



Open Call Revive Bramcote Park



View from the intersection of Bramcote Grove and Verney Road
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The commission

Southwark Council with Notting Hill Genesis (NHG) and Optivo are seeking to commission a design team to prepare a master plan and deliver a project to improve Bramcote Park in the South Bermondsey area. These organisations commissioned New London Architecture (NLA) to run a competition to find the park designer.

The key objective of this design competition is to meet the needs of residents in the local area who have asked for improvements to the park.

In 2019 the council engaged residents on improvements to streets around the Bonamy and Bramcote estate in South Bermondsey as part of the Liveable Neighbourhoods programme. This was called the Bonamy & Bramcote LN project. Many of the requests to the engagement were specifically about Bramcote Park, saying it needs investment. People said the play spaces need to be renewed and more needs to be done to tackle anti-social behaviour. They also highlighted the potential for more planting and greening and improvements to make the area safer for pedestrians and cyclists and encourage sustainable travel.

We are inviting architects, landscape architects, designers, and artists to submit design concepts that will reimagine and transform the park, provide better facilities for all its users while creating stronger links with the immediate surroundings and neighbourhood. This opportunity therefore seeks to improve this important local asset and the experience it offers for its residents and visitors.

Consistent with the council's [Southwark Stands Together pledges](#) improvements to the park provide an opportunity to contribute towards the diversification of our built environment and to ensure that its character is representative of surrounding communities and reflects the cultural history of the neighbourhood. As well as feeding into the masterplan, the council is also keen that local communities are involved in the selection of the design team and hence the way we are structuring the competition.

A temporary exhibition of shortlisted entries will be on public display in late November, with an opportunity to register comments and feedback. The intention is that following a two-stage competition judging process and public engagement on submitted proposals, the winning team will be revealed in January 2022 and, subject to procurement and governance procedures, will be awarded a design fee to consult on and develop a fully costed, feasible design, to be installed by late 2022.

