

**Crystal Palace Development Proposal**  
**5 Borough Senior Officer Meeting**  
**5<sup>th</sup> November 2013**

EDIT: This date is incorrect.  
Notes of meeting are from  
17th Jan 2014

**Notes of Meeting**

**Present:**

Marc Hume (MH) Bromley  
Colin Brand (CB) Bromley  
Andrew Rogers (AR) Bromley  
Jim Kehoe (JK) Bromley  
Nicola Townsend (NT) Croydon  
Phil Ashford (PA) Lewisham  
Richard Saunders (RS), Lambeth, on behalf of David Joyce  
Simon Bevan (SB) Southwark  
Katie Kerr (KK) Arup  
Paul Harper (PH) GLA

1. Apologies

- Richard Saunders (Lambeth) attending on behalf of David Joyce

2. Notes of last meeting circulated and agreed

3. Updates

i. Community Engagement Plan/Consultation meetings (Advisory Board/Arup) -

Katie confirmed the appointment of a community engagement specialist and outlined the staged approach, with engagement set to intensify in due course. The first drop in session had been attended by around 200 people and two further drop in sessions were planned, on Saturday 1<sup>st</sup> February at Anerley Town Hall and then on Saturday 1<sup>st</sup> March at the Lodge in the park, with both sessions starting at 11a.m. through til 5 p.m. Timed presentations were being planned for the next drop in session, with the emphasis on making sure that attendees were aware of the proposals as they stood, with an opportunity to ask questions. SB raised the possibility of ARUP attending the Dulwich Council meeting and it was agreed that this was a good idea if dates and timings were feasible.

ii. Design Guide/International Design Competition (Advisory Board/Arup) -

Katie confirmed that the architect design competition was underway and that Mayor of London Advisory Group along with RIBA and ZhongRong representatives would devise a shortlist of 5 or 6 so that these practices could work up concept designs for the finalist selection.

It was confirmed that 'residential' was not part of the Zhong Rong proposals. It was envisaged that ARUP would be supporting the appointed architect to submit the planning application, with transport an already identified issue.

*It has subsequently been confirmed that expressions of interest had been received from just under 40 architects, including 'named' practices.*

iii. HLF bid (LBB) –

Colin confirmed that the HLF application had not been successful but a re-submission would be probable depending upon the outcome of the ZhongRong proposals. PH confirmed that the Mayor of London match bid funding was available. It was noted that improvement works were still possible and this would be discussed with the stakeholder group.

v. NSC future/options (GLA)

Paul said that the GLA wanted to look holistically at the NSC in light of the proposals and that future options (and uses) were being examined, particularly in light of the leisure operator contractor ending in 2015.

EDIT: GLL's contact expires at the end of March 2016 not 2015.

vi. Communications (LBB)

Andrew outlined that Bromley had been supporting ARUP in the engagement process, principally by using the existing network of contacts, both park specific and within the local community. The proximity to neighbouring boroughs meant that some of the groups already routinely contacted were in neighbouring boroughs. It was recognised that neighbouring Boroughs could support this work by 'facilitation' to ensure that all residents could understand what was being proposed and feedback as appropriate.

4. Establishment of sub-groups

- Planning Heritage – Jim wanted to get cross borough views about the key issues. PH agreed to co-ordinate this work, with boroughs giving their policy information etc. JK agreed that a PPA would be needed in due course but felt that the key issues should be established prior to this and for now, the Senior Officer Meeting adequate
- Environment – on hold
- Transport – it was agreed to bring Borough transport colleagues together, potentially for a workshop with TfL and ARUP, so that Boroughs understood what solutions may be possible to some of the transport questions.
- Economy/Jobs – on hold

- Communications – Email distribution and contacts had been established, with the potential of a meeting if or when needed.

5. Leaders' Meeting Agenda for 21<sup>st</sup> January 2014

- The agenda will be the same as the officer group

6. AOB

- CB raised the subway with SB as part of the subway or the entrance was within the London Borough of Southwark.

7. Date of next meeting

- Thursday 6<sup>th</sup> March at 2 p.m. in Bromley Civic Centre committee room



### Architectural Competition Process



## Six Renowned Architect Practices Shortlisted

- David Chipperfield Architects - [www.davidchipperfield.co.uk](http://www.davidchipperfield.co.uk)
- Grimshaw – [www.grimshaw-architects.com](http://www.grimshaw-architects.com)
- Haworth Tompkins Architects - [www.haworthtompkins.com](http://www.haworthtompkins.com)
- Marks Barfield Architects - [www.marksbarfield.com](http://www.marksbarfield.com)
- Rogers Stirk Harbour + Partners - [www.rsh-p.com](http://www.rsh-p.com)
- Zaha Hadid Architects with Anish Kapoor - [www.zaha-hadid.com](http://www.zaha-hadid.com) and [www.anishkapoor.com](http://www.anishkapoor.com)

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### Famous architects shortlisted to design new Crystal Palace

By Croydon Advertiser | Posted: February 26, 2014

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February 26, 2014 6:54 pm

### Six of UK's top architects shortlisted for Crystal Palace revival

By James Pickford, London and Southeast Correspondent

Six high-profile UK architects have been shortlisted to revive the Crystal Palace at its former site in south London.

