

We  
Made  
That

# Lambeth Your Streets Your Way

Enhanced  
Preliminary Designs  
29.08.2023



Revisions tracker

Revision	Date	Description
A	29-08-2023	Issue for client review

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# Introduction





# Introduction

The ‘Your Streets Your Way’ competition invited Lambeth community members to re-design 10 selected street locations across the borough, through mural design, wayfinding and other engaging design proposals, to improve the pedestrian and cycling experience for the people of Lambeth.

This document lays out the recommended next steps Lambeth Council should take to establish accurate cost estimates, secure required consents and permissions and ensure the projects are deliverable. The only projects reviewed in this document are the proposals with built components, the mural proposals are not reviewed in this document.

## Document Structure

The document is structured using the following sections;

- Project Description
- Permissions and Consents
- Statutory Appraisal
- Compatibility Review
- Costs
- Adjustments to Meet Capital Budget
- Risks
- Next Steps

The ‘Cost’ section provides indicative costs for some items and assesses the project against Lambeth Council’s indicative capital budget of £25,000 per site.

Some projects are identified as likely to be delivered within the budget, others are identified as likely to require adjustments to their scope to meet the budget and some are projects that are likely to require larger capital budgets to be delivered.

These assessments have been arrived at through benchmarking the cost of key items but detailed costs from a QS and/or fabricators should be sought in order to prioritise and refine projects at the next stage.

## Assessment Process

Each proposal has been discussed with the respective author. Based on these discussions the primary elements of each proposal have been identified and listed in order of priority. This process has allowed for adjustments to ensure each proposal with the aim of sitting within the allocated budget whilst maintaining the desired impact of each proposal. The list of priorities for each project can be found under the ‘Priorities Checklist’ in each section.

## Internal Engagement with LBL to-date

As part of this review process, the We Made That team joined LBL Transport team’s Design Review Panel (DRP), to present the winning proposals and identify key considerations in relation to each site.

This discussion highlighted several projects currently underway, or expected to commence in the near future, land ownership boundaries and other key considerations such as materiality and maintenance expectations.

## Appendix Items

This document is accompanied by an appendix, which includes a set of drawings for each of the proposals outlined in this document. Each drawing set has a location plan, a site plan and component drawings.

The drawing sets suggest design adjustments for the winning proposals outlined in this document, all of which have been developed to allow each proposal to sit within, or as closely to, Lambeth Council’s indicative capital budget of £25,000. These drawings should be read with this document.



Bromfelde Walk site



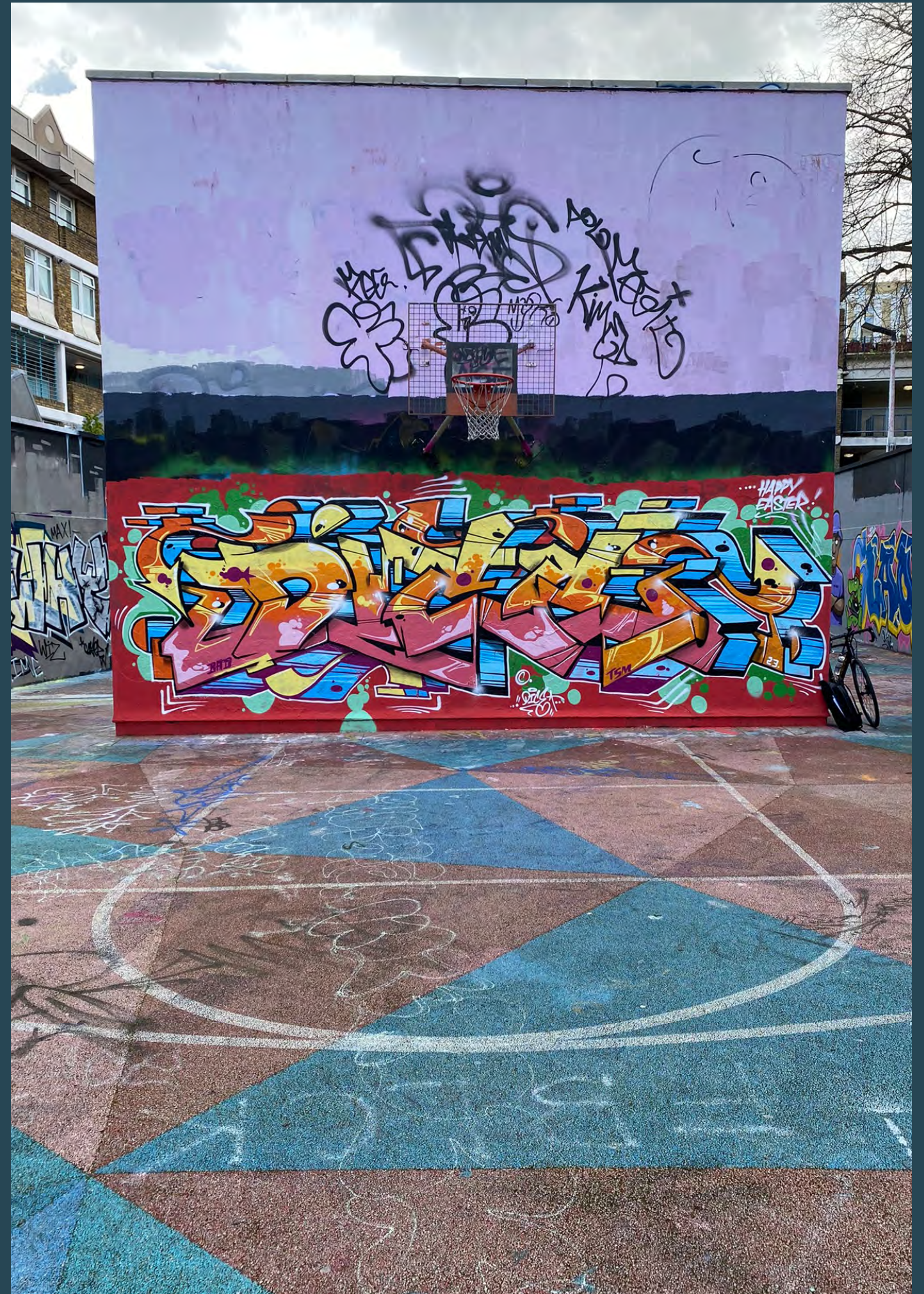
Loughborough Road site



Telegraph Passage site



- Angell Road
- Bromefelde Walk
- Leithcote Path
- Loughboroguh Road
- Matrimony Place
- Telegraph Passage





# Angell Road Overview

## Overview

A new seating area sat on a vibrant wayfinding floor graphic.

This proposal is made of three main elements, the first is a wayfinding graphic positioned on the floor, the second is two timber benches with integrated planters and the third is a 'book swap library'.

Each item in this proposal has been designed to be delivered by specific local organisations. The names of the people are organisations are listed in the 'Key Elements'.

Key elements:

- Wayfinding floor graphic:
  - The wayfinding floor graphic highlights several local landmarks which are important to the community.
  - This is to be delivered by Benjamin Wachenje, a local graphic artist.
- Bench planters
  - The benches are to be built from reclaimed timber and host planting.
  - There is a request for each bench to host a plaque which celebrates two local people, the text on the plaques should state the following, "Margaret Rose Davids. I carry your heart" and "Dora Boatemah".
  - This is to be delivered by Dennis Boateng, a local carpenter from 'In Use Re Use' an organisation who specialise in the use waste material.
- Book-swap library
  - The book swap library is a bookshelf built using re-used material. Examples of this already exist in the borough in Grove Adventure Playground and other locations.
  - This is to be designed and built by Boyd, a local carpenter and artist who has built the other versions of this around Lambeth.

## Author

Michelle Killington & Native Studio

## Author's Description

We propose a colourful, inviting mural inscribed on the ground of a public space that sits at the crossroads of Angell Way and Peckford Place + Whiltshire Road,describing the new features for each green space in Angell Town Estate being installed from May –June 2023. A welcoming wayfinding path for young people and families to enjoy the richness of an estate undergoing major resident-led, community changes, most of whom are women.

The design features, 2 sustainable park benches, one named after the late, great, Dora Boatemah - a resident and community activist who campaigned for improved community facilities and housing for Angell Town Residents. Dora received an MBE for her community work before she sadly passed away 10 years ago at the age of 43. The second bench to be named after Madge, a Sheltered Housing Manager who worked tirelessly at the elderly people's home on Angell Town Estate to provide many years of comfort to the weary - she sadly passed away 7 years ago. The memory of these hidden sheroes, of the past is important to commemorate and celebrate, to ensure we never forget their work - work which continues on by other remarkable sheroes in Angell Town Estate. [https://en.wikipedia.org/wiki/Dora\\_Boatemah](https://en.wikipedia.org/wiki/Dora_Boatemah) The park benches feature an area for plants to grow, to enable the visitors to feel comfortable and relaxed amongst colourful nature, this might be whilst waiting to pick up a child after School or during the day to relax, meet or bond with others.

It is hoped the School children, or Church goers of St John's Church may maintain the upkeep of the plants with the assistance of the friendly gardening project based on Angell Town Estate, managed by another group of heroes on the estate. a book stop library is also proposed in the space to encourage readers to collect books and enjoy on a bench, or allow a kind person to add a once loved book to the library. It is a space for a young person with imagination to enjoy the words on paper, on a quiet day, surrounded by colourful pictures, in a small oasis of nature to benefit the health and well-being of our beautiful community.

