

a common plan for claridge way

THAMESMEAD TM

Peabody

jk

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executive summary

a common plan for claridge way

Claridge Way is a path which runs through the Moorings, one of the most densely populated parts of Thamesmead. It winds through a long, narrow belt of green space, between residential back gardens to the east and, to the west, schools, a youth club and a nature reserve.

The Common Plan is the collaborative process by which a programme of improvements to Claridge Way were conceived, designed and implemented with the people who use it every day. Unusually, Peabody committed £300,000 capital budget to improve Claridge Way before a brief was fully defined, together with £50,000 in funding from the Mayor of London.

This allowed residents to shape a vision through conversation with designers, Peabody, local community organisations and institutions. As this vision is reflective of multiple points of view, we named it a 'Common Plan,' in contrast to a more conventional masterplan.

This document will review the development of this conversation from the project's inception in summer 2018, through completion of works in 2020 to their adoption and use up to autumn 2021. In doing so, it will seek to accurately capture a moment in the local conversation around Claridge Way, honour the contributions of the many people whose creative input has helped to shape the space, and to inform and enable future improvements.

As well as reflecting on the spatial outcomes of the programme, this document will examine the impact of the process which engaged over 400 residents and schoolchildren through meetings, interviews, skill-based workshops and countless conversations along the path.



Clockwise from top left: Claridge Way Tea Party, Windush modelling workshop, VR working group, the wildflower bee road in blockm, Claridge Way Gardening Club and resident planting workshop.

how to common plan

The Common Plan aims to maximise the value achieved by the project investment by:

- ensuring that interventions are wanted, needed and likely to be well-looked after
- making the most of locally specific opportunities
- helping people to feel pride, ownership and agency in their public space
- creating opportunities for participants to learn new skills
- improving social bonds

1 meet people where they are

In order to make sure that everyone, including groups who are often marginalised, has the chance to participate in the planning process, meet them in the places and at the times when they are best able to share. While later in the process, it can be useful to spark creativity by inviting new groups together in new spaces, establishing first contact and forming a picture of local needs is usually best done by tapping into existing networks and going into the places where they already feel at home.

2 honour work that has been done already

Recognise the contributions that people have already made toward shaping their community and the dialogue around it. Establish that their voices are heard and that their time engaging with the Common Plan will be well spent.

3 involve people early

It is vital to begin speaking to people at a point where they can have the maximum impact on the project, and many possibilities remain open. Design synthesis often requires specialist skills and knowledge to deal with technical and site constraints, so often the greatest contribution that stakeholders can have is at the briefing stage.

4 fit the process to the people

In order to include a representative range of voices in the design, multiple modes of dialogue are needed. While some, e.g. younger people, can be articulate with physical media like drawing and modelling, others can prove reluctant to pick up the pen. While some voices thrive in a group environment, others are best heard in individual conversation. The design and construction strategies should be tailored to provide opportunities for relevant and interested stakeholders to be involved throughout.

5 establish common ground

Before setting pen to paper, listen to people's views and specific aspirations for the space. Work analytically to understand the wider concerns which underpin this dialogue, and where these needs are shared across stakeholder groups. Help people to understand the need to balance their interests with those of their neighbours, but focus the conversation on what they hold in common.

6 communicate commitment to action

In order to invest their time and energy in the project, many people will need to know that there is a firm plan to make things happen. Committing budget to works from the outset helps to demonstrate intent, but where less tangible deliverables are proposed this should be clearly communicated. In all cases, careful management of expectations, ensuring that everyone understands the limitations but also the timescales, will be essential to building long-term trust.

7 provide inspiration

In maximising the input of community members, the designer's voice remains crucial in helping people to imagine a full range of possibilities for their space. Designers and professionals should use all opportunities to inform and educate by sharing inspirational precedents, teaching skills and explaining how they work to shape the built environment.

8 make specific proposals

It is unlikely that all members of the community will be able to invest the time in engaging with the full complexity of a spatial plan and the process behind it. Equally, it is unfair to expect members of the public to synthesise multiple voices within complex technical constraints: this is the role of the designer within the Common Plan. Moving quickly towards legible propositions with clear outputs keeps the conversation moving, but these are held flexibly to allow for (much) more stakeholder input.

9 work directly and accountably

Sharing key project constraints and clearly communicating project roles can provide reassurance to stakeholders that it is worth their while participating in the design process. Making decisions transparently and minimising the complexity of delivery processes make the project, and any hitches along the way, easier to understand. Providing a friendly, approachable and continuous point of contact encourages people to communicate concerns early, before they can escalate and sour relationships.

10 build long-term relationships

Just as it is important to acknowledge what came before, the Common Plan considers how the existing networks it engages with and the new groupings it establishes will develop after the initial project lifetime. Design strategies should seek to encourage public stewardship by offering a real sense of ownership, ensuring that the outcomes are easy to look after or, where necessary, helping relevant groups to develop the necessary skills, knowledge or organisational capacity to do so.

how we worked together

In Claridge Way, we began by spending time in the Moorings visiting existing community projects and interviewing older residents to flesh out an initial understanding of the area's social infrastructure, spatial constraints and development history. We introduced ourselves and the Common Plan project to a wider public in a giant Tea Party, held along the path itself, in October 2018, raising awareness of the project, establishing lines of communication, road-testing our initial analysis and listening to residents' key concerns and aspirations for the space.

After the Tea Party, we worked closely with existing stakeholder groups - secondary and primary school classes and a local gardening group - as well as assembling a multi-generational virtual reality working group to generate the elements of a spatial brief for Claridge Way.

We used physical modelling to work with primary school students to generate ideas for play and leisure that could appeal to older siblings, parents and grandparents as much as themselves.

A larger scale 'masterplan' model allowed secondary school students to map the movements and territories of different groups on the site, and generate ideas for negotiating the overlaps and any perceived conflicts between them.

With the gardening group, a hands-on bulb and tree-planting exercise established a convivial mood where people felt comfortable sharing frank reflections on the challenges with community gardening and improving public spaces in their neighbourhood.

The VR working group, meanwhile, brought participants off-site and into contact with exciting new technologies. Ranging widely in age and experience, modelling tools enabled some aspirational, free-form design, but just as valuable were the conversations in the background, ranging from playful to serious discussion of precedents and past experience.



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1970'S

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OCTOBER 2018

COMMON PLAN
EXHIBITION
JANUARY 2019



VR WORKING GROUP
OCTOBER - NOVEMBER
2018



WOOLWICH POLYTECHNIC
WORKSHOPS
OCTOBER - NOVEMBER 2018



WINDRUSH PRIMARY
SCHOOL WORKSHOPS
OCTOBER - NOVEMBER 2018



From top: Claridge Way Tea Party, Windush modelling workshop, resident planting workshop and VR working group.

a common plan for claridge way

The themes which emerged from these varied exercises resulted in a series of three vision statements, drawn directly from the conversations within the VR working group, which we feel represent commonly held aspirations that Claridge Way should be:

① an interactive play landscape

② an open & liberating place to socialise

③ a place to grow & linger

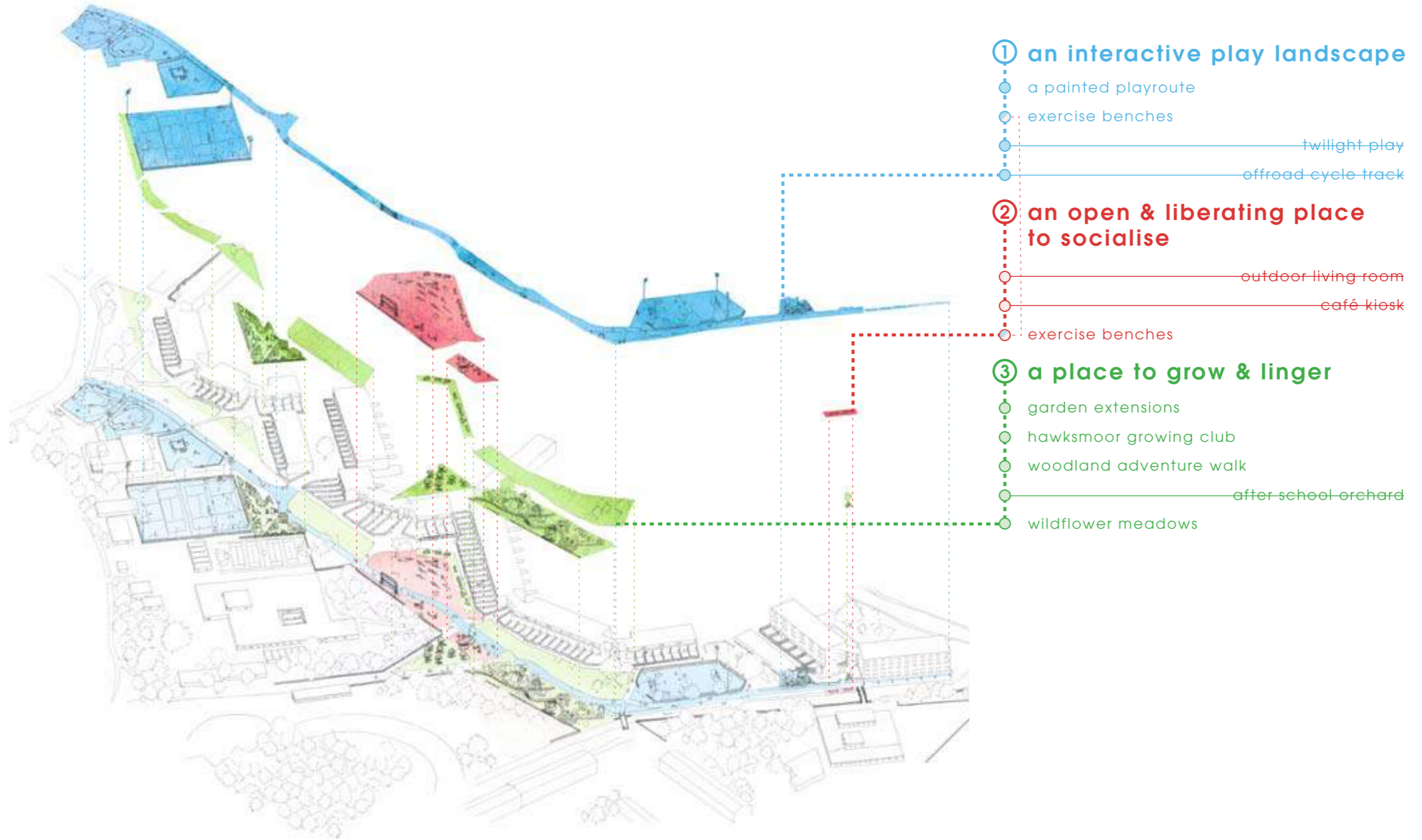
To build towards each of these strategic aims, we proposed a collection of smaller projects. Each is imagined as a collaboration with a key stakeholder group, facilitated by its modest scale and focussed aims. They could be realised individually, but in combination they contribute to an ambitious spatial transformation of Claridge Way.

All together, they would be expected to exceed the capital budget associated with this project. This initial 'briefing' stage of the Common Plan concluded with a public exhibition in January 2019 to gauge how well each responds to community priorities.

At the same time, internal consultation with Peabody identified capacity to support, fund and deliver each strand of the project, as well as taking a broader view of how these might fit in with changes elsewhere in the Moorings.

The Common Plan received broad support at consultation. There was near universal agreement with proposals around planting and gardening activity. However, some suggested that the use of Claridge Way as a social space would be better explored on a gradual and incremental basis. Meanwhile, some of the more ambitious elements to facilitate play, notably street lighting and a cycle track, were considered likely to exceed budgetary and spatial constraints.

While these elements were not selected for delivery through this programme, the dialogue and work behind them is appended to this report for future consideration.



ideas into action



After collecting feedback on the Common Plan strategy, we moved forward to develop:

a painted playroute through drawing and game design exercises with students at Windrush Primary School

exercise benches through circuit runs and route planning with young people at Hawksmoor Youth Hub

garden extensions through resident outreach, group meetings, design and planting workshops

hawksmoor gardening club through scaled planting models, drawing exercises and planting sessions

woodland adventure walk through animal habitat design and building sessions

wildflower meadows through site walks and workshops with Peabody's grounds maintenance team

Projects were procured separately via small contractors, working in partnership with Peabody's ground maintenance and arboricultural teams.

Works began on site in early 2020. Unfortunately the works themselves, and some proposals for involving residents and young people in collaborative building sessions, were significantly impacted by the Coronavirus pandemic. Nonetheless, the first works packages began to be completed in summer 2020, with later packages largely finalised by the end of the year.

The pandemic continued to preclude gatherings to celebrate the completion of the project and the community's contributions. Instead, indirect methods including a scavengers hunt, worksheets and posters were used to encourage young people to explore the new facilities.

what next?

Over the course of 2021, and as government health guidelines permitted through the Coronavirus pandemic, residents and institutions began to use the works delivered as part of the Common Plan.

Play interventions have been enthusiastically adopted by young residents, and older residents are enjoying the opportunity to sit and, at times, gather on the exercise benches.

Gardening activity has gradually been building momentum as social distancing requirements have lifted. Although some residents have struggled to commit time to get involved, there are signs that networks between neighbours, schools and the youth club are starting to take root.

Some isolated incidences of vandalism have impacted the works, notably the adventure walk treehouse and gardening club shed. Peabody have sought to take a creative approach to empowering their internal maintenance teams to repair these.

In general, residents report an increase in activity on Claridge Way, as well as a gain in respect with which people treat it. Some have reported an impression that the interventions cater primarily to younger demographics, and that the offer to older residents has been comparatively modest.

Overall, the works have been well received. However, stakeholders are keen to see that they are maintained, and that there is more work to do to meet the needs of teenagers, young adults and older residents. Notably, elements of the Common Plan which were not delivered as part of this programme - for example, an offroad cycle track and a café kiosk - could speak to these demographics. However, the forthcoming completion of the Moorings Social Club is likely to provide an important moment to re-assess the potential and need for Claridge Way to support additional social infrastructure.

Both through direct participation in the Common Plan process, and as a result of the works themselves, many residents are getting to know each other, Peabody and their local institutions

better. Nonetheless, our conversations with neighbours and teachers suggest that, following this capital investment, people feel more work is needed to help people to understand what Claridge Way already has to offer: to understand how to exercise on the benches, to know how they are allowed to interact with the gardening club, and how to tend to their own planters.

While this programme leaves proposals for further works on the table, these voices suggest that the more pressing challenge is to spread the invitation to take ownership of Claridge Way further beyond the key stakeholders who partnered in the delivery of the Common Plan.

Celebrations like the 2017 Summer Party were instrumental in building momentum for improvements to Claridge Way, while gatherings, meetings and workshops were instrumental in bringing the Common Plan to life. Following on from the investment programme recorded in this report, and as the neighbourhood looks to continue its recovery from the pandemic, the resumption of this social life should be prioritised as the first step to inform, test and instigate further interventions.





introduction

project brief

Claridge Way is a pathway and services wayleave which connects the Moorings to the neighbourhood's parks, schools, community spaces and local town centre. As a green space just beyond the back fences of one of the most densely populated areas of Thamesmead, it has long had a role to play in life in the Moorings. However, for many its function has been indistinct: just a place to pass through on the way to somewhere else.

Residents have been working for some time to bring greater definition and life to the path. In 2016, they voted to name the path after former local councillor and Mayor of Greenwich Ted Claridge. To celebrate, residents organised a summer party on the newly minted Claridge Way. The following year, a neighbourhood forum was formed to establish new planning policy for the Moorings.

In the summer of 2018, Peabody committed £300,000 to build on this gathering momentum by developing and directly implementing residents' ideas for Claridge Way. Jan Kattein Architects were appointed to work closely with those who live, work and play in the area, and to bring together their voices in a spatial brief.

We call this vision a Common Plan, as it reflects a dialogue between multiple points of view, rather than a single 'master' vision. Inevitably, it captures a moment in this conversation, which is likely to shift and develop over time.

The first version of the Common Plan was exhibited to residents in February 2019. Following the completion of works on site in winter 2020 and three seasons in use, this edition will document the project's progress, evaluate its performance in use, and provide resources for further improvement works in the future.



Claridge Way, July 2018



site baseline

summer 2018

site baseline



The Common Plan concerns itself with a stretch of Claridge Way beginning just to the west of a small cluster of neighbourhood shops at Arnott Close, follows the path up to its junction with Oriole Way, and takes in an associated green area and cycle path up to Central Way.

For most of its length, Claridge Way is a tarmac path, with a number of smaller concrete side paths and pavements along the way. It is wide enough to allow maintenance and emergency vehicles to pass through, it is gated, with cycle and pedestrian access only permitted to the general public.

Along the way, Claridge Way passes through a variety of spaces: through an undercroft below a housing block, along a canal lined with birches, past a wooded thicket and up to open grassy areas further north.

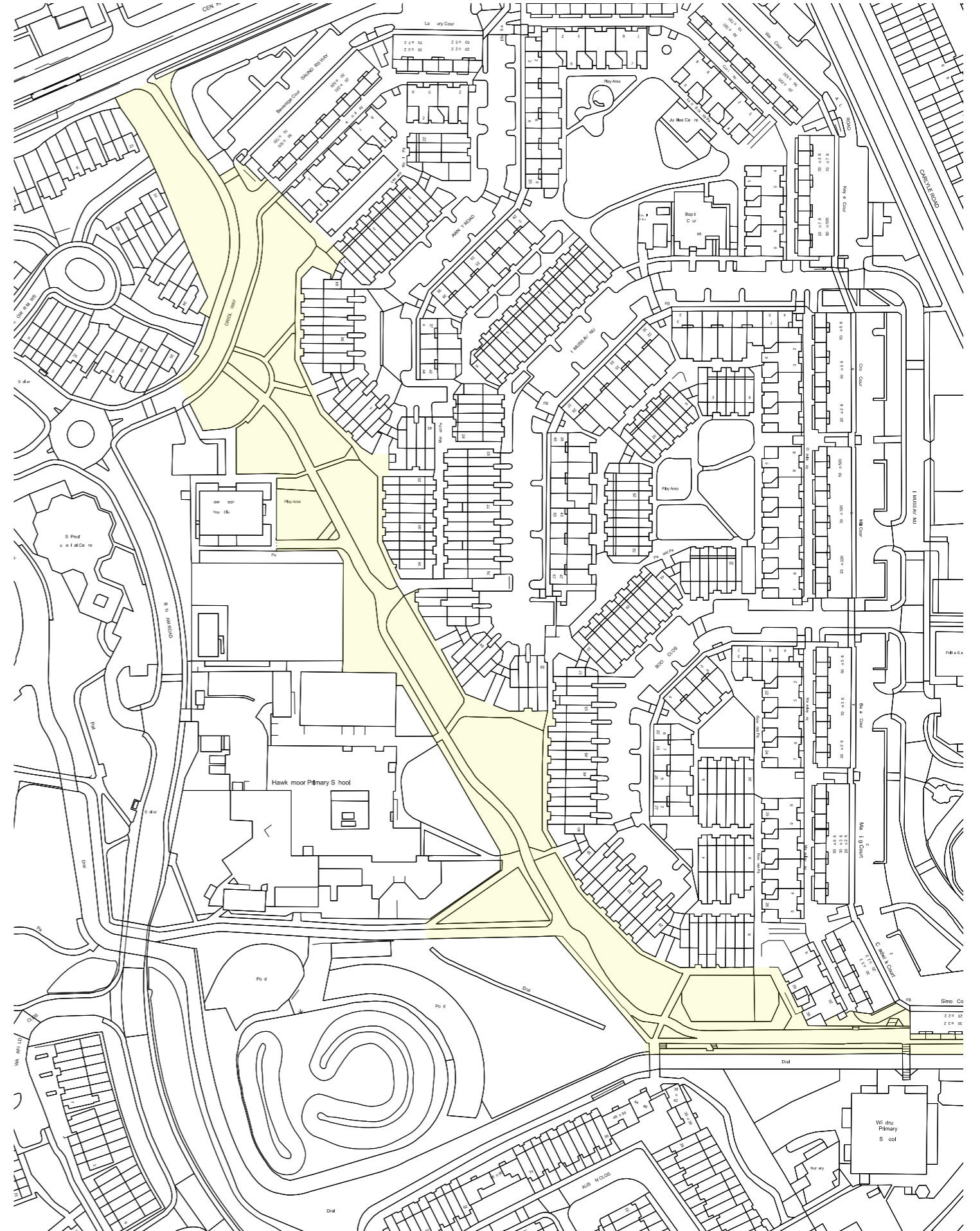
At the inception of the Common Plan, the public realm did little to punctuate this landscape. No seating was available, and play equipment was restricted to a small fenced playground for early years at the north of the site. Little ornamental planting was present.

Perhaps unsurprisingly in light of the many services running underneath, the path was patched and trenched in many places, and overall the surface quality is distinctly rough. The material treatment and condition of side paths varied widely, but was generally indifferent at best.

The limits of the space were defined by residential fences in various states of repair to the east, and secure metal fencing to the Tump 53 nature reserve and schools to the west. Entrances and exits from the space were poorly indicated, often passing through undercroft spaces under homes.











