

PYNFOLDS ESTATE NEW COUNCIL HOMES

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

Open Event Meeting – 7th October 2020

 @lb_southwark  facebook.com/southwarkcouncil  southwarkcouncil

SOUTHWARK NEW HOMES PROGRAMME



Our commitments

- We are committed to building **11,000 new council homes across Southwark by 2043**
- Of these, **2,500 will be delivered by 2022**
- There are currently about **10,000 households on the housing waiting list** and **2,000 families are in temporary accommodation**
- Pynfolds Estate is **one of 80 sites across the borough** that the council is currently developing for new council homes
- Under our local lettings policy, a **minimum of 50% of the new council homes will be for local tenants** in housing need

Why we're making them

- A shortage of affordable housing is a top concern for our residents
- The population of our borough is growing
- To help meet the housing needs of future generations
- To provide opportunities and strengthen communities

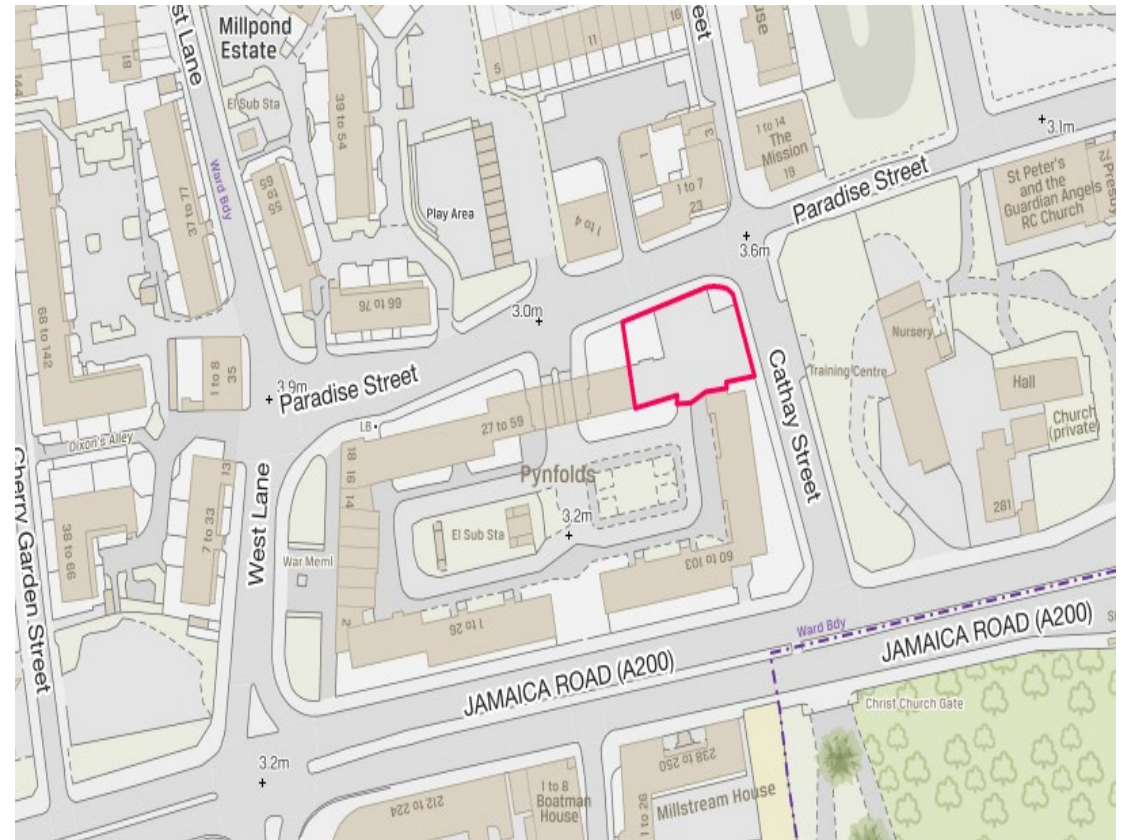
PYNFOLDS PROPOSAL



The proposed site for the development of new homes is the car parking court at the Corner of Cathay Street and Paradise Street.

This site has been approved for the proposed development of new council homes at council rents. This is part of our commitment to help make lives better in the borough by building 11,000 new council homes by 2043.

