

## Residents Liaison Group Meeting 3: 17 November 2011

### Minutes

#### Attendance:

- Alex Capon, Rodney Road TRA
- Amanda Sewell, Salisbury TRA
- Guy Mannes- Abbott, Balfour Street Resident/Elephant Amenity Network/ECUF
- Janine Honour, Wansey Street Resident
- Jerry Flynn, Elephant Amenity Network
- John Muir, Elephant and Castle Redevelopment Trust
- Katherine McNeill, Local Resident/Elephant Amenity Network/CAAG
- Martin Seaton, Southwark Council
- Norma Lawrence, Wansey Street resident/Friends of Nursery Row
- Richard Rees, Southwark Association of Street Traders/East Street Traders
- Sandy Stewart, Aylesbury TRA
- Shelagh Farren, Macleod Street resident
- Wilson Hynd, Henshaw Street resident
- Jon Abbott, Southwark Council

- Rob Deck, Lend Lease
- Tom Branton, Lend Lease
- Peter Reay, Lend Lease
- Rob Heasman, Lend Lease
- Felix Robbins, Make Architects

- Steve McAdam, Soundings (Chair)
- Georgina Chimarrides, Soundings
- Victoria Lee, Soundings



#### Agenda:

1. Welcome & Introductions
2. Phase One update
3. Raised courtyards and car parking
4. Closing remarks

#### Discussion:

<b>Introductions</b>	
The chair welcomed all attendees, gave a brief overview of the agenda for the meeting and asked for any comments on the minutes from RLG2. No comments were made & the minutes were accepted.	Note
<b>Phase One – Initial findings</b>	
Soundings (Georgina Chimarrides), presented an overview of the initial findings from feedback forms received on the Phase One proposals.	Soundings
Key discussion points in response to the presentation:	
<ul style="list-style-type: none"> <li>• Georgina clarified that the some comments were not referenced in this presentation as it was an overview of the feedback-form findings and a brief summary of recurring themes mentioned in additional written feedback. A full analysis of the feedback will be available in the Phase One report.</li> </ul>	Note
<ul style="list-style-type: none"> <li>• The main issues raised by the community in ensuing discussion included</li> </ul>	Soundings

<p>density, height and massing and car parking.</p> <ul style="list-style-type: none"> <li>The height of the two tall buildings was discussed and divergent views were expressed about their appropriateness. Lend Lease commented that the heights of these buildings was under review.</li> <li>The density on Phase One was felt by many residents to be disproportionate to the rest of the site.</li> <li>A request was also made that the design of the scheme should be harmonious and contextual to the surrounding buildings.</li> </ul>	<p>Note</p> <p>LL</p> <p>Note</p> <p>LL</p>
<p><b>Communal Courtyards</b></p>	
<p><b>Presentation by Make Architects (Felix Robbins).</b></p>	
<p>Make explained the hierarchy of spaces in the masterplan; transitioning from private space for residents (balconies and private gardens) to semi-private (communal courtyards for residents) to public spaces including streets, parks and squares. The distribution of communal courtyards throughout the scheme was also explained including the requirement for some of these to be raised courtyards to facilitate retail shops on ground level. The communal courtyards are required to provide space for the residents of the individual blocks to interact.</p>	<p>Note</p>
<p><b>Key discussion points</b></p>	
<p><u>Communal courtyards</u></p>	
<ul style="list-style-type: none"> <li>It was commented that the hierarchy of spaces will not really be experienced by existing or local users and that the communal spaces won't be visible from ground level. LL (Rob Heasman) explained that a degree of visual permeability can be achieved. He also added that the semi private spaces are safe places for children to play.</li> </ul>	<p>Note</p>
<ul style="list-style-type: none"> <li>Reassurance on the retail strategy was requested to ensure it will be successful. LL (Rob Deck) explained that the retail strategy was presented at the ELG3 meeting and that Lend Lease will take a long term interest in the management of the retail spaces to better guarantee their success.</li> </ul>	<p>Note</p>
<ul style="list-style-type: none"> <li>Jon Abbott stated that currently most non-everyday shopping takes place outside Southwark. Given Elephant &amp; Castle is in zone 1 we should be highly optimistic that new retail space will be successful.</li> </ul>	<p>Note</p>
<ul style="list-style-type: none"> <li>Make Architects stated that the retail strategy is designed to provide maximum flexibility at this stage.</li> </ul>	<p>Note</p>
<ul style="list-style-type: none"> <li>Richard Rees felt that the Northern and Bakerloo extension could take footfall away. Jon Abbott said that the Bakerloo line extension was not in Transport for London's immediate future plans</li> </ul>	<p>Note</p>
<ul style="list-style-type: none"> <li>More information on the design quality of the communal courtyards was requested.</li> </ul>	<p>LL</p>
<ul style="list-style-type: none"> <li>Sandy Stewart stated that there are many poor examples of raised courtyards but there are also good ones. The Aylesbury Estate has visited similar mixed used developments and they can be very successful.</li> </ul>	<p>Note</p>
<ul style="list-style-type: none"> <li>Steve McAdam stated that in the London Plan there is requirement to provide for private, semi-private and public spaces.</li> </ul>	<p>Note</p>
<ul style="list-style-type: none"> <li>Clarification was requested about the proposed commercial/residential mix for the scheme. Smaller commercial spaces attractive to creative businesses already in the area were seen as the likely approach and comparator references were made to the juxtaposition between Upper Street and Shoreditch, and the mix of small independent and larger shops</li> </ul>	<p>Note</p>

<p>on Lordship Lane.</p> <p><u>New park</u></p> <ul style="list-style-type: none"> <li>• It was commented that if the central public park is not very public it will not be used well as it is surrounded by private residences. Make explained that new routes and connections will draw people into and through the park. Shops and restaurants on the park will also help to ensure its success and make it a destination.</li> <li>• It was commented that the existing public space in the Heygate is being lost. LBS (Jon Abbott) clarified that the existing green spaces in the Heygate Estate were not managed as public space but were an amenity for the Heygate Estate residents. Lend Lease are actually opening up these spaces and making them more public.</li> </ul> <p><u>New town square on Walworth Road</u></p> <ul style="list-style-type: none"> <li>• The new town square will be designed to create a gateway to the scheme with a sense of enclosure and to draw people into the parallel retail street and to the central park.</li> </ul> <p><u>Victory Place</u></p> <ul style="list-style-type: none"> <li>• It was requested that Lend Lease consider providing play space in Victory Place for children from the adjacent school, as the play space proposed on Phase One is only for residents.</li> <li>• Lend Lease stated that discussions with the school are progressing to better understand their needs.</li> <li>• It was also requested that Victory Place remain pedestrian friendly.</li> </ul>	<p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>LL</p> <p>Note</p>
<p><b>Actions</b></p> <ul style="list-style-type: none"> <li>• Provide a log of all the comments received at the Consultation Hub and on the website.</li> <li>• Ensure that immediate neighbours of the site are informed of the proposals and consultation events. 3D studies and Sketch-Up models should also be provided to help explain concepts at future consultation events.</li> </ul>	<p>Soundings</p> <p>LL</p>
<p><b>Meeting Close</b></p> <p>The chair brought the meeting to a close and thanked all attendees for their contributions. He stated that the dates for the next liaison group meetings will be announced at a later stage.</p>	<p>Soundings</p>