Zhongrong Group, a Chinese developer, last year revealed £500m plans to rebuild the Victorian landmark as a "cultural visitor attraction", sparking interest from roughly

through to the next stage include Dame Zaha Hadid, in the Olympic Park, with artist Sir Anish Kapoor; Sir for the National Space Centre in Leicester and the David Chipperfield, who designed the Turner gate and the Hepworth Wakefield gallery in Yorkshire.

Marks Barfield, designers of the Gatwick North terminal extension, is another. Rogers Stirk Harbour & Partners, the architects behind the Millennium Dome and One Hyde Park, and Haworth Tompkins, which restored the Royal Court Theatre on St Anne Squares, complete the line-up. The winning architect is expected to be announced in the summer.

Boris Johnson has been an enthusiast for the Chinese investment plans. Commenting on the "stellar" shortlist, the London mayor said: "The rebuild of the Crystal Palace is set to produce an extraordinary new

**London Evening Standard**

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### Glittering array of talented architects on Crystal Palace exhibition centre shortlist

Designs artist's impression of what the new plan to rebuild Crystal Palace Park will look like

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Couple held in north London as two hundred Met officers stage crime family sweep

Pictures: Party people - the stars out in London

EDITOR: SIMON K

How to's: Kneepart

THE

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FIN

HIGHLE

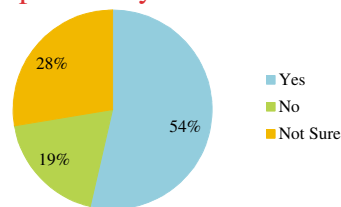
AFRICAN

## Community Involvement in Competition

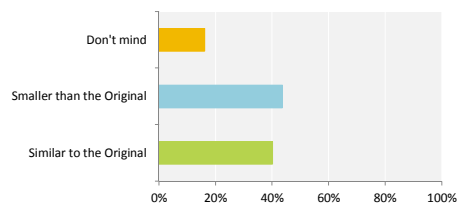
- Mayor’s Advisory Board to help guide process
- Ability to engage with community is key criteria
- Shortlisted 3 architects will attend future event to hear your views first hand
- Video and audio from consultation events provided to shortlisted architects
- Questionnaire results and comments raised fed back to Mayor’s Advisory Board and architects
- Selecting the architect is only the beginning of the design process...

## Headline Questionnaire Results So Far...

Would you like to see a new Crystal Palace developed in Crystal Palace Park?

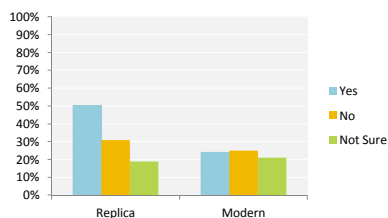


What size should the Palace be?



## Headline Questionnaire Results So Far...

### Replica or modern version?



### What do you think is important?

- Impact on local roads
- Improving public transport access
- Protecting environment and heritage
- Restoring the park
- Amenity for local residents

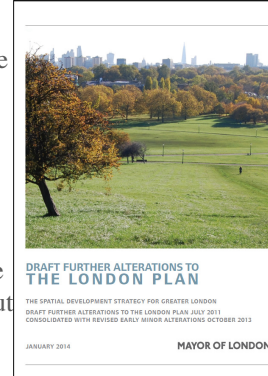
## Park Improvements

- Notification in January that the £5m Heritage Lottery Fund (HLF) bid to fund park improvements was unsuccessful.
- The GLA and Bromley have approval to develop detailed proposals to fund short-term improvements to the Park to a value of £2.5m.
- Improvements will be complementary to a more substantial future scheme.
- Starting point for this work will be projects prioritised through the HLF bid but further community engagement will help develop these.
- Key objectives:
  - To deliver improvements to the Park's infrastructure, enhance the visitor experience and restore the park's heritage.
  - To support a joined up approach to the regeneration of the area.
  - To increase participation, develop skills, learn about heritage and increase volunteering opportunities.