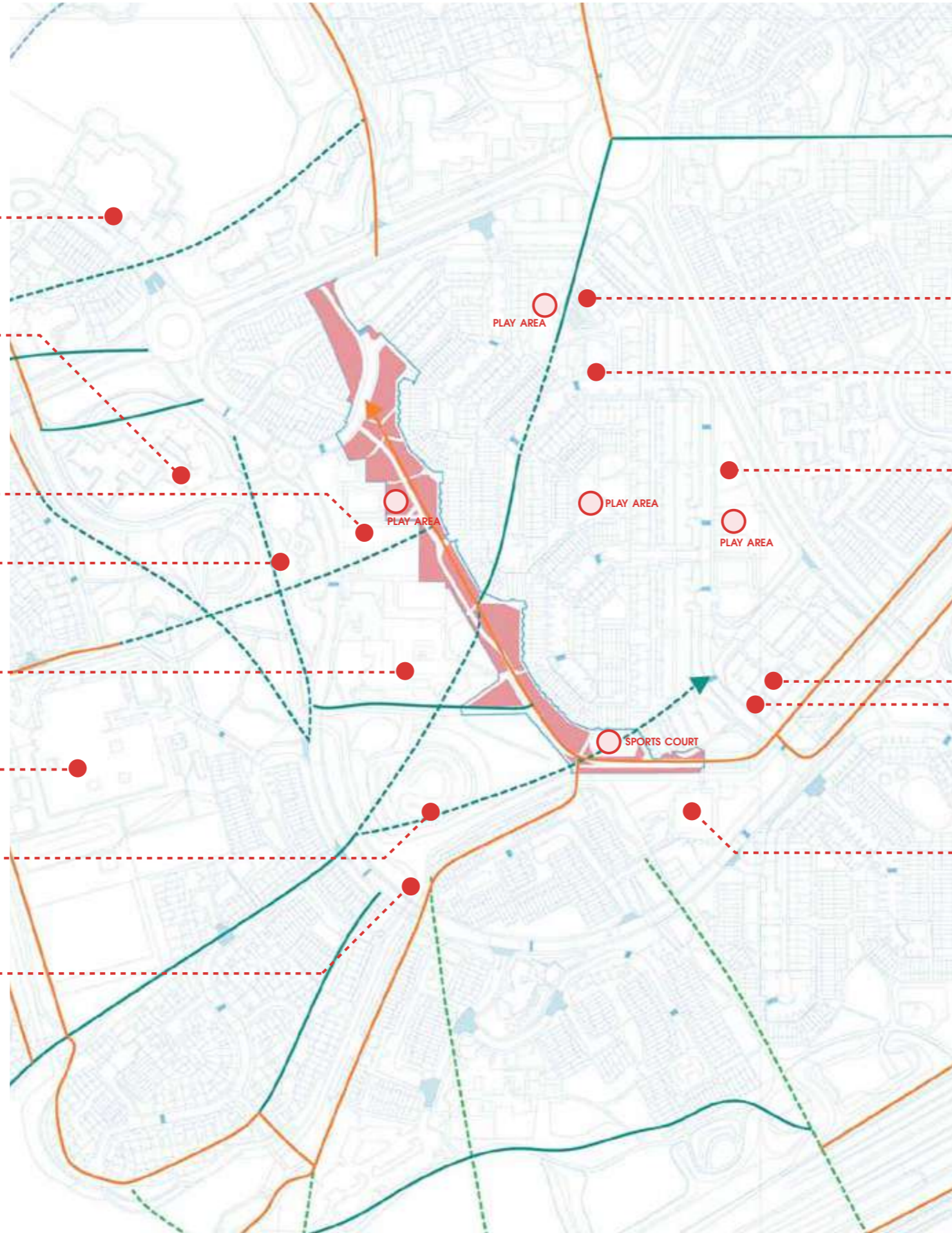
From top: undercroft passage below existing housing block at southern limit of study area, grassy bank, lower path and canal adjacent to southern stretch, looking north along Claridge Way.



community assets

Claridge Way sits between the Moorings estate and a number of key civic assets. It performs two roles in this respect: as a key pedestrian and cycle link to reach these assets, and a green buffer to be traversed along the way. However, few of these civic assets positively addressed Claridge Way itself, and tended to turn their backs to the path.

- 
LEISURE CENTRE & LIBRARY
 A modern library, gym, pool and health centre close to Thamesmead's retail centre with a range of services for the whole community.
- 
GALLIONS REACH HEALTH CENTRE
 One of two NHS medical centres in Thamesmead, located on Bentham Road.
- 
HAWKSMOOR YOUTH CLUB
 Youth Club for those aged between 10 - 19 with music studio, indoor ball court, arts room, computer corner and kitchen/tuck shop.
- 
ST PAUL'S CHURCH
 A meeting place for St Paul's Thamesmead United Congregation (Anglican, CofE, Methodist and URC as well as St Paul's Roman Catholic Parish.
- 
HAWKSMOOR PRIMARY SCHOOL
 Primary School and nursery in the heart of Thamesmead.
- 
WOOLWICH POLYTECHNIC
 Secondary School for boys.
- 
TUMP 53 NATURE RESERVE
 A former munitions testing site transformed into a nature reserve.
- 
BIRCHMERE COMMUNITY HUB
 Community Hub offering stay and play parent toddler cook and eat sessions, a community garden, cafe and space for 'health champions' meetings.



- 
JUBILEE CENTRE
 Community space and play area hosting various social groups.
- 
BAPTIST CHURCH
 A Baptist community in Thamesmead meeting every Sunday morning.
- 
GROWING TOGETHER COMMUNITY GARDEN & TITMUSS AV PLAYGROUND
 Community food and flower growing. Drop-in 10am - 3pm every Tuesday. Playground & sports court open to public.
- 
GOGI'S SUPERMARKET
CHRISTIAN LIFE CENTRE
 Evangelical Pentecostal church in Thamesmead.
- 
WINDRUSH PRIMARY SCHOOL
 Local Primary School south of Claridge Way.

-  CLARIDGE WAY
-  DESIRED ROUTES
-  EXISTING ROUTES

green spaces

As well as providing one of the most immediate substantial green spaces next to the dense housing of the Moorings, Claridge Way is also a key link to some of the other parks and open spaces which make living in Thamesmead unique. However, the landscaping around the path itself supported a limited culture of grass and some overgrown hawthorns, alongside some fine mature trees.



BUTTS WOOD
Small wooded area joining with Hawksmoor Park and surrounded by the canal.



WAYLEAF PLAYGROUND
Playground between Bentham Road and Claridge Way, beside Hawksmoor Youth Club, along from Hawksmoor Primary School.



HAWKSMOOR PARK
Green space off Hutchins Road, with a hill for a view over Thamesmead.



TUMP 53 NATURE RESERVE
Mixed woodlands surrounded by a reed-ringed moat. The nature reserve is home to over 60 bird species ranging from the kingfisher and willow warbler to the redpoll.

BIRCHMERE COMMUNITY GARDEN
Community garden alongside the Birchmere Community Hub. Both residents and students from a local school help keep the garden maintained and produce is sold in the Hub next door.

JUBILEE CENTRE PLAYGROUND
Play area by the Jubilee Centre behind the Baptist church and surrounded by houses behind Tawney Road.

PASSFIELD PATH PLAYGROUND
Playground surrounded by houses on Pathfield Path.

TITMUSS AVENUE PLAYGROUND / COMMUNITY GARDEN
Community food and flower growing alongside a playground for young children.



FLOATING REED BEDS
Reed beds installed by Thames 21 in partnership with Peabody.



- CLARIDGE WAY
- GREEN SPACES
- BLUE SPACES

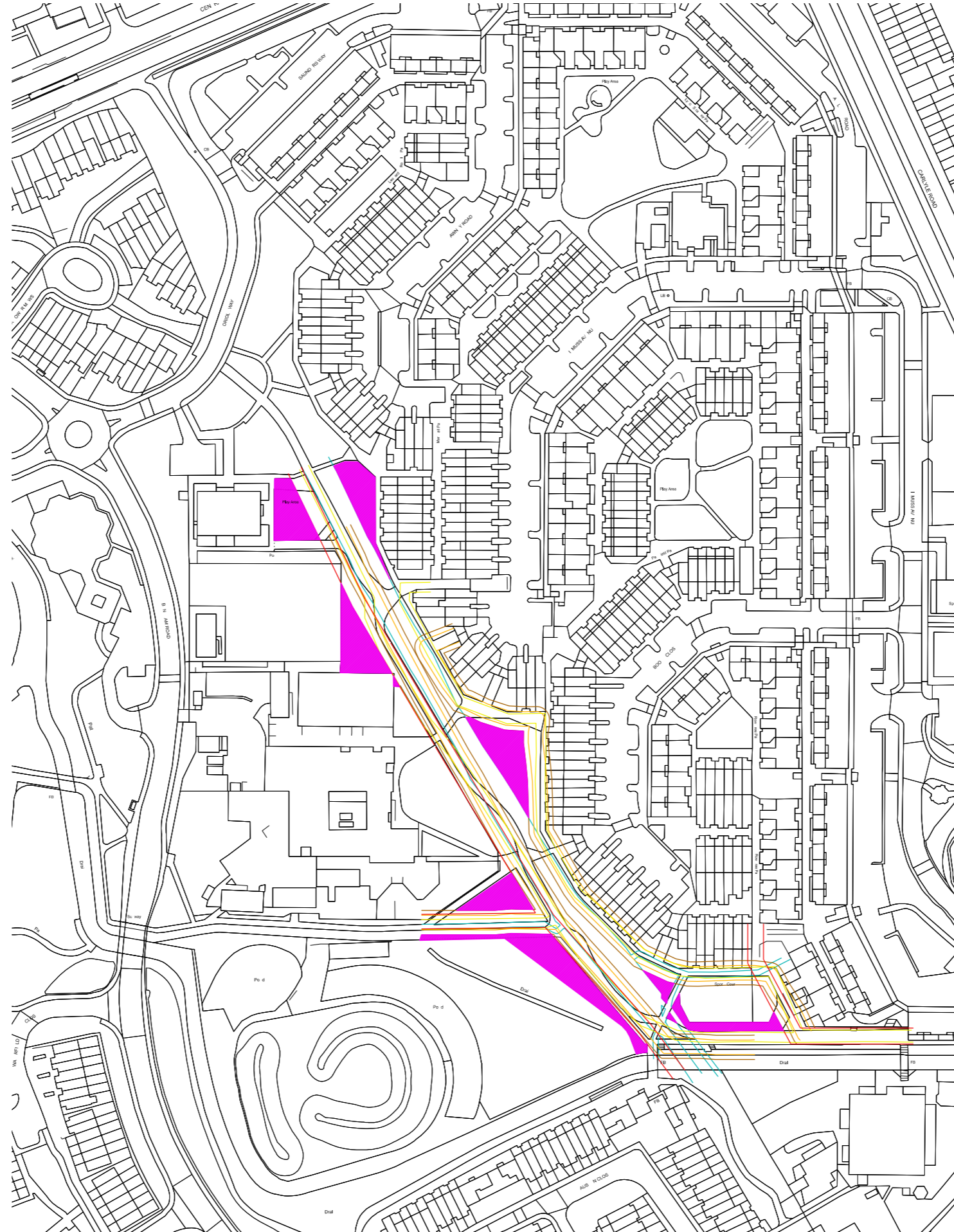
constraints

Alongside its relationships to the Mooring's wider landscape and civic infrastructure, Claridge Way is importantly defined by the services which run underneath it. Utilities companies require clear access to the water, gas, electrical and sewer mains which run below the site. Each requires an 'exclusion zone' around their services to be kept clear.

For the purposes of Common Plan proposals, available survey data was used to plot areas within Peabody's ownership which fall outside of known exclusion zones. Outside of these areas, the likely need for excavation to maintain services was considered to make them unsuitable for perennial planting or permanent structures.

In practice, the Common Plan proposed limited new footings and permanent structures. As a result, it was considered reasonable to proceed on a combination of available survey data, desk-based assessment and careful management of limited excavation by contractors.

The presence of underground services is a major risk to any future work, and it will be important to carefully review up to date survey information and be satisfied that it is adequate in extent and detail before proceeding.



- 2m exclusion zone around medium pressure gas mains
- 3m exclusion zone around foul sewer
- 3m exclusion zone around Thames Water mains
- 5m exclusion zone around Thames Water mains
- 1m exclusion zone around high voltage mains
- areas of Peabody land ownership outside known utilities exclusion zones

below: recently excavated area following services excavation at the north of Claridge Way, July 2018.





defining the brief

summer - autumn 2018

continuing dialogue

Thamesmead residents have been generous with their time engaging in conversations around the future of the Moorings for many years. In appreciation that the canvas is anything but blank, the development of the Common Plan sought to build on this dialogue and map out a clear path to realising tangible proposals on site.

Crucially, residents and stakeholders were engaged from the very outset of the Common Plan. This allowed a broad public to voice their concerns and take an active role in shaping the brief for Claridge Way. These early conversations also helped to identify creative partners who would continue to play an active role in refining, designing, and, in some cases, building interventions for Claridge Way.

At the same time, the Common Plan will recognise that this is just one carefully defined moment in a dialogue between Peabody and Thamesmead residents that will continue for many years. With this in mind, it will reflect some ideas whose time may not have come just yet, but deserve to be part of future conversations.

The following pages summarise some of the key conversations and design input contributed by local residents and stakeholders to inform the initial brief for the Common Plan, ranging from informal interviews through to hands-on practical workshops. Together, these exercises sought to engage the widest possible group of local stakeholders, while still allowing each participant the opportunity to help shape toward the project brief.

As the Common Plan moved into implementation, specific stakeholder groups became actively involved in the implementation of individual project streams. This creative dialogue will be recorded in the next section, 'ideas into action.'



Image: Claridge Way Tea Party



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VR WORKING GROUP
OCTOBER - NOVEMBER 2018

WOOLWICH POLYTECHNIC
WORKSHOPS
OCTOBER - NOVEMBER 2018

WINDRUSH PRIMARY
SCHOOL WORKSHOPS
OCTOBER - NOVEMBER 2018

HAWKSMOOR PRIMARY
SCHOOL WORKSHOPS
APRIL-JUNE 2019

WINDRUSH PRIMARY
SCHOOL WORKSHOPS
JULY 2019

DETAILED DESIGN
AUGUST-OCTOBER 2019

PROCUREMENT
NOVEMBER-DECEMBER
2019



WORK STARTS ON SITE
JANUARY 2020

WORKS COMPLETED
ON SITE
DECEMBER 2020



GARDENING CLUB
FLAG & PLANTER LABEL
HOMEWORK TASK
NOVEMBER 2020

PLAYROUTE PAINTING
NOVEMBER-DECEMBER
2020

WOODLAND
ADVENTURE WALK
SCAVENGER HUNT
SEPTEMBER 2020

PLANTING STARTS IN THE
GARDENING CLUB
SEPTEMBER 2020

EXERCISE BENCHES
INSTALLED
AUGUST 2020

GARDENING CLUB
COMPLETE
JULY 2020

OFF SITE FABRICATION
SPRING 2020

ANIMAL HABITAT
BUILDING WORKSHOPS
FEBRUARY 2020

WILDFLOWER BEE
ROAD SOWN
SPRING 2020

GARDENING CLUB
WORKSHOPS
MAY 2021

RESIDENT PLANTING
WORKSHOPS
SUMMER 2021

conversations

Everybody has their own preferred way of joining a conversation. The project team would use a wide variety of different ways of addressing the many different groups who use Claridge Way in order to give equal weight to their voices.

However, sometimes the most effective methods are the simplest. We launched the Common Plan with a giant Tea Party on Claridge Way, timed to coincide with school pickup. We met hundreds of parents, children, and other residents passing through to discuss what Claridge Way means to them, and what its shortcomings may be.

While this made for a lively afternoon, not everyone is comfortable sharing in large outdoor gatherings. To help us understand how Claridge Way works through detailed, personal conversations, we also visited a range of community groups and institutions, including:

- Safety Net and the Good Life Garden at Birchmere Community Hub
- Titmuss Avenue Gardening Association
- St. Paul's Church
- the Moorings Neighbourhood Forum

"When I first came here, it was acres and acres of woodland and marshland. Very few buildings in comparison, and there were lots of military buildings still standing."

We encountered a neighbourhood united in placing great value on Thamesmead's parks, canals and wildernesses. Residents young and old, long-standing and newcomers, feel it is these which make it a unique place to live.

"Well I like all of Thamesmead really. I would challenge anybody to say where there's a borough that could equal it - because where are you going to get acres of woodland for a start, I can't think of anywhere."

"Oh I like seeing the wildlife for a start. If you stroll along slowly - I don't do brisk walking I'm a bit too old for that now."



"It's just my way through. There wouldn't be anything to stop for. There were, years ago there were benches you could sit by alongside the canal you could sit by."

However, very few people we spoke to felt that Claridge Way was making a positive contribution to this natural environment. Residents spoke of poor lighting and paving, dog fouling, and play facilities limited in their extent and age appeal. A minority voiced concerns about anti-social behaviour. For most, there was simply no incentive to spend time on Claridge Way.

Despite broad enthusiasm for Thamesmead's greenery, our time with local gardening groups indicated that they were struggling to grow their membership. Meanwhile, older residents reported challenges accessing green spaces and the town centre by foot, part in thanks to a lack of places to pause and rest.

Most of the public's ideas for Claridge Way suggested activities rather than infrastructure:

- play (for all ages)
- exercise
- quiet enjoyment of nature (in transit and at rest)
- communal eating



Clockwise from top left: Claridge Way gardening workshop and Claridge Way tea party.

tea party

A Sit down
Hub, and
Park
will be
look

"The Park
is nice"
The Lack of
the Family
is not good

More
play equipment,
it's very
bare

MORE
LIGHTING

Better
Play
facilities



Needs
low maintenance
planting

SHELTERED
AREA TO
CONGREGATE
WITH OUTDOOR
HEATING TO
BE USED BY
TOURIST
OLD

Benches!

Picnic
Space

Climbing
frames
for older
children

ARTISTIC
RECREATIVE
SPACES TO
SHOWCASE
WORK OF
ARTISTS

Make
child friendly
environment

I want
to see
A Street
PART

We like to have
coffee and sit down
while we wait for the
children

put loop
that can
not be set
free to.

and trees grow
near
along from
the area
growing

have light
in dark areas
picnic space
boat fair

Needs
low maintenance
planting

school workshops

The students of Woolwich Polytechnic and Windrush Primary School shared their spatial insight and creative input through parallel model-making workshops.

Older (secondary school) students at Woolwich Polytechnic were able to offer their keen observation and experience of the different groups who use Claridge Way, their movement patterns and territories:

- teenagers
- Moorings residents
- Thamesmead residents
- Hawksmoor Youth Club
- Hawksmoor Primary students
- Windrush Primary students
- Linton Mead Primary students
- parents of primary school students
- emergency services
- cyclists
- joggers
- dog walkers
- elderly residents

Students looked for overlaps and conflicts, and began to propose solutions and interventions.

Meanwhile, we challenged students at Windrush Primary to share their expertise in play by modelling for us a 'Playground for all the Family.' Their energetic proposals went on to inform both a playspace brief, and would go on to translate into the detailed proposition through our continued conversations (see below, 'ideas into action').



Clockwise from top left: Woolwich Polytechnic School workshop, Windrush Primary School modelmaking workshop, and Woolwich Polytechnic School masterplan model workshop.

virtual reality working group

Running alongside our programme of practical and model-making workshops with schools and gardening groups, Hobs3D facilitated a series of workshops which gave participants the opportunity to shape proposals for Claridge Way in virtual reality.

We were joined by a diverse group of local residents, who responded to a Thamesmead-wide open call by Peabody. This included children, working age adults and retirees, with many participants joined by family members. Also present were a group of young people from Hawksmoor Youth Club and the neighbourhood forum. As with the film workshop, some residents were drawn from further afield by their interest in technology, but some residents from the Moorings and the direct surrounds of Claridge Way also attended. With three of the four workshops taking place on site, all workshop participants were deeply familiar with Claridge Way by the conclusion of the programme.

After first producing a 360 film documenting Claridge Way in its current condition, within a specially developed software tool, workshop participants were able to represent concepts for improvements by placing and manipulating a selection of predetermined objects, including generic street furniture and platonic solids. The first session, at Hobs3D's Stratford studio, saw participants introduced to the technology before dividing into four teams to discuss and sketch designs around initial briefs around the themes of play, socialising and enjoyment of nature.

The second workshop introduced 3D scanning technology as a means of importing physical models to the virtual realm. A selection of models from Windrush Primary students were scanned, as well as some elements modelled by the VR working group. At the same time as progressing virtual models, teams were encouraged to develop a "mission statement" setting out their key design priorities. In the final workshop, teams had the chance to finalise their models, extract screenshots and consider how their ideas would be presented to a wider public in the context of the Common Plan.



Sketches, working models and final presentation images from each of the groups are set out on the following pages, together with a brief overview of the discussions which informed their designs.

"Ah, the canal: beautiful, green, tranquil. The kind of place that you'd want to stay and have a look at - well, weather providing. In contrast to the underpass: dark, dingy, no light. It looks kind of hostile, don't you think?"

"Claridge Way is an intersection, and a good one at that. It's very connected, but there's nowhere to sit, and where do you go?"

