



JUBILEE GARDENS DESIGN: SUBSTITUTE ITEMS AND PHASED ELEMENTS STATEMENT

WEST 8

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SUBSTITUTE ITEMS AND PHASED ELEMENTS

When the decision was taken by the Jubilee Gardens Steering Group, LB Lambeth and Transport for London to take forward a new scheme for Jubilee Gardens in time for the Queen's Diamond Jubilee in 2012 and the Olympics it was on the basis that the existing funding available from S106 contributions and TfL would be supplemented by additional funding raised from trusts, foundations, individual donors and sponsorship, enabling a comprehensive scheme of the highest quality to be delivered in the very short timescale available. A substantial fundraising campaign was launched in June 2010, starting with trusts and foundations, and with further appeals to individuals and proposals to sponsors also now in hand. Though all concerned remain optimistic that additional funding will be secured no firm commitments have yet been made.

As the programme requires that a planning application for the new scheme is submitted by mid-October 2010 the application has had to go forward without knowledge of what further funds might be available and to contain options for dealing with the possibility that further funding may not become available in time for the initial construction period before the Diamond Jubilee and Olympics. There are also elements which it may be desirable not to implement before the Olympic period. The latter is likely to generate exceptional footfall, even beyond the normal very high footfall which is being catered for in the design.

The design responds to the brief for a world-class park of the highest quality, with ease of maintenance being a key consideration. However, possible financial constraints and these practical considerations may lead to a situation where not all elements of the scheme are implemented in the first phase of work to be completed in time for the Diamond Jubilee and Olympics.

To cater for this a number of features of the design are identified in the application as either substitute items or phased elements. In short, the following items may be substituted in the initial implementation of the proposals without affecting their fundamental quality or sustainability, or phased to follow later after the Olympics and/or when funding is available. It is necessary for these substitute items and phased elements to be included in the planning application so that the envisaged planning permission caters for options in the initial implementation and also for those phased items which may be implemented later.

The inclusion of the substitute items and phased elements enables the delivery of vast improvements to the existing Jubilee Gardens whilst preserving the ability to implement a scheme within the budget at the time the contract is let.

The scale and nature of the substitute items and phased elements is relatively limited and their implementation is not considered to affect the fundamental quality or sustainability of the overall design which will meet the need for a world-class park and the other requirements of the design brief.

Further details of each substitute item and phased element are explained below and indicated on the drawings included in this document.

1.SUBSTITUTE ITEMS

a) Paths:

The intention is that the entrances and the path edge zones are to be granite setts. However, budgetary considerations may require the area of granite at the entrances to be reduced and a cheaper hard wearing material of suitable appearance substituted. The remainder of the pathways in the central area will be either Breedon gravel; resin-bonded materials; tarmac or other suitable maintainable surface of appropriate appearance. The football in Jubilee Gardens is probably the highest of any comparable open space in the country and further study is needed of the short, medium and long term implications of the maintenance requirements of various surface options. Capital costs, whole-life costs and maintenance regime will be the main considerations for the decision on the appropriate materials, with the finishes determined by the need for high quality and appearance and colouring to fit with the proposals for the edges.

b) Lighting Poles

If further funding becomes available the high quality 'off-the-shelf' lighting poles may be substituted with the bespoke "bulbous onion" lighting pole design.

2.PHASED ELEMENTS

a) Edges:

The seating edge along Queens Walk will be a phased element and implemented as more funding becomes available.

b) Playground:

If no further funds become available existing equipment will be reinstalled in the new playground area. As funding becomes available new equipment will be installed.

c) Trees:

68 New trees will be planted in the pre Olympic implementation. A further 29 new trees will follow later as funding becomes available.

d) Flowerbeds:

Approximately 130m² of flower beds will be planted in the pre-Olympic implementation.

Some 230m² further flowerbeds may be added later as funding becomes available.

e) Benches:

In addition to the seating incorporated in the path edges eleven benches may be installed where shown to provide additional seating capacity.

f) Signage:

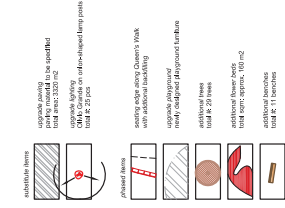
Minimum necessary functional signage will be incorporated on implementation. Further signage may be added later and will be the subject of separate application where necessary.

g) Feature/tree lighting

Such lighting may also be added if funding is available.



Figure 1 Development Proposal: Proposed Layout (Excluding Substitute Items/Phased Elements). Scale 1:800@A3



Substitute Items

a) Paths:

Material selection to be confirmed for central section of pathways: This will be finished in Breendon gravel; resin-bonded materials; tarmac or other suitable maintainable surface of appropriate appearance.

b) Lighting poles:

Bespoke lighting pole (in lieu of off-the-shelf poles)

Phased Items

a) Edges:

Seating edge along Queen's Walk (in lieu of flush edge).

b) Play Equipment:

New equipment (in lieu of existing)

c) Trees:

29 additional new trees

d) Flowerbeds:

230m² additional flowerbed area.

e) Benches:

Bench seating

f) Signage:

Additional signage

g) Feature/tree lighting



Figure 2 Development Proposal (Indicating Substitute Items/Phased Elements) . Scale 1:800@A3



Legend

hard landscape

- asphalt paving
- lawn
- concrete paving
- ramp onto lawn
- level path surface
- level path edges (top)
- playground surface

soft landscape

- tree
- flower beds
- furniture
- security cameras
- waste bins
- bench
- newly designed play ground equipment
- International Brigade Memorial

Figure 3 Development Proposal: Proposed Layout. Scale 1:800@A3

