

# Jubilee Gardens: Briefings and Your Views

01/05



## Designing the Gardens

### Briefing

#### Jubilee Gardens: Now

The current landscape regime consists of mainly grassed open space, with localised areas of planting and a children's playground. The grassed area was re-turfed during the Spring of 2004 together with the installation of an irrigation system.

#### Jubilee Gardens: The future

The vision of the steering group is that **"The design for the park should be as soft and green as is sustainable."**

To achieve this vision, the Steering Group has been developing a draft design brief which will be given to four short listed design teams in February (a full copy is available from the website – see below). The design concepts developed by the teams will be put out to public consultation prior to the selection of a winning design team in May. At this point the design brief will be finalised. The winning design team will use this and all views expressed to produce a final design for the Gardens, which will be consulted upon again.

This briefing outlines important aspects of the emerging design brief, and we welcome your views.

### Issues

There are a number of issues, which will be addressed by the designers, but two in particular are of significant importance:

- There is a wide range of user interests in the site, resulting in competing demands on the strategic and detailed design. The Design Team Consultants will be required to devise a strategy to balance these different needs and demands.
- The property interests in the site are significant, particularly the restrictive covenants. The Steering Group is attempting to ensure that these interests are aligned and fully in accord with the objectives of the Commission.

### Aspirations

It is hoped that the design concepts will create:

- A world class public park;
- A park for all who live and work on the South Bank, including visitors and tourists;
- Predominantly open and green space;
- Space with improved access and circulation;
- Continue to include a playground, children of age range 0 to 11years;
- A venue for entertainment and public events;
- Full accessibility to a wide range of people;
- Valuable resource to the community;
- A place to host cultural events, whilst providing personal space for quiet relaxation and refreshment;
- Visitor facilities such as toilets and café(s), if required
- A prime green public open space at the heart of the South Bank.

It is not expected that the park will be able to meet all the aspirations concurrently, and the design should cater for the park to fulfil different roles at different times.

### Key Design Objectives

The Key Design Objectives include:

- Creation of a public open space;
- Use of high quality materials and contemporary designs;
- Efficient accommodation of key pedestrian circulation routes that are safe and fit for their use (The Design Team Consultants will be required to establish and agree desire lines for pedestrian circulation);
- Restrictions on access and circulation, if appropriate;
- Design of a space capable of accommodating events;
- Recognition of the needs of different user groups and their demands on the space over the weekly/monthly etc. life of the park;
- Design to address issues of management and maintenance;
- Reinforcement of the role of the park as key destination
- Balancing of green space with paved areas to create a contemporary feel;
- Provision a safe place for children to play;
- Knitting together the buildings that front onto Jubilee Gardens;
- Recognition of the role of Jubilee Gardens in its wider urban context;
- Delivery of a robust and sustainable open space;
- Inclusion of suggestions and outline designs for fountains, lighting, public art etc;
- All proposals must be referenced to the availability of capital and revenue funding and to the business plan for the park.
- The final design will need to be approved by the Arts Council, the South Bank Centre, DCMS, and possibly other Government departments.

### Using the Gardens for Cultural Activities

As part of the planning of a re-landscaped Jubilee Gardens and preparation for the formation of the Jubilee Gardens Trust, the Jubilee Gardens Steering Group also commissioned Kate Tyndall Associates (KTA) to assist with the identification of a cultural policy and related management strategy for the new park. The facility to hold the suggested event types are included into the overall design. See 'Using the Gardens for Cultural Activities' briefing paper for more details (available on the website).

### Research Baseline Consultation Results

A research exercise was carried out between November 2004 and January 2005 with local residents and employees on the current and potential use of the Gardens as well as future aspirations, against which success of the project can be measured. The results of this exercise are available on the website.

### Your views

**Q1:** Do you agree with the overall vision for Jubilee Gardens as summarised above?

Yes  / No

Please give your comments.

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**Q2:** What sort of aspirations do you have for Jubilee Gardens?

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**Q3:** Do you have any comments on the design objectives as summarised above?

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**Q4:** What features would you like to see in Jubilee Gardens that might encourage you to visit the space?

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## Using the Gardens for Cultural Activities

### Briefing

A re-landscaped Jubilee Gardens will be many things: a park for local residents, and for London's tourists; a place for quiet contemplation, and for a bustling South Bank; a place to do nothing in particular, and to host cultural events.

The Jubilee Gardens Steering Group commissioned Kate Tyndall Associates (KTA) in December 2003 to assist with the identification of a cultural policy and related management strategy for the new park.

KTA's work was undertaken in two phases. The first phase involved a consultation through phone and in person interviews with a wide range of stakeholders. The Steering Group produced a response to the findings in the second phase to create the following proposed overall framework for cultural events on Jubilee Gardens:

### Cultural events on Jubilee Gardens

- must be a distinctive and fitting response to both the scale and nature of the park's own landscape and to the wider urban and cultural landscape of which Jubilee Gardens is part;
- should have a clear answer to why this unique and significant site is the best location in the wider London or community context;
- should have wide family or popular appeal, be often or nearly always free, and, where relevant, offer potential for participation in the event itself;
- should be led by strong creative ideas;
- should offer a high quality audience experience. They will need to be produced and presented by organisations with relevant track record and experience, and must operate within the Premises License to be issued by Lambeth Council to the Jubilee Gardens Trust;
- Should have an annual limit and be limited in number.

