



SOUTHBANK CENTRE

JUBILEE GARDENS EXTENSION EXECUTIVE SUMMARY



MAYOR OF LONDON



CENTRAL ACTIVITIES ZONE SUPPLEMENTARY PLANNING GUIDANCE

MARCH 2016

LONDON PLAN 2016
IMPLEMENTATION FRAMEWORK

South Bank Conservation Area

Conservation Area Statement



September 2007

Lambeth

MAYOR OF LONDON

THE LONDON PLAN



THE SPATIAL DEVELOPMENT
STRATEGY FOR GREATER LONDON
MARCH 2021

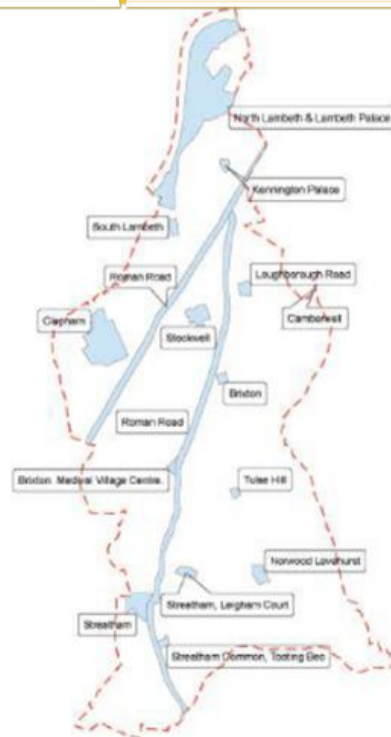
Lambeth Local Plan 2020–2035
Adopted September 2021



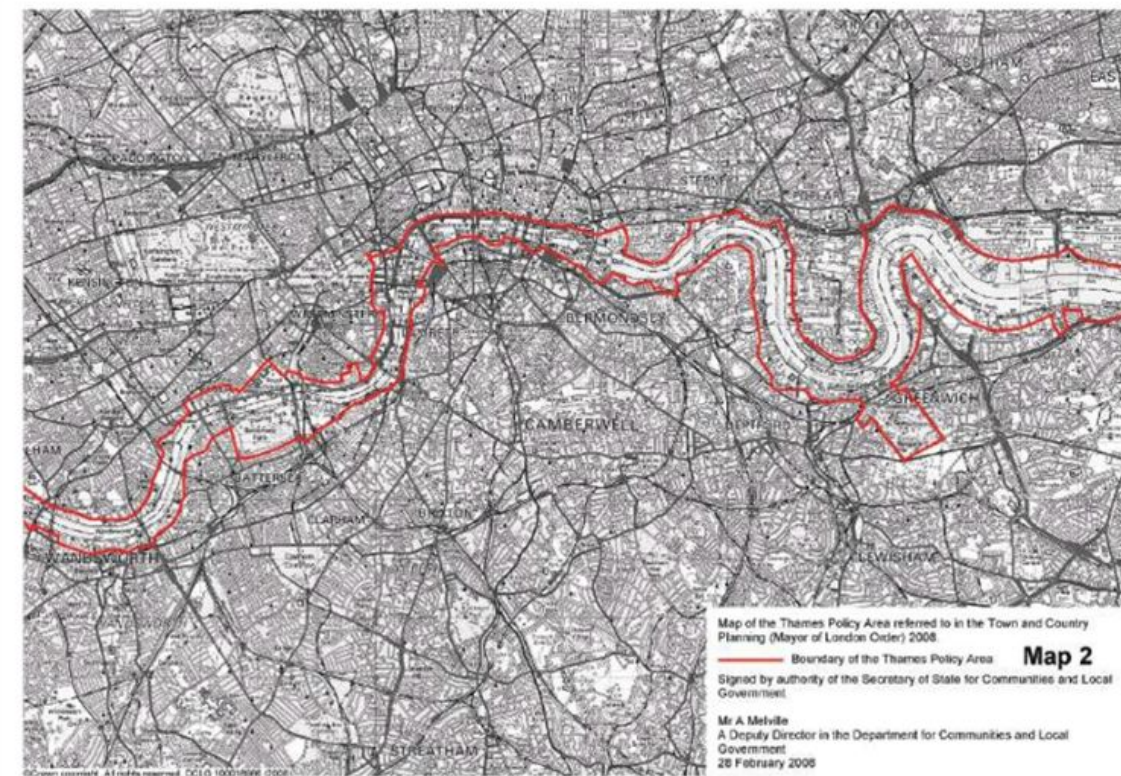
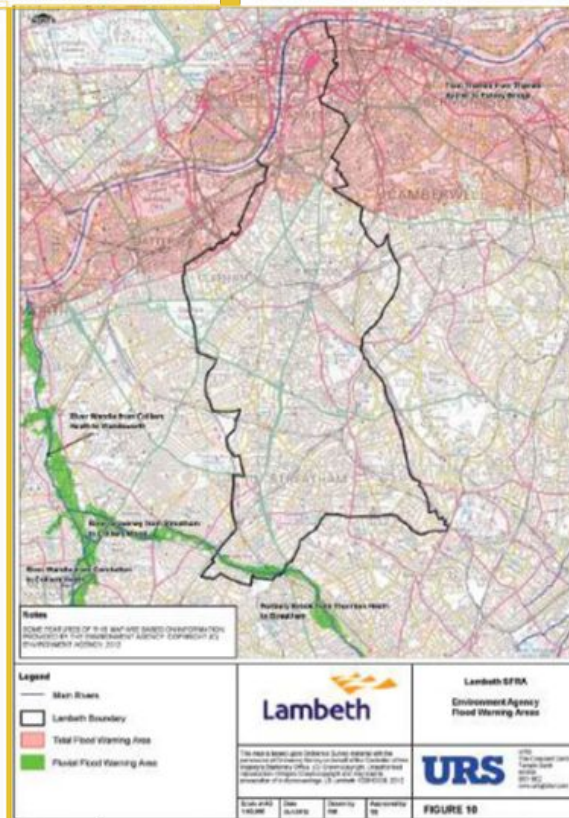
Lambeth