Site and Context

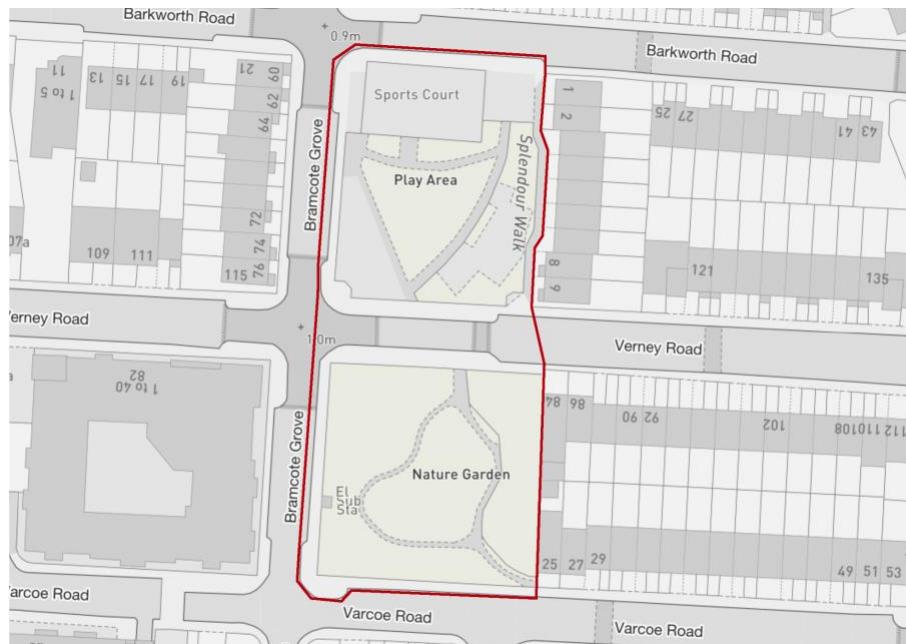


Play area, north section of the park

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Bramcote Park forms part of the Bonamy and Bramcote estate which was built in the 1990s. The western part of the estate replaced the former Bonamy estate, which was demolished and rebuilt in the 1990s and is owned by Southwark council. Homes on the eastern side of the estate are owned by the council, as well as two housing associations, Notting Hill Genesis (NHG) and Optivo. The park is divided in two by Verney Road. The southern part is older, being identified in the 1931 London Squares Preservation Act, while the play facilities on the north side were laid out when the area was rebuilt in the 1990s. Today the park itself is owned and maintained by Notting Hill Genesis and Optivo.

Bramcote Park is primarily a local park serving the residents of the estate. However, it is also located in the Old Kent Road opportunity area and the population around the park is increasing, as proposals in the opportunity area, particularly around Verney Road and Ilderton Road are built.



Red line boundary of the site

The surrounding area is starting to experience a lot of changes from regeneration from the Old Kent Road, along with Millwall in Lewisham, the South Bermondsey Dive Under and nearby in Canada Water. Southwark Council applied and was initially awarded funding by Transport for London (TfL), of £100,000 to start investigating how to create a more Liveable Neighbourhood in the Bonamy and Bramcote estate (the Bonamy Liveable Neighbourhood). In principle a Liveable Neighbourhood would be seen as an area with more active and social streets that encourage walking, cycling and further greenspaces wherever possible, with less motor traffic. Southwark's Liveable Neighbourhood team conducted an initial public engagement held on site in July 2019, which resulted in a two-page consultation summary document being produced (to see the consultation summary document go [here](#)).

Many of the suggestions related to the parks and these could not be delivered through the Liveable Neighbourhoods project. However, funding to deliver improvements to the park has been identified from Section 106 agreements on developments recently completed and currently under construction in the vicinity of the park.



Play area for young children, north section of the park
© Agnese Sanvito



Verney Road dividing the park in two sections
© Agnese Sanvito



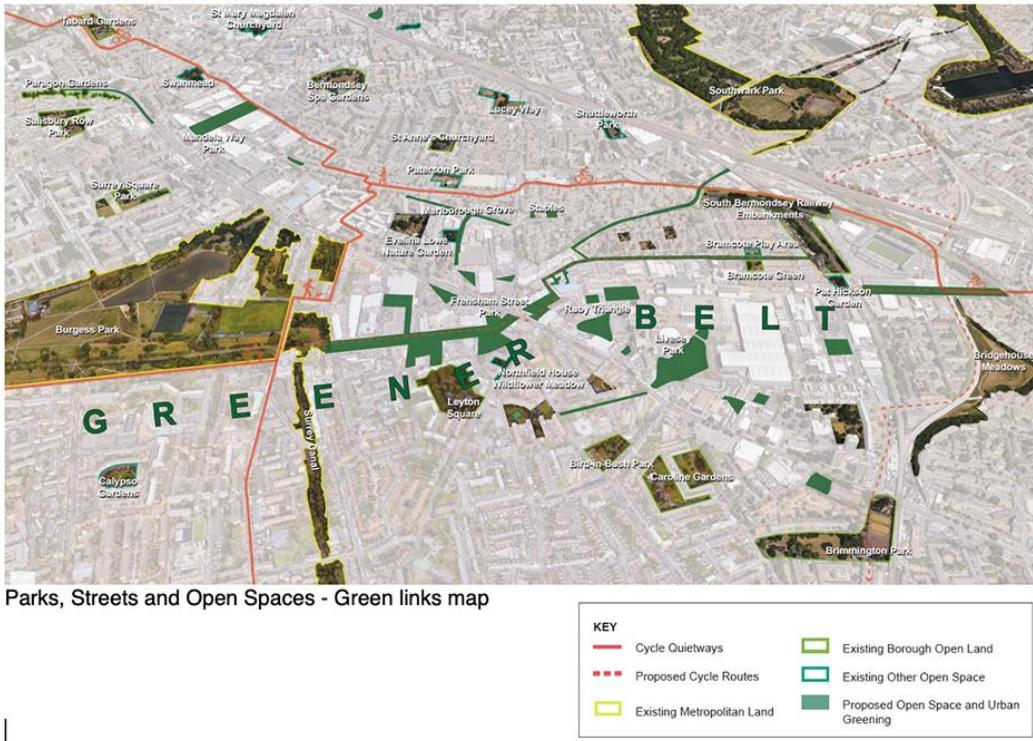
Nature Garden, south section of the park