The benches will be next to a new community centre planned to be built in the next 2 years. This has been an ongoing campaign for over 10 years and has been realised through the power of people within the community - another dream made real by the sheroes of Angell Town Estate.



Perspective of proposal



Close-up of proposed graphic



Existing services



# Angell Road Appraisal

## Permissions and Consents

Consents

- LBL Highways team to review impact on pedestrian and cycle movement.
- LBL Street Scene team to review the language of wayfinding, to ensure that the selected symbols are appropriate for public use.
- LBL Highways team to review phasing plan for delivery and potential for closure temporary closure of the surrounding walkways.

Permissions

- LBL Planning team to review conservation status and necessary steps to deliver this proposal. The proposal may require planning permission as the site sits in a conservation area.

## Statutory Appraisal

- This site sits in a Conservation area.

## Compatibility Review

- A scheme to build a new community centre on the former Boiler House site is currently underway. The boiler house sits parallel to the proposed site, however, the works currently at engagement stage and is not expected to be on site in 2023. The construction stage of this project may limit the access to the site and cause damage to the wayfinding floor graphic, as a result, timelines for construction will need to be carefully considered.

There may be scope to incorporate this proposal with the works to the Boiler House at a later date to ensure the schemes are compatible and avoid damage.

## Costs

Likely to require a larger capital budget to deliver.

Indicative costs for some items are:

- approx. £2,000 if the graphic wayfinding is painted, however, this would have less longevity than thermo plastic.
- approx. £15,000 if the graphic wayfinding is applied using thermo plastics, this would provide a long-lasting solution and accurately represent the proposal. However, the existing floor pavers would need to be removed and replaced with tarmac adding additional cost.
- Off-the-shelf benches with integrated planters cost approximately £800 each, however, reusing timber (such as paint pallets) could reduce the budget substantially, limiting the fee to labour costs.
- Provision of hardwoods (rather than softwoods) for the benches with integrated planters would increase longevity of benches and reduce need for maintenance.

*\*All costs are approximate, accurate costing will need to be undertaken by a quantity surveyor or the fabricators and/or artists selected to deliver the proposals.*

## Adjustments to Meet Capital Budget

Option 1

- To meet the budget of £25,000 the focus of the capital will need to be concentrated on the delivery of the floor mural. Using paint will be the cheapest option, however, the mural will not last long and will require regular maintenance.
- Thermo plastic could be applied directly to the existing concrete floor pavers removing the capital required to remove the pavers and apply tarmac (or another similar substrate), but this will reduce the longevity of the thermos plastic.
- The placement of the thermo plastic will need to consider the areas with highest footfall, and avoid them (if possible) to increase longevity and reduce need for maintenance.
- The timber benches can be made cheaper by using reclaimed timber and working with local carpentry organisations such as 'In Use Re Use'.

Option 2

- Due to access requirements imposed by the existing underground utilities on the site and potential need for digging and repaving in the vicinity of the services, the mural will likely need to cover a smaller area on the site, away from the services. The floor mural could also be moved to Angell Road outside of St John the Evangelist Church) or on the wall of the future community centre.
- These changes could reduce cost and need for maintenance

Option 3

- The proposal could be placed in an alternative location with less need for access and maintenance, possible alternatives include, Angell Road (east of the proposed location) or on the wall of the future Boiler House community centre.

## Risks

- Surface treatment could increase risk of slipping.
- Selection of colours and symbols could negatively effect people with visual impairments and cognitive disabilities or confuse guide dogs.

## Next Steps

Permissions

- LBL to communicate with internal teams, to ensure this proposal is compatible with other projects within this vicinity, establish any adjustments required before fabrication, and secure agreement on an appropriate maintenance strategy. Teams to consult include, Neighbourhood Regeneration, Planning, Community Safety, Street Scene, Transport and Parks team.
- LBL to engage with Angell Town residents (particularly residents of Peckford Place), St John's Church, St John's Angell Town Primary Schools and Max Roach Centre.
- LBL to liaise with Street Scene and Community Safety teams regarding selection of colours on floor graphic and potential impact on neurodivergent members of the public. Adjustments me be to the floor graphic may be required.

Design Development

- LBL to facilitate ongoing communication with author to gather contacts of requested local people assigned to deliver the proposals to ensure the proposed vision is honoured.
- LBL to facilitate the commissioning of the requested local people/organisations to deliver proposals (see Project Description section).
- LBL to consult owner of services and ensure wayfinding floor graphic meets the needs for access to each service in-line with the owners needs.

Implementation

- LBL to use drawings provided by WMT to tender to contractors to remove existing pavers and apply new substrate and thermos plastic (if budget allows). Designs may need to be revised on the basis of permissions and constraints identified during engagement with internal LBL teams and community groups.
- LBL (or commissioned designer) to conduct 'Designers Risk Assessment', in line with Construction (Design & Management) Regulations 2015.
- LBL to produce (or secure a designer/fabricator) to produce Pre-Construction information.

Maintenance

- LBL to provide long lasting hardwood for the construction of the benches.
- LBL to agree maintenance contract with local residents, to ensure the planters are attended to long-term. Budget must be set aside for gardening equipment.
- LBL to agree maintenance contract with bench fabricators.
- LBL to specify long-lasting material (such as thermo plastics) for wayfinding floor graphic, to prevent need for regular repainting.

# Angell Road Priorities

## Priority Checklist

- 1. Wayfinding floor graphic
- 2. Bench planters
- 3. Book-swap library

Key

Mural boundary

Approximate placement of underground utilities

# Bromfelde Walk Overview

## Overview

A series of hexagonal interventions spread across Bromfield Walk to encourage biodiversity, seating and play.

Key elements:

- 1. Planters
  - A series of hexagonal planters.
- Entrance markers
  - Hexagonal boxes designed to cover existing bollards.
- 2. Benches:
  - Seating designed to fit within existing corners on the pathway.
- 3. Book swap area
  - A bookshelf designed to encourage book swapping.
- 4. Floor mural
  - Hexagon shapes painted across the pathway, designed to encourage play.
- 5. Timber wall art
  - Timber slats with hexagonal openings framing green infills.
- 6. Pruning of existing trees
  - Trimming of existing trees for the increased visibility.
- 7. Sensory railings
  - Timber boxes designed to attach to existing railing.
  - The boxes host insect mazes, bird boxes and other interactive elements.

## Author

Formation Architects

## Author's Description

We have appropriately proposed a new walkway name for our proposed design. The proximity to the local area and neighbouring school inspired the engaging pathway to connect both residents passing by and school users, kids and adults, to interact, engage, rest and enjoy the causeway through the urban landscape.

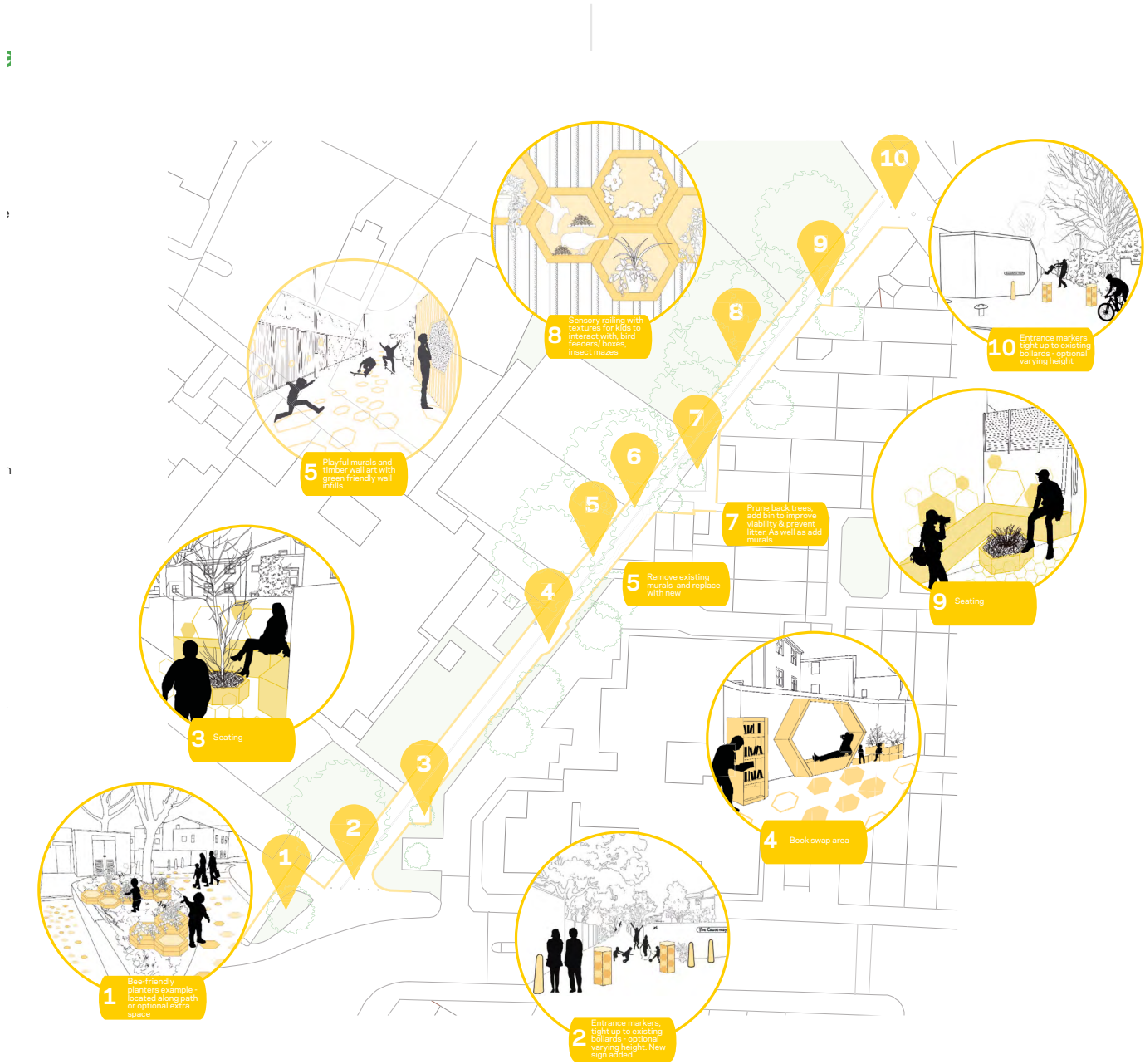
The Causeway

An engaging community pathway that enhances biodiversity into Lambeth's urban streetscape. The modular design elevates the pathway to become Lambeth's 'Giant' Causeway.