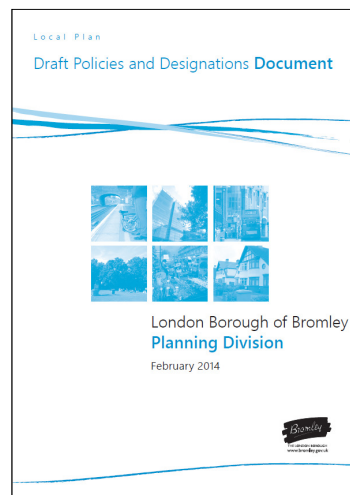
## Draft Further Alterations to the London Plan

- The Further Alterations to the London Plan (FALP) propose Crystal Palace as a Strategic Outer London Development Centre because of its potential to provide a strategically significant new cultural destination in South London, drawing on the extraordinary history and character of the site, and restoration of the landscaping in the park.
- The precise extent of the area to be covered by the proposed Strategic Outer London Development Centre at Crystal Palace in FALP is subject to further work but it is likely to include the Park, the National Sports Centre, the Palace and relevant town centres.
- Public consultation is currently taking place and runs until 10th April



## Bromley's Draft Policies and Designations Document

- Crystal Palace Penge & Anerley identified as Renewal Area
- Proposals expected to maximise opportunities presented by the enhancement of, and development within, Crystal Palace Park, for the benefit of the wider area
- Public consultation is currently taking place and runs until 24<sup>th</sup> March





## Programme



SUPPORTED BY  
**MAYOR OF LONDON**

**ARUP**



For more information please visit:  
[www.TheLondonCrystalPalace.com](http://www.TheLondonCrystalPalace.com)

