

London Borough of Lambeth & Oasis Community Learning

Invitation for Expressions of Interest

Design led feasibility appraisal for redevelopment of

Oasis Academy Johanna Primary School

1. Purpose:

- 1.1 This document invites Expressions of Interest (EOI) for a multi-disciplinary practice or consortia interested in being short-listed to tender for a feasibility appraisal for a major central London site. The full feasibility commission will need to provide:
- high quality architectural design services (RIBA Stage 2)
 - planning advice
 - surveyor advice
 - rights of light report
 - Party Wall Act advice
 - market, property and commercial advice
 - cost and valuation advice
- 1.2 Subject to performance, costs and funding, the full commission may be extended through to RIBA stage 3 and to securing planning consent. The budget for this additional work will be set at the appropriate juncture.

2. Background:

- 2.1 In April 2017 the London Borough of Lambeth and Oasis Community Learning entered into a Memorandum of Understanding to work together to explore the potential for the redevelopment of the land and property on the site of Oasis Academy Johanna primary school in Waterloo.
- 2.2 The London Borough of Lambeth (LBL) is the freeholder of the land on which the Oasis Academy Johanna sits. Oasis Community Learning (OCL) is the tenant and leaseholder of the site. OCL has been granted a 125 year lease to the site by LBL for educational purposes.
- 2.3 The Oasis Academy Johanna (OAJ) is located in Waterloo, approximately 200 meters from Waterloo Station. Waterloo is an opportunity area as defined by the London Plan. It also falls within the Central Activities Zone – the economic, cultural and leisure heart of London. Waterloo is a pivotal area for economic growth and employment for Lambeth, Oasis and London. The Waterloo SPD (2013) indicates that the area has the potential to deliver 15,000 new jobs and 1,900 new homes.
- 2.4 Waterloo is poised to undergo major development. This includes redevelopment of the Shell Centre (Southbank Place) and Waterloo Station. Other consented developments include a mixed use development on Doon Street, the redevelopment of Elizabeth House on York Road, planned 'peninsularisation' of the IMAX roundabout, and major highway and public realm improvements along Westminster Bridge Road.

- 2.5 The Oasis Academy Johanna sits between Bayliss Road (B300) and Lower Marsh. The London Plan and Lambeth Local Plan designates Lower Marsh and The Cut as Central Activities Zone (CAZ) Frontage – currently the main shopping area for Waterloo. Lower Marsh is also a conservation area. Lower Marsh is characterised by a variety of small independent and specialist retailers. It also has a flourishing daily market, run by WeAreWaterloo BID. Lambeth is committed to preserving and bolstering Lower Marsh as an independent retail street that is distinct and valued by the local community.

4. The site

- 4.1 The Oasis Academy Johanna is located adjacent to Lower Marsh just 2 minutes or 200m from Waterloo Station.
- 4.2 The OAJ is a single form entry primary school catering for 253 pupils. The site is approximately 6330m². It is comprised of mainly single storey 1960's brick built classrooms arranged around a central hall. A library, ICT suite and music room have been added in more recent years. The school has a large outside playing area and a number of smaller courtyards. The layout is somewhat irregular and building density low.



- 4.3 The site is bounded to the west by Lower Marsh; by Bayliss Road (B300) to the east; by Frazier Street to the south; and by Lower Marsh and Spur Road to the north. It sits just outside, but on the boundary of the Lower Marsh conservation area.

5. The Development

- 5.1 The full tender commission will need to option different mixes of uses within the site. This will need to include:

- expanded and/or enhanced modern educational facilities
- on site play/leisure space and amenity
- high quality affordable and accessible homes
- a community library or learning facility
- opportunities for enterprise and employment

6. Strategic Development Principles

- 6.1 Lambeth Council and Oasis Community Learning are jointly committed to this development opportunity abiding by the following strategic principles:

- a) To promote inclusive growth for Lambeth residents that improves living standards and conditions through high quality of education, housing and employment opportunities.
- b) To create a strong and sustainable neighbourhood that promotes cohesion and sensitively integrates with its physical environment and existing Waterloo community.
- c) To promote equality that positively affects health, wellbeing and life chances of existing and future Lambeth residents.