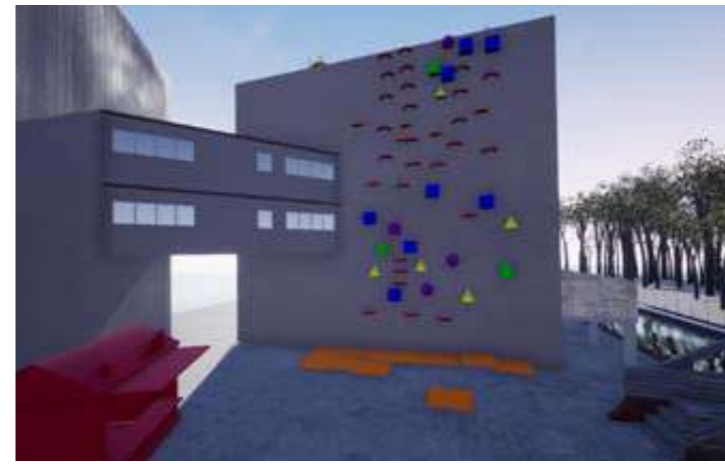
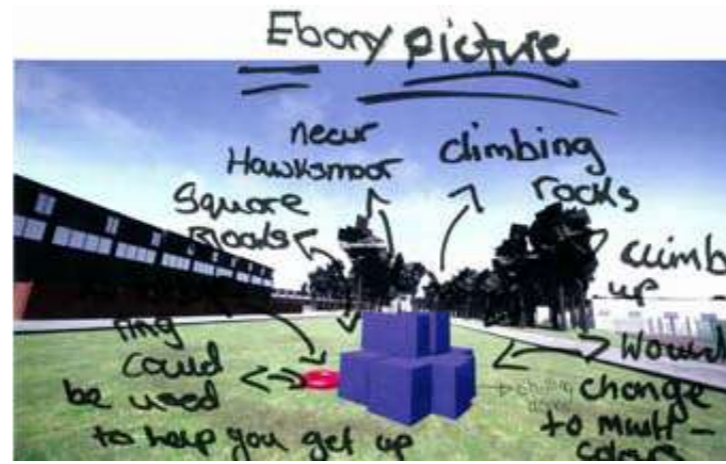
"There are people that plant their flowers outside of their gardens, and that's really nice to see. So you're walking along and you see someone's taken pride in that. You see some people sitting out on a summer's day, watching the kids."

"There's so many pathways into this one little bit, I'm surprised there isn't at least a bench or something to sit down and meet people."

virtual reality working group

In all, workshop participants spent some 18 hours in discussion and development of ideas for improvement to Claridge Way. The diverse range of ages and backgrounds within the working group resulted in a dialogue that was empathetic to the needs of other users of the space. A number of specific themes and observations achieved a level of common consensus within the group, and went on to underpin many of the proposals:

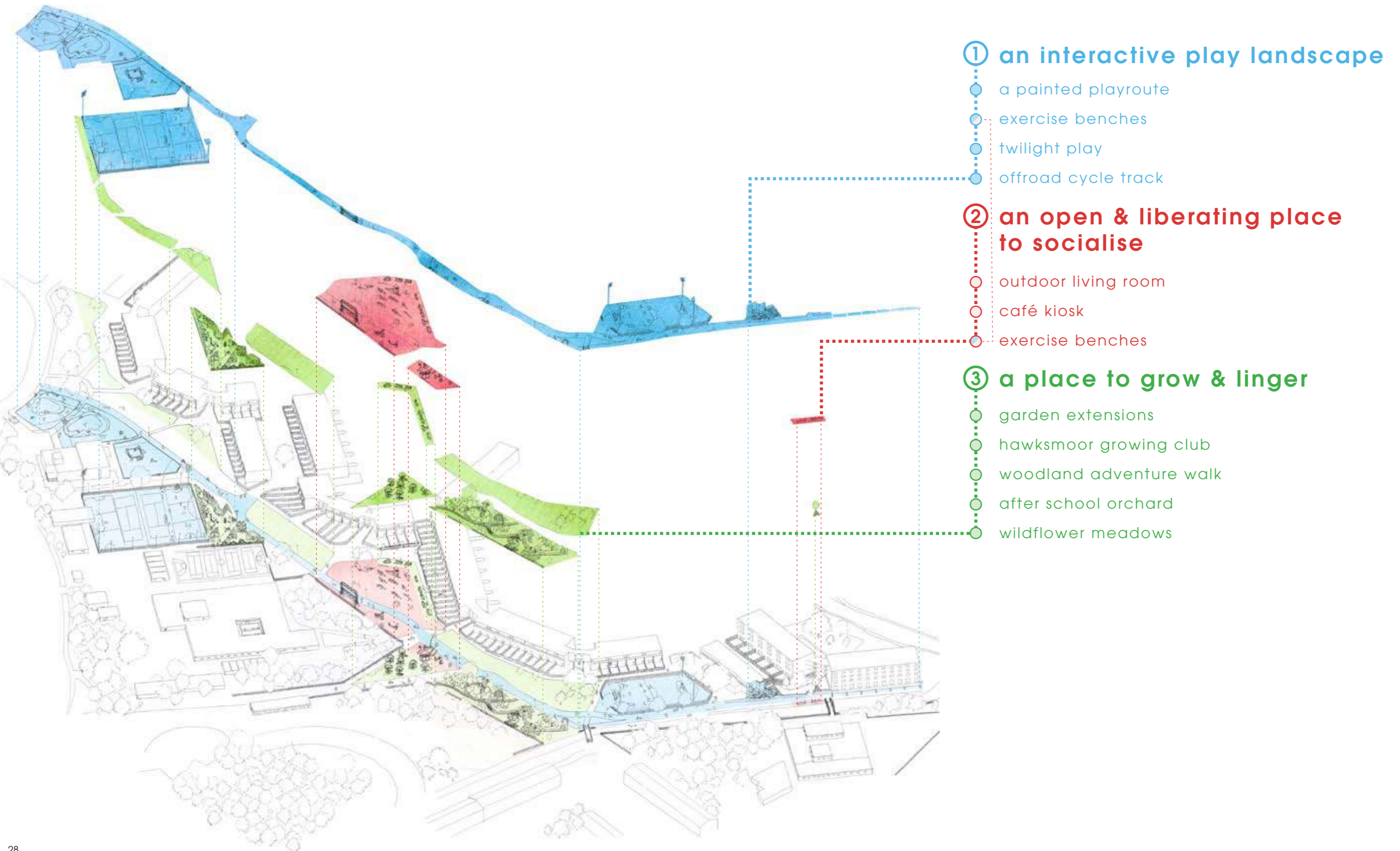
- the open character of Claridge Way is seen as highly valuable, and should be broadly preserved
- play activity should not be restricted to a single fenced and defined area, but should permeate the site as a whole
- proposals should balance a desire for increased social (and economic) activity with more opportunities to enjoy the tranquil natural surroundings.
- opportunities for interested local parties, and particularly young people, to be involved in delivery of proposals on site could help to instil a sense of pride and ownership



Many of the shortcomings which consultees noticed in Claridge Way arise from compromised connections with its surroundings. It's at the back of houses and the wrong side of the school fence. Our strategy centres on fostering improved connections between surrounding stakeholders and the site, bringing activity, natural surveillance and a sense of ownership and pride up to the path's edge.

As well as improving Claridge Way for the schools, local residents and the Youth Club, the intention is that together, these measures should also improve the experience of the passer-by, offering opportunities to slow down and enjoy a very particular sort of green space.





a common plan for claridge way

offroad cycle track

A small BMX circuit formed of earth mounds and ramps could offer more opportunity for young people to be sociable and active.

wildflower meadows

Each time Claridge Way is dug up to access utilities, sowing with wildflowers and grasses could add colour, interest and biodiversity within this shifting landscape.

garden extensions

Neighbouring residents could be encouraged to enjoy and take pride in the green space behind their houses through the offer of new planters, fencing and back gates onto Claridge Way.

outdoor living room

Furniture carefully integrated into the existing landscape and a communal barbecue could be used for cookouts, picnics, or even seating for outdoor film screenings.

twilight play

Alongside remedial lighting to illuminate 'dark spots,' feature lighting at key intersections and flood lighting to sports pitches could help make Claridge Way feel safer and more attractive place to play and pass through in the evenings.

a painted play route

Road-marking paint along the black path, feature lighting and occasional play-on-the-way furniture could help make every journey through Claridge Way an opportunity for play.

hawksmoor growing club

Above ground planters, a potting shed and a small outdoor learning area would allow Hawksmoor Primary School to expand growing activities out onto Claridge Way.

after school orchard

A collection of fruit trees outside school gates could provide students with a healthy snack after school in the autumn.

cafe kiosk

A small pavilion could serve coffee, tea and healthy snacks, particularly around the school rush, as well as supporting outdoor community activities.

woodland adventure walk

A winding walkway between the trees could link a series of habitats for birds, bees, bats or beetles in a playful extension of the Tump 53 Nature Reserve.

exercise benches

A network of bespoke benches could double as stages of a site-wide training circuit to promote fitness, while making it easier to pause and enjoy the outdoors.

design exhibition

february 2019

The Common Plan was exhibited in Hawksmoor Youth Hub in February 2019, together with the creative inputs of students and residents which generated it. Residents, including many of those who had participated in earlier workshops and conversations, were particularly positive about the implementation of:

- a painted playroute
- exercise benches
- café
- twilight play
- offroad cycle track

Other ideas received more muted, but generally positive feedback:

- outdoor living room
- garden extensions
- hawksmoor growing club
- woodland adventure walk

While not opposed, some proposed interventions were of limited interest to most of the people we spoke to:

- after school orchard
- wildflower meadows

Residents, and particularly those who live adjacent to the path, engaged positively with the idea of helping Claridge Way to work better as a place for socialising and play.

Overall, feedback was strongly positive. However, some residents were concerned about the long term maintenance and upkeep of any improvements. Many residents re-iterated the importance of lighting and open access for Claridge Way to feel safe and inclusive.



As noted above, the ideas for improvements to Claridge Way generated through dialogue with residents significantly exceeded the available budget available for delivery. Following feedback from the design exhibition, it was necessary to align resident priorities against budget and site constraints.

In response to residents' concerns regarding upkeep of any improvement works, we also consulted internally with Peabody's grounds maintenance and arboricultural teams to ensure that any proposals could be properly looked after.

The following prioritisation strategy was adopted to balance these concerns:

① an interactive play landscape

- a painted playroute
- exercise benches

twilight play

offroad cycle track

A comprehensive lighting scheme which satisfactorily addresses residents' safety concerns was considered likely to exceed the available budget, and will require long-term coordination and agreement with the Royal Borough of Greenwich.

On review, it was felt that Claridge Way itself is too constrained to accommodate offroad cycle facilities alongside the existing paths and trees. As a key wish, particularly of adolescent residents, this could be better accommodated elsewhere around the Moorings.

② an open & liberating place to socialise

- outdoor living room
- café kiosk
- exercise benches

outdoor living room

café kiosk

While many support the emergence of Claridge Way as a social space, there is still concern among residents and wardens regarding street drinking. A sociable grouping of exercise benches was considered to be a good way of softly trialling this approach.

Implementation of a cafe on site will be dependent on a suitable business model and commercial viability. It was anticipated that attracting sufficient footfall could be challenging for a new business, and that this might be better trialled on a temporary basis, e.g. with a coffee cart, before considering a permanent structure.

③ a place to grow & linger

- garden extensions
- hawksmoor growing club
- woodland adventure walk
- wildflower meadows

after school orchard

Soil on Claridge Way is potentially contaminated, and fruit trees within surface planters are less likely to thrive in the long term. Small scale food growing for young people could instead be accommodated within the Hawksmoor growing club.



ideas into action

spring 2019- winter 2020

ideas into action

Bringing the Common Plan to life on Claridge Way relied on the specific knowledge, interests, creativity and cooperation of residents, schoolchildren, community leaders, teachers, gardeners, arboriculturalists, carpenters, metalworkers, builders, digital fabricators and artists.

Each of the little projects which together make up the Common Plan emerged from its own set of collaborations. This focussed approach enabled the people most likely to use each intervention to directly shape the design and outcomes. It also allowed the most suitable specialist makers and builders to complete the works.

As a result, the Common Plan projects developed and moved towards site piece by piece, stage by stage in a complex programme of dialogue, design and construction. This story is told chronologically, as each component strategy emerged: an interactive play landscape, an open and liberating place to socialise, and a place to grown and linger.

① an interactive play landscape for everyone

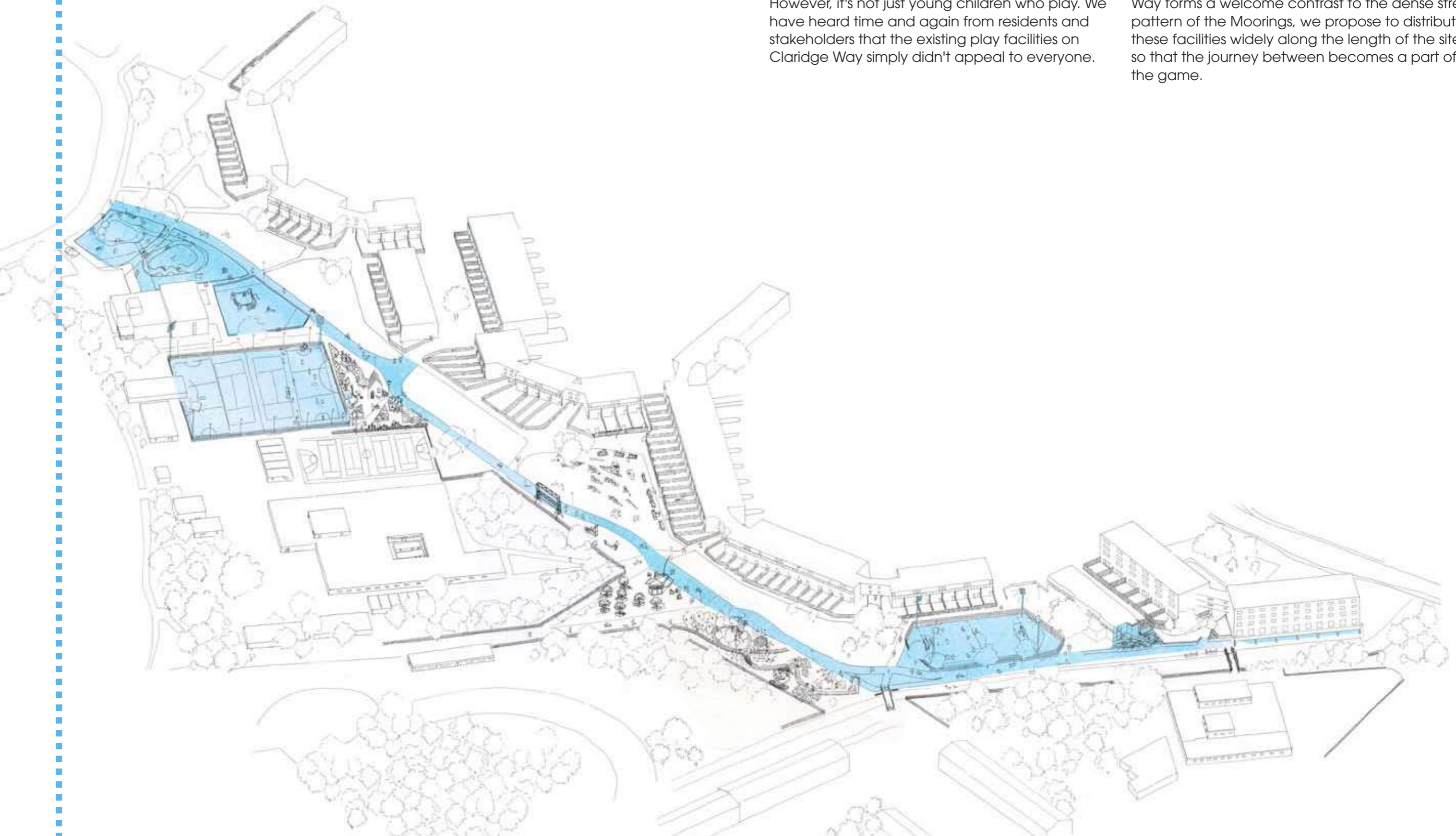
② a painted playroute

Sandwiched between a dense residential area, two schools and a Youth Club, Claridge Way is traversed by hundreds of children and young people every day. A play landscape could joyfully transform that walk to and from school, as well as those moments passed outside the school gates.

However, it's not just young children who play. We have heard time and again from residents and stakeholders that the existing play facilities on Claridge Way simply didn't appeal to everyone.

Key play facilities were proposed to be concentrated around Hawksmoor Youth Club and Windrush School, encouraging the two groups to extend their sense of ownership, pride and positive activity beyond their current territories.

Recognising that the open character of Claridge Way forms a welcome contrast to the dense street pattern of the Moorings, we propose to distribute these facilities widely along the length of the site, so that the journey between becomes a part of the game.



Windrush Primary School is located at the southern end of Claridge Way. One of the school's principal entrances is via a footbridge leading across the canal from Claridge Way. Parents and children gather around the footbridge before and after school. Many will pass through an underpass below a 5-storey housing block as they head south towards home or local shops.

Initial conversations with school management indicated an appetite for workshops to result in a direct and demonstrable impact on the quality of the environment directly adjacent to the school. In addition, these conversations echoed concerns heard at the Tea Party regarding the narrow appeal of existing play facilities.

We worked with a class of year 5 students on a workshop programme focussing directly on play proposals for this underpass space, but with the aim of establishing themes to inform a wider palette of play activity for the rest of Claridge Way. Students were provided with a flat-pack model corresponding to a single structural bay of the underpass at 1:20 scale and encouraged to make inclusive and creative proposals for a "Playground for all the Family."

