

Jubilee Gardens Steering Group  
Jubilee Gardens Design Team Community Consultation  
Public Event and Exhibition Tour

**May 2005**



**Jubilee Gardens  
STEERING GROUP**

**CONTENTS**

	<b>Page</b>
<b>Executive Summary</b>	<b>3</b>
<b>Context</b>	<b>6</b>
<b>Consultation</b>	<b>8</b>
<b>The Questionnaire</b>	<b>12</b>
<b>Profile</b>	<b>13</b>
<b>Analysis</b>	<b>16</b>
<b>Concerns</b>	<b>25</b>
<b>Comments</b>	<b>28</b>
<b>Conclusions</b>	<b>30</b>
<b>Appendices:</b>	
<b>1. Children's feedback</b>	<b>37</b>
<b>2. Questionnaire</b>	<b>38</b>
<b>3. Thomas Heatherwick – Respondent transcripts</b>	<b>45</b>
<b>4. EDAW – Respondent transcripts</b>	<b>50</b>
<b>5. West 8 – Respondent transcripts</b>	<b>55</b>
<b>6. Gross Max – Respondent transcripts</b>	<b>60</b>
<b>7. General comments about Jubilee Gardens</b>	<b>65</b>

## EXECUTIVE SUMMARY

### Background to the consultation

Jubilee Gardens is a green space located in the heart of London's South Bank. The Gardens have been the subject of several initiatives and consultations over the years which have had limited success due to the diversity of aspirations and organisations with vested interests in the Garden's development. The creation of the Jubilee Garden Steering Group in 2003 established agreement to preserve the Gardens as green open space and focused the agenda to regenerate the space.

### The consultation and engagement process

Vision 21 carried out a four-phase consultation to assess public response to each of the four short-listed design teams and their concepts. Events were organised and publicised as a celebration of progress on the Jubilee Gardens project to date. The various events, and the way they were promoted, were designed to attract a large and diverse sample of participants.

In order to access a balanced and representative sample of the local community, workers and visitors alike, Vision 21 and South Bank Employers' Group (SBEG) engaged in a series of awareness-raising activities and publicity drives. These included distributing posters and leaflets, sending mail-outs to local residents, sending letters home with children from local schools, making telephone calls to residents, as well as direct positive interaction with local community and voluntary groups. South Bank Employers' Group also undertook a high profile press campaign and further supported the consultation by developing an interactive web site and email newsletter. These steps succeeded in attracting a broad sample of people to participate in the consultation.

**Phase 1** involved a *public event* billed as a community celebration of the regeneration of Jubilee Gardens, the aim of which was to encourage a positive atmosphere around the regeneration of the Gardens. Over 200 people from diverse backgrounds attended the event on May 9<sup>th</sup>, giving people the opportunity to examine the four designs and interact with the teams which made presentations on each of the plans. This event represented an important opportunity for all of those interested in the Gardens' fortunes to approach the teams and gain insight into the impact of each of the designs. An *exhibition tour* was undertaken as **Phase 2** of the project, and involved manned displays of each of the design teams in a variety of locations, including the Royal Festival Hall, the Millennium Green and the Waterloo Action Centre - a local community development organisation. Basing the exhibition in different locations proved to be a key factor in capturing the opinions of a diverse

sample such as residents, visitors and tourists, local workers, groups at risk of poverty and social exclusion (via the community and voluntary groups) and local families (especially children). **Phase 3** took the form of an *unmanned exhibition* at the Royal Festival Hall, giving people the opportunity to give their opinions on paper or via the Jubilee Gardens *website* (**Phase 4**). Phases 3 and 4 were on-going processes, lasting a week, designed to attract a 'catch-all' sample of participants.

#### Profile of sample

During the consultation, Vision 21 recorded the views and experiences of 279 individuals with a conservative estimate of 400 people engaging with the design teams' material. The community celebration event, attended by over 200 people, gathered the greatest amount of feedback (104 questionnaires completed), while distribution for the remaining phases was evenly spread with an average of 25 participants per day. The manned exhibitions proved more successful than the unmanned, as Vision 21 was on hand to assist participants with questions regarding the consultation and the questionnaire.

The consultation was successful in gaining a balanced sample of participants in terms of age, gender and geographic location. The majority of people were aged between 25 to 44 years, although significant numbers of young and older people also took part in the project. The sample was also reasonably balanced between male and female participants (54 per cent and 46 respectively). In terms of geographic location, the majority of people who took part in the survey were from SE1 (54%) with 18% from other south London postcodes. Of remaining Londoners, 6% had a north London postcode, 5% had a west London postcode and 7% had an east London postcode. The final 10% lived in postcodes outside London.

#### Results

The questionnaire was organised into three distinct sections:

Addressing the *design aims* was best met by West 8, with EDAW in a close second place. Thomas Heatherwick was ranked third and Gross Max fourth.

Addressing the *draft design brief* was best met by EDAW. Second place went to West 8 with Thomas Heatherwick third and Gross Max fourth.

Interaction and presentations at the public event was measured in the section called *meeting the teams* which saw Thomas Heatherwick convincingly impress the audience. All teams scored highly, with a marginal difference between the remaining three teams, EDAW (2<sup>nd</sup>), West 8 (joint 3<sup>rd</sup>) and Gross Max (joint 3<sup>rd</sup>).

In summary

**Thomas Heatherwick:**

- Preferred by those who work in the Waterloo area.
- Mainly liked by the youngest respondents and the oldest although 35-55 year olds did not have a strong opinion about Thomas Heatherwick.

**EDAW:**

- Appealing to visitors.
- Rated favourably by all ages and notably the favourite of those aged 34-45.
- The team considered least appealing by local residents

**West 8:**

- Overall the most appealing team.
- Preferred by those who live in Waterloo.
- Impressed people under 34 and those over 55 years.

**Gross Max:**

- Rated appealing by young people (16-24) although they were the only age group to do so.
- Gross Max was deemed only slightly unappealing by visitors.
- Local workers and especially local residents found this design team more unappealing.

## CONTEXT

Jubilee Gardens was created in 1977 to mark the Queen's Silver Jubilee and sits in the heart of London's cultural South Bank beside the British Airways London Eye, the South Bank Centre, the Shell Centre, County Hall and the River Thames.



Since 1977 the South Bank has changed considerably, with the construction of the Golden Jubilee Bridges, the extension of the Jubilee Line, the opening of the London Aquarium, the Saatchi Gallery and the establishment of the British Airways London Eye as London's premier tourist attraction. Through much transition and change, Jubilee Gardens has failed to adapt to its new surroundings and as a result has been lost in the shadows.

The recent history of the site is complex. Since the demise of the Greater London Council (GLC) in 1986, the then owners (London Residuary Body) sold County Hall to Shiryama Corporation with a range of restrictive covenants applying to Jubilee Gardens. Along with the sale, the London Residuary Body negotiated with London Underground to allow the Gardens to be used for soil extraction during the extension of the Jubilee Line. Some eight years later, the freehold for Jubilee Gardens and Hungerford car park was awarded to the Arts Council of England who in turn granted a long lease to the South Bank Centre.


Given the complicated history of Jubilee Gardens and the number of interested parties set to benefit or lose from a regeneration programme, Jubilee Gardens has been the subject of many grand ideas and false starts.

In order to bring some unity and order to the Gardens, several local businesses, community groups, statutory authorities and the South Bank Centre joined forces in 2003 to oversee the redevelopment. This saw the creation of the Jubilee Gardens Steering Group (coordinated by South Bank Employers' Group), with the objective of redeveloping the site and creating an independent trust to manage its future.

In order to help create a meaningful and representative draft design brief, the Jubilee Gardens Steering Group commissioned a ‘user research survey’ to create a baseline profile of the current use of Jubilee Gardens as well as an understanding of aspirations and issues for its use in the future. Local residents, local workers and visitors were questioned in Autumn 2004. This research, along with the feedback from various stakeholder consultations, was then incorporated into the draft design brief which was distributed to the four short-listed design teams to create their initial visions for the Gardens.

Vision 21 was commissioned by South Bank Employers’ Group on behalf of the Jubilee Gardens Steering Group to consult the local community to gain its views on each of the design teams and their concepts. The results of the community consultation were fed into the decision-making process to help the judging panel select a winning team to take the project forward. The community feedback will also be used to shape the final design brief.

The four short-listed design teams are:

	<p><b>TEAM A</b> Thomas Heatherwick with Land Use Consultants and Dan Pearson Studio</p>
	<p><b>TEAM B</b> EDAW</p>
	<p><b>TEAM C</b> West 8</p>
	<p><b>TEAM D</b> Gross Max</p>

## CONSULTATION

Jubilee Gardens has many roles which it must fulfil. The Gardens must be practical for local residents yet have enough prestige to be recognised as world class. The park must be sympathetic to its surroundings (which are contemporary in style) and yet retain its identity as a garden. It must also be a place for quiet reflection within the bustling South Bank but remain flexible enough to host events.

Given the diverse interests that are to be reflected in the vision for Jubilee Gardens, it was important that a diverse range of people were given the opportunity to view and assess the short-listed design teams. This consultation is therefore unlike any other by way of engaging all interested parties in a number of ways.

<b>Phase I</b>	<b>Public Event</b>	
	Monday 9 <sup>th</sup> May	Chelsfield Room, Royal Festival Hall
<b>Phase II</b>	<b>Exhibition Tour</b>	
	Tuesday, Wednesday and Saturday 10 <sup>th</sup> , 11 <sup>th</sup> and 14 <sup>th</sup> May	The Ballroom, Royal Festival Hall
	Friday 13 <sup>th</sup> May	The Courtyard, Waterloo Action Centre
	Saturday 14 <sup>th</sup> May	Exhibition Gazebo, Millennium Green
<b>Phase III</b>	<b>Static Exhibition</b>	
	Thursday, Friday and Sunday 12 <sup>th</sup> , 13 <sup>th</sup> and 15 <sup>th</sup> May	The Ballroom, Royal Festival Hall
<b>Phase IV</b>	<b>Website questionnaire</b>	
	From Friday 6 <sup>th</sup> May	<a href="http://www.jubileegardens.org.uk">www.jubileegardens.org.uk</a>

An extensive programme of awareness raising preceded the research consultation. It was essential that members of the public were notified of the forthcoming consultation and that every effort was made to create an accessible exhibition.

Vision 21 designed posters that were strategically placed while leaflets were hand delivered and personal invitations sent to local households. Mailings were sent to selected databases and letters sent home with children from five local schools. An insert along with an article featured in 'In SE1', a popular, free local newsletter targeted at all residents of SE1 while telephone calls

were made from the Vision 21 in-house call centre inviting local residents to attend the various events and to encourage them to participate in the consultation as a community volunteer. There was also a large publicity drive by South Bank Employers' Group, which included the web, television and press coverage and an interactive plasma display in the Royal Festival Hall.

Vision 21 executed four phases of consultation, each with different catchment groups:

- Phase I: Public Event – Community Celebration.
- Phase II: Exhibition tour.
- Phase III: Static exhibition.
- Phase IV: Website questionnaire.

## **Phase I**

### Public Event – Community Celebration

The public event was the first formal unveiling of the four short-listed design concepts. The public event was designed to encourage a sense of celebration for **local residents**, **workers**, **visitors** and **employers** that the Jubilee Gardens project had made such progress. Within this consultation, local workers and employers are designated as those based in Waterloo whilst local residents are categorised as those who live in the Waterloo area. Visitors on the other hand are people who do not live in Waterloo. They are mainly other Londoners with a small minority from the rest of the UK or from Europe. The event was held in the Chelsfield Room in the Royal Festival Hall with over 200 members of the community, press, local organisations and architectural bodies represented.

The aim of the evening was to allow each design team a chance to present their vision for Jubilee Gardens, answer questions and to interact with the public. The evening was chaired by Rowan Moore, Director of The Architecture Foundation, who invited those attending to assess each design team on their merits by completing a feedback questionnaire.

There were two distinct areas for viewing the design team concepts. Both areas housed display boards, three per team, which illustrated their overall approach to Jubilee Gardens and their initial vision for the space. The design teams manned the first area to allow people to approach them and ask relevant questions as well as providing a base from which each design team could illustrate and explain their design concepts. The second area was quieter, without team representatives, allowing for closer inspection of ideas

and concepts without bias or persuasion. Splitting the event allowed for greater circulation and increased the possibility of interaction between the design teams and the public.

Feedback from the event was very positive with 104 completed questionnaires being returned by the end of the evening. This is a good response rate for a self-complete questionnaire resulting in over half those attending the event taking part in the consultation process.

## **Phase II**

### Exhibition Tour

#### a) The Ballroom (Royal Festival Hall)

Following the public event, the display boards for each design team were exhibited in the Ballroom of the Royal Festival Hall. The Royal Festival Hall is in London's cultural hub - the South Bank Centre, and attracts people from around the world. This display gave an opportunity for people **visiting** the South Bank to give their opinion on the proposed regeneration of Jubilee Gardens as well as encouraging members of the **local community** via publicity on the television (BBC News) and in the local newspaper (South London Press), to view the various design concepts. The exhibition tour was staffed for three days by members of Vision 21 personnel who also facilitated the public event and were familiar with the background to the project and able to answer queries.

#### b) The Courtyard (Waterloo Action Centre)

The exhibition was taken on tour to the Waterloo Action Centre and was manned by Vision 21 staff for one day. This open-air exhibition (with banners and balloons) was ideally situated to capture **local workers** who would pass the building on their way to and from work as well as offering members of the local community another chance to view the visions of the design teams.

#### c) Exhibition Gazebo (Millennium Green)

The third and final exhibition location was Millennium Green, a site which has recently undergone regeneration itself to create a community park. This tented exhibition was an opportunity to capture **local families** who previously were unable to attend other consultation events due to childcare commitments and attract other local residents who were unable to attend the events held earlier in the week.

### **Phase III**

#### Static Exhibition – The Ballroom (Royal Festival Hall)

Although the exhibition went on tour, a set of the exhibition display boards remained in the Ballroom for three additional days, unmanned to collect feedback and general comments. It was important to have a static site as well as a tour for continuity, therefore for anyone in doubt as to where the exhibition tour was, there was a permanent week long display in the Royal Festival Hall.

### **Phase IV**

#### Website questionnaire

The option to allow people to view the four short-listed design teams on-line was provided via the official Jubilee Gardens website: [www.jubileegardens.org.uk](http://www.jubileegardens.org.uk) set-up and maintained by South Bank Employers' Group. This facility allowed interested parties whose schedule may not have matched the exhibition tour, to assess the short-listed design team concepts and complete feedback questionnaires via e-mail. Visitors to the site were also encouraged to sign up for e-mail updates on the project.

Throughout the week-long consultation, Vision 21 worked with community volunteers to **capacity build** and help facilitate the event and exhibitions.

## **THE QUESTIONNAIRE**

The method used to capture the views of the public was a self-complete questionnaire which was administered when viewing the design team display boards. The questionnaire was split into six sections, three of which were based on the results of the user research survey conducted in Autumn 2004 which focused on how the local community used the Gardens, as well as their aspirations and concerns regarding its redevelopment.

### **Section 1**

#### Jubilee Gardens & You

Three questions asking respondents about their level of interaction with Jubilee Gardens and parks (green open spaces) in general.

### **Section 2**

#### Design Aims

Three questions assessing each design team on the criteria outlined by the Jubilee Gardens Steering Group.

### **Section 3**

#### Design Brief

This third section took the top eight priorities from the user research survey and asked respondents to rate the four design teams on how well they incorporated each into their vision for Jubilee Gardens.

### **Section 4**

#### Meeting the teams

This section was only asked of those people who attended the public event at the Royal Festival Hall. This section was used to assess how well each team interacted with the community and public alike.

### **Section 5**

#### About You

This section collected the demographic details of each respondent.

### **Section 6**

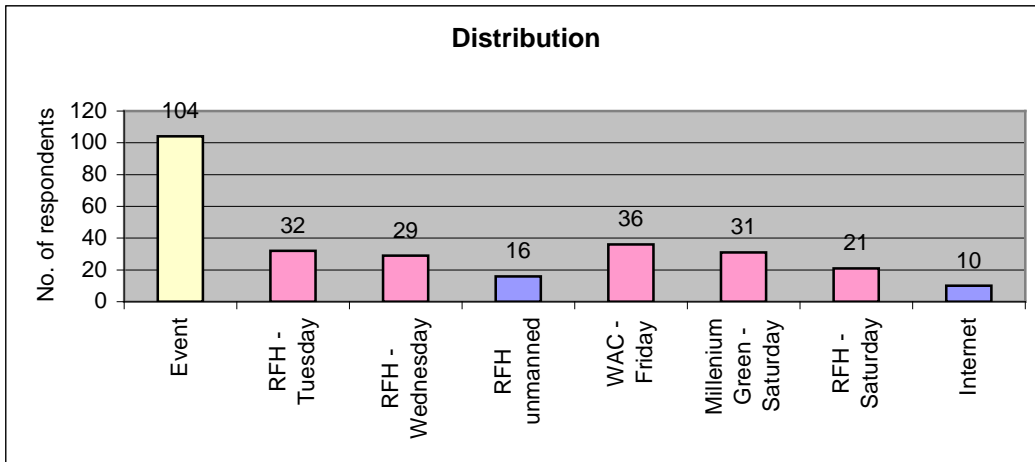
#### Comments

This section allowed respondents to raise concerns and express views they felt were not included in the questionnaire (full transcripts in the Appendix).

**PROFILE**

Over the course of the week-long design competition consultation, Vision 21 recorded 279 opinions with over 400 people viewing the display material. The table below illustrates how many feedback forms were collected from each phase of the consultation.

