



WYVIL ESTATE LANDSCAPE PROPOSALS
Wyvil Estate Gardening Club
Summer 2014



AREA A - THE MEADOW



AREA B - THE PARKING GARDEN



AREA C - THE ALLOTMENT

WYVIL ESTATE LANDSCAPE PROJECT

The Gardening Club / Participatory Methods and Process

The Gardening Club was founded by the The Residents Association in 2014 with unanimous voting in a public meeting in June 2014. The club is composed of 22 members and works with participatory methods and processes. Its DNA is diverse in terms of ethnicity, age and gender. The G Club is an open club for all current residents in Wyvil Estate. The club is advertised in the TRA website and TRA newsletter, LL newsletter, in public meetings and by word of mouth. (<http://wyvil-residents.wix.com/wyvilestate>).

The following proposal has been developed by the Wyvil Estate Gardening Club during the Summer of 2014. The G Club believes we should start with a powerful project in order to change the current perception of the estate by its residents. We believe that an ambitious project like this can trigger more residents to engage with the communal gardens and open spaces.

Participatory Process

Participatory Processes are specific methods employed to achieve active participation by all members of a group in a decision making process. The approach can be used for most issues and should give equal opportunities for everybody involved. The primary goal is to create productive discussions to develop positive solutions. The club follows an evolutionary system where decisions are carefully analysed and discussed in a group environment. Once solutions are voted for they are developed for the following design stage. Ideas are shared by email before meetings either in written form or by pics to create a platform for discussion. The methods and processes should be viewed as holistic process rather than an individual tool. For the development of the scheme, ideas and concepts were brought in group discussions and agreed by a voting system. All meetings are reported to the TRA that oversees the whole project. Once we reach a certain stage in the design, the proposals are represented in public meetings for consultation. Information is made available in the TRA newsletter, website and public meetings.

Sustainable Agenda / Permeable Pavements Approach

The proposals have a strong sustainable agenda by:

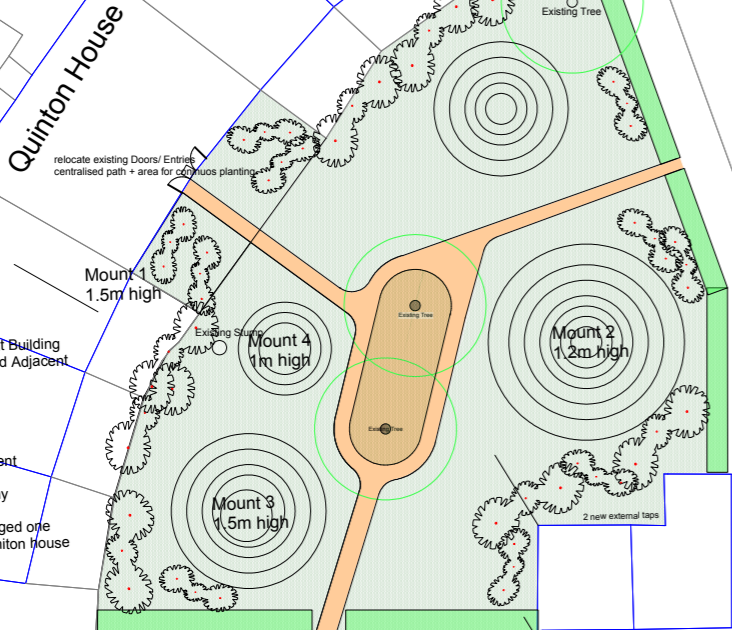
- reusing the existing materials and structures as much as possible,
- creating more permeable pavements reducing the pressure on the city sewage system
- proposing gardens that encourage local species to grow and expand.

Permeable flooring are highly encouraged in new developments in London. More forward thinking boroughs made as a regulation for future developments to ease the pressure on the current sewage system. Concrete grid pavements provide a cool, green surface solution for vehicular access lanes, emergency access areas, and overflow parking areas, and even residential drive-ways. Green grid pavements also reduced ambient urban temperatures thereby contributing to reduced heat island while taking in some rainfall and runoff.