The Steering Group concluded that the following types of cultural event are likely to sit comfortably within the above policy, and propose to build the technical infrastructure and overall site orientation required for these strands into the design brief for the new Jubilee Gardens:

- Concerts in picnic / informal format with a capacity range of 5,000 to 10,000 people (highly amplified pop concerts not felt to be suitable)
- Day time festivals / performances
- Commissioned performances / installations
- Big screen presentations for a capacity range of 5,000 to 10,000 people (this should be for temporary installations, but with options for a permanent screen infrastructure should a suitable partner be found)
- Small scale regular programming with a small hard standing area for performance together with associated artists changing and toilet facilities
- The option of night-time spectacles should be kept open.

Of course the Gardens will have many other uses – for quiet contemplation, or to kick a ball, or have a picnic, for example. It will be the role of the design process over the coming year to balance these needs through the development of a new design for the Gardens. And it will be the role of the Trust to manage the various uses including cultural events.

### Your views

**Q1:** Do you agree with the overall policy as summarised above? Yes/No

Please give your comments

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**Q2:** What sort of characteristics would you like to see in events and activities on Jubilee Gardens?

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## Governance

### Proposed Trust

Jubilee Gardens is owned by the Arts Council and is currently the subject of a long lease to the South Bank Centre. In 2003, South Bank Centre agreed to work with local stakeholders to redevelop the site and to create an independent trust to manage its future.

It is recognised by all concerned that Jubilee Gardens is and will continue to be a public open space and that it is therefore appropriate to establish an independent charitable trust, The Jubilee Gardens Trust, to take responsibility for the management and maintenance of the park in the future. In outline, the Trust will work as follows:

- The Jubilee Gardens Trust will be a company limited by guarantee which would apply for registered charity status
- The role of the Trust will be the preservation of and management of the park, as an open space or park for exercise, recreation and cultural activities
- The Trust Board would be composed of members representing the different categories of stakeholder, including adjoining landowners, local residents' and community organisations, local businesses and social enterprises, public bodies and general members (individual or corporate), from within or outside the immediate area

But there are many details which have yet to be agreed, such as what size should the Board be and how would it be selected? Should the Chair be elected from among board members or co-opted as an independent chair? What about membership subscriptions? And when is the best point in the process for the Trust to be launched?

The Steering Group will continue to discuss these issues and consulting with all stakeholders.

### Your Views

**Q1:** Do you think the Trust is a good idea? Please explain why

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**Q2:** Would you be interested in playing a role in the long-term future of Jubilee Gardens by participating in the Trust? Please explain why and how

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**Q3:** Do you have any further comments on the proposed Trust?

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## Headline Findings

The Jubilee Gardens Steering Group commissioned CSC Regeneration and Research Consultants (CSC) to undertake a survey of current and possible future usage of Jubilee Gardens. This research is intended as a baseline profile that will assist the entrants in the current garden design competition to appreciate the profile of park users and their hopes and aspirations for the park's future design.

The survey received over 750 responses from local residents, workers at local companies and visitors/tourists to the park. The two graphs below provide a simple overview of the facilities and activities that those surveyed would like to see provided in a redesigned park, together with the fears and barriers that would stop those surveyed using the park in future. The Jubilee Gardens Workshops will provide a forum for comment on these options.

The early graphs show represent a simple snapshot of preferences and are intended as an early guide to opinion on the park's future. The full research study, which will be complete by the end of January 2005, provides a more sophisticated and comprehensive profile of current and future park usage.

To find out more about this project, please visit [www.opensouthbank.org/jubilee.htm](http://www.opensouthbank.org/jubilee.htm)

### For more information and a copy of the full draft design brief:

#### Visit

[www.opensouthbank.org/jubilee.htm](http://www.opensouthbank.org/jubilee.htm)

#### Attend a workshop

5:30 – 7:30

5:30 – 7:30

Tuesday 25<sup>th</sup> January  
Thursday 27<sup>th</sup> January  
Living Space

Waterloo

Action Centre  
Waterloo Road  
Baylis Road

#### Your details

*Please tick*  
Local resident Yes  / No   
Employee Yes  / No   
Visitor Yes  / No

#### Getting Involved

If you are interested in receiving information about developments in the regeneration of Jubilee Gardens and/or getting involved please provide your contact details. These will be entered onto a confidential database and you will be kept informed of developments and activities.

Name: .....

Address: .....

Postal Code: .....

Phone: ..... Mobile: .....

Email: .....

Organisation (if applicable): .....

Area of interest: .....

**Please return to:**  
Alex Valenzuela  
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