



WILLIAM BONNEY AND ST ALPHONSUS ESTATES

Design Approach



**PROJECT TITLE
PROJECT REF
CLIENT**

**WILLIAM BONNEY AND ST ALPHONSUS ESTATES
A1846
LAMBETH BOROUGH COUNCIL**

Version	Date	Version Details	Prepared by	Checked by	Approved by Principal
V0	October 4, 2024	Design Approach [partial - up to zoning]	EK	JS	Jon Sheaff

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Illustrative Masterplan	[Up next - in development]
Planting Palette	[Up next - in development]
Materials Palette and Precedent Images	[Up next - in development]

TOPOGRAPHIC SURVEY AND EXISTING CONDITION

Upon commission Arkwood and Forshaw Gauld were provided with a topographic survey for both the William Bonney and St. Alphonsus Estates. This topographic survey was taken to site and checked for an missing features, down spouts etc. Missing features were noted by Forshaw Gauld and submitted back to Lambeth Council.

In addition, site extent maps, service search report, flood modelling data and an environmental report were provided upon appointment.



Topographic Survey - Prepared by Clarke Consultancy Ltd

INITIAL SITE VISIT



Main area for possible intervention in St. Alphonsus Estate



One of the larger areas in William Bonney Estate for intervention

SITE VISIT: TUESDAY JULY 16, 2024

The Arkwood team was joined by Lambeth Council and Forshaw Gauld during the initial site visit. The received topographic survey was taken around and further markups were done to ensure all down pipes were identified and the contours of the landscape were understood.

It was also helpful to understand the character of the spaces and start to watch how residents interact with the landscape. From here the design team's initial thoughts were compiled into an opportunities and constraint drawing for both William Bonney Estate and St. Alphonsus Estate.



Character of William Bonney Estate - Fragments of amenity grass



Main thoroughway in William Bonney Estate



William Bonney Estate low point - Open amenity grass

OPPORTUNITIES AND CONSTRAINTS

OVERALL

After our initial site visit Arkwood worked with Forshaw Gauld to produce an overall opportunities and constraints drawing focusing on the areas with high impact and lower cost to ensure efficiency of design proposals moving forward.



OPPORTUNITIES AND CONSTRAINTS

ST ALPHONSUS ESTATE

KEY

- - - - William Bonney Estate
- Existing trees
- Existing amenity grass
- Existing pedestrian circulation
- + Opportunities involving amenity grass open space
- ⚠ Existing downpipes with potential to be re-routed into SuDS interventions
- ▨ Wide open space with potential for swale/leaky dams to redirect water along natural contours

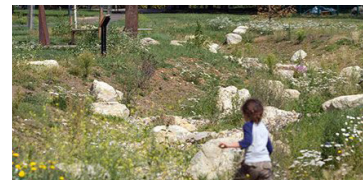
WHAT CAN SuDS LOOK LIKE?