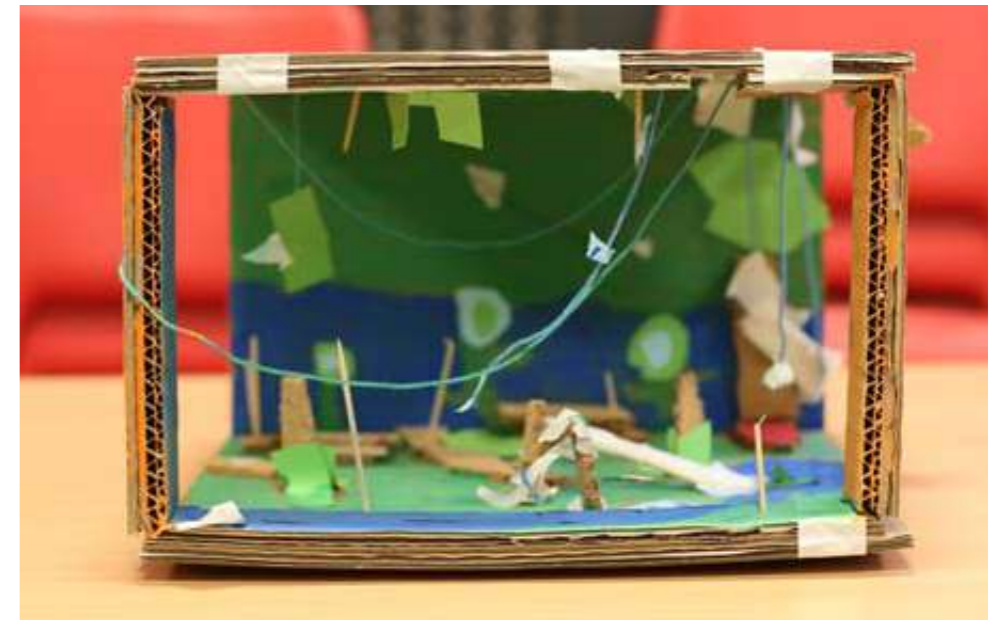
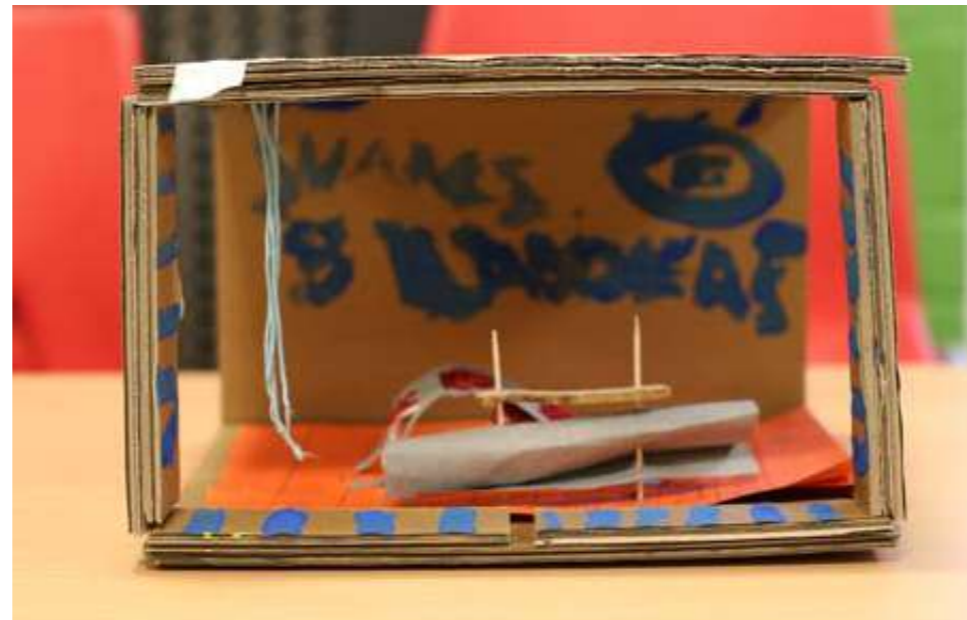
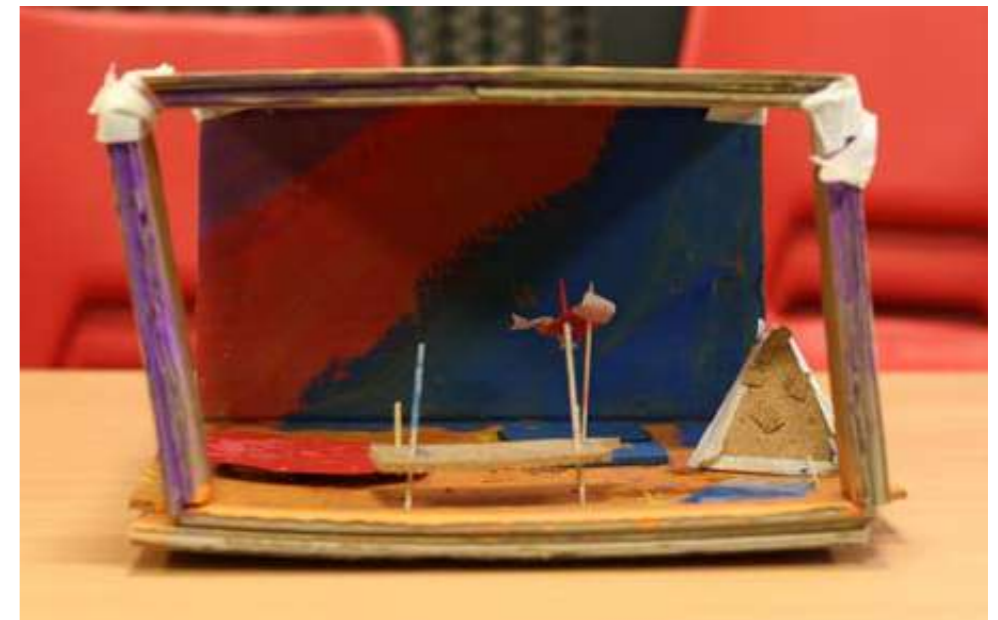
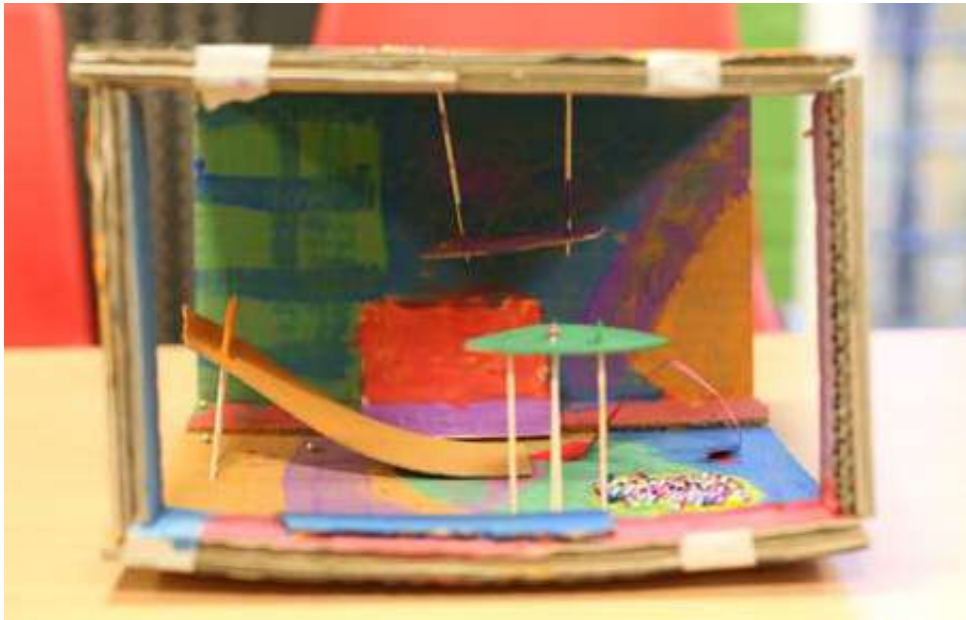
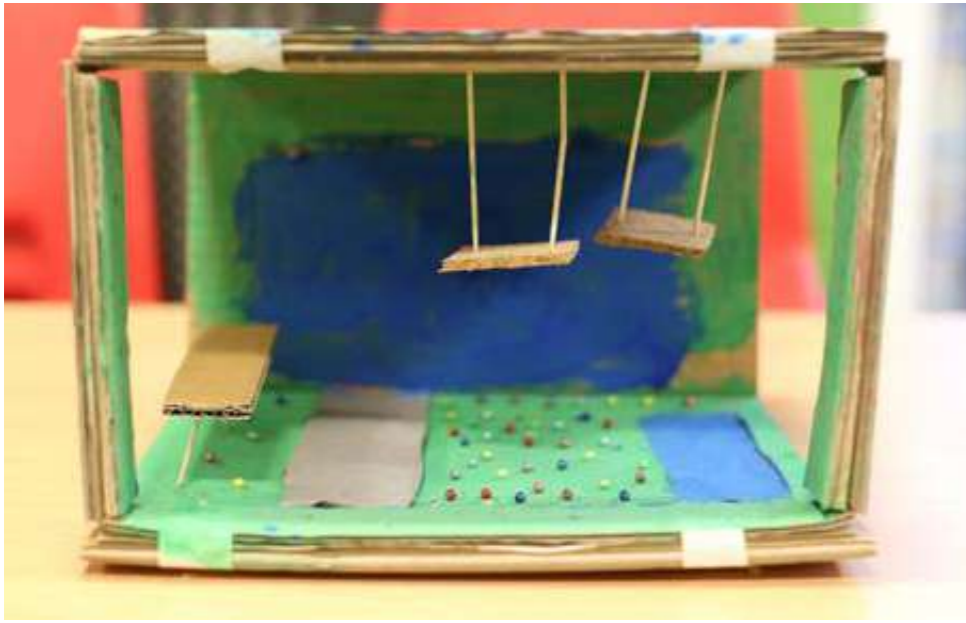
Following an initial site walkaround to discuss the way that children already play on site, students were encouraged to work with paints as a means of proposing decorative play schemes which could be directly realised on site. At the same time, they modelled bold and imaginative ideas for a wider play landscape in three dimensions using cork, card, wool, beads and cocktail sticks.

Students continued to add to their models over the following week, and each prepared a sentence explaining their concept before we returned to review common themes emerging from their work.

Overall, students responded enthusiastically to the idea of bringing families and age groups together through play. Popular recurrent themes included:

- active play targeted at children and young people, including sports facilities (esp. basketball) but also adventurous elements, such as trampolines, swings, climbing walls, ziplines and ball pits
- many students proposed exercise facilities for parents, or seating directly adjacent to playspaces for younger people
- large-scale board games were a popular concept for bringing generations together (including grandparents), with some proposals adding physical obstacles (e.g. snakes and (literal) ladders).
- many proposed dramatic atmospheric changes to the undercroft through colour and pattern to create a fantasy landscape, e.g. a jungle, sea, constellation.
- textural changes were also popular, with many students proposing 'soft' play surfaces.





mural and road marking design

july 2019



After exhibiting the idea for a painted playroute the length of Claridge Way to residents during the Common Plan exhibition, we returned to Windrush School to ask year 5's for their assistance in designing a giant board game based on the principles of 'snakes and ladders.'

As well as coming up with individual elements of artwork for the route, students showed us on a giant map of Claridge Way the important things which they thought needed to be marked along the way and described some of their own favourite games.

We chose some of the most popular themes and striking drawings to develop into an enormous, open-ended game language that runs from near Arnott Close in the south up to Oriole Way in the north.

The design links some of the other interventions around Claridge Way, like the woodland adventure walk and the growing club, and also indicates distance in meters to help people going for a run between the exercise benches.

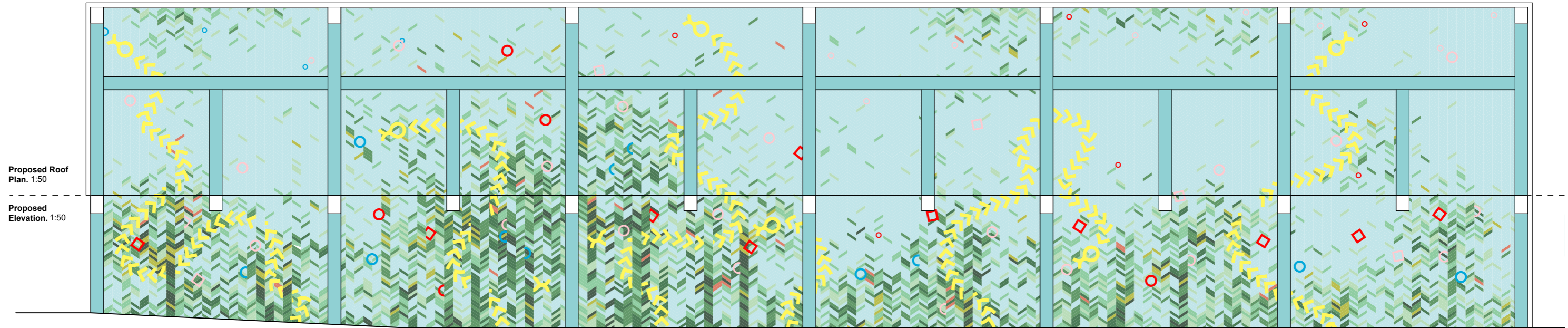
Meanwhile, for the undercroft near the school, we drew inspiration from the number of fantasy landscapes, and in particular jungles and enchanted forests, which year 5's built into their models. Building on these themes, we proposed mural artwork to transform the undercroft into a jungle canopy where the snakes from the game board slither and climb.



mural and road marking design

autumn 2019

Indicative colours



KEY OF MOTIFS

- 3800mm | x2 Starting point
line weight: fill 100mm, outline 50mm
- 4400mm | x2 white,yellow home base
line weight: fill 50mm, outline 100mm
- 5800mm | x2 white fort
line weight: fill 50mm, outline 100mm
- 2000mm | x9 white dice
line weight: 75mm
- x29 white runningroute (NB. numbers differ)
850mm diameter
line weight: 50mm
- x2 yellow runningroute (NB. numbers differ)
1200mm diameter
line weight: 75mm
- x1 yellow bullseye
line weight: 50mm

- x14 red and blue squares
450mm side
line weight: 75mm
- x12 yellow and white squares
450mm side
line weight: 75mm
- x4 red and white circles
450mm diameter
line weight: 75mm
- x11 white and yellow circles
450mm diameter
line weight: 75mm
- x12 blue and white circles
450mm diameter
line weight: 75mm
- x2 blue petals
500mmx1,000mm
line weight: 50mm
- x9 red circle
350mm diameter
line weight: 50mm
- x1 blue large circle
2700mm diameter
line weight: 100mm

LONG LENGTHS OF LINE (>10m)

- 40m total of dashed yellow lines
line weight: 50mm
- 90m total of dashed red lines
line weight: 50mm
- 560m total of dashed white lines
line weight: 75mm
- fire:
x115 red lines of length 365mm
x48 yellow lines of length 365mm
line weight: red 50mm, yellow 100mm
- x14 yellow snake heads
line weight: 100mm
- x6 yellow arrowheads
line weight: 100mm
- x12 yellow arrowheads
line weight: 75mm
- x428 yellow chevrons
line weight: 100mm
- x6 blue arrowheads
line weight: 100mm
- x11 blue leaf motifs
line weight: 50mm
- 300m of solid yellow line for maze
line weight: 50mm
- 5m total of solid yellow lines
line weight: 50mm
- 8m total of solid red lines
line weight: 50mm
- 20m total of solid white lines
line weight: 50mm
- 20m total of solid white lines
line weight: 50mm

SHORT LENGTHS OF LINE (<10m)

- x2 blue medium circle
1900mm diameter
line weight: 75mm
- x2 white,red,yellow,blue foursquare
3600mm overall diameter
line weight: 50mm
- x1 red and blue quarter-square
1300mm radius
line weight: 50mm
- x1 yellow and white quarter-square
1300mm radius
line weight: 50mm
- x1 white and yellow quarter-square
1300mm radius
line weight: 50mm
- x1 red backpack
line weight: 50mm
- x2 blue, red cherries
line weight: 50mm
- x3 blue adventure walk entrances
1120mm diameter
line weight: 50mm



Over the winter of 2019/2020, Peabody explored possibilities for encouraging the Royal Borough of Greenwich to resurface Claridge Way before the playroute was installed. When it became apparent that this wouldn't be possible within the project timeframes, we looked at multiple material options for transferring artwork onto the tarmac.

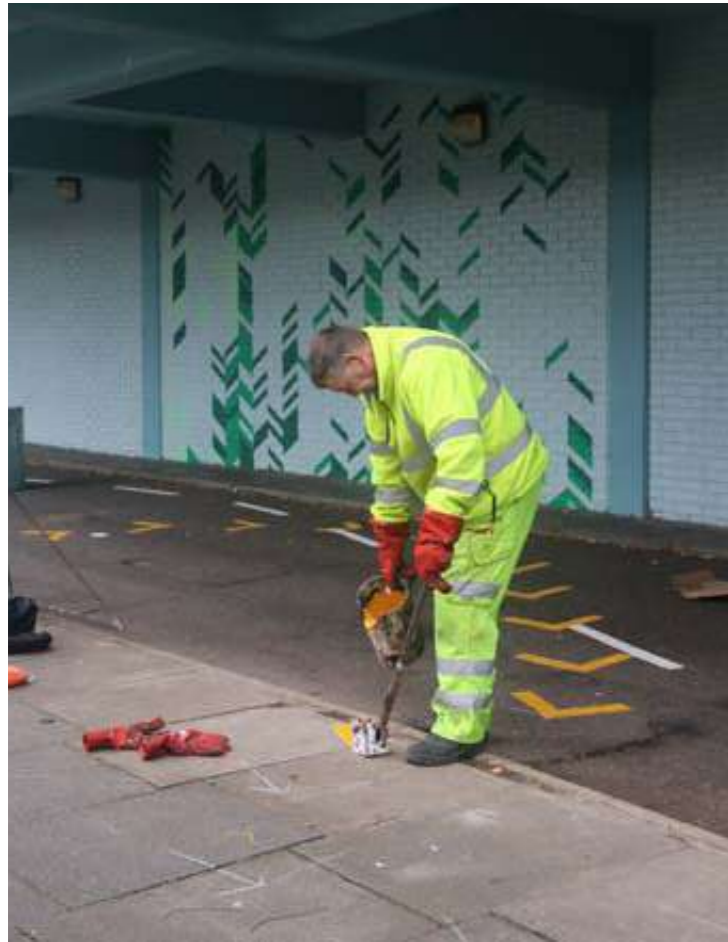
The existing surface is uneven in places, and is relatively likely to be disturbed by utility companies in the future. We chose to test thermoplastic paint as a material which is thick enough to cover the rough surfaces, and is easy to patch, repair and adjust in the future. We also like the idea that the same old lines that you might see in careful straight lines on streets across Thamesmead are taking a playful new turn on Claridge Way.



We spoke with a wide variety of specialist playground and highways painters before asking C L Roadmarkings to paint a test panel of the playroute just outside the Tump gate on Waterlily Walk. Every motif had to be carefully drawn on the road in chalk before applying hot paint in careful, measured strokes.

On reviewing the test panels, it was decided that the thermoplastic paint works well with the existing tarmac surface. Through our conversations with the specialist workmen, we decided on some simplified methods of setting out the artwork.





After approval of the test panel, painting of the rest of the playroute was scheduled for the autumn. However, thermoplastic paint cannot be applied when the tarmac is wet, so completion was delayed into the winter.

Meanwhile, the undercroft was painted with a base coat of pale blue by Demco Construction in the late spring of 2020. MJO signwriting began painting the mural in June, but sadly were not able to complete the painting due to the impact of the pandemic. In November 2020, the London Mural Company arrived on site with a larger team and were able to complete painting the walls and soffit of the space, carefully masking each element of the artwork and making minor adjustments to align yellow 'snakes' on the wall with the road markings.



Since its installation, the painted playroute has proved very popular with younger children. There are no hard and fast rules on how to use the playroute, but rather all the ingredients are there for children to invent their own games loosely based on snakes and ladders. You could:

- close your eyes and spin on the dice
- count how many dashes you move forward each turn
- slide down each yellow chevron 'snake' when you land on its head
- skip up each hopscotch 'ladder' you reach
- follow the leader in the fruit slice foursquare outside Hawksmoor school gates
- try and find your way through the yellow maze
- find your 'home free' in a game of 'it'

At school pickup and drop-off times, it is clear to see how the painted playroute is adding fun to the walk. Some older residents have shown more skepticism, feeling that the playroute has little to offer them and concern regarding poor adhesion of thermoplastic paint in areas.

In summer 2021, CL Roadmarkings returned to site to torch off and replace markings to concrete paving with a cold-applied product which we anticipate will adhere better on this surface. In some small areas close to rear gardens where residents had given negative feedback, the markings have been removed altogether.

Encouragingly, the mural artwork to the underpass has not been defaced or graffitied to date. Some pigeon fouling has occurred, which could be remedied by pressure washing and installation of a suitable deterrent on top of the high level pipes where they roost.

Although wear and tear can be expected over time, the painted playroute has achieved a large spatial impact across the site (some 506 metres) at a modest level of investment. As and when renewal of the mural and road markings becomes necessary, this should present an opportunity for renewed engagement with the primary schools.



a painted playroute



Claridge Way Tea Party
October 2018

We introduced ourselves to Moorings residents in a giant tea party along the path.



Common Plan exhibition
February 2019



Drawing Workshop
July 2019

We returned to Windrush to show pupils how their work was informing design of the painted playroute, and to ask for their help in drawing symbols to turn Claridge Way into a life sized board game.



Mural Painting
Summer-Autumn 2020

The underpass mural was painted by MJO Signwriting, Accent London and the London Mural Company.



Line Marking
Winter 2020

The Painted Playroute is a over half a kilometre long. It was designed in collaboration with the students of Windrush Primary School to transform every journey along Claridge Way into a game, and to make it a better place for families to spend time together.

You can use this plan to learn how the playroute emerged from students' ideas, and to make up your own games to play on Claridge Way.



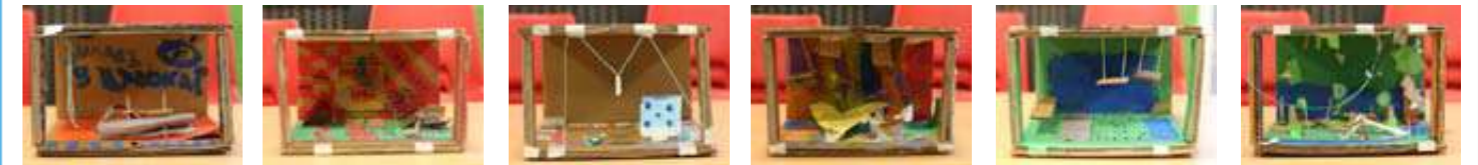
Model-making Workshops
Oct - Nov 2018

We asked students to re-imagine Claridge Way as a playground for all the family by building models inside boxes, each representing one bay of the undercroft by the school gate. Students' ideas helped us to set the brief not just for the painted playroute, but for other improvements on Claridge Way.



Test Panel
September 2020

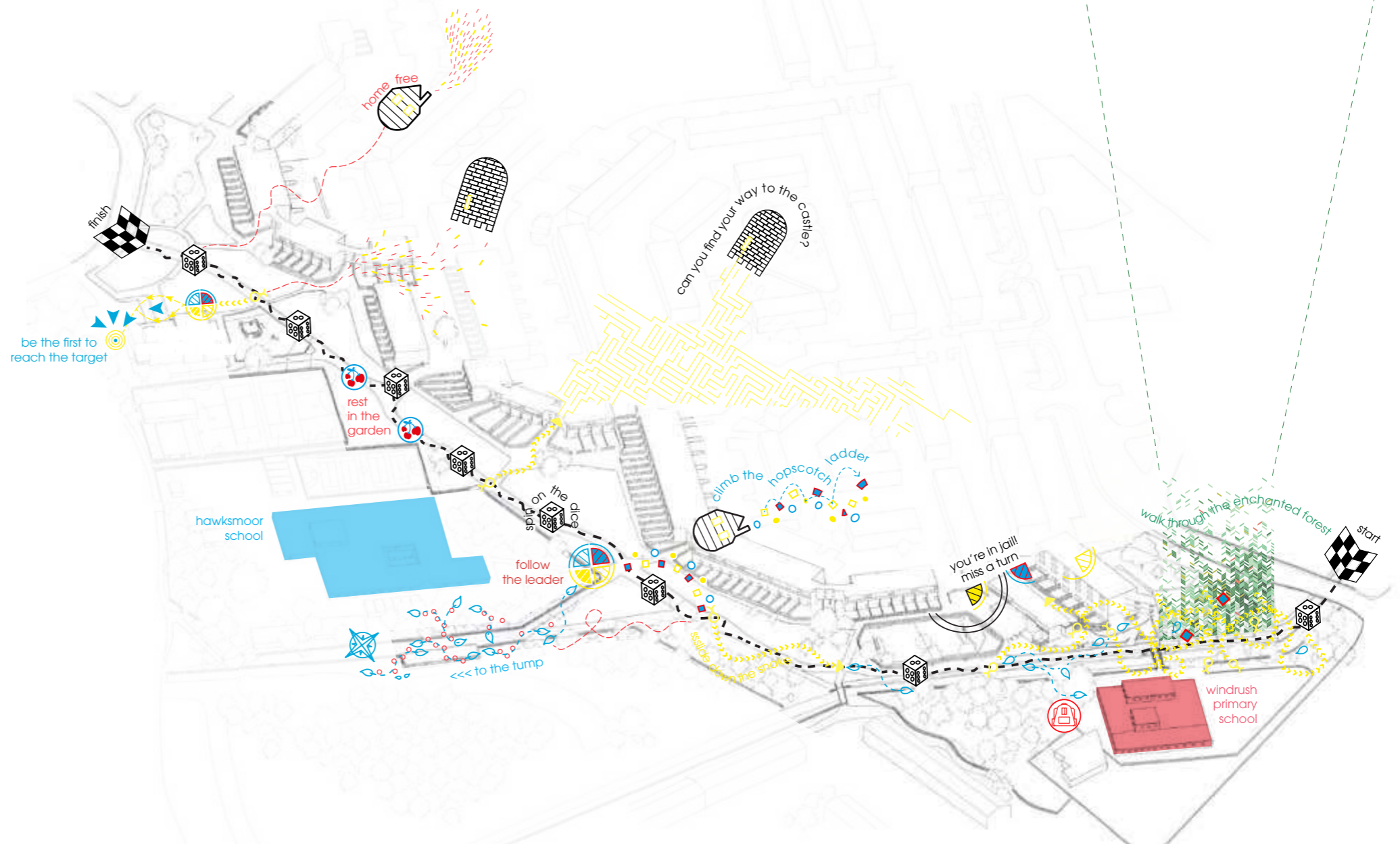
To make sure that the playroute would work, we tried out the strategy first on the path outside Tump 53.



