

PROPOSALS FOR DEVELOPMENT OF SNOWFIELDS QUARTER

Representations from Team London Bridge on planning application 25/AP/0772
May 2025

1. Team London Bridge (TLB) is the Business Improvement District (BID) representing approximately 400 businesses in the area between London Bridge to the west, Tower Bridge to the east, and south towards Bermondsey. Team London Bridge has a remit from businesses since 2015 to deliver the [London Bridge Plan](#), a plan that was subsequently embedded to a great extent in the [London Bridge Area Vision \(AV.11\)](#) in the Southwark Plan (adopted 2022). TLB priorities are constantly being kept up to date through new strategies and consultation, ensuring our responses to planning reflect the wider aims of the business district. Our vision is *“to make London Bridge one of the most safe, sustainable and engaging places for business and tourism in the world”*.

2. TLB responds to planning applications that have the potential to deliver significant impact in the local area. TLB’s responses aim to encourage investment that can help realise the priorities set by businesses in the area, with a particular focus on:

- Public realm and greening
- Area identity
- Land use and active frontage
- Transport, servicing and network management
- ESG

3. There has been a clear commitment to engage with ourselves and the wider community, allowing us to input into these important development sites through written feedback in 2021, 2023 and 2024 as well as other public meetings. The scheme has progressed positively during this period based on the feedback.

4. The sites lie within the London Bridge Science, Education and Medical Hub character area as described in the London Bridge Plan, which is named the *“London Health Cluster”* in the Southwark Local Plan. TLB actively supports the SC1 Life Science district that has emerged to deliver this vision and through our Medi-Culture programme we help celebrate the heritage of life-changing work that continues now and into the future. **The proposed development plays a critical role in delivering the SC1 Vision for the life sciences innovation district alongside providing new active frontage, community/cultural space, greening and other benefits to the wider community and area.**

5. Comments in relation to TLB focus areas are set out below.

Active frontage, culture and community facilities

6. We welcome the intention to re-provide a public house and accommodate the needs of Hoopla Improv Theatre. We also welcome the intention to provide a community performance space at a peppercorn rent which can be used during the day, and by Hoopla Improv Theatre in the evenings. It will be important that the space provided and its management is appropriate to the specialist needs of the theatre. This space can make a significant contribution to [London Bridge Culture Strategy](#), particularly as part of the Medi-

culture festival. The combination of retail, culture, community and “science on display” spaces will contribute to the varied offer that our business members indicate they value so much, and that we can support through our place marketing.

7. The character of the existing public house is important and the existing informal outdoor seating along Snowfields adds vibrancy to the street. It is unclear whether the plans intend to continue this use, but we hope the developer will support any future occupier to gain a pavement license for outdoor space. Identifying and demarcating the area for outdoor seating will help clarify this for a future occupier.

Area identity

8. We recognise the need for significant development on these sites in order to maximise the contribution to the London Bridge Health Cluster, while also ensuring that the buildings meet the Bermondsey Street Conservation Area, and the historic junction with Weston Street, in a sensitive way to ensure the identity of the local area. The Southwark Plan site allocation NSP52 indicates that buildings should “*step down towards the site boundaries*”, and we hope that the Southwark Design Review Panel agrees this has been achieved. The *stepping down* principle will be important in addressing the risk of a canyon effect along Snowfields, particularly in consideration of any future redevelopment of the 55 Weston Street / Greenwood Theatre site opposite, which provides greening and public realm quality in a confined space, the kind of space which is in such high demand from our membership.

9. The Southwark Plan’s Area Vision for London Bridge indicates development should “*support the creation of a distinctive world class environment through a mix of innovative new architecture, restored heritage and quality public realm that provides greenery and connectivity. Greenery should also be incorporated into buildings*”. There are clearly efforts to deliver against these aims in the proposals, and again we would welcome the views of the Southwark Design Review Panel in the success of this.