Table 1 – Distribution of feedback questionnaires collected by Vision 21.



The yellow column represents the Public Event, the pink columns represent the exhibition days manned by Vision 21 and the blue columns represent unmanned exhibition days.

The manned exhibition days yielded more feedback forms due to the active engagement of Vision 21 staff with members of the public. One-to-one interviews were conducted by the Vision 21 personnel with members of the public who were unable to complete the form alone or who needed guidance understanding the nature of the consultation or the display information.

Demographics

The spread of ages represented within the consultation is representative of the wider Lambeth population. The largest group represented in the survey are those between 25-44 years which is in line with the borough demographics.

Table 2 – Age distribution of respondents

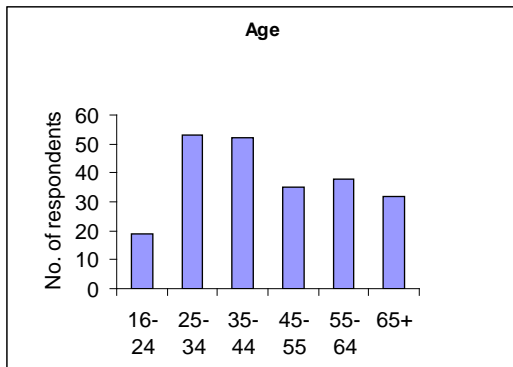
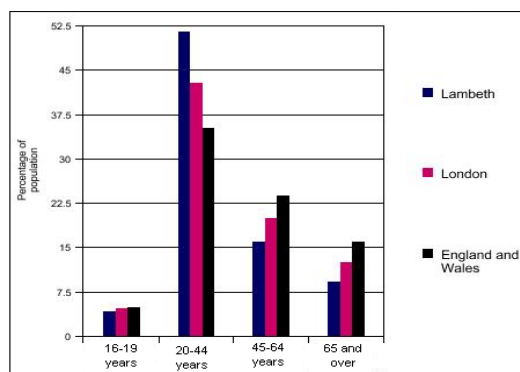


Table 3 – Age distribution of Lambeth residents

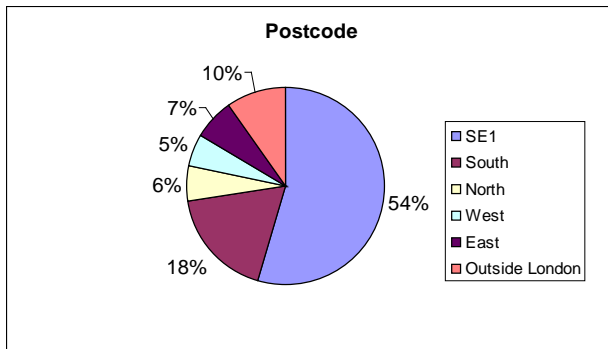


Source: Neighbourhood Statistics (Census 2001)

The sample was also reasonably balanced between male and female participants (54 per cent and 46 respectively).

The majority of people who participated were from an SE1 postcode (54%). Of those who completed their postcode details, 90% of these respondents were from the London area, with the remaining 10% from outside London (either from the UK or Europe).

Table 4 – Postcode of respondents

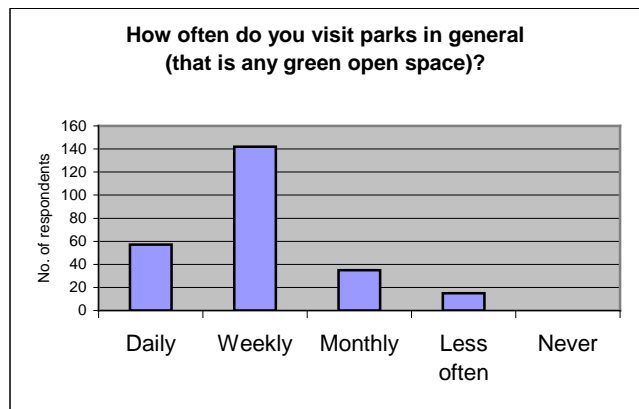
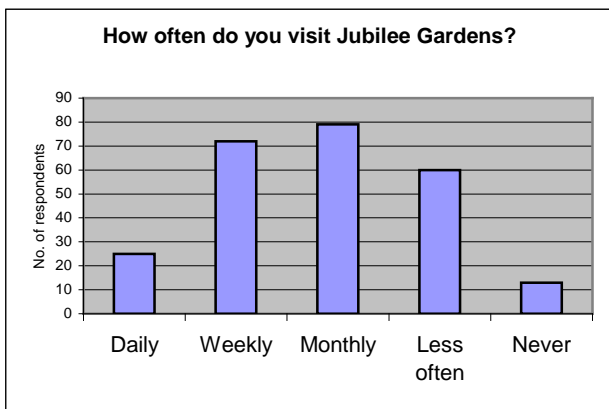


Use of Jubilee Gardens

Respondents were asked to state how often they visited Jubilee Gardens and other open green spaces. To ascertain how engaged with the Gardens members of the public are and assess the level of general use of other parks in general.

Table 5 – Frequency of visits to Jubilee Gardens

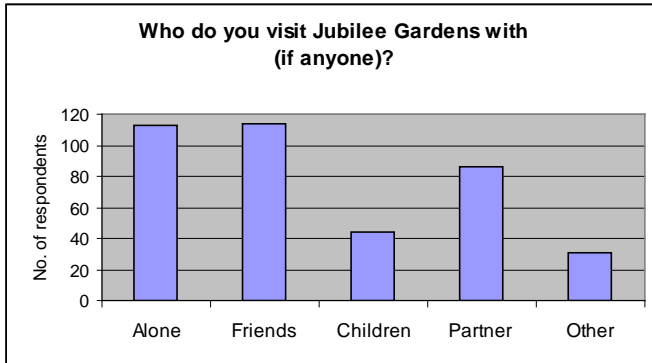
Table 6 – Frequency of visits to parks in general



The findings reveal that most participants were regular visitors to Jubilee Gardens, with the majority of people visiting it on a weekly or monthly basis. With regard to parks in general, the consultation showed that again, a majority of people go to green spaces on a weekly basis, with a minority (21%) attending less often than monthly and a small minority (4.5%) claiming that they never visit a park.

Jubilee Gardens is a place that people are as likely to visit alone as with others (40%) with friends and partners favoured company for visiting the gardens (40% and 30% of people respectively). A significant minority of people visit the Gardens with their children (15%), suggesting that the park is used for a variety of activities by a broad range of groups.

Table 7 – Who do you visit Jubilee Gardens with?



**ANALYSIS**

Questionnaires were completed by members of the public using a simple five point rating system where five represented completely positive and one represented completely negative. The tables in this section use a similar rating system to illustrate the questionnaire. The middle ground, where no opinion is expressed, is zero. Positive scores (above zero) reflect agreement while negative scores (below zero) indicate disagreement.

Design Aims

There were three questions which assessed each design team against the Jubilee Steering Groups aims.

- **Do you agree this design team will establish Jubilee Gardens as a 'World Class Garden'?**

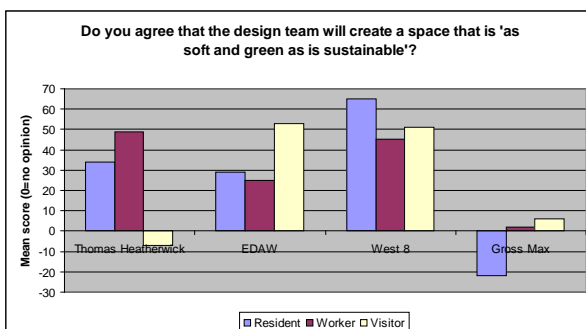
Figure 1 – Do you agree this design team will establish Jubilee Gardens as a 'World Class Garden'?

1	West 8	53
2	EDAW	42
3	Thomas Heatherwick	15
4	Gross Max	-5

The majority of people asked were confident that EDAW and West 8 could deliver a 'World Class Garden', with most faith being placed in West 8 who took a very English approach to re-designing Jubilee Gardens. However, there was a lack of confidence in Gross Max and their ability to establish a 'World Class Garden'.

When the figures are broken down by age, they reveal that Thomas Heatherwick and EDAW were favoured by people aged 65 plus, who generally gave Gross Max a low score. However, Gross Max was liked more by younger people aged 25 – 34, as were West 8 who were liked most by the younger respondents and least by those that were older. In terms of the people who use the Gardens, Thomas Heatherwick was favoured by local workers with both residents and visitors favouring West 8.

Table 8 World Class Garden



- **Do you agree that this design team will create a space that is 'as soft and green as is sustainable'?**

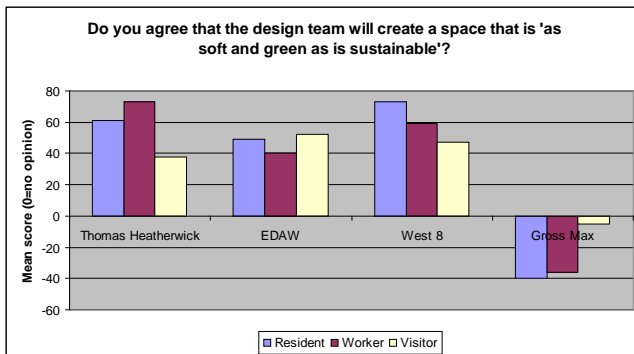
Figure 2 – Do you agree that this design team will create a space that is 'as soft and green as is sustainable'?

1	West 8	59
2	EDAW	54
3	Thomas Heatherwick	49
4	Gross Max	-22

The phrase 'as soft and green as is sustainable' is the driving force behind the regeneration of Jubilee Gardens. All design teams apart from Gross Max scored positively on this criterion.

West 8 did well across a broad spectrum of participants in terms of age as did Thomas Heatherwick except with those aged 34 – 44. In contrast, Gross Max was only liked by young people aged 16 – 24, all other age groups did not think Gross Max could create a space 'as soft and green as is sustainable'. EDAW scored consistently with all user groups although resident's preferred West 8 with Thomas Heatherwick as the local workers favourite.

Table 9 'As soft and green as is sustainable'



- **Do you agree that this design team will achieve a balance between the different users?**

Figure 3 – Do you agree that this design team will achieve a balance between the different users?

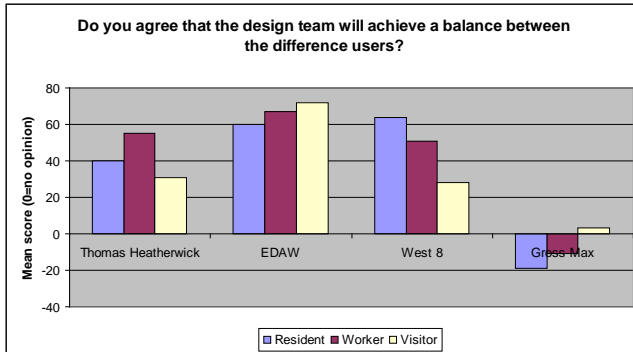
1	EDAW	65
2	West 8	45
3	Thomas Heatherwick	38
4	Gross Max	-4

Again, EDAW, Thomas Heatherwick and West 8 have been positively rated with EDAW achieving the best balance and Gross Max is rated unable to deliver an effective balance.

Thomas Heatherwick fared best with younger people in this context, while EDAW found favour with participants of all ages by offering the most varied

design concept to suit all users. Gross Max was only approved by a small minority, notably visitors and people under 34. West 8 was the residents' favourite although not greatly liked by those over 65 years old.

Table 10 Balance between the different users



Draft Design Brief

The draft design brief each design team was set to address was influenced by the results of the community consultation in Autumn 2004. The priorities identified in that research were highlighted in this consultation to assess how well the design teams had responded to the brief

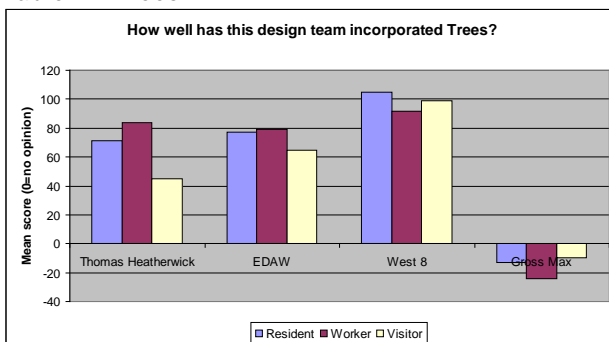
• **How well has this design team incorporated Trees?**

Figure 4 How well has this design team incorporated Trees?

1	West 8	104
2	EDAW	73
3	Thomas Heatherwick	60
4	Gross Max	-16

West 8 was rated the best for trees (being a key theme for their design) by all users groups while Gross Max was thought to not incorporate trees very well. Those under 24 were the only group that thought Gross Max had incorporated trees well. Older groups did not like the way Gross Max had used trees in their display board. Thomas Heatherwick's use of trees appealed to the young (under 24) and also to older respondents (55 plus).

Table 11 Trees



**How well has this design team incorporated Grassed areas?**

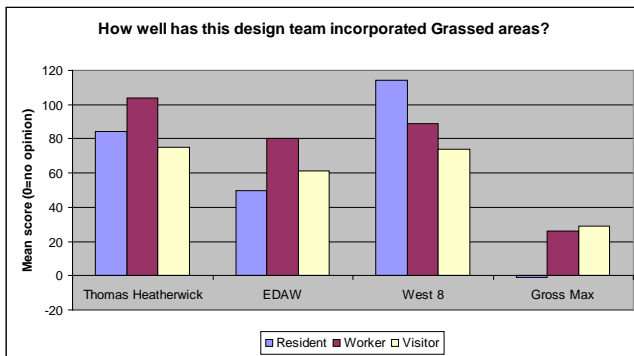
Figure 5– Grassed areas

1	West 8	94
2	Thomas Heatherwick	82
3	EDAW	62
4	Gross Max	16

West 8 and Thomas Heatherwick incorporate a lot of grass into their design concepts and were judged the most effective at doing so. Thomas Heatherwick’s use of grass was liked by respondents under 34 and those over 55 while those aged 34-55 liked EDAW’s use of grass. Gross Max also scored positively in this section although not as highly as the other three teams.

West 8 was by far the residents’ favourite grassed area while Thomas Heatherwick impressed local workers and visitors with their use of grassed areas.

Table 12 Grassed area



**• How well has this design team incorporated Flowerbeds?**

Figure 6 - Flowerbeds

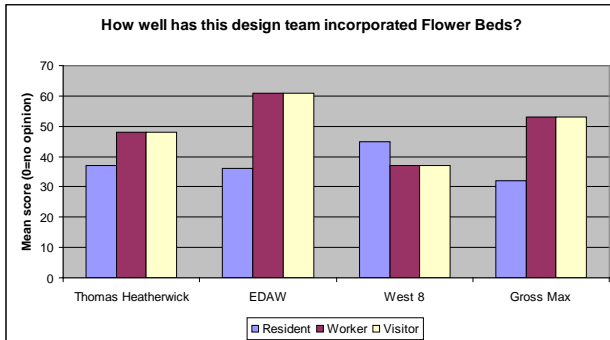
1	EDAW	53
2	Gross Max	42
3	West 8	28
4	Thomas Heatherwick	23

EDAW received the best rating for including flowerbeds overall followed by Gross Max who dedicated a section of the Garden to wild flowers. This is probably due to the fact that both these teams focused on flowers in their display boards.

Flowerbeds are Thomas Heatherwick’s weakest point with the team receiving the least positive feedback out of all the teams, mainly from those aged under 24.

EDAW and Gross Max's use of flowerbeds was also liked by the younger generation with their scores gradually falling with the aging respondents. EDAW's use of flowerbeds was strongly liked by both local workers and visitors to the area with West 8 the residents' favourite.

Table 13 Flowerbeds



• **How well has this design team incorporated Park Furniture / Seating?**

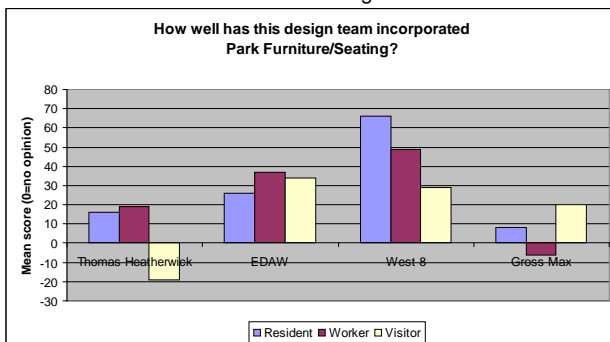
Figure 7- Park furniture/seating

1	West 8	49
2	EDAW	32
3	Gross Max	12
4	Thomas Heatherwick	1

West 8 followed by EDAW proved they would incorporate park furniture and seating while Thomas Heatherwick did not convince many respondents.

West 8 was the local residents' and workers' favourite. Thomas Heatherwick did not meet the seating expectations of visitors while Gross Max failed to impress local workers with its seating concept.

Table 14 Park furniture/seating



• **How well has this design team incorporated a Children's play area?**

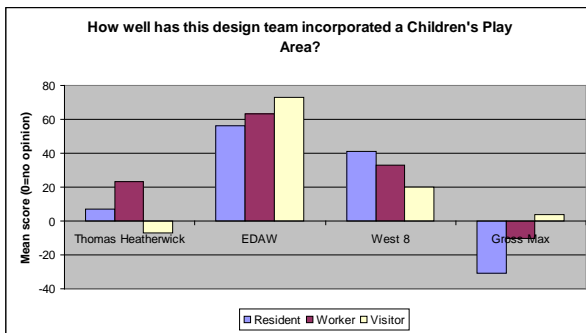
Figure 8 – Children's play area

1	EDAW	68
2	West 8	35
3	Thomas Heatherwick	5
4	Gross Max	-7

EDAW is the clear favourite in this category, focusing on the children's play area in their display boards, for example, describing a 'bubble fountain' playground. Thomas Heatherwick and Gross Max's play areas were not inspirational, scoring around zero.