Windrush Primary School students came up with lots of different ideas for turning Claridge Way into a playground for all the family. Some of the most popular ideas for making sure that this public space works well for residents of all ages included **board games**, which students love to play with their siblings, and grandparents.

Students also told us that many of their parents like to **exercise** to keep fit. There are numbers all along the Painted Playroute that will tell you how far you've come on your run or walk, and benches along the route are designed to help perform body weight exercises.

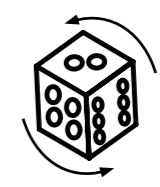
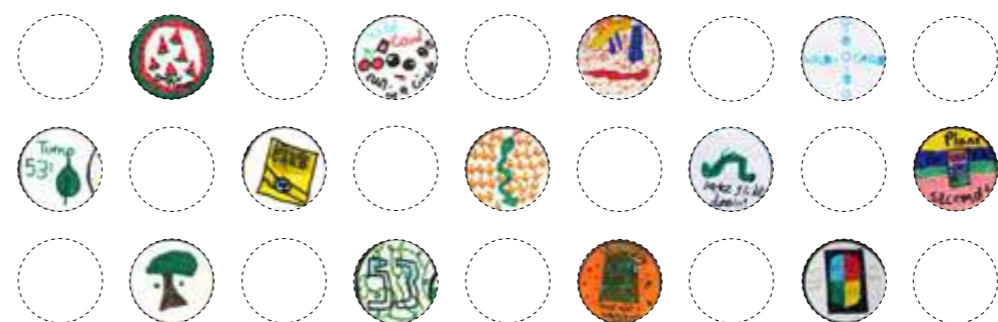
Most of all, we noticed that many of the students used their models to create fantasy landscapes and worlds. **Enchanted woodlands** and **mysterious jungles** were particularly popular. In the Painted Playground, snakes and ladders wind around a running trail, up and around the painted branches of a forest mural in the undercroft space outside the school.



how do you play on Claridge Way?

The painted playroute can be played as a giant games of snakes and ladders by sliding down the yellow snakes and skipping up the hopscotch ladders until you reach the finish line. There's also places to play foursquare and follow the leader.

Most of all, there are chances for you to continue the work of the Windrush students and invent your own games! Cut out symbols or draw your own to add to the painted playroute. You could also use them as counters to play directly on this plan.





② an open & liberating place to socialise

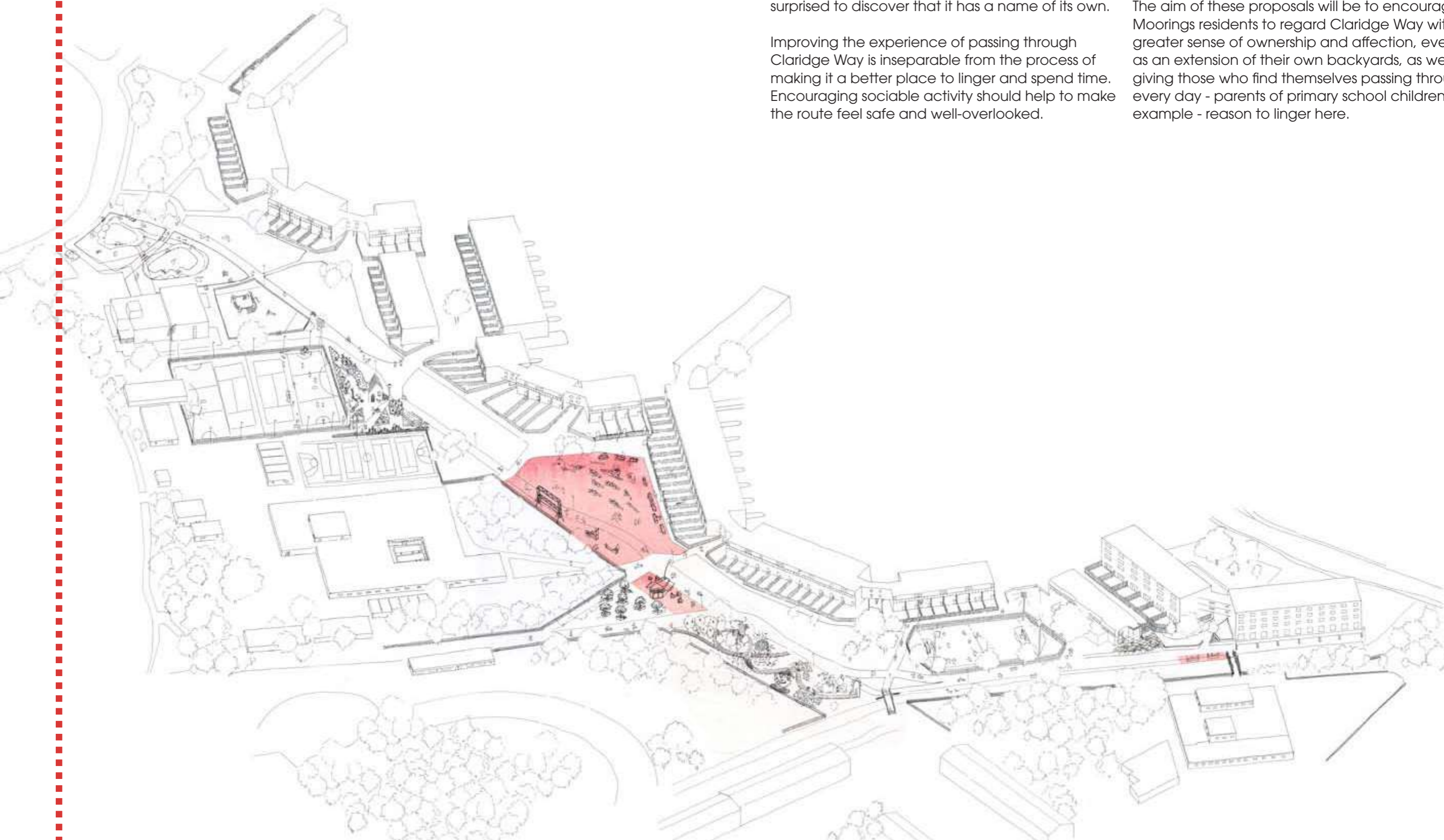
exercise benches

In speaking with Moorings and Thamesmead residents through the development of the Common Plan, it was striking how many did not think of Claridge Way as a place in its own right. For many, it was just the way from one place to another: from school to Gogi's perhaps, or from home to the Town Centre. Some were even surprised to discover that it has a name of its own.

Improving the experience of passing through Claridge Way is inseparable from the process of making it a better place to linger and spend time. Encouraging sociable activity should help to make the route feel safe and well-overlooked.

New seating distributed along Claridge Way will provide for opportunities to catch up with a friend or two. At the same time, it will double as exercise equipment to facilitate a fitness circuit along the path, encouraging people to be active outdoors together.

The aim of these proposals will be to encourage Moorings residents to regard Claridge Way with a greater sense of ownership and affection, even as an extension of their own backyards, as well as giving those who find themselves passing through every day - parents of primary school children, for example - reason to linger here.



youth hub circuit runs

june 2019



The brief for this strategy of the Common Plan was strongly informed by the input of Hawksmoor Youth Hub members through the virtual reality working group. They observed that, for both social activity and play, concentrated and enclosed spaces can quickly start to feel exclusive or even threatening. We also learned that they enjoy running training circuits together.

To learn more about the way that young people exercise and socialise around Claridge Way, we joined a weekend session and participated in a circuit with the youth hub members. We noted a range of popular exercises, including:

- hurdles
- step ups
- sit ups
- balance board

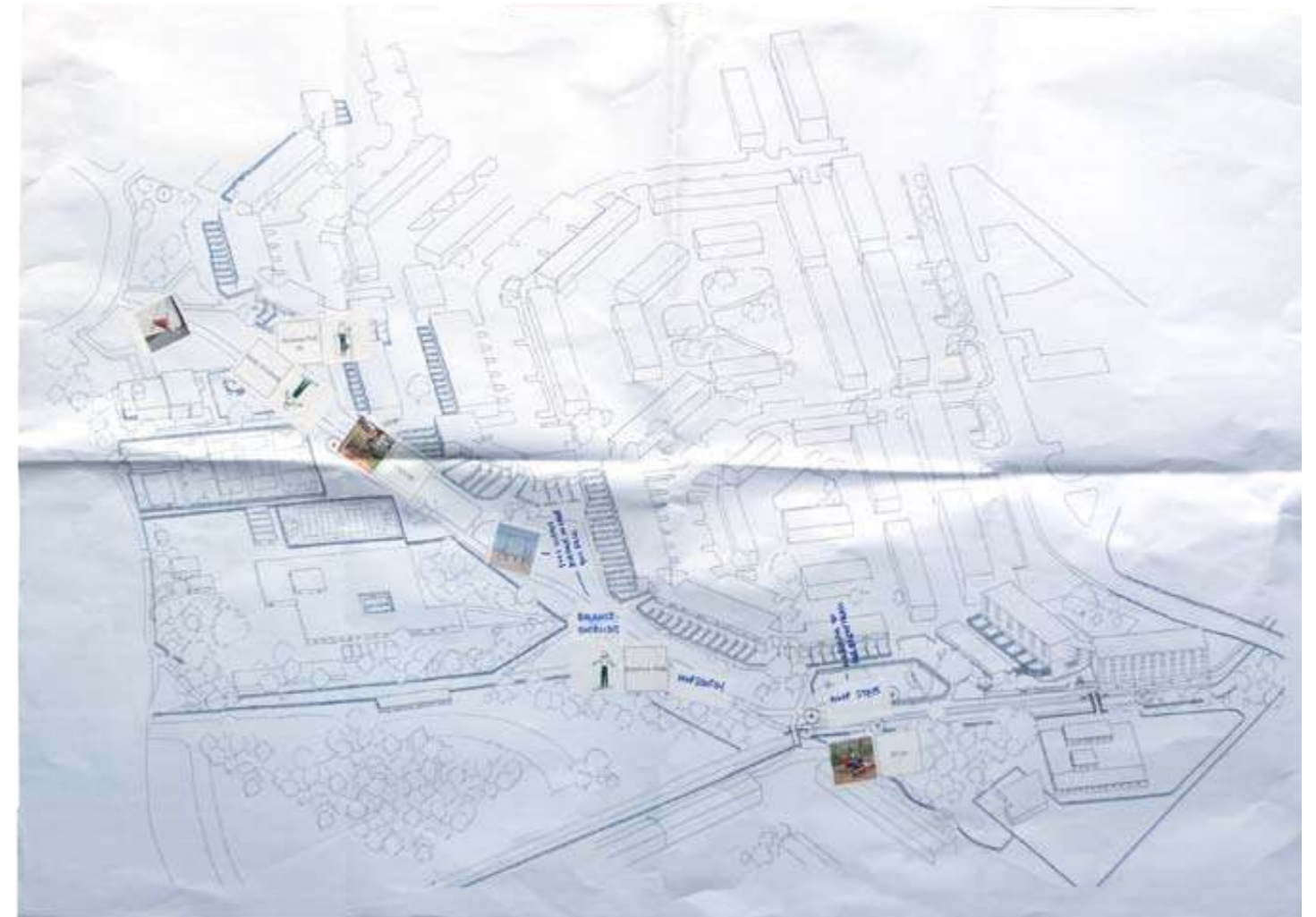


We also noticed that, to practice their pull ups, young people use the adjacent Wayleaf playground, which is targeted at much younger children.

After catching our breath, we asked participants to list some of their favourite exercises, and together began to discuss where would be best to carry these out along Claridge Way, factoring in busy areas and proximity to other play spaces along the path.



from top: hurdles, sit-ups and pull-ups in Wayleaf Playground



Plan marked up by Hawksmoor Youth Hub participants with proposed exercise circuit

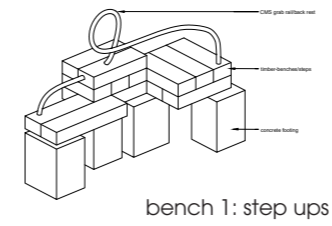
design & planning

autumn 2019

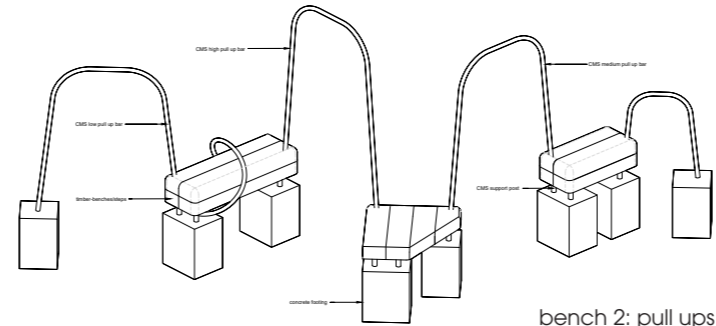
In response to our conversations with the Youth Hub membership, we proposed a set of exercise equipment distributed along the path, ensuring that play opportunities feel open, safe, and do not become dominated by a single social group. This would have the added benefit of giving other path users regular opportunities to pause and catch their breath on the way to or from the shops.

The benches themselves take the form of a series of massive timber platforms and beams at various heights, all threaded along a visually continuous curving metal bar, in keeping with their overall position along a long, winding linear route.

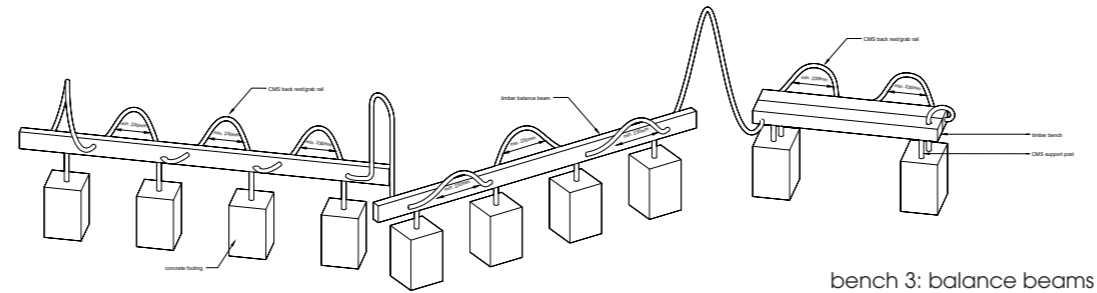
Each bench is designed to facilitate one primary type of exercise from among the youth hub's favourites at a range of difficulty levels, determined by the spacing and height of the bars and platforms. However, in their simple volumes, they could also be used for a range of other simple body weight exercises. With the addition of residents' own resistance bands or hoops, the possibilities expand.



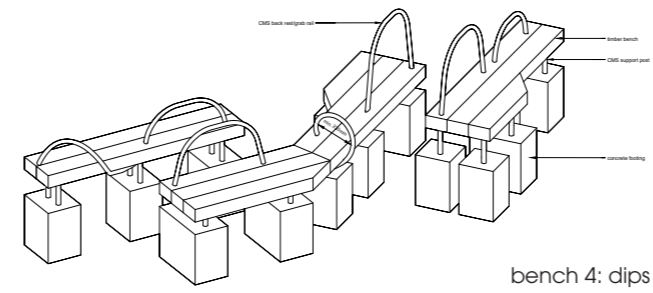
bench 1: step ups



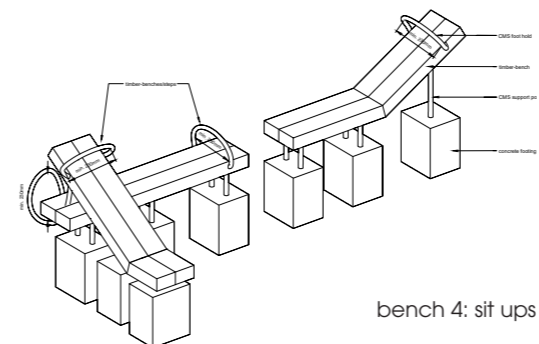
bench 2: pull ups



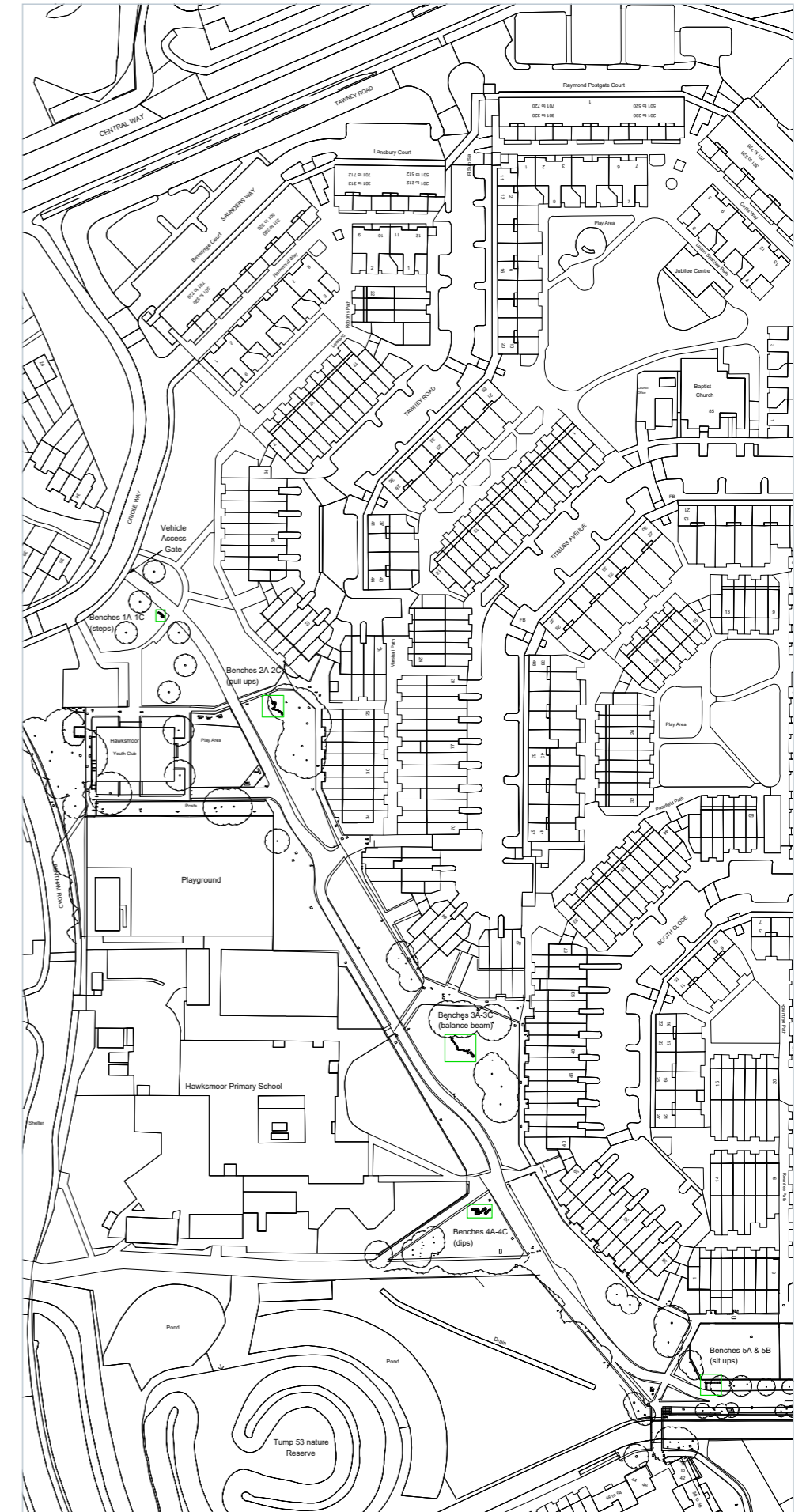
bench 3: balance beams



bench 4: dips



bench 4: sit ups



fabrication & installation

spring - summer 2020

While the principles and parameters for the exercise benches were clearly set out before tender, we relied on engaging skilled fabricators to complete the design of fixings, joints and foundations for the benches. Duncan & Grove Ltd manufactured the exercise benches in their workshop near Crawley in the summer of 2020 in solid oak, with powder coated stainless steel bars and carefully hidden fixings.

The benches were delivered to site carefully finished and wrapped, and were craned into place in August 2020. Peabody's grounds maintenance team installed bark chippings around the bases of each bench shortly thereafter, and the benches were opened for public use.



in use

from summer 2020

The exercise benches are very popular with young children and parents waiting for the school pick up, especially the 'balance beams' and 'dips' benches near the entrance to Hawksmoor School. While children enjoy running over top of the benches and swinging on the bars, parents tend to sit peacefully on the benches, occasionally in more sociable groups.

Older children appear to be enjoying the 'pull up' and 'sit up' benches for casual play and social purposes.