8 Linear View: Westminster Pier to St Paul's Cathedral

104 Westminster Pier is immediately north of Westminster Bridge and alongside Victoria Embankment. It was designed by Sir Gilbert and constructed from 1864–70. Victoria Embankment is part of a major thoroughfare from the heart of Westminster to the City, linking government buildings with the financial district. It is a leafy, tree-lined boulevard with a backdrop of grand buildings that create a strong, curved building line.



Lambeth Archaeological Priority Areas



3.1 THE EXISTING JUBILEE GARDENS

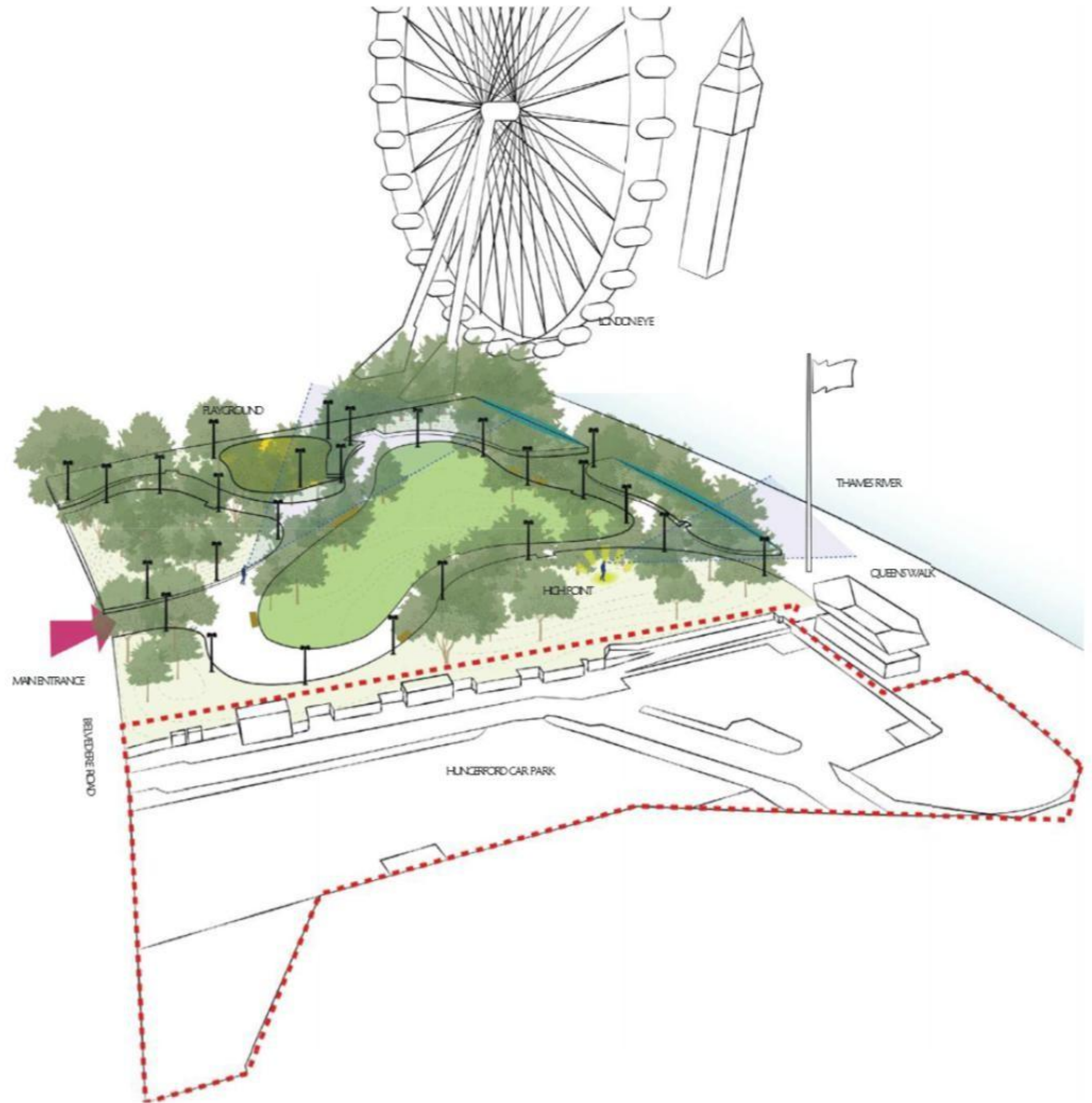
Slightly elevated from street level, the gently sloping topography presents visitors with a truly spectacular view of London. The undulating hills allow for dramatic river views with a panoramic backdrop featuring the Houses of Parliament and Big Ben. The lush greens of the park reflect The All England Lawn Tennis Club; Wimbledon, while the stark white granite hard surface detailing is suggestive of the White Cliffs of Dover.