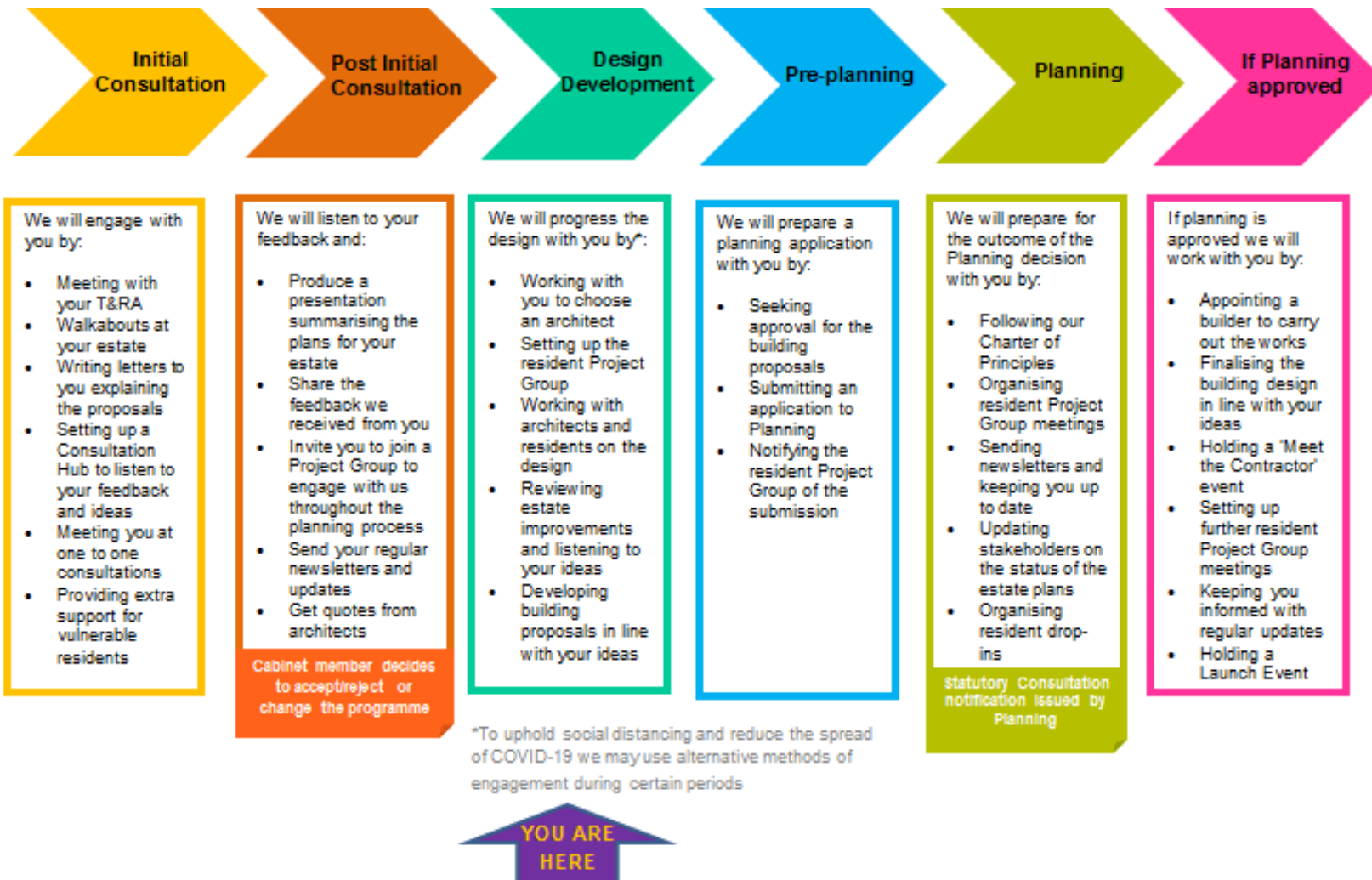
We will work with you to develop designs for this site that take into consideration the context of the local area and to develop plans for improvements that can be delivered alongside the construction of new homes.