They appear to be wearing well, with only limited instances of graffiti scored into the surface. As the benches are constructed in mass timber, this can be relatively easily sanded off before re-finishing.

However, to date, we have encountered little evidence of residents using the benches for serious fitness purposes. It appears that relatively few people are either motivated or informed on this intended use.



in use

from summer 2020

It would appear that the benches are used and appreciated for social and play functions, however, their design has also embedded the opportunity for Moorings residents to work out in the fresh air on their doorstep.

Two locally based employees of Better Health have produced a useful video demonstrating just some of the exercises which the benches can be used for (link below). Initially, overt guidance - whether over the internet or in person - may be required to demonstrate the potential of the benches before word-of-mouth can take over.



Stills from Better Health produced informative exercise video

exercise benches



Claridge Way Tea Party
October 2018

We introduced ourselves to Moorings residents in a giant tea party along the path.

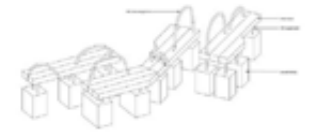


Virtual Reality workshops
Oct - Dec 2018

Hawksmoor Youth Hub members model bold proposals for Claridge Way in VR, together with Hobs3D. They also set the brief for a 'belliberafe' (bright, liberating & safe) public space, and suggest that small, distributed opportunities for play and socialising could work best.



Common Plan exhibition
February 2019



Specialist fabricator designs
Autumn 2019



Site installation
Summer 2020

The Claridge Way exercise benches are conceived and designed in collaboration with Hawksmoor Youth Hub. They are designed to offer places to pause, rest and meet along Claridge Way, but can also be used to perform a range of exercises using only the weight of your own body to complete an extensive work-out.

Meanwhile, new road markings along the path measure out the distance from Arnott Close up to the top of Claridge Way (just over half a kilometre).

You can use this plan to design your own fitness circuit, record your fitness progress, and learn how the members of Hawksmoor Youth Hub helped to shape this element of Claridge Way.



Circuit runs
May 2019

We joined the Youth Hub for a circuit run to understand how they exercise, what kinds of equipment are needed, and plan out a training route. [training.route](#).



Off-site fabrication
Spring 2020

The benches are manufactured by Duncan & Grove in their workshop near Crawley.

Inaugural Circuit Run
Winter 2020/21

We hope to join the members of the Youth Hub for a test run in the New Year!

1

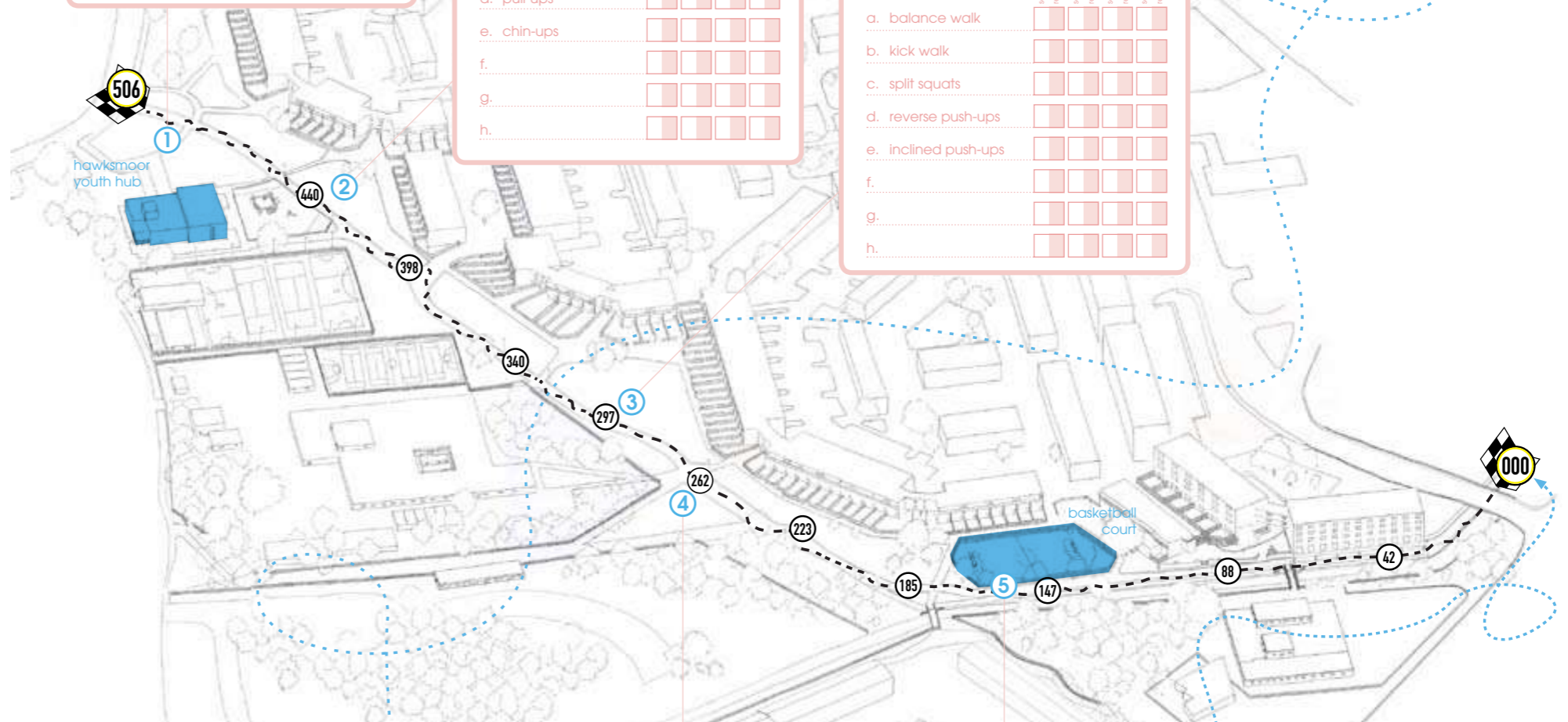
	wk 1		wk 2		wk 3		wk 4	
	sets	reps	sets	reps	sets	reps	sets	reps
a. hamstring stretches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. step-ups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. reverse push-ups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2

	wk 1		wk 2		wk 3		wk 4	
	sets	reps	sets	reps	sets	reps	sets	reps
a. scapular pulls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. arch hangs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. negative pull-ups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. pull-ups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. chin-ups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3

	wk 1		wk 2		wk 3		wk 4	
	sets	reps	sets	reps	sets	reps	sets	reps
a. balance walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. kick walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. split squats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. reverse push-ups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. inclined push-ups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



design your own routine

Each exercise bench has been designed with a list of body weight exercises in mind, with easier exercises generally toward the top of the list. Ask an expert or look for a reliable source online for guidance on how to complete each exercise safely.

Depending on your fitness goals, age, size or training level, you can choose appropriate exercises to make up a full exercise routine. It's usually best to do several sets of an exercise, with a short rest in between. Use the table below to log how many of each exercise you can do, and how you improve from week to week or month to month.

	wk 1		wk 2		wk 3		wk 4	
	sets	reps	sets	reps	sets	reps	sets	reps
a. example exercise	2	5	3	6	3	9	3	12
b. add an exercise	2	5	3	6	3	9	3	12
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4

	wk 1		wk 2		wk 3		wk 4	
	sets	reps	sets	reps	sets	reps	sets	reps
a. inclined chest press	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. knees up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. vertical rows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. triceps dips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5

	wk 1		wk 2		wk 3		wk 4	
	sets	reps	sets	reps	sets	reps	sets	reps
a. sit-ups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. inclined sit-ups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. knee push-ups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

000 - 506 metre run

	wk 1		wk 2		wk 3		wk 4	
laps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
time	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



③ a place to grow and linger

- garden extensions
- hawksmoor growing club
- woodland adventure walk
- wildflower meadows

Access to the natural environment is one of the things which people value most about living in Thamesmead. Claridge Way is, for many residents, a gateway to those green spaces, making it the perfect place to enhance those links. At the same time, existing gardening groups have been already operating at around their full capacity, and have struggled to attract committed new members.

Through working closely with those adjacent to site - Tump 53, Hawksmoor Primary School and residents who back directly onto it - the Common Plan has sought to enrich the green fringes of Claridge Way.

Bringing gardening activity out onto the public green space, drawing out the wild qualities of the Tump nature reserve, and actively involving children in food growing activity will all help to establish stronger links across the site boundaries, and further nurture the quality of this green space.





Through our conversations with Hawksmoor School, we learned that they operated a small gardening club around the fringes of the school property. The Common Plan proposed extending this gardening activity onto a wedge of land just outside the school gates.

We asked students to build a living model of their ideal garden, drawing inspiration from their favourite fruits and vegetables but also considering their favourite kinds of landscape. Students modelled within baskets of soil, before planting pea shoots, radishes and micro-herbs. We also asked students to produce a drawing explaining their ideas.

There was great variety between individual gardens, with some contrasting approaches. However, the following ideas could be described as widely popular:

- seating
- trees
- water features (incl. ponds, streams, waterfalls and fountains)
- wildlife (esp. birds, insects and squirrels)
- paths
-

Many gardens were subdivided into distinct spaces, including areas to sit and relax, areas for play, exploration and adventure. A number included adventurous routes for exploration through the garden, in the form of paths, scavenger hunts or mazes. Some went further to suggest that campfires and tents should be available on site, perhaps inspired by their sessions at the Tump. A shed or other shelter appeared in many designs.

Many students referenced that the garden should feel like a forest, with a sense of shelter and enclosure. Some went further to suggest a rainforest or jungle. Incorporating elements of colour and sound (e.g. through bells) to create a more complete sensory experience was also referenced by some students.

Many students suggested that trees should form an important component of planting, with fruits, flowers and herbs also popular. Several referenced the importance of ensuring colour in planting throughout the seasons.



hawksmoor school workshops

june 2019



hawkmoor gardening club design

june 2019

Gathering together students' inputs, we proposed a gardening club that would combine chances to learn serious skills around plants and biodiversity with a playful forest environment in the north of the site. In response to Year 4 students' models, we propose a garden that combines food growing with a fantastical forest landscape alive with birds, bees and butterflies and opportunities for adventure.

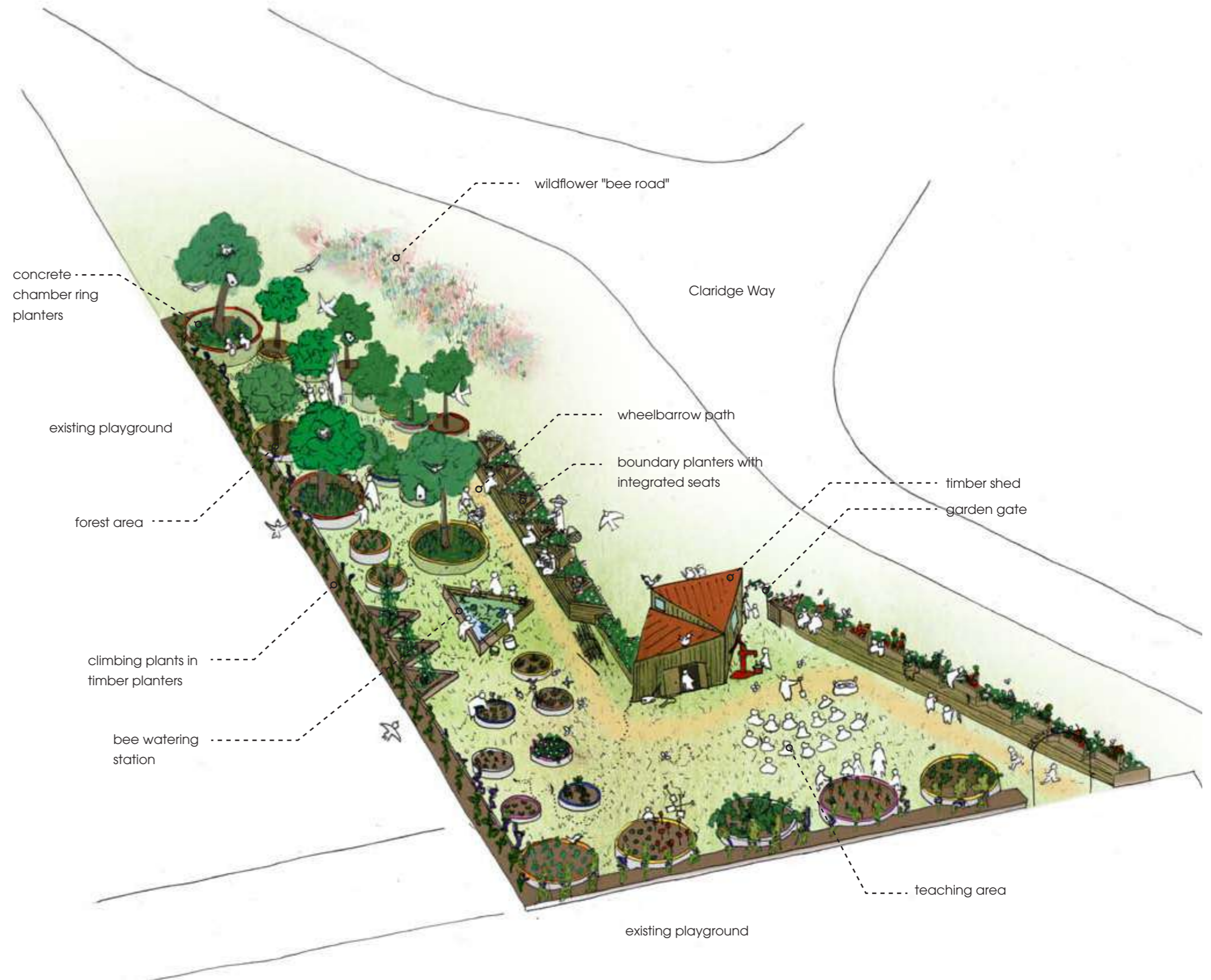
Interlocking triangular planters form a boundary of low maintenance flowers and shrubs, carefully selected to attract birds and insects to the garden. Integrated seats allow for moments of pause and enjoyment. A potting shed controls a gate giving access from Claridge Way.

In the heart of the garden, food growing takes place in above ground planters formed from concrete drainage rings. A gravel path provides a practical access route through the garden, leading north from an open teaching area by the entrance from the school playground.

To the north of the garden, winding routes between planters encourage children to explore the 'forest' area, ringed with trees, bird houses and insect habitats, linked in with the wildflower 'bee road' that runs the length of Claridge Way. A shallow bed of water over a basin of pebbles provides insects and birds with a welcome drink.

This more secluded and mysterious part of the garden will be composed of lower maintenance species, allowing this area to be primarily for play and enjoyment of nature.

During lockdown in 2020, we stayed in touch with the school by setting students a homework task to design a flag and planter labels for the gardening club to truly make it their own.



garden extensions workshops & consultation

july 2019

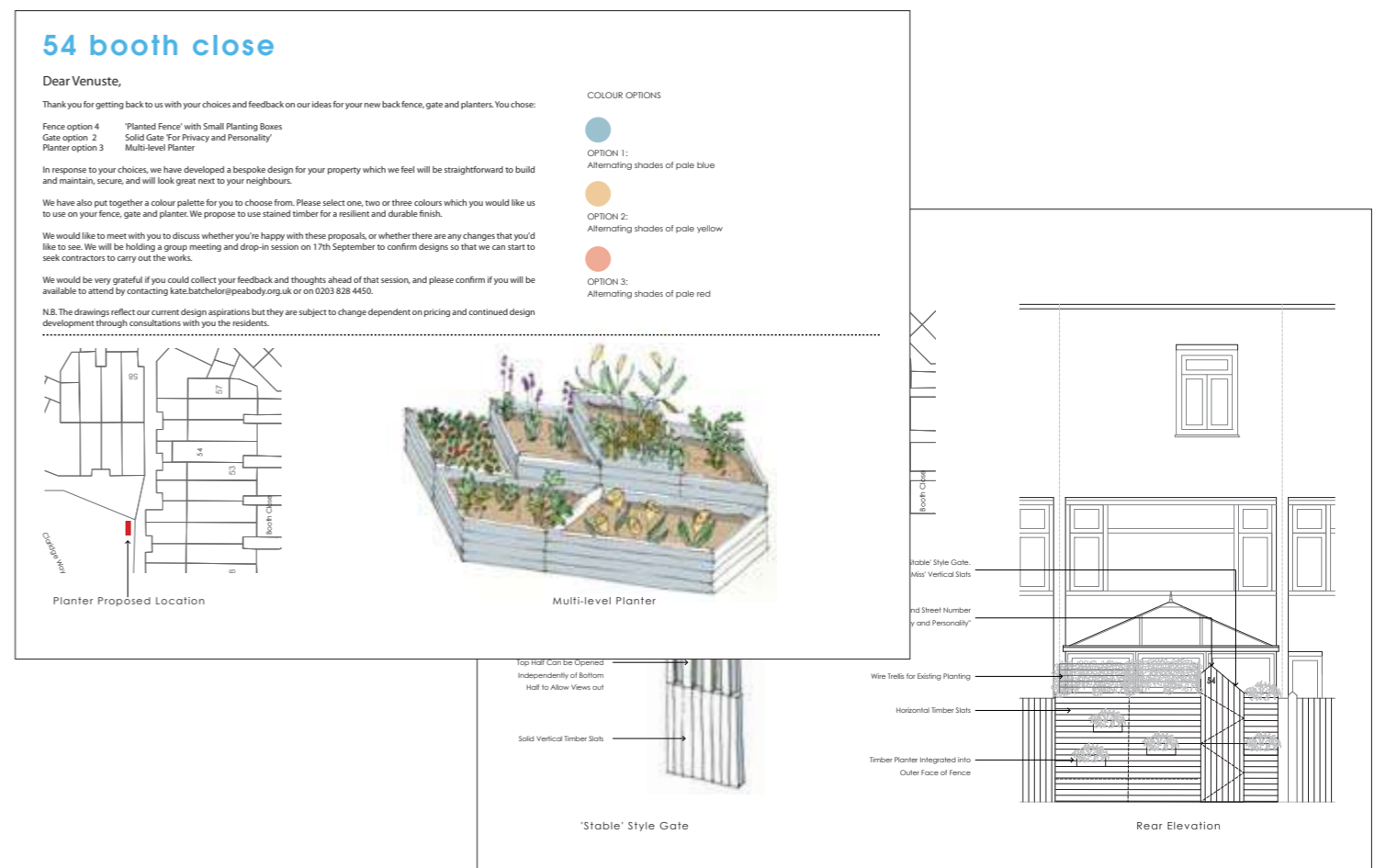
In order to identify residents interested in participating in the 'garden extensions' scheme, we reached out to all of the residents who back onto Claridge Way, regardless of tenure, along Bentham Road and Rowntree Path. We began by dropping an invitation to get in touch and join the scheme through every letterbox, and followed this up in the ensuing weeks by knocking on the door to speak directly with residents.

We then called a series of meetings with residents, setting out the terms of the scheme: residents would receive a new garden fence with a rear gate in exchange for a commitment to maintain a new planter on Claridge Way.

Nine residents agreed to take part. Together, we reviewed a number of precedents for fence, gate and planter types. Residents suggested that the fences and planters should read as part of a 'family,' with clear resemblances, while responding to their individual needs and gardening ambitions.

In response to this brief and their feedback on precedents, we developed a palette of three options each for planters and fences, together with three colour options selected on the basis of physical samples. We also reviewed together with an experienced gardener what they proposed to grow, and discussed planter type and viability.