Multifunctional in its purpose, the wide pathways created opportunity for informal gatherings as well as performance spaces and a new adventure playground for younger visitors. The paved granite paths meander through 94 quintessential English park trees, including English Oaks, Common Beech and Lime Trees. Striking flowerbeds evoke grand planting schemes reminiscent of traditional Royal Parks.

Access routes through the park connecting Belvedere Road, and nearby Waterloo Station to the Hungerford Bridge across The Thames to Queen's Walk were key design features and were designed to be fully maintainable in the face of very heavy footfall.

However the overarching objective of creating a destination rather than a thoroughfare has also been achieved. Dwell time has dramatically increased and the gardens are truly an open space used 24 hours a day. With over 5.5m visitors a year, the Jubilee Gardens attract both tourists and locals, offering pleasant and well-maintained resting and gathering spaces. The Jubilee Gardens also offer an adventure playground for children aged up to 11 years old and a flexible open lawn space.

The park's central position in the heart of London nestled amongst the city's notable public and cultural landmarks, together with its close proximity to a key public transport portal, namely Waterloo Station provided the set up to ensure that Jubilee Gardens would become one of the most recognisable and prestigious public green spaces internationally.



The design of the Jubilee Gardens Extension transforms the site from a construction site and former parking lot at a low elevation into a destination garden. The vision celebrates the vibrancy of the riverside walkway, allows for direct connection to Belvedere Road along the edge of Southbank Place, and connects seamlessly and continuously with the existing Jubilee Gardens to the south.

The design adopts a layered approach that takes into careful consideration subtle adjustments and improvements to the topography, materiality, softscape, colour texture and the tree canopy: all elements necessary to create a world-class garden landscape.

The design includes connecting routes to the existing gardens and the Jubiloos as well as smooth subtle topography and consistent materialisation linking the two park areas. A diverse urban canopy with two types of feature perennial planting provide shade, microclimate, and botanic interest throughout the park. A central flexible lawn area provides spaces for gathering and temporary events. New seating, lighting, and ancillary works complement the design.

The existing plant room will be retained and access integrated into the proposed topography. The existing ports cabin is assumed to be relocated by others.