Interestingly, although Thomas Heatherwick and Gross Max's play areas were deemed generally uninspiring, they were liked more by young respondents than old! Another interesting point is that West 8 did not impress 25-34 year olds (who are likely to be parents of young children) with their design. EDAW on the other hand was liked by residents, visitors and local workers.

Table 15 Children's play area



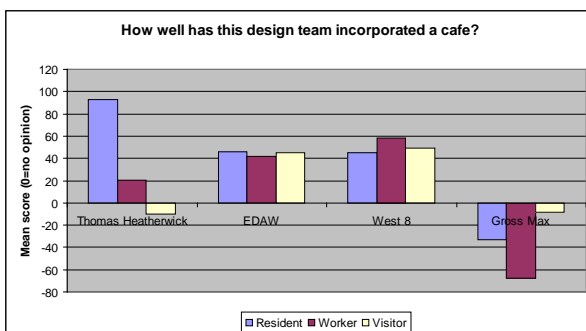
• **How well has this design team incorporated a Cafe?**

Figure 14- Cafe

1	West 8	53
2	EDAW	51
3	Thomas Heatherwick	4
4	Gross Max	-22

West 8 and EDAW have proven that their ideas for a Café in Jubilee Gardens would work well with both teams focusing on café design. Thomas Heatherwick did not manage to make such an impression while Gross Max's café ideas were unconvincing.

Table 16 Cafe



- **How well has this design team incorporated the ability to hold events?**

Figure 9 – Hold events

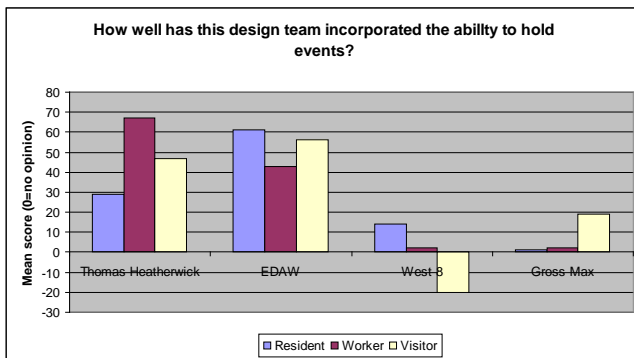
1	EDAW	58
2	Thomas Heatherwick	45
3	Gross Max	12
4	West 8	-1

EDAW and Thomas Heatherwick are outright favourites in this category while West 8 is for the first and only time scoring negatively. EDAW is the overall preferred design team to hold events.

Thomas Heatherwick did not impress the 35-44 year olds with its ability to host events while interestingly the only people to have faith in Gross Max were under 24 years old.

Local workers liked Thomas Heatherwick’s capacity to hold events more than any other user of Jubilee Gardens. This was probably due to the large amount of green that featured in the Thomas Heatherwick ‘U’ shaped design concept. Local residents and visitors liked EDAW’s design with the events lawn while West 8 failed to impress the same visitors with its ability to host events due to the number of paths featured in the design display.

Table 17 Hold events



- **How well has this design team incorporated toilet facilities?**

Figure 10 – Toilet facilities

1	West 8	21
2	EDAW	17
3	Thomas Heatherwick	-11
4	Gross Max	-21

This question about toilet facilities was not simple as not all design teams had labelled them on their display boards. Therefore this question reflects the respondents trust in the design teams to provide them rather than a response to the visual display boards.

Meeting the Teams

During the public event there was an opportunity for members of the design teams to interact with those attending the event. Conversation was actively encouraged and questions dedicated to this in the questionnaire.

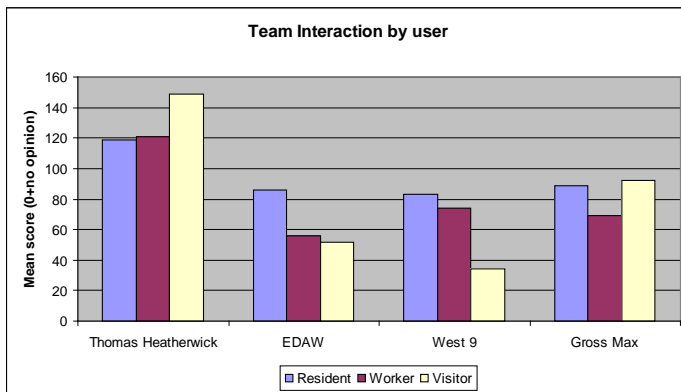
Figure 11 – Number of people that spoke to each team

Spoke to Thomas Heatherwick	54
Spoke to EDAW	57
Spoke to West 8	59
Spoke to Gross Max	48

The majority of contacts were initiated by members of the public. Gross Max approached the most out of all the design teams; however they spoke to the least number of people.

Each team’s interaction was assessed on four different criteria. The table below shows the overall interaction scores for each team by user group. Thomas Heatherwick was considered by far the best at interaction (also see comments section) whilst the other three teams scored very similarly.

Table 18 Team interaction

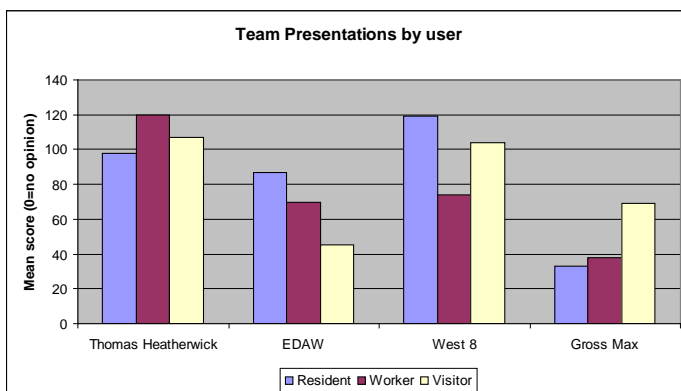


- How well did this team explain their ideas?**  
 Thomas Heatherwick was rated as the team that best explained their ideas. Both EDAW and West 8’s ideas appealed to older respondents (55-64 year olds) more than younger respondents (35-44 year olds). It is worth noting that all teams scored very positively on this question.
- How well did this team answer your questions?**  
 Again Thomas Heatherwick scored the best at answering respondents’ questions followed by Gross Max, then EDAW, then West 8. In general, all teams answered respondents’ questions well.

- How well did this team listen to your opinions?**  
 All teams listened well with Thomas Heatherwick the highest rated. 35-44 year olds did not feel that Thomas Heatherwick or Gross Max listened to their opinions while 16-24 year olds did not think West 8 listened to their opinions. Those respondents aged 55-64 years felt that both EDAW and Gross Max listened to their views.
- How well did this team hold your attention?**  
 Each team held the attention of those at the event with Thomas Heatherwick the best overall. EDAW held the attention of the 55-64 year olds well while West 8 did not engage with younger respondents and Gross Max unable to hold the attention of those aged 34-44.

Each team was asked to give a **presentation**, explaining in more detail their vision for Jubilee Gardens and the approach they would like to take. The table below outlines the mean score for each team in this section. West 8 was thought to give the best presentation overall (preferred by local residents) with Thomas Heatherwick a close second (preferred by local workers).

Table 19 Team Presentations



- What is your overall impression of each presentation?**  
 Thomas Heatherwick’s presentation was most popular with the older members of the community. EDAW also impressed those over 45 although unlike Thomas Heatherwick, EDAW did not impress those under 24 who rated the presentation negatively. West 8 received the most positive response to their presentation from all age ranges, of note those ages 25-34 and 55 plus. Gross Max also delivered an impressive presentation although it was not as highly rated as the other teams.
- How easy were the presentations to understand?**  
 All the presentations were easy to understand with each team scoring well. Local workers were less able to understand West 8’s presentation with 16-24 year olds unable to follow EDAW’s presentation as well as other age groups.

## CONCERNS

Nine key concerns have been identified while examining respondents' open-ended comments. Below is a list of concerns in order of the number of comments relating to each.

### **Surrounding area (mentioned by 24 people)**

The position of Jubilee Gardens is one that is unique. Many people who viewed the exhibition made the point that the river, embankment and surrounding architecture be kept in mind when finalising the brief. A sympathetic approach to the space was highlighted as a concern.

*"The parks relationship to the river is unique and should be an important consideration."*

*"Make the Garden a jewel, free from the London Eye and continue to let the river, distant buildings count in the development of this site."*

### **Skateboarders (mentioned by 16 people)**

Skateboarders are already in the consciousness of residents and those who use the Gardens regularly as South Bank is a popular place to skate. Several respondents highlighted that skateboarders could be a potential problem for the park.

*"Must be careful that benches and gravel areas aren't taken over by skateboarders or they are given their own area."*

*"(The Gardens are) Likely to be taken over by BMX and skateboards."*

### **Maintenance (mentioned by 15 people)**

There is a general enthusiasm about regenerating the gardens but concerns were raised about the ongoing cost of Jubilee Gardens once finished and the potential for it to be spoilt soon after its completion.

*"Watch out for maintenance costs from a fancy design."*

*"Feel the gardens must be sustainable and not be too complex or high maintenance."*

**Café (mentioned by 13 people)**

The inclusion of a café split public opinion with some people loving the designs (especially the underground concept offered by West 8) while others took a more reserved stance, concerned about the affordability of the new café and the number of outlets already present on the South Bank.

*“Don't put too much cafe space - we already have lots.”*

*“The South Bank is full of cafes and restaurants and unless there are cares which are affordable to the majority of Waterloo residents, who are mainly financially disadvantaged, then do not put any in.”*

**Security (mentioned by 12 people)**

Security is a topic that was raised in response to some of the design team ideas. By incorporating trees and hills, the line of sight is obscured which led to people raising it as a concern.

*“More need to be spoken about on the topic of safety and litter and vandalism”*

*“Are they taking security into consideration especially out of hours!”*

**Too demanding design brief (mentioned by 11 people)**

The number of priorities highlighted in the draft design brief caused concern as Jubilee Gardens is not a large area of land. Many people picked up on this point.

*“Do not forget the strength of simplicity. Remember Jubilee Gardens is small so the scale of the development must be embraced.”*

*“The brief is very demanding and very conflicting. I was left with the impression of 'cramming things' in for each team. Sometimes 'less is more' so long as there is a clear vision.”*

**History/Monuments (mentioned by 11 people)**

Given the location of Jubilee Gardens it has a rich history that people would like to see observed. Three monuments recorded in the comments although the history of the site and the Festival of Britain was mentioned many times during the exhibition.

*"No-one has mentioned preserving the existing Spanish sculpture."*

(International Brigade Memorial Trust (IBMT) Memorial)

*"Not one team referred to the World Heritage site across the river."*

*"What about the history of the past land (Lion Brewery)."*

**Relaxation (mentioned by 7 people)**

The idea of a space that is 'as soft and green as is sustainable' incorporates the idea of relaxation. Even though this is one of the design aims, some people wished to emphasise that relaxation was an important use of the park and one that they were concerned may be overshadowed due to the number of priorities in the draft design brief.

*"It would be a good idea to use the new technologies/expertise of all the teams to create a sheltered space, calming and quiet"*

*"A pleasant place for locals, workers and tourists to relax in natural surroundings"*

**Dogs (mentioned by 3 people)**

Dogs were mentioned by a small minority of respondents, concerned about whether their pets would continue to be allowed to access Jubilee Gardens.

*"(I) Would like to see a dog toilet incorporated to reduce local dog fouling problems."*

## COMMENTS

Inside the questionnaire, an opportunity to comment on each design team was provided. The key points raised are detailed below with the full transcripts attached in the Appendix.

### Thomas Heatherwick - Comments

Thomas Heatherwick was commended for producing **imaginative** and **flexible** design ideas along with giving a **passionate presentation** at the event. However they were criticised for producing a design display that was **uninspiring** and overly **simple**. Looking in more detail the design team was praised for their use of **trees and open space** although the **height** of the mounds did concern some people. People likened the design to that of '**Bernie Spain Gardens**' opposite the southern end of Gabriel's Wharf and there were not convinced that the plans of Thomas Heatherwick would **change Jubilee Gardens dramatically**.

### EDAW - Comments

EDAW offered many different ideas in their display boards which were thought **creative** and **contemporary**. **Different areas** were made to **accommodate** different users with added attention to the **children's play area** which received a lot of praise. **Maintenance** of EDAW's ideas was something that was highlighted as a concern, especially with the use of **technology** in this **complicated** design. It was recognised that EDAW **involved the river** more than the other teams and worked with the idea of the **beach** (which pleased most people). **Lighting** was also identified as a strength for this team while worries about the **lack of grass** were raised.

### West 8 - Comments

West 8's design concepts were **easy to understand**. The design boards were not overcrowded and were very **visually distinctive**. Central to this design were the paths which received a mixed response. Generally the **paths** were welcomed as part of the **clear design** although definite concerns were raised about the threat of **skateboarders** who congregate further along the South Bank. The **hillocks** created were liked as they provided a raised vista which integrated the Thames although the paths and hills were also cited as **problematic to holding events**. On a positive note, the **concealed café** was praised for its interesting design while the **trees** were described as very appealing and colourful.

Gross Max - Comments

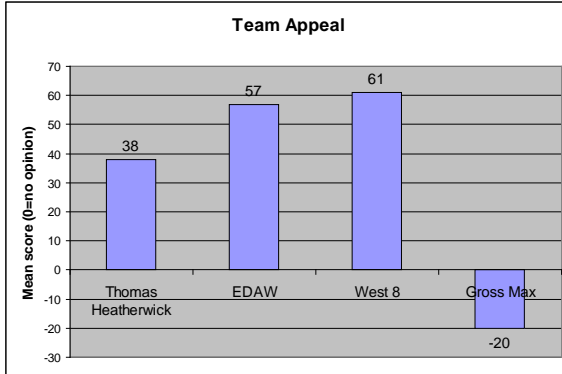
Gross Max approached Jubilee Gardens in a very different way, dividing the space into **two areas** (one grassed, one flowered). Although this was a unique stance it was criticised for being **too linear, formal, flat and bland**. The display boards were thought to be **difficult to understand** and the approach **too modern**. However, a dedicated area to **horticulture** was commended and the integration of Jubilee Gardens from **Belvedere Road** seen as a positive and necessary step.

## CONCLUSIONS

### Overall Appeal

To gauge team appeal, respondents were asked to assess how appealing each team was generally. Teams were not ranked but instead given a score, independently, to represent the overall appeal of each team.

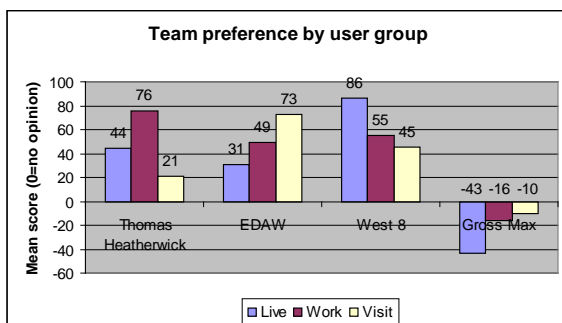
Table 20 – Overall appeal of each design team



Opinion was split between Thomas Heatherwick, EDAW and West 8 resulting in average scores being quite low. Overall, West 8 scored most favourably followed closely by EDAW. West 8 appealed to everyone, displaying aesthetically pleasing boards with a clear idea for the Gardens. EDAW was popular by presenting a menu of ideas for Jubilee Gardens, with something for everyone. Thomas Heatherwick’s simple design scored positively in third place unlike Gross Max who was thought unappealing with a negative score.

When looking at the scores for each team by age and user group, different trends appear.

Table 21 – Team appeal by user group



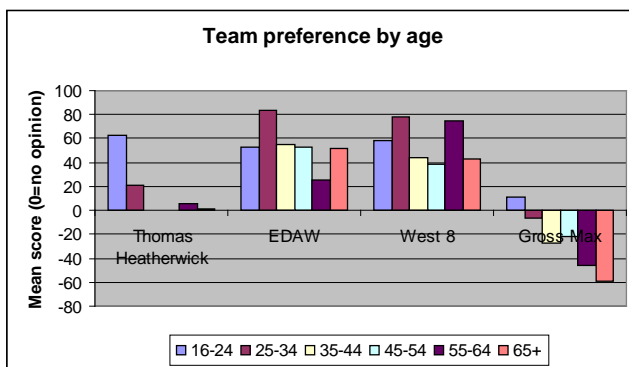
**Local residents** preferred West 8 out of all of the design concepts. Local residents like the uncomplicated, green, open space in the design concept of West 8 while they dislike the linear, sectioned design offered by Gross Max.

**Local workers** preferred Thomas Heatherwick which was a simple, clear design. Local workers have a general use for the site, mainly enjoying it during their lunch hour or on their journey to and from work. Thomas Heatherwick did not overly use technology in the design; instead concentrating on a usable Garden that would provide for their needs and was not over complicated.

EDAW presented a menu of ideas which **visitors** preferred. The ideas presented used the surrounding area and integrated the beach concept into the design. Technology and lighting also featured in EDAW’s design with the suggestion that the site could be very unique and exciting.

