

Item No. 7	Classification: Open	Date:	Meeting Name: Regeneration and Leisure Scrutiny Committee
Report title:		SHARD	
Ward(s) or groups affected:		London bridge quarter	
From:		Graham Sutton , regeneration manager and Simon Bevan , Head of planning , policy and transport	

BACKGROUND

1. London Bridge Tower (subsequently named the Shard of Glass and the Shard), was conceived by Irvine Sellar in the late 1990s. The initial proposal was designed by Broadway Malyan architects, however, the building did not gain support and so Italian architect Renzo Piano was engaged.
2. A planning application was lodged in 2001 which was presented to the Planning Committee in March 2002 whereby Members resolved to grant permission subject to referral to the Mayor and the Secretary of State. In July 2002 the Secretary of State advised the Council that the application was being called in for his determination and a 6 week public inquiry was held in April 2003.

CONTENT

The development

3. The building comprises the following:
 - Triple basement
 - Approximately 76,000sqm of office space up to level 29
 - Three floors of publicly accessible bars and restaurants on levels 31 – 33
 - Shangri-La Hotel on levels 34 – 59
 - Residential apartments on levels 60 – 65
 - Public viewing galleries on levels 68 – 72
4. The building will be 310 metres high, equating to 84 floors and will be the tallest building in the EU.
5. Following the public inquiry, the Secretary of State agreed with the Council that planning permission should be granted. The main issues assessed in reaching this conclusion were:
 - (a) The appropriateness, and impact on both the local and wider area, of a very tall building in this location;
 - (b) The impact of the proposals on Strategic Views of St. Paul's Cathedral;

- (c) The extent to which the proposals comply with Government policy advice on the need for good design;
 - (d) The impact of the proposals on the Tower of London World Heritage Site and the setting of nearby listed buildings and conservation areas;
 - (e) The ability of the transport system to deal with the increase in demand and intensity of use created by this proposal, taking account of both the current and planned capacity of the public transport system
6. In reaching his conclusion, the Secretary of State cited the architectural excellence of the building, its sustainable location on a transport interchange, and the building acting as a catalyst for regeneration of the area as outweighing any adverse impacts and the primary reasons for granting planning permission.
7. This link takes you to the developers website <http://www.the-shard.com/>

Improvements to the area that were secured within the legal agreement

8. In addition to the above, the development is to deliver a number of improvements to the area that were secured within the legal agreement. These include:
- New National Rail station concourse
 - Together with the London Bridge Place development, the delivery of a new bus station
 - Public realm improvements including the upgrade of St Thomas Street and Great Maze Pond
 - Delivery of the public access to the viewing galleries

The financial contributions agreed within the legal agreement total £13.3m.

Training and Employment Initiatives

9. Planning Committee approved (2 November 2010) approved release of funds as set out in the section 106 agreement to provide investment in training and employment-related activities. Through the Shard Southwark Vocational Programme (SSVP) this will be used to give residents across the whole of Southwark greater access to jobs in the completed development and training courses designed to match skills needs of these employers (such as Sellar as building managers, Shangri-La Hotels and the managers of the viewing gallery when selected).

The Opportunity

10. In summary, the job opportunities in the Shard of Glass will include:
- Office floorspace: business administration, secretarial, office management, project management, financial services
 - Retail floorspace: customer service, sales and marketing, and accountancy.

- Restaurants and Shangri-la hotel: customer service, catering, cleaning, sports and fitness, health and beauty services.
- Viewing gallery and exhibition space will require personnel for customer service, sales and marketing, security, office management, cultural visitor attraction front-of-house services.
- Security: security expertise and excellent customer service.
- Engineering, construction, and building services: estates and project management services which may include all construction trades, decorating, plumbing, lift servicing, specialist cleaning, glazing services, mechanical and electrical trades.

Matching the challenge to the opportunity: Shard Southwark Vocational Programme

11. The SSVP joins up the challenges with the opportunities by developing vocational training programmes which are tailored to specific opportunities, and commissioning specialist referral and job brokerage support to link unemployed job seekers with opportunities in the completed development.
12. The section 106 agreement specifically allocates investment in the training and referral elements of the vocational programme:
 - £0.5m has been invested in the creation of real working environments at Southwark College in order to transform vocational course provision;
 - £0.55m is being invested in construction training and jobs on the site for Southwark residents with the principal contractor, Mace Ltd)
 - the balance will be used to (post-occupation in 2012) to commission vocational training and employment support for residents, providing a competitive advantage for jobs.
13. The SSVP project board has been established to oversee the implementation of the programme; in addition to the Council as the lead commissioning body and programme manager, membership includes the developer (in order to guarantee access to the jobs in the building) and Southwark College as the main provider of vocational training matched to the job opportunities.