

Note of meeting with Cllrs Cowan, Cartwright and Jones, Council officers, Residents and Mount Anvil regarding Riverside Studios and Queens Wharf – 18 November 2014

Attendees:

Councillors: Cowan, Cartwright and Jones

Council Officers: Juliemma McLoughlin and Matt Butler

Local Residents: Joe Gribble, Michael Anderson and Charles & Catherine Wander

Mount Anvil: Andrew Reid, Peter Gore and Nicola Leatherby

Agenda:

The meeting was arranged to enable local residents to express their views to Mount Anvil and LBHF on the current scheme for the redevelopment of Queens Wharf and Riverside Studios and to discuss potential changes. The proposal was granted planning permission on 22 January 2014 to provide 165 residential units and re-provided Riverside Studios.

Meeting Record:

- Members opened the meeting by summarising some of the main concerns that residents have relayed to them regarding the redevelopment scheme. Members acknowledged that Mount Anvil had sought to make changes to address some of the concerns but that there was still strong opposition to many aspects of the proposal.
- One resident advised that while there was support for the principle of redevelopment, the current permitted scheme did not retain the current character and vibrancy on Crisp Road and instead presented a 'back of house' elevation which would harm the vitality of the street and local businesses. They also explained that permeability through the building from Crisp Road to the river should be provided and that there needs to be appropriate measures in place to deal with the potential harm to local residents from construction traffic and future servicing of the site.
- Mount Anvil ran through recent design changes to the Crisp Road elevation to try to address the 'back of house' appearance including a larger central commercial unit; a new riverside entrance for staff and performers only; a larger residential entrance; recessed loading bay screens; and increased glazing along the frontage to enhance transparency.
- Residents expressed concern that the new Riverside Studios entrance would not be open to the public.
- Mount Anvil advised that they had a contractual agreement in place with Riverside Studios but would investigate with them the potential options in relation to the new entrance point on Crisp Road.
- One resident asked who would own and be responsible for the new commercial unit on Crisp Road. Residents were keen that Mount Anvil took responsibility and ensured that a viable and appropriate use was found so that it added the necessary activity to the street. There was the suggestion that the new commercial unit was linked to the cinema use in the basement as a linkage at ground floor level appeared difficult given the loading bay.

- Members supported this approach and considered a dual frontage to the Riverside Studios was far more beneficial.
- Mount Anvil acknowledged the potential benefits and advised the meeting that they would look at the potential options but would need Riverside Studios support given their contractual relationship.
- Some residents expressed concern over the location of the refuse store near to Chancellors Wharf and the potential noise disturbance during collections particularly with roof terraces nearby.
- Council officers advised that they would investigate alternative options with Highways and Mount Anvil and the possibility of locating the refuse store adjacent to the loading bay so collections could take place off street within the loading bay area.
- Mount Anvil also agreed to meet residents on site to investigate these matters and the Leader expressed a desire to attend this meeting calendars permitting.
- One resident asked Mount Anvil to explain the design and lighting approach for the loading bay screens.
- Mount Anvil advised that they are likely to incorporate some backlighting but not in a floodlight design, they had considered etching a design into the bay screens that would reflect the local character of the area or uses within the site and would welcome residents' suggestions on this. They also explained that the screens would open sideways and not 'up and over' too restrict potential noise.
- A resident expressed interest in what may be possible for the small park area on the opposite side of Crisp Road in terms of the S106 monies.
- Members suggested that a resident working party should influence what takes place with this park area.
- Members acknowledged all the resident concerns and suggested solutions should be thoroughly investigated and highlighted two key issues as the need to achieve a successful use of the commercial unit on Crisp Road and to enhance permeability through the building from Crisp Road.
- Mount Anvil acknowledged these comments. They also clarified that it was important for their scheme that the Riverside Studios facility was part of the proposal as the design had responded to their operational requirements. They acknowledged the concerns expressed during the meeting regarding the scheme and committed to a meaningful investigation of how they might be able to address the issues raised while making reference to the limits that their contractual agreement may impose in terms of the scope of changes possible. Mount Anvil agreed to discuss matters with Riverside Studios.
- It was agreed that a follow up meeting should be set up.

End of meeting record.