# The Crystal Palace



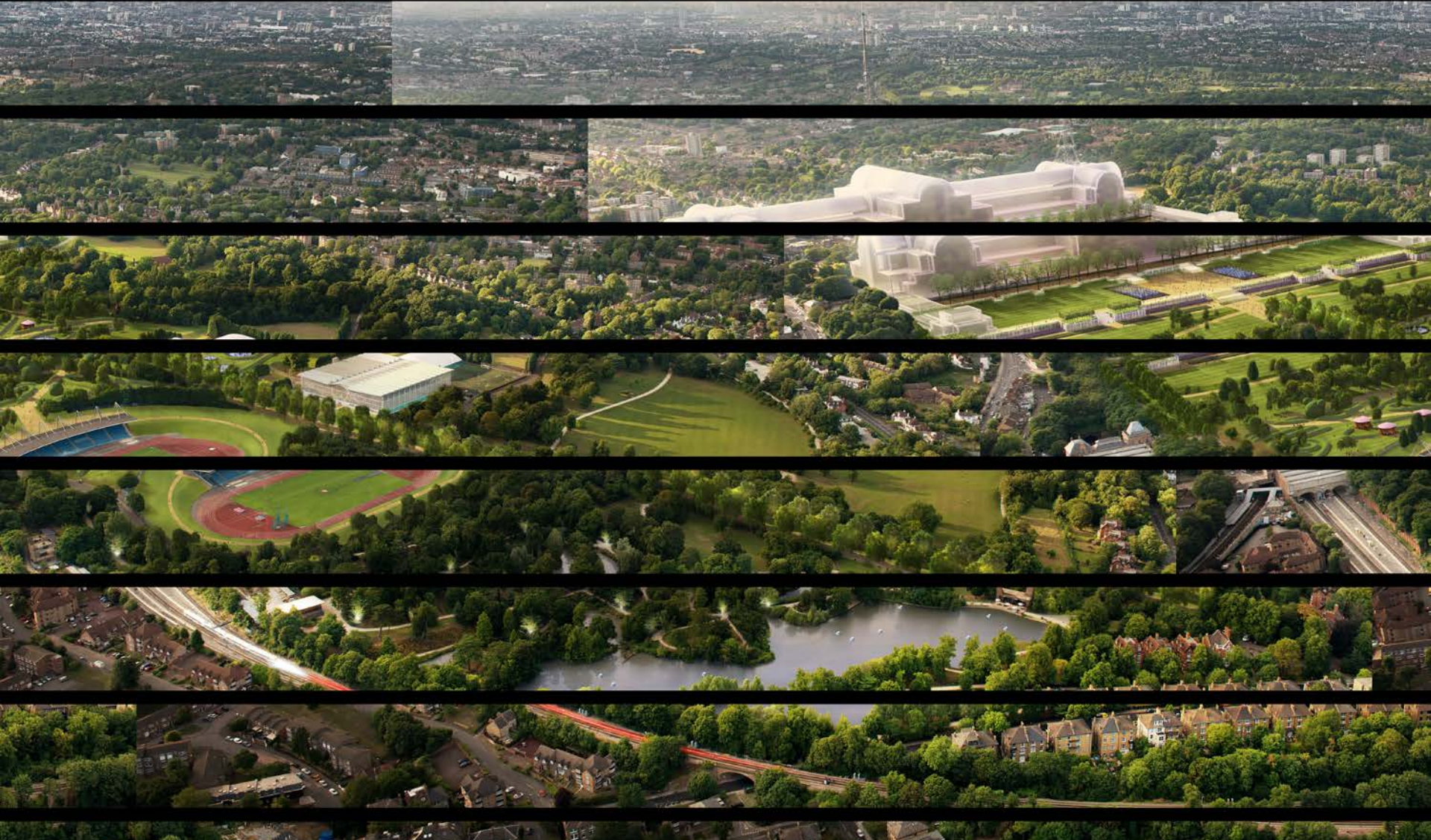




The Crystal Palace  
remains a great symbol  
of Victorian innovation  
& optimism, & has  
inspired successive  
generations for over  
150 years



ZhongRong Group propose to rebuild the Palace  
in a way that is faithful to the original building  
and all its ingenuity, scale and magnificence





The park will be restored in line with the approved masterplan to create a modern 21<sup>st</sup> century park of national significance





The Palace will be a major new cultural asset for London, adding to the city's global offer



# Potential mix of uses

Potential mix of uses:

- Public exhibition space
- Other public space (e.g. restaurants, observation deck)
- Art galleries
- Boutiques
- Hotel
- Plus interchange, car parking and servicing



# Architectural Competition Process

## EoI

- 38 submissions received
- Shortlist practices offering a range of architectural 'styles'

## Shortlisting

- Submissions on design approach and delivery
- Up to 3 selected in Easter 2014

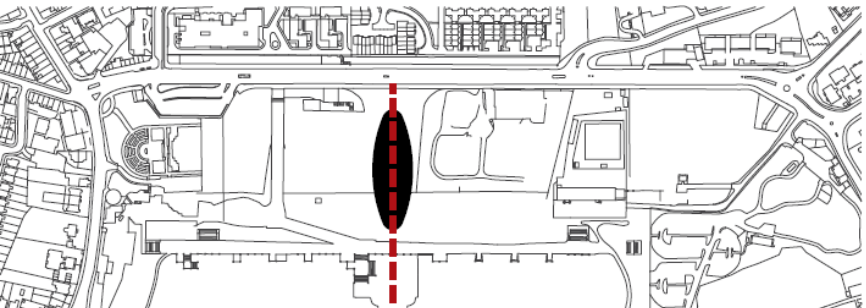
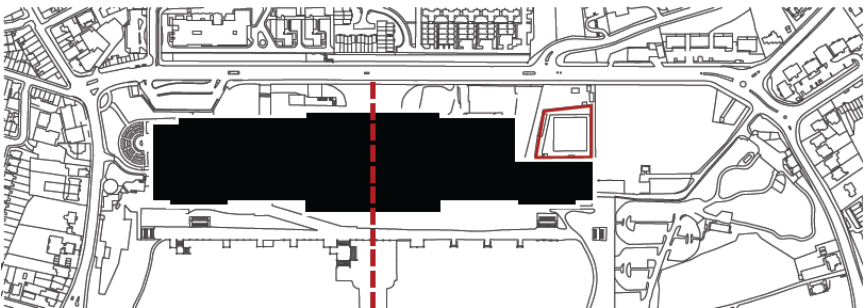
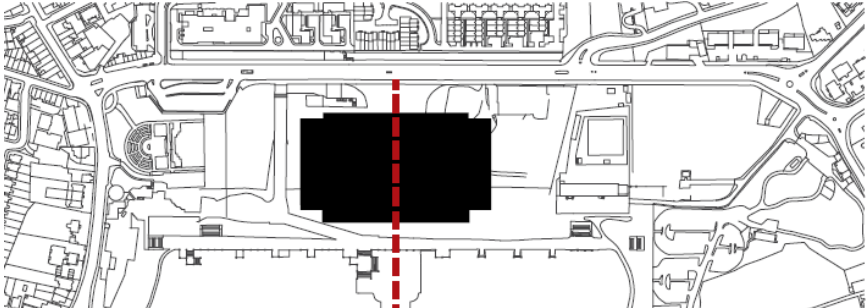
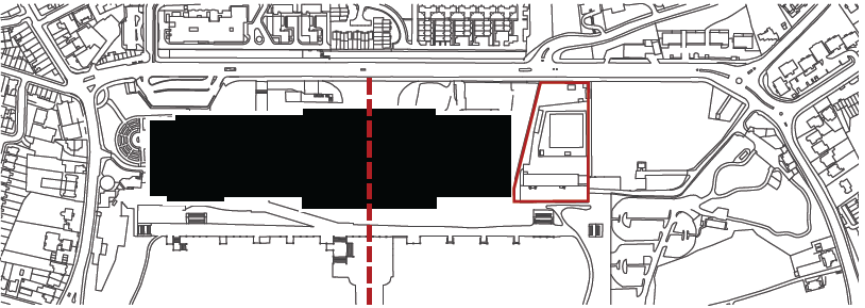
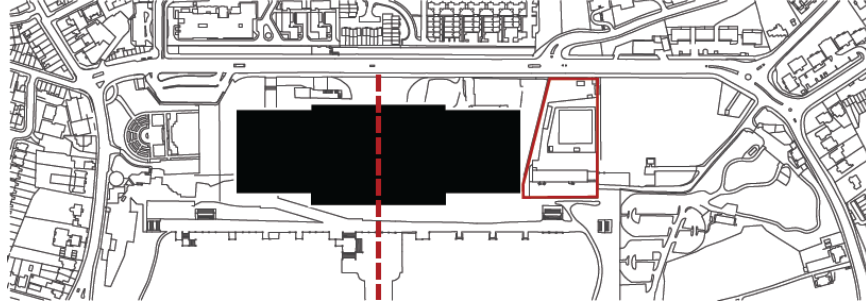
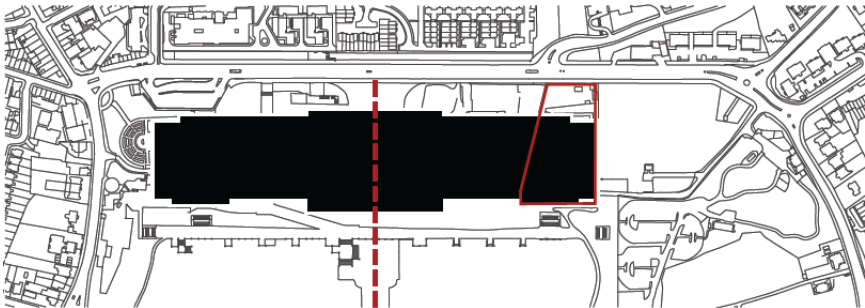
## Design Competition