7. What we are seeking:

- 7.1 Initial Expressions of Interest from demonstrably qualified, design led multi-disciplinary practices or consortia able to provide:
- high quality architectural design options (RIBA Stage 2)
 - planning advice
 - rights of light advice
 - surveyor advice
 - Party Wall Act advice
 - market, property and commercial advice
 - cost and valuation advice
- 7.2 LBL and Oasis wish to appoint a single multi-disciplinary practice or consortia headed by a lead design consultant, who will sub contract, coordinate and manage the services detailed. LBL be the contracting body, but the full commission will serve both LBL and OCL equally.
- 7.3 In the first instance, we are seeking to short-list EOIs from practices or consortia that clearly demonstrate:
- 1) innovative design solutions, high quality architecture and masterplanning
 - 2) Strong experience of designing mixed use developments with school provision, of similar scale and complexity
 - 3) Experience of working on complex inner city developments
 - 4) Experience of working with Local Authorities and/or third sector organisations (preferable)
 - 5) A successful track record of securing planning consents for similar mixed use sites
 - 6) Robust, reliable and evidence based market, commercial, cost and valuation advice
 - 7) A clear ability to provide strong project management, multi-disciplinary working and collegiate partnership working
- 7.4 Practices able to demonstrate experience of working on developments that include a school *and* housing on the same site will be especially welcome.
- 7.5 Deliverables for the full commission will include: sketches, design principles, concept/RIBA Stage 2 drawings; clear, sensitive, but unambiguous planning advice; surveyor site analysis and advice; evidence based market, property, commercial and valuation analysis and advice; robust cost and valuation advice and projections.

8. Expression of Interest Requirements

8.1 The following information must be provided:

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|-------------------------------|-------------------------------------|
| 1. Firm Name & Address: | 8. Professional indemnity insurance |
| 2. Contact Details: | 9. Description of core practice(s): |
| 3. Date of establishment: | 10. Company Profile: |
| 4. Company No: | 11. Proposed Project Lead: |
| 5. VAT No: | 12. Proposed Project Team: |
| 6. Permanent Account Number: | 13. Relevant Experience: |
| 7. Public liability insurance | 14. Indicative fee proposal |

8.2 Respondents should limit their EOI's to 6 pages (A4) maximum. It would assist short-listing if any CV details for requirements 11 and 12 are no more than 200 words for each person; and if item 12 is shown as an organogram. Requirement 13 should include images and brief commentary.

9. The Fee

9.1 The budget for the full commission, once awarded, will be up to £90,000.00 Excl VAT.

10. Process and timetable

10.1 EOI's will be assessed against the 'what we are seeking' criteria set out in para 7.3 and the expression of interest requirements set out under para 8.1.

10.2 LBL and OCL will be seeking to invite no more than 5 multi-disciplinary practices or consortia to submit a full tender detailing key deliverables, with a view to inviting 2-3 to interview.

10.3 As a minimum, the full tender and interview will address the following:

- detailed fee proposal
- list of key deliverables
- analysis of the development site
- outline proposals for redevelopment
- timeline for delivery

10.4 The exact requirements to be issued following short-listing of EOIs.

10.5 The timeline for the EOI, full tender and interview as follows:

Date	Action
19.06.17	Issue request for EOIs
05.07.17	Deadline submission of EOIs
12.07.17	Short-listing complete
14.07.17	Full tender issued
04.08.17	Deadline for submission of tenders
w/c 04.09	Interviews
w/c 11.09	Appointment and contracting

- 10.6 It is anticipated that the full commission will be let in Sept 2017 and that work (to RIBA Stage 2) should be completed by Jan/Feb 2018.
- 10.7 Expressions of interest should be no longer than 6 pages (A4).

11. Contact details

11.1 Enquiries and EOI submissions should be directed to:

Duncan Brown

Owain Jones

Delivery Lead Waterloo & Streatham

Neighbourhood Delivery Lead

Investment & Growth

Investment & Growth

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