

NEW COUNCIL HOMES

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

Ann Moss Way - Meet the Team Event –Thurs 19 Nov 2020 6pm –
7.30pm

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Council
southwark.gov.uk

MEET THE TEAM



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 **Helen Laker** –
RESIDENT ENGAGEMENT OFFICER

Melanie Hill – **PROJECT OFFICER** – sends apologies

Will be supporting this project

Sustainability advisers – Anthesis – are working with our Project Team to support the pilot project to investigate how to meet Net Zero Carbon



PROJECT GROUP



Ann Moss Way Project Group

MEMBERS

Current 9 members

Made up of residents of the neighbourhood – tenants, leaseholders & freeholders

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

ARCHITECTS



Adam Khan Architects



Adam Khan
Director



Juliette
Scalbert
Director



Patrick Fryer
Associate



Hannah
Summers
Assistant

EMPLOYER'S AGENT



presented by
Kieran Vincent



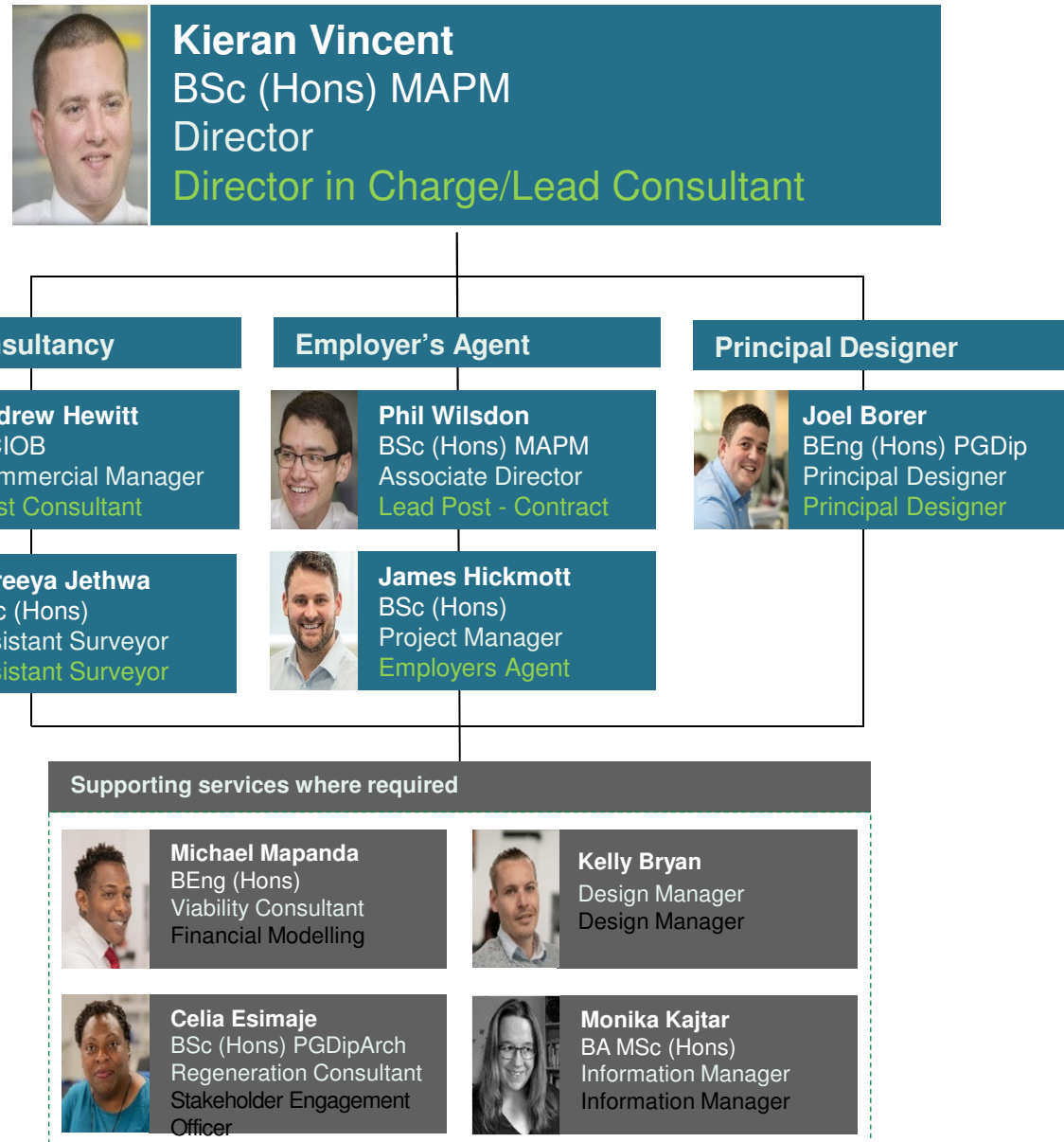
1 Ann Moss Way

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 1 Ann Moss Way as council house (social rented) tenure

Investigate Net Zero Carbon solutions

Early option review – refurbishment/new build

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 16-21 new homes

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

Car-free development

Consider carefully existing and future access and parking – especially construction & occupation

Integrate with the existing Ann Moss Way especially historical and existing architectural styles

Landscaping, clarity on waste-management, provision of external storage (bikes, bins etc) and a clear delivery drop-off area is provided

