Commercial Way

Martin Arnold were appointed as Employer's Agent, Cost Consultant, Principal Designer and Clerk of Works on a new build development, located on the edge of the North Peckham Estate. Commercial Way is comprised of 74 Council Rent and 35 Shared Ownership homes, including large family units and wheelchair units. The scheme forms part of Southwark Council's new homes programme which is building thousands of new council homes across the borough.

A key design driver for the project was to deliver genuinely fit-for-purpose council rented homes at genuinely affordable rents. As such, the scheme has been developed in accordance with Southwark Council's community-focussed Charter of Principles – both through open public meetings and by working with a Project Group made up of residents living on and around the estate.

The project was also a Finalist at the Inside Housing Awards in 2023 in the 'Affordable Housing Development' category.

Client
LB Southwark

Contractor
Durkan

Contract Value
£32m

Duration
6 years

Address
Bridgetower House, East Surrey Grove, London SE15 6QP

Commercial Way

Incorporating sustainable technologies has been a key aspect of the design. The scheme connects into the existing North Peckham Estate district heating system to provide a sensible way of ensuring additional carbon emissions generated by the development are minimised. This also means that standing charges/bills for existing residents are reduced as fixed operating costs can be shared amongst more users. Carbon reductions have also been achieved through enhanced fabric performance and installing PV panels at the roof level. South facing units also have overhanging balconies and an inset terrace design to reduce solar gain and improve thermal comfort.

Additionally, resident voices have been at the centre of the development with extensive consultation taking place, in accordance with Southwark Council's Charter of Principles.

A recent Considerate Constructors Scheme report commented that 'the site team has given a lot of really good consideration of how they will be considerate to the local community and have a clear communication plan to engage and ensure everyone is kept aware of any works that may affect them'. The scheme also achieved 45 out of 45 on this report which evaluates the areas of:

Respect for the community
Protect the environment
Value their workforce.

Services Provided

- CDM Advice / Principal Designer
- Clerk of Works & Quality Control Inspectors
- Employer's Agent
- Health & Safety
- Project Management