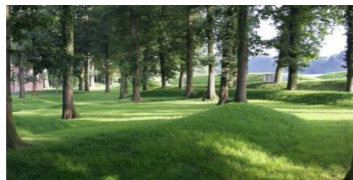
Planted swale



Rain gardens



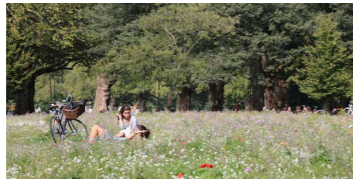
Planted attenuation basin



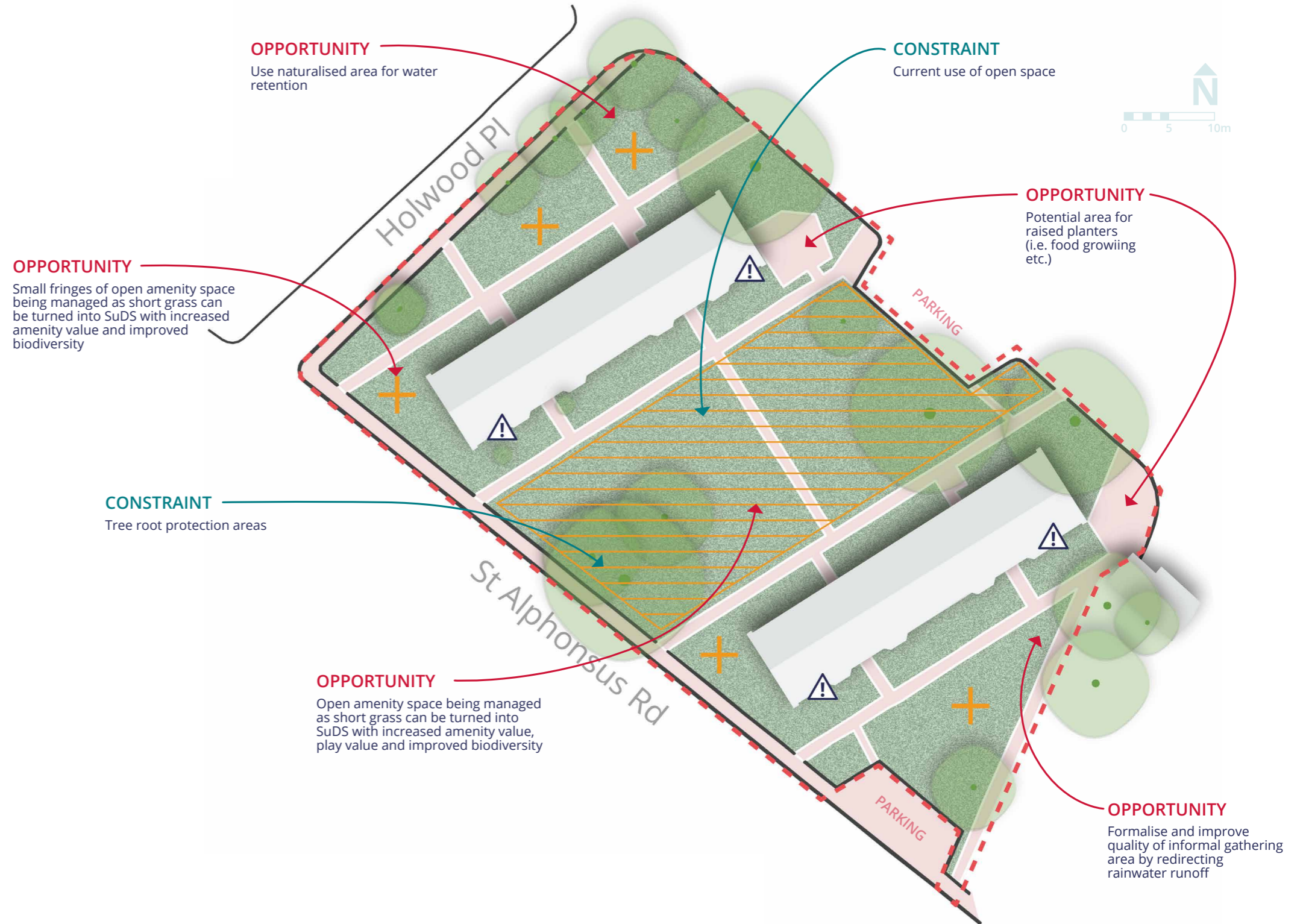
Berms for redirecting water



Leaky dams



Reduced mowing regime



OPPORTUNITIES AND CONSTRAINTS

WILLIAM BONNEY ESTATE

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SuDS PLANTS... ARE STILL PRETTY!



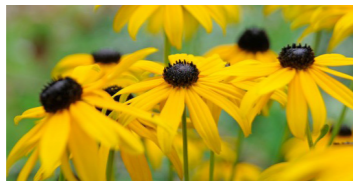
Sporobolus heterolepis, prairie dropseed



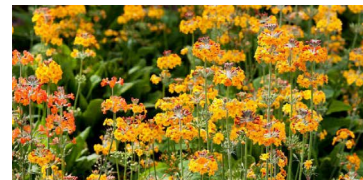
Sporobolus heterolepis, prairie dropseed