THE PROCESS



How you can get involved



PROJECT GROUP



Let us know if you would like to join

The Project Group is a group of residents from the local area that we will work with throughout the project to help us make important decisions. It is anticipated that the Project Group will be made up of about nine local people.

We encourage you to join to play an important part in developing the proposals for this site. By being involved you will:

- Tell us **what matters most to you** about improving where you live
- Have a genuine say in how the scheme will develop and **provide feedback** on the designs at each stage of design development
- Attend **drop-ins and meetings**
- Influence how the scheme fits in with the **existing local area**
- Get involved in your **local community** and meet new people
- Learn about **architecture, design and the planning policy process**

If you would like to become a Project Group member, please let us know or after the meeting. We will then be in touch with the invitation to the first Project Group meeting.

London Borough of Southwark

Pynfolds Estate



presented by
'Kunle Awofeso



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



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.*

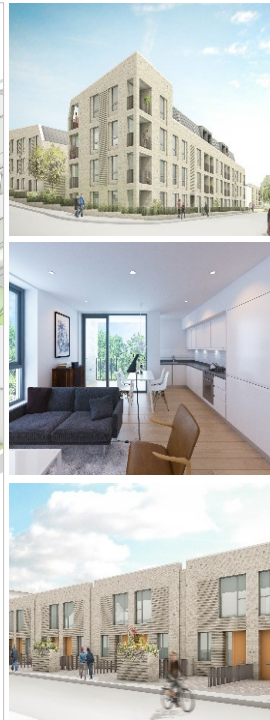
■ Quantity Surveyor

- *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.*

Similar projects



William Muge & Snelgrove

Client: Dover District Council

Location: Dover

Sites: 2

Dwellings: 65

Services: EA, QS & PD advisor



RDV Small Sites (now Populo Living)

Client: Populo Living (previously Red Door Ventures)

Location: Newham

Sites: 8

Dwellings: 500+

Services: EA, PM, CoW, QS, PD, CM & Viability

Similar projects



Epping Small Sites

Client: Epping Forest District Council

Location: Epping

Sites: 6 so far

Dwellings: 100 so far

Services: EA, PM, QS, DM & Information

Management



Enfield Small Sites

Client: London Borough of Enfield

Location: Enfield

Sites: 7

Dwellings: 94

Services: PM, QS, EA & CDM advice

Other local projects



Higgs Estate, Southwark



Parkside phase 5 & 6, Lewisham



Homes for Lambeth Estate Regenerations



Tabard Street, Southwark



Milton House, Croydon



Clapham Common Southside, Clapham

Airey Miller – Delivering Successful Projects



PROJECT OUTPUTS –

The triple constraint

- Delivering within Budget
- Delivering to Time
- Meeting Scope/Quality Requirements

BUSINESS OUTCOMES –

The other success dimensions

- Meeting Stakeholder Satisfaction
- Meeting Business Objectives
- Meeting Strategic Objectives

QUESTIONS?



PYNFOLDS ESTATE REDEVELOPMENT

Residents Drop in event 7 October 2020 - 6pm to 7.30pm



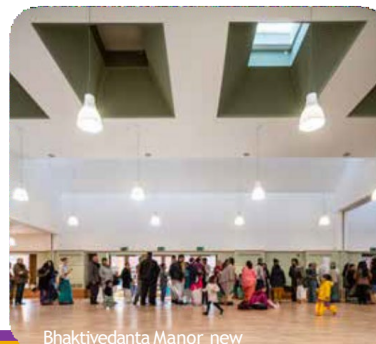
Cottrell & Vermeulen

Buildings designed for communities

As practice we have been working in South London and Greater London for 30 years, completing a number of school, community and housing projects. Our portfolio of work spans a broad range of clients, stakeholders, budgets, timelines and sites, from small-scale but impactful community projects to working for central government, within large masterplans or framework design consortia.

