

SHAD THAMES RESIDENTS' ASSOCIATION

Open Meeting – 7.30pm to 9.30pm Monday, 6 April 2009
Bridge House (first floor), Tower Bridge Road, London SE1 2UP

Invited Speakers:

Nadia Broccardo, Executive Director, Team London Bridge BID
Nick Stanton, Leader of Southwark Council
Kirsty Cowling and Vaughan Kingston, Riverside Parents and Carers

STRA Core Group:

Julian Griffiths, Chair
Nick Napier, Vice-Chair
Michael Place, Treasurer
Jilly Frisch, Secretary
Penelope Tay

Local Residents:

approximately 50 local residents attended

Nadia Broccardo gave an overview of the activities which the area benefits from, such as extra policing and cleaning, greening projects, tourism promotion, connecting business to local charities, etc. A board of local business representatives and a small executive team coordinate these and many more services, working for the local business community. Over 270 business fund the activities by a levy collection, £716,507 in 2008/09, and £214,639 contributed by partners for specific projects. A full report is contained in the booklet "Activity Summary 2008/9" available from the TeamLondon Bridge office 020 7407 4601, or www.teamlondonbridge.co.uk

Nick Stanton said the Berkeley Homes planning was progressing but that a Planning Application would not be submitted until May. Gross Max, the architect who had originally laid out the Park had been consulted by Berkeley Homes to come with plans which would avoid possible north/south pedestrian traffic. Together BH and GM had come with a suggestion that there would be only one entrance to the development from the park which would be open to the public – it would be wide and around 2 storeys high and lead into a garden area with trees and fountains and the entrance to the cultural space. Exit from the cultural space would be at the side of the site – not at the front facing the river – which would avoid pedestrian traffic north/south.

NS then answered a number of questions covering the following:

- The development would be built up to the boundary of the Park, there were no bye-laws which prevented this, in fact, the site is governed by a covenant which permits only housing to be built. The cooperation between BH and LBS from which the present proposal had come, replaced the previous Ritchie proposal for which BH had planning permission, and which BH were keen to pursue if the present scheme should fall through for whatever reason.
- The two applicants for the cultural space are the arts and theatre centre run by local Shunt, and the British Empire and Commonwealth Museum currently based in Bristol.
- The permutation for affordable housing had changed from the original Ritchie plan, as Southwark has a major lack of 3-bed accommodation, so while the area was the same, the number of affordable housing units was less than in the original plan. The affordable housing would be run by the housing association, Family Mosaic.
- To encourage home-owners to use public transport, instead of adding to congestion by everyone owning a car, there would be significantly less car parking spaces than housing units.
- Access to the development and the proposed hotel (the present Lambeth college) would be via Tooley Street.
- It was anticipated that as a reputable builder BH would sign up to a code of conduct/behaviour to take the concerns of local people into consideration.

Kirsty Cowling and Vaughan Kingston introduced the Riverside Parents group and explained that their aim was to focus on facilities and activities for families with small children. For example, they had received support from Southwark Council to enhance the play area for small children at the Downside Fisher Centre, which was a great success.

With the support of STRA, the Potters Fields Park Board, and Divine Fairtrade Chocolate, who had provided Easter Eggs free of charge, they were organising an Easter Egg Hunt on Easter Sunday on the Park – all local children and families were welcome.

Julian Griffiths drew attention to **The Don's licensing application** to extend their opening hours to **4.30am Sunday to Thursday, and 5.30am Friday and Saturday**, and urged local residents to object to the application as it was unacceptable to have premises operating as a Night Club in a residential area. He mentioned that only a year ago The Don had made a similar application and while they had not been entirely successful their licence allowed them to remain open until much longer than previously, this second application was to achieve even longer hours, even if they did not succeed to 4.30am and 5.30am. STRA would be objecting on behalf of all residents, but individual objections would strengthen the objection.

He also spoke briefly on monitoring of the local streetscape and signage related to Teapod, Lovage, and The Don.

The Tooley Street Tenants and Residents Association were offering Nutmeg House, 60 Gainsford Street, to local associations and groups for meetings. Contact should be by email to tstra@btconnect.com (although STRA has since had difficulty in getting a response).

He urged residents to join the STRA network, and if anyone had time available to think of joining the core group. Postcards highlighting the www.shadthames.org website, which could be placed on notice boards were distributed.

Nick Napier spoke about STRA's Cleaner, Greener, Safer application to improve the streets, particularly the entrance to Shad Thames from Tooley Street; and to stop traffic entering Queen Elizabeth Street from Tower Bridge Road, which had now become a hazard with traffic using QE Street as a rat run to avoid the traffic lights at Tooley Street/TB Road. An alternative suggestion from the floor was that speed bumps could be introduced along QE Street.

Since the meeting STRA has learned that their CGS application was unsuccessful, but Nick Stanton has organised a walk-around the area with two senior Southwark Council staff who had undertaken to remedy some of the issues – such as paving stones, broken/bent bollards, etc.

Other matters

One local resident raised the particular problem of children on the river bed when the tide is out throwing stones at windows of the Anchor Brew House and Butlers Wharf. It was suggested that the Managing Agent for the area, White Druce Brown, be contacted, it was believed that historically it was probably not permitted to close the gate.

Another question related to reviving the Code of Conduct for Shad Thames. Around 10 years ago local businesses and residents had signed up to the Code to ensure that the area was quiet between 11.00pm and 8.00am. The Code is a project which STRA desperately wants to revive, regrettably lack of time is the issue, as meeting local businesses to persuade them to sign up to it is a major undertaking. One of the main complaints in the area is early morning noisy garbage collection, which could be solved if the Code could be revived.

Janet Morris, a local resident, suggested that the STRA network be activated whenever major issues arose, e.g. The Don licensing application. She also wanted confirmation to be sought from appropriate authorities, e.g. Southwark and Potters Fields Park, that they would monitor local issues so that local residents did not have to be continually seeking action, e.g. the appropriate parking of the ice cream van in Blossom Square.