Echinacea pallida, pale purple coneflower



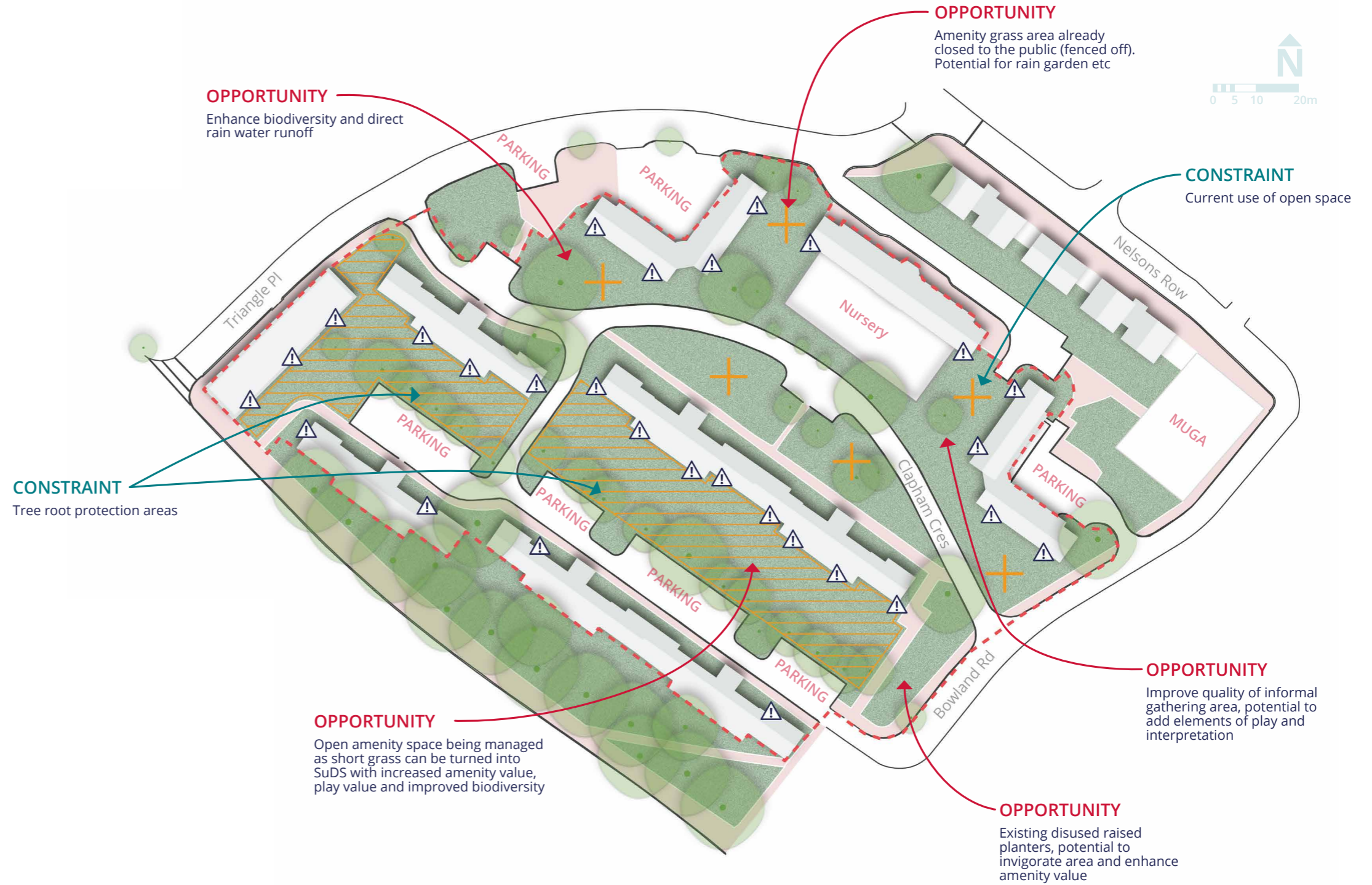
Rudbeckia fulgida, Yellow coneflower



Primula bulleyana, Bulley's primrose



Persicaria amplexicaulis, red bistort



CONSULTATION & ENGAGEMENT

OVERALL APPROACH

The overall approach for engagement was to present initial ideas and concept about what SuDS could look like within these Estates. We wanted to ensure we spoke with local residents before any designs were created to understand the current uses of these spaces and how residents might want to see them improved. The event was held on **Wednesday September 16th from 4.00-7.00pm**, with games, information boards and interactive activities in both William Bonney Estate and St. Alphonsus Estate.

The engagement strategy followed a combination of the following approaches:

Maps & Information - A1 boards were created to demonstrate what SuDS could look like in each Estate. The boards showed images of SuDS and SuDS planting and also went into detail about the existing opportunities and constraints for each Estate. An A1 board with a blank layout of each Estate was created to lay flat on the table. This board was used to encourage people to leave comments directly on the boards via labels, considering activities such as 'show us your route' (done with string) as well as having stickers for people to identify problem areas, areas most used etc.

Colouring Page for kids - The colouring pages provided links back to potential design ideas by having options on the page such as: flowers, bugs/animals, stepping stones(adventure trail) etc. Kids were asked to colour in the pictures that were most important to them

Diaries - We brought along a comment box for people to leave anonymous comments in case they felt uncomfortable sharing their views directly with us. This approach was used to ensure everyone had the opportunity to share their thoughts.

Icebreakers/Games/Gifts - We also brought along a few garden games with us, and had an offering of fruit, pastries, and juice etc. to bring people in and encourage more footfall/ interaction.

We want to hear from you!

SOAK UP LAMBETH

The changing climate in Lambeth will result in more extreme weather conditions, including hotter and drier summers with more intense and frequent storms, and winters that are warmer but wetter for longer. This increases the borough's risk of flooding and the urban heat island effect, which impacts our health and disrupts infrastructure.

As part of Lambeth's Climate Action Plan, released in March 2022, Lambeth have committed to sustainably managing 10% of all rainwater on impermeable surfaces by 2030. To achieve this and tackle the climate impacts we are already facing, we need to adopt interventions like Sustainable Drainage Systems or SuDS.

Sustainable Drainage Systems (SuDS) schemes will be implemented across Lambeth's parks, streets, schools and estates. The SuDS will be made up of a range of solutions from trees to wetlands, built to mimic more natural drainage patterns.

This programme continues efforts to reduce flood risk for the Borough's residents and businesses whilst:

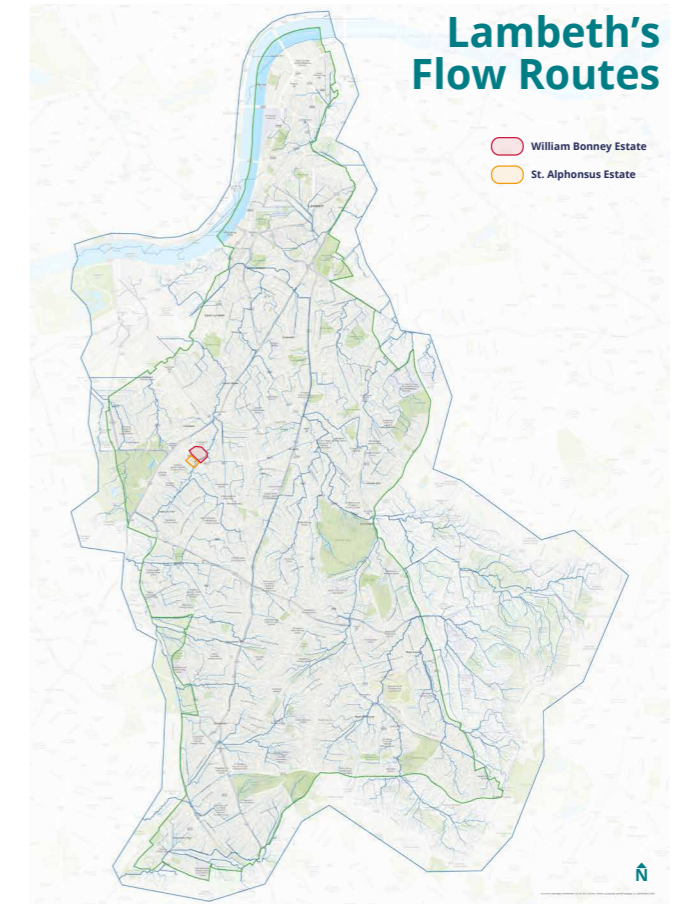
- Providing new and improved green spaces
- Cooling surrounding areas during heat waves
- Supporting biodiversity and physical and mental health
- Improving air pollution

William Bonney Estate and St. Alphonsus Estate have been selected for SuDS development and Lambeth Council wants to hear from you as we start our design process. We are excited to hear your initial thoughts!