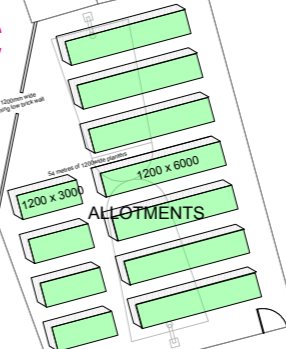
AREA A

DEMOLITION
 remove TARMAC
 remove Concrete Tiles
 remove Grills Small Adjacent Building
 remove some hedges around Adjacent Building
 remove stump

CONSTRUCTION
 new pedestrian path pavement
 2 new taps outside building
 new soil with new topography
 bushes and seeds
 reuse grills to replace damaged one
 create one access from Quinton house

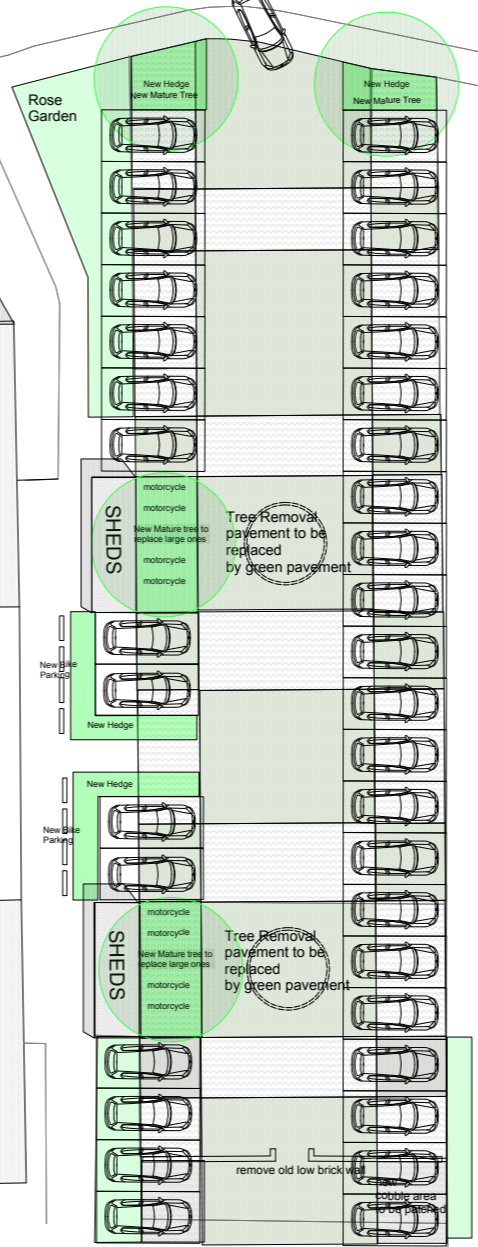


AREA C



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 2014 garden proposals
 GA PLAN
 AREA 3 ALLOTMENTS

AREA B



37 PARKING SPACES
 (13 extra parking spaces)

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 GA PLAN
 AREA 1 MEADOW GARDEN

Edgar House

David House
 1 to 16

Oliver House

Norman House

James House
 1 to 8

Keith H

Frank House

art House

LUSCOMBE WAY

Football and Basketball Pitch

Existing Playground

New Location Climbing Wall

New Location seating

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 AREA 3 ALLOTMENTS



AREA A = The triangle is a passers by area. The existing pavement is in terrible condition with broken slabs and cracked tarmac throughout. The area is used by gangs at night as a space for dealing drugs.

NEGLECTED AREAS with HIGH POTENTIAL FOR IMPROVEMENT

Three key areas were identified with high potential for improvement. Two areas were identified by Caroline Fraser -Lambeth Council Landscape Programme manager in a meeting in June 2014. An additional third area was identified by the Gardening club for a future allotment garden.

Area A – Space in between Quinton Frank House and Gilbert House

Current Use and Condition

This neglected area that has been covered with tarmac in the past is in desperate need of attention. The area is used as a shortcut to residents towards Wilcox Road or Sainsbury's. It is a fairly unfriendly space paved with a very old tarmac. The existing trees are fenced with grills for some unknown reason. The area is perceived as Quinton House flats' backyard although is a communal area.

proposal Wild Meadow / Soft Landscape Complete removal of the tarmac and concrete pavement to be replaced by a green plantable area. All residents prefer to have more access to make it more permeable and safe. A paved area is proposed with permeable pavement for people with walking difficulties.