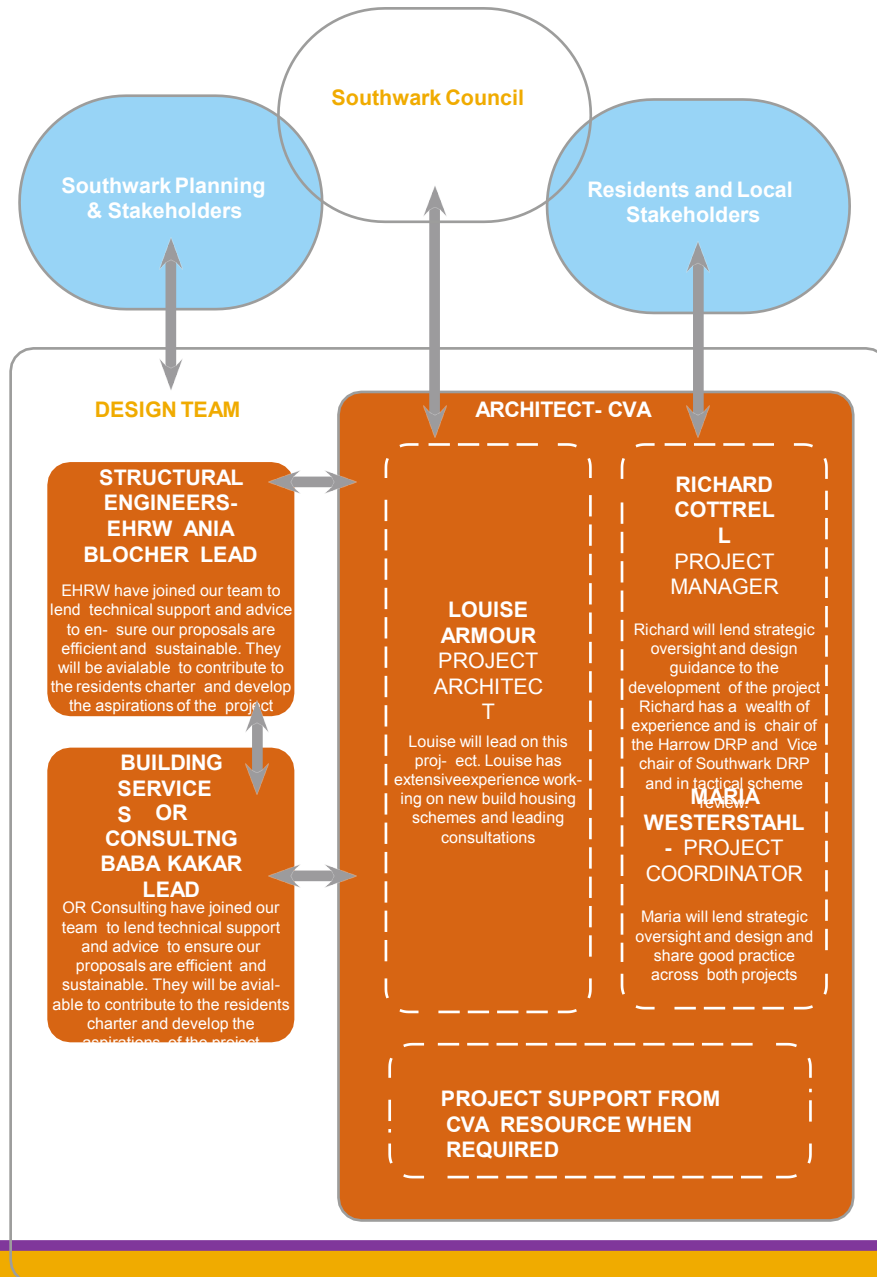
We immerse ourselves in the communities we design for to ensure that designs are suited to our client's needs - from observing prayer and offerings at the Bhaktivedanta Manor Temple, to staying in college accommodation to understand how to improve ways of living, or hosting student design sessions with the schools we work with.

This helps us define a project vision together, understand what interventions and spaces will have the greatest impact in the long term, and make them integral to the project. We propose that the diversity of our work is a direct reflection of this approach to design.



CONSULTANT TEAM FOR PYNFOLDS ESTATE

The team for Pynfolds, Cottrell & Vermeulen Architecture, Engineers HRW and OR Consulting has a long established working relationship, and our offices are local to your site. Between us we have worked on a range of projects in Southwark.