Below are a few questions to start:

- What do you think about SuDS?
- How do you use your surrounding greenspaces?
- What don't we know about your local community?

Tell us what you think



We also brought along Lambeth's catchment map, showing where each Estate sits within the wider catchment. This helped to demonstrate the benefits SuDS implementations can have on downstream collections.

LAMBETH COUNCIL SOAK UP LAMBETH



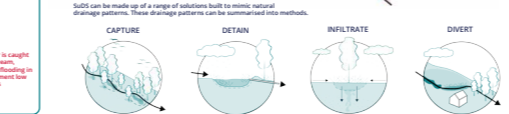
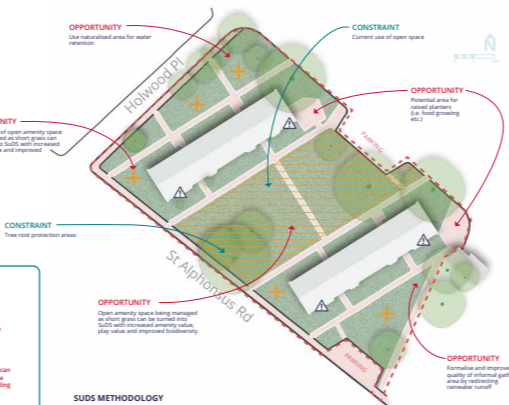
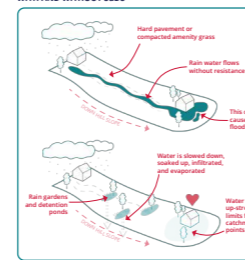
St Alphonsus Estate

OPPORTUNITIES AND CONSTRAINTS

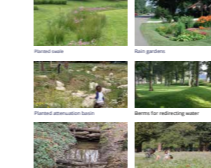
St. Alphonsus Estate has been selected for Sustainable Drainage Systems (SuDS) because it is located in a higher point in the borough. By capturing rainwater at the higher points, less rainwater will flow downstream to places at risk of flooding. We aim to use natural features to create areas where rainwater runoff can naturally collect. This will also create new and improved spaces to boost biodiversity and for local residents to relax and enjoy.

- KEY**
- William Bonney Estate
 - Existing trees
 - Existing amenity grass
 - Existing pedestrian circulation
 - Opportunities involving amenity grass open space
 - Existing drainage with potential to be re-focused into SuDS interventions
 - Wide open space with potential for amenity grass to receive water along natural contours

WITH AND WITHOUT SuDS



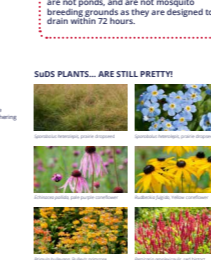
WHAT CAN SU DS LOOK LIKE?



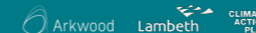
What are rain gardens... A rain garden captures runoff, supports pollinators with native plants, and reduces storm surge.

What rain gardens are not... Rain gardens are not ponds, and are not mosquito breeding grounds as they are designed to drain within 72 hours.

SU DS PLANTS... ARE STILL PRETTY!



LAMBETH COUNCIL SOAK UP LAMBETH



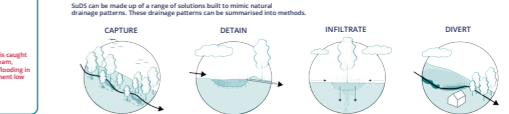
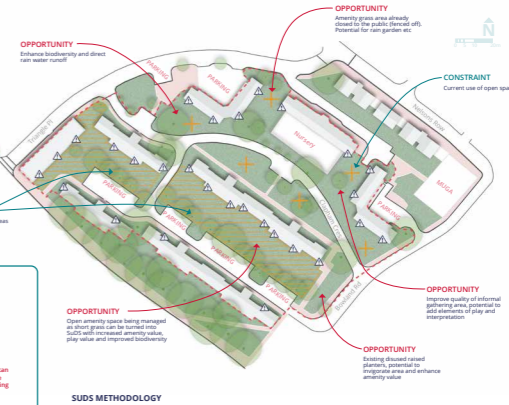
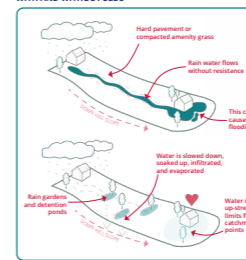
William Bonney Estate

OPPORTUNITIES AND CONSTRAINTS

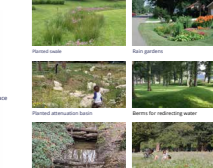
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WITH AND WITHOUT SuDS