Gross Max was thought **unappealing** by all of the user groups in the Jubilee Gardens consultation although least disliked by visitors to the area.

Table 22 – Team appeal by age



It is interesting that 16-24 year olds preferred Thomas Heatherwick’s simple design over all other designs. This age group found all the design concepts appealing which is the only age group to do so.

25-54 year olds preferred EDAW followed by West 8. These two teams scored well with all age ranges while Thomas Heatherwick and Gross Max did not invoke any positive opinion with those aged 35 plus.

Older respondents found West 8 most appealing while disliking Gross Max the most.

## Section Summaries

Different design teams scored well in different sections of the questionnaire with individual team scores for each question indicated in brackets. In order to assess performance, each team is given a section mean score. As before a mean score of zero represents the respondent has no opinion, a positive score indicates that the respondent likes the design concept while a negative mean score indicates they dislike it.

### Design Aims

The design aims were identified by the Jubilee Garden Steering Group.

'World Class Garden'	West 8 (53)	EDAW (42)	Thomas Heatherwick (15)	Gross Max (-5)
'As soft and green as is sustainable'	West 8 (59)	EDAW (52)	Thomas Heatherwick (49)	Gross Max (-22)
'A balance between users '	EDAW (65)	West 8 (54)	Thomas Heatherwick (38)	Gross Max (-4)

Figure 12 – Design Aims

Team	Mean score
West 8	55
EDAW	53
Thomas Heatherwick	34
Gross Max	-10

West 8 topped this section by proving that they could produce a 'world class' Garden which is 'as soft and green as is sustainable'. West 8's design concept was patriotic and green. The colours used on the display material were vivid while establishing a very English approach to the space (including the white cliffs of Dover).

*"Appear to understand the issues with local residents and the London Eye's tourists."* Respondent describing **West 8**.

Draft Design Brief

The draft design brief was identified through community and stakeholder consultation.

Trees	West 8 (103)	EDAW (73)	Thomas Heatherwick (60)	Gross Max (-15)
Grassed areas	West 8 (94)	Thomas Heatherwick (82)	EDAW (62)	Gross Max (16)
Flowerbeds	EDAW (53)	Gross Max (41)	West 8 (28)	Thomas Heatherwick (23)
Furniture	West 8 (49)	EDAW (32)	Gross Max (11)	Thomas Heatherwick (1)
Children's play area	EDAW (68)	West 8 (35)	Thomas Heatherwick (5)	Gross Max (-7)
Café	West 8 (53)	EDAW (51)	Thomas Heatherwick (4)	Gross Max (-21)
Events	EDAW (58)	Thomas Heatherwick (45)	Gross Max (12)	West 8 (-1)
Toilets	West 8 (21)	EDAW (17)	Thomas Heatherwick (-11)	Gross Max (-21)

Figure 13 – Draft Design Brief

Team	Mean score
EDAW	52
West 8	49
Thomas Heatherwick	26
Gross Max	2

EDAW's concepts consistently met the draft design brief. Looking at all eight priorities, EDAW was ranked the best or second best for each. This could be due to the diverse design concepts put forward by EDAW, covering every base with something interesting and unique.

*"This is the design I prefer - Just right grass, trees etc."* Respondent describing **EDAW**.

Meeting the teams at the Community Celebration Event

- Interaction with the community:

Explain their ideas	Thomas Heatherwick (135)	EDAW (89)	Gross Max (83)	West 8 (65)
Answer your questions	Thomas Heatherwick (143)	Gross Max (93)	EDAW (69)	West 8 (55)
Listen to your opinions	Thomas Heatherwick (131)	EDAW (82)	Gross Max (77)	West 8 (63)
Hold your attention	Thomas Heatherwick (110)	EDAW (65)	Gross Max (82)	West 8 (72)

Figure 14 – Interaction with the teams

Team	Mean score
Thomas Heatherwick	130
EDAW	76
Gross Max	84
West 8	64

Thomas Heatherwick was rated very highly for their interaction at the public event. The team was praised for the way they spoke to members of the community, scoring the best on all four criteria in this section.

- Team presentations:

Presentation overall	West 8 (106)	Thomas Heatherwick (91)	EDAW (65)	Gross Max (42)
Easy to understand	Thomas Heatherwick (115)	West 8 (114)	EDAW (85)	Gross Max (53)

Figure 15 – Presentations

Team	Mean score
West 8	110
Thomas Heatherwick	103
EDAW	75
Gross Max	48

West 8, although not leading the meeting the teams section overall, gave the best presentation at the public event. West 8 not only presented well but also did well in the question and answer session.

Overall, **Thomas Heatherwick** scored the best at team interaction.

In conclusion

**Thomas Heatherwick's** strength was in interacting with the community at the community celebration event and incorporating grass into its design concept. Thomas Heatherwick was by far the preferred choice of those who work in the Waterloo area but notably left those between 35-55 without any strong opinion, finding the design team neither appealing nor unappealing.

**EDAW** was appealing to visitors above all other design teams and notably the favourite of those aged 34-45 but least appealing to local residents. EDAW's strengths were successfully incorporating a children's play area and flowerbeds into its design. EDAW was felt to achieve the best balance between different users of Jubilee Gardens.

**West 8** was overall the most appealing team. It is the local residents' favourite team, impressing people under 34 and those over 55 years. West 8 scored better than the other three teams in six different criteria: creating a world class garden, a space that is 'as soft and green as is sustainable', incorporating trees, grass, seating, a café into its design concept.

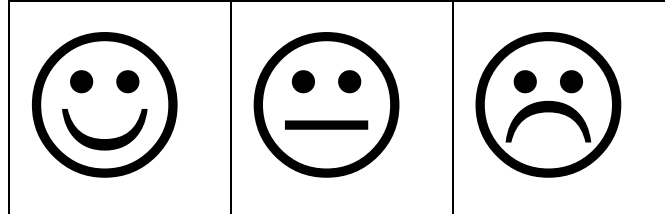
**Gross Max** was thought only slightly unappealing by visitors although local workers and especially local residents found the design team more unappealing. It was rated appealing by young people (16-24) although they were the only age group to do so. This team was least liked by the over 55 year olds. Gross Max's strengths were marginal but of note the team scored well in accommodating flowerbeds and grass into its design concept.

**APPENDIX**

	<b>Page</b>
<b>Children's feedback</b>	<b>37</b>
<b>Questionnaire</b>	<b>38</b>
<b>Thomas Heatherwick – Respondent transcripts</b>	<b>45</b>
<b>EDAW – Respondent transcripts</b>	<b>50</b>
<b>West 8 – Respondent transcripts</b>	<b>55</b>
<b>Gross Max – Respondent transcripts</b>	<b>60</b>
<b>General comments about Jubilee Gardens</b>	<b>65</b>

## CHILDREN'S FEEDBACK

During the exhibition day at Millennium Green, children were invited to look at the design team display boards and share their opinion on which team they liked and which they did not. Props were used to extract this information, namely smiley faces and watering cans.



In total, 25 children were taken around the exhibition and relevant points explained and questions answered. Each team was allotted a smiley face depending on how much the child liked the display material.

Table 22 – Teams liked

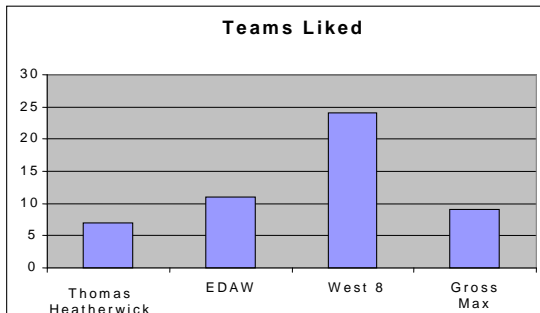
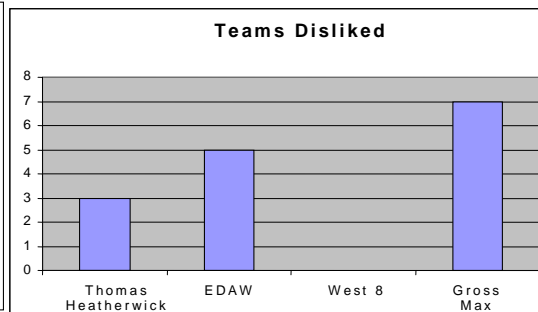


Table 23 – Teams disliked



From this simple consultation process, the children preferred West 8 and disliked Gross Max.

One young girl wrote a comment to the West 8 team:

*“C is the best out of everything. In the night there are beautiful lights and lovely pink blossoms. It couldn't be better than this. It is absolutely beautiful. Thank you very much. Ps I am 11. Good luck. I hope you win.”*

**QUESTIONNAIRE**



**Jubilee Gardens**  
STEERING GROUP

**Help us**  
**select the *right* design team**

Jubilee Gardens is a very important project both for the local Waterloo community and London as a whole. We need you to help us select the right design team for the job.

In December 2004, you told us what you wanted from the gardens and your opinions were incorporated into the draft design brief which was given to each team. The teams have now created their initial visions for the gardens and we want your opinions on each concept.

By sharing your views and assessing how well your aspirations for Jubilee Gardens have been translated into a landscape design you will be helping the Steering Group decide which design team to appoint.

This consultation is not a beauty contest between the designs displayed but a process to select the best team to transform Jubilee Gardens. With this in mind, make sure you pay attention to how well you feel each team communicates and interacts with the community and record your opinions in this booklet.

The winning team will then take all this feedback on board to develop a final design which will be put out to public consultation later this year. We look forward to working with you throughout this process.

Your input is much appreciated and by sharing your views your name will be put into a Prize Draw to win one of three prizes (see the back of the booklet).

The Jubilee Gardens Steering Group

**JUBILEE GARDENS & YOU**

**How often do you visit Jubilee Gardens? (Tick one box only)**

Daily	Weekly	Monthly	Less often	Never
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Who do you visit Jubilee Gardens with (if anyone)? (Tick all that apply)**

Alone	Friends	Children	Partner (in a couple)	Other
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**How often do you visit parks in general (that is any green open space)?**  
(Tick one box only)

Daily	Weekly	Monthly	Less often	Never
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## THE DESIGN TEAMS

In the design brief, the Jubilee Gardens Steering Group has asked the teams to create a world-class garden that is as soft and green as is sustainable and meets the needs of the different users of the park. How well do you think each design team has addressed these aims:

Please rate each team out of 5 where 1 is 'Disagree Completely' and 5 is 'Agree Completely'.	Team A	Team B	Team C	Team D
<b>Do you agree this design team will establish Jubilee Gardens as a 'World Class Garden'?</b>				
<b>Do you agree that this design team has created a space that is 'as soft and green as is sustainable'?</b>				
<b>Do you agree that this design has achieved a balance between the different users? Eg: Local residents, local workers, tourists &amp; visitors and families</b>				

### WHAT WE KNOW...

Previous research has highlighted a number of features that the community would like to see incorporated into the designs for Jubilee Gardens.

### **How well you feel the design teams have incorporated these features:**

Please rate each team out of 5 where 1 is 'Not at all well' and 5 is 'Extremely well'.	Team A	Team B	Team C	Team D
<b>Trees</b>				
<b>Grassed areas</b>				
<b>Flowerbeds</b>				
<b>Park furniture/seating</b>				
<b>Children's play areas</b>				
<b>Café</b>				
<b>Hosting events</b>				
<b>Toilet facilities</b>				

OVERALL

Please rate each team out of 5 where 1 is 'Very Unappealing' and 5 is 'Very Appealing'.	Team A	Team B	Team C	Team D
<b>Given everything you have seen and heard, how much does this design team appeal to you?</b>				

**Why:** (please explain in full your opinion of this design team)

**DESIGN TEAM A**

**DESIGN TEAM B**

**DESIGN TEAM C**

**DESIGN TEAM D**

MEETING THE TEAMS

Please tick.	Team A	Team B	Team C	Team D
<b>This evening, please tick which design teams have you had a conversation with?</b>				

Please indicate 'Me' or 'Them'.	Team A	Team B	Team C	Team D
<b>Who approached who?</b>				

**How would you rate what they said?**

Please rate each team out of 5 where 1 is 'Very Bad' and 5 is 'Very Good'.	Team A	Team B	Team C	Team D
<b>How well did they explain their ideas?</b>				
<b>How well did they answer your questions?</b>				
<b>How well did they listen to your opinions?</b>				
<b>How well did they hold your attention?</b>				

PRESENTATIONS

Please rate each team out of 5 where 1 is 'Very Poor' and 5 is 'Very Good'.	Team A	Team B	Team C	Team D
<b>What was your overall impression of each team's presentation?</b>				

Please rate each team out of 5 where 1 is 'Very Difficult' and 5 is 'Very Easy'.	Team A	Team B	Team C	Team D
<b>How easy was it to understand each presentation?</b>				

## ABOUT YOU.....

(In order to be notified if you win the Prize Draw, all details below need to be filled in.)

**Name:**

**Address:**

**Postcode:**

**Telephone number:**

<b>Age:</b>	Under 16	<input type="checkbox"/>	16-24	<input type="checkbox"/>	25-34	<input type="checkbox"/>
	35-44	<input type="checkbox"/>	45-55	<input type="checkbox"/>	55-64	<input type="checkbox"/>
	65+	<input type="checkbox"/>				

**Do you have any children under the age of 25?**

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

**If yes, how many?** (Please state how many children in each age group)

0-4 years	4-10 years	11-16 years	17-25 years

**To which of these ethnic groups do you consider you belong?**  
(Tick one box only)

White	<input type="checkbox"/>	Black-African	<input type="checkbox"/>	Black-Other	<input type="checkbox"/>
Black-Caribbean	<input type="checkbox"/>	Pakistani	<input type="checkbox"/>	Bangladeshi	<input type="checkbox"/>
Indian	<input type="checkbox"/>	Mixed ethnic group	<input type="checkbox"/>	Any other ethnic group	<input type="checkbox"/>
Chinese	<input type="checkbox"/>	<i>Please write in below</i>	.....	<i>Please write in below</i>	.....

<b>Do you:</b>	Tick
all appropriate	
<b>Live</b> in Waterloo	<input type="checkbox"/>
<b>Work</b> in Waterloo	<input type="checkbox"/>
<b>Visit</b> from outside the area	<input type="checkbox"/>
Other - please specify:	<input type="checkbox"/>

Please use this space for any further comments you would like to add about the presentations, the design teams or the Jubilee Gardens regeneration project in general.

**EXHIBITION TOUR**

The Jubilee Gardens exhibition stands you have been looking at today will be touring for the rest of the week. Please tell your friends and family to come and give their opinion and help Jubilee Gardens blossom.

You can also get involved by helping in a voluntary capacity during the exhibition tour at any of these venues and dates above

		Would you like to help?
Royal Festival Hall	10 <sup>th</sup> & 11 <sup>th</sup> May 2005 / 10am – 6pm	Yes / No
Millennium Green	13 <sup>th</sup> & 14 <sup>th</sup> May 2005 / 10am – 6pm	Yes / No

**FUTURE INVOLVEMENT**

Would you like to receive e-mail updates about the Jubilee Gardens project? If so please write your e-mail address in the space below.

E-Mail address:
-----------------

Alternatively you can visit our website: [www.jubileegardens.org.uk](http://www.jubileegardens.org.uk) to learn more about the project and to sign up for updates (see the 'Getting Involved' section of the site).

Thank you very much for taking the time to evaluate the four design teams.

Please make sure all your personal details on page six are correct as your name will be entered into a Prize Draw to win :

- a) A pair of tickets to an event of your choice at South Bank Centre (subject to availability)**
- b) Dinner and cocktails for two at Cubana, 48 Lower Marsh, Waterloo.**
- c) Four tickets to Carnival de Cuba's 'Havana Nights' (worth £60).**

If your details are incorrect we will be unable to notify you if you win. Good luck!

