



**GREENWICH HOSPITAL  
KEY STAKEHOLDER CONSULTATIVE GROUP**

**Minutes of the Seventh Meeting of the Key Stakeholder Consultative Group held at  
Admiral's House, the Old Royal Naval College at 09.30 on  
Wednesday 26 November 2008**

PRESENT:	Rt Hon Nick Raynsford MP	Chairman
	Martin Sands	Greenwich Hospital
	Pieter van der Merwe	National Maritime Museum
	Eric Reynolds	Urban Space Management
	Rob Toogood	Greenwich Town Centre Traders Association
	Kate Jaconello	Stallholders' Representative
	Ray Smith	Greenwich Society
	Duncan Wilson	Greenwich Foundation
	Joe Szarowicz	Town Centre Residents
	Jane Rowson	Secretary
IN ATTENDANCE:	John Gamp	Greenwich Hospital
	Edward Dolby	Greenwich Hospital
	Andrew Sell	NB Real Estate
	Ben Ridgwell	NB Real Estate
	Nick Coombs	NB Real Estate
	David Selby	Hopkins Architects
	Joanna Macdonald	Hopkins Architects
	David MacFarlane	Communiqué
	Elaine Cobb	Communiqué
	Caroline McDade	Drivers Jonas
	Rob Lewis	Gleeds

1. Apologies

Apologies were received from Mr Steve Nelson.

**ITEM 1 – INTRODUCTION AND OPENING REMARKS**

2. Chairman's Welcome

The Chairman welcomed the Group to the seventh meeting of the Key Stakeholder Consultative Group and thanked the members for their attendance.

**ITEM 2 – PROJECT UPDATE**

3. Martin Sands thanked the members for attending the meeting and proceeded to deliver an update on the project. The following key points were made:

- a. Since the last meeting of the KSCG in April, the project team had continued to work on the design, engaged with potential hotel operators and explored several locations for the temporary market.
- b. An hotel operator had been selected and had begun to work closely with the project team on detailed design aspects and the hotel requirements. A formal announcement of the selected operator would be made shortly. The project team had expanded to cover all aspects required for a planning application and regular meetings were being held with the Council Planners
- c. It was expected that a planning application would be submitted by Easter 2009. If the application was determined in the statutory timescales it was thought that work could start on site at the beginning of 2010. The Hospital was confident that construction could be completed in two years by early 2012.
- d. A number of changes had been made to the design to ensure it maximised the efficiency of the site and was more economically sustainable while continuing to meet the key requirements of maintaining the character of the market and its footprint while promoting retail diversity and creating the new boutique hotel. The main changes were to the west side of the site where the design had been found to be in need of further work.
- e. The new buildings would be set further back from the existing listed buildings, there would be additional hotel rooms and the introduction of some smaller studio/retail units. The new routes created would be more akin to Turnpin Lane and there would be less scope for the provision of offices, which were in any case only a by-product of making use of the top floors of the former fruit and vegetable warehouses in the market.
- f. There would be no permanent market but the market was now

trading five days a week and provision of some smaller studio/retail units would provide an opportunity for market traders to progress from market stalls to retail.

4. Martin Sands commented that the scheme was not likely to be affected by the economic downturn as the Hospital was a long-term investor. In addition the increase in the number of hotel rooms in the current scheme had improved the overall viability.
5. It was queried whether the two year construction period was feasible. It was commented that the two year construction period was certainly adequate. However the programme only allowed for the statutory period of 16 weeks for the determination of the planning application, and this could take longer. It was confirmed though that if planning consent was received earlier than expected, work would still not commence until the start of 2010 to ensure that retailers could trade for the Christmas period in 2009.
6. It was commented that routes for construction traffic and road works in the town centre would need to be co-ordinated. It was also commented that it may be possible to start some archaeological exploration before works start on site.

