

Local resident email to Councillors 2017-07-31 11:55

Dear Guy, Please reply to this email sent last week:

Dear Guy,

Can you please explain throughly why Watermans Cannot stay where it is, ie developed on site so it has a 500 seat theatre and 3 cinemas which would make it financially independent of LBH?

If London Green are allocating 12 million to develop the Watermans element of the Police Station site (which I gather will not increase the theatre capacity unless another 12 million is found through public funding) then in theory they would offer a proportion less than 12 million if Watermans was developed where presently is and London Green was allowed to build several blocks on top of it.

We have an issue of parking with the Police Station. **London Green have by default admitted in their new max factor/ watermans proposals that they could supply 57 parking spaces for the Arts centre if it stayed put** and was re developed (due to not having to supply 114 parking spaces now but just 57 for its flat dwellers) , so why are the council so eager to see this 'sale of the century' happen when the new arts centre like **Riverside Studios in Hammersmith should stay on the river for the public to enjoy.**

The present development gain for the Watermans site is a land grab for the developers, when they should by standard development terms **gain just 1/3 of the development by developing land owned by the client (LBH/Watermans).**

Watermans can be developed with theatre and cinemas in the basement area of the proposed development and gallery, bar / restaurant and admin on ground floor. This would give London Green several floors above this which would give them a substantial profit from being allowed to develop the Watermans site.

So if Watermans will still have to find 12 million to make a 500 seat theatre at the police station which will make it self sufficient of the LBH £250,000 subsidy it presently needs, then does it not make more sense that it stays where it is and finds less than 12 million thru public funding to expand the present site so it is self sufficient with extra cinemas and a 500 seat theatre?

Please lets stop this land grab and retain the rive view for the public which will help ensure Watermans financial security in the future.

Best wishes

James Bissell-Thomas