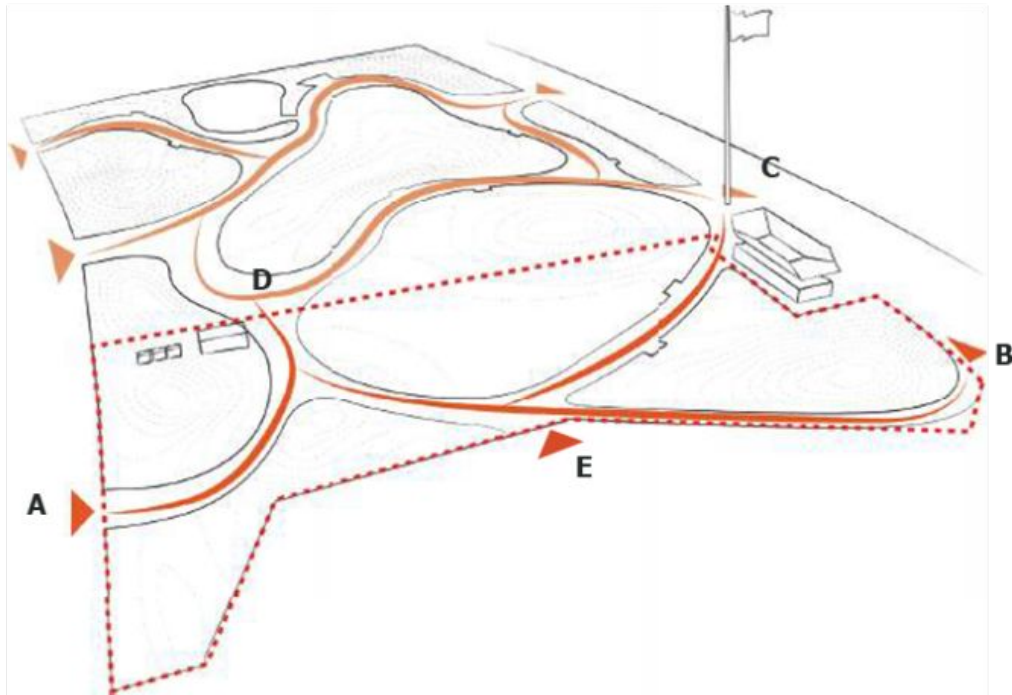


PROPOSED SITE PLAN - JUBILEE GARDENS EXTENSION

6.0 ACCESS

The design recognises the importance of the park's edges and entrances in anchoring the site within its context. The western edge is and will continue to be clearly defined by the public realm design of the busy Belvedere Road, a new granite edge that doubles as Hostile Vehicle Mitigation west boundary provides a counterpoint to the undulating topography and an elegant buffer for visitors waiting for coaches. At the Queen's Walk edge granite seating height edges invite park users to sit and enjoy views of the Thames and London Eye as passersby promenade. The southern edge will be invisible, seamlessly blending into the existing gardens.

Through the crisp treatment of the boundaries, the park boldly occupies its space. The raised edges, their distinct appearance, and the well defined entry/exit points help to create a safe, secure environment.



CIRCULATION AND ENTRANCES, NEW AND EXISTING

A) Belvedere Road Entrance

The new access represents the first approach to the site for visitors coming from the North-East. Like the main entrance to the existing Jubilee Gardens, located on the same front, the access is protected by bollards (both fixed and moveable), in continuation with the HVM wall extending along the entire west side of the park. This entrance is located right next to the northern boundary of the project site, at the beginning of the retaining wall marking the edge of the future development area.

B) Queens Walk NW entrance

This entrance is located opposite to the previous one, on the North-West edge of the project site. This offers an immediate access for visitors coming from the Golden Jubilee bridges and the Queen's Walk ramp passing under the Hungerford Bridge. It represents the opposite end of the above mentioned retaining wall marking the edge of the future development area.

C) Queen's Walk SW entrance - Jubiloos

Located right next to the Jubiloos, this entrance represents the most direct access to the 'Flexible open lawn', and therefore a relevant entrance point in case of temporary programming of the site. The existing sharp height difference between the level of the Jubiloos and the current Hungerford Car Park is filled in the design proposal with the new topography, ensuring a direct and smooth access to the park.

D) Connection to the Existing Gardens

With a new branch of the path of the Jubilee Gardens, the new connection ensures continuity with the existing gardens, seamlessly extending their sinuous shapes into the new Extension.

The connection also guarantees a quick access to the plant room.

E) Entrance to NMOL

This entrance hosts an arrangement of movable planters located along the shared border and can be removed to allow future access into NMOL.