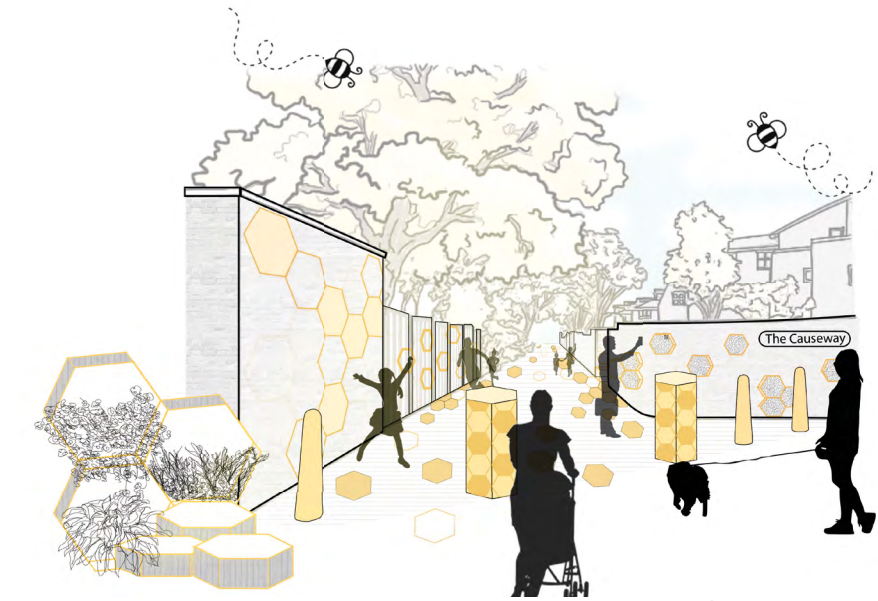
The design is inspired by shapes from nature. In particular a honeycomb shape as a nod to the organic form which can be modulated and arranged in different sizes. The modules are proposed to be made of timber with a variety of infill options specific to each of the zones. The materials chosen are focused on natural resources as a more sustainable means to uplift the walkway.

The infill options focus on enhancing biodiversity and cleaning the air, such as bird feeders, moss planters and introducing a range of wild flowers and shrubs to invite a diverse group of wildlife. The design also includes painted murals to connect the 3D elements with 2D hexagons to unify the design along the walkway. QR codes are proposed to be located along the route to provide more information about the proposed installations and connect to local group websites, facts, and resources. We see the design engaging with local schools and youth groups, in particular, would foster a greater interest in their environment and would encourage young people to help to shape it and take pride in their contribution.

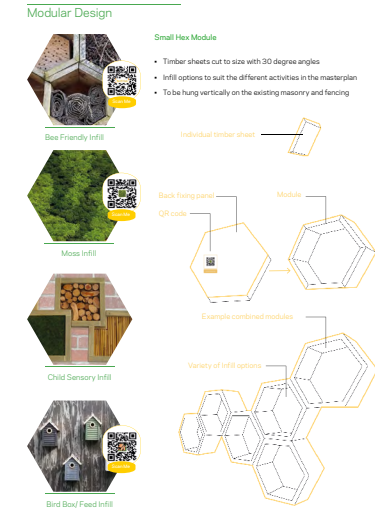
The design overall allows for play and education to encourage the local community to travel through whilst feeling safe and comfortable.



Overview of proposal



Perspective of proposal



Modules



# Bromfelde Walk Appraisal

## Permissions and Consents

Consents

- LBL Highways team to review impact on pedestrian and cycle movement.
- LBL Parks team to review the possibility of trimming existing trees.
- LBL Street Scene and Community Safety teams to review the position of the seating and interactive elements.

## Statutory Appraisal

- The site is close to a conservation area.

## Compatibility Review

- We are not aware of any projects taking place on or in the immediate vicinity of this project.

## Costs

**Likely to require larger capital budget to deliver.**

Indicative costs for some items are:

- approx. £500 for off-the-shelf hexagonal planters.
- approx. £1000 for paint work (use of vinyl will provide longevity but increase the price).

*\*All costs are approximate, accurate costing will need to be undertaken by a quantity surveyor or the fabricators and/or artists selected to deliver the proposals.*

## Adjustments to Meet Capital Budget

This proposal relies on several cohesive components maintain the desired impact curated by the author, as a result, the majority of the key elements would need to be delivered to create the desired outcome.

Through discussions with the authors, the following items were identified as priorities:

## Risks

- Introduction of seating in the corners of Bromfelde Walk could invite antisocial behaviour.
- Planters may be a trip hazard.

## Next Steps

Permissions

- LBL to communicate with internal teams, to ensure this proposal is compatible with other projects within this vicinity, establish any adjustments required before fabrication, and define an agreement on the maintenance strategy. Teams to consult include Planning, Community Safety, Street Scene and Transport team.
- LBL to consult Larkhall Primary School, Laurels Care Centre and local residents.

Design Development

- LBL to facilitate ongoing communication with author to ensure the proposed vision is honoured and author is aware of the projects progress.
- LBL to (or commission an organisation to) develop fabrication and detail drawings of each item. This will need to include the placement and fixing solutions for each of the interventions. Designs may need to be revised on the basis of permissions and constraints identified during engagement with internal LBL teams and community groups.

Implementation

- LBL to use drawings provided by WMT to tender to designer, fabricators and artists.
- LBL (or commissioned designer) to conduct 'Designers Risk Assessment', in line with Construction (Design & Management) Regulations 2015.
- LBL to produce (or secure a designer/fabricator) to produce Pre-Construction information.

Maintenance

- LBL to provide long lasting hardwood for the construction of the interventions.
- LBL to formalise maintenance agreement with local residents to ensure the planters and insect-mazes are attended to long-term. Budget must be set aside for gardening equipment.
- LBL to agree maintenance contract with bench, planter and wall art fabricators.
- LBL to specify long-lasting material (such as thermo plastics) for floor graphic, to prevent need for regular repainting.

# Bromfelde Walk Priorities

## Priority Checklist

- 1. Book swap area
- 2. Benches
- 3. Floor mural
- 4. Planters
- 5. Timber wall art
- 6. Sensory railings
- 7. Entrance markers
- 8. Pruning of existing trees

Key

- Mural boundary
- Approximate placement of underground utilities
- Reduced mural boundary proposal
- Site boundary





# Leithcote Path Overview

## Overview

New paving formed to mimic the appearance of a flowing river, referencing Streatham's relationship with wells. The scheme also proposes additional lighting, mirrors (for viewing around up-coming corners) and planters.

Key elements:

- 1. Repaving
  - The floor treatment uses two tones of tarmac to create a 'flowing water'-like effect on the ground.
  - The flowing path stretches across the entire extent of Leithcote Path.
- 2. Lighting
  - Floor lighting is dotted across the path, designed to improve the feeling of safety and complement the 'flowing water'-like floor treatment.
- 3. Mirrors:
  - Mirrors placed at each corner, to allow users to view around the corner.
- 4. Planters:
  - Four semi-circular planters are spread across the path.

## Author

Claire Beaumont

## Author's Description

Leithcote Path is in an area of Lambeth where there were formerly wells, hence the name Streatham Wells. The wells were once a tourist attraction and I've utilised water as the theme of my redesign for Leithcote Path. Water once drew people to the area and I'd like water to draw people to use the path.

Imitating water with paving: My design focuses on using two tone paving to make the shape of a winding river to break up the large uninspiring mass of grey asphalt. I hope that it will encourage shared path use as there is no clear side. The light colour paving could be substituted for reflective tarmac.

Coloured tarmac is used in sections along the path to imitate lily pads and encourage younger path users to jump or move between the lily pads and interact with the surface.

Additional Lighting: In the summer, vegetation can grow above the fences and path blocking some of the light from the lampposts. I've incorporated solar or electric power spotlighting at floor level to enhance lighting and enable those with visual impairments to see their route. The floor level lighting should appear to twinkle as moving water does when light hits it.

Safety and visibility: As a user of Leithcote Path, I've found that the two blind corners can be quite dangerous when cyclists are not aware of other path users. I've added a collection of pebble shaped mirrored perspex within the corners. The irregular shaped perspex encourages the idea of fluid movement, which the flow of water often creates. I've chosen perspex because it cannot be smashed as easily as glass and is quite lightweight so can be placed at different heights. Like water, perspex does not create a perfect reflection but it will make path users aware of others ahead of them.

Sustainable urban drainage: My scheme features three semi-circular planters. I've chosen a rounded shape, as a reminder of a Well, which are often circular.