- Initial design concepts
- Winner announced Summer 2014

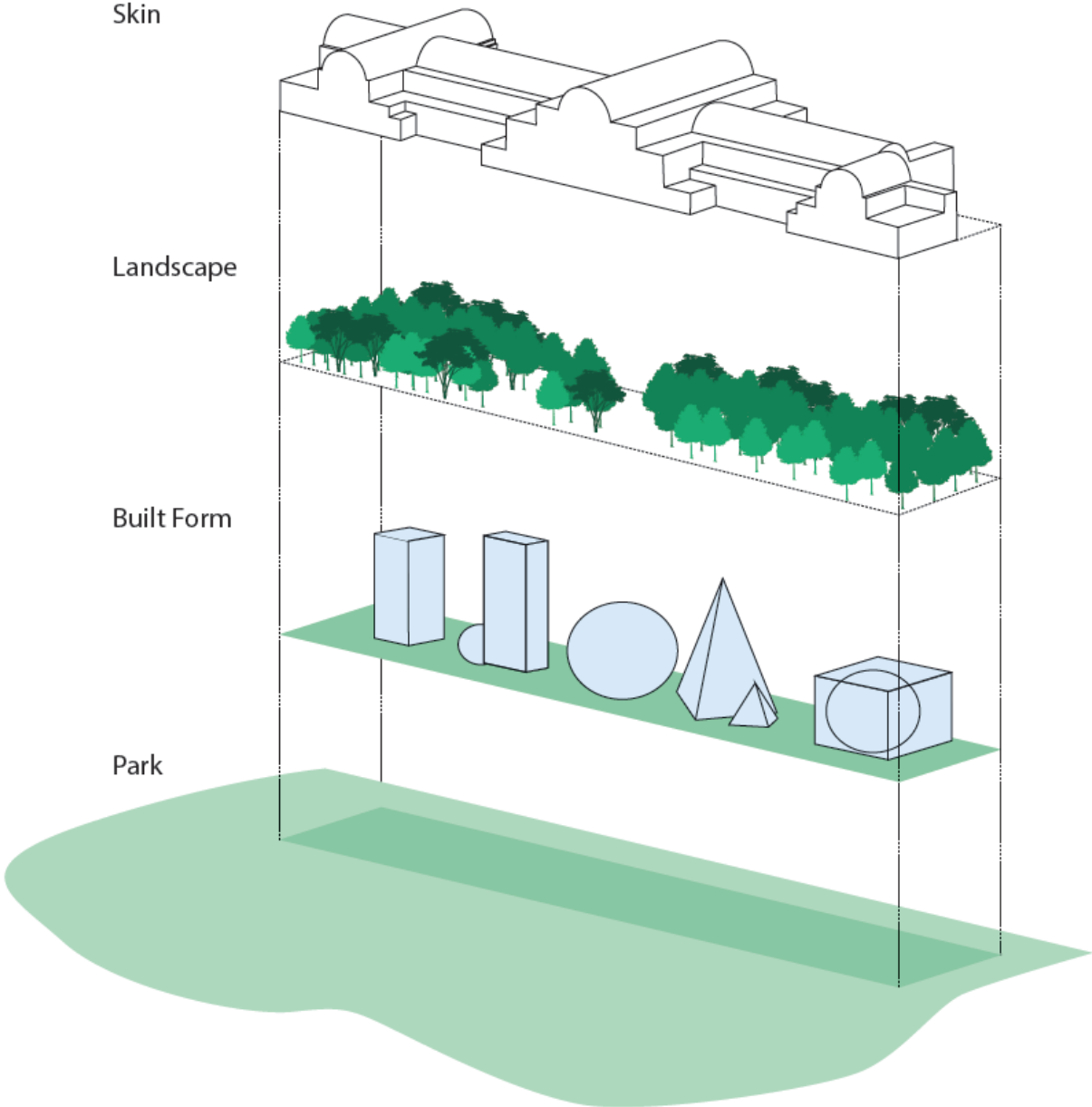
# Design Quality and Philosophy

- Inspirational architectural response to the challenge of ‘replicating the spirit and design integrity of the original Crystal Palace’
- Demonstrable innovation in design thinking
- Ability to create a joyous environment
- Attention to detail
- Pragmatic and creative understanding of the constraints and opportunities facing this project
- Approach to social, environmental and economic sustainability
- Ability to formulate and communicate ideas, both written and graphic