© Agnese Sanvito



Enclosed dog park, south section of the park

© Agnese Sanvito



In 2020 the council published a social regeneration charter for the Old Kent Road opportunity area. A key objective of the charter is to ensure that existing communities benefit from development and growth. The need to improve open spaces around the Old Kent Road and improvements for young people are two of the top three priorities in the charter.

In the medium to longer term the draft Area Action Plan (AAP) for the Old Kent Road opportunity area envisages very substantial change to the area south of Verney Road including a sizable park on the alignment of Verney Road. This will form part of a linear park which roughly follows the alignment of the former Surrey Canal, connecting to Burgess Park in the west and Lewisham in the east, via Bramcote Park as well as the New Bermondsey area, which is currently the subject of a planning application. The first parts of this linear park have been delivered in Lewisham, close to Greenland Dock, while in Southwark construction has started in the area close to Burgess Park. The linear park is a critical part of the Greener Belt strategy in the AAP, a series of greenspaces linking Pimlico with Rotherhithe.

The new linear park on Verney Road is probably not deliverable until the late 2020s or 2030s. However, local people cannot wait that long for improvements to be made and the council is very keen to see early investment in parks and opens spaces as part of the aim to ensure that regeneration in the Old Kent Road area benefits all.

Design requirements

The competition seeks a creative design solution which improves how people experience and interact with Bramcote Park, while enhancing the look and feel of the site. We are looking for proposals that provide a more thoughtful, holistic and appropriate solution for the park, with sustainable, low-carbon seating, lighting, plants, play equipment and information.

We encourage applicants to assess existing elements and equipment in the park and to propose what should be kept, repaired or removed. Low-cost solutions such as repainting of existing elements and planting that requires minimal maintenance are welcomed. We are open for applicants to suggest alternative placements of different elements within the park areas.

The key objectives of the project are to deliver:

- Is a resident-led master plan (fit for purpose/users)
- Interlinks to the immediate surroundings and neighbourhood area
- Is representative of local communities, reflecting the cultural heritage of the area and people living around
- Expands the green links, connecting to the emerging linear park via Verney Rd
- Maintains the existence of Verney Road, but introduces public realm improvements including improving crossings which enhance the visual and physical connection between both sides of the park and make the environment safer
- Predominantly encourages walking and cycling connecting to the pocket park space
- Is an inclusive space for all ages and abilities, safe, adaptable and flexible in use (e.g. seating, exercising, football, community events);
- A plan that exemplifies an inclusive approach to built environment design and public art commissioning in line with our Southwark Stands Together commitments; and
- Aligns with Public London Charter

Southwark Council's design aspirations for the park would be to deliver a design that:

- Visually improves the relationship between the parks to read and feel as one space
- Complements and connects to the play areas around Masters Drive creating opportunities for community cohesion
- Retains and enhances the nature conservation side of the park to the south to encourage more biodiversity
- Is low in maintenance with planting and exciting play spaces that encourage creativity
- We welcome ideas and proposals that have sustainability at their heart and reduce the reliance on the use of new materials and natural resources.
- Artistically embedding cultural history of the site, local area and its residents into the design of this project
- Entices all senses (nature garden) and, through flexible design, maximises the potential for community events and outdoor performances to take place through event friendly infrastructure
- Includes creative additions of (street) lighting inside the park and electricity supplies

- Designs out crime related issues (ASB and vandalism) whilst still ensuring that all feel welcome in a sense of ownership of the park
- Reflects social value of area to residents should the type and design of play equipment provided (designing out crime)
- Improves safety measures through connecting the surrounding area and introduces safer, greener crossing points and junction improvements - crossing to park, connecting to housing

To access a residents' survey Southwark Council has conducted locally for the purpose of this competition go [here](#).

