

**New Build Options Report
Ledbury Estate
(Bromyard House, Peterchurch House, Sarnsfield House and
Skenfrith House)**

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1 INSTRUCTIONS

- 1.1 We have been instructed by Abigail Buckingham of Southwark Council to prepare a validation report of the proposed new build works at Ledbury Estate including demolition of the four tower blocks (individually known as Bromyard House, Peterchurch House, Sarnsfield House and Skenfrith House). This report combines, in an 'overarching' report, the proposals of the Hunters 'Stage 1 Option Appraisal Report' dated September 2018 and the New Build Costs Estimate dated 18 December 2019, prepared by calfordseaden. This instruction also requested that calfordseaden review the practicalities of completing the works and the impact on the rest of the estate including compliance with statutory regulations.

- 1.2 This report has been prepared by calfordseaden LLP solely for the use of Southwark Council and their professional advisors. No representation or warranty (expressed or implied) is given as to the accuracy, completeness or reasonableness of the report to any other party, that rely on the report and its contents entirely at their own risk. calfordseaden shall have no liability whatsoever to any other parties for any inaccuracy in, omission from or use of the report, or relating to any decision based on the report. calfordseaden shall have no liability for any consequence arising from failure to act upon any specific reasonable advice contained within the report.

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2 SUMMARY OF HUNTERS NEW BUILD OPTIONS

- 2.1 A 'Stage 1 Option Appraisal Report' prepared by Hunters, dated September 2018, contained 4 options which were presented to the Ledbury Residents Project Group. A ballot was held to identify which of the four options, described within the report, would be the preferred option, and Option B was chosen. At the Ledbury Residents Project Group Meeting on 3rd December 2019, Southwark Council instructed calfordseaden to provide budget costs for the work described in Option B of the Hunters 'Stage 1 Option Appraisal Report'. Furthermore, Options C and D were also considered, as these contained options to retain and/or demolish the existing tower blocks and further options to construct additional blocks to provide additional units on the estate.
- 2.2 The chosen Option B, included refurbishment of the existing tower blocks and construction of new buildings to increase the number of dwellings on the estate.
- 2.3 Option C provides options that allow for either Bromyard House, Skenfrith House or the other 2 blocks to be retained with 'infill' blocks to increase the occupancy on the estate as follows:

Variant No.	Example No.	Bromyard	Skenfrith	Sarnsfield	Peterchurch	New Build construction	Total No. of Units
1	1	Refurb & Infill	Demolition	Demolition	Demolition	Low to High Rise (A)	254
1	2	Refurb & Infill	Demolition	Demolition	Demolition	Low to High Rise (B)	258
1	3	Refurb & Infill	Demolition	Demolition	Demolition	Towers	304
2	1	Demolition	Refurb & Infill	Refurb & Infill	Refurb & Infill	Low rise	281
2	2	Demolition	Refurb & Infill	Refurb & Infill	Refurb & Infill	Towers	321
3	1	Demolition	Demolition	Refurb & Infill	Refurb & Infill	Low to High Rise (C)	250
3	2	Demolition	Demolition	Refurb & Infill	Refurb & Infill	Low to High Rise (C)	290

- 2.4 Option D, included demolition of the existing tower blocks and construction of new buildings in a variety of construction types as follows:

Variant No.	Example No.	Bromyard	Skenfrith, Peterchurch, and Sarnsfield	Total No. of Units
1	1	Low rise	Low to High Rise (A)	232
1	2	Tower	Low to High Rise (B)	272
2	1	Low rise	Low to High Rise (B)	236
2	2	Low rise	Low to High Rise (B)	276
3	1	Low rise	Tower	282
3	2	Tower	Tower	322

Please note:- It should also be stated that the preferred variation has not yet been chosen

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3 COST AND PROGRAMME

3.1 Cost

3.1.1 Attached to this report in Appendix A is the revised budget costs for Options A to D taken initially from Hunters 'Stage 1 Option Appraisal Report' as reviewed and updated by calfordseaden. Please note all costs have been reviewed and adjusted using BCIS indices and reflect current day pricing.

3.1.2 Please note Option A (refurbishment only) has been included but do not form part of this report as they relate only to the Structural Repairs and Refurbishment works.

The estimated figures are inclusive of preliminaries, overheads and profit and design fees.

3.2 Programme

3.2.1 Attached to this report in Appendix B are indicative programmes prepared by calfordseaden. The programmes makes allowance for the works described by Hunters in the 'Stage 1 Option Appraisal Report' for Option B.

3.2.2 The programme is based on two phases of work, where Phase 1 includes all of the works at Bromyard House, and Phase 2 is the remaining three blocks running simultaneously. The programme assumes that Phase 2 works will follow 6 months after completion of Bromyard House to make sufficient allowance for decanting the remaining blocks.

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4 **FACTORS AFFECTING REDEVELOPMENT**

On review of the Options, calfordseaden have considered how these works will be affected by legislation. The following sections confirm the anticipated effect of the proposed designs.

4.1 **Demolition Risks**

4.1.1 Due to the concerns relating to disproportionate collapse raised by Arup and the proximity of the existing tower blocks to other structures, careful consideration has been given to demolition. calfordseaden have consulted with demolition contractors and Arup to consider appropriate methodologies and working practices in relation to the demolition of the tower blocks.

4.1.2 Demolition costs for the four tower blocks have been obtained and range from £3 million to £5.5 million. The costs vary due to the each of the contractors proposals to safe guard the blocks from accidental disproportional collapse.

4.1.3 Initial discussion with Arup suggests that the works proposed by the highest cost option (ie £5.5m) does not appear to be excessive, and we have therefore included this option.

4.2 **London Plan**

4.2.1 calfordseaden have reviewed the London Plan (which came into effect in April 2018 and supersedes the London Housing Design Guide), careful consideration will need to be given during the design phase to ensure compliance. Cost allowances included within this report assume full compliance with such design requirements.

4.3 **Building Regulations**

4.3.1 calfordseaden have reviewed the Building Regulations Approved Documents, careful consideration will need to be given during the design phase to ensure compliance. Cost allowances assume full compliance with current Building Regulations.

4.4 **Planning**

4.4.1 Southwark Council planning department have advised that a planning application for the new building options of the Ledbury Estate will be considered in relation to design standards applicable to new build design standards. There will therefore need to be an ongoing dialogue with the Planning department throughout the design phase to minimise issues with the application once the final design is completed.

4.5 **Old Kent Road Regeneration**

4.5.1 Southwark Council is working with its Partners the GLA (Greater London Authority), Transport for London, Lewisham Council and Local Residents to regenerate the area. Although Ledbury Estate does not feature as part of this regeneration, the industrial area on the opposite side of Old Kent Road does. Furthermore due to the proposed regeneration, the planners have suggested they will view new build options favourably should this option be considered.

APPENDIX A

APPENDIX B