# Possible Footprints



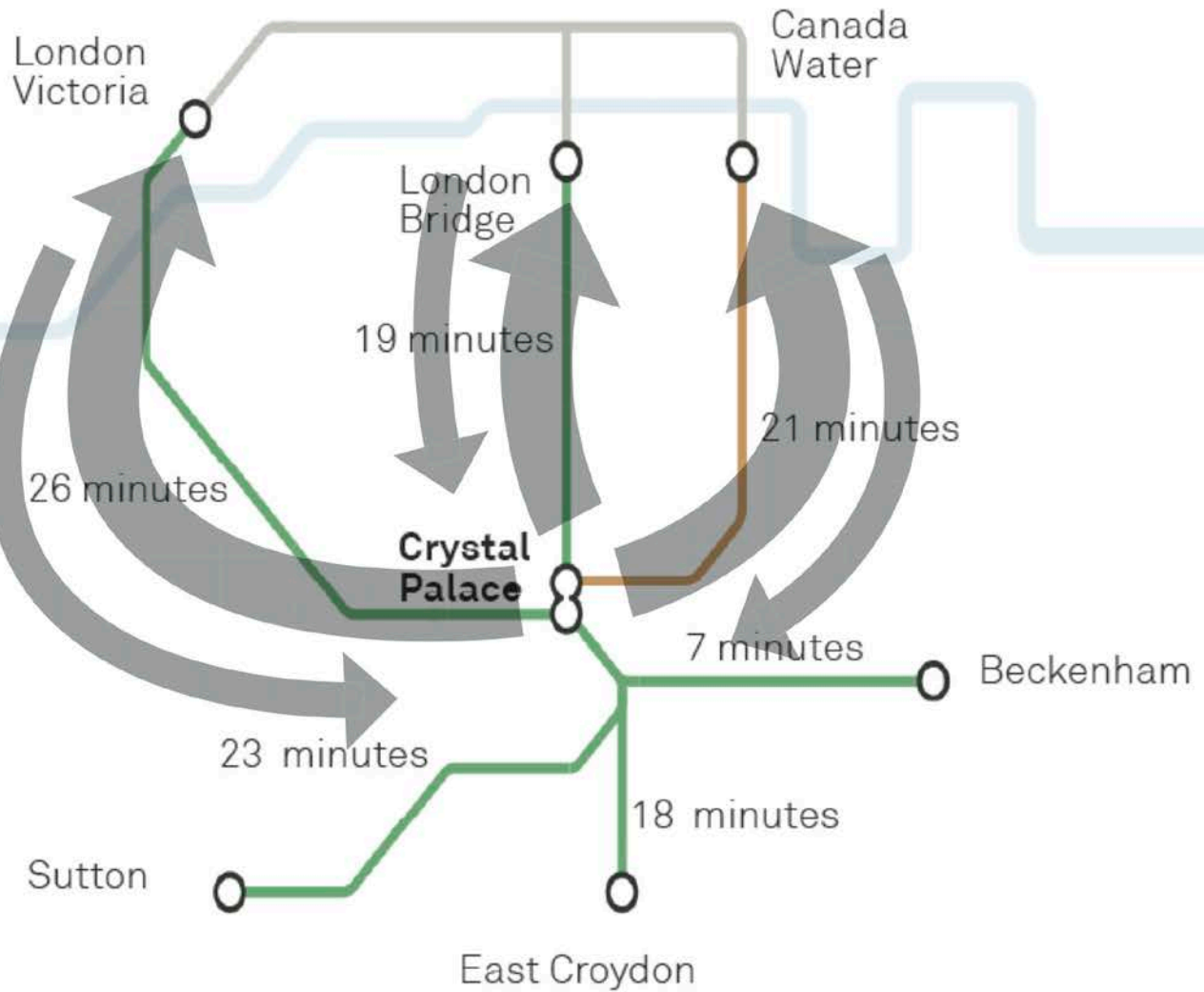
# Adaptable and flexible internal space



# Replicating the 'Spirit' of Paxton



# Capacity in Existing Rail Network



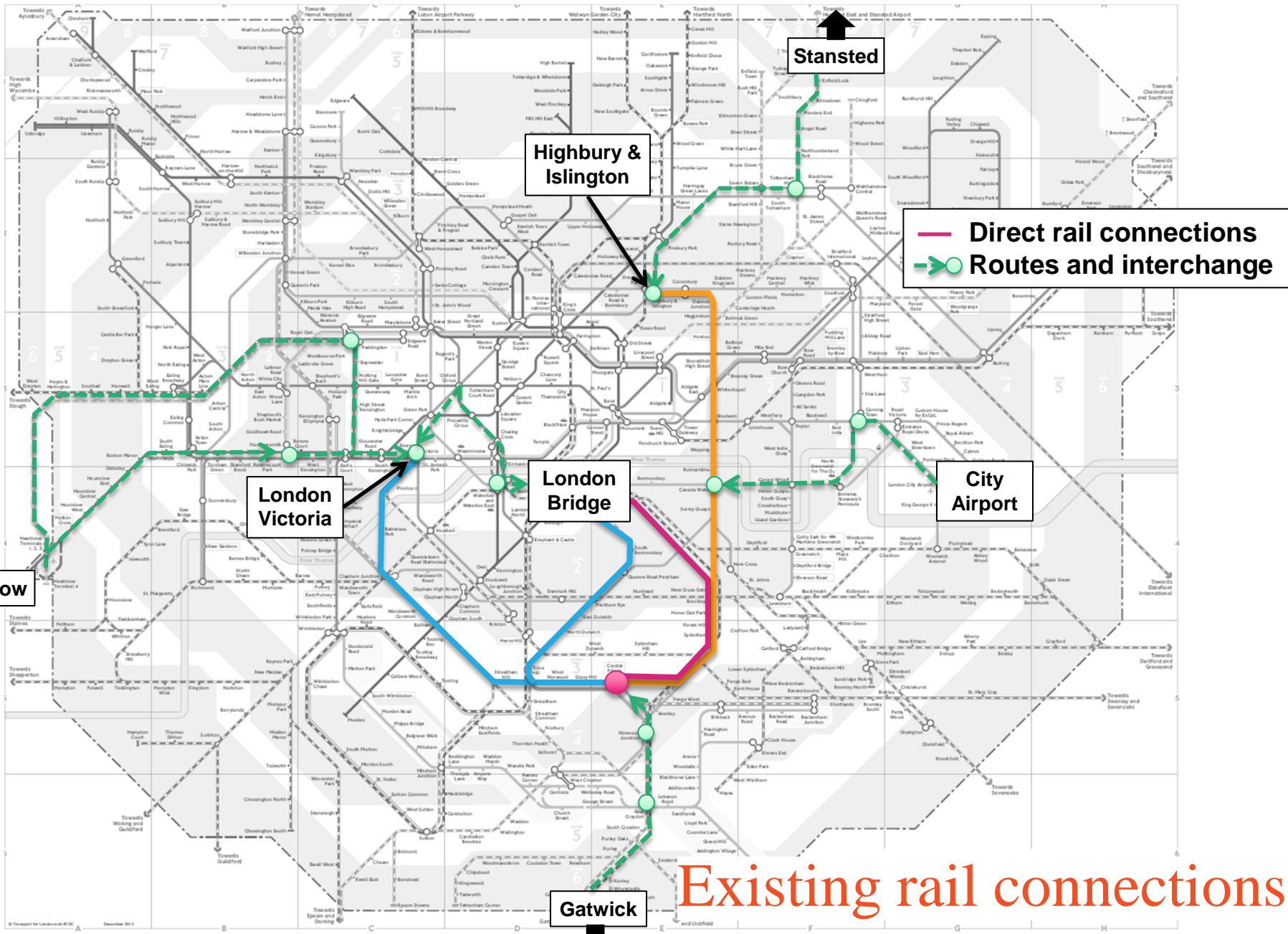


