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### **Team London Bridge response to Kings College London Student Village Public Exhibition**

[Team London Bridge](#) (TLB) is a Business Improvement District representing approximately 400 businesses in the area of the planning application. TLB has a strong remit from businesses to deliver the [London Bridge Plan](#) (2015). Our mission is to ensure London Bridge excels as a leading place for global commerce and continues to develop as a pioneering local centre for enterprise, health and research, culture and leisure. We work with our partners to ensure a world class physical environment that is engaging and distinctive.

We welcome the chance to provide our feedback to the current proposals. The Student Village sits within the London Bridge boundary, so any business tenants (at ground floor in particular) will become members of the BID. We are therefore very interested in ensuring the long-term success of the site, and how it supports the London Bridge Plan, and particularly the ambition set out in the London Bridge Area Vision set out in the New Southwark Plan.

#### **Traffic and servicing**

- Servicing and deliveries in the yard will need to be kept to a minimum given the pedestrian nature of the Inns and Yards. We are looking at promoting more deliveries by cargo bike – with dedicated bays - which could be an opportunity here, and also through off-site consolidation centres (for example with Guy's). Access into the yard will create conflicts, and in particular personal deliveries (including food) to students will need to be managed.
- The London Bridge Cycle Strategy (2018) indicates the importance that new development can bring to promoting the role of cycling as part of a modern, clean business and health community. Full parking standards (London and Southwark plans) should be met for students securely – with methods to promote the use of cycles to students – but also publicly accessible cycle parking for people visiting the site. Additional cycle hire (docked or dockless) provision also needs to be made, and managed.

#### **Public realm and open space**

- We welcome the treatment to Talbot Yard, with a focus on increasing permeability through the site. We suggest taking into account the work done on the Inns and Yards in the toolkit that we have developed alongside Better Bankside and Southwark Council, that can be found here <https://app.box.com/s/if6ilpe3f2oag8eqms9ze5c0f305rgv>. In particular, we would like to see the hard surfacing, softened with more greening and landscaping to enhance the ecology, appeal and air quality – as these yards form what we have termed 'low exposure routes'.

### **Green Grid + sustainability**

- We have a Green Grid vision that “London Bridge will become one of the greenest, most beautiful, environmentally sensitive and civic-minded business districts in the world”. We welcome discussing what new developments can offer in terms of our Green Grid strategy for London Bridge.
- We would welcome more greenery throughout the scheme, including how it is integrated on the buildings through walls and roofs. We are currently investing in a significant green wall and planters which will absorb all rainwater, at the entrance to Talbot Yard (Orchard Lisle House), and this level of ambition should be maintained through the yards.
- We would welcome a rich variety of trees and planting to complement the hard landscaping.
- We would like more information in your proposal about what the scheme is offering towards water capture (this is a Critical Drainage Area), energy generation and zero carbon emissions.

### **Town centre and commercial uses**

- We recognise that there is a balance between creating a publicly accessible retail offer, and something dedicated to students. For this reason, we are unsure the extent to which this scheme should be part of the expanded retail offer for the area. We would welcome further discussion on this as we are aware of the need for additional retail in the area to service the expanding working and student populations.
- While we do not formally support additional residential building in a largely commercial area, we recognise that this scheme is an element of the multi-faceted growth of the health campus, and opportunities for students to live amongst this campus will support this growth.

### **Architecture and heritage**

- We welcome the focus on design that sits between both the campus and Borough High Street. The devil will be in the detail, and we suggest this is done by engaging closely with the public and relevant stakeholders. We have engaged publicly on how heritage can be restored or activated through our work on placemarks work (<https://placemarks.commonplace.is> and ‘placemarks’ are mentioned in the NSP Area Vision), and welcome working with you to take this discussion forward. In particular, we look forward to interpretation of the historic location.
- Please take into account the Inns and Yards document mentioned above. We would like to see how the new design can re-create the feel of the yard space in a contemporary way with active frontage.

Yours sincerely,



Nadia Broccardo  
Chief Executive