Area B – The parking lot between Martin & Peter, Oliver & Norman House

Current Use and Condition

The current space is used as a car park area only. The area was never design as an efficient parking area but adjusted throughout the years for this purpose. In this light, the current layout is faulty and not very efficient. Car circulation is far from ideal making a fairly confusing parking layout. Tree planters, barriers and low brick walls were added along the years without proper thought making the circulation more problematic and obstructing possible parking spaces. Barriers were added but the previous ones were never removed. There is no indication on the ground how drivers should park making the parking layout unclear. Pedestrian areas nearby the sheds are regularly used as illegal parking due to the small number of parking available in the estate. Ground floor flats are affected by the noise and lights at night. It is a badly functional space giving nothing for non-car owners. The existing cobble stones are undermined by inserts of rough cement pavement in a checkerboard pattern. The increase number of cars in the estate requires better design and planning. The area needs also to give back something to non car users.

proposal Reorganisation of Parking Areas / Additional hedges and Mature trees/ Replacement of Cement flooring by Green Pavement. The design aims to maximise parking spaces and give back something to non drivers residents. The proposal creates an extra 21 car spaces, 20 motorcycle and 32 Bike parking spaces. The proposed green pavement creates a very interesting pattern that will be seen from above from all four tall buildings. We understand it is a radical design as it requires the removal of some old trees but we are suggesting the planting of 8 mature trees in the same area.



AREA B - parking has been changed through the years and has a series of different parking equipment such as low walls barriers etc.



AREA C is an underused area. The current space has a climbing wall, seating and a 2nd basketball pitch.

Area C – 2nd Basketball court by the playground area

History and Current Use

The area is only used by a few residents and some school children during parts of the day. It is the older basketball court that was not removed when the new court was made in the football pitch area. Because there is the newer court we are suggesting this is not the best use of this space. At the moment, it is a confused area as it has furniture for children and adults mixed together (old Basketball posts, climbing wall and covered seating area). The climbing wall and covered seating space are rarely used.

proposal 52 linear metres of planted area (1200mm wide) for residents and nearby school. Perfect location for allotments as it is one of the few areas in full sun throughout the day in the estate. It is already a fenced area making it private and keeping away domestic and wild animals for health and safety reasons (animal poo control is not great in the estate). The allotment garden that can also be used by the school for educational purposes.