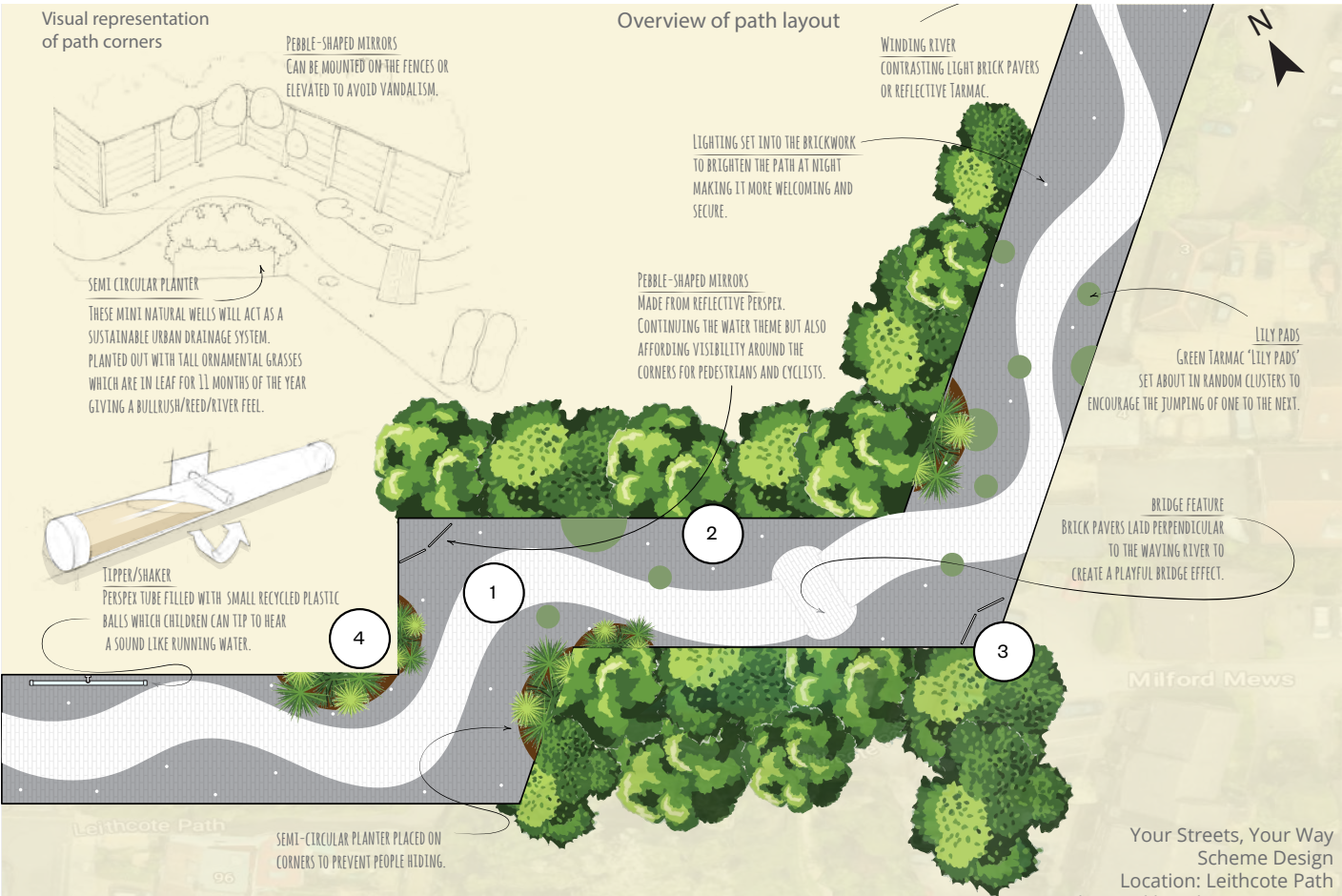
The mini wells are placed on the corners to prevent people waiting or hiding behind the blind corners.

The planting plan would involve using mostly ornamental grasses and grasses to continue a water theme of reeds and bulrushes.

The plants require little care and are in leaf for eleven months of the year thus providing winter and spring interest when vegetation on either side of the fences around Leithcote Path has died back.

Plants I would include are Stipa Arundinacea, Pennistum 'fairy tails', Stipa gigantea, Deschampsia Cespitosa and Euphorbia.

Interactive street furniture: The final element of the redesign is an interactive water sound tube fixed to the floor at the entrance of Leithcote Path and Leithcote Gardens. A large perspex or aluminium tube is filled with recycled plastic balls, beaded blue glass or small stones. The tube is fixed off the ground at its centre and when tilted the contents rush from one end to the other creating a water falling sound. This is an interactive piece of street furniture, which children can use and is slim enough not to impede other path users.



Overview of proposal



Perspective of proposal



# Leithcote Path Appraisal

## Permissions and Consents

Consents

- LBL Highways team to review impact of proposal on car, pedestrian and cycle movement, as the site is a highway (and not a footpath) which requires regular vehicular access.
- LBL Street Scene team to review the language of wayfinding, to selected symbols are appropriate for public use.
- LBL Planning team to review conservation status and necessary steps to deliver this proposal.

Permissions

- Consultation with Dunraven school and local residents, particularly the car garage owners.

## Statutory Appraisal

- No statutory restrictions have been identified.

## Compatibility Review

- We are not aware of any projects taking place on or in the immediate vicinity of this project.

## Costs

Likely to require larger capital budget to deliver.

Indicative costs for some items are:

- Installation of tarmac costs approximately £80 per m2. The area
- Off-the-shelf planters can purchased for approximately £500 each.

*\*All costs are approximate, accurate costing will need to be undertaken by a quantity surveyor or the fabricators and/or artists selected to deliver the proposals.*

## Adjustments to Meet Capital Budget

- To meet the budget of £25,000, several items from this proposal will either need to be removed or adjusted. The stated priority of this proposal (agreed with the author) is the repaving of the pathway. Due to the practical needs of a highway paired with cost, two tones of tarmac can be used to create the river effect. This will reduce the cost/complexity of maintenance.
- The repaving of the pathway will not be achievable within the assigned budget, paint or thermoplastic could be used as an alternative to tarmac. However, this will not provide longevity, particularly on a road with vehicular access. Alternatively, A smaller portion of the site can be repaved using tarmac.
- The lighting will need to be replaced with ‘cats eyes’, however, the effectiveness of this change will be entirely reliant on light emitted from oncoming cycle or car traffic.
- Purchasing off-the-shelf planters could ensure a high quality product at a reasonably low cost. However, the positioning of the planters will need to consider the needs of the car users and access to the neighbouring properties.

## Risks

- Planters could cause obstruction to openings.
- Planters could reduce the usable width of the highway and increase risk of collision with cars or bikes traffic.

## Next Steps

Permissions

- LBL to communicate with internal teams, to ensure this proposal is compatible with other projects within this vicinity, establish any adjustments required before fabrication, and define an agreement on the maintenance strategy. Teams to consult include, Planning, Community Safety, Street Scene and Transport team.

Design Development

- LBL to facilitate ongoing communication with author to ensure the proposed vision is honoured and author is aware of the projects progress.
- LBL to (or commission an organisation to) develops detail drawings for the resurfacing, planter, and cat eye placement. This will all need to be considered in response to the engagement with the stated stakeholders. Designs may need to be revised on the basis of permissions and constraints identified during engagement with internal LBL teams and community groups.

Implementation

- LBL to use drawings provided by WMT to tender to paving/ surfacing contractors.
- LBL (or commissioned designer) to conduct ‘Designers Risk Assessment’, in line with Construction (Design & Management) Regulations 2015.
- LBL to produce (or secure a designer/fabricator) to produce Pre-Construction information.

Maintenance

- LBL to agree maintenance contract with local residents to ensure the planters are attended to long-term. Budget must be set aside for gardening equipment.