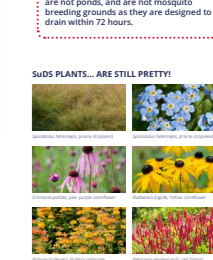
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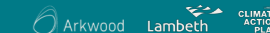
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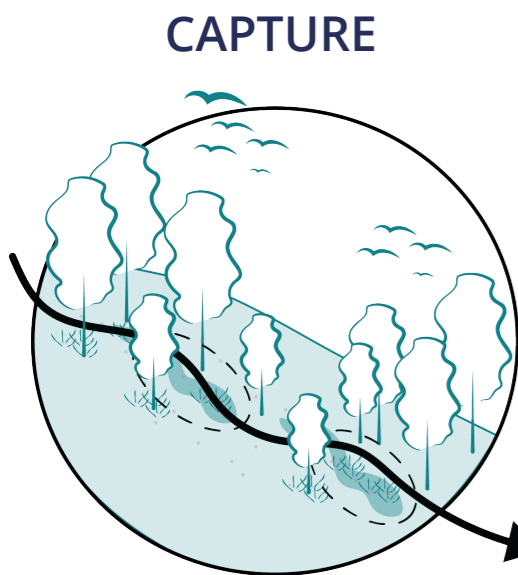
Engagement boards developed for in-person consultation event

CONSULTATION & ENGAGEMENT

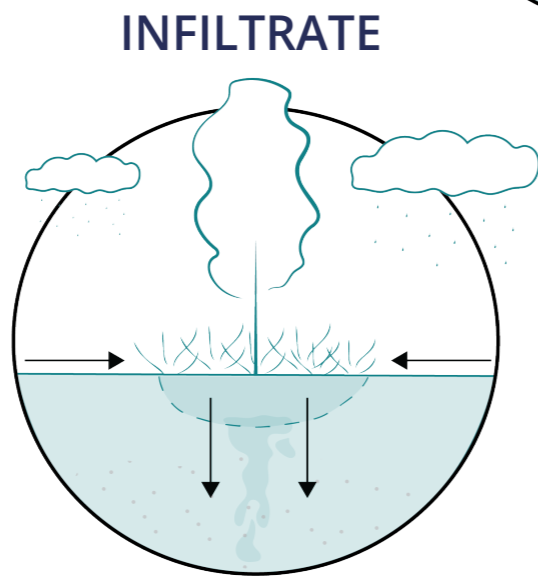
OVERALL APPROACH

To help explain to local residents some of the initial concepts and ideas behind SuDS we developed two series of illustrations outlining a landscape with and without SuDS to demonstrate the benefits SuDS can play on downstream flooding. This graphics produced tie in to the overall catchment map outlining the network of rivers and water flow through Lambeth.

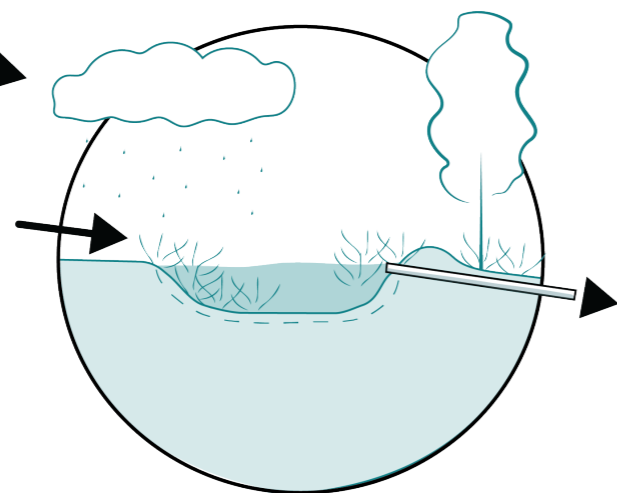
In addition we developed a series of illustrations outlining some of the key types of SuDS methodologies that could be employed as interventions within the two Estates.