**Many thanks on behalf of the Jubilee Gardens Steering Group:**

British Airways London Eye	Coin Street Community Builders	Department for Culture, Media & Sport	Friends of Jubilee Gardens
Government Office of London	Greater London Authority	London Borough of Lambeth	London Development Agency
Shell International Waterloo Community Development Group	Shirayama Corporation Waterloo Community Regeneration Trust	South Bank Employers' Group Waterloo Green Trust	South Bank Centre Waterloo Project Board

<b>Thomas Heatherwick - Comments</b>
Nice concept. Not sure would appeal to older population. Like idea of a horseshoe shape. Could look a bit messy in area of 60's versatile and modern (wheel) may relate be not entirely convinced.
Clear idea to accommodate all people and activities.
Not thought through
Like the 'wild' plant idea and keeping open space. Dislike walkways - too many already in area.
Gentle approach, understanding
The design very much reflects Bernie Spain garden
The grow bags idea is imaginative and very interesting.
Scheme feels like a Caribbean resort
The design has sustainable approach and in terms of green space is quite convincing but I felt that it's a little bit naive. The scheme doesn't fit the site.
Very versatile
Simple design with lots of green for what is after all a small space. Well thought out, plantings for different seasons of the green.
A real garden in the middle of the city
Friendly and approachable team. Easy to understand presentation. Flexible design. Innovative, I like the different levels and the attitude to planting.
Not very inspirational. Too much emphasis on lawn. Not sure about grow bags. How would you maintain them?
Enthusiastic, good horticultural input and innovative.
Too soft hitting for international impact. Gentle and beautiful but not enough oomph!
Kinky grow bags appealing but ?slightly?
It is very good design
This design appears to blend in well with the Eye and the surrounding area yet be an exciting area to visit.
Looks exactly like Bernie Spain Gardens. Not exactly imaginative!
Quite a good design. I'd vote this second best.
The idea is good and surely it can make the gardens fantastic with it's own character. Design is simple and facilities catering for residents nearby users. But difficulties in dealing with the wall.
Simple design but too simple. It doesn't match what the designer said - special unique place. The open grassed area is just what the garden is now.
Strong horticultural backing and interesting team. Good connection with the river. Diversity of movement through the park and bridges would create interesting views. Passionate presentations. Dramatic lighting effects. Height of raised beds may create harsh unfriendly holes in park in places.
Enough green area and openness.
Created the most interesting use of space and it could be extended to cover the car park.
Can be maintained ongoing.
Hills are not so suitable for all ages
None of the teams have had the courage to remedy the drainage and restore maximum lawn.
Like the idea focussing on the view and different heights. Central space is good for flexibility but risks being tedious as gardens are now.
Imaginative, useful and different therefore a place you remember. The garden idea is good. Enclosed as well as open areas.
Very imaginative concept for planting. Reputation of team precedes.
I liked the idea of natural and wild.
Good basic sensible approach. I like particularly the grass area surrounded by trees.
Well thought out and presented display. No quiet area. Good enclosed feel yet accessible. Vocal presentation a bit woolly.
Good open space, use of trees approach. More seating required.
Striking. Rational. Fantastic
Good lighting and concepts
Because they were properly innovative and had thought through all aspects, materials, planting etc and also had allowed for the park to have a life of its own - be organic in future and not over

designed.
Different height rises
I thought they had dealt with all of the important issues like security and have a very good reputation for interesting stylish projects. Wasn't too sure about the actual planting.
I like the way the speaker emphasised the self-polling of the park. With adults in the cafe keeping an eye on the kids, the kids in the playground etc. This team seemed to have the greatest emphasis on the appropriate nature of the plants there in.
Unique achievable landmark for London. Reserved yet daring. Exciting but maintainable.
Simple / simplified concept. Passionate delivery
Simple, not precious, humorous.
Most comfortable
Uninteresting. 2 levels is not a good idea. Better the 1 or 1.5m level difference of other teams
I like lighting at night. It just seems a touch bland. The open space is bare and the amphitheatre format doesn't create any views.
I like the grow bags and the different levels. Also there is a cafe and plenty of trees and plants and grass. The young team I spoke to were enthusiastic and really cared about my opinions.
In the end the design between A and C. A is more sympathetic and C is able to fit in.
I like the emphasis on soft planting and simplicity of design/approach but don't like blobs!
Good ideas - Giant bags with plants growing things. Bad ideas - Central lawn. Bridge/cafe inside the park.
We need space. This is the largest area of sky in central London. Not too many trees to block it. Keep Thames walkway east - west.
Good use of trees and open space.
Much too open
Very impressive presentation - they have the passion and the design skills to make this a fantastic space.
The overall impression is not impactful. It does appear peaceful and calm but not inspiring.
Really inviting design and innovative. Well explained, friendly team. Cafe ought to be circular.
Rather dull.
I like the idea of 'geotextile plots' used for planting.
The idea of bid grow-bags is innovative but cuts off links to Belvedere Road and it is not clear how you get up on to them?
Good about safety and litter
They have good ideas but need more time to develop them (I understand the presentation was a first draft).
Introduction of topography and interesting forms will create a strong part of interest for the site.
Presentation was poor. You can tell he was an artist but had passion.
Very imaginative and flexible. This is the team to go for.
Most impressive presentation. Best on flat green free space.
Liked the open space in the middle. Modern design seating and seasonal trees.
They have good ideas, sound details and the use of space, good separation of the green and walking over the raised ground to see people. Space and some distance.
Ecologically good. A good place to walk in but doesn't really transform the area.
It does not deal with various issues on this site. Focuses too much on 'forms' of the elements not the functions and requirements of the place.
They did work on the Eden Project
Good appreciation of the differing lobby groups.
Very different. Good patterns, routes through site. Good materials and lighting.
The raised areas are very unnatural (even though they have trees planted on them). There is enough 'building' on the South Bank. It is a rather lumpy design with a very heavy feel. This area needs a sense of space and calm not clutter.
Plain, unclear and rather bland.
Simple, quite appealing design with good river focus and greenery. Hard paved areas a little sparse.
Appeals design wise - strong and structural - like different levels. Perhaps not as stimulating for children as B. Offers flexibility of use at future stages though not given much vision on how that can be done.
Green areas. Enough places to rest and watch. Seems to be multifunctional.

Very unattractive. Missed opportunity. A Friday afternoon in between 4.30 and 5.00 job.
This is not appealing at all.
A very tidy scheme - clear and uncluttered. I was unable to locate park furniture or toilet facilities - both of which are very important. The children's play area also appeared to be marginalized.
This design is very appealing owing to its large area of open space. However, I feel it could be improved by screening the open side with more trees to provide a peaceful area so needed in this locality.
High maintenance. Bitty. Hard to police (security aspects). Grassed area too small.
Trees look lost on islands. Open space in middle is not incorporated.
Responds to topography and vegetation - trees are London Park aesthetic. Does not capitalise on river. From a human viewpoint is too similar to existing space and chunky, possible concrete farms. Coherent events area.
Inappropriate proposal. Not responded to immediate environment and turns its back on surroundings. Uninspirational.
I like the overall design and the fact that it incorporates a large open space which can be utilised for events. There does seem to be a lack of planting other than trees though.
Grassed area very weak. Lets the whole scheme down. Great planting concept. Cafe and play area could be bigger and given more dominant space.
Does not seem very much 'park' area in this design.
It would be better to keep all of the park open at night. A bit bland and could age badly. I think the success/failure of this design depends on the materials used for the grow bags.
Good concept - I like the bridge!
Lack detail. Idea need to be developed. Low budget. Are they committed? Do they believe they have any chance?
A little sketchy. Nice!! but not very imaginative - sorry!
Striking. Clear. Uncomplicated.
Not gripping enough I'm afraid. Needed more ideas.
Good use of new materials and seem sustainable
ok
Nice design - too conventional. No toilet facilities indicated.
Good use of space. Still keeping space but giving planted garden feel.
Poor presentation. Sterile. Don't want the commission?
Not the greatest of flowing spaces.
Open aspect. Plenty of room for play.
Very futuristic I think I prefer down to earth gardens - ha ha. That's because I am old.
Good for events
A bit dull
Does not look very exciting
Why is the garden the most prominent 'pod' in the design and not the stage or cafe? Why is the stage subjected to snubbing of people walking past without watching the performance or if they (pedestrians) want to watch the performance where can they go to watch. Addresses circulation poorly.
Feels like a single space. Surrounds could work better as feel just like adjuncts.
This plan seems a bit confusing. The mounds seem awkwardly placed.
Rubbish - uninspiring
Like the greenness and the idea of not being over designed and therefore organic in use.
Interesting features - seems a bit too enclosed though.
Very basic and adaptable but they have not given enough detail on how events would be handled and how the gardens would differ from it's current state.
Simple open layout with trees, seasonal flowers and a open grassed space. Trees separate wheel tourist queues and yet park is open and focused on the river.
Seems very bland. Open spaces are featureless. Good use of trees. Do not appear to be any flower beds etc. What about lighting?
Not enough detail given about the project.
Rubbish
Form is oppressive
Lots of space and enclosed. Good design

Bland
Realistic about space. Good flow of traffic to bridge, river, tube and station. Divides garden from 2 million on the wheel.
Seems sort of fad-ish. The bubbular idea would go out of date pretty quickly like 60s architecture.
Found it difficult to see everything they are proposing. However like all the trees and the clean grass area in the middle that could be seen from all around.
Not exciting / different enough
Unremarkable
Gives a balance between plants and shrubs with an area of grass for leisure and play.
Team A is favourite. Bridge needs to be changed.
This is just not interesting at all.
Not significantly different from at present - bit dull.
No external lighting design
Excellent open space and use of trees. Possible room for improvement in creating individual spaces.
OK but not enough lawn
More open and inviting
Average
Design team quite good but not thought a lot security (too many dark areas). No mention about security. What about the history of the past land (Lion Brewery).
Like big open space and use of trees
More natural looking blending in with surrounding areas
Design does look like it might not wear well over time. Team seem professional and creative.
Like the seasonality of different parts and making sure it will look good all year.
I think it's very nice but also plain. It's very spacious but that's not good in summer because of no shade.
Really like the changing season approach and this is easily my favourite. Like the fact that a big open space will be retained too.
I like the green grass and the idea. Great for events but a bit dull just to sit in.
The centre and the periphery are at 2 distinct levels. Too many stairs to deal with. Looks good but not user friendly. Stairs could be avoided by creative landscaping. The grow bags are meant to be modular but they end up dividing the park into discrete patches of smaller area, reducing the effective usable area.
I don't
It is a bit too modern and we need modern but not too modern
Uninspired. Traditional. Boring
Very soft and interesting. It flows well with the surrounding and is nice.
Practical space yet therapeutic and beautiful (spaces of beauty). Like open and more private space.
Most practical
Bland
Bland - not much for kids
Very practical design perhaps too institutional and normal but nevertheless attractive.
Boring
A pleasing mixture of open grass space and raised areas providing definition and organise surroundings. An amphitheatre facing the Thames.
Too few trees
Fair but a bit dull and uninspiring
Good on trees and open space
Ok - basic. Cheap on a limited budget.
Lovely space and like the different levels. Maybe a bit too plain? Like a doormat for the eye.
I think this is the closest to what it is at the moment. Green space is a bit bring but maybe the most practical of the 4. Blends in well with it's surroundings and should suit everyone. A little worried the large open space will be filled with ball games.
Not very inspiring in general
I think team A is far the best.

Although an attractive, overall layout is too similar to present status. Too much flatness and open space.
Visually not very exciting.
There are nice plays with space and typography but I think the space is a little too limited and confusing. I also wonder how they would tackle graffiti.
Don't like the constructed mounds. Graffiti potential and too enclosing.
Bit boring
Badly designed and a mess of a design
Good open space however too many trees. Maybe a security issue.
A little bland but would not change the existing design very much so should be less expensive and OK since the area is satisfactory as it stands.
Innovative but drawings very vague. No toilets or cafe which the area needs. Good for events. Bridges unnecessary.
Too informal. Reduces usable space
Simple good design. Gives exactly what is needed in an elegant and embracing way. One flat space in a bowl is perfect. Making the edge modular and rich in height and elements saves the whole from being nondescript. It may not be fancy but this would be a space it would be enjoyable to visit. I hope this one wins.
Good space for a lunchtime game of football but not a fantastically exciting use of space. More formal seating required for cold days when you don't want to sit on the grass.
Not much to say!
Alright
I like the fact that you have a central space with raised banks and trees to protect you from roads/noise etc.
I think it looks a bit bare and arid.
Modern, attractive and could become a focus for the surrounding area.
Boring central lawn. Enclosed by ugly difficult to access Garden. Not strong design and poorly presented.
Too eager to please. Geared towards performance space.
It incorporates all of the above with real style but keeping it simple which is a pleasure to see.

<b>EDAW - Comments</b>
The softer option but still with some modern aspects. Soft and shapely, traditional planting. Needs general seating to encourage elderly and community that want to stay. ice idea of colour and planting.
Dictates how the park is to be used.
Excellent. Creative and good use of space. Like the beach concept. Would be better with more height change.
Like incorporation of river, mounds and versatility of areas.
Contemporary, especially lighting to fit in with the 'London Eye'
Incorporates a very societal integration not just for passers by/tourists but most importantly for the local residents.
The beach was brilliant and should be incorporated.
Involves river well. Dilution of brief impositions will improve this scheme.
I think that the main concept is similar to Design A. It doesn't fir the site.
Something for everyone and liked the access to the beach.
Very interesting design but not enough grass in my opinion.
They seem to have really used the feedback from people's consultation.
Have thought and researched the idea of moving into the river space and not too much of a cut-off at Queens walk.
Flexible Space. Great concept. Like the idea of engaging with water. A beach for London! Fun and memorable play area. Not a fixed design - willing to work with everyone.
More conventional but liked the beach concept.
Too corporate / too large / too slick
I like this design because it incorporates the river. (children can not see the river if small). Platform accessed from Queens Walk.
I like the beach but concern about some aspects.
Some aspects are very good however I am concerned that Queens Walk has been integrated which could confuse visitors and lead to overload at times.
Great hardwearing design, lots of imaginative ideas and thought.
Not enough green. Don't like cafe being so dominant in such a small space as there are so many cafes in the area. Like the bubble water feature with lighting.
Consider every aspect and user group and circulation. Sensible design. Simple but a bit of character lacking.
Consider all ages and types of people. Good lighting.
Very professional but too practical. Engages the user. Thorough thought process but presentation lacked in passion.
Good to open out on the river but not enough green area
Joined the river into the scheme. Better than the others but had large areas of paving.
Too much space left in the middle.
None of the teams have had the courage to remedy the drainage and restore maximum lawn.
Have thought through the park's usage well. Good ides for round size of event areas but open central space cold be boring as it is now. What beeches?? Afraid lighting might be too garish. They have some innovative ideas - watch they don't blow the budget.
A little confusing presentation. Many pictures.
Quite conventional approach.
Good concepts but not sure about the beach and I don't like formal flowerbeds.
Also basic and sensible
Excellent vocal presentation with slides. Well thought out. Greenery too low in places. Large grass area won't survive thousands of feet. I didn't like the lighting plans - too Disney.
Have incorporated features and facilities well.
Unmanageable. Boring.
Interesting approach
Good but over anticipating usage. Addressing all issues in advance, not allowing the park a life of its own.
Panel areas
Although I liked the idea of a beach, didn't really think it would work. Liked the lighting ideas and the play area.
I like the way the design team tries to incorporate the river into the gardens and break down the boundaries between Jubilee Walk and the Gardens but felt the space was likely to be too busy and not organic enough.

Bland, too resolved for this stage. Too bitty, could be anywhere!
Blurry involvement of teams. Disinterested delivery.
Too prissy and fussy
Ok - but!
dull green space seems shrunken under pressure from the brief (different uses)
I did like the beach river interface. Lots of good ideas. Possibly too many trying to cram into one space. Wary of maintenance of interactive elements.
I like the overall design but think the text message thing is a bit gimmicky and not in line with relaxing and socialising.
It left no imagination
Felt it was overcomplicated and trying to achieve too much with little cohesion. Not enough grass.
Don't like this idea of the central event lawn. Like the shape, flexibility and concept of interactivity.
Don't subscribe to beach idea.
Ambitious plans to constantly renew plants and display areas. This would be expensive. Would there be the means to continue with these plans or would they fall into disuse after a few years and the space would become derelict again?
Too abstract
All seemed to blur together - no clear vision. Too many gimmicks rather than an overall theme.
A really exciting design pushing boundaries. The question is how sustainable are the elements and what is the cost? If diluted due to cost, will it still work?
Slightly unclear ideas. Neat presentation. Possibly too much hard surface.
An interesting concept
I like the idea of reconnecting the space with the river.
The presentation consisted of a set of ideas deliverable to any park rather than specifically to the place and the people.
Good idea incorporating the beach. Nice lighting.
Too complicated.
This site could seem a maintenance problem with garden/beach areas. Form a little unappealing.
Funny hair, nice story. The team needed to chill out. I think it's better than D but didn't sell it as well.
Not impressed. A bit ordinary.
Airy-fairy with ugly lighting. Grass mounds for seating - ugh!
Rather overflowing with ideas which tended to conceal the effort to enlarge the restricted space. Good sand/river link developing.
My favourite design. A real 'feel' for design landscape. A park/garden that will develop over time and seasonally. A sense of intimacy and seclusion as well as space.
It deals with many aspects in variety scales. Very different and new. Design will give positive identity to the area which is not found in any cities. Very fun but functional and adaptable. Only scheme taking the view from London Eye and connections to Thames.
Good ideas, not sure of mix.
Good allowance for variation of activities. Small potential especially for events.
Not powerful enough for such an important site. Too soft in layout.
This design I like the most. As a very local resident I feel this has much to offer to my family and visitors and tourists. It has much green and is relatively without over design. It is low rise (unlike above Team A) and therefore has a sense of calm, is varied with little paths and a play area. It does not feel overly commercial and a pretty garden/park is what this area needs.
The most interesting of all 4. I especially like the idea of a market.
Good design but quite complex and sparse in places.
Love the incorporation of the river into design plan. Cafe well thought out. Bit too ambitious with the technology perhaps? More harmonious flowerbeds but most exciting.
Lovely, welcoming place. Definitely most naturalistic design. AAA+
Maybe a bit too much focuses on view towards River Thames and splitting up park into 2 different zones.
This is the only scheme which does not present a final scheme but is a combination of ideas which can be developed into a design - which I believe is correct as I understand it is the team that we are choosing not the design.
Not open plan enough for my taste. The total area is too small to be broken up in this manner.
This scheme has too many trees cutting down the overall open area. I can see the object in providing 'cleansing' trees but I consider that they should be concentrated more in one or two corners.
Love the beach. Grassed areas too small.
Not usual enough. Play area too shut in for public safety.
Adds variety to topography and develops vegetation. Longer grasses survive drought. Events space

is possibly too small and some public facilities omitted. Overall interesting in use of riverbank.
Very focussed to local groups and different interests. Appear to be proposing an approach rather than a final scheme. Have considered the mix of uses and influences extremely well. Consider wider issues such as beach positively.
This design is the one which seems the most interesting. It incorporates a large number of features such as the viewing platform above the cafe and the riverside decking, all of which make it seem an exciting space.
This design seems to take the different interests of the user groups very well into account. Interesting and active space with lots of different characters. Think that could work very well as urban garden.
This is the design I prefer - Just right grass, trees etc.
Love the beach idea. Very multi purpose. I like this.
Great and diverse, perhaps too much technology (maintenance costs!)
Incorporates many interesting features. Good use of space. Diverse. The team has given time and thought to the design and put forward a realistic plan.
Interesting. If well planted, could be very good. Probably high maintenance.
Many facilities. Layout complicated.
Bright. Fun. Appealing to all age groups. Clear. Well thought out. Would be great to have.
Feels a bit too complicated and would be costly to maintain. Liked the beach idea though
ok
Lots of trees, beautiful design but not unique enough. Toilet facilities not indicated.
Too little feeling of space. Corrupted.
A good mixture of daily activity spaces with an event space. Good mixture of open and quiet. Cafe hill a good idea.
Keeps the space a mix of separate and open for events. Use of height.
Doesn't stand out as a special World Class Garden
A little crowded with trees.
A lovely garden with a central aspect.
Good for events
Best presentation giving the most visual detailing.
I really like this design. There are lots of different spaces/functions and it looks as though it would work.
Best for visual richness and possibility of events.
I like how the waterfront is involved in the plan. The garden looks extremely interesting. I would want to explore it.
Very good - Love the beach and decking. A little too much hard stand but still my favourite.
Really like the beach. Well thought out. Different areas suggest different plants.
Attractive - a lot of interesting features.
Awful fussy design. Making an enclosed space where it should be open. Potentially dangerous at night and clocking any views of the RFH and buildings around.
I also like the ideas for layout here with trees and horticultural areas to enjoy. Cafe (if nec) separate and interaction with the river beach.
Walkways seem cramped. Events may cause audiences to spill over into paths blocking them. Lighting is not clearly described.
Best balance of all required elements. Also best visualisation of what end result would look like.
Rubbish
Friendly looking
Interesting design. My choice.
Human
Realistic about space. Good flow of traffic to bridge, river, tube and station. Divides garden from 2 million on the wheel.
Gives a nice get-away place to the area. A lot of natural feeling to it. Emphasises the Garden idea.
Like this one. Nice mix of everything. Easiest to work out.
This team is the only team who have acknowledged the existence of the International Brigade Memorial. In the main photo on the right with a group of people and the flag. Apart from this I also think B is a very good design.
Unremarkable (nice presentation though)
I feel designs B, C and D offer very little.
Futuristic - ok
This is really last millennium. 'Play area' - the whole world should be a play area by now surely.
Too much weight given to events.