CVA
RICHARD COTTRELL
Project Director



CVA
LOUISE ARMOUR
Lead Consultant / Architect



CVA
MARIA WESTERSTAHL
Project Coordinator



OR CONSULTING
BABA KAKAR
Lead Building Services



ENGINEERS HRW
SIMON ROBINSON
Director Structural Engineer



OR CONSULTING
DECLAN HUNT



OR CONSULTING
MARIE MEENAN



ENGINEERS HRW
ANIA BLOCHER

COTTRELL & VERMEULEN HOUSING



Churchill College Cambridge



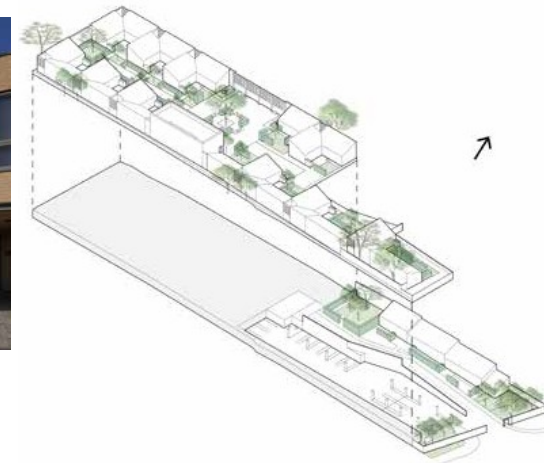
Churchill College Cambridge



Housing Aylesbury Regeneration



St Chad's College Cambridge



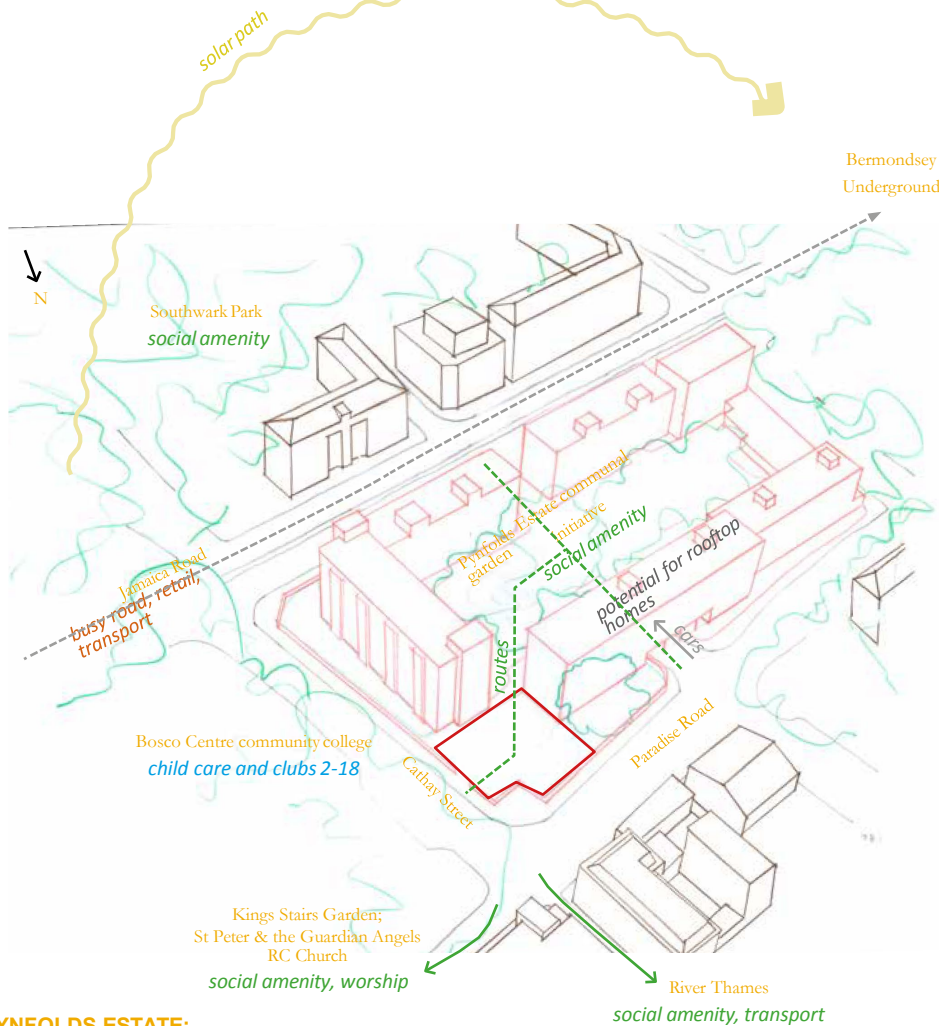
RESPONSE TO COMMUNITY BRIEF

Southwark initial brief is for eight homes, consisting of eight two-bedroom flats all at council rents, located in the north west corner of the estate in a car-park area.