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Further guidance

- Any winning design will be robust enough to withstand all weather conditions
- Designs should also consider sustainability and require minimal maintenance
- The Work is expected to be in place for 15-20 years
- Local community engagement is critical to the success of the work. Shortlisted applicants will have an opportunity to meet local residents, traders and/or other stakeholders during a guided site tour. Should a guided site tour not be possible due to Covid-19, alternative digital briefings will be organised.
- Following the award of contract to the winning team, it will be expected that the selected team engages extensively with the local community in developing their design ideas and finalising the masterplan.

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Budget

The total budget available for this project is circa £550,000 to include all fees, fabrication and installation. It is anticipated that around £100,000 be allocated towards public realm improvements outside the park, including on the public highway, with the remainder spent in the park itself and covering fees.

The fabrication and installation of the winning design will be subject to separate tender exercise in line with the procurement rules of the parks' landowners, Notting Hill Genesis and Optivo.

The budget outlined above includes an indicative amount of 12.5% of total budget to cover on-going design fees and other management costs required to deliver the winning concept.

The winning team will be expected to undertake the following tasks:

- To work with the Southwark Council and the landowners to develop a fully costed, feasible design that can be installed in 2022.
- Undertake community engagement
- Project management, supervisory role during the construction of winning design

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Submission

This competition has a two stages submission.

This first stage submission should include:

1. Full name and contact details including postal address, contact number and email of project lead.
2. Brief biographies of all the project team.
3. A 200-word description about your practice along with any relevant technical experience acquired through previous projects.
4. A selection of relevant previous work, including images.
5. A short paragraph of max. 300 words on why you are interested in being involved in the project and, how are you going to work with the local community to deliver your proposal if selected. Please include some thoughts about your vision including any initial written reactions you may have to the brief.
6. No design work is required for the first stage.

These submissions will be shortlisted by the judging panel. Up to 6 shortlisted practices will then be invited to develop a design concept based on the information laid out in this open call and will be awarded an honorarium of £1000 Inc. VAT each. The work required for the second phase of the project will be reflective of the honorarium sum.

We would like to showcase the shortlisted designs as part of the public exhibition to celebrate all the shortlisted entries. Therefore, as part of your second submission we would like the content you submit for the judges to be useable for public audience.

At shortlisting (second) stage will be expecting:

- 2xA2 boards in portrait format explaining your proposal.
- PowerPoint presentation for the purposes of judging.
- The submission should but is not limited to including hand or computer drawn 3D design visualisation, key construction details drawn to scale, with key dimensions noted, an outline all materials, budget, maintenance plan and fabrication process.
- A proposal for how you will work with the local community to develop your design ideas and finalise the masterplan.

On Monday September 27 1.00-2.00pm NLA and Southwark Council will host a Zoom session to discuss how to put together a successful competition submission. This will also

be an opportunity to ask questions specific to this competition process. If you would like to join, please email: rosa.rogina@nla.london.

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Eligibility

The competition is open to landscape architects, architects, designers and artists. We welcome collaborations however the project team must include a qualified landscape architect or architect. The judges encourage entries from, or collaborations with groups who are underrepresented in landscape architecture/architecture.

Representation within this project is a crucial factor we wish to capture in order to achieve spaces that are purpose built for local residents and reflective of who they are. Selecting a practice or collaboration that operate as SME's or are Black, Asian and Minority Ethnic led are a priority to Southwark Council in light of their borough-wide initiative Southwark Stands Together (SST).