Good
A little OTT. Trying to do too much in the space.
Lawn too small, otherwise this is the best. Like the space for the cafe. Like lots of big greenery (trees)!
Too clustered
Excellent. Informal, for families with children as well as adults. Water pool is absolutely vital element for children to paddle.
I personally think that a market will kill local Lower Marsh and Borough Market will also suffer.
Bit confusing?? What are they trying to do?
Natural looking with trees surrounding area to confine play and cafe areas
Creative but it seems to make the space look small and cramped.
This is the best design out of all four. I like everything.
Bit difficult to understand their design. Looks too traditional. Like access to the beach idea though.
I love this design. Interesting and fun. Combines open space with secluded areas nicely.
Not impressive or creative. Not an effective use of the land. Also appears expensive to maintain. Not a world class offer.
I don't
I really kind of like it but I would not go to visit it.
Fun garden. Plenty of interest and creative new ideas.
Not very good. Too crazy.
Practical space yet therapeutic and beautiful (spaces of beauty). Like open and more private space.
Dull
Fun, making most of the South Bank's features. Please please pick this one.
Fun, suitable for all.
Again as in A, very much to be expected and conservative.
Likes the multiuse. Liked the beach decking.
Open grass space and raised surroundings are good facing towards the Thames. Excellent flow right onto the water with deck and much needed access to the 'beach'
I like the raised beds and maze like feeling.
Too formal
Most varied. Tree cover all round and also to mark buildings behind. Cafe well concealed. Paths should be concrete surfaced - tarmac is better. Probably lower maintenance cost than others.
Love the beach deck. Excellent multi-use appeal for the space. Like night lights as person who lives near by.
They have incorporated everything to fit everyone. I particularly liked the layout for the event area.
Good on access to waterfront. Good on event performance space and quiet areas by trees
Great for events, open spaces and fun. More flower beds needed. Possibly expensive but the best.
The inscription and pictures are good. Looks very natural.
Very busy - too much concrete though?
I love the idea of individual mounds - gives a little bit of privacy of you want a quiet lunch hour but also caters for kids who need a but more space to play.
Very flexible - good for children and all visitors. Novel and charming without being trice. Bubbles are a good feature.
I like the imagination of the design. Idea of beach area and design of cafe are also good. Overall a good layout.
Quite exciting
Confusing display. The play area, though imaginative, is very large, relative to the park and is liable to be used by skateboarders. The design overall is a bit plain.
Don't really get this. Seems a bit too ambitious.
Good cafe idea
Confusing and similar to A
Too small a grass area.
A stupid idea to put sand where the current embankment (Queens Walk) now is - it will be spread all over a large area by people's feet. Not enough grass or space for events.
Lots of innovation, new ideas e.g. lighting and paths. Would be high maintenance but probably popular with tourists making the area more lively. Lots of colour.
Too bitty
Boring. A tedious space jazzed up by fancy elements (such as the bubble fountain/test mound) that would be good if they worked but would probably break in a couple of years and never be replaced.
The only design to have a proper children's play area. The bubble fountain was a hit with out 5

year old.
Mix of different uses - interesting use of space.
Alright
Also looks as though it would be very social and fun. A space where everyone would come to hang out.
It seems to have taken into account local people's preferences the most. It has the local touch and is concerned with conservation but also year round and day round attractiveness.
Very adventurous. Well set out with the mounds effectively surrounding the open space.
Huge areas of paving. Beach is a good idea. Otherwise an undistinguished design.
Trying to do too much in the space - inward looking. Too much emphasis on event needs.
Love the beach idea.
Their fabulous design is so invigorating and the movement grabs you from the start!
Seems like a well thought out design.
It appeals to me very much. I hope they win for I cannot wait to go and enjoy the Thames beach so close to home. Much more than Chiswick which is the only other place like that I know. The use of viewing platforms over the river is fantastic, I have used this type of facilities in other river cities and the feeling of peace and relaxation you get from being able to do this is wonderful. Also the idea of changing the lighting via text messaging is genius - it makes the park not something you just enjoy but a place to interact with and gives a feeling of ownership.
Huge no to EDAW's crap. It was boring. Creating different shaped lawn didn't excite me. As for the playground - yawn! How many colourful playgrounds have we already put in around London. Just another ordinary town space.

<b>West 8 - Comments</b>
Grass. Trees. Paths. Open. Simple.
Not convinced. White paths could be good in larger park but too small and could look too rigid. Don't like the idea of concrete seating. Very little softness in a built up area.
Too many paths
Fantastic. Very creative. Have doubts about planting trees of sufficient maturity.
Like mounds and through flow and benching ideas.
No appreciation of the openness of the space. Unsympathetic approach
Incorporates a modern conceptual approach of an urban green environment.
The cliff idea is great also the trees for children to climb on. Also wonderful idea for nights.
Pleased that the performance space was included. Possibly trying too hard for Englishness.
This team had given considerable thought into how the green grass could be maintained, drainage etc. I liked also their ideas for seating and children's playground was innovative and special.
The structure of this scheme is not well organised. It need more flat space.
Skateboarders paradise. Little access for hosting events
Seeing that waterloo is the skateboard Mecca of the south bank this scheme will suit them well. However it does not create a quiet visible space for disabled and pushchairs.
Very pretty but too busy for such a small space.
Didn't seem really into the site
Like it. Organic shapes, the built in seating, the white edges. Innovative but not too high tech. Good not to have cafe. There are already plenty - more litter. Good but off from waiting area for the Eye.
Good analysis. Looks like too much for a small space. Like 'white cliffs' idea. Concerned about safety and maintenance.
Liked concealed cafe. Good attention to play facilities. Undulations and paths too fussy. Not sure distance edge to park is right.
Compelling, stimulating and intellectual. Happy for them to be left to develop their ideas.
I don't like the idea of skate boarding.
I was very pleased with comments made by the team as far as not including a cafe area. The design is good but I am concerned about the skate boarding.
Arrogant. Don't like the way they have ignored parts of the brief and the way they responded to my questions.
Appear to understand the issues with local residents and the London Eyes tourists.
I like the flow. It will probably make a relatively small space seem larger. I like this best.
Ideas of interacting illuminations/lighting facilities is brilliant. Seating concept is very good. Clear concepts but circulation is a bit complex that may destroy the design.
Very good explanation and presentation. Interesting concept about tolerant and free place. Very flexible design. A little bit complicated. It is important for a project to have good team work.
Initially unsure but excellent presentation. Liked the lack of clutter and beauty of organic form. Clever way of intelligent user within the park. Sustainable green roof - most suitable design. Strong identity to the park.
Not sure about the white lines dividing but nice to link up all areas and give a flow.
Good use of ideas for dividing the area but very bitty and no overall vista.
Flexible, simultaneously suitable for residents, children and tourists. More light at night is important.
None of the teams have had the courage to remedy the drainage and restore maximum lawn.
I like the idea of good grass and lots of trees. They have some commonsense ideas (Dutch) but it's too small to incorporate everything. Design looks as it has too many paths. Could be on account of the mute colour and perhaps too white.
Too many paths in such a relatively little space. A bit boring.
Swirling design very exciting with a 'sideways look' at the project.
Too plastico
Although good ideas I am not attracted by curvaceous lines - rather aggressive.
Site plan looked very busy and crowded before people arrive. A bit like a race track or golf putting green. Cafe needed.
More open design but lacks secluded quiet areas.
Rational. Appealing. Manageable.
I liked the undulations and the presentations
Grass. Trees. Paths. Open. Simple.

No good for festivals or events
Use of material to create seating.
I really liked the attention to detail and the quirky imaginative idea and I thought they were very well prepared and agree that a cafe unless it was special is not so important. I did feel that important issues were addressed.
There appeared to be talk about ripping out plants every season and putting in new ones. This feels very expensive and as though it would damage continuity in green spaces. It is important to see the same organisms at different times of the year.
Not sure if regulations would let it look as seamless as they presented - sheer drops, even if 1.5m!? Too wooded, bit bland perhaps.
Confused and overcomplicated presentation. Intelligent and thought through concept.
A lot of trees - oak and plane. Interesting seating. A lot of scope to evolve.
Great English patriot! He really is the most enthusiastic about our country.
Liked the white cliffs of Dover concept incorporating toilets, cafe and storage.
Creative clear ideas - less simple than A
Very imaginative and appealing
Very imaginative, would be a very interestingly space, good solutions. Beautiful.
I like the flow. Undulating and views. Thought lighting was a bit dull and unambitious. They really shape the place. Bit more creativity with the Thames beds maybe.
Excellent visual communication like the soft continuums of landscape but it is a bit boring and not so different to other gardens in London.
Very good but talking to the team displayed a rigidity and unwillingness to take into account pressures of people.
Very strong and simple design but would like to see more soft planting.
Good thinking. Flexible. No bullshit.
Good ideas - No kiosk/cafe inside the park but on the edge. Trees and flowers all over. Bad ideas - The sharp edges of the white borders. Will they stay white or become grey?
Possible but too much like a pitch and putt golf course. Not enough central space for an event to view on the river or on the sky.
Complicated. Paths dominant. May hidden spaces which could prove a safety risk.
By far the best design!
Like the modern design - concerns over flexibility though. May encourage skateboarders or cyclists. Like the idea of the cafe underneath.
Concerns about the safety of the edges of the cliffs. Ability to deliver plan limited as trees will not be mature for years!
Neat and clear concepts. Conversation poor. Too many paths for size of site.
Is this a golf course?
I like the idea of the trees providing a canopy and facilities and the perimeter rather than inside.
The idea of integrated seating is elegant and simple but the referencing to chalk cliffs is not relevant. The scheme is an application of style.
Yes, good - quirky ideas. It's a good idea to have different levels- small hills. Good play area. Nice planting ideas.
They propose providing colourful trees and shrubs.
Excessive amount of topography could hinder the parks ability to have the visitors seamlessly move through. Lack of flat open space inhibits performance/meeting as well as large pedestrian flows through.
Funny Dutch voice saw the space from a very international perspective. Almost pulled it off but was in the realm of pattern walking.
Very professional - they are right - scrap the cafe. World class ideas.
Impressed by nearness of wheel being discussed.
Like the large grass areas and paths. Ideal atmosphere for relaxing.
The green islands seem too much like each other in scale. I see the mound tops becoming bald and the underground cafe unneeded.
A design that might work very well somewhere else, by the coast say, but not suited to the Jubilee Gardens site.
Interesting scheme from a foreign tourist point of view but it does not deal with local residents issues and can be out up any other locations. In reality it is not going to be as interesting as the graphics show.
Liked their approach
Very interesting horticulturally. No serious event potential.
Good space planning. Good flow of paths. Good lighting.
Is horrible! It is like a skateboard park and that's all it would become. With pathways large and clunky it feels very unrelaxed, concretey and well over-designed. No-one would really sit for any length of time in this space.

so so
Very appealing design, especially the large mature trees and hidden cafe. Slightly less of a river focus. Looks like a very natural park with lots of summer shade. Like a traditional woodland. A little piece of Hyde Park!
Pleasant if unimaginable. Undulating aspect is very appealing. Would do better to have some points of interest (fountain, play area, skate park- would go with the design) incorporated.
Good for roller-skating. Doubt that it will provide the feeling a real hill gives.
Very convincing graphics. The typical English park re-interpreted. Very good.
Good fun but shows a final design. Worried that the scheme does not consider boundaries very well.
This looks more like a maze than a recreational area.
It seems a pity that this design has so many curving paths in the old style of the LCC Parks. Some of the curves invite 'short cuts' on grass for people in a hurry. They will also invite skate-boarders to practice.
Hard to police (security wise). High maintenance. Busy
Love the shape and contours. Cafe well places underneath it all. Interesting walking experience.
Adds flamboyant topographical features while failing to detail a use of Thames shore. Vegetation is interesting - possibly too close cut. As a scheme it is still too isolated as is the current space. Flag detracts from multi-cultural values.
Interesting forms but not relevant to local context. Not practical consideration of use of space. 'Mounds surrounded by footpaths' - inward looking.
This design doesn't seem to connect with the surrounding urban environment e.g. it fails to take advantage of the river frontage as a feature.
Interesting design but relationship and the very important context is not very clear. Corporation of facilities not clear. Where is event space? Design too monotone. Not inspiring enough.
Bit too modern for my taste. I could not see how any events would be able to take place.
Very typical park design. Could be good/bad? Good trees and flowers.
Great design - many new trees!
Innovative. Ambitious. Imaginative. The team demonstrates an ability to test boundaries and challenge yet keep feet on ground.
Again interesting - like the variations of height - movement. Could be a bit busy.
Too much like a maze.
Sorry, reminds me of a scaletrix track when I was a kid! Not very relaxing.
Good simple practical design. Seems like it will be easiest to maintain.
I really like this design and I hope this will win or something like it. It reminds me of the Shires in Lord of the Rings!
This design is doubtlessly my favourite. Quite unique. Lots of trees. Appealing and adventurous. Unless I am wrong, there is no obvious indication of toilets but I hope these would be placed in various areas in the gardens.
Good use of space and good for visitors and children (who skate or if you want to run around)
Skate boarders would love it - a big problem for others!
To relevant on hard surface where is the use of gravel these days (back to the 18th century).
The best for workers in the area. Secluded sections for relaxing and plenty of green space which is desperately needed.
Soft flowing lines. Plenty of open space.
An interesting Garden. A great appeal to children and families. I hope the slopes do not get icy?!
Whole area merges nicely. Trees give good shade during the summer.
Looks like a giant skateboard park. Least appealing of the four.
I like the hilly effect but there is not much variety
Overall very exciting. I wish the cafe would not just address boardwalk but also open up again inside the park. Originally I had thought the children's play area was an outdoor eating patio accessible from the cafe. Children can plan anywhere, it is a park/garden why pen them in?
Paths in uninviting material create barriers to usual grass. Not child friendly.
I like the idea of the hilly topography but I think there should be a flat area for ball games, events etc. Cafe is interesting however.
Nice in plan but doubt it could be pulled off on the ground. Mounds seem oversized and trees too numerous and large.
Not keen on the hilly nature of this team.
I really like Team C. Choose this one. Thank you.
Ugly spaghetti junction
Creative but to much design. Elevation creating access confusion concrete. Curbs brake up line of park.
Very dramatic. Events seem to be in cramped over spilling out over into paths. Not enough seating areas. What about lighting?