Take into account Community Brief – next slide

COMMUNITY BRIEF – CREATED IN 2020



Created by Project Group, Informing Project Team

ISSUES RAISED

Climate Change Emergency

Car Parking

Accessibility in Ann Moss Way

Demolition & Construction Impact

Health & Wellbeing of existing residents

New homes proximity to existing residents

Heights and expanse of buildings

Impact of Peabody development & timescales

ASPIRATIONS FOR NEW HOMES

Refurbishment preferred

Garden at Care Home retained

Reduce/remove traffic

Maintain access to current parking

Ensure delivery vehicles have space

ASPIRATIONS FOR ESTATE

Landscaping

Broadband

Community Brief

– <https://annmossway.commonplace.is/>

WE WILL UPDATE COMMONPLACE INFORMATION AFTER THIS MEETING

1 ANN MOSS WAY



Red Line
for
illustration
only 1 Ann
Moss Way

Southwark
Park

Lower Road

Ann
Moss
Way

Canada
Water
Station

EXISTING CHARACTER



View 1

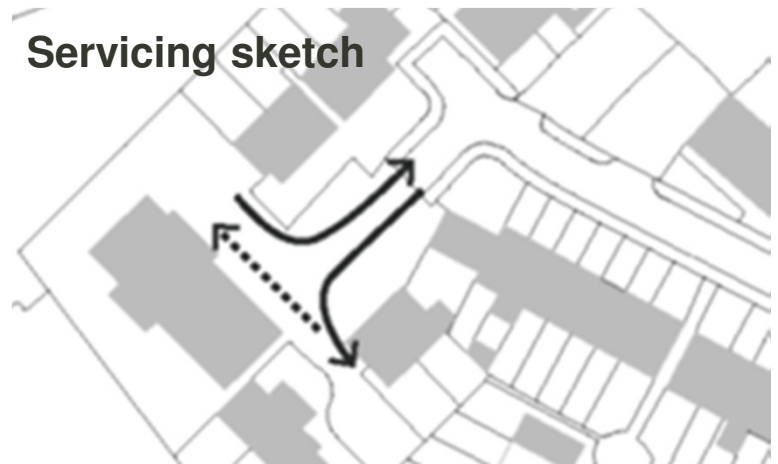
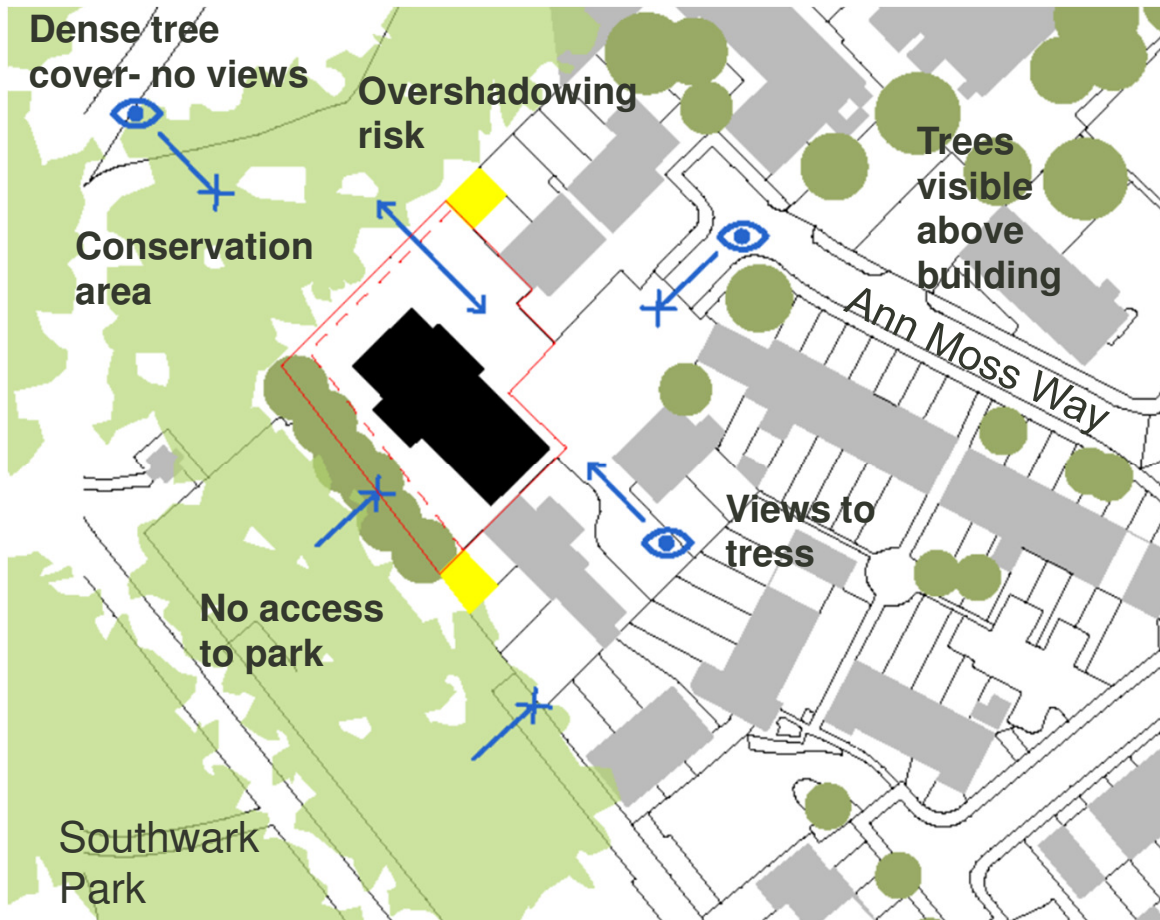


View 2

EXISTING CHARACTER



OPPORTUNITIES AND CONSTRAINTS



HOUSING ON CONSTRAINED SITES – PEMBURY ESTATE



Creating shared public realm and building on constrained sites

The proposal for the Pembury Estate in Hackney, included 13 new homes and new public space for the whole estate to use.



HOUSING, MEWS & CUL-DE-SACS

KENNINGTON WORKSHOPS

Designing within tight knit streets

The proposal for a series of workshops, educational facilities and housing reinforces the cul-de-sac character, with pockets of open space for the whole neighbourhood to use.



