



25a Bellamy Street  
London  
SW12 8BT  
Charity No. 1205292

19th January 2025

Dear West Side Residents,

I am writing to you all with a proposal to replace the collapsed rose arbour in front of the bowling greens.

As many of you will know, I am one of the trustees for the Friends of Clapham Common and the chair of the ecology charity, Wild Clapham.

I have been in dialogue with Lambeth Council since the rose arbour first started to break early last year. They have made it clear that they currently have no funds available to replace the structure. There has even been talk of removing the arbour completely and returning the space to open land. Personally, I think this would be a great shame.

They have, however, given Wild Clapham and the Friends permission to take over all refurbishment works with a view to replacing the whole structure with a new arbour.

It is with this in mind that I am writing to you to see if you might be willing to help with costs? I have attached a project plan and a costing proposal below for the full replacement of the structure.

This is only an option that I wanted to share and there is no obligation to assist in any way. The Friends had a committee meeting last week and we agreed we would be happy to donate £2000 towards the costs.

Our contractors are highly experienced landscapers with whom I have worked for many years. They are trusted and extremely capable. They are also aware that this is a rescue mission and have reduced their costs accordingly where possible in order to carry out the works.

There are no costs charged for my own involvement with project management - I would just like to see the rose arbour restored.

The rose arbour is a local landmark and has been here since the mid 1980's, so it has lasted well given the burden of top growth it has been supporting over the decades. However, almost all the existing posts are just 3" x 3" in size. We would be looking to replace them with 4" x 4" posts for extra strength and longevity.

If you did wish to help collectively to cover the costs, we could start work in the next few weeks before the plants start to grow again. I have managed to persuade Lambeth Council to cover the costs for removing all debris and old wood from the project so this would also be a cost saving, albeit a minor one. The Friends would be the project-account manager and any donations would need to be transferred to the Friends' account.

Please do let me know your thoughts. It's completely fine if you want to pass on all this, I just wanted to try to come up with a rescue plan. If you are interested in helping, I would be happy to meet with you all one afternoon, perhaps next Sunday, to talk you through the proposed works and answer any questions.

All best wishes,

A handwritten signature in black ink that reads "Gareth James". The signature is written in a cursive style with a large initial 'G' and a horizontal flourish at the end.

Gareth James

Mob: 07746 366455

Email: [info@wildclapham.com](mailto:info@wildclapham.com)

## **The Project:**

The current pergola is just over 35m in length at an average height of 2.10-2.20m. There are 30 x 3" x 3" upright posts (15 per side) with a wooden-beam top running the whole length on both sides. There are cross beams for each upright post in order to link both sides of the run for stability.

The current space between the beams on each side is between 52-55cm. The existing pergola also has diagonal supports at the top connecting the uprights to the horizontal beams.

The new pergola would be the same 35m length but we would like to increase the height by 20cm. We would be using 30 x 4" x 4" x 3.00m upright posts - these are 1" thicker than the existing posts to give greater strength.

The bottom 60cm of the upright posts would be concreted into the ground, leaving a final height of 2.40m above ground. This 60cm subterranean section would be coated with a Black Jack bitumen paint to prevent rotting.

We would look to increase the distance between the two sides from the existing 52-55cm to 80cm. This will give greater rigidity to the overall structure and help to prevent damage from high winds. We would install discrete, vertical steel cable wires on the inside edge of 15 of the upright posts to provide a climbing structure for the plant life to use.

The wood is a sustainably-sourced European Redwood (a type of durable pine) and has been treated with the water-based preservative Tanalith E which means the wood will last for several decades without requiring further treatment.

All the wooden structure above ground would be bolted together using Timbascrew Hex Flange screws 6.7mm x 150mm to give maximum strength.

We would like to lose the diagonal supports and any decorative overhanging beams so the new structure has a cleaner appearance. The wood will appear blonde in colour for the first 18 months and will then fade to a grey colour resembling the existing wood.

Lambeth Council has agreed to provide all Heras fencing needed to secure the site during construction and will clear the site of all debris once the works have been completed.

## Costing proposal:

### Materials:

£

30 x 4" x 4" x 3.00m posts  
40 x 4" x 4" x 3.60m posts  
105 bags x Post Mix (3.5 bags per post)  
Timbascrew Hex Flange screws 6.7mm x 150mm  
Black Jack bitumen paint  
Steel cable wires and eyebolt fixings

Sub total 8300.00

### Labour:

The project is expected to take around 15-20 days for the team and would include:

- Removing all the existing timber
- Pruning all plant life so we can lift it and insert the new beams through it
- Excavation and installation for 30 x new 4" x 4" x 3.00m wooden uprights inc. bitumen painting
- Installion of 30 x crossbeams and all surround beams on both sides
- Refitting all climbing plant life so it is held vertically again
- Additional planting to fill in any gaps - inc. new climbers and shrubs

Sub total 7500.00

Total £15,800.00

Less £2000.00 contribution from the Friends

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**Total £13,800.00**