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Deadline and submission details

- Deadline for first submission is Midday, Thursday 21 October 2021. Submissions received after time this will not be considered.
- For competition enquires please contact: rosa.rogina@nla.london
- To send your expression of interest in a PDF format go [here](#).
- The PDF should be no more than 5MB and 10 A4 pages.
- You will receive an email confirming the receipt of your submission.

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Schedule outline

Submissions open: Monday 20 September 2021

Submissions closed: Thursday 21 October 2021

Successful shortlisted practices notified: Friday 29 October 2021

Site visit / Round 2 questions: w/c 1 November 2021

2nd submission: Tuesday 23 November 2021

Exhibition of shortlisted entries: Tuesday 30 November – Sunday 12 December 2021

Final judging / interviews: w/c 13 December 2021

Winner notified: w/c 20 December 2021

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Judging panel

Aida Esposito (Founding Director, creativethinking)

Rosa Rogina (Director, London Festival of Architecture)

Sanjiv Sangha (Head of Technical, Design Quality and New Homes, Optivo)

Colin Wilson (Head of Regeneration, Old Kent Road)

2 Local resident representatives

Further judges to be confirmed shortly

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Further information

- Submissions will be judged on originality, demonstration of creativity, relevance to the brief as well as feasibility and how the proposal works in the context of the site.
- To process entries to this competition we will share your application and any associated personal data provided on the application with our jury and competition partners.
- The ownership of Copyright of the design will be in accordance with the Copyright, Designs and Patents Act 1988, that is Copyright rests with the author of the submitted design.
- All designs remain the intellectual property of the designer however the winning design will itself when built will be the property of the landowners.
- Please bear in mind the project requires a fast turn around and may have peak moments when your practice will need to dedicate sufficient staff to deliver the project on time, to budget and to the high standard expected by all stakeholders.
- If your practice/collaboration is appointed to deliver the project it will need to have the following insurance: Employers Liability, Professional Indemnity, Public Liability.
- Significant efforts are made by all stakeholders of the project to ensure wide media coverage.
- New London Architecture, Southwark Council and the landowners reserve the right to use images from the submissions for promotional purposes in press, social media and publications. All endeavours will be made to ensure accurate accreditation.

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Useful links

New London Architecture:

<https://nla.london>

Southwark Council

www.southwark.gov.uk

Old Kent Road Regeneration

<https://oldkentroad.org.uk>

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Contact

To submit your entry please go [here](#).

For general enquires please contact: rosa.rogina@nla.london

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Disclaimer

The competition organisers are not liable for lost, misdirected, or late entries. Decisions of the jury represent their professional judgments and all decisions are final. While it is the intent to construct the winning scheme, the organisers reserve the right to not proceed with construction for any reason. Material submitted by you shall be your sole responsibility, shall not infringe or violate the rights of any other party or violate any laws, contribute to or encourage infringing or otherwise unlawful conduct, or otherwise be obscene, objectionable, or in poor taste. By submitting such material, you are representing that you are the owner of such material and/or have all necessary rights, licenses, and authorization to distribute it.

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New London Architecture (NLA) is London's independent centre for debate, discussion and information about the future shape of the capital. Its membership represents all those involved in the capital's built environment. The year-round programme provides a platform for NLA's broad network to meet, share knowledge and shape a better city.

nla.london



Southwark Council

Southwark Council is working with the local community to regenerate Old Kent Road. Southwark wants to build on Old Kent Road's strengths with a 20 year programme of investment that will deliver real, tangible benefits for the local community. The council will develop the area's thriving business, arts and cultural communities and transform Old Kent Road as a place to live, work and visit. As well as delivering 20,000 new homes the council will improve transport, air quality and green spaces throughout the area. The council is committed to people-centred planning policies and regeneration.

www.southwark.gov.uk

Twitter: @lb_southwark