

75 BUGSBY'S WAY

Location

Bugsby's Way, Greenwich

Client Type

Local Authority [GLA Housing & Land]

Key Collaborators

SGN, Thames Water; BEIS

Workstage

RIBA 2 – appraisal of the commissioned Stage 2 Design and support for future partner/procurement

Summary

Appraisal of the concept design of an industrial intensification project as part of the planned redevelopment of Bugsby's Way. This project will result in a multi-storey industrial facility that will vastly increase the industrial space to support businesses of various sizes, including urban farming.

The Challenge

Critical gas infrastructure adjacent to the site meant care had to be taken to ensure the design was compliant and could be built, given the constraints arising from SGN's assets.



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Our Approach

The Infrastructure Coordinator used their network to gather utility input regarding impacts and then undertook a convening role to review specific issues with the utility and client.

The Coordinator then produced a report with diagrams mapping existing utilities to convey to the client [and architect] the critical points for connections and diversions and the constraints posed by the assets on the site.

This allowed the client to move towards the optimal deliverable scheme. The Coordinator also identified nearby developments and opportunities for strategic collaboration. They articulated aspects of an ambitious sustainability brief, and helped to construct sustainability evaluation criteria for the client's procurement of a development partner.

 Saved money	 Stakeholder Collaboration	 Local Collaboration
 Sustainable Approach	 Improving Viability	 Reduced Disruption
 Saved time	 Data Resources	 Strategic Approach

Key Outcomes

The Infrastructure Coordinator's proactive approach meant having the right conversations early enough in the process to avoid redesign and abortive design costs.

The in-ground survey work resulted in more accurate information, outlining the location of pipelines, which was important for the design proposals and key to ensuring assets are protected. The appraisal will provide context for the ongoing work.

Testimonial

"On Bugsby's Way, we faced several complex constraints that may have severely impacted development. It was a challenge for us to assess the risk these posed and make headway with service providers. Bringing ICDS in was critical to our success. The Coordinator's technical expertise meant that he could swiftly review our due diligence, advise us on risk, and kickstart talks with the providers. This gave us the confidence to move forward with our development"

Guy Hefferin, Development Manager,
Strategic Projects and Property, GLA