Very green, very park like.
Rubbish
Over designed
No easily used. Too many hiding spaces
Paths acknowledge reality of the way people move through space - hopefully end the squelch effect.
Totally impractical. They should go in for maze design
It has to win. Too beautiful. Will be a great inspiration for tourists.
Too much comment
Does not appeal to me. A bit dull. Don't think will work in this area.
Interesting - but confusing. Could have more facilities for events.
Inspiring and beautiful. A real landmark.
I feel designs B, C and D offer very little.
Dragon-line, butterflies.
Not enough water.
More interesting use of space.
Too many paths
The best. Only worry is will the trees shown on the drawings be that mature when planted. Individual yet open space with shade. Excellent.
Paths are too many and too wide. Take up space to sit and invade space of what sitting area (lawn) there is. This would be best if fewer narrower paths.
Likes this a lot!
Nice contemporary
Quite as excellent but water is lacking
Quite well planned out but would be difficult to police.
Nice landscaping but too many pathways ruin it.
Very modern but cafe area not very visible to natural light.
Very creative, open, soft, friendly, lovely. A great stroll or find privacy. Like it.
I like the little hills, kids will have good fun and it's safe because it's grass. There is a lot to see in the park. This design is second best.
The space seems to be all cut up - this is my least favourite - would look like any other park.
I like the undulating hillock ideas. Gives a feeling of isolation in the park. A nice place to sit and read or picnic. Lots of grass space which I like and trees. Great.
The winding paths make the design appealing visually but may not be suitable for jogging etc. The flower bed ideas are great and landscaping ideas are indeed world class. This design has an inviting feel to it. The cafe design is great - blends in with the rest of the landscape. Looks slightly expensive to maintain.
I don't
Yes, this is my choice.
I really did enjoy this picture of a maze like paths. I like it.
Love the use of different coloured trees and original seating.
Lovely design
Good environmental look. Very sustainable. Probably the best.
Love all trees however unsure of how accessible it would be for the elderly. Slopes are not conducive to games e.g. rounders. However really like the pockets of spaces.
Interesting
Bland
Bland
Colourful, haphazard, chaotic and a reflection of the times we live in - inspired.
Boring
Pleasant but paths are convoluted in terms of access from Belvedere Road to Queens Walk.
Like the trees
Like it - lots of trees
Good looking project but mainly paths and grass.
Good on trees and cafe concealed under park.
No central forms. Very good use with cafe - light problems?? Interesting design.
My favourite. Lovely. Nice hills.

Perfect for skateboarders! Otherwise a wonderful space. Looks like a slice of St James Park has been cut up and placed by the river. Who wants to be tucked away in the underground cafe - does not appeal.
Bright and colourful generally. Happy place but prefer B
My preferred choice by far. It gives a feel of openness without losing it's sense of adventure and unexpected when walking around it. Good use of space and layout.
Pretty, not particularly original.
The best design by far. Good use of topography, creating interesting spaces and looks wonderful for picnics and walks. I suspect that this will also help with the drainage problems on the ground.
Feels fun and beautiful and you want to go there.
C is the best out of everything. In the night there are beautiful lights and lovely pink blossoms. It couldn't be better than this. It is absolutely beautiful. Thank you very much. Ps I am 11. Good luck. I hope you win.
Very good. Can you buy big trees?
Has some design interest and some sense of place
Gardens not large enough to incorporate the design without appearing cluttered.
This is OK but I am afraid the raised parts will spoil the views from Belvedere Road towards the river (panoramic views shows only top of Big Ben visible).
Nice looking, good to have cafe underground. Not many flowers?
Flowing and effective
Good but too high tech. Unnecessarily expensive and fancy (the underground cafe, the extreme landscaping). Might be good for intimacy but it is hard to tell. Could be too concretey and sterile.
Looks like a skateboard park. Children would like running up and down the slopes. Would people stick to the paths? I think the grass would wear away when people cut across to get to the Thames.
Limited in its scope to be used as a multipurpose space. Likely to be taken over by BMX and skateboards. Hillocks don't seem very safe e.g. people lurking at night.
I like this one best because of its happy vibrance it shows and its dedication to children as I am a child myself.
Beautiful but not very varied. Enticing but maybe not very fun.
This one worries me the most from the point of view of the hills obscuring the International Brigade Memorial. Despite the effort at contours I find the proposal rather drearily traditional.
Pleasant for walking. Good use of trees and modern design but perhaps not enough space to be a large outdoor venue for shows etc.
Interesting, zany design with a clear theme. Will be good for smaller groups but lack a space for larger events. Good design, lacks a beach and a big lawn.
Completely bonkers. Tried to sell the same idea with the same script to the SBC (failed) master plan. Dover is in Kent.
This team has exceeded he challenges presented in a multi-dimensional urban setting with creativity and practicality.
This design was imaginative and different and I appreciated it for it's fresh approach. It would need to reconsider the amount of space given to host events and provide a much larger clear space at some point. However I like the amount of trees and the general green feeling it will provide the city with. Certainly a front runner.

<b>Gross Max - Comments</b>
May work. Not entirely convinced but good amount of green balanced with high concept planting. May relate to surroundings but possibly too modern/not long term.
Hard to understand
Looks like current space. Would be a waste of £5.5m. Would not be memorable at all.
Like the separation of areas and walkways could incorporate river more.
Really didn't like the 'chopped up' approach of the space.
Very flat. Too costly in after care. Maintenance and boring. Considering the flat lines of the urban architectural structures.
No. Far too straight lines.
Nice garden.
I think that scheme is the best one between the four proposals in terms of the philosophical idea, ecology aspect and the integration between the historical context and the contemporary needs. It is quite unique.
Loved this garden and sounds good but wonder how long it would last. Is it proven?
I like the like of lots of planting.
The division of the gardens into 2 distinct areas so that at least part of the small space is restful.
So much involved and creative.
Rather boring - presentation and design. Don't like straight lines. Mist wall is bound to go wrong. Parents won't be able to get kids away and who wants to get wet?
Don't like the division of space. Like how addressed Belvedere Road. Not sure if they make most of space. Safety of 'stripe' garden. Hasn't looked at needs of users.
Liked historical references and floating islands. Most interesting horticulture.
Close run with C. Great that they would combine the 'Gardens' with the RFH work but not such cohesive thinking or as incisive as C.
Two parks in one - I like this idea.
Well researched on the history. A good concept but maybe too many access points. Overall well thought out design.
Wonderful concept, dreadful execution.
Some of the ideas like different solid and climates are interesting. I like the bridges but too many straight lines for me.
Simple design, straight concepts, concept of flowers and planting with seasonality is good. Make good circulation and enclosures work really well.
Bold idea of Zen + XTC = Jubilee and diversity planting. Connect the garden with the city not just the garden itself which is very important for Jubilee.
Excellent graphics and very good presentation. Imaginative design and practical at the same time. A lot of thought regarding pedestrian movement. Interesting planting solutions.
Rather too formal but good idea to attract and develop ecology.
Too formal and too many straight lines.
Too complicated
None of the teams have had the courage to remedy the drainage and restore maximum lawn.
Good idea to integrate with Belvedere Road as well as river. I like idea of the grass and wetland. Design looks too elongated.
A good idea. Exciting with different planting experiences. Though it seems more like a gateway than a space in itself to remember.
Amusing and nice presentation but more conventional than others.
Too ordinary
Imaginative, needs more thought about practicality. Possibly too futuristic.
Didn't understand most of the presentation. Time-wasting. Too linear design. Cold and unwelcoming. Doesn't invite one in. Totally out of place.
A good design incorporating plants and flowers etc but a little too open and formal although this may be more relevant to it's surroundings.
Unmanageable.
Rather flat
Horrible
Too linear - a walkway not a park.
I didn't really get the presentation. Liked the decking but not the straight lines.
I felt that the straight lines were too similar to the straight lines of the buildings. A park should reflect organic shapes and forms to balance the rigidity and mechanisation of the city.
Overly designed, again could be one of several places in Europe. Decking en masse is not

London. More section or 3D presentation required.
Confused and overcomplicated presentation. Intelligent and thought through concept.
Good to see such detailed local research undertaken.
Maintenance. Visual connections to surroundings. Liked the river connections and islands / wooden walks.
Hard to understand. Too complicated - not user friendly.
Ok - but!
Unconvincing. Ok spaces too much emphasis on soils and plants not enough on eye-level experience probably too rigid.
Didn't like there are no soft edges. Tunnel like.
Awful - stark and cold. Where is the 'green' and 'soft'?
I couldn't understand it and what I did understand I did not like.
Nice garden like planting but not simple enough.
Too square and urban. Cold. It feels like this garden only caters for the office workers.
Did not like it. No Zen.
Ambitious plans for flowerbeds, planting. Are there the means to maintain their plans over the years? Would the 'exotic' plants survive the weather changes?
Too many straight lines
Looks the easiest to implement but not striking in its own right.
Uninspiring and flat with what appears to be a heavy planting regime therefore the maintenance costs could be extreme.
Great concept. Lots of ideas and detail but little clarity and explanation.
Unusual idea that would work.
Reminded me of linear design and Thames Barrier Park.
The referencing of the Gardens to the place through use of timber and soil types will make the place distinctive. The links to Belvedere Road are essential.
Did not entirely understand their concept. Too many straight lines.
Too stylised
Design has appealing form. Material selection and spatial programming I believe the design will most achieve the outcomes and create a unique and visible site.
A bit square but I liked the story. However I think I've seen it all before. Why all the straight lines?
Standard architectural approach. Little imagination out of lots of analysis.
Not a very attractive lay-out. Too mathematically planned. Lacked fluidity in design.
The scheme is to be commended as not merely curved. The history link of timber (actually builders) yards good but the perfective repeat of the eye landscaping does little to help the scheme overall.
A good concept that balances different needs, well thought through but too severe, too formal in the end.
Nice scheme and simple design but it may just be a secondary attraction next to the London Eye. Mist Garden is quite nice.
Too complex
Well thought out for practicalities. Not particularly imaginative horticulture.
I am not sure how this would be constructed or maintained. Blocks of surrounding buildings through mounds.
Is very cold and harsh and yet more pavement - it is hardly a park! Way too formal and structured and severe. Green is what this area needs not more hard surfaces.
Too many straight lines.
Very linear with the planting schemes looking interesting but overall a bit too similar to the current empty park.
Rigid design. Pretentious response. Designs hard to follow. Similar layout at Tate. Very uninspiring.
Concrete = green and soft??? Looks like an urban square. There's already too much concrete in the areas (RFH). Worst design.
Bit outdated. 80s design. Splits park/gardens up into 2/3 different zones.
More structured but reminiscent of other modern parks but I like it very much.
This would be my second choice although I am not so keen on the dimensions into 2 main sections. However a good balance appears to have been achieved to accommodate the different users.
This is far too structured for general use and would maybe invite horticultural enthusiasts. I do like, however, the high bushes surrounding some of the space.
Boring
Too fragmented for Londoners to see as a whole. Zen meets medieval strip farming!

Responds to topography. Adds geometrical hard landscape puzzles of an abstract type. Is well planted and interesting. Too little is made of the river and is like too close to survive drought. Interesting concept, different approach, however don't appear to have addressed wider environment and local views.
Whilst interestingly contemporary design, this proposal appears a little bleak and sterile.
Great design. Very appealing. Interesting garden and planting ideas. Would be very interesting to see these implemented in the urban context. How do the floating gardens link in?
I would feel too restricted in this park. Too many straight lines of trees, grass.
There's something about this design which is interesting and different. It maybe a good thing for London on the World Stage but not totally convinced it is as versatile as Team B. I like it.
Rather unimaginative. Perhaps too much cost-cutting in mind?
The team maybe better suited to designing sports areas. The environment given to them to work with may not have been what they are used to. 'New age' connotations.
Love it (on paper). Looks fab. Ordered - planned clear. The best of the four!
Sorry - most unappealing.
Love the floating garden, hoe do you get there? Interesting but not as visually clear as team B but I like it.
Wasn't my favourite but would be very happy if this scheme was implemented.
ok
Simple, neat and quite conventional. This design also does not indicate toilet facilities (unless my eyes have deceived me).
Too traditional - flat.
Looks like a compromise between open and intimate. Neither here nor there.
Comes across as the most up to date and looks like the best but the situation has a lot of people that use it and not sure how this sharing would work.
Garden is too divided and space is too open.
Too many straight lines.
Has an open aspect on views across the Thames. A photographers paradise. A neat garden, easy to keep in good repair.
To sectioned off and doesn't merge easily.
The most classical garden (traditional) approach. Gives sense of space.
Looks like a market garden. Not my kind of thing at all.
While I think the space will transform nicely depending on its use, the stage seems drastically understated and almost negated. Separation of spaces are almost too definite - play can happen here but not here - why? Floating gardens not embraced enough by the design. Just an island that will be ignored. Lacks level of excitement to spark interest.
Too open to surroundings. Needs more dimension/richness
The most practical design
Rather boring. More flat park space. London has enough of that. Probably easiest to actually implement however.
Striking imagery. Good concepts. Perhaps a little too formal with the arrangements of the spaces. Second favourite.
Over designed and not user friendly.
A bit too bland.
Attractive to bring a great variety of plants into the design but the alleys on which these are placed seem detached from the gardens.
Interesting concept but not welcoming or relaxing. Not interested.
Difficult to grasp what the lawn areas will represent. They look untidy. What about lighting? The whole concept seems too regulated and boxy.
Too open plan. Too one level.
Only distinguished design. Simple, clear, open and honest.
Easy to understand. Will work well visually from embankment. Even if you do not step in the flowers it will be visible from an intriguing angle.
Dull Gardens. Need to be exciting.
Oh god. How dreary. Don't we have enough linearity in the city?
Clinically practical. Dull. A few of us could build the thing over a long weekend!
Kind of uninspired. You wouldn't really want to hang out there.
Like the neat square edges but could so with more greenery.
Too linear - not soft enough.
Attractive, looking like an extension of surrounding landscape but makes less of a statement than C
I feel designs B, C and D offer very little.

Beautiful.
Looks like it was designed by medieval peasants who were strip farming.
Very wonderful - nice for everyone - perfect.
A park befitting of a capital city although a little austere.
Too many stripes and not enough grass area.
Quite a modern, contemporary feel. Does not appeal across the board e.g. families. Looks like it would become a place for regular events and have overall appeal.
Hideous. Please don't. It makes a green space that manages to be unnatural in feel.
Too many barriers i.e. hedges to walk around
Average
Again quite well thought out but too open (as well to abuse to wildlife I don't think it's very practical. Again nothing said about policing or security and nothing about ground heritage.
Looks very boring and formulaic. Liked the island idea.
Lawn areas at different heights with also areas for public displays.
Very traditional modern. Not innovative. Very straight and boring.
I think it is too plain and there is nothing really to do apart from sit down.
Very difficult to understand their design. Looks too much on one level and not very exciting. It's a little too regimented for my taste. Flowers are good but I prefer a more rambling environment.
Excellent layout and landscape plan. Practical design. Easy to develop and sustain. Great for walking, jogging and fitness activities. Aesthetic appeal, user friendly, kids and dogs will love it. Great blend of creativity and practicality.
Team D has done a very good job of displaying there plan. I like the idea of the four seasons. Excellent.
I hated it. It was rubbish.
Novel design. Unsure how finished result would look. Could be too straight.
Not too bad. Nice design. Nice formality.
Really interesting design however don't know how attractive it would be to families. Very ordered and therefore possibly not so relaxing. Good modern millennium look.
Too arty
The islands maybe an aesthetic benefit but clearly a waste of money.
Bland
Very bland. Not much for kids
Too rigid and straight. Lines never appear in nature. It is attempting to go against nature rather than partake of nature.
Best design by far.
Too visually harsh and not conducive to stopping and sitting, enjoying the proximity to the Thames.
Too much lawn and maintenance. Too formal
Most interesting planting.
Strip design feels too artificial/unwelcoming. Would be unlikely to spend time there.
Confused 'TV' style. Unnatural.
Didn't like this. Far too formal.
Love the design - elegant, sophisticated and taking account of surroundings. A relaxing place to go among all the noise. Love the idea of an outdoor cafe to make use of views. Expensive to maintain?
Rather boring. Not very flexible.
Don't like this at all - personally too structured and totally lacks sense of excitement.
Boring.
Good and classical use of the space however it may be a little boring overall. I am not sure if it will age well and does not really create inquisitive space.
I like the boardwalk and planting. The grass area is a bit dull.
Bit square
Is easily the best. Shows imagination and creates a sense of place on a Grand scale
In my opinion the best design emphasising a good sized open space and trees/flowerbeds/seating areas.
A bit too modernistic for my tastes but I could live with it since it does not intrude too much into views and pedestrian walking space.
Harsh design. Good for events but not very interesting. Drawings unclear.
Too formal

Contemporary cool design but not sympathetic for people to actually use. Designed by an anal retentive who doesn't like being outdoors.
Formal seating Area good for picnics when you don't want to sit on the grass. Is the grass area big enough for a game of football during a lunch break? I don't like the strips - too formal.
Less artificial than the other designs.
Unappealing and very boring unless you are a bird watcher or a butterfly catcher.
I liked the nature side of it and the historic aspects but felt at the end of the day that it was not very communal.
I don't like the formality of the rectangular hedgerows and boardwalks. There is no life or movement to this design.
Plain but attractive. Simple but still appealing as a place to meet, picnic etc. Appears very peaceful.
Good design, excellent variety of spaces. Flexible.
Bit Disneyesque. Hard lines. Geometric approach - a bit abstract.
Truly seductive imagery and sound justification. This would be a world class park and it would be a park with the opportunity for all ages to enjoy.
This layout to me seems a creative and different approach whilst still answering many of the aspects required. Whilst any that weren't answered could still fit into the fabric of the design without compromising the designs integrity. I think the perspective provided of the entrance to the park from the overpass showed a much improved aspect. Personally I would like to see more trees in the design but again I think this would be attainable without compromising the design. The planted area of flowers provided much more opportunity for running around and creative exploring for children.

