



Lambeth Council Estate Regeneration Programme

Procurement of a Development
Manager and Design Team

Executive Summary

12th October 2015

Knight's Walk

Tibbalds CampbellReith

Multidisciplinary Joint Venture



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 Knight's Walk 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 Maccreanor Lavington Architects, and an optional bid with the incumbent architects, Mæ. Dally Henderson 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:** Make:Good
- **Principal Designer - CDM:** A specialist within CPC separate from the Project /Design Management team will undertake this role.



Mæ Architects. Agar Grove. Camden, London

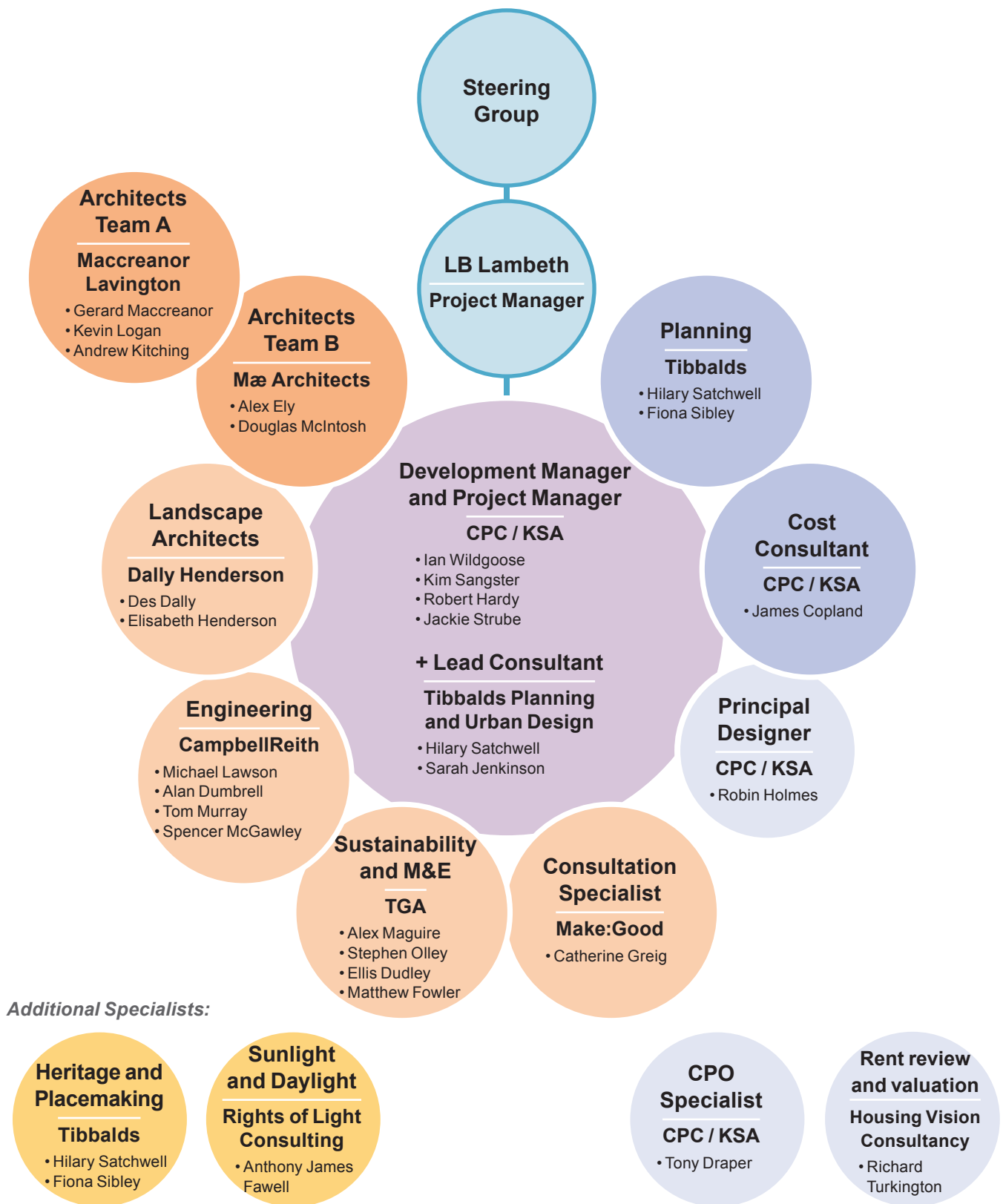


Dally Henderson: Eckington Gardens, Lewisham.

Consultation needs to engage all groups young and old to ensure external spaces provide facilities that reflect the unique requirements of each neighbourhood. We have developed specific workshops to encourage children to participate within the design process in the development of not only sport and recreational spaces areas but safe routes through neighbourhoods.



MaccreanorLavington: William Street Quarter. Estate Regeneration for LB Barking & Dagenham.



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 infill 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

Make:Good would work with you and Lambeth Council to develop a strategy for consultation and engagement throughout the life of the project. This would include:

- building awareness;
- building trust;
- targeting areas of influence;
- communicating;
- enabling;
- co-designing; and
- sharing.

Building Awareness

As a feasibility study has taken place there is some awareness of the regeneration project, however, we anticipate there will be two strands of awareness building.

- Solidify existing TRA or steering group into a resident engagement panel and take steps to recruit more people onto the panel. It will be important to commence this relationship by giving people opportunity to share their perception of the history of the project.
- Raising broad awareness across the estate using 'pop up' presence and publicly launching the next stage of the project. This work will be aimed at those who have not actively engaged in the process to date and will utilise a more 'fun' approach to start some initial conversations with people.

Building Trust

Estate regeneration projects can raise difficult issues and need some challenging conversations to solve problems. We are transparent about what we are doing, what the project aims are and where people can have influence so that we build an open and honest relationship with residents. For us building trust is about a regular presence in an area, people seeing us frequently and feeling comfortable coming to talk to us. We need to build relationships, listen closely to what people are saying and then provide support so that everyone can contribute meaningfully. This might include study trips and workshop activities so that you can see what has happened on other projects.

Targeting areas of influence

Critical to the process of building trust is being transparent about where people can have influence and what the 'fixes' are. This also allows us to focus consultation and engagement on what people's interests are for example:

- open space design – gardens, play and recreation;
- interiors – flat design and layout; and
- phasing – timeline of construction.

Other areas of influence will be identified at the project commencement and in discussion with residents.

Communicating

We use lots of different ways of communicating, so that there is always something that works for everyone. We use Facebook, newsletters, blogs and/or physical notice boards. We make sure that residents can continuously tap into the work we are doing and have maximum opportunities to participate. We document our work using photography, film, audio and animations.

Enabling

We aim to build skills so that residents can meaningfully participate and influence regeneration. This can include meeting the design team informally to understand their jobs, building skills around the language of regeneration, skills to read drawings and building a common vision of what good design might mean for residents.

Part of our enabling process includes study tours to experience inspiring, comparable neighbourhoods. We aim to show a range of interventions from small-scale through to large schemes so that people can begin to evaluate what the components of good design are for them.

Co-designing

Utilising relationships, insight and a common vision of good design we can begin co-designing options and solutions. These sessions are very hands on using drawing and model making to help residents work alongside the design team to propose, understand and evaluate possible options.

Sharing

We share information throughout the process through:

- Newsletters – monthly newsletters sharing summary information from sessions with Resident Engagement Panel.
- Online – regular updates, promotion of events and key facts.
- Exhibitions - at key project moments.
- Pop ups – using a mobile presence to share key information and raise awareness.