### **ITEM 3 – DESIGN UPDATE**

7. David Selby of Hopkins Architects gave his presentation. The following key points were made:
  - a. The Group were reminded of the key aspects of the original scheme that was consulted on at the public exhibition.
  - b. Following the scheme that was presented at the public exhibition an intermediate scheme had been developed. This scheme embodied the principles of the scheme that was presented at the public exhibition but attempted to make the scheme more efficient by making the offices deeper and enlarging the west wing of the scheme. In this scheme the roof was created from three pavilions which echoed Kay's original design.
  - c. The intermediate scheme was not progressed owing to issues relating to the viability and the interfaces with surrounding buildings. The addition of a basement had also been considered but not progressed due to the implications of archaeological matters and the level of the water table. Furthermore the hoteliers had requested additional hotel rooms which this scheme could not provide.
  - d. Some major changes had been made to the scheme which included redefining the shape of the hotel on the west side which in the current scheme was an asymmetric shape. This increased the number of rooms from 75 to just over 100. The access routes created into the market reflected those of Turnpin Lane, the footprint of the market was maintained and the service yards

reorganised. The link from Greenwich Church Street into the market was excluded from the current scheme due to complications with traffic management and the loss of an existing retail unit. The permanent market building in the original scheme was intended to provide a market offer on non-market trading days. As the market now traded five days a week this was less of a requirement and was therefore replaced by smaller retail units around the market footprint. The office provision that was in the original scheme had been omitted and there was the introduction of studio/retail units on the first floor above the retail. These would offer a craft studio function for retailers who did not require prime retail locations.

- e. It was confirmed that the selected hotel operator was very comfortable with the operation of the hotel in two separate blocks but had indicated that a direct line of sight across the market between the east and west blocks of the hotel would be desirable.
  - f. The design of the roof had changed and had taken the form of a fabric structure that would create a lighter and loftier feel than the existing market roof. Glazed canopies would project from the buildings around the market to create a rain protected area. The roof would be a highly engineered tensile structure that would be higher in the centre of the market. The material would be robust and longlife; it would be easily cleaned and even walkable for maintenance. It was also possible to glaze several parts of the fabric to increase the light transmission and improve ventilation.
  - g. Timber cladding was being considered for the facades of the buildings following the mixed reaction to the red brick facades, which were presented at the public exhibition. The facades would be developed during the ongoing design process.
8. In discussion it was observed that although the market footprint remained the same as the existing market footprint it looked as though there could be a reduction in the number of market stalls. It was commented that there was no intention to reduce the existing stall area and that there was scope for new stall design.
  9. It was queried whether it was possible to accentuate the market area by making the retail units on the west side of the market a more open-fronted design, so as to be more in keeping with the market. These units could then provide a transition for stall traders to progress to a retail unit. It was commented that opportunities such as that could be considered and that there was flexibility in the way that these retail units were divided. The first floor flexible studio/retail space had been designed as a stepping stone for stallholders trading up to a full retail unit.
  10. It was queried whether the height of the hotel on King William Walk could be increased by a storey. It was commented that this had been discussed with the conservation officer and a modern mansard was being considered together with some other solutions. Some members of the Group supported the idea of extra height over the restored central

portion, whilst others were not convinced.

11. It was queried whether a footbridge connecting the east and west wings of the hotel could be erected. This had been considered but was rejected as it would have created a division in the market space, which was better avoided.
12. There was some discussion regarding the hotel functions and the fact that they would be divided by the market. It was commented that the west wing of the hotel would have a small lobby entrance, possibly with a breakfast facility. The east wing would house the main hotel bar and restaurant facilities. A clear route through the market area would be required to allow guests to pass from one side to the other; however, this need not detract from the feel of the market. It was thought that the hotel would benefit from the character of the market.
13. It was queried whether the new roof design would be as rainproof/wind proof as the previous proposal had been. It was commented that it was always the intention that the roof would be open at the northern and southern ends of the market as it is now so as to avoid a completely sealed environment echoing that of a shopping mall. It was stated that the roof required some further work to ensure that it provided more extensive cover.
14. It was confirmed that the kiosks that had originally been shown within the market square in the original scheme had been omitted.
15. It was commented that as the market was essentially a public space all potential uses for the area had to be considered at this stage whilst there was still flexibility to accommodate them. For example the hotel may use the area outside of market trading hours. The design would include external lighting.
16. It was thought that the Council were keen to explore the traffic issues on College Approach, including the option of pedestrian-ising it. It was suggested that if the Hospital was able to achieve its plan to convert the ground floor of 2-5 College Approach into retail units then the pedestrianisation of this road would be even more beneficial.
17. It was thought the use of timber and fabric materials was very encouraging and was a non-aggressive modern approach.
18. There was positive support for the new routes into the market from Durnford Street in the style of Turnpin Lane.
19. It was commented that USM were working as closely as possible with Greenwich Hospital to try and meet as many of the requirements of the market as possible. It was confirmed that the scheme resulted in a net gain in retail space but possibly a decrease in the market stall space due to the route through the market between the hotel buildings and the space required for the legs supporting the roof. It was requested that an indication of the likely loss in number of stalls be provided.
20. Summing up the Chairman said that there was a general feeling that the