SuDS Methodologies



DETAIN



DIVERT

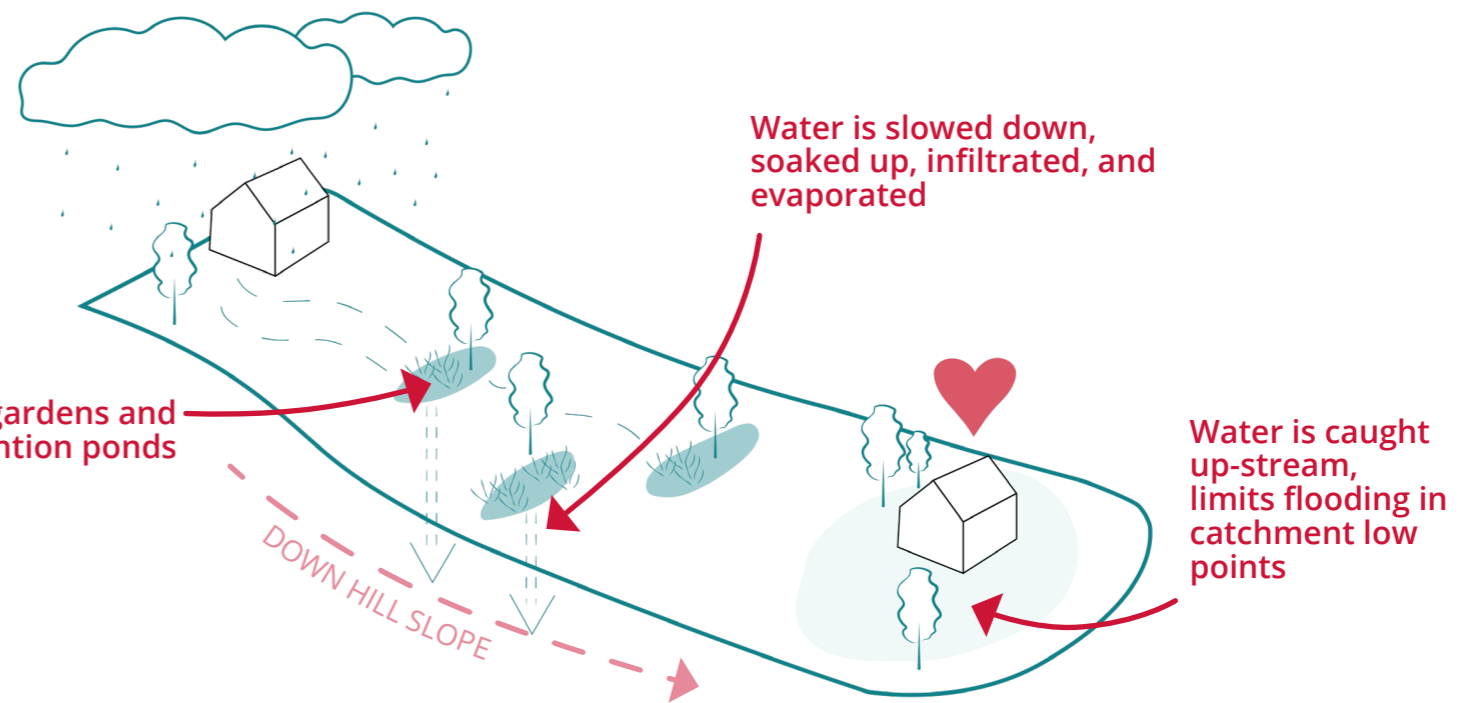
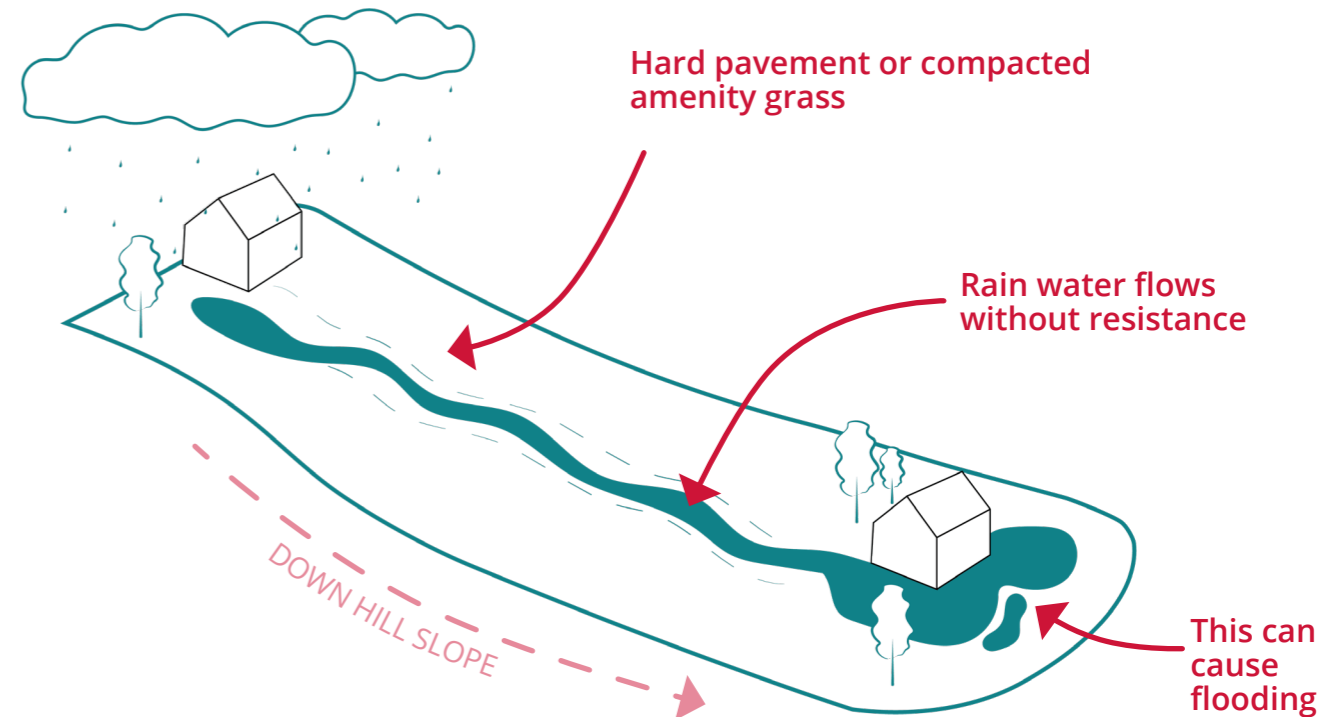
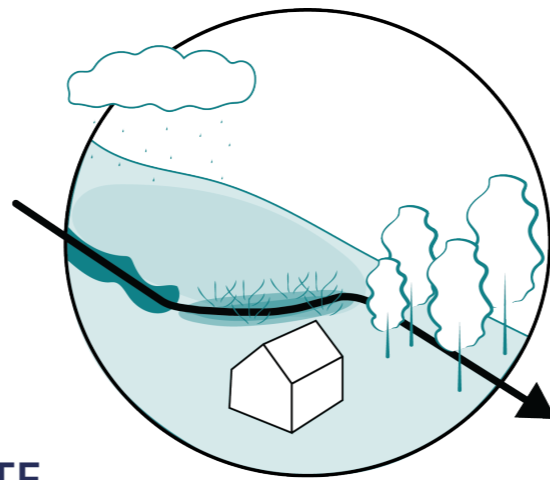