<b>General Comments</b>
Dogs. There must be an allowance for dogs in the gardens as they are currently. Include dog toilets or dog park area (enclosed) or dog bins. The design brief must take account of this.
I think seating is important particularly required for elderly population and to encourage people to stay and take ownership.
Please consider needs of local residents who own dogs in the final design. Incorporate a dog toilet that is a separate fenced off area. Choose a design with height change and improved view over the river. Avoid large green areas which get waterlogged.
I thought all the teams had fulfilled the brief and given good presentations. They all had an interesting and dynamic take on the project. The most important parts from each of them were: 1) Revision of space into usable areas. 2) Raising areas. 3) Use of the river.
1. Jubilee Gardens is a small space but the only one locally. I would much prefer that we emphasise the 'openness' of the space, not close it in. Adding height/depth to the garden closes it in. 2. The brief is very demanding and very conflicting. I was left with the impression of 'cramming things' in for each team. Sometimes 'less is more' so long as there is a clear vision.
In considering not only the society in general who will avail the benefits of the garden space...but most importantly consider it's local residence...consideration must be given to all walks of society which included a children's play area (taken care of), animals (not taken care of) perhaps an area dedicated to dogs etc...
The cliff concept would work well with the beach. Could the cliffs be made safe e.g. people falling off? If this can be solved seems great fun. No islands! We need the ?riot? not more land.
Inevitably this is a site that will be asked to host events and festivals as well as being a garden for local people and it would be great if this could be achieved with minimal disruption to the gardens which means having one position for the stage and easy vehicle access to it. Everyone wants a garden but before long someone will want a concert. Think about it now. It will be a multi-functional site.
I would like a 'garden' as green as possible with no cafes. The South Bank is full of cafes and restaurants and unless there are cafes which are affordable to the majority of Waterloo residents, who are mainly financially disadvantaged, then do not put any in. Toilets are in the London Eye, SBC, RFI, various bars and restaurants etc. I do not like plastic trees - do not seem user friendly to very young children, the children love the existing playground. No-one has mentioned preserving the existing Spanish sculpture. Where will this go? There are already quotes along Queens Walk. Totally opposed to the beach although I like the idea of creating more access to beach at river level. Please forget Disney - we have that with London Duck Co. No major events - on a regular basis these will cause nuisance to residents. No buildings should be allowed. This is Metropolitan Open Land and as such not to be built on. Good quality, hard landscaping materials should be used. Hills/mounds are not necessarily user friendly for disabled/pram use. I am very concerned about light pollution. It is already very bright e.g. BALE trees etc. How can the birds and animals sleep? I think there is too much in the brief. Resident's concerns have not been taken into account, we want a simple green garden - quiet space to sit and trees. I find the steel mesh grow bags intriguing. I thought the presentations were all excellent and it was good to hear them all put forward their ideas with passion. The question and answer time was really good and enlightening. Residents have been consistently ignored. I would have liked to have had more time to complete this form especially as the Q & A session enlightened some more. Well done everyone!!
Seats need to be comfortable with backs and sufficiently wide but not in stone (too cold). The residents have been saying for the last 7 years that there is no need for a cafe or for events because there is a plentiful supply of both in the area. Toilets should be out in the hunger ford car park space so as not to take up space in the very small gardens area.
Like the organic form of Team C and B. Like the willingness to engage with the community of team B.
All the schemes would be much improved by incorporating the Car Park site. They all seem rather cramped and would benefit from the Green Space being larger. Agree that there should be greater engagement with the river.
Missed opportunities: cohesion / links with RFH. Problems: too many ideas (in the brief) for 1 design = SIMPLIFY. The residents and locals must allow the designs to do what they're good at. Design: the residents should and must listen to the designers. The designers must not be afraid and direct the brief. Ultimately they will know and find out as much and then more about the site then most if not all the users. I urge the organisations and trust to take a leap of faith and go for a radical design.
Poor - not enough space to view screen or designs.
All your designers were very professional. With very good aspects from all 4 teams. Overall I would vote for either 'A' Team or 'D' Team.
No-one mentioned dogs except C who would ban them entirely. Would like to see a dog toilet incorporated to reduce local dog fouling problems. Like B's multifunctionality.
I think that interested parties would have been able to judge the viability and merits of the designs to them personally if models had been made. It's easier to imagine using the space and moving through it in 3D.
The presentations are in general good. with impressive photos and illustrations, clear ideas and fully utilising the equipment. Aided with design boards it is easy for people to understand. Every team has it's own strength but it is difficult to accommodate every aspect in their designs.

Well organised presentations. It is good to listen to the public.
The presentations were clear and good. The teams very willing to explain and answer questions. Open up the toilets under the bridge. Don't put too much cafe space - we already have lots.
Toilets are available under the railway bridge. Do we need any more? Cafes and restaurants - there are plenty in the area - do we need any more? Connect the Gardens to the river should be part of the brief.
Please make it happen. Watch out for maintenance costs from a fancy design. Too ambitious to fulfil all these requirements in this small area.
The presentations were all very good. PowerPoint does help when used well! There have been so many consultations regarding the South Bank that have led nowhere - so it would be great to have something happen.
I thought design A fully addressed the brief. Not convinced a cafe is required.
No loud concerts late at night. Keep open feel to the area. A high water feature. No skateboards.
Each team has it's merits so it is difficult to choose one. Emphasis should be on a restful, calming influence which appeals to all ages. There are so many catering outlets on the South Bank, so this is not a top priority but a small kiosk / takeaway possibility. As it is close to the London Eye and Aquarium some easy approach should be considered on the periphery. Gardens, flowered walkways etc maybe a pond, to constitute the main area including lawns and shrubs/small trees. Not too formalised. Also cost of upkeep is a factor so this may influence decisions.
A fascinating evening. I could only stay for the presentations unfortunately. Good luck with the next stages in the process.
Would be interesting to use recyclable materials.
I do think that there has to be someone employed to monitor the area, maybe a little house for them instead of cafe? Cafe - to have a decent one it has to be big, maybe a good takeaway like Kouditor and Cook, but should be quality and not quantity. Local firms and not the big chains. Security, security, particularly when you cross the bridge.
Please include sculpture and mosaics in your final designs.
Are the white cliffs of Dover safe enough for toddlers not to fall down them? Great idea though. The water meadow - D - would look very fresh. Oh I don't know. I like all of them. I'm sorry.
Solar power lights. Wind effects research vital. Litter control. Sympathy with other buildings.
Team A has a simple easily made garden - not too complicated to maintain.
Simplicity and robustness should be a priority as well as creating a beautiful new dynamic space for London. Good presentations.
Really did like Team C's landscaping. Creating a landscape. Add a bit of Team B's innovation and 'urban park' feel.
Thank you for this opportunity to see the designs and the design teams. Well done to the Jubilee Gardens team. I can't wait to see the result - whatever they turn out to be.
There is a tendency on them all to consider the Gardens looking out towards the river but the view looking into the Gardens from Queens Walk will be seen by more people and is important.
I'm extremely impressed with the overall quality of the submissions and delighted to see something world class will happen on the site. Don't let it get watered down. It should set an example for the rest of the country's regeneration of parks.
I don't understand the need of a kiosk/cafe inside the park. There are plenty around. I think that it is a small 'green' space surrounded with concrete and noise from the sky, the trains, the crowds and the traffic. It would be a good idea to use the new technologies/expertise of all the teams to create a sheltered space, calming and quiet. That's why people go to green spaces - for peace to change their mind and be away from their usual settings. This place should be what is called - a garden - who cares about a 'world class garden'???
I'm ok with it as it is but with seats around the edge. Trees around the edge for shelter from rain and sun, flowers around the edge.
I would like the park to be attractive, relaxing, natural (green / flowers), litter free. The walkways beyond Hungerford Bridge are a mess and very 'down market' for tourism. As the Wheel is now our fantastic 'centre' of London, the park should be forward-thinking, clean, safe and delightful. No more 'downmarket' ordinary cafes but a pleasant place for locals, workers and tourists to relax in natural surroundings. Thanks.
All designs are better than what is there now. I'm sure all designs will be good. Thanks (a resident).
An impressively high calibre of landscape architects, designers and creative thinkers and doers. The presentations were a treat to see and very inspiring. I just hope that some of the more ambitious and complex treatments of the site are re-considered from a more realistic and practical point of view. Sometimes less is more. The surface area and 3 dimensions should be as vegetation intense as possible given current and future ecology considerations.
Good luck and really push this to completion. I think this was a very useful event and the questionnaire is very professional. The gardens should be individual and specific not just bland open space. Spaces must be meaningful, comfortable and stimulating. Referencing aspects of the place is vital.
More need to be spoken about on the topic of safety and litter and vandalism. Cafe - only if it's as nice as the cafe in St James's Park (i.e. Konditor and Cook or a floating cafe on river). Nice food etc but may not have enough space to have a 'good cafe'. Incorporating something that teaches history of the area is good.

<p>A cafe is not really necessary. There are so many catering outlets on the embankment already providing food and soft drink for all families. However, toilets are essential. I am delighted that at last there is a real possibility of local residents being given a garden in which to relax and enjoy their leisure time. There needs will not be overlooked while those of visitors will be catered for. It was a refreshing change from other presentations.</p>
<p>You are trying to get too much out of the space. Why? You can't make everyone happy. Chill out. Have a drink. Go for a swim in the Thames. Have more fun.</p>
<p>Largest possible flat grass area so that children can run and so that the space can be used for all sorts of things. I'm rather worried about 'World Class' as this is a tourist area already - if people come to look at this 'world class' site we will not have the freedom to just be which inner city people need. I believe that the teams have achieved a balance between users but I believe that the balance should be weighted in favour of local residents and local workforce.</p>
<p>Congratulations on this wonderful project. Jubilee Gardens have too long been a wasteland. Do hope whichever team is chosen will design an area which gives pleasure to children and adults alike and make this area attractive to tourists and Londoners alike. More power to your elbow!</p>
<p>Do not forget the strength of simplicity. Remember Jubilee Gardens is small so the scale of the development must be embraced, That does not mean there is a shortage of ideas. It is the depth of the disliked quality that we need. Relate the Gardens to London and the river. Do not be dictated to by Queens Walk (which is long and plenty enough). Make the Garden a jewel, free from the London Eye and continue to let the river, distant buildings count in the development of this site.</p>
<p>There's nothing about access in the questionnaire.</p>
<p>This park sits on a very interesting site. So many issues to deal with (tourists, residents, office workers, London Eye, historic buildings, High Rise, river etc) which makes it very difficult to design a perfect park to everyone. I like some of the team's approaches to make this as unique as the site deserves while responding to issues.</p>
<p>Choose EDAW or West8 - the rest is awful. Both schemes have got potential.</p>
<p>An excellent idea to regenerate the Jubilee Gardens. England needs to capitalise on its tourist trade and make more amenities available to everybody. None of the schemes seem to have gone overboard on the children's facilities. A few climbing frames and plastic sculptures from them to play on would not go amiss.</p>
<p>I like the idea very much but feel that more could have been provided for children in the way of swings etc. No-one seems to have thought of mounds to provide a feeling of 'flatness'. A small menagerie of animals could be provided somewhere, maybe under part of the rookery as done in London Zoo. The works are beautifully presented but difficult to follow in detail even for an ex-designer like me. Some of the graphics are too small to read.</p>
<p>As a runner and noting how many runners cross the park - facility for additional exercise areas (bars, measured tracks, lengths for speed work etc) would be good and water faucets (drinking fountains) would be very good. Lets fuel the running boom!</p>
<p>Should exhibition be more conspicuous to others apart from RFH regulars? ( maybe it will be).</p>
<p>Please implement the project quickly - it is long overdue!</p>
<p>My preference with option B was not due to the fact that I am at all enamoured with the specific design; rather that I believe it best suits the area. At present very few 'public events' take place in the gardens (which indeed are broadly gardens at present) yet they take a heavy toll on the quality of the landscaping. I do not feel concerts etc are best suited to the area: it is neither large enough for a significant event nor small enough for intimate performances. It is for this reason I believe a genuine garden would be more appropriate. The lack of parks on the South Bank cannot be resolved by simply creating one. Design A has the design of something larger. Whatever the outcome, the prospect of St Stephens polling out of the canopy would make a spectacular vista.</p>
<p>Historically the area (generally) has had problems with rough sleeping. Are the teams taking steps to negate to discourage this activity in the plans? Are they taking security into consideration especially out of hours!</p>
<p>Please, please, please leave some space for me to walk my bullterrier. Thanks</p>
<p>A good idea! Depending on one's age (elderly) they would like more seats and more toilets. Children would like active areas and flora and fauna for discerning groups required. A combination of all would merit a '5'!</p>
<p>Will be great. Thanks.</p>
<p>Love the idea of keeping Jubilee Gardens a green space also opening up the foreshore. Feel the gardens must be sustainable and not be too complex or high maintenance.</p>
<p>Keep open spaces free and peaceful!</p>
<p>Only to remember that the South Bank provides a pedestrian space in the centre of London and Jubilee area is a valuable green space for kids and adults to share in. 'World Class Garden' is great if your Kew or Hampton Court but this area needs space/green + flexibility = children/adults having respite from urban life.</p>
<p>Less use of meaningless jargon in the questionnaire would be a great help. 'World Class Garden' - what a rubbish phrase. Whoever insisted on this should be shot! It would be good to see a typical English Garden design - Cottage, stately home, kitchen etc.</p>
<p>Seems a let down after the BFI - underground buildings and elevated view. Just an anticlimax</p>
<p>The assistant at the exhibition was very helpful. It is good to see such a great place being put into a condition that can be included as a 'must see' in London.</p>

To improve the look and social aspect is important to London.
I spent many years working in Shell Centre. I am very happy something is finally happening to improve this part of London.
No matter how innovative the design, the park should predominantly feature trees, flowers and grassed spaces that invite you to stay and enjoy the green space. A cafe and performing event spaces are the least important factors in this brief, particularly considering the size of the park and the fact that performing venues and cafes around the gardens perimeter. The parks relationship to the river is unique and should be an important consideration.
Its a great project. Well done to all teams for their ideas.
It is impossible to analyse this information in a form that will give a meaningful answer to choosing the right team or "garden" design.
I am the secretary of the International Brigade Memorial Trust (IBMT). Our National Memorial is in Jubilee Gardens - it is visited regularly by people from all over the world. In July each year we have a Memorial gathering. I am concerned that only Team B seem to have acknowledged our existence and they have not made specific provision and if their Market round the Green is a permanent feature, it will interfere with our Memorial Day.
I feel the space should be left as it is. There is a shortage of this type of space in the area.
Gardens must have water. Then they must have specimen of like of species - trees (very important), flowers, fruit, vegetables, fungus/mould spore/moss; then rock stone mineral. Put the sculpture in last.
I think if they can some how coordinate their designs we would then have a world class garden.
Water pool needed for children to paddle with ducks and birds.
Great to be asked to take part. I will definitely visit the space in the future. All designs are very commendable.
Definitely between B and C
All very different. Different people need different things. Hills not good for elderly
I think each design team has contributed greatly in an attempt to draw on the best design for the area and it is a shame only one can be used. Team C is by far the best in my opinion.
None of the projects stressed the environmental credentials which use recycled materials and aggregates. Which uses local species and enhance biodiversity?
Good to have consultation
Pick C
Water features? No one is including - shame!
Thank you for open consultation for local residents to be given some choice in this important matter.
Whichever wins, security must be paramount i.e. CCTV and 24 hour patrols. Also litter must be taken into account i.e. plenty of bins and cleaning of flowerbeds etc where litter will accumulate.
None of these designs gives sufficient details about toilet facilities and cafe and seating. Also I would have hoped that the footbridge from Waterloo Station could have been extended to either Jubilee Bridge or Festival Hall to enable access for the disabled without the need for steps. The only thing wrong with Jubilee Gardens area is the difficulty of reaching it whilst avoiding steps. The lifts at the Jubilee Bridges are very good (when they work) but are not much use to anyone coming from the Waterloo Station direction.
Must be careful that benches and gravel areas aren't taken over by skateboarders or they are given their own area.
Get rid of the car park! Put it underground and double the effective space. Build a bridge to the Wheel so that queues don't block the busy path.
We loved looking at all the designs and hope that it happens very soon. Looking forward to playing in the bubble fountain.
It is important that all local groups be involved in this regeneration project as a socially inclusive exercise e.g. local schools, voluntary groups, mental health, learning disability groups etc
I really hope team C wins. I will look forward to it.
I found it very hard to puzzle out the various diagrams. As a veteran of the British volunteers who fought in the International Brigades in Spain (1936-19), I found it strange that the monument to over 526 comrades who fell in the struggle against fascism is nowhere mentioned or indicated although existing trees are! Does this mean that you are going to remove it? I HOPE NOT. As a member of the Committee of the International Brigade Memorial Trust I would like to hear from you.
I don't see any mention of the existing features, apart from the London Eye, in any of the designs. I am a member of the Committee of the International Brigade Memorial Trust and my particular interest is in the memorial sculpture by Ian Walters, which is situated close to the old County Hall and Millennium Eye. We need to be assured that our memorial will be situated appropriately in any of the new designs that is chosen.
Disappointed that the teams showed no guts to disagree with an almost impossible design brief (accept C who regurgitated the ideas of the White Cliffs of Dover to conceal building that has already been rejected once). All schemes incorporated high maintenance costs. The need for performance functions has driven all teams to raise ground levels and further close off the river from Waterloo. Not one team referred to the World Heritage site across the river. Thinking very self obsessed - no one really catering for calm - any kind of oasis.
C is the best by a mile. London lacks quality fountains so as many as possible should be added

to the final scheme selected.
Excellent Job
I am extremely impressed with the quality of the presentations.
Brilliant design and well thought out
Please, there is no mention of the International Brigade's memorial.