From this conversation emerged a distinct design package for each resident. Ultimately, many residents like the idea of planters integrated on their fences, and most preferred a blue stain. However, no two are exactly the same, with different slat styles, planter arrangements and accent colours to suit individual tastes.



from top: resident design meeting, second stage design option with colour palette

detailed design & delivery

january - june 2020



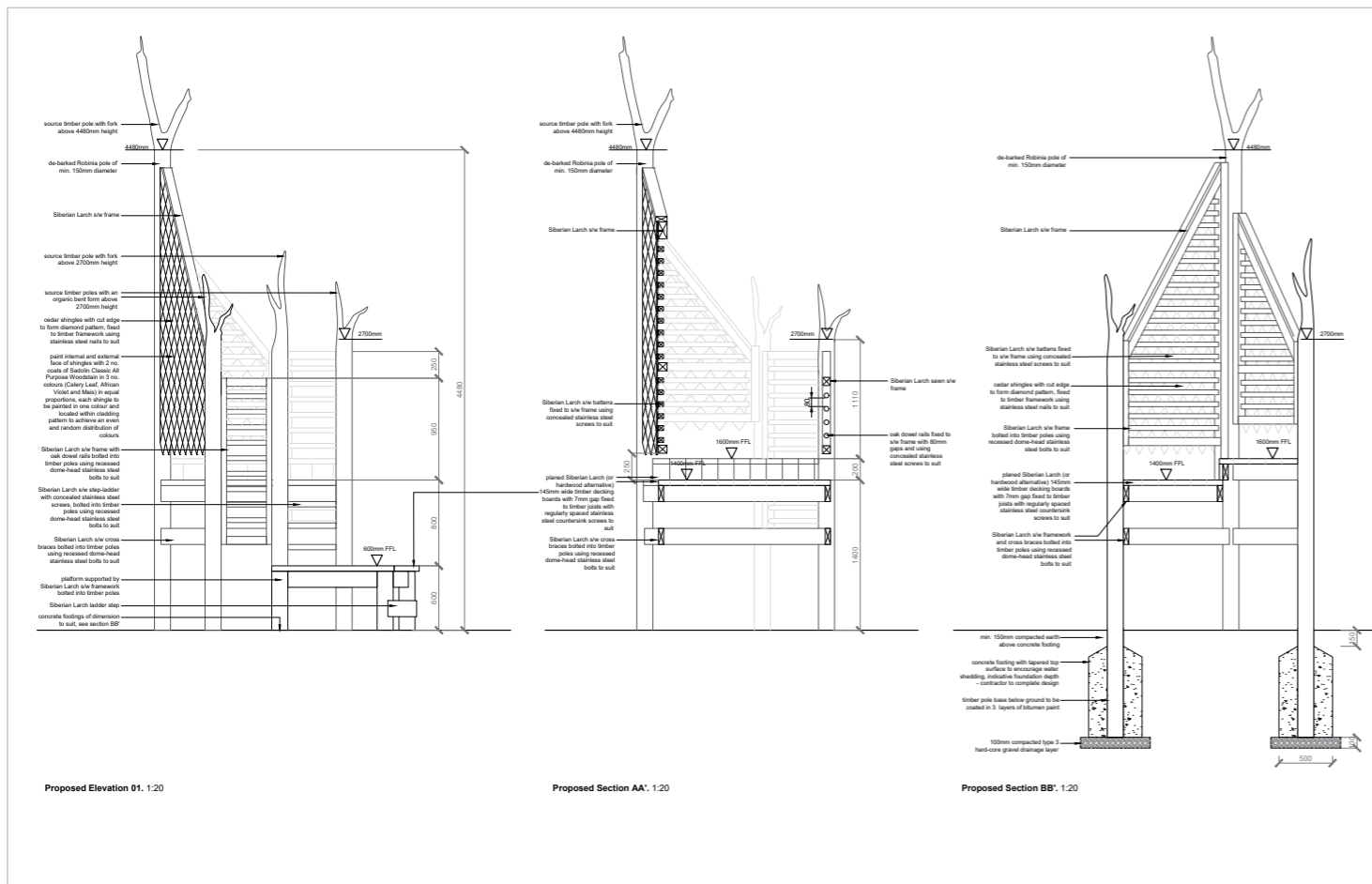
Proposals to enhance the biodiversity of Claridge Way through a woodland adventure walk and wildflower planting were developed through conversation with an ecology expert and Peabody's ground maintenance and arboricultural teams.

Together, we established the following measures to improve both the quality and accessibility of the natural environment around Claridge Way:

- clearing unstable and overgrown hawthorn trees to open out pathways through the adventure walk
- replacing the fence to the Tump with a lower, wooden fence further back from Claridge Way to open access and views into the nature reserve
- configuring wildflower planting as a single, linear 'bee road' to allow pollinators to move through Theamesmead
- eliminating mowing around the base of trees and planting bulbs to improve health of roots and move beyond grass monoculture

To complement these improvements, we proposed a set of playful interventions adjacent to Tump 53 to create the woodland adventure walk:

- a tree house to direct children's views up into the canopy
- a log walk to encourage them to look at the forest floor
- portholes in the Tump fence to look for waterfowl
- mysterious marker poles to encourage exploration
- bird and insect habitats



clockwise from top left: marking out the adventure walk, drawing the bee road, detailed designs for the treehouse and undergrowth at the proposed entrance to the adventure walk

construction

january - june 2020

Transforming Claridge Way into a place to grow and linger required collaboration between a number of delivery partners. The garden extensions, structures and surfacing of the growing club were built by Demco Construction, starting in February 2020. Following some considerable impacts of the pandemic on supply chains, these works were completed in summer 2020.

The woodland adventure walk and wildflower bee road were cleared and prepared by Peabody's own teams. Play equipment for the adventure walk was, again, constructed off site by Duncan & Grove before installation during spring 2020. Unfortunately, due to government guidance on the closure of playgrounds, the tree house and log walk could not be opened for children to enjoy until later in the summer.



clockwise from top left: the tree house in Duncan & Grove's workshop, the tree house ready for installation, the gardening club under construction, stepping logs ready for installation in the workshop



animal habitat workshops

february 2020



Together with some 40 residents, we built a series of bird and bat boxes and a giant 'bug city' over the course of February half term in 2020. Workshop attendees first learned some key facts about the animals they would be building for, before designing, customising, assembling and painting their contributions. Demco Construction would later install the bird and bat boxes high amongst the hawthorn trees along the adventure walk, out of reach of most predators.



top left: building bat houses
bottom left: building bird houses
right: painting, assembling and test installing animal habitats



resident gardening workshops

july 2020 onward



Following the completion of residents' rear fences and planters, Demco Construction filled all planters with organic compost. On a Saturday afternoon workshop, Peabody's new Gardener in Residence delivered some young plants to residents, and worked with them to get them securely planted, watered and established. This also provided an opportunity to discuss residents' ambitions for their planting, whether they intended to grow food, flowers or herbs.

The Gardener in Residence has continued to offer regular sessions with residents, both with their own planters but also looking after the school gardening club over the holidays.



left: resident gardening workshops
right: open summer session in
hawksmoor gardening club



scavenger hunt

september 2020



Much though we would have liked to gather together all of the residents who helped us build the animal habitats to show how their contributions brought the adventure walk to life, in the autumn of 2020 we still could not gather safely in numbers. In order to encourage children to discover the adventure walk individually and in their own time, we set up a series of 'scavenger' hunt devices within the woods. Each playfully encourages young people to be observant and tactile in their interactions with nature, to look out for wildlife and to learn how to cherish it.



left, from top: twig run, bird counter and leaf sorter on the new fence to Tump 52 Nature Reserve
right: scavenger hunt sorting baskets for sensory play



The woodland adventure walk has, like the painted playroute, proved particularly popular with young children around school pick up times in the afternoon. However, children are also taking the opportunity to linger and play for longer with friends, often lightly supervised by parents.

After some disruption and delay due to the pandemic, the wildflower bee road is now blooming, and has been reported to discourage dog fouling to an extent in green areas.

from left: adventure walk tree house, stepping logs and bug city, gardening club planter label, wildflower bee road in bloom

school gardening workshops

may 2021 onward



After disrupted school years in 2019 and 2020, students were at long last able to get their hands properly dirty in the Hawksmoor gardening club in the summer term of 2021. Together, the students planted potatoes, onions and radishes, as well as helping Peabody's arboricultural team to plant new apple and pear trees in the north of the garden.

As the 2021-22 school year begins, the club is finally able to establish a regular routine of gardening sessions. Hawksmoor School and the Gardener in residence are now in conversation with Windrush Primary School and the Youth Hub to involve them in looking after the garden as well.

hawksmoor gardening club



Claridge Way Tea Party October 2018

We introduced ourselves to Moorings residents in a giant tea party along the path.



Community Garden visits Autumn 2018

We visited local community gardens on Titmuss Avenue and at the Birchmere Hub to learn how important gardening and growing are to Moorings residents.



Miniature garden building April 2019

Year 5 students built growable models of fantasy landscape gardens with us. Jungles, forests and spaces to adventure were popular, but students also wanted to grow their own fruits.

Detailed design Autumn - Winter 2019

We responded to the students' ideas by drawing a garden which is open and easy to access for food planting in the south, with ree planters and winding pathways for more adventurous moments in the north.



Construction Spring - Summer 2020

The Hawksmoor Gardening Club was designed together with Year 4 students at Hawksmoor Primary School, who continued to work with us as they moved into Year 5.

The new planting area includes a potting shed and opportunities for wildlife to be a part of the garden. It will give the school's Gardening Club the chance to learn more about caring for plants, growing fresh food and looking after ecosystems, as well as linking in to the wider planting scheme for Claridge Way. Benches included in the boundary of the garden will also give passers-by the chance to pause on their way up the path.

This page can be used to learn more about the equipment in the garden, and to put together a plan of what should be planted where.



Common Plan exhibition February 2019



Miniature garden growing Summer 2019

Students continued to water their miniature gardens, and made drawings to explain their ideas for the full-size Gardening Club. Many of the students want to attract squirrels, birds and insects and other wildlife to the garden.

Year 5's also loved the idea of creating different sub-areas within the garden. Some areas might be for well-ordered planting, while others might be more wild, better suited to adventure, play, quiet resting, and for animals to live.

Remote design workshops Autumn 2020

During the pandemic, students worked on designs for planter labels and flags for the new garden.

Planting begins Spring 2021

After the school re-opens, spring is the time to plant new trees, vegetables and flowers.

wormery

The wormery will help to transform leftovers from lunch into nutritious food for plants. Open the doors to watch the worms at work underground.

wildflower bee road

This spring, Peabody will be planting a long strip of wildflowers to help bees and other pollinators to travel from flower to flower around Thamesmead. Follow the road to count how many different insects you can see!

flags

The flags bring together designs from all of the Year 5 students to declare the spirit of the Gardening Club.



bee pond

Look out for bees, butterflies and other insects as they stop to take a sip of rainwater to help them on their flight.

compost heap

Add vegetable and fruit peelings, old leaves and trimmings from the garden and turn them over regularly as they rot down into compost for feeding your plants.

What should we plant in the Garden?

You can cut out these labels and stick them on the drawing above to make your own planting plan for the Gardening Club. These planter labels were designed by Year 5 students at Hawksmoor Gardening Club for their favourite fruits and vegetables.







how far have
we come?

summer 2021

evaluation of works delivered to date

The first elements of the Common Plan began to be completed in the summer of 2020, while later elements were finished off by the end of the year. This period has coincided with the Coronavirus pandemic, which has in many cases impacted or delayed residents' adoption and enjoyment of the improvement works, as it had also delayed construction programmes.

Although delayed beyond the initial project timeframe, all prioritised elements of the Common Plan were realised within the works budget.

Minor instances of graffiti and vandalism have effected the new treehouse, some of the exercise benches and resident planters. Handover of finishing materials from the original contractors to Peabody's maintenance team is helping to ensure that these can be addressed quickly.

Unfortunately, the potting shed at the growing club has suffered from persistent vandalism and break-ins through the windows. In response, Peabody sought a creative solution to add security without compromising the welcoming look



of the garden. Drawings from earlier workshops with Hawksmoor students were used to create laser-cut steel window gratings, powder-coated in yellow to match the window surrounds.

Elsewhere, the majority of works, which are in their entirety in the public realm, have been broadly treated with respect.

In some areas, the poor condition of existing concrete paving has led to poor adhesion of road line marking on the painted playroute. This has been replaced with a more suitable, cold-laid product in summer 2021.

Some issues of settlement have affected new gates to resident fences. As these defects have emerged after the contract rectification period, and require access to private gardens, they have been more complex to address.

New wildflower and bulb planting has successfully brightened the landscape this season; however, its success will lie in its longevity, ease of maintenance and contribution to biodiversity.

Ultimately, it is the experience of those who live, learn, work and play around Claridge Way that will be the measure of the Common Plan's success.

resident interviews



Venuste

Venuste thinks that the new rear fences along Claridge Way are looking great. In his own planter, he is growing herbs and primroses, and has just planted some rosemary cuttings. He is growing a large grapevine on his garden fence, which he hopes will allow his neighbours to pick grapes for themselves as they walk past. "Sometimes when I walk by the Gardening Club, I stop to look at the beautiful strawberries."

He only wishes that more of his neighbours had taken part in the scheme. Initially, he had problems with people stealing the plants from his planter, including a lovely passionflower that was planted in the first resident gardening workshop. Although this has stopped happening, he is now reluctant to plant

any eye-catching flowers. He feels that a greater degree of respect is shown towards some of the older residents who have planters out on Claridge Way, who are less likely to have their plants stolen.

Venuste is enthusiastic and full of ideas for how to make the Moorings greener. He would love to see bin stores along Bentham Way turned into planters, and wants to see his neighbours' planters on Claridge Way doing better. He feels that some of the challenges to engaging the community lie in the difficulty of reaching private tenants, which makes door-knocking an important strategy. While he knows lockdowns have been very hard for his neighbours, a positive aspect for Venuste has been seeing nature take back control on Claridge Way.



Tracey

Tracey's husband Steve was an enthusiastic gardener, and was looking forward to tending the new planters. Unfortunately, he passed away before their completion.

Tracey isn't finding much time to look after her planter at the moment, but would like to get her grandchildren involved. They visit her every weekend, and she leaves the top half of her new 'stable'-type gate open so that she can keep an eye on them as they play on Claridge Way.

They particularly love the Exercise Benches and the Painted Playroute. She sometimes sits out on the benches herself while the children play. One of their favourite games is for Tracey to set the children off to

find particular colours and motifs on the Playroute, before they race back to ask, "What colour should I go to next, Nanny?"

Overall, Tracey says of the works around Claridge Way, "It's brightened the place up quite a bit."

resident interviews



Ray

Of all the planters along Claridge Way, Ray's are currently the most abundant. They're currently overflowing with marigolds and black-eyed Susan. Ray initially had difficulties with cats digging up the plants, but this seems to have resolved itself now that the plants are more mature. He is disappointed that his neighbours have not been able to do more to look after their own planters, in particular as the planters for his neighbours on Rowntree Path are just outside his own back gate. He is currently more concerned about motorbikes getting through the alleyway next to his house, and feels that a vehicle barrier is urgently needed.



Lola

Lola finds herself using her new back gate quite often in the summer, particularly as she tends to receive visitors and socialise outdoor. The bench integrated in her new planter is a place for her to get some fresh air while she's working from home. Sometimes other people stop and sit on her planter to eat their lunch, but she doesn't mind as they don't tend to leave a mess. She has planted lavender and tomatoes, which are getting a little out of control.

Now that there are benches and planting in the public space, she finds that there is much less trouble with dog mess and litter, as "people realise that there's something there." The new fences have brought out neighbours' curiosity in what has tended to be a quiet neighbourhood. "People are also

curious about the planter," she says, as she observes her neighbours giving a careful look as they walk past.

Lola sees a lot of people playing and sitting on the Exercise Benches, but she feels that it's very unclear how they are supposed to be used. Although she thinks that, with their multiple uses, they seem like very good value, she does feel that some sort of signage or messaging is necessary to help people understand how to exercise with them. "There's still room for improvement!"

resident interviews



Bola & Bolo

Although their planter is currently a little overgrown, Bola and her daughter Bolo are keen to grow more flowers, and have been engaging with Peabody's Gardener in Residence for support. Sometimes they sit out on their neighbour Lola's planter, which includes a bench. Bolo goes to Windrush School, and both she and her mother really like the new mural.

Most of all, they enjoy the Woodland Adventure Walk, which is just across Claridge Way from their backyard. Bolo has been playing there with her neighbours most weekends this summer, and they have started a new 'babysitters club' in the treehouse. Bola likes that fact that, since the undergrowth has been cleared, she can keep

an eye on Bolo from the house while she and her friends play on the Adventure Walk.

Bolo and Bola have not yet explored the Gardening Club, and are still a little nervous about anti-social behaviour around Claridge Way. However, Bola has noticed that many more children from the neighbourhood are playing on Claridge Way these days. She used to feel scared to send her children to the neighbourhood shops, but the recent public space improvements are giving her the confidence that things are really changing. She feels that the Common Plan "shows that people really care about where we live."



Sandra



Con



hawksmoor school



Louise Farr

Louise is a teacher at Hawksmoor, as well as a local resident with young children of her own. For years now, she has also led Hawksmoor School's Gardening Club, working with a group of around 20 students, drawn mostly from the younger classes, to look after some raised beds around the school grounds. Louise was instrumental in getting students at the school involved in the design of the Gardening Club through drawing and model-making.

Since the gardening club was completed in late summer of 2020, the school has been significantly disrupted by the pandemic over the past 18 months. Although the school was able to start some planting workshops in the spring of 2021, and the garden has been an invaluable outdoor space for children to enjoy, Louise feels like they're only now getting settled into a more regular routine at the school and the garden.

After the planting workshops in the spring, Louise joined in sessions run by Peabody's Gardener in Residence together with her own children over the summer holidays. She has noticed that the garden is drawing in passers-by to get involved with gardening activity and, over the summer, groups from the Youth Hub began coming down to participate.

The children are really enjoying the new garden, she says: "There's been a buzz and an excitement." Where previously lots of children wanted to get involved with the gardening club, but sadly couldn't because of space restraints, the new garden will allow the school to get all year groups involved. Students are focussing on learning about the environment this year, and are hoping to get involved in building animal habitats.

In the long term, Louise would like to give children more and more ownership over the garden, help them to understand that it belongs to their local community, and help instil a love of gardening and the outdoors.

However, Louise feels that more could be done to let people know about the garden, invite them to get involved and, more generally, publicise the Gardener in Residence programme. While it's great that people are discovering the garden by chance, she thinks that social media, e.g. Facebook groups, could be really useful in spreading the word.

With regard to the vandalism that has affected the garden, Louise feels that, while this was sad to see, it hasn't occurred to the extent that many feared when the garden was first proposed on Claridge Way. Overall, she thinks that people tend to recognise and appreciate the effort being made to improve the public space.

"It's their garden - for them. It shows that the area is valued."

As a local resident, Louise has noticed and enjoyed other planting improvements around Thamesmead, particularly at Crossways Park. Louise feels that ambitious and well looked after planting can lift the whole area and improve well-being. She would love to get the children at Hawksmoor involved with the wildflower bee road on Claridge Way in the future.

Altogether, she feels that the Common Plan improvements have helped Claridge Way feel nicer and safer as she walks through each day.

windrush primary school



Carrie Lee

Carrie is now the headteacher at Windrush Primary School, although she was deputy head while her students were involved with the brief and design for the painted playroute.

Like Louise, her school has needed to implement new routines and rhythms, including staggered arrivals. Before the pandemic, most students entered the school from Bentham Way. As things return to normal, the main entrance for students is now from Claridge Way, adjacent to the undercroft with its new mural.

Previously this was a space that could feel dark and threatening for children. Carrie feels that the mural makes it feel much lighter and brighter, and has given children a sense of ownership in the space.

"Children respect it because they were involved in it."

Unfortunately, as some 24 months passed between the first workshops with Windrush Primary School and the completion of the painted playroute in late 2020, the year 5 class who participated in the workshop are no longer at the school. Although most of them live locally, and the posters (see above) will help students to recognise that their school was involved in the scheme, Carrie thinks that it is important to work in a quick and direct way to hold the interest of younger people. Frequent updates can help to maintain their engagement.

Carrie has noticed many more families choosing to walk down Claridge Way following the improvement works. She has also heard a number of parents say that they would have liked to be involved in the garden extensions project. She thinks that sometimes people can struggle to visualise on the basis of drawings.

"Once people saw the first fences go up, they wanted to be involved."

She suggests that a rolling or incremental works programme, where people have the chance to get involved after things are moving forward on site, could work well to get people engaged.

Carrie is keen to see that the improvements to Claridge Way are well maintained. In her view, "the upkeep is as important as getting it done," and repairing things promptly is essential to building trust and dialogue with residents. Continuing a sense of safety of enjoyment for young people on Claridge Way also depends on making sure that unauthorised vehicles don't make their way onto the path.

In the coming months, Carrie hopes to collaborate with Hawksmoor School to get Windrush students involved with the new gardening club.

"We have many more links in the community as a result of the works."



Claire Hallinan

Claire manages the Hawksmoor Youth Hub Against the odds, the Youth Hub has managed to keep going through much of the pandemic, working with a smaller group of the most vulnerable youth in person and running online activities.

The new exercise benches on Claridge Way emerged from the creative input of young people at the Youth Hub, and they are proving very popular.

"There's always a big crowd around the exercise benches after school. It's given them a space where they know they can hang around."

Claire feels that the benches have given young people a sense of ownership on Claridge Way. She thinks that the fact that young people appear more occupied, and have clear places to spend time, can help to reduce any tension with older residents. In addition, the Wayleaf Playground is seeing more use as older siblings can keep an eye on younger siblings while they use the exercise benches.

She also sees residents let their children out the back door to play on the benches. While the MUGA at the south of Claridge Way can feel dominated by one social group or another, lots of different groups use the benches. They are also used by adult residents, and Claire recently saw a group use the benches to gather to mark the anniversary of the passing of a neighbour.

"I see more of the community out and about, and people are stopping along the way."

Initially, although young people were enjoying the benches, they weren't fully aware of their potential fitness uses. The Youth Hub has led a couple of walks to talk them through some of the possibilities, and the pull-out posters (see above) have helped to suggest exercises. Claire would love to run a couple of six-week training programmes using the benches if she could find appropriate funding or volunteers.

The Youth Hub is also developing a working relationship with the gardening club, with young people heading down about once a week to participate. Peabody's Gardener in Residence has been helping out with their roof patio planters, and they are discussing dedicating a plot for the Youth Hub in the gardening club.

Youth Hub users were disappointed to realise that the soil turned over for the wildflower bee road was for planting and not for an offroad cycle track. While Claire has heard that there will soon be a track in Butts Wood, she thinks there will be some work to do in making sure young people find their way to it.

Claire thinks that lighting on Claridge Way still needs to be addressed, as it can still feel dark and unsafe during the evenings and during after school Youth Hub sessions in the winter. She has also noticed that lots more people want their fence done now, and she thinks that "it would be nice to have more pots down there."

The number of people using the Youth Hub has increased rapidly over the last year. The Youth Hub is due to see renovation works, but Claire also thinks that the way they use outdoor space will be important. They are hoping to see repairs and improvement to the games area at Hawksmoor School, which they use after hours, including new surfacing, lighting and basketball hoops.

For Claire, it is also important that the Youth Hub is able to maintain good lines of communication with Peabody, and ideally a clear and continuous point of contact as they look to meet the needs of young people who have struggled with an array of extraordinary personal challenges over the last 18 months.

summary of feedback

Between directed interviews and informal conversations on the path, we get the sense that most of the realised portions of the Common Plan have been broadly well-received. However, residents have expressed a range of views, varying from enthusiasm, through considered criticism to some lingering scepticism.