Existing Entrances



7.0 TOPOGRAPHY

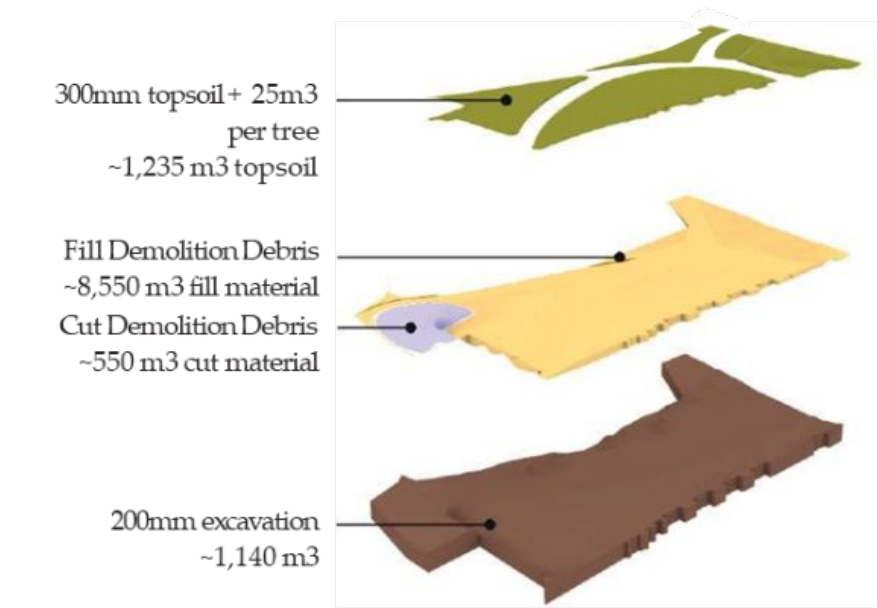
Topography forms an important element of the park's design. Where possible, and in a manner that does not interfere with the root protection areas of the existing trees, the park will be shaped and sculptured in the tradition of the English Garden.

The topography rises and falls, whilst the pathways are kept relatively level. This creates a "design language" and adds visual interest to this otherwise mainly flat site. Paths, view lines, trees and slopes are integrated in a subtle composition of gently undulating lawns.

Existing levels are reshaped as much as possible as an undulating topography, with the majority of the levels being made up with clean imported fill and the necessary depths provided for high quality soil to support the growth of plants, trees, and lawn.

The existing top layer of the Hungerford Car Park will be removed and disposed of off site. The soft landscape areas will primarily be drained by means of surface run-off but will be provided with subsoil (agricultural) drainage.

The proposed topography also responds to the varied needs of people with diverse impairments by simultaneously providing accessible amenity areas - e.g. step-free access into flat sections of lawn free of potential hazards and at reasonable intervals, as well as some hilly sections of grass near the edges, so that parents can get close and observe children playing while not accessing those areas themselves.



CUT/FILL APPROACH



TOPOGRAPHIC PLAN

8.0 PROGRAM

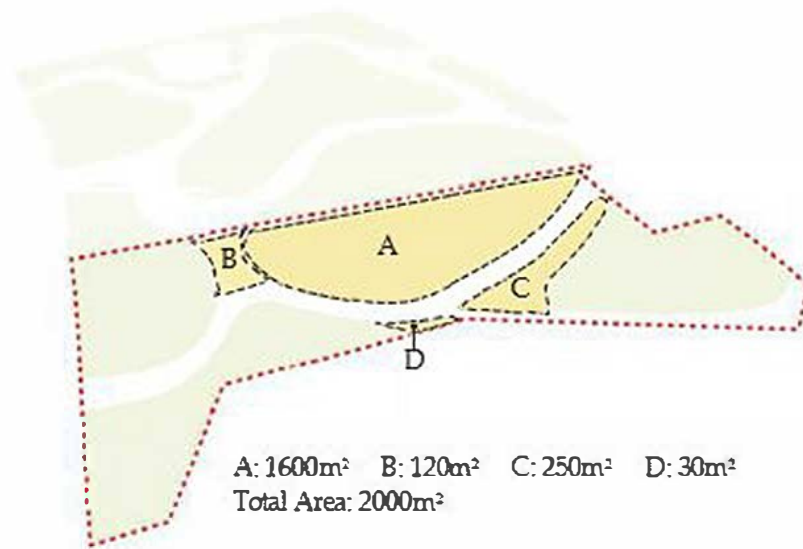
CULTURAL EVENTS SPACE

Central to the Extension are a group of relatively flat flexible open spaces with flush kerbs designed for outdoor cultural events use. They will be operated by South Bank Centre to compliment their existing program.

The space is comprised of four areas totalling 2000m² with immediate access from both the existing gardens and the Jubiloos along the Queen's Walk. See figure below for a summary of the cultural events space

for a summary of the cultural events space

To guarantee maximum flexibility, the area does not present flowerbeds nor trees (except the existing ones on its edge), and is covered with reinforced lawn or hardscaped.