Public realm and greening

10. The proposals provide an opportunity to significantly improve the public realm and contribute to the London Bridge Green Grid. Given the scale of the development the proposals for pavement widths are relatively modest, with the paved area increasing by only 18 sqm (from 905 sqm to 923 sqm). There are areas, such as along Weston Street, where no changes in pavement width are planned despite the increase in footfall which will arise. Pedestrians already regularly walk in the roads here, and vehicles mount on pavements, so capacity is needed commensurate with the extra demands that will be generated.

11. Greening streets and buildings is consistently raised as a priority by our membership. We welcome the bold plans to increase the level of urban greening on the main buildings, especially on the southern elevation to Plot 2, which could have a dramatic and positive impact. We would certainly welcome a similar level of greening ambition on the northern elevation where it is more visual to the business community, including future users of the building. We welcome the gardens and greening that are located at the front of the building, replacing the existing greening that we help maintain. As with the street trees, it will be important to secure the urban greening investment for the long term through rigorous management and maintenance conditions, particularly with challenging climatic conditions (heat, sun, wind, rain).

12. We would welcome maximum retention of existing mature street trees and welcome the intention to secure the future of the mature London Planes in Guy Street Park.

13. We welcome the intention the take forward plans developed with the community for Guy Street Park. These should result in significant investment to enhance the park's wildlife and amenity roles, including for the business community, reducing anti-social behaviour and supporting new green links through the area. We welcome future opportunities to feed into these plans.

Transport, servicing and construction

14. The demolition, construction and servicing needs of the development will have a significant impact on the local area. This is already congested and the street pattern makes the use of large vehicles difficult. There is also a need to safeguard access to Guy's Hospital, including for both vulnerable patients and emergency vehicles.

15. The Construction Management Plan submitted with the application does not *at this stage* adequately demonstrate how the demolition and construction needs can be, since the swept path analysis suggests a need for vehicles to cross over pavements and the cycle route. It will also be important to recognise the significant amount of other development potentially taking place in the area which would have a cumulative impact on the local roads. We welcome being part of the Community Transport working group to seek solutions to these concerns with safety being paramount, and the valued input from Southwark Council, GSTT, multiple developers and local community members. These concerns will need to be addressed when a main contractor is engaged, and through an ongoing construction forum for the area (serviced by TfL), that we currently attend in relation to other construction locally, and which is effective at managing local impact.

16. The proposed servicing bay for Plot 1, will create some conflicts over a pavement, which is already the case with the current occupier. This will need to be carefully managed.

17. Given the intended function as part of SC1 we hope there will be agreements in place to consolidate servicing with SC1 campus partners where practical. There is also potential for cargo bike operators to meet various servicing needs (for example GSTT blood samples are moved by cargo bike) as shown by the London Bridge [Cargo Bike Service Directory](#), which we developed with support from GST Foundation (Impact of Urban Health).

Sustainability and ESG

18. We believe meeting exemplary sustainability standards is an appropriate response to the circumstances now demanded by Southwark Council's declared climate emergency, the changing expectations of future tenants and the stated purpose of the SC1 partnership to create a "*generation of new buildings... improving the liveability and decarbonisation of our local neighbourhoods*". TLB has developed a [Decarbonisation Charter](#) with businesses aligned to the Council climate declaration, and buildings like this will make a significant contribution to the aim for a business district that is recognised as taking leadership on sustainability. We invite the developers to sign this Charter.

Appropriate sustainability standards that could be achieved include:

- BREEAM Outstanding
- WELL Platinum
- Air quality positive

- EPC rating A
- water run off at greenfield rates.

19. The development could also form part of the district heat network whose feasibility is currently being investigated by Team London Bridge, GSST and others, and is an important part of delivering the London Bridge carbon neutral [routemap](#) for the area. We recognise that connection will depend upon timing.

20. We would welcome the development coming forward with both [SEAM accreditation](#) and [Living Wage Building accreditation](#) to secure an appropriate level of social impact.

21. We should be pleased to discuss further how to help deliver shared ambitions for this important location as the proposals are finalised.