# Leithcote Path Priorities

## Priority Checklist

- 1. Repaving
- 2. Lighting
- 3. Mirrors
- 4. Planters

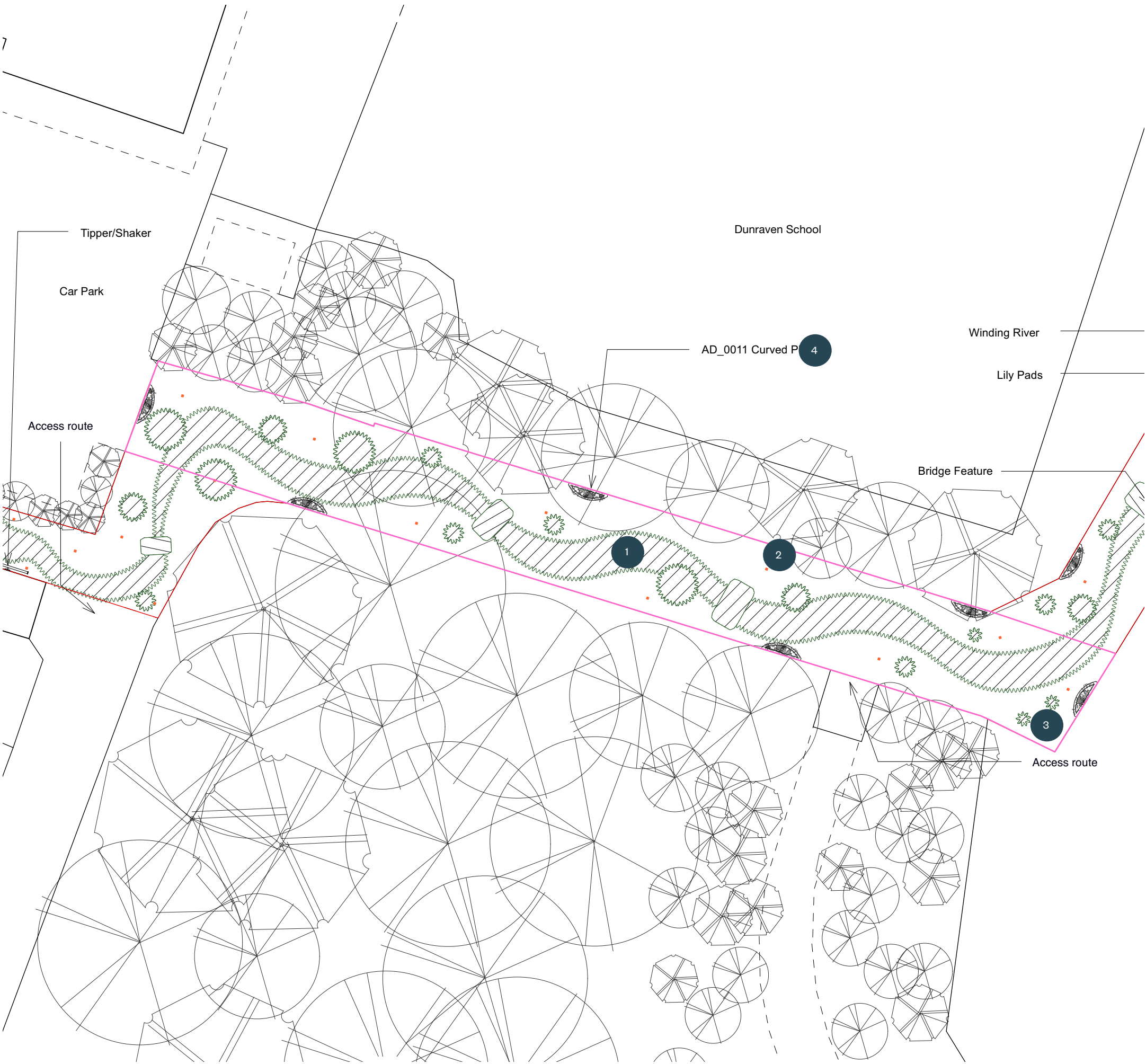
Key

Mural boundary

Cat's Eyes

N

05m





# Loughborough Road Overview

## Overview

Bold and blocky wayfinding installations that interact with the pavement, as well as celebrating the street's architectural history and local community assets.

This proposal is made of four main elements, the first is two wayfinding totems, the second is a mural (following the design of the wayfinding totems), the third is a series of wayfinding floor pavers and the fourth is the introduction of soft landscaping.

Key elements:

- 1. Wayfinding totems:
  - The wayfinding totems can be broken down into three sections, the uppermost section is a representation of neighbouring architecture.
  - The middle section incorporates wayfinding information.
  - The bottom section incorporates symbols which relate to the pavers.
- 2. Wayfinding totem (mural):
  - One of the totems is proposed to be a mural (instead of a physically built totem).
  - The design follows the same approach as the other totems.
- 3. Wayfinding pavers:
  - Floor graphics designed to the size of the existing concrete pavers on the Loughborough site.

## Author

Alastair Howard

## Author's Description

Wayfinding Tiles form clusters across the Fiveways Road Junction. Each is dedicated to a different direction, inscribed with signs, symbols and information. Some symbols require reference to the Wayfinding Pillar.

A pillar in the middle of the path provides 360 degree wayfinding. Information on each face could relate to a different direction. Information on the pillar is repeated in abbreviated format on some wayfinding tiles: Loughborough Junction becomes LJ, Ebony Horse Club is symbolized by a horseshoe.

A wedge-shaped model of a Georgian townhouse

protrudes from the top of the pillar, creating the fifth architectural corner of the junction. It is recognizable as 1-of-3 wayfinding 'buildings' along Loughorough Junction.

Existing planting on the junction is extended along the edge of the overgrown Privet Hedge behind. Shrubs and grasses are planted that can benefit the hedge behind, creating a kind of thick hedgerow. A bench could be nestled amongst this.

The large gable wall at the end of Loughborough Road Crossing provides the backdrop for the second wayfinding installation - which could either be a slab fixed against the wall or a mural. It will in the same style as the pillar at Fiveways Junction, as if the pillar has been unfolded and flattened out. The elevation of Woolley House on Loughborough Estate protrudes from the top.

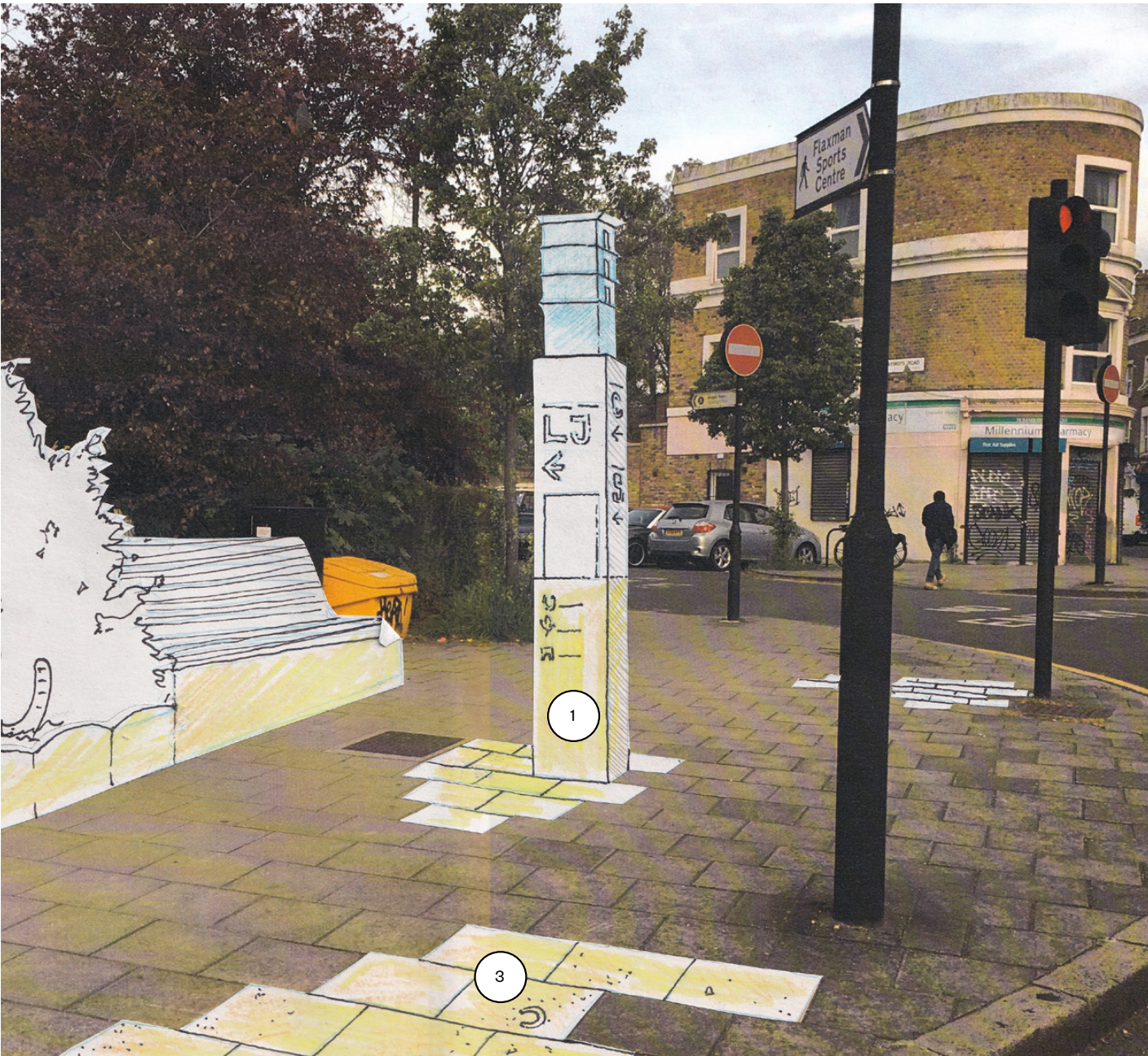
Inscribed pavement tiles are again used to identify this as part of the larger wayfinding system along Loughborough Road. The tiles interact with other paving infrastructure like manholes and tactile paving.

Narrow planters are placed at the base of the gable wall and wire trellises fixed to its face, to allow climbing plants to grow.