Quinton House

Frank House

relocate existing Doors/ Entries
centralised path + area for continuous planting

Midpoint

Existing Tree

Mount 1
1.5m high

Mount 4
1m high

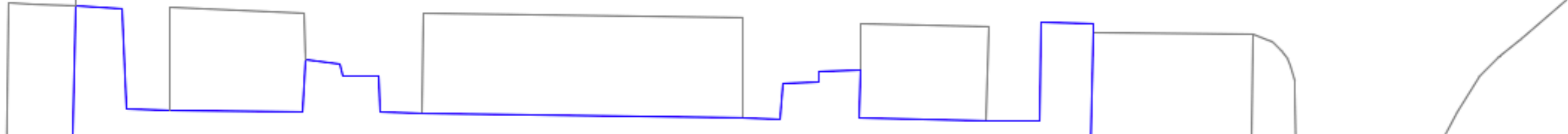
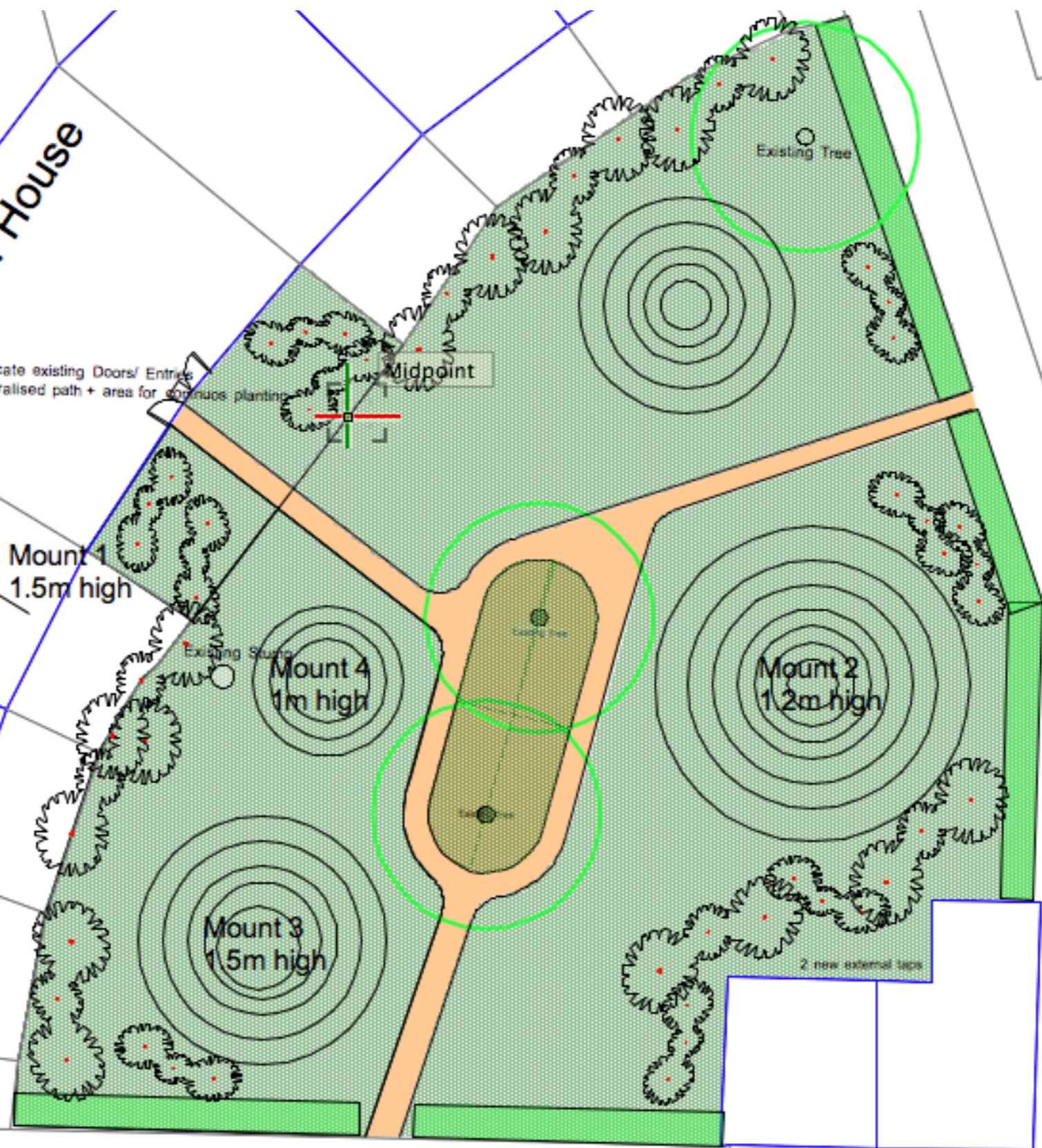
Mount 2
1.2m high

Mount 3
1.5m high

2 new external taps

DEMOLITION:
remove TARMAC
remove Concrete Tiles
remove Grills Small Building
remove hedges around Building
remove stump

CONSTRUCTION:
new pedestrian path
pavement
2 new taps outside building
new soil with new topography
bushes and seeds
reuse grills / prepalce damaged
one / one-access door only





Wild meadow in Hyde Park



Wild meadow with an internal circulation



Example of mounds of similar heights



Example of mounds of similar heights



Permeable Pavement
Autumn Gold Stone by Ecopave.com



Permeable Pavement
Autumn Gold Stone by Ecopave.com

Zone A - WILD MEADOW - Soft Landscape Garden

location: Triangle area between Quinton, Frank and Gilbert House (see plan and photos).

