

UPDATE

AUGUST 2005

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WATERLOO PROJECT BOARD
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West 8 is your choice!








AERIAL VIEW OF NEW
LOOK JUBILEE GARDENS

A BIG THANK YOU to absolutely everyone who took part in the consultation events in May.

Your feedback was vital in helping the judging panel reach its decision. As well as your thoughts and feelings on the initial concept designs and the teams themselves, the judging panel took other aspects of the project into consideration, such as: key technical, financial and project management criteria.

You told us that your favourite was West 8 and voted them the most appealing team. You scored them as the best team to:

-  establish a world-class garden
-  create a balance between different users
-  incorporate trees
-  incorporate grass areas
-  provide park furniture and seating

The judging panel agreed with you, and West 8 was announced as the winning design team at the end of June.

It's not over yet...we still need you!



West 8 is now busy refining its initial design concept – in order to produce a final design which will be subject to further consultation starting in October. The team will be looking at how to resolve some of the unique challenges associated with the park and its location. Your role in October will be to give us your views on how successfully you think West 8 has addressed these issues. Some of the subjects West 8 will be grappling with are:

- ➔ How to ensure the gardens are relaxing and peaceful whilst also serving a bustling South Bank
- ➔ Ways of making the gardens as safe and secure as possible
- ➔ How to preserve the history and monuments within the park

What you said about West 8

“The best 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.”

“Grass. Trees. Paths. Open. Simple.”

“Compelling, stimulating...”

“Swirling design is very exciting.”

“Very strong and simple design.”

“Their ideas for seating and children's playground were innovative & special.”

“Appear to understand the issues with local residents and the London Eye tourists.”

“Like it – lots of trees.”

“By far the best design.”

How you're helping Jubilee Gardens blossom

The month of May saw over 400 local residents from the Waterloo area get involved and share their opinions and thoughts on which was the best shortlisted design team to turn Jubilee Gardens into a world-class park. Over 200 people alone attended the community celebration that took place at the Royal Festival Hall on May 9th, where each of the shortlisted design teams presented their initial visions for the project and answered your specific questions.

Questionnaires were filled out at either the community celebration, the travelling

exhibition which moved around Waterloo, or online at the special Jubilee Gardens website, www.jubileegardens.org.uk. As a result, the thoughts and opinions of a great number of local people were taken on-board when the Jubilee Gardens Steering Group finally decided on the winning team – West 8!

Moving forward your views are still crucial to the decision process, the

next round of consultations will start in October. Until then, the full report from the May round of consultations can be found at

www.jubileegardens.org.uk/library



West 8 thanks the people of Lambeth

Winning design team, West 8, is just as keen to thank the people of Lambeth as the Jubilee Garden's Steering Group is.

Adriaan Geuze, partner of West 8 said “We are delighted to be selected for such a vital and prestigious project. The scheme has been close to our hearts for some time now and we welcome the opportunity to realise the scheme alongside a strong and motivated design team. We thank the people of Lambeth and the Steering Group for their support and look forward to contributing to this vibrant and growing neighbourhood of London.”



THE WEST 8 TEAM



All the info online...

All the latest information about Jubilee Gardens can be found on the dedicated website at www.jubileegardens.org.uk. Sign up for e-mail updates, download the consultation report, view the concept images from West 8 or read background information. This site is regularly updated with news from the project as well as key documents.

Grand Designs

West 8's design concept focuses heavily on developing an organic, lush and green park, with softly undulating hills. Trees and flowers will bloom throughout the year to provide a 'botanical ambience' for one of London's most important green spaces.

The subtle slopes create inviting paths which weave through the gardens. At the top of the 'hills' people will be able to enjoy beautiful views of the Thames, the London skyline and, of course, the South Bank. The gardens are designed to encourage people to find their own special spots to relax in. At night, enchanting lights will gently illuminate the space.

These are some of the concept images from the West 8 vision.



Current Ownership, Management and Funding

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

The project is currently funded through single regeneration budget funds allocated by Waterloo Project Board.

What you said about Jubilee Gardens

"...seating is important, particularly required for elderly population and to encourage people to stay and take ownership."

"I'm extremely impressed with the overall quality of the submissions and delighted to see something world class will happen on the site."

"Please make it happen. Watch out for maintenance costs from a fancy design."

"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 results – whatever they turn out to be."

COUNTDOWN Your views are vital to the Jubilee Gardens project. Here are the key dates to watch out for:

OCTOBER 05 Start of the final design consultation process

DECEMBER 05 Planning application to be submitted

JUNE 06 Construction to start

SUMMER 07 Jubilee Gardens opens

The Future of Jubilee Gardens

This project doesn't stop in 2007 when the new gardens are opened. To ensure that the gardens continue to be a desirable and attractive place to visit, it is important to plan now for the ongoing management and maintenance of the park.

In brief, it is envisaged that an independent charitable Trust will be created to look after Jubilee Gardens. With regard to maintenance, it is anticipated that the park

will have a guaranteed revenue stream thanks to planning gain agreements (Section 106) in the area.

The Jubilee Gardens Steering Group is currently working on the structure and potential budget for the Trust. There is still a lot to be decided and your input would be appreciated. We would also like to know if you would be interested in playing a role in the long-term future of the gardens (**see response form below**).

But there are many details which have yet to be agreed, such as:

What size should the Board be?

How should it be selected?

Should the Chair be elected from among board members or co-opted as an independent Chair?

What about membership subscriptions?

And when would be the best time to launch the Trust?

The framework for the Trust is currently being developed and agreed in partnership with Waterloo Community Development Group and Friends of Jubilee Gardens. If you would like to make additional comments then please complete the **response form below, or write to us at the address detailed.**

Future Maintenance

It is currently proposed that maintenance of the gardens and operational management fees will be covered by local Section 106 funds.

Section 106 agreements are made between local planning authorities and land developers to ensure that the local community benefits from any developments in the area.

Future Management

Jubilee Gardens is and will continue to be a public open space and it is therefore appropriate to establish an independent charitable trust to manage it.

The Jubilee Gardens Trust will take responsibility for the management and maintenance of the park in the future.

In outline, the Trust will work as follows:

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

Getting involved

I would like to receive email updates on Jubilee Gardens and be the first to know the latest project news, including details of consultation events.

I would be interested in finding out ways of getting involved with the Trust.

Simply fill in the form below and send it to: Jubilee Gardens Update, SBEG, 103 Waterloo Road, London SE1 8UL, or email: mail@southbanklondon.com

Name

Email

Address

Postcode

Company/organisation (if applicable)

Please use the box below to make any further comments on the project, for example, the proposed design concept, the consultation process or the formation of a Trust.

