



**GREENWICH HOSPITAL
KEY STAKEHOLDER CONSULTATIVE GROUP**

**Minutes of the Second Meeting of the Key Stakeholder Consultative Group held at
Queen's House, Greenwich at 10.00 on Friday 20 April 2007**

PRESENT:	Rt Hon Nick Raynsford MP	Chairman
	Cllr Maureen O'Mara	London Borough of Greenwich
	Martin Sands	Greenwich Hospital
	Duncan Wilson	Greenwich Foundation
	Pieter van der Merwe	National Maritime Museum
	Eric Reynolds	Urban Space Management
	Michael Gebbett	Greenwich Town Centre Traders Association
	Steve Nelson	Chamber of Commerce
	Joe Swarowicz	Town Centre Residents
	Jane Rowson (Sec)	Secretary
IN ATTENDANCE:	John Gamp	Greenwich Hospital
	Edward Dolby	Greenwich Hospital
	Andrew Sell (AS)	Nelson Bakewell
	Nicks Coombs	Nelson Bakewell
	Ben Ridgwell	Nelson Bakewell
	David Selby	Hopkins Architects Limited
	Ken Hood	Hopkins Architects Limited
	Richard Sutcliffe-Smith	Communiqué
	Caroline McDade	Drivers Jonas
	Neil Lucas	Drivers Jonas

1. Apologies

Apologies for absence were received from Mr Rob Toogood of the Greenwich Town Centre Traders Association and Mr Ray Smith of the Greenwich Society.

ITEM 1 – INTRODUCTION AND OPENING REMARKS

2. Chairman's Welcome

The Chairman welcomed the delegates and other attendees to the second meeting of the Key Stakeholder Consultative Group.

The Chairman informed the Group of a change to the agenda. It had not been possible to arrange a traffic presentation for this meeting.

The Chairman welcomed Martin Sands as the new Director of Greenwich Hospital.

ITEM 2 – UPDATE FROM GREENWICH HOSPITAL

3. Martin Sands welcomed the Group and expressed his interest in working closely with the key stakeholders to role this forward. In relation to Greenwich the following key points were made.

- a. The Hospital's commitment to the Greenwich community
- b. The need to maintain the market and retail diversity in the town centre
- c. The need to preserve and enhance the historic buildings of Greenwich
- d. The need to create an environment that does credit to Greenwich as a town centre and as a World Heritage Site

Martin made reference to the recent appointment of Drivers Jonas as the Hospital's planning consultants.

ITEM 3 – CONSULTATION AND COMMUNICATIONS PROGRAMME

4. Richard Sutcliffe-Smith, Director of Communiqué gave his presentation. The following key points were made:

- a. The strategy for communication was outlined, highlighting that it would be an open and transparent process, informing the community and stakeholders to help evolve the project definition.
- b. The timetable for public consultation up to autumn 2007 was outlined. This included consultation elements such as further Key Stakeholder Consultative Group meetings, additional briefings, public exhibitions, an interactive consultation website, community newsletters and media relations. (*Secretary Note: The first public*

exhibition will be provisionally held in Greenwich Town Centre from 12-14 July 2007. The website can be viewed at www.greenwichmarketconsultation.org.uk

- c. The Chairman highlighted the importance of public consultation within the community, and that the timetable would be flexible in order to ensure that all options were thoroughly considered.

ITEM 4 – DEVELOPMENT ACTIVITY OUTSIDE GREENWICH TOWN CENTRE

5. Andrew Sell, Director of Investment Consulting at Nelson Bakewell gave his presentation. The following key points were made:
 - a. Research had been conducted on the number of strategic planning applications that had been submitted in the past two years within a radius of 3½ miles around Greenwich Town Centre (GTC). 54 projects had been identified which included 850,000 sq. ft. of commercial space and 24,000 residential units.
 - b. It was noted that not all applications may get consent, but regardless there was still a large amount of space coming available meaning that Greenwich as a retail centre would face increased competition. This highlighted the importance for Greenwich of providing a diverse retail offer

The following comments were made in relation to this research:

- c. It was pointed out that an analysis of planning applications submitted at a more local level would be relevant, in order to look in more detail at the schemes being proposed in and around GTC. Andrew Sell agreed that an analysis on a micro-level would be helpful and that this would be provided at the third KSCG meeting and uploaded to the consultation website.
- d. It had been noticed that none of the recent planning applications proposed a scheme that included a market and therefore it was all the more important for Greenwich to maintain this unique aspect in any regeneration project.
- e. The size of units was key to attracting retailers appropriate to GTC, namely that smaller units were less attractive to national retailers.