Wild Meadow Garden - More Permeability and Improvement of Security

The proposal is basically the replacement of the tarmac and concrete pavement by plantable soil. The key design feature is the creation of 4 mounds in between as a change of topography. The mounds have the purpose of creating privacy to the ground floor flats both ways and a more interesting design landscape to deflect the attention from the rear flats on the ground floor. The area can become a meadow or can become a plain lawn with a soft topography.

Three pedestrian accesses allow more permeability and, so far, better security. A more pleasant pavement is proposed to encourage more residents (some elderly and / or with walking difficulties) to enjoy the garden in different weather conditions. It is suggested a permanent permeable pavement with a bronze colour to make it softer avoiding the typical grey tarmac or cement colour. The design creates more permeability by adding a third entrance to the garden. The Meadow garden allows a renewal of colour as they are seeded yearly. This feature can bring change and variety to a space. On the border of the communal area with the Quinton House ground floor flat a series of bushes will be planted. It is suggested also one colour flower bushes to create a consistent background to the changing meadow. Meadows are solutions that has been used by LL estate with incredible success (see Vauxhall Garden pics And Tulse Hill meadow). The pictures show full sun meadows but meadows exists for all sorts of areas as long as the appropriate species are identified.

extract from LL website:

“In April and May, residents, Lambeth Living staff and our contractors Pinnacle, Mears, Keepmoat and Morrisons planted 30 meadows measuring over 2,000 square metres. It was a great way to bring residents together to seed and water the meadows, and now see the great colour that it brings to estates.” quote from LL website please see <http://www.lambethliving.org.uk/wildflower-meadows>

Pavement example company: ecopave (www.ecopave.co.uk).