It is intended at the outset to carry out a consultation to develop a Community Brief to understand key issues that matter to residents most about the estate where the new homes will be built, and for the architects, through their designs to find solutions for.

Opportunities and constraints

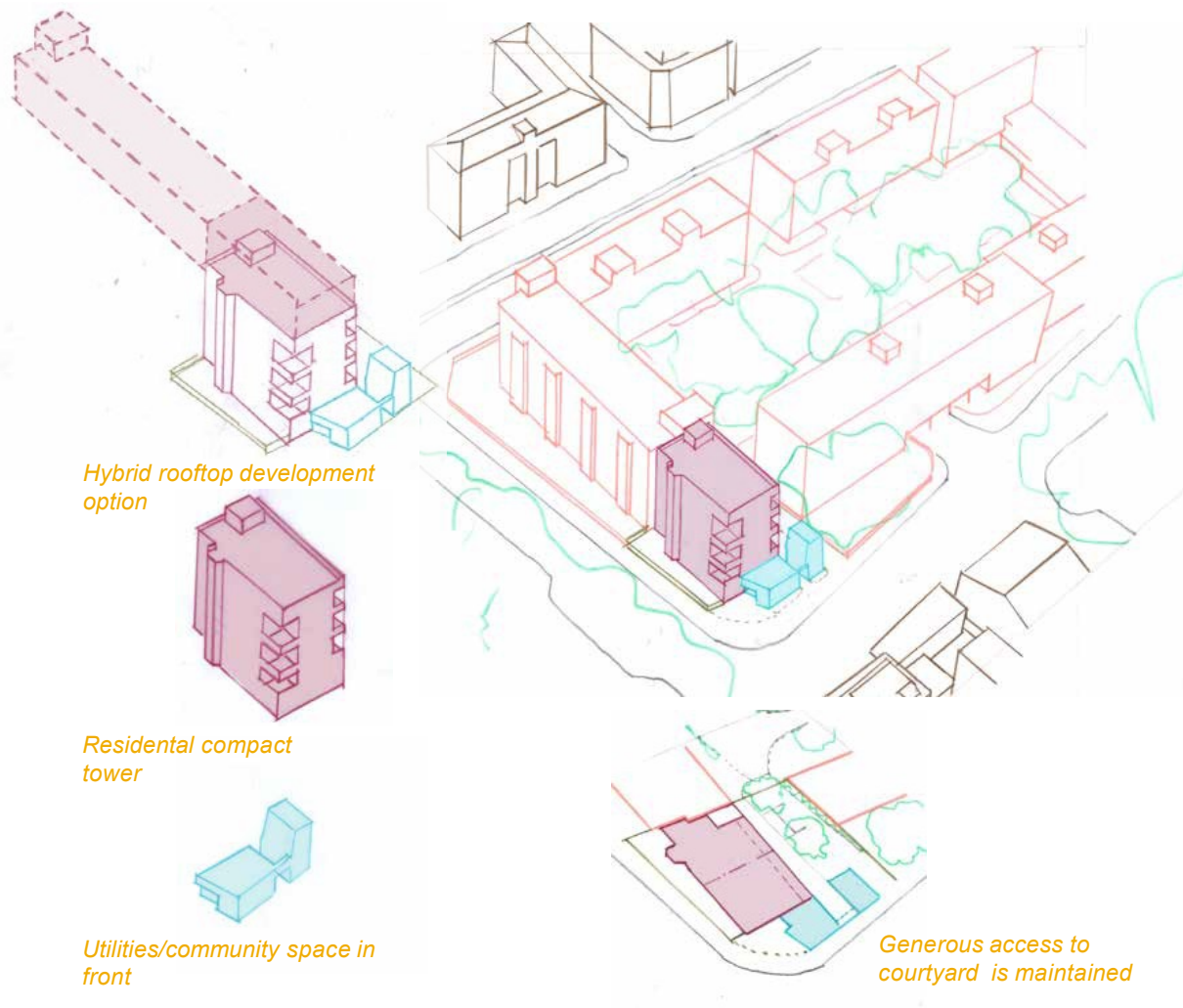
- Opportunity to define the corner and form a well defined, safe entrance to the estate with improved communal facilities
- Careful consideration of the ground floor to accommodate transport, waste, storage and circulation on a tight footprint
- Tall scheme is viable with potential to extend use of lift to adjacent block
- Coordination with ongoing Great Estates Program to build constructively on previous consultation infrastructural upgrades and communal areas (cycle store, vehicular dropoff, waste/recycling)



