

PROPOSALS FOR REDEVELOPMENT OF 92-112 SNOWFIELDS

Further representations by Team London Bridge

March 2024

1. Team London Bridge (TLB) is the Business Improvement District (BID) representing over 350 businesses in the area between London Bridge to the west, Tower Bridge to the east, and south towards Bermondsey. Team London Bridge has a strong remit from businesses since 2015 to deliver the [London Bridge Plan](#). Our vision is to make London Bridge one of the most sustainable, culturally innovative and compelling places for business and tourism in the world.

2. These further representations have been prepared in response to the additional information made available during public consultation in February 2024. They supplement our representations made in [November 2023](#) and [January 2024](#) which remain extant.

3. Our further representations address the following issues:

Life Sciences – The proposals are predicated on contributing to the “*London Health Cluster*” as identified in Southwark Plan’s Site Allocation NSP 52 where redevelopment “*must provide health, research and education facilities or otherwise support the functioning of London Bridge Health Cluster*”. This is to deliver the Southwark Plan London Bridge Area Vision AV.11 to “*Harness the expertise and infrastructure from Kings College London, Guy’s Hospital and other medical and science facilities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research and promote health and wellbeing in the local environment*”. As yet there is insufficient information for us to know whether this will be fulfilled by the proposed development. There would be a marked difference in response to proposals that meet the specialised needs of the location and support the Health Cluster as opposed to proposals which provide offices and/or laboratories for general use. We would welcome clarity on this issue, evidence for how the contribution to the Health Cluster will be secured and an indication of the likely occupiers.

Community and cultural benefits – We welcome the intention now to reprovide a public house and accommodate the needs of Hoopla Improv Theatre in any redevelopment. It will be important that the space provided, including its visibility on the street and its management is appropriate to the specialist needs of the theatre. The character of the public house will also be critical to its future success. Proposals should also address the loss of retail uses (with forecourts) and stretch of greening that we currently maintain around the carpark – all of which provide space on the narrow street. There are opportunities for investment in Guy Street Park and more contribution to the [London Bridge Culture Strategy](#) (we have previously indicated that the Florence Nightingale Museum seeks a space in close proximity to the hospital). We suggest that any space that is made available for the community is given serious consideration as to how it can be managed with the community, and/or local CVS provision, including how the café is managed – particularly given other developments very locally also providing community provision. While welcome, the reprovision of the public house and accommodating Hoopla Improv Theatre does not contribute to this net gain.

Design – The scale and significance of the proposals means they should benefit from consideration at pre-application stage by Southwark’s Design Review Panel. As presented the proposals do not meet the expectation of Southwark Plan site allocation NSP 52 for buildings to “*step down towards the site boundaries*”, indeed the height of the parapet appears to step up. It is concerning if the principles set out in the NSP are not adhered to, so the reasoning here should be clearly justified. It will also be important that the development relates positively to any future redevelopment of the 55 Weston Street / Greenwood Theatre site which also lies within site allocation NSP 52. We are concerned that any risk of a canyon effect along this critical stretch of Snowsfields as a result of the combination of development on either side is avoided.

Public realm – Southwark Plan Policy P37 identifies a stretch of “*protected shopping frontage*” along Snowsfields in the same location as site allocation NSP 52 clearly identifies the opportunity to provide active frontages. Our understanding of the plans is that this active frontage will be lost. This is not mitigated by the proposed “*science on display*” provision which offers only a very passive relationship with the public as distant onlookers and for more limited hours than the current shop frontage. We would welcome clarity on the changes in the building line and proposed pavement widths along Snowsfields. These are not well represented in the details currently provided. As presented Snowsfields will be characterised by very narrow pavements between tall buildings. The welcome new public realm at the junction of Snowsfields and Kipling Street will also be compromised by the proposed location of the servicing bay. We are keen to see existing mature trees retained wherever possible. The plans suggest there will be significant losses and these will need to be clearly justified. New trees are rarely appropriate mitigation for the loss of existing mature trees which provide important landmarks in the townscape.

Sustainability – We welcome the environmental sustainability ambitions of the proposals. We would welcome the development coming forward with both [SEAM accreditation](#) and [Living Wage Building accreditation](#) to secure an appropriate level of social impact.

4. We should be pleased to discuss further how to help deliver shared ambitions for this important location before the planning application is finalised.