 7525 1937

## Covid-19 Impact

Due to current restrictions regarding Covid-19, initial Project Group meetings will be held virtually. Future meetings and consultation will be held in accordance with the latest government guidelines and the preferences of Project Group members

If you need any help or support to attend virtual meetings or would like to provide feedback in an alternative way, please let us know and we will work out alternative ways to meet your needs.