

**Meeting held Monday, 23 June 2008 at 6.00pm
at Berkeley Homes' offices, Tooley Street**

Present

Squire & Partners (SP)

Michael Squire (part time)
Murray Levison
Chris Hartiss

Berkeley Homes (BH)

Michael Meanley, MD, Berkeley Capital
Justin Tibaldi, MD, Berkeley Homes (NE London) Ltd

Southwark Council (SC)

Nick Stanton, Lead Councillor
Annie Shepheard, Chief Executive
Tom Branton, Project Manager

Shad Thames Residents' Association Core Group (STRA)

Julian Griffiths, Chairman
Nick Napier, Vice-Chairman
Michael Place, Treasurer
Anne Lynn, Core Group Member
Jilly Frisch, Secretary

Purpose of the meeting

The purpose of the meeting was to consult STRA on the proposed BH development on the coach park (the site).

Presentation by SP

Murray Levison gave a presentation which Squires had previously made to BH/SC to secure the contract. It covered illustrations of projects which Squires had previously worked on, and several options for the site, focussing mainly on an option for a lower building parallel with and facing the river, with three fingers placed at a right angle to the lower building, with two campanile type towers placed between the three fingers, towards the back of the site. It was envisaged that the three fingers would be lower than the Norton Rose building. The two campaniles might be 14 storeys high, but would be rather thin, and would not necessarily have to contain accommodation in the upper storeys.

The brief for SP was to have not less accommodation units than were planned in the Ritchie proposal.

STRA

STRA thanked BH for arranging the meeting to consult local residents.

The following points were made by STRA:

- pleased to note that the development was not likely to be higher than the Norton Rose building, apart from the campaniles;
- pleased also to learn that the style of building would be a link between the modern More London buildings and the older Shad Thames, and that brick/wood were likely to be considered more appropriate than an entire glass structure;
- that access to the site from Tower Bridge, possibly by small bridges, would be very important, as the current stairways are already near capacity at times;
- would the local infrastructure (water, sewage disposal, parking, etc) cope with a large number of new dwellings in an already densely populated area;
- that the buildings would be sustainable;
- an Open Meeting could be organised by STRA at some point, if this would be useful;
- Murray Levison was given some sheets detailing the history of the name Horsleydown which might provide some inspiration for the building, and a booklet "susDANEability"

about an exhibition by Danish architects at the Danish Embassy demonstrating sustainable buildings.

BH

SP would be giving some thought to how St Olave's School would relate to the site, bearing in mind that it actually faces away from the development.

SC

- Nick Stanton said that even though boundaries would be “known” they would not be evident, as the development would merge seamlessly with Potters Field Park, undoubtedly giving the impression of a larger Park.
- He also mentioned that thought had been given to contacting the Corporation of London to see if the strip of land behind the Bridge Masters House, parallel with Tower Bridge Road, might be brought into the site.
- While he felt that the cultural building would be likely to attract tourists, it would not be considered a tourist attraction as such – it was envisaged that the cultural item would have great appeal for local residents and businesses.
- Anne Shephard said that much interest had been shown in the cultural building, and hoped that that it could be considered as the “book end” for the major cultural buildings along the river.

SP

- Michael Squire said he personally would like to see a concert hall as the cultural building, but a decision would have to be taken on whether to seek a commitment from someone/body to take the cultural space so that it could be built according to specific requirements, or whether to make the space as flexible as possible and wait to decide who/what would use the space.
- Michael Squire stressed that the illustration given for the site was simply to give an idea of what might be possible, and that SP were in a listening mode and wanted to consult widely before drawing up further plans.
- He said that STRA would be consulted again before this next stage.

Note of a conversation after the meeting closed

In a conversation after the meeting closed, STRA were informed by SP that around 500 accommodation units were likely to be included in their new plan. As the Ritchie plan was for 374 units, of which 112 were affordable units, STRA would like to place on record their concern that 500 units seems excessive for this relatively small space, and would raise again the question of whether the infrastructure for the area is sufficient to deal with this number of new dwellings. It is hoped that BH might decide to have less than 400 units on the site ...