

The Hive
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6 November 2019

Team London Bridge response to amended plans for Vinegar Yard redevelopment:

Planning application reference 18/AP/4171

1. Team London Bridge (TLB) is the Business Improvement District (BID) representing approximately 400 businesses in the area between London Bridge to the west, Tower Bridge to the east, and south towards Bermondsey.
2. These representations supplement those submitted in July 2019 and respond to the reconsultation notice issued by Southwark Council in October 2019. They also address the consequences for the development that flow from the declaration of a climate emergency by both the UK Parliament and Southwark Council.
3. We make the following additional comments on the amended plans:
 - Landscape design – We welcome inclusion of a significant new section on landscape and the public realm in the Design and Access Statement. This confirms the validity of our concerns about the balance of hard and soft landscaping throughout the scheme which fails to take the opportunity to provide abundant planting and enhance biodiversity. We also look for clearer commitments to the delivery of street trees on land which it is now confirmed lies outside the ownership of the applicant. The whole scheme is dependent on a landscape strategy for the St Thomas Street East Framework Area which has not yet been forthcoming. We ask that this is developed prior to determination of the plans. The landscape and planting should be informed by the need to secure biodiversity net gain and to address the urban heat island effect.
 - Terrace planting – We welcome the amended plans which make provision for more planting on the terraces. This will make a positive impact and will benefit the overall appearance of the scheme as well as the experience of being on the terraces. The additional planting is restricted to each terrace and we believe there is an untapped opportunity to extend this approach to provide vertical planting that could link the terraces visually and functionally (NB James von Klemperer, President of KPF talked at a recent conference about the addition of vertical greening in one of their London designs, presumably neighbouring Capital house).
 - Change to materiality – We note the intention to make more widespread use of brick on the main facades. We encourage use of materials which support a high quality contemporary design that is both fit for the scale of the proposed development and the need for it to feel of human scale along the key routes. The choice of materials should also be informed by the need to minimise the scheme's embodied carbon.

- Sustainability – We note the BREEAM commitments and the intention to meet all the requirements of both the Southwark Plan and London Plan. This is necessary to secure planning consent but it does not address the opportunity of this significant new development to respond to the circumstances now demanded by the declared climate emergency. The future tenants of the development will expect higher standards and the scheme should be based on more ambitious targets. Team London Bridge is working with developers across the St Thomas Street East Framework Area supported by Useful Projects to deliver this more ambitious approach which will inform decisions all the way through to completion of the scheme, including the choice of materials and the approach to landscaping and planting.

4. We welcome the continuing opportunity to inform this significant development in London Bridge. The revised proposals contain some welcome elements but do not yet address some of the strategic issues raised in our July representations or respond appropriately to the declared climate emergency.

Yours faithfully



Nadia Broccardo
Chief Executive
Team London Bridge