**PYNFOLDS ESTATE:
SITE**



We have done some diagrams to start a conversation with you



RESPONSE TO SITE ISSUES

Our initial ideas respond to the corner condition with a compact tower that maintains a safe and sociable courtyard access landscape with opportunities for planting and play. Shared facilities are located at the front to accommodate entrance, waste and storage space.

We imagine an architecture that responds to its site both with massing and materials.

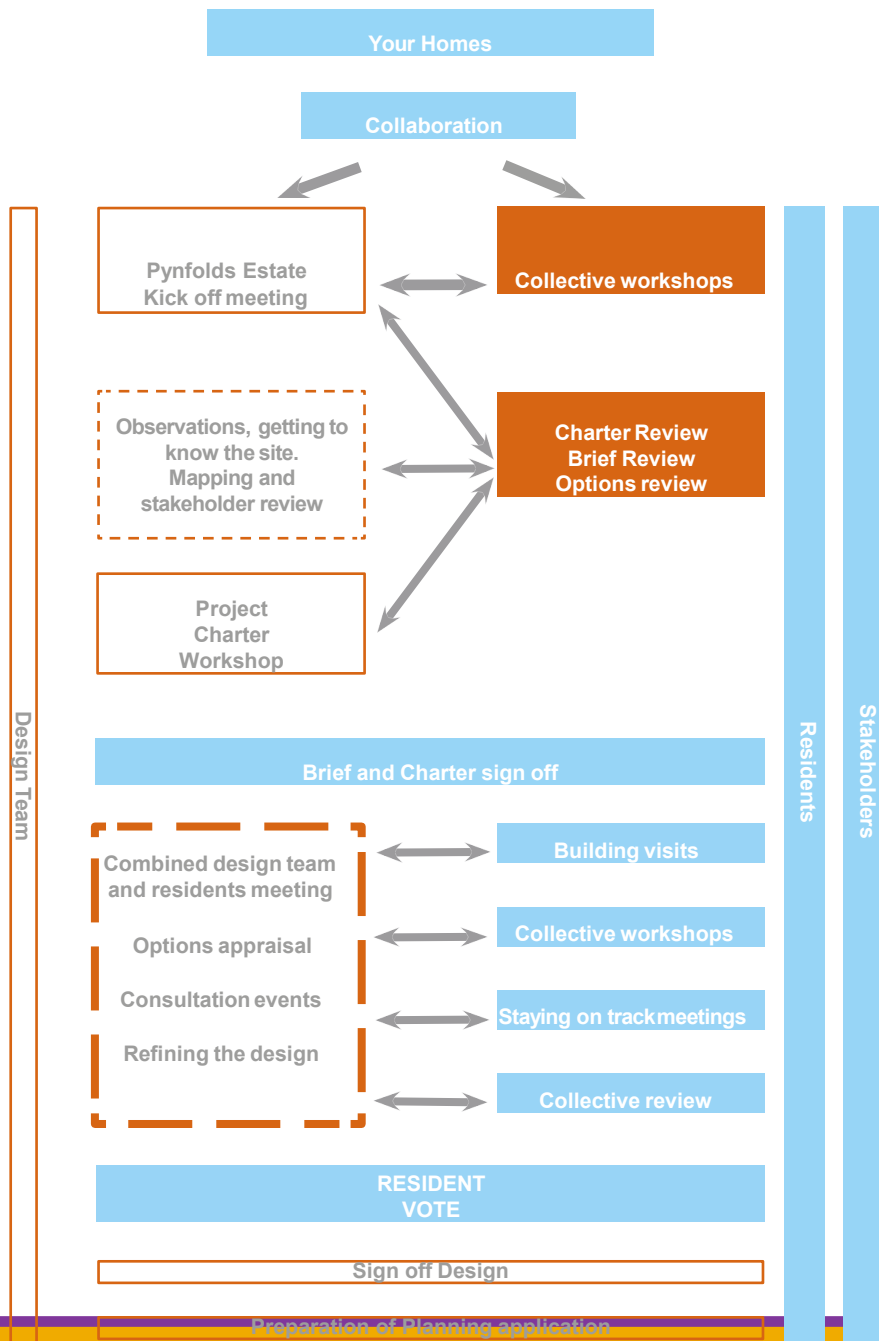
We hope to use these ideas as away to start a conversation as we begin to engage with project stakeholders. We are aware that issues have already been identified and would seek to articulate and respond to these in our first meeting.

