

## PROPOSALS FOR REDEVELOPMENT OF 92-112 SNOWFIELDS

Further representations by Team London Bridge

January 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 following our October 2023 comments. They supplement these previous comments and address the following:

Land use – We note the proposals “*will provide the specialist commercial research and development facilities the area currently lacks*” and would welcome clarity on the relationship with the existing hospital and its related research facilities. The value of the London Bridge Health Cluster, as part of the wider SC1 approach, is reliant on the effectiveness of the relationships between the different research and related activities in the area. A purely private sector research and development facility serving a different market would bring relatively limited value when compared to a facility fully connected to existing health and medical research.

Community facilities – We have welcomed the intention to engage locally to identify what best meets community needs in the area. The additional information on the feedback provided is helpful but limited. It does not address the concern over the loss of Hoopla Impro as an important cultural space for training and performance, and the retail parade. We remain unclear about the fate of The Miller. There is a continuing lack of clarity over how the “*community hub*”, “*social space*” and “*studio space*” are intended to be run. Any community space needs to be affordable and available to a wide range of local groups and organisations. The additional information is also unclear about the contribution to delivering the [London Bridge Culture Strategy](#). There is also lack of clarity on how effective the “*science on display*” provision will be given there remains a very passive relationship with the public as distant onlookers.

Design – We welcome the additional information about the proposed design and note the intention is to build to the same height as the nearby Cancer Centre. As evidenced by the heights diagram now provided this does not continue the “stepping down” of buildings running from Guy’s Hospital Tower towards the site boundaries and creates a significant block of development of the same height. We believe the impact should be interrogated by Southwark Council’s Design Review Panel alongside alternatives.

The commitment to using cargo bikes is welcome and it would be helpful to establish an expectation of them being the norm for last mile deliveries. We would also hope to see commitment to use of the Guy’s Hospital established consolidation centre in Dartford for servicing.

Landscape and public realm – The additional information is helpful and there are some relevant precedents for the transformation in urban greening and the quality of public access through the area which can be achieved through this development. There is insufficient detail as yet to know whether these ambitions will be realised and we would welcome an opportunity to discuss the plans in more detail. We believe there are further opportunities for greening in the eastern part of Snowsfields and much more information is needed on the consequences for Guy Street Park and the impact on the local microclimate. The spaces around the buildings and in Guy Street Park need to be comfortable locations to dwell. The information on future pedestrian and cycling movement is also helpful and needs to be accompanied by pedflow information which considers different options and demonstrates the rationale for the design choices made. On a detail it would be helpful to know the plans for this significant street tree at the junction of Kipling Street and Snowsfields.



3. We should be pleased to discuss further how to help deliver shared ambitions for this important location before the draft plans are published in February 2024.