AS

ITEM 5 – OPTIONS FOR REGENERATION OF THE GREENWICH MARKET SITE

6. David Selby, Director at Hopkins Architects Limited, gave his presentation. In response to a request at the last KSCG meeting four options for the regeneration of the market area had been considered. All four options supported the role of the market, maintained retail diversity and retained the heritage buildings around the Island Site
7. The four options included ideas such as refurbishing or rebuilding the post-war flanking buildings, erecting a new roof, creating a covered

space in the existing service yard, installing permanent market stalls inside a building, erecting permanent kiosks in the existing market area, building a hotel on the western side of the market and increasing the permeability of the market by creating possible access routes from King William Walk and Greenwich Church Street.

ITEM 6 – DISCUSSION OF THE OPTIONS

8. It was commented that it would be useful to know whether the four schemes were financially viable and accessible to small retailers. It was clarified that the financial viability of the options had not yet been considered as the aim for this stage was to achieve something that made the best use of the space. However considerations of cost and financial viability could not be ignored.
9. An approach that involved phasing the works and minimised the amount of disturbance and disruption to tenants was favoured. The Olympics in 2012 would need to be taken fully into account.
10. It was agreed that a roof was essential for the market to be successful and indoor markets tended to be more popular amongst the higher quality retailers.
11. Maintaining the market and retail diversity was a popular aspect of any future option so as to avoid becoming a 'clone town' and to maintain Greenwich's attractiveness and appropriateness as a World Heritage Site.
12. The future retail offer should also be considered. With the increasing popularity of farmers' markets more thought should be paid to this kind of option.
13. The point was made that local residents, tenants and traders may be apprehensive about any change to the market greater than a minimal refurbishment scheme.
14. The general feeling of the meeting was that it was necessary to consider a coherent and holistic improvement to the island site even if it was implemented in a phased programme over a period of time and to utilise all available space to the best effect.
15. Overall there was a positive response to the suggestion of a hotel on the western side of the market fronting onto King William Walk. However, access, arrival points and roof lines should be carefully considered. It was also agreed that the type of hotel operator would be of importance as GTC was better suited to a small boutique style of hotel.
16. The frontage of King William Walk was discussed and it was agreed that the context of the Joseph Kay terraces should be respected but not so rigidly as to hinder any practical solution to entry or access routes.
17. The interior and extent of the hotel should be further investigated and the option of bridging between the buildings from the east side of the market

to the west could be considered.

18. There was strong support for improving the permeability of the Island Site with the possibility of creating further entry points to the market. The impact of these on traffic and the pedestrian crossing should be carefully considered.
19. It was agreed that any scheme must ensure that there is no conflict of use and that it must be compatible for both residential and commercial uses.
20. It was agreed that the importance of traffic issues in GTC and any impact that the schemes may have on traffic should be looked at carefully and a presentation from the Council's traffic consultants would be helpful. The Chairman agreed to speak to Greenwich Council about a traffic presentation for the third KSCG meeting.

Chairman

ITEM 7 – DATE OF NEXT KSCG MEETING AND AOB

21. Nelson Bakewell were commended for the improvements they have implemented within the Greenwich Estate since their appointment. Specifically they have improved the appearance of vacant units and have been working closely with retailers on ongoing matters.
22. It was agreed that the next Key Stakeholder Consultative Group meeting would be held on 04 June 2007 at 14.00 (*Secretary Note: The meeting will be held in Admiral's House at the Old Royal Naval College. Further details will be sent out nearer the time*).