Thoughts on design standards.

This response offers a point of departure to review and develop key themes of the Southwark Design Standards. Of particular relevance are

- Raising living conditions for all residents - engagement with existing estate and ongoing improvement works
- Maintaining openness and visibility in design of external areas
- Providing sufficient access including dropoff and visiting spaces
- Rooftop opportunities - the new circulation core could support units on top of the existing block
- Flat roof offers options for sustainable and/or green infrastructure - photovoltaics, sedum roof, blue roof or biodiversity habitats
- East-west aspect is favourable for dual aspect and there is minimal impact on neighbours

With careful design and sensitivity to existing conditions we think this could be a distinct, positive and inviting addition to a rejuvenated estate.



ENGAGING WITH PYNFOLDS RESIDENTS

To develop Pynfolds Community Brief we would like to talk to as many residents as possible because your local knowledge and opinions are important for a successful outcome. Covid-19 restrictions are a challenge, so discussions may be telephone conversations, or small groups meeting outdoors under an open air gazebo. It will be good to know your ideas.



Consultation using models, interactive consultation, Zoom consultation.

We commit to addressing the following issues in order to maximise our reach and inclusion:

- Identify best times in day and week to facilitate participation around other commitments.
- Take steps to help presentations can be seen and heard by all who are present - lighting, speech, translation
- Avoid using normative language and assumptions about protected characteristics such as age, gender, sexuality, family life or marital status
- Ensure that a record of the material is available online and, if possible, on site
- Provide several formats of contributing feedback or comments

Consultation :

- 3 public consultations
- up to a maximum of 4 resident small group / 1 to 1 meetings
- all necessary meetings / stakeholder ad-hoc meetings to broker the proposal
- if appropriate a visit to a precedent development

Our aim in consultation and collaboration is to generate a synthesis of voices into a shared environment that responds to multiple specific needs at once.

NEXT STEPS



Target Key Dates and Timeline

7 th October 2020	Open Resident Meeting via Zoom
End October 2020	Resident Project Group set up
October – March 2021	We'll work with residents on the design of the development
Spring 2021	Open event for all residents prior to the submission of a planning application
Summer 2021	Planning submission
Autumn 2021	Planning approval
Winter 2021	Appointment of contractor
Winter 2021	'Meet the contractor' event for residents
Summer/Autumn 2023	Building completed. Residents move into their new homes

SOME INITIAL QUESTIONS



Let us know your thoughts and any other questions

- Are there things we ought to be made aware of such as access, security, vandalism, antisocial behaviour?
- Are there any problems with the existing building layout: Bins, Bikes, circulation etc.?
- What would you like to see improved on the site?
- How well is the garden used at the moment and who uses it most?
- Do you have any suggestions for improvement of the garden?
- Are there any issues within the local area that we should be aware of and should take into consideration as part of the development of the designs?
- What sort of thing would you like to see from the new development in terms of design or general feedback?

Add HUB address link:

<https://consultations.southwark.gov.uk/using-community-services-department-community-engagement-team/pynfolds-estate-proposed-homes/>

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

Or you can give us a call on 07523 921266.

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.