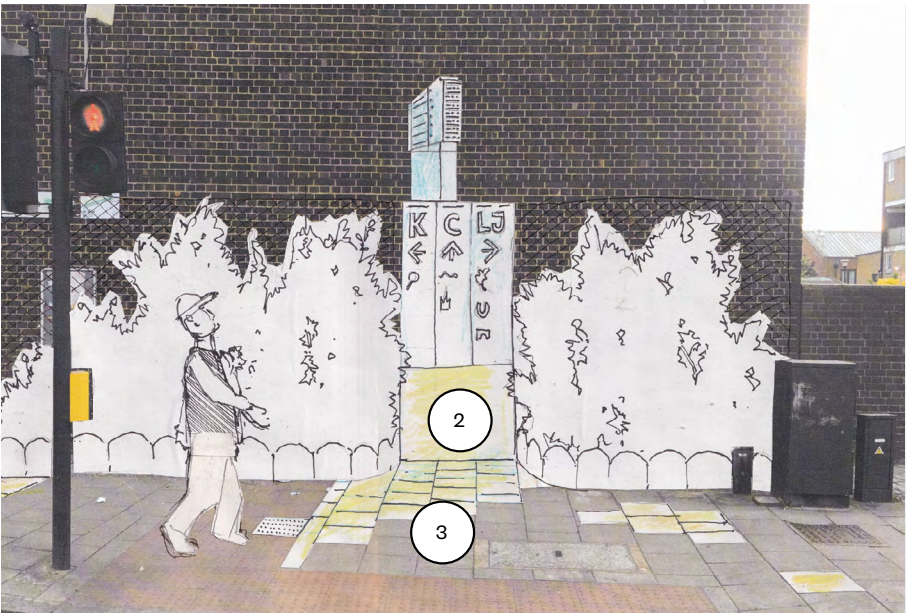
On the other side of the crossing at Loughborough Road Shops, the wayfinding installation provides this space with some public seating. The installation is compact, in order to retain the openness of this area.

The bench includes a backrest that doubles as a pillar like that at Fiveways Junction. The elevation of Woolley House over the road is re-created in 3D on the top of the pillar, creating a visual link between the two.

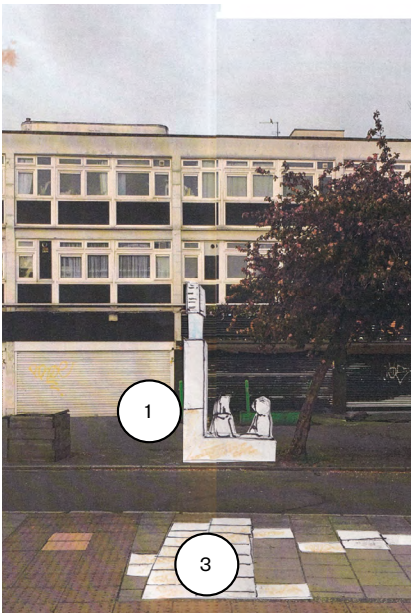
Wayfinding tiles extend on to the traffic island, and perhaps extend onto the parking lay-by and the pedestrian area beyond. This could be part of a strategy to increase pedestrian circulation across this part of the street and for cars to acknowledge the lay-by as a shared zone with pedestrians.



Perspective of proposal



Perspective of proposal



Perspective of proposal



# Loughborough Road Appraisal

## Permissions and Consents

Consents

- LBL Highways team to review impact on pedestrian and cycle movement.
- LBL Highways team to review impact on pedestrian, cycle, and car users. To ensure totems do not obstruct sightlines for road users.
- LBL Street Scene team to review the language of wayfinding, to selected symbols are appropriate for public use.
- LBL Planning team to review conservation status and necessary steps to deliver this proposal.

Permissions

- May require planning permission if selection of destinations highlighted with the wayfinding are interpreted to be advisement promote local businesses or organisation.
- May require planning permission as the site sits in a conservation area.

## Statutory Appraisal

- The northern portion of this site sits in a Conservation area.

## Compatibility Review

- Lambeth Healthy Route project is currently underway on Loughborough Road, this is expected to be complete by the end of Autumn 2023. Therefore, the majority of this proposal will not be able to be delivered until December 2023.

## Costs

Likely to require larger capital budget to deliver.

Indicative costs for some items are:

- approx. £12,000 per totem (£24,000 in total).
- approx. £1000 for paint work (use of thermoplastics will provide longevity but increase the price).

*\*All costs are approximate, accurate costing will need to be undertaken by a quantity surveyor or the fabricators and/or artists selected to deliver the proposals.*

## Adjustments to Meet Capital Budget

- To meet the budget of £25,000 and maintain the essence of the submission, this proposal would need to be stripped down to its essential elements (agreed with the author) which are, the wayfinding totems, the wayfinding totem mural and the wayfinding pavers.
- The soft landscape proposed would need to be removed, this would thus omit the need for any excavation work and ongoing maintenance required.
- The original proposal suggests replacing the existing concrete floor pavers with new graphical wayfinding tiles. However, a similar impact can be achieved by applying the wayfinding graphics to the existing pavers using paint and vinyl. The floor graphics can also be consolidated to achieve the function and reduce the amount of paint/thermo plastics required.
- The two wayfinding totems will require the most capital, however, if paint or thermo plastics are used on the other elements (the mural and pavers) this should be achievable within the budget.
- The suggested material is powdercoated steel, this will provide weather proofing, longevity and could reduce maintenance requirements, whilst achieving the colours proposed by the author.

## Risks

- Risk of obstruction of totems to oncoming traffic, particularly vehicles and cyclists approaching the junction where Lilford Road meets Loughborough Road.
- Location of totems could cause risk to visually impaired pedestrians.
- Wayfinding floor graphics could cause confusion to guide dogs depending on selection of colours and designs.
- Risk of potential presence of underground utilities.

## Next Steps

Permissions

- LBL to communicate with internal teams, to ensure this proposal is compatible with other projects within this vicinity, establish any adjustments required before fabrication, and define an agreement on the maintenance strategy. Teams to consult include, Planning, Community Safety, Street Scene and Transport team.

Design Development

- LBL to facilitate ongoing communication with author to ensure the proposed vision is honoured and author is aware of the projects progress.
- LBL to commission a survey (or use existing survey information) to ensure selected positions of the wayfinding totems are not on top of (or interfering with) existing underground utilities.
- LBL to (or commission an organisation to) develop fabrication and detail drawings of each totem. This will need to consider choice of materials, design development and finalisation.
- LBL to (or commission an organisation to) have a structural review of each totem, to ensure proposal is structural stable and safe for public use.
- LBL to (or commission an organisation to) develop wayfinding graphics for the entire proposal, the graphical language should unify the totems with the floor slabs.
- All designs may need to be revised on the basis of permissions and constraints identified during engagement with internal LBL teams and community groups.

Implementation

- LBL to use drawings provided by WMT to tender to designer, fabricators and artists.
- LBL (or commissioned designer) to conduct 'Designers Risk Assessment', in line with Construction (Design & Management) Regulations 2015.
- LBL to produce (or secure a designer/fabricator) to produce Pre-Construction information.

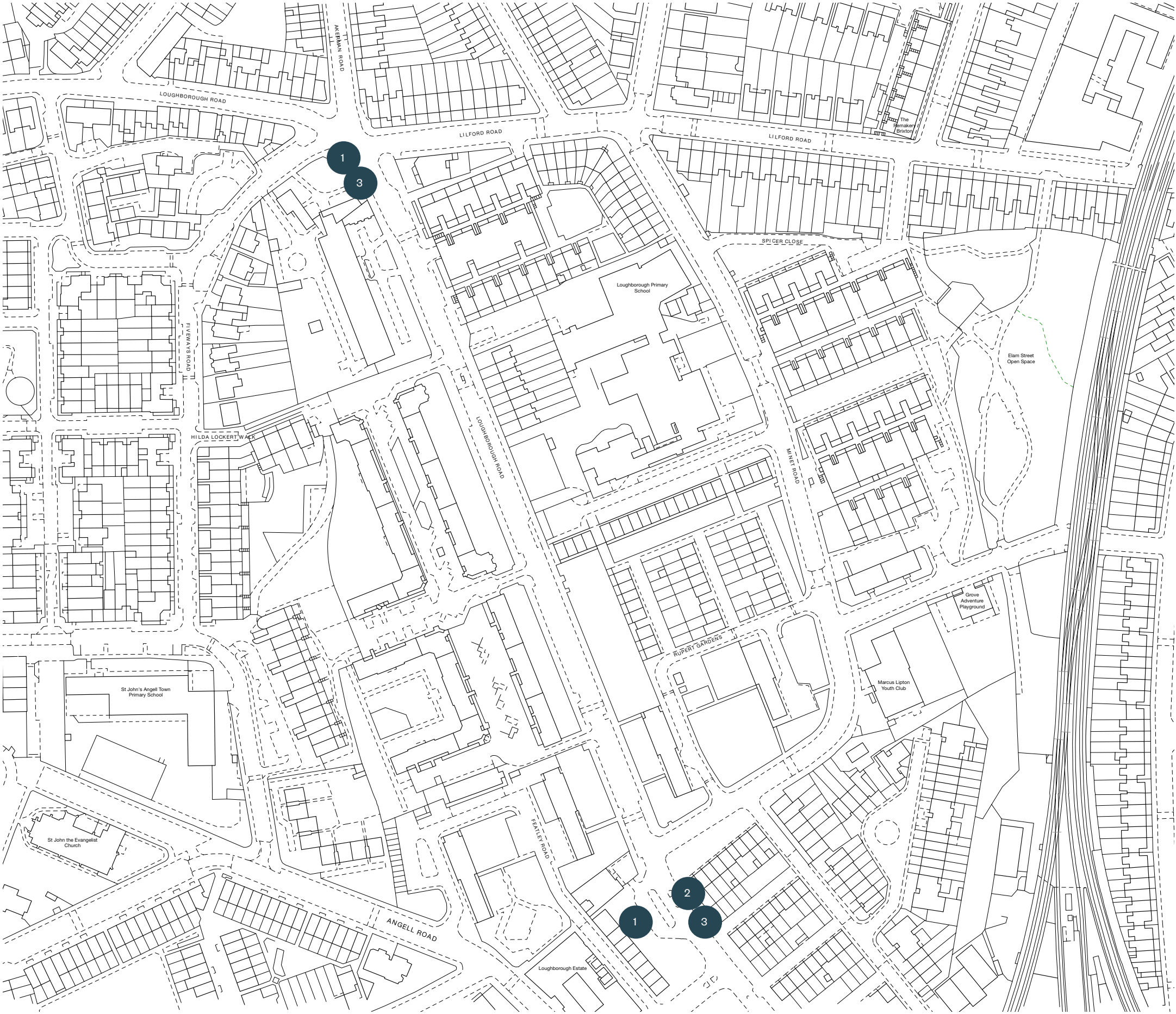
Maintenance

- LBL to commission the fabrication of replacement parts in-case of damage. Budget must be set aside for replacement parts.