Illustration to demonstrate the impact change with and without SuDS

CONSULTATION & ENGAGEMENT

WILLIAM BONNEY ESTATE

RESIDENT COMMENTS RECEIVED 24 participants

At William Bonney Estate we spoke to 24 participants, most of whom were local residents or passers through on their way to Sainsbury's. We had a number of productive and helpful conversations where ideas and concerns were raised. We also had a number of youth participants which allowed us to speak to a wider range of participants. There were also further comments received on the 'Go Vocal' page. Overall comments were positive and in support of SuDS implementations while there was concern over cost and future maintenance of the interventions.

The key and most frequent comments heard were about:

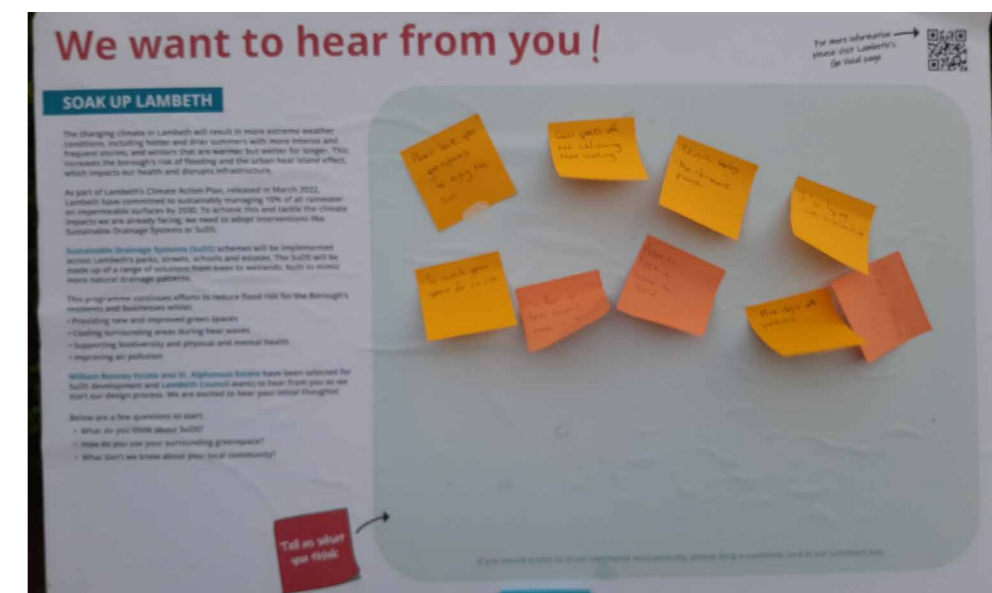
- William Bonney having lots of greenspace with no use
- Having an amenity gathering space with seating such as picnic tables etc.
- Future maintenance and associated costs are a concern
- Maintain the central amenity grass space for residents existing use (sitting out, sports use etc.)
- Support for SuDS interventions (i.e. rain gardens etc.)
- Having an area for play
- Issues about dogs off lead and dog waste in amenity grass areas
- Increasing the visual amenity of areas, making the areas 'more beautiful' through flower planting etc.



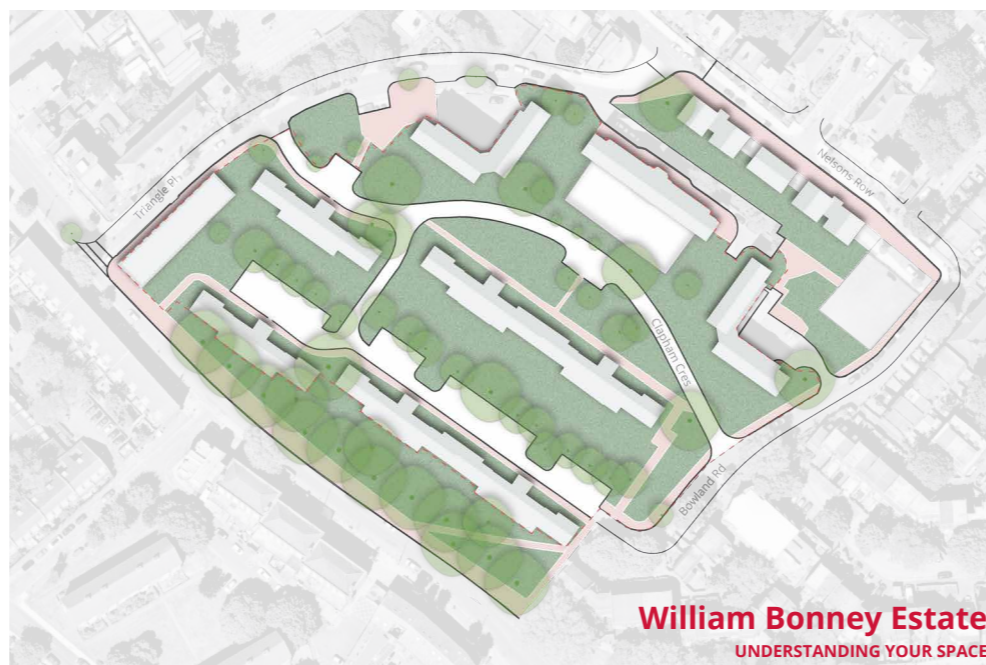
Word cloud created from comments received



