

Interim Use - Workshop One Wednesday 21 September 2011

Minutes

Attendance:

Adrian Glasspool, Heygate Residents/Friends of Nursery Row
Alex Scott-Whitby, Local resident
Cllr Darren Merrill, Southwark Council
Guy Mannes-Abbott, Balfour Street Residents Group/EAN/ E&C
Urban Forest
Jon Dennison, Elephant Amenity Network/Friends of Nursery
Row Park
Katherine McNeill, Elephant Amenity Network & CAAG
Liliana Dmitrovic, People's Republic of Southwark
Norma Lawrence, Wansey Street Resident/Friends of Nursery
Row
Olivia Tusinski, 00 :/
Patrick Blunt, Business Extra
Paul McGann, Elephant Amenity Network
Peter Stevenson, Crossway U.R.C
Richard Reynolds, E&C Urban Forest, Perronet House
Richard Rees, Newington Wards & East Street Traders
Tabitha Pope,
Thibault Authenan, Mobile Gardener



Facilitators:

Tom Branton, Lend Lease (Chair)
Steve McAdam, Soundings
Georgina Chimarrides, Soundings

Agenda:

1. Welcome & Introductions
2. Presentation on Interim Use strategy to date
3. Round table discussion on key themes and issues
4. Summary of discussions

Discussion:

Introductions

Chair of the group, supported by Steve McAdam and Georgina Chimarrides. Tom Branton, Lend Lease

Residents explaining their interests

Interested in Walworth Commercial (Box Park)	Norma Lawrence, Wansey Street Resident/Friends of Nursery Row
Mobile Gardener and ex-Heygate resident	Thibault Authenan, Mobile Gardener
Part of the Southwark Conservation advisory, EAN and local resident	Katherine McNeil

Founder of StudioAR, tutor at University of East London and local resident. Experienced in interim use projects.

Alex Scott-Whitby

Interim Use presentation

Overview of the four interim uses being considered and their potential locations on the site.

Tom Branton, Lend Lease

Uses discussed: Southwark Training Facility, Community Garden, Box Park and Artist Workshops.

The interim uses proposed are a result of the consultation conducted and feed on the ideas of the EAN Visioning document

Summary of the Elephant Amenity Network – Interim Use Visioning Workshop

A brief presentation on the Elephant Amenity Network's objectives and ideas for Interim Uses.

Jon Dennison, Elephant Amenity Network

Group discussion

Fence

Tom Branton announced that a planning application has been submitted by Southwark Council for a permeable, anti-climbing steel frame which will be 3m high. This will replace the current hoardings on the Phase One site. The group suggested that the look of the fence could be considered; this could be an interactive surface and Lend Lease's first demonstration of Interim Uses.

Construction Training Facility

The group suggested the potential for other organisations, apart from Southwark College, to use this facility was discussed. (i.e. SouthBank University)
The group also requested that the training facility on Phase One site should take into consideration the impact it will have on residents in Balfour Street. Tom Branton stated that the immediate neighbours of the site would be consulted.

Community Garden

The character, location and size of the community garden was discussed. Tom Branton explained that the suggested location would allow for the community garden to stay on site the longest, for approximately 18 months. The group felt that 3 years would be needed for this to be a success. The possibility of the community garden to become a permanent use on the new masterplan was also raised. Tom Branton explained that this needs to be discussed with the Landscape architects, Grant Associates and will be explored in more detail at the Concept Masterplan Exhibition.

Box Park

Tom Branton explained that the Box Park would be made up of approximately 30 containers on two floors and would need to be on site for about five years to cover the costs of setting it up.

The range of occupiers in the units provided in the Box Park was discussed. The group suggested that pop-up shops could occupy some of the units. It was also stated that there is desperate need of spaces for business incubators and if there was potential for them to be housed in the Box Park.

It was suggested that Patrick Blunt prepare a business proposal for the Box Park.

Artist workshops

There was a query as to why the empty garage spaces on Rodney Road could not be used for the artist workshops. Tom Branton explained that asbestos within these spaces may not allow for this.

The type of artists that might occupy these spaces was also discussed; there was overall agreement in the group that these spaces should be offered to artists that aren't yet established.

Other discussions involved how the success of these workshops could be ensured and how the artists would be selected.

It was felt that there would be great interest in the workshops if low rents could be secured for a set period of time; and their success is guaranteed if the right mix of artists are selected, possibly through a competition.

It was decided that Alex Scott-Whitby or Tabitha Pope could explore the functions of the artist workshops and share their thoughts at the next meeting.

Other uses suggested

- Temporary homeless shelter
- Community hub space, a place for the community to meet and for networking which belongs to the community
- Informal interim use

Other comments

- A request to ensure that access to the heart of the site (the new park area) during construction and access to the existing allotments.
- Clarification is needed on how the interim uses will be policed/made safe.

Closing remarks

- Set a date for the next meeting
- Run through next steps/actions
- Meeting closed

Actions

- Patrick Blunt was nominated to come up with a business proposal for the Box Park, which would include provision for business

Patrick Blunt, Business
Extra

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| incubators. | Tom Branton, Lend Lease |
| - Consider the possibility of a competition for the new steel fence. | Tom Branton, Lend Lease |
| - Provide a timeline for the interim uses, including information on demolition and tree retention. | Tom Branton, Lend Lease |
| - Lease terms for artist workshops. | Tom Branton, Lend Lease |
| - Convey information on interim uses to the liaison groups. | Soundings |
| - Invite Southwark Council to these workshops. | |
| - Explore function of the artist workshops for next meeting. | Alex Scott-Whitby, Studio AR/ Tabitha Pope |