# Loughborough Road Priorities

## Priority Checklist

- 1. Wayfinding totems:
- 2. Wayfinding totem (mural)
- 3. Wayfinding pavers:





# Matrimony Place Overview

## Overview

Pergola type structure furnished with handmade ceramic windchimes. The handmade windchimes are to be made in community workshops facilitated by the authors of this proposal.

Key elements:

- 1. Timber frames:
  - 9 timber frames aligned to frame the existing pathway.
- 2. Ceramic windchimes:
  - Windchimes designed to furnish the timber frame structure.

## Author

Ye Jin Lee & Zineb Lemseffer

## Author’s Description

Are you ready to be immersed in a project that celebrates Lambeth’s rich pottery heritage and en-gages the creativity of local schools and children? Then look no further, because our Matrimony place is the perfect opportunity!

We invite you to participate in a project that will transform Matrimony Place into a stunning work of art. Working in collaboration with Clapham Pottery, we will be hosting workshops to create a beautiful street structure that will be adorned with the colourful wind chimes made out of ceramics.

This project is not only about creating a beautiful installation, but it is also about promoting community engagement and ownership. We want the community to be an integral part of the project, and that’s why we are involving the local pottery school in the making of the structure.

Once the installation is complete, visitors will be treated to a captivating experience. The wind chimes will produce enchanting sounds that will be sure to delight all who hear them. The vibrant colours of the ceramic tiles will provide a stunning visual impact that will offer an opportunity for visitors to capture an Instagram-worthy moment.



Perspective of proposal



# Matrimony Place Appraisal

## Permissions and Consents

Consents

- LBL Parks team to review impact on Eden Nature Garden and maintenance considerations.
- Consultation with the St Paul’s Church and the Eden Nature Garden community is required as the proposal has been positioned on a site owned by the Eden Nature Garden charity.
- To safely secure the frame structures to the ground, minor excavation works will be required. The chosen site is on grass, so concrete may be required to safely secure the base of each frame. The excavation work will likely impact some of the users of Eden Garden, as a few of the allotments are parallel to the selected site (the footpath). As a result, the allotments may need to be rehoused, or the structure could instead be moved away from the path. The selected solution should be agreed with members of St Paul’s Church and Eden Nature Garden growing community.

Permissions

- Eden Nature Garden charity participants will need to be consulted on adequacy of the proposal and the use of their land.
- Members of St. Paul’s Church, Clapham and Clapham Park Montessori and Clapham Pottery to be consulted by LBL.
- Residents of Stone Close will need to be consulted, as they noise generated by the windchimes may cause a nuisance.
- May require planning permission as the site is located in a conservation area.

## Statutory Appraisal

- This site is located in a Conservation area.

## Compatibility Review

- Ongoing community projects and events are held on this site by the Eden Nature Garden community members. Their programme would need to be considered against the construction programme.

## Costs

Likely to be delivered within the budget.

Indicative costs for some items are:

- approx. £1000 for 9 prefabricated/off-the-shelf timber frames.
- approx. £500 budget for bespoke windchimes, fabrication and workshop material.

*\*All costs are approximate, accurate costing will need to be undertaken by a quantity surveyor or the fabricators and/or artists selected to deliver the proposals.*

## Adjustments to Meet Capital Budget

Base on high level initial cost estimates of key elements the proposal should be deliverable within the £25,000 budget.

- Greater cost certainty can be achieved by purchasing prefabricated/off-the-shelf timber frames ([link](#)), this would maintain the desired effect whilst eliminating fabrication costs. This is a solution the authors have confirmed they are comfortable with, as the co-creation of the windchimes is the part of the project they would like to prioritise.
- Off-the-shelf windchimes can be purchased cheaply, but this will detract from the fundamental objective of the proposal.

## Risks

- Risk the frames collapse if poorly installed.
- Risk of ceramic windchimes falling on users if installed poorly.
- Frames could cause risk to visually impaired pedestrians.

## Next Steps

Permissions

- LBL to communicate with internal teams, to ensure this proposal is compatible with other projects within this vicinity, establish any adjustments required before fabrication, and define an agreement on the maintenance strategy. Teams to consult include, Planning, Community Safety, Street Scene, Parks and Transport team.

Design Development

- LBL to host a meeting with author to coordinate windchime making workshop.
- LBL to facilitate ongoing communication with author to ensure the proposed vision is honoured and author is aware of the projects progress.
- LBL to (or commission an organisation to) have a structural review of frame structure, to ensure the proposal is structural stable and safe for public use.
- Designs may need to be revised on the basis of permissions and constraints identified during engagement with internal LBL teams and community groups.

Implementation

- LBL to commission contractor to erect the timber frames.
- LBL to use drawings provided by WMT to tender to designer, a contractor for installation.
- LBL (or commissioned designer) to conduct ‘Designers Risk Assessment’, in line with Construction (Design & Management) Regulations 2015.

Maintenance

- LBL to commission the fabrication or purchase of spare components for long term maintenance.

# Matrimony Place Priorities

## Priority Checklist

- 1. Timber frames:
- 2. Ceramic windchimes

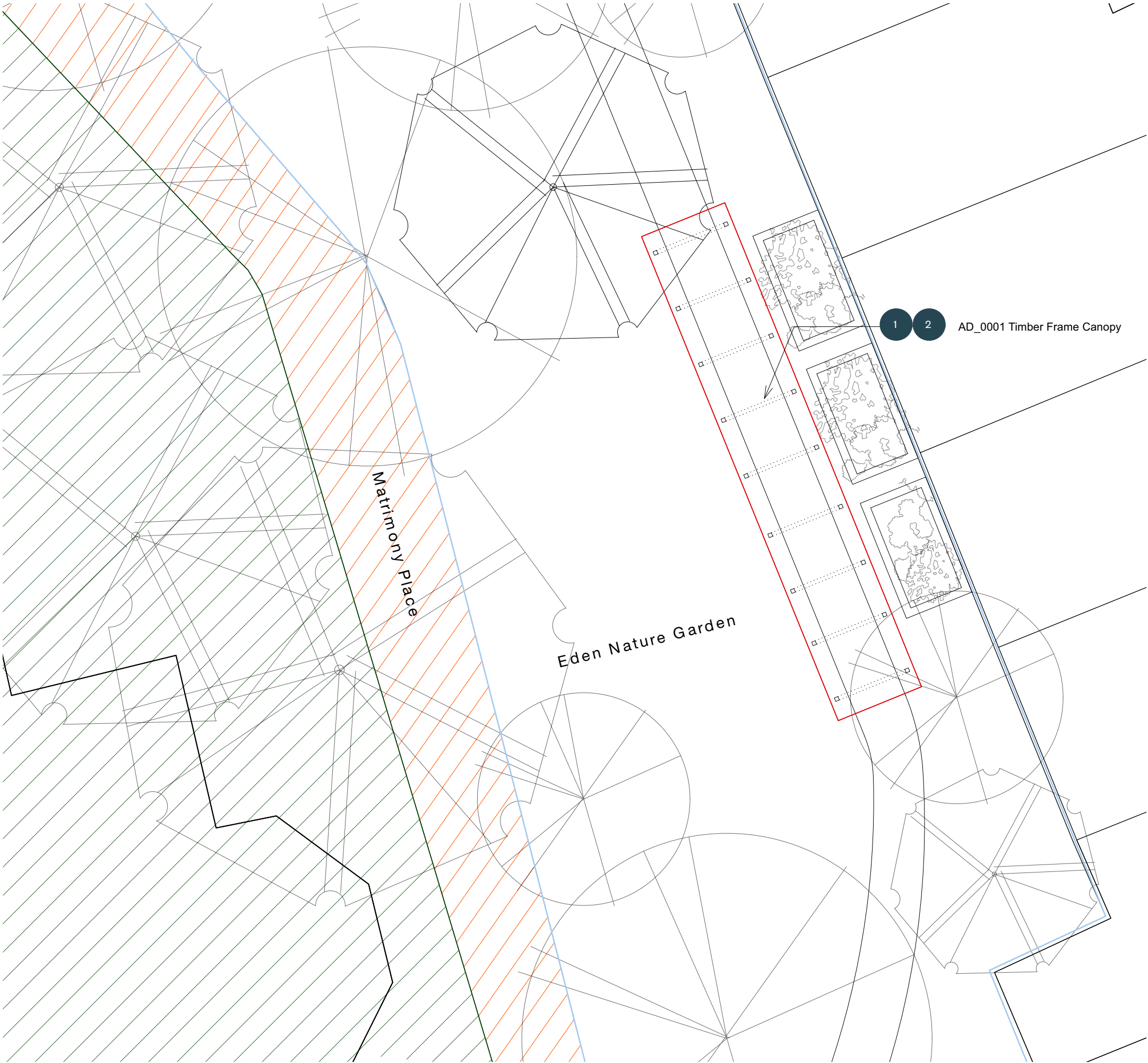
Key

Eden Nature Garden Charity owned

Lambeth Council owned

N

05m





# Telegraph Passage Overview

## Overview

A series of improvements to the Telegraph Passage and the introduction of a new square facing Brixton Hill. Seating and planting are proposed in the square facing Brixton Hill and an addition bench is located on the end of Telegraph Passage facing New Park Road. The scheme is unified by a series of illuminated yellow arches and a new surface treatment.