Community interactions



Comments captured



Workshop board for participants to leave direct notes on















William Bonney engagement day set up

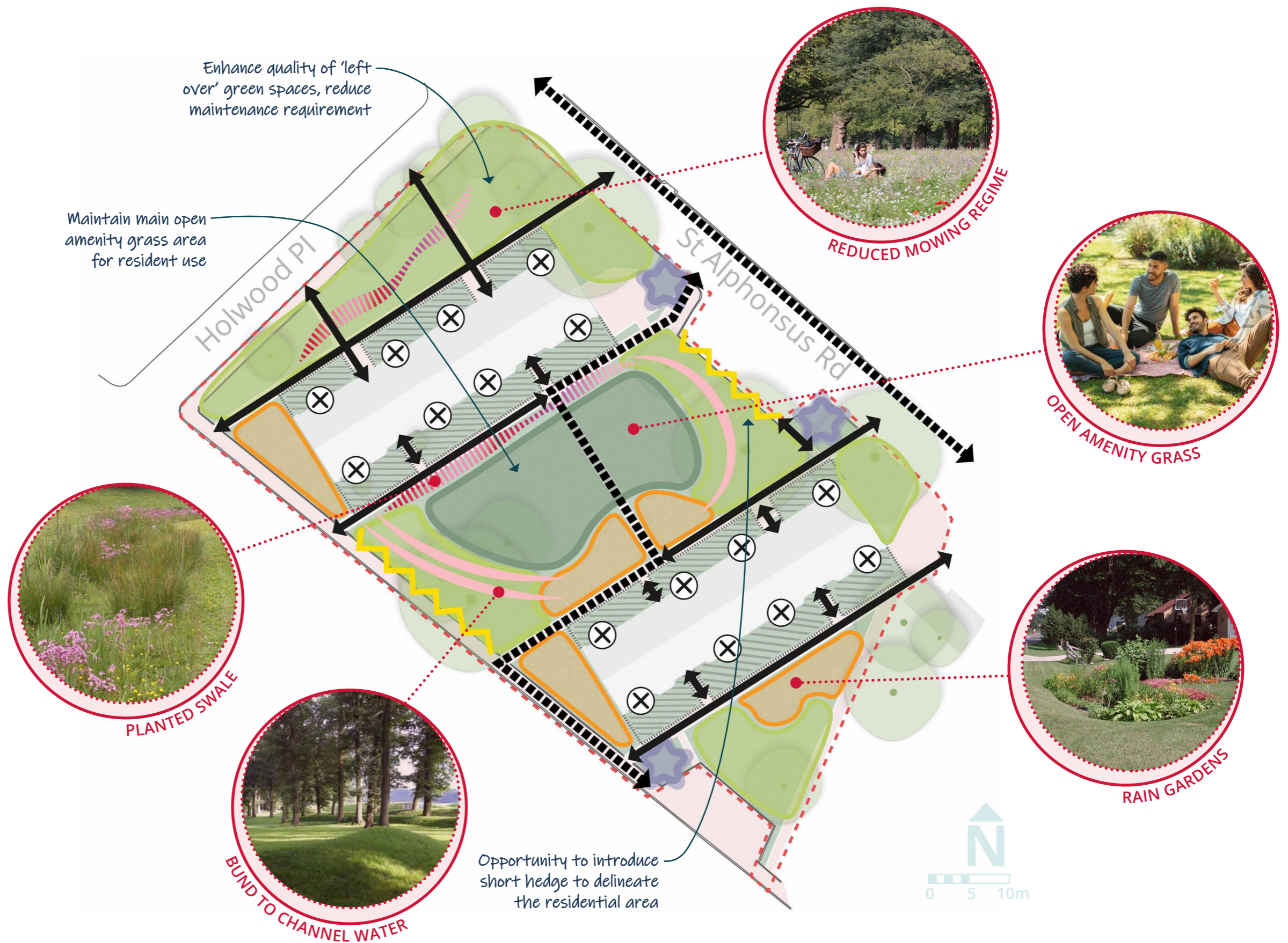
ZONING PLAN & DESIGN APPROACH

ST ALPHONSUS ESTATE

Since our community engagement event on Wednesday September 16th we have started to think about design and what these spaces could look like. We have created a zoning plan to indicate where SuDS implementations could sit within St. Alphonsus Estate.

KEY

-  Site boundary
-  Private fenced areas
-  Existing circulation to remain (main residential)
-  Existing circulation to remain (main thoroughway)
-  Existing amenity grass to remain
-  Proposed rain garden area
-  Proposed reduced mowing regime area
-  Proposed planted swale
-  Proposed planted area (low maintenance perennials)
-  Proposed/maintain existing hedge
-  Proposed bunds
-  Proposed disconnection of down spout and redirected



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- ↔ Existing circulation to remain (main thoroughway)
- Existing amenity grass to remain
- Proposed rain garden area
- Proposed reduced mowing regime area
- Proposed permeable gathering space
- Proposed hard landscape turned to soft landscape
- Proposed planted swale
- ☆ Proposed planted area (low maintenance perennials)
- ~ Proposed/maintain existing hedge
- ⌒ Proposed bunds
- ⊗ Proposed disconnection of down spout and redirected