DESIGNING WITH THE CONTEXT

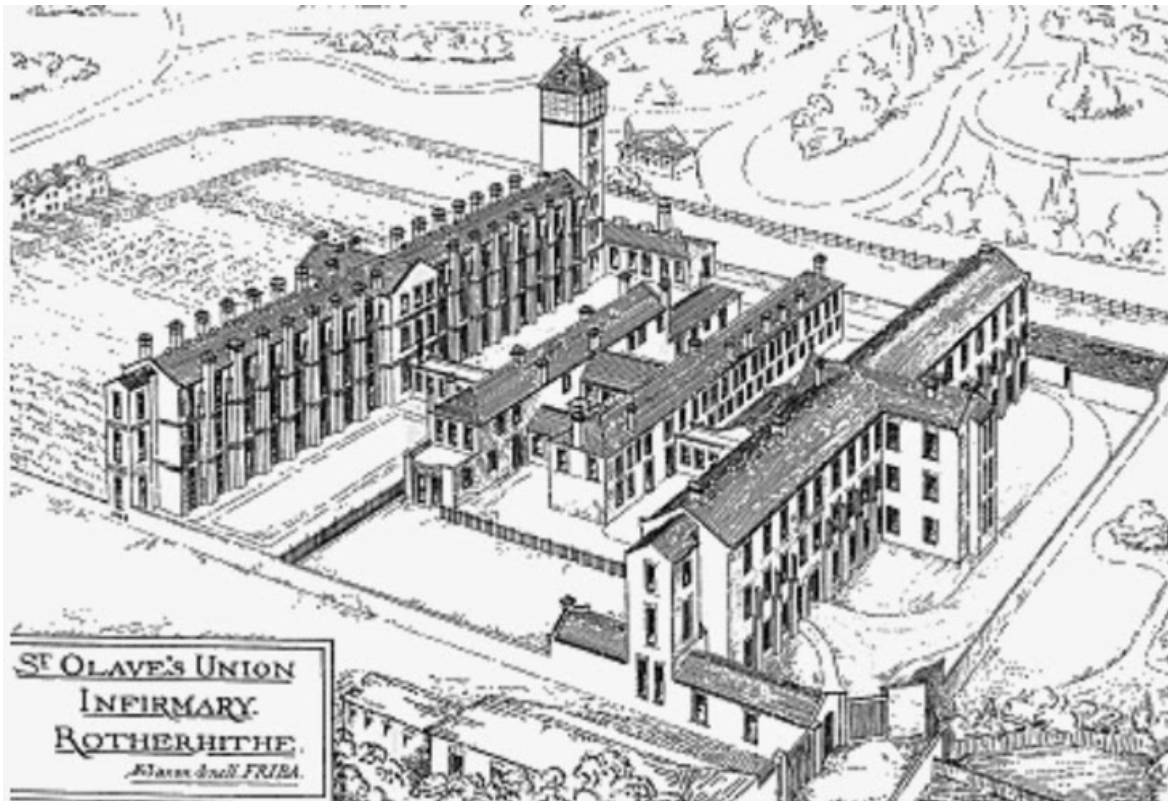
– SOMERS TOWN

Complimenting the historic character

The arches and materiality at our project in Somers Town are inspired by the local vernacular.



HISTORIC USES AT ANN MOSS WAY



Left, view of the hospital in 1888, and below, the gatehouses on Lower Road (one of which is still there today)



PROCESS AND METHOD



We will use a variety of methods to test ideas and consult with stakeholders (including local residents)

Site walk arounds, mapping, sketching, talking, looking, drawing and model making!



APPROACHING NET ZERO CARBON – SOMERS TOWN



Reducing operational energy



Ambitious passive ventilation adopted dense block walls for thermal mass, and external roller shutters for daytime shading. **Simple + Low-Tech = User Friendly** Low maintenance and simple operation ensure the building is serviced efficiently with low running costs.