LUSCOMBE WAY

1 to 8

1 to 8

1 to 8

Norman House

37 PARKING SPACES
(13 extra parking spaces)
10 extra motorcycle spaces

Martin House

32 PARKING SPACES
(8 extra parking spaces)
10 extra motorcycle spaces

Oliver House

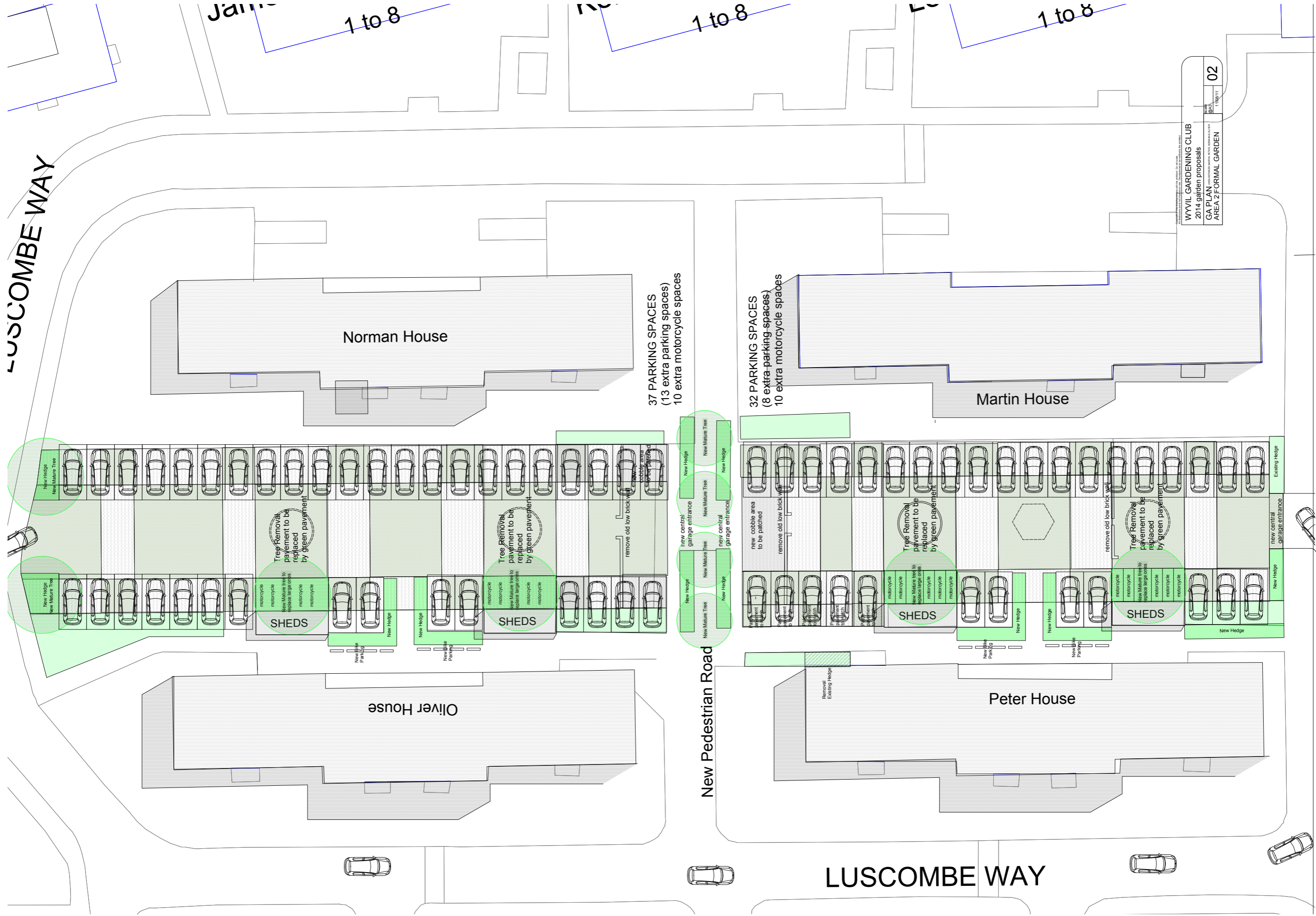
New Pedestrian Road

Peter House

LUSCOMBE WAY

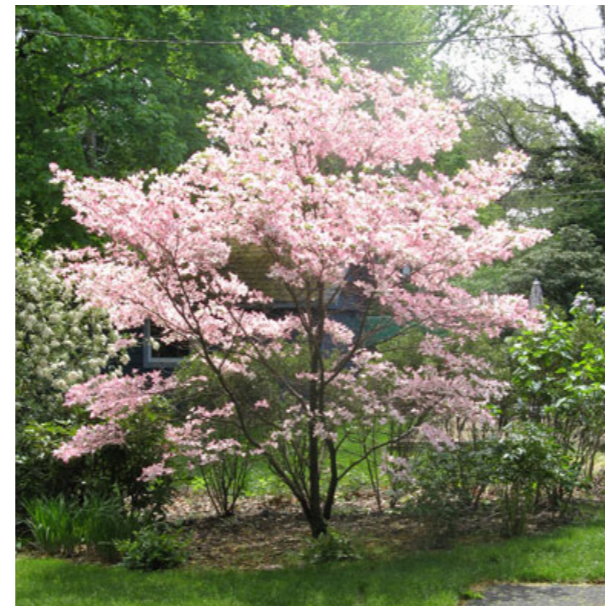
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2014 garden proposals
GA PLAN
AREA 2 FORMAL GARDEN

02





Example of a preferred permeable flooring for the replacement of the existing cement pavement.



Replacement of the trees can be done with mature ones to get immediate effect. i.e: Dogwood tree.



Examples of motorcycle and bike amenities.

Zone B Proposal - THE FORMAL GARDEN

location: Parking spaces between Oliver & Norman House , Peter & Martin House

Creation of more parking by different Organisation - Permeable Green Flooring - Mature Trees Scheme

The proposal is to maintain the old cobble stones but replacing the cement flooring pavement with a more environmental friendly solution. The old cement pavement areas would be replaced by permeable concrete flooring to add greenery to the area. The specific design solution creates a more interesting view from above to all residents (Norman, Martin Peter and Martin Houses). It also creates a very interesting contrast with the existing cobble stone pavement. The permeable concrete blocks create a very interesting pattern which will be seen from the building above. The solution is not only sustainable but it creates a very pleasant visual effect seen from above.

This 1950's estate is under huge pressure to support the number of existing cars. More parking spaces are created by using the disused area inbetween the large blocks. **The new design creates an extra 21 car spaces, 20 motorcycle and 32 Bike parking spaces.**

The low brick walls would be replaced by hedges. More hedges are proposed around the parking areas to create privacy to ground floor flats and to create a more pleasant views to non driver residents. The additional hedges were designed to reduce noise and especially to block car lights to the ground floor flats at night when driving around. The hedges also have the function of buffering sound and light from driving around the car park to the ground floor flats.