Key elements:

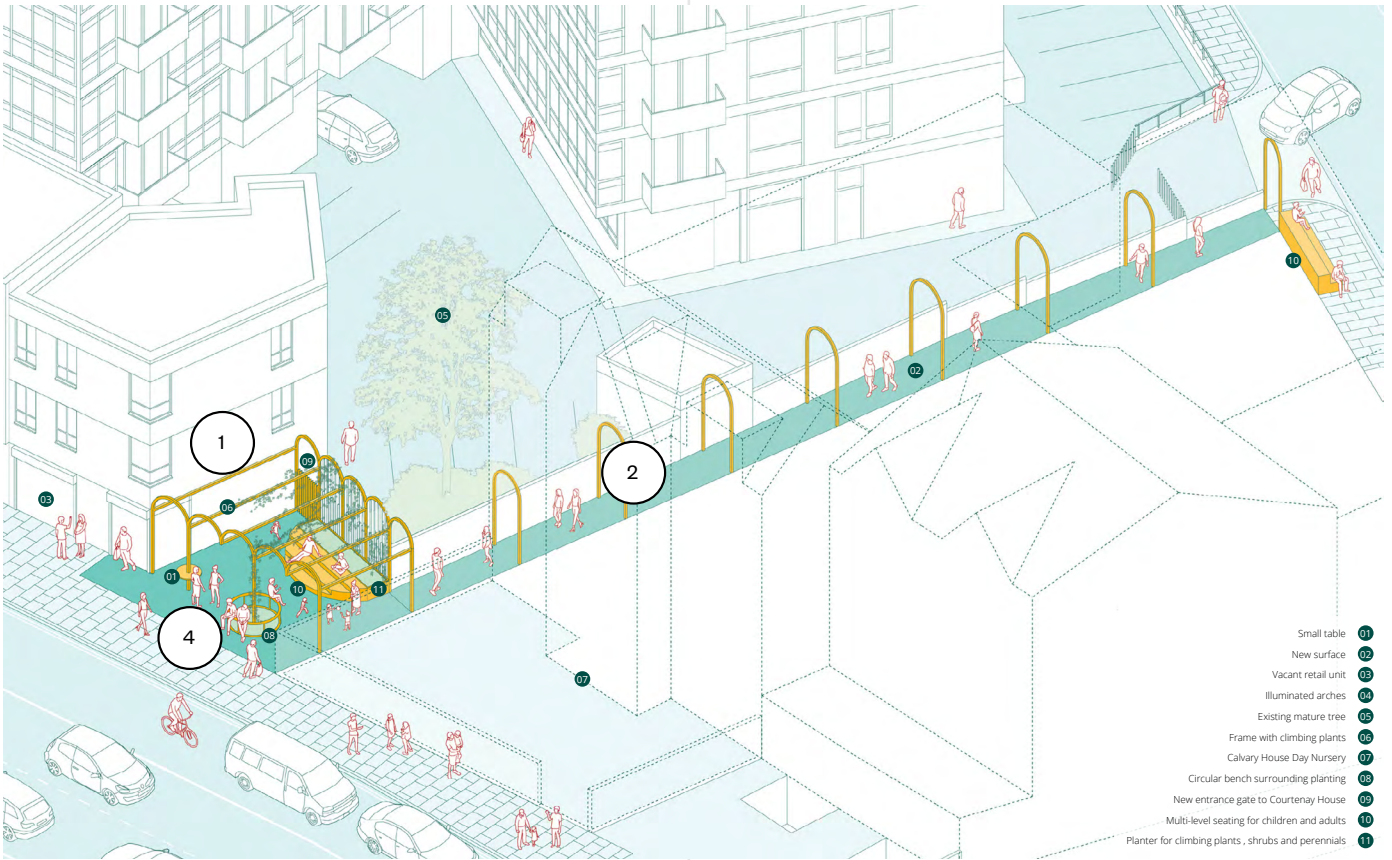
- 1. Arch structure:
  - A structure made of five arches cover the proposed square.
  - Part of the arch structure replaces the existing entrance gate for Courtenay House, providing a new gate and a frame for climbing plants.
- 2. Single arches:
  - Nine free-standing arches designed with inbuilt LED lights on the inner-most edges of the arch structure spans across Telegraph Passage.
  - The design follows the same approach as the other totems.
- 3. Seating and Planting:
  - Seating with integrated planting is positioned within the proposed square, beneath the arch structure.
  - An additional circular bench is proposed to sit around a column of the arch structure and proposed planting.
- 4. Wayfinding pavers:
  - An unspecified surface is proposed unify the proposal.

## Author

Studio GB

## Author’s Description

Having been a Lambeth resident for over three years, cycling from Streatham Hill to Brixton daily and regularly shopping along this road, it is only through this competition that we became aware of this passage. We believe the key challenge for this passage will be to create a meaningful proposal that does not rely on any intervention to the neighbouring structures while also providing a safe and accessible passage.



Overview of proposal



Perspective of proposal



# Telegraph Passage Appraisal

## Permissions and Consents

Consents

- LBL Highways team to review impact on pedestrian and cycle movement.
- LBL Planning team to review conservation status and necessary steps to deliver this proposal.

Permissions

- May require planning permission due to proximity to conservation area.
- LBL to conduct consultation with Courtenay House owner and residents for permission to use the space beside the estates Brixton Hill-facing entrance.
- LBL to engage with Destiny Kids Nursery and Brixton Hill Islamic Centre.
- LBL to conduct consultation with New Park Road residents.

## Statutory Appraisal

- The building used by Destiny Kids Nursery is in a conservation area.

## Compatibility Review

- We are not aware of any projects taking place on or in the immediate vicinity of this project.

## Costs

Likely to require larger capital budget to deliver.

*\*All costs are approximate, accurate costing will need to be undertaken by a quantity surveyor or the fabricators and/or artists selected to deliver the proposals.*

## Adjustments to Meet Capital Budget

To meet the budget of £25,000 and maintain the essence of the proposal, the following steps would need to be applied, all of the following adjustments have been agreed with the projects authors.

- Items such as the seating would need to be simplified, removing the curve design and possibly the planting (if maintenance is not possible).
- The integrated lighting would need to be removed for the arches on Telegraph passage. The floor treatment would need to be removed from the scheme.
- The soft landscape proposed would need to be removed, this would thus emit the need for any excavation work and ongoing maintenance required.
- The arch structure would be need to be simplified, removing the replacement and redesign of the existing gate and frames for climbing plants, leaving only the arch frame structure. The width of the frame could also be reduced to cover part a smaller portion of the space dedicated to the square. This would leave the existing path toward Courtenay House free from any changes.
- The suggested material is powdercoated steel, this will provide weather proofing, longevity and could reduce maintenance requirements, whilst achieving the colours proposed by the author. Hardwood such as oak can be used for the seating and painted if the author would like the bench to match with the colour of the arches.

Alternative Option:

- The proposed square is on land not owned by Lambeth Council, as a result, as a result this portion of the proposal may need to be removed if permission is not granted by the landowner.
- As an alternative, the square and all of its associated components (the arch frame structure, seating and soft landscape) can be removed.
- This will allow the budget to be focused on the single arches. The arches can host the integrated

lights; however, this will result in additional cost. This would reduce the number of arches from 9 to 5 (approximately). As a result, other elements suggested in the proposal could be re-introduced, such as the proposed floor treatment.

- The floor treatment could be achieved using paint or thermo plastics. Thermo plastics will be more expensive but would provide greater longevity than a painted finish would be able to achieve.

## Risks

- Risk the frames collapse if poorly installed.
- Frames could cause risk to visually impaired pedestrians.

## Next Steps

Permissions

- LBL to communicate with internal teams, to ensure this proposal is compatible with other projects within this vicinity, establish any adjustments required before fabrication, and define an agreement on the maintenance strategy. Teams to consult include, Planning, Community Safety, Street Scene and Transport team.

Design Development

- LBL to facilitate ongoing communication with author to ensure the proposed vision is honoured and author is aware of the projects progress.
- LBL to (or commission an organisation to) develop fabrication and detail drawings of arches and arch structure. This will need to consider choice of materials and finish, design development and finalisation.
- LBL to (or commission an organisation to) undertake structural design of each totem, to ensure the proposal is structurally stable and safe for public use.
- Designs may need to be revised on the basis of permissions and constraints identified during engagement with internal LBL teams and community groups.

Implementation

- LBL to commission contractor to erect the timber frames.
- LBL to use drawings provided by WMT to tender to a contractor for installation.
- LBL to liaise with lighting contractor to establish implications of integrated lighting.
- LBL (or commissioned designer) to conduct 'Designers Risk Assessment', in line with Construction (Design & Management) Regulations 2015.

Maintenance

- LBL to formalise maintenance agreement with local residents or community groups, to ensure the planters are attended to long-term. Budget must be set aside for gardening equipment.
- LBL to commission the fabrication of replacement arches in case of damage.



# Telegraph Passage Priorities

## Priority Checklist

- 1. Arch structure
- 2. Seating and planting
- 3. Single arches
- 4. Wayfinding pavers

Key

- Site boundary not owned by Lambeth
- Site boundary owned by Lambeth





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