scheme was progressing in the right direction. The Group felt that the changes to the west block that housed retail on the ground floor and hotel rooms above were a welcome improvement. There was no apparent concern over the increase in the number of hotel bedrooms. There was some concern over the increased height of the hotel buildings on King William Walk. It was encouraging that the hotel operator was still committed to the scheme given the current economic climate. There was further work required on the design of the roof and its supporting legs in order to find a solution that best accommodates the stalls and retail units, provides protection from the elements and does not inhibit views. The use of timber and fabric materials was supported. As an indication of its overall view the Group awarded the scheme a mark of eight out of ten.

21. It was suggested that the project team give further thought to the issues that were highlighted and present the final scheme design to the Key Stakeholder Consultative Group (KSCG) before submission of the planning application. It was agreed that along with the minutes some slides of the new scheme design would be published on the consultation website and a more detailed description of the roof design would accompany the minutes.

#### **ITEM 4 – TEMPORARY MARKET**

22. Andrew Sell of NB Real Estate introduced the topic of the temporary market relocation. He reminded the group that it had been agreed that in order to preserve the continuity of trading in the market it was Greenwich Hospital's intention to relocate the market. The following key points were made:
  - a. It had been decided at the last meeting of the KSCG that Cutty Sark Gardens (CSG) was the most viable option as a site for the relocation of the market. It then became apparent in the summer that CSG was no longer an option as the London Borough of Greenwich had decided to put in a bid for funding to regenerate the gardens for the Olympics.
  - b. Other options for relocation sites had been considered including the Old Royal Naval College (ORNC) which remained an option; Devonport House which was not an option due to the considerable costs that have recently been incurred in re-landscaping the ground; St Alphege's had been considered to be too far removed and too small and was therefore not an option; the Stockwell Street site which was also no longer an option given that the owners Liberty plc have recently received an offer to sell the site. This site however might be revisited with the new owner.
  - c. At the time of the meeting no practical solution had been secured for the relocation of the market but it was possible that the situation with CSG and Stockwell Street could change and therefore the issue could be addressed closer to January 2010 which is when relocation would be required. This though would not identify a site for the temporary relocation of the market which the Planning

Officers have requested to form part of the regeneration Application.

23. It was queried why the land to the west of western ground within the ORNC had not been pursued as a potential site for relocation as had been suggested by the Community Liaison Group (CLG). It was commented that Stockwell Street had become the focus of attention.
24. It was commented that the ORNC had not been ruled out as an option and that more detailed discussions are required between the parties. It was also thought possible that the Hospital may need to hold discussions with the University of Greenwich as well as the Greenwich Foundation to find a solution.

#### **ITEM 5 – COMMUNICATIONS UPDATE**

25. David McFarlane of Communiqué gave his presentation. The following key points were made:
  - a. The public consultation process to date had included five newsletters, the KSCG and CLG meetings, the consultation website which receives over 300 hits a week and amongst others briefings with stallholders, the Greenwich Society, English Heritage, CABE and the Greenwich Association for Disabled.
  - b. Communiqué were in regular contact with the local press including the Mercury, the Bexley Times, the Guide and greenwich.co.uk.
  - c. A sixth consultation newsletter would be issued in December to a smaller area around Greenwich Town Centre rather than the 11,000 addresses in SE10 that have received previous newsletters.
  - d. The CLG would meet again as soon as a solution has been found for the market relocation.
  - e. There would be a further meeting of the KSCG before the planning application was submitted.
  - f. A public exhibition would be held at the time of submission of the planning application.
26. It was queried whether the public exhibition could be held in advance of the submission in order that comments could be included in the application. It was pointed out that it would be difficult at that stage to make any changes to the scheme but the project team would check with the planning officials what was required in terms of consultation.
27. It was agreed that the press release that was issued following the KSCG meeting would be sent to all members of the KSCG.

#### **ITEM 6 – DISCUSSION**

28. There were no further points to be made.

## **ITEM 7 – SUMMARY**

29. The Chairman thanked the members of the Group for their attendance at the meeting and for a useful and constructive discussion. The scheme would continue to improve over the next few months with further meetings with stakeholders to be conducted in preparation of the planning application.
30. It had been agreed that the Group would meet again in February prior to submission of the planning application.