# Location in London



Time by Rail (\*via Central London)  
Time by Car





Existing rail connections

Off-peak travel times

35 min

60 min

60 min

65 min

70 min

CLAPHAM

PECKHAM

WOOLWICH

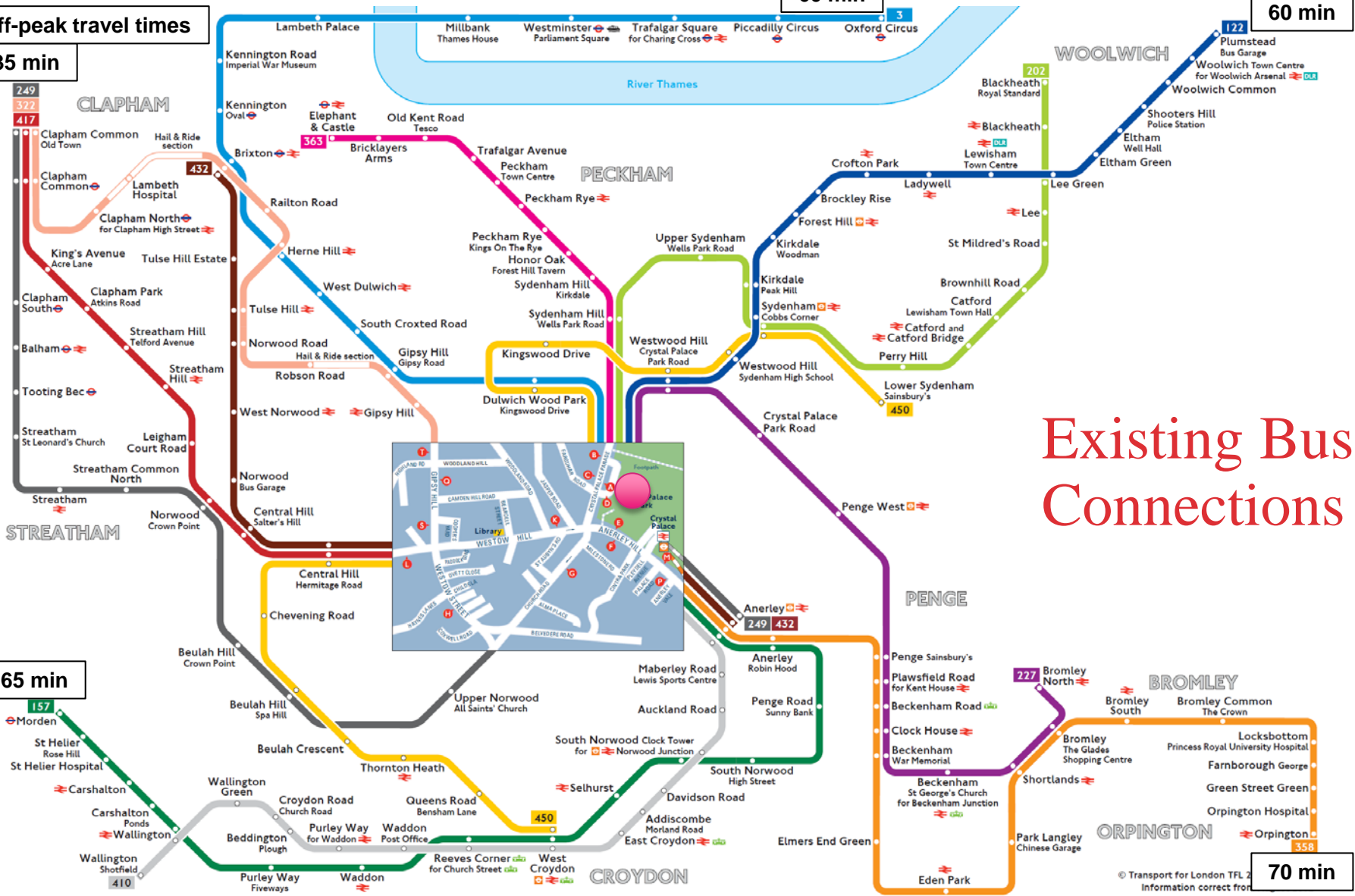
STREATHAM

PENGE

BROMLEY

CROYDON

ORPINGTON