There appears to be broad agreement that the painted playroute and exercise benches are greatly enjoyed by primary age children, and have enlivened the walk to and from school.

However, some older residents feel that the interventions cater exclusively to young people, while offering them little other than one or two seating opportunities.

In general, it appears that relatively few people are using the exercise benches for fitness purposes, an observation confirmed by neighbouring residents. While they are very popular for seating and play, further use could be unlocked through guidance on appropriate fitness routines.

While some of the new planters are flourishing, many residents are struggling to maintain their planters due to a lack of available time and expertise. The poor condition of these planters can be demoralising for their neighbours.

After a year of disrupted activity, the roles of the Youth Hub and Hawksmoor School in using the exercise benches and the growing club respectively are not yet clear.



evaluation of dialogue

The Common Plan emerged and was delivered through multiple highly directed strands and types of dialogue. We worked with local people through model-making, virtual reality, hands-on building and gardening workshops, presentations, group sessions, and simple, one-to-one conversations.

Our conversations were initially open-ended as we sought to identify and tap into existing networks, encourage aspirational thinking and allowing residents to shape the brief for their local public space. After the exhibition of the common plan in February 2019, engagement was direct primarily to specific interested groups, and related immediately to the delivery of specific works.

Carefully choosing the means of engagement and demonstrating clear links between our conversations and works on site helped us to establish and maintain the interest of a broad stakeholders group, including young, working age and elderly residents.

On the other hand, it proved difficult to maintain the interest and involvement of adolescent residents. While we intended to involve young people at Hawksmoor Youth Hub in a workshop visit and to participate in finishing works on site, lockdown measures due to the Coronavirus pandemic precluded this.

Continuity of dialogue was on a number of occasions compromised as a result of project delays associated with external stakeholder consultation and the impact of the pandemic on the completion and handover of works. Ultimately, the continued impact of the pandemic meant that a gathering at the scale of the Tea Party to celebrate the conclusion of the works would not be possible.

Small, socially distanced gardening workshops, interactive posters celebrating young people's design inputs and a remote scavenger hunt have sought to encourage residents to discover and appreciate the improvements safely and in their own time.



evaluation of dialogue

However, the absence of a single concluding event may contribute to a perception that the Common Plan is not over. This presents an opportunity but also a responsibility upon Peabody to pick up and continue project relationships into the future.

As the project progressed, Peabody's local capacity to engage with Moorings residents around nature has increased, first as they took on direct management of the Tump 53 Nature Reserve and later through the hiring of a Gardener in Residence.

Continuous and dedicated staff presence allowed Peabody to take ownership of key relationships with the primary schools, and should allow for improved direct links to local residents. These appointments should place Peabody in a strong position to build on positive momentum generated through the Common Plan process.

As noted in the interviews above, some stakeholders have suggested that more could be done to publicise the works, their intended uses and opportunities to get involved, particularly through online social networks. While these could be a valuable complementary tool, to avoid digital exclusion, others highlighted the continued importance of door-knocking and a visible site presence.





next steps

outstanding ideas and opportunities

As noted above, the extent and detail of residents' input to the Common Plan generated more ideas than could be delivered through the budget initially committed to the project. Some of these ideas reflect deeply held and long-standing community concerns. While it was not possible to respond fully to these under the parameters of this project, future dialogue and works on Claridge Way should acknowledge and seek to build on the underlying conversations.

Twilight play proposed new lighting to make Claridge Way a better place to play in the evening, and help residents to feel safer when walking home after dark. Delivering a comprehensive new street lighting scheme would require extensive engagement with the Royal Borough of Greenwich. In addition, the introduction of new lighting should take into account the potential impact of additional light pollution on local wildlife. In order to balance these interests, evening walks with residents can be used to identify specific areas of concern and identify where light-touch or low intervention strategies could be effective. At the same time, further engagement could strengthen a specific lighting brief to guide further engagement with RBG.

An offroad cycle track has been a key wish of some local adolescents for some years, would address fitness and well-being aims which were core to the Common Plan, and would serve a demographic who proved more difficult to keep continuously engaged in the project. However, the limited space available between existing trees and paths near the Hawksmoor Youth Hub make this a difficult site for this use. In identifying a suitable alternative site for a compact 'pump track,' it will be important to balance seclusion and natural supervision of the site to ensure that the track does not disrupt residents, but is also feels safe and inclusive for younger users.

Both the outdoor living room and café kiosk briefs sought to create additional social spaces on Claridge Way. These drew a great deal of support in principle during the Common Plan exhibition. However, at the time of writing, the refurbishment of the Moorings Social Club at Arnott Close, just to the east of the Common Plan area, is now

① an interactive play landscape

- a painted playroute
- exercise benches
- twilight play
- offroad cycle track

② an open & liberating place to socialise

- outdoor living room
- café kiosk
- exercise benches

③ a place to grow & linger

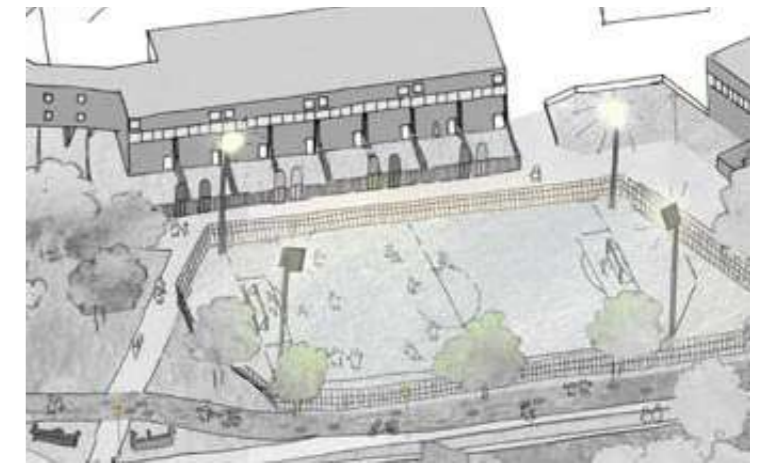
- garden extensions
- hawksmoor growing club
- woodland adventure walk
- after school orchard
- wildflower meadows

well under way. The requirement for additional social spaces will need to be reassessed with reference to the emergence of a significant indoor facility just around the corner. The Social Club could form a useful base from which to pilot outdoor activities if capacity can be identified for temporary storage of equipment, food and drink preparation. This could facilitate temporary trials for a refreshment stand, outdoor screenings or cook-outs on Claridge Way itself, which could be used to test the need for any more permanent infrastructure.

In practice, the 'balance beam' exercise bench forms a social grouping of seating in the location identified for the outdoor living room. Observing

the use of this space over time could help to evaluate the utility of adding any additional permanent seating.

The after school orchard sought to create a more public-facing community food growing facility at the gates of Hawksmoor School. In practice, Hawksmoor students chose to plant predominantly fruit trees in the growing club, with the aim of attracting wildlife to the garden. The value and interest of these, together with the interest and capacity of residents to maintain public planting through the garden extensions, should be carefully gauged before expanding fruit planting.



outstanding ideas and opportunities

Before considering any further works on Claridge Way, further engagement with residents could help to make the most of what has already been delivered through the Common Plan.

While the exercise benches are clearly being enjoyed, they do not appear to be extensively used for fitness purposes. Getting a fitness instructor to lead circuit runs with Hawksmoor Youth Hub could encourage the very people who inspired the intervention to make use of and take ownership of the benches.

Formal exercise facilities are available at the Leisure Centre and the Link. Relationships to these facilities could be strengthened by publicising the presence of the exercise benches in these locations, e.g. through notice boards, and by exploring the capacity of staff to lead instructional sessions on the benches themselves. Groups could be varied by age and ability to encourage as many as people as possible to be active on Claridge Way.

Residents have also suggested that written instructions could help to guide the use of the exercise benches. These could be listed online, accessed via a QR code or similar on the benches themselves, or made available as a printed copy available through the Youth Hub and Social Club. In addition, the equipment could be listed on existing websites which map outdoor calisthenics equipment across London.

It is apparent that many of the current participants in the garden extensions residents require continued support in order to maintain their planters. This could happen through the Gardener in Residence, who will need to be kept up to date with contact details of participants. It may additionally prove useful to distribute suggested maintenance plans to scheme participants. These could take the form of a basic almanac, detailing basic frequency of watering, seeding, pruning etc.

Where residents are unfortunately no longer able to look after their planters, it may be useful to maintain a list of other residents who would be interested in adopting a planter. After the delivery of the works, some additional residents have expressed interest in participating in the scheme.

It may be useful to maintain a record of contact details should further funding be made available or, alternatively, package design information for rear fences and planters for distribution to allow residents to take forward works themselves with the assistance of suitable tradespeople.

As noted above, the development of the Tump 53 programme and emergence of the Social Club present ideal opportunities to support continued social and outdoor activities on Claridge Way. The woodland adventure walk has the potential to act as a 'showcase' for the Tump, and the existing animal habitats and nature play opportunities could be maintained, adapted and diversified through activity sessions with young people.

While the bee road is enjoying its first blooming season, it is not clear that its biodiversity value is widely understood by residents. As Peabody's grounds maintenance team grows in its confidence in looking after the wider range of planting on Claridge Way, there may be value in involving residents and, in particular, schoolchildren in harvesting seed heads and any additional sowing.

Community events like the Summer Party and Tea Party were instrumental in building the momentum for improvements to Claridge Way. The months coinciding with the delivery of the Common Plan will have been difficult ones for Moorings residents to endure, whether through the strain of social isolation or the pressure on the area's many key workers.

As lockdown measures ease, attention should return to supporting and actively encouraging local stakeholders to make use of Claridge Way for events and outdoor activities with cross-generational appeal. While the Common Plan process has helped to bring together and empower specific interest groups around each of its component projects, the works themselves have the potential to appeal to more diverse user groups. Larger community events have the potential to demonstrate that there is something for everyone here.

how to stay involved

There are a number of opportunities for residents to get more out of the improvements to Claridge Way, remain informed and to take part in shaping its future:

- pick up an exercise map from the Youth Hub to learn more about how you can use the exercise benches
- keep an eye on the Tump 53 notice board on Water Lily Walk for details of upcoming workshops and events
- watch out for the opening of the Social Club and opportunities to have your say about how the space will be used
- join the Moorings Neighbourhood Forum to help shape planning policy for your local area
- join monthly sessions with Peabody's Gardener in Residence to develop your green thumbs and learn more about what's going on at the growing club
- keep an eye on the Thamesmead Now webpage for details of future regeneration projects from Peabody





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**Claire Hallinan
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Windrush Primary School
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appendix

● twilight play



dialogue

- Conversations with Woolwich Polytechnic students suggest that there is little for older teenagers and young adults to do in the evening, resulting in congregation around Hawksmoor Youth Club which can feel threatening.
- Where people expressed concerns regarding anti-social behaviour during the Tea Party, many suggested that this results from insufficient opportunities for positive activity.

concept

Key lighting interventions along Claridge Way could increase its usability and sense of security into the evening hours. Remedial lighting improvements address any dark spots will ensure that all pathways are adequately illuminated in the evenings, while feature lighting at key points along the route will create a clearer, more attractive way home after dark.

Flood lighting to existing sports pitches at the south of Claridge Way and at Hawksmoor Primary School will extend their use into the evenings, when Hawksmoor Youth Club would control access to the adjacent Primary School pitches. Timing of flood lighting would be strictly limited to avoid light pollution and nuisance to neighbours.

delivery

- Windrush students participate in lighting workshops with LFB & JKA to consider feature lighting to the underpass & beyond.
- Site walkthroughs with Woolwich Polytechnic intervention groups to identify locations for remedial lighting with LFB & JKA.
- Consultation with Hawksmoor Primary School to determine possibility for evening access to sports pitches.
- Consultation with immediate neighbours on potential illumination to MUGA.
- Consultation with Greenwich street lighting team.
- Lighting scheme and access changes included in site-wide planning application.
- Delivery by works contractor.

constraints

- Greenwich ownership of (some) lighting columns
- Nuisance to adjacent neighbours
- Security of access to Hawksmoor Primary School, associated management resource

● offroad cycle track



dialogue

- A repeated theme in consultation events and workshops was the lack of positive activities for teenagers and young adults.
- A popular suggestion among young people engaged through the Tea Party and in the Woolwich Polytechnic group is for a cycle "stunt park."

concept

At the north end of Claridge Way, a series of earth mounds and ramps creates a small offroad cycle circuit. Winding around a stand of trees, the route would also require the extinguishment of a single paved pathway (for which alternative routes exist).

delivery

- Design workshop with Hawksmoor Youth Club.
- Masterplan and principles of design included in site-wide planning application, establishing locations, construction methods and design principles.
- Earthworks and completion by works contractor.

constraints

- Trees and roots
- Paths and obstruction to pedestrian flow
- Potential ground contamination.

○ outdoor living room



dialogue

- Residents have noted anecdotally in workshops and consultation events that there is very little to do in the evenings around Thamesmead, with a limited offer of a pub and fast food restaurants.
- Young people from Woolwich Polytechnic and Hawksmoor Youth Club have consistently noted that there are no suitable areas for them to congregate and socialise
- Successful street parties on Claridge Way and film screenings elsewhere in Thamesmead suggest capacity, appetite for (and value of) occasional community events

concept

Where Claridge Way is at its widest, an arrangement of furniture carefully integrated into the existing topography facilitates cookouts, picnics and communal banquets in fine weather. The existing hillock allows benches to double as raked cinema seating for occasional screenings.

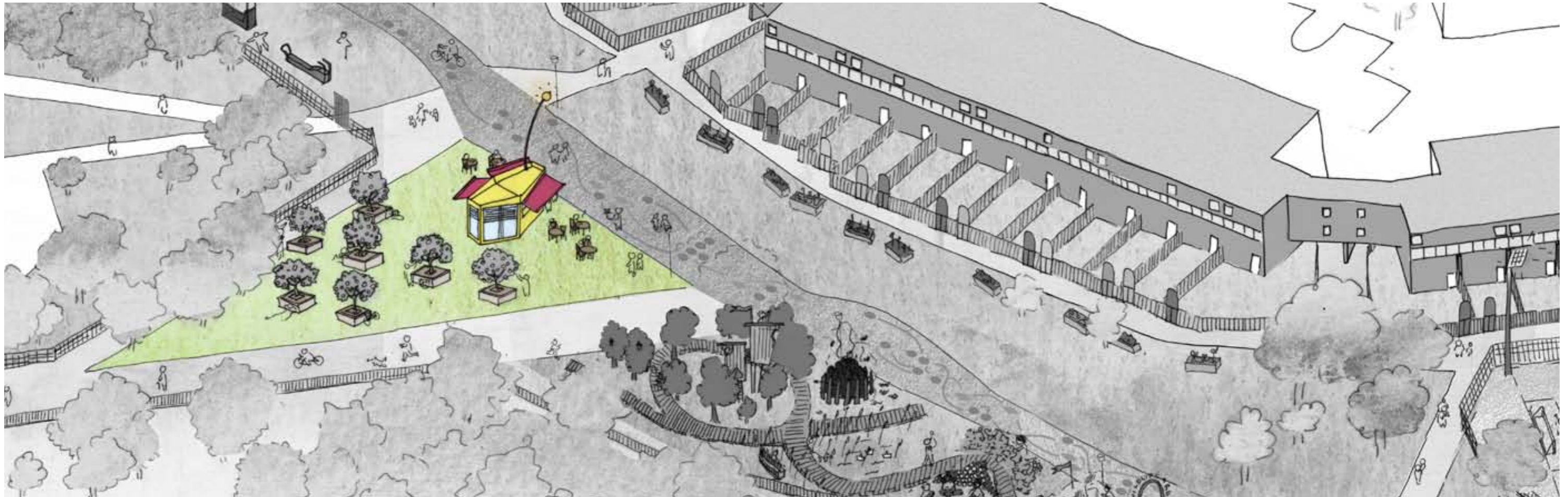
delivery

- Ideas tested through design exhibition and one-to-one conversations with adjoining residents.
- Masterplan and principles of design included in site-wide planning application, establishing locations, construction methods and design principles.
- Commission groundworks/footings as required.
- On-site testing and prototyping workshop with Hawksmoor Youth Club.
- Completion and installation of furniture elements by dedicated fabricator.
- Test local appetite for film screenings through limited or one-off events (e.g. at project launch).

constraints

- Noise and nuisance to adjacent residents
- Anti-social behaviour/street drinking
- Topography, adjacent trees and underground services.
- Fire risk.
- Potential ground contamination.
- Proximity of power supply.

○ café kiosk



dialogue

- Residents have noted that there are few opportunities to meet over a cup of coffee between the town centre and Abbey Wood. Safety Net at Birchmere Community Centre is a welcome exception to the rule.
- Students from Woolwich Polytechnic observed that heading straight to Gogi's for snacks and sweets has been a consistent habit for many since primary school days.
- VR working group participants consistently suggested economic activity, e.g. a market stall or café, as a means of enlivening Claridge Way.
- Snacks and hot drinks at our project launch event, the Tea Party, were snapped up within about an hour of school finishing.

concept

At the crossroads between Claridge Way and Water Lily Walk is one of the busiest and most visible intersections along the route. A compact kiosk allows for the sale of healthy snacks and other refreshments, particularly in the periods around the school rush. Parents have the opportunity to linger and chat after dropping children off in the mornings, while in the evening's there's another option for snacks.

In conjunction with the adjacent After School Orchard, the kiosk could be used to store or process produce, e.g. press or preserve fruits.

After dark, the kiosk incorporates a feature lighting installation, softly and decoratively illuminating this key cross roads and providing a key waymarker along the route.

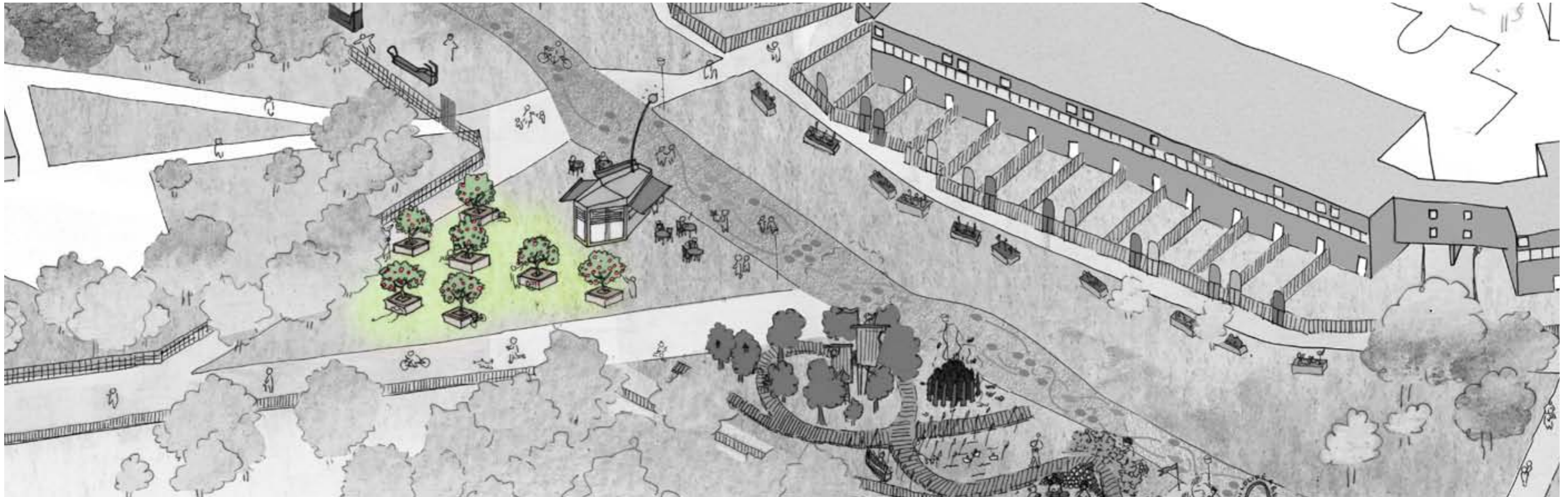
delivery

- Engage potential operators.
- Engage structural engineer.
- Submit developed designs as part of site-wide planning application.
- Commission groundworks/footings as required.
- Completion and installation of furniture elements by dedicated fabricator.

constraints

- Commercial viability.
- Potential ground contamination..
- Existing services/wayleave.
- Planning risk (development on open green space).
- Proximity of water and power supplies.

○ after school orchard



dialogue

- Hawksmoor Primary School has an existing growing club, with a strong links established between year 4 curriculum and gardening/ growing activities.
- While consultees repeatedly assert the value of greenery to their lives in Thamesmead, existing gardening groups lack capacity and express difficulty in engaging adults in the Moorings in growing activity.

concept

In the triangle of green between the school gate and Water Lily Walk, an orchard of fruit trees will provide students with a healthy snack after school in the autumn. As described above, there is a potential for the orchard and its produce to develop a relationship with the proposed kiosk next door. Students will need to water the trees as they become established in above-ground planters, whether through the Growing Club or sessions at Tump 53.

delivery

- Briefing and design workshop with Hawksmoor Primary students.
- Principles of design included in site-wide planning application, establishing locations, construction methods and design principles.
- Tree planting sessions with Hawksmoor Primary and/or Youth Club.
- Facilitation/completion by specialist contractor.
- Ongoing maintenance by Hawksmoor Primary students.

constraints

- Potential ground contamination.
- Capacity of year group to continue maintenance of trees.