The removal of the 4 centre existing trees would be replaced by 10 mature flowering trees in the area.

Wyvil Primary School

New 1200mm wide opening low brick wall

54 metres of 1200wide planters

1200 x 3000

1200 x 6000

ALLOTMENTS

Football and Basketball Pitch

New Location Climbing Wall

CLIMBING WALL

SWINGS
SOFT FLOORING

Existing Plaground

New Location seating

Copyright of this drawing remains with the architect. Do not scale. All dimensions are to be checked on site. Discrepancies to be notified to the architect.

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2014 garden proposals

GA PLAN AREA 2nd BASKETBALL PITCH
AREA 3 ALLOTMENTS

scale
@A3
11/08/11

03



Zone C Proposal –THE ALLOTMENT

location: 2nd Basketball court besides the football pitch and the playground area

Allotment Units and Small Green House

The proposal aims to maximise open spaces in the estate with a variety of programmes. The playground has two basketball courts. The proposal suggests the replacement of one basketball court as an allotment area for educational purposes for residents and nearby school. It is the best location for an allotment in the estate as it has is not overshadowed by any nearby trees and it is already protected with grills. Any other area would require some sort of enclosure for health reasons as a lot of residents and nearby neighbours use any open space for dog walking. We want to avoid any contact of animals feces (domestic or wild animals). The design proposes the location of the seating furniture to the playground area.

The allotments can be built as raised beds made of recyclable sleepers allowing more soil and a variety of plants to be planted. It is a widespread low cost solution. Its height would be suitable for wheelchairs and children. A 1200mm wide corridor is planned for wheelchair access. Two external taps are required to allow easy access to water. Ideally, an automated dripping system would be more environmental as it saves a lot of water and can supply water to plants on regular intervals. It is foreseen a future small green house and Compost bins for vegetable and compost production.



Examples of build in bench in wall.



Examples of allotments using pavement areas. The G club sympathises with the idea of making allotment plots by using timber beams as a stackable component.



Orange Border in Sissinhurst.



Purple Border in Sissinhurst.



White Border in Sissinhurst.



COLOUR PLANTING SCHEME

Colour Consistency for Way Finding in the Estate

The estate suffers from anonymity as blocks are repeated on site in a modernist mass production system. This post war design solution does not suggest any identity or differentiation among the blocks. Visitors find it hard to find their way around and all areas look quite anonymous and without personality. The Gardening club wants to avoid the previous garden interventions in the estate of mixing colours without much thought or intention. Instead, we want to use colour planting as a “way finding” in the estate. The inspiration comes from Sissinhurst gardens where a prevailing colour scheme is used in different zones. In the future, individual blocks in the estate can choose a predominant colour to create their identity through plants.

SPONSORSHIP

Hard Landscaping / Plants / Tools

The gardening club is applying for funding for the hard landscaping for these three areas in Wyvil Estate. We understand there is a limited budget and although 40K may sound a lot of money it does not go very far in landscape projects (it seems 40K is the budget assigned for us to apply until March 2015).

We see the meadow the least controversial of the spaces and the one that requires less negotiation and consultation from the residents. It is probably the one that will make the biggest quick design impact. It would be a very good kick start project to attract future Gardening club members in our community.

We also would like financial support for new soil, plants and tools. The G club is an active group of people that will do the planting but we need sponsorship for the demolition phase, removal of the materials, execution of the hard landscape proposed by the G club, gardening tools, seeds and plants. The areas were developed with current residents using an on going feedback process. We, residents, expect LL to consult us if they decide to do different designs in the estate. We would probably request a Shed in the estate for the storage of gardening tools and other equipments.

More detail drawings can be supplied by the Gardening club once specific areas are defined for improvement. contact: fernandorihl@me.com

SUGGESTED TIMETABLE

PHASE 1 – before March 2015 - The meadow

PHASE 2 – after March 2015 - The allotment

PHASE 3 – after March 2015 - The parking space