Lambeth Council Estate Regeneration Programme

Procurement of a Development Manager and Design Team

Executive Summary

19th October 2015

South Lambeth Estate
1 Who we are

The Tibbalds CampbellReith Joint Venture is distinctly different to other teams on the HCA Multidisciplinary Panel:

- we bring together specialist consultancies with a long track-record of working together. As a team of specialists, rather than a large organisation, we are able to ‘mix and match’ teams to bring the best skills and experience to each individual project;
- our strong project management skills means that you get the ‘best of both worlds’: a bespoke service from specialists with the seamless management you would expect of a single organisation;
- our design expertise is second-to-none: we have an enviable reputation in delivering housing in London and the south-east. This breadth and depth means that we have the capacity to deliver outstanding designs.

For South Lambeth Estate we propose the following principal members of the team:

- **Development Management and Project Management:** CPC and KSA will provide these services. They are a well-established independent project management and management company, with offices in central London. KSA is a specialist arm of CPC, with expertise in housing and regeneration.
- **Design Management and Planning:** Tibbalds Planning and Urban Design.
- **Design:** We are submitting two bids - one with Avanti Architects, and an optional bid with the incumbent architects, PTE Architects. Camlins would be landscape architects. We have included a Rights of Light specialist in our team.
- **Engineering:** CampbellReith will provide civils, structural and environmental engineering. TGA will provide mechanical and electrical engineering, along with sustainability.
- **Resident and community engagement:** Place Studio
- **Principal Designer - CDM:** A specialist within CPC separate from the Project /Design Management team will undertake this role.

**Case Study: Camlins. Mount Pleasant, Camden and Islington:** Camlins produced a coherent landscape scheme, combining the work of four architects to submit a detailed planning application for Royal Mail Group. The project features extensive public realm and streetscape design, together with large communal courtyards and private gardens.

**Case Study: Tybalds Estate Regeneration, Camden:** Avanti Architects were part of the design team for this award winning estate regeneration of 2.3 ha site to provide 100-120 new dwellings. The project included developing infill sites and converting under-used spaces.

**Case Study: Thames View East:** In Barking, PTE’s scheme replaced tower blocks with 276 new affordable homes. It was funded by an entirely new, asset-based model, and close collaboration with the contractor allowed delivery of the homes ahead of schedule.
The regeneration scenarios for South Lambeth Estate, with the inclusion of Wimborne House, provide the opportunity to reintegrate the estate back into the surrounding urban grain with robust and active streets, well-designed homes and open spaces and clearly defined private, communal and public areas. Engagement with the existing residents will ensure that it is a meaningful and inclusive process.
2 What we do

Our team has worked together on many different estate regeneration projects throughout London. We understand that residents and other people connected with estates are often worried about the future, and we work closely with local people to create high quality schemes that improve quality of life and people are proud to live in. Our projects include:

- the Tybalds and Bourne Estate Regeneration Projects for the London Borough of Camden;
- Regent’s Park Estate, again for Camden; and
- the Aberfeldy Estate in Tower Hamlets.

We have extensive experience of working with the London Borough of Lambeth, and projects include:

- Somerleyton Road, Brixton;
- Myatt’s Fields Estates Regeneration; and
- Fenstanton Schools.

We design high quality buildings and spaces that really ‘belong’ to the local area. We don’t do standard solutions that could be anywhere - and this is reflected in the awards we have won for our design quality, most recently for the Tybalds Estate in Camden. This was an intricate scheme that involved a combination of careful inflill of the estate, converting underused spaces such as the old laundry blocks, and building over some of the existing buildings. All of these different ways of building were coordinated by an overall masterplan that made better use of existing spaces, and connected the estate into the surrounding network of streets so that it feels much less isolated.

3 How we will work with you

Place Studio and Tibbalds will be working together on engaging people in the regeneration process. We understand how important it is to bring together the knowledge of both professional teams and local people to help create places that are responsive to local community needs and based on good design principles.

We would work with residents and Lambeth Council to develop the process for consultation and engagement throughout the life of the project. The main principles to our approach are:

Working collaboratively

Including all those who have an interest, or may be affected by the outcomes, is important to start with on day one. Working collaboratively begins at the earliest point with the planning of the consultation and engagement in the regeneration project. We would aim to build on the work that has taken place to date in engaging residents to start this next phase. It will be important to begin by building on what has and what hasn’t worked so well so far, before discussing and agreeing an overall approach for this next stage: who to include, how and when. This will include being clear on what the project aims are; discussing and agreeing what is open to influence through the design process; the overall process for involving people and types of activities as well as refining the approach to communication.

The collaborative working approach will continue throughout the design process. Opportunities for meaningful and genuine input into the shaping of the regeneration of the estate could include design workshops, where residents would work together with the design team, pens in hand, exploring and shaping the regeneration of the estate.

Building awareness:

As some work has already taken place on the estate there will be some awareness of the regeneration project. We anticipate there being two strands of work to consolidate this relationship and build further awareness of the project amongst residents.

- We will work with the existing Tenants and Residents Association or any other key groups that already exist and consolidate them into a resident engagement panel. We would also try and recruit more people on to the panel. These will be people who have a higher
awareness of the project and the estate and are particularly interested in the next stages of the design. We would start this relationship by getting people to share their experiences of the work done so far and their current perception of the estate.

- We will raise awareness across the estate using pop up presence and publicly launching the next stages in the design process. This work will be aimed at those residents who have not been as involved in the process so far and will utilise a more ‘fun’ approach to start initial conversations with people.

Honesty, openness and trust

Transparency and openness are key to building trust. This begins by developing the process together with residents, and by sharing that process. Regular meetings with the Resident Engagement Panel will be an important way in which we can work together with those who know the people and the area best. Together with openly sharing the summary information from these meetings, there will need to include different ways to enable people to get involved in contributing information, issues and ideas. There could be challenging and difficult conversations and it will be important for people to feel that they are being listened to.

Involving all

Providing full and equal opportunities for all to meaningfully contribute and be properly listened to is important to us. This will be about providing a range of ways for different people to get involved, from design workshops to inspiring and even ‘fun’ events. This project offers an opportunity to build a common picture about what makes a good place to live for people in the South Lambeth Estate. It will also be important to make sure we involve those with specific needs, such as the elderly and those with disabilities.

Good communications

To reach as many as we can, we will give regular updates and get information out in different ways, from noticeboards to websites. We will work with residents to get the right information out in the right way. Together with paper or digital information, we would also get information out through people power, for example with pop-up sessions in different locations to talk about the project, sharing information and raising awareness. We also make sure that key facts and information are easily available.

Building from the relationships and trust already developed from the engagement work carried out in the brief setting process is critical.

Engaging with residents throughout the design process will empower the community with the information they need and also allow them to be firmly integrated within the design process.