SOUTH FACING LAWN WITH SEATING EDGES

This location represents a perfect resting spot, fully exposed to sunlight and with a view to the event lawn and the rest of the gardens. Visitors can sit on the smooth granite edges or directly on the lawn.

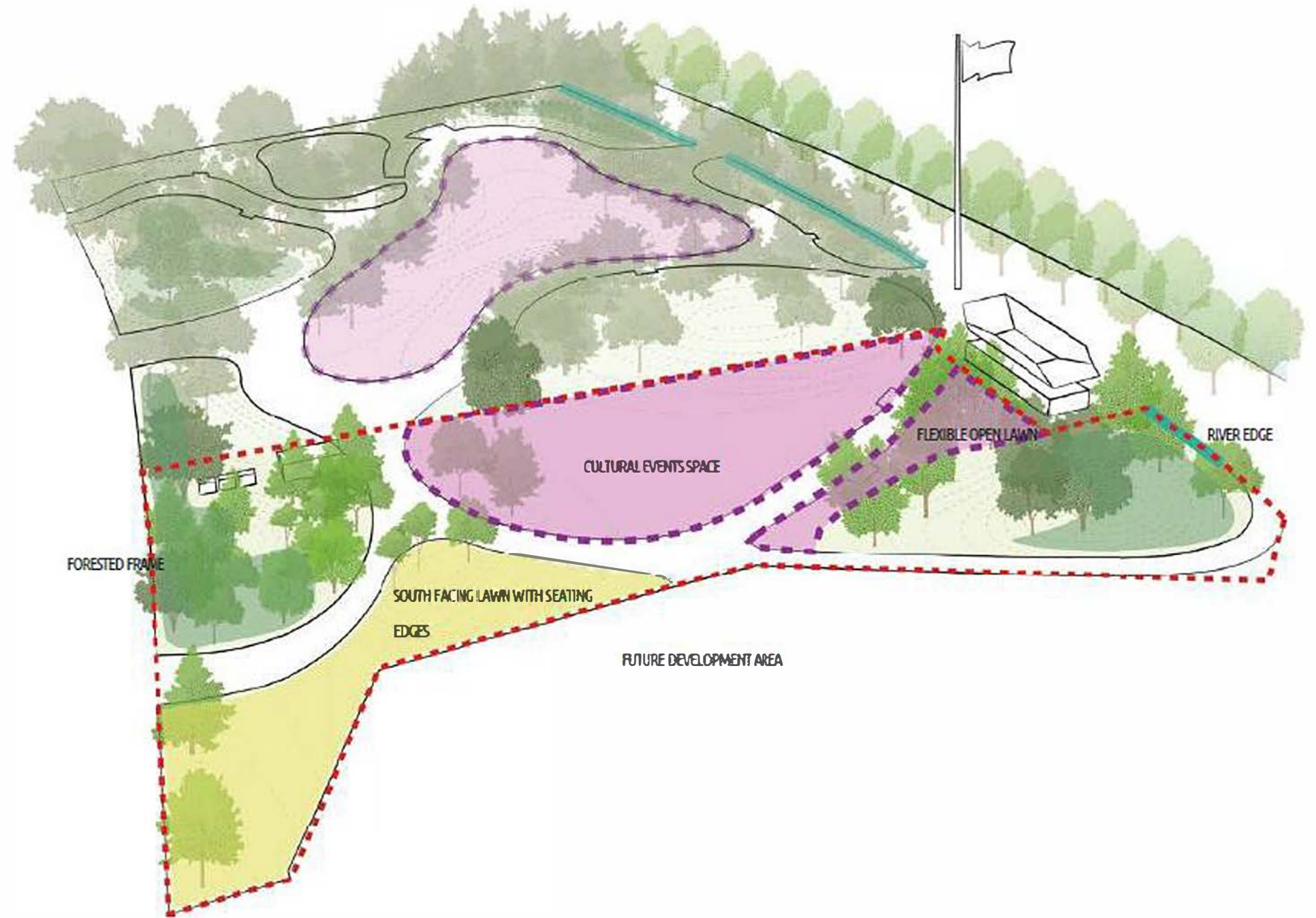
RIVER EDGE

The seating edge along the Queen's Walk follows the design of the existing edge of the Jubilee Gardens and provides tourists and visitors with a pleasant resting spot right in front of the river. The existing portion is today a success, and people use it also to gather and watch the occasional street performances.

FORESTED FRAME

The forested frame encloses the garden providing a protective and immersive feeling as well as shading. It offers a sense of abstraction from the urban environment while also framing the views to the landmarks surrounding the site.

This is also a continuation of the design language already applied in the existing Jubilee Gardens, ensuring a seamless transition to the new Extension.

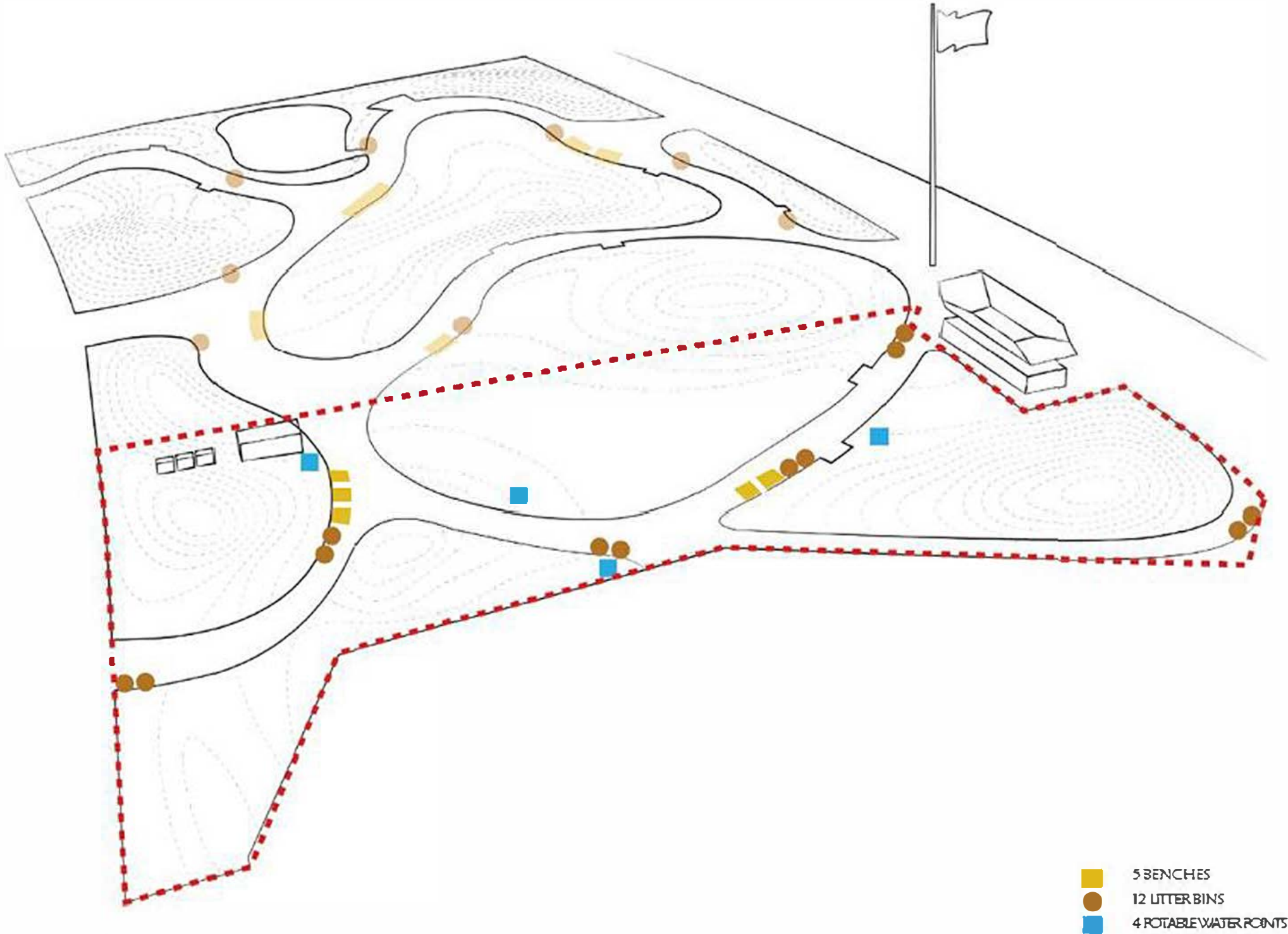


10.0 FURNISHINGS

The design proposal also gives thought to the furnishing elements within the park. New benches, litter bins and drinking fountains have been selected to complement both one another and the overall language and aesthetic of the park.

The wooden benches/chairs, described in more detail on the following page, will be fixed along the cobblestone sections of the pathways. The benches are situated to provide beautiful vistas across gardens, and include backrest and armrests and space for companion seating for maximum accessibility. Armrests also discourage the use of benches for rough sleeping.

Litter bins will be provided at twelve locations.



PROPOSED FURNITURE

11.0 SOFTSCAPE

The existing asphalt-paved surfaces will be replaced with new topography, topped with soft, high-quality, durable turf.

The effect will be of a striking contrast between the white areas of the edges and paths, and the lush green areas. The selection of species and the method of establishment are subject to growing conditions.

To meet these requirements, the turf should be a good, uniform colour all year round, quick to establish, and extremely hard wearing. It can be expected that sun exposure and proximity to certain trees may be key factors dictating what species are best suited in particular locations. The selection of a drought tolerant turf will minimise reliance on irrigation. The turf selection process will further need to consider several factors affecting turf quality and appearance including: colour, texture, wear tolerance, shade tolerance, salt tolerance, maintenance requirements and establishment rate.

Along the paths, some areas present linear flowerbeds, following the same distribution logic as the existing gardens. The species selection also follows the existing palette of the Jubilee Gardens for a seamless extension. On addition, some new local species are introduced, following the same colour range and looks, in order to increase the garden's biodiversity and climate change adaptation.

The Jubilee Gardens Extension also sees the introduction of a new planting layer: the bioswales.

A bioswale is a depression in the ground that collects rainwater and allows it to soak into the surrounding ground and planting.

The Southbank site was one ca floodplain before being settled. The introduction of bioswales will strengthen the narrative connection to the Thames and provide a great educational opportunity.

The newly proposed topography features two low points which allow to collect and absorb rainwater within the garden. Such areas will have a more humid character and will be planted accordingly with a species selection typical of the rain garden, which thrives on occasional water inundation.



ARTIST IMPRESSION SHOWING SEASONALITY OF SOFTSCAPE AND TWO TYPES OF UNDERSTORY PLANTING

16.0 LIGHTING & SECURITY

16.1 LIGHTING

In lighting the park, the key objective is to provide high quality amenity lighting to reinforce safety and security on the primary pathways in a way that is consistent with the existing Jubilee Gardens for a unified approach. For this purpose the lighting design needs to be considered in conjunction with monitoring objectives as outlined in the Management Strategy.

The lighting has been designed to optimise opportunities for expression, to minimise light pollution, to utilise light fittings as an aesthetic/ornamental feature and it has been attempted to respect ecological requirements as much as feasible. Therefore, the proposals have been developed following discussions with the ecological consultant.

The design therefore provides a uniform spread of light across the paths and edges and eliminates glare to make the garden comfortable for users and to allow for CCTV to operate 24 hours a day. The proposed lay-out includes lighting mounted on regular off -the-shelf light poles.

The proposed luminaire for security and orientation lighting purposes is the Selux Olivio Candelabra LED. The proposed specifications are double medio/grande size fixtures, 3000K colour temperature, with a 6m lamp post height. These light poles can also hide strategically placed CCTV cameras.

For more detail on the proposed lighting design, refer to Buro Happold's Stage II Report.



EXISTING LIGHTING COLUMNS AND QUALITY IN THE EXISTING JUBILEE GARDENS



EXERPTS FROM REPORT (0054152-BI-E-XX-XX-RP-X-0001-P03) BY BURO HAPPOLD
31 JULY 2025



Figure 2-14 Lighting Zones Map

Description	Pedestrian Walkway	Pedestrian Junction areas	Lawn / Grass areas
Main Users	Pedestrian	Pedestrian	Pedestrians
Typical Speed	5Km/h < V < 30 Km/h	5Km/h < V < 30 Km/h	N/A
Lighting Classification	P3	C5	N/A
Illuminance	25 lx (higher than standards)	30 lx (higher than standards)	Min 2 lx
Colour Temperature	3000K		
Mounting Height	6meters		

Table 2-9 Lighting Criteria per Area

1. ELECTRICAL SERVICING

Low voltage electrical servicing will be provided in the Gardens Extension to support the following elements that will allow the Gardens to function on a day to day basis and also for temporary events:

- Lighting and CCTV
- Busker Sockets
- Catering power popups
- Hydraulic Bollards

Distribution boards for electrical servicing will be located in the existing plant room, using the extra capacity on the existing distribution board. A separate existing distribution board responsible for the irrigation pump equipment will remain as is.

MEP design has been provided by Buro Happold. For more information please refer to their Stage II report.





UPDATED ENTRY ON BELVEDERE ROAD



UPDATED ENTRIES ON QUEENSWALK