QUESTIONS & ANSWERS

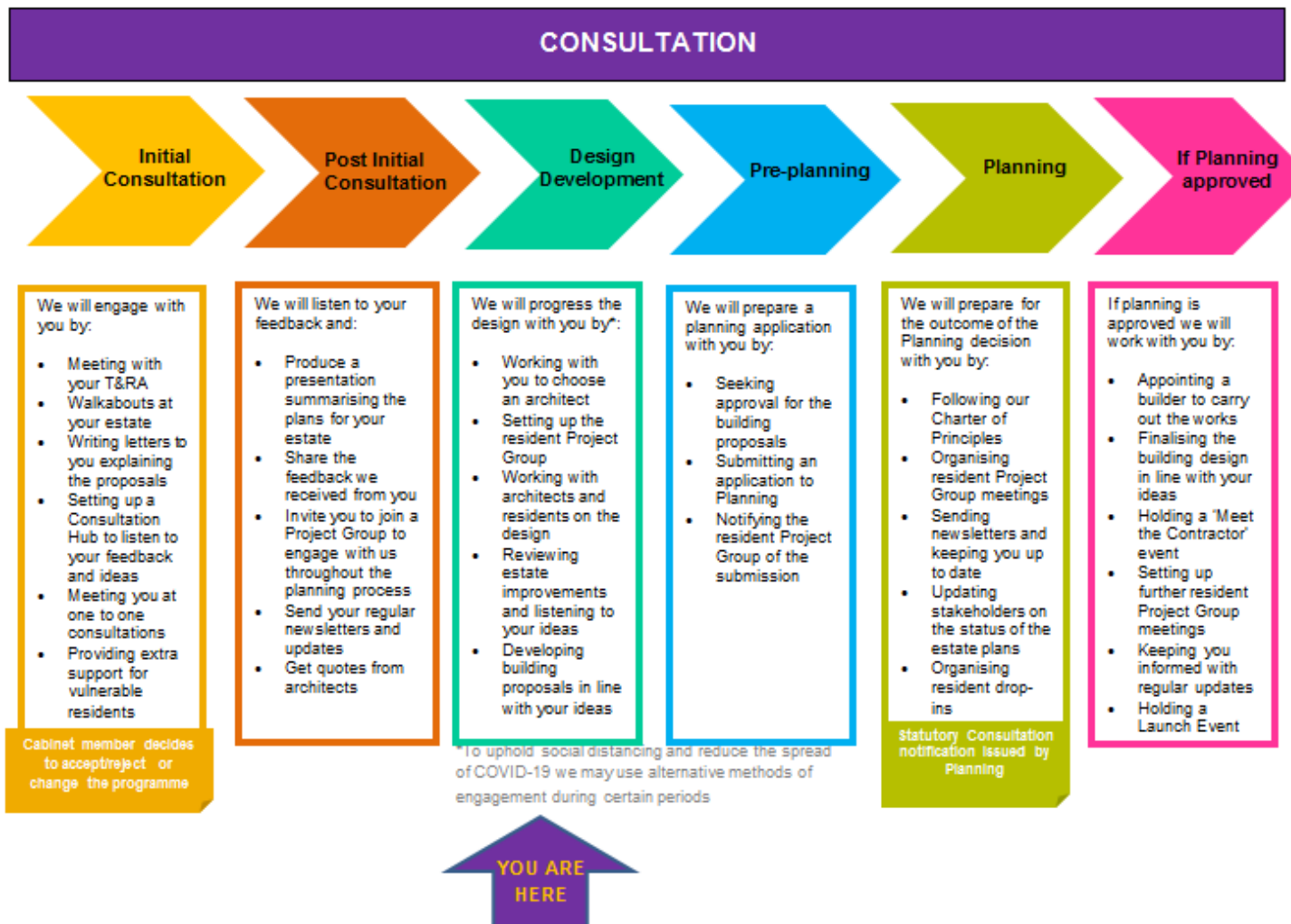
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SITE & BRIEF

Where we are



How you can get involved



NEXT STEPS



Indicative Dates for the Project – Will be Kept Updated

19 November 2020	Open Resident Meeting via Zoom
November – January 2020	Project Manager site visits & Project Group liaison – create engagement process (TBC)
December/January	Project Group Review Stage 1 designs
January 2021 – June 2021	Further Design Development – working with Project Group (design review) & Resident Events/Newsletters
Summer 2021	Open event for all residents prior to the submission of a planning application
September 2021	Planning submission
December 2021	Planning approval
February 2022	Appointment of contractor
Spring 2022	‘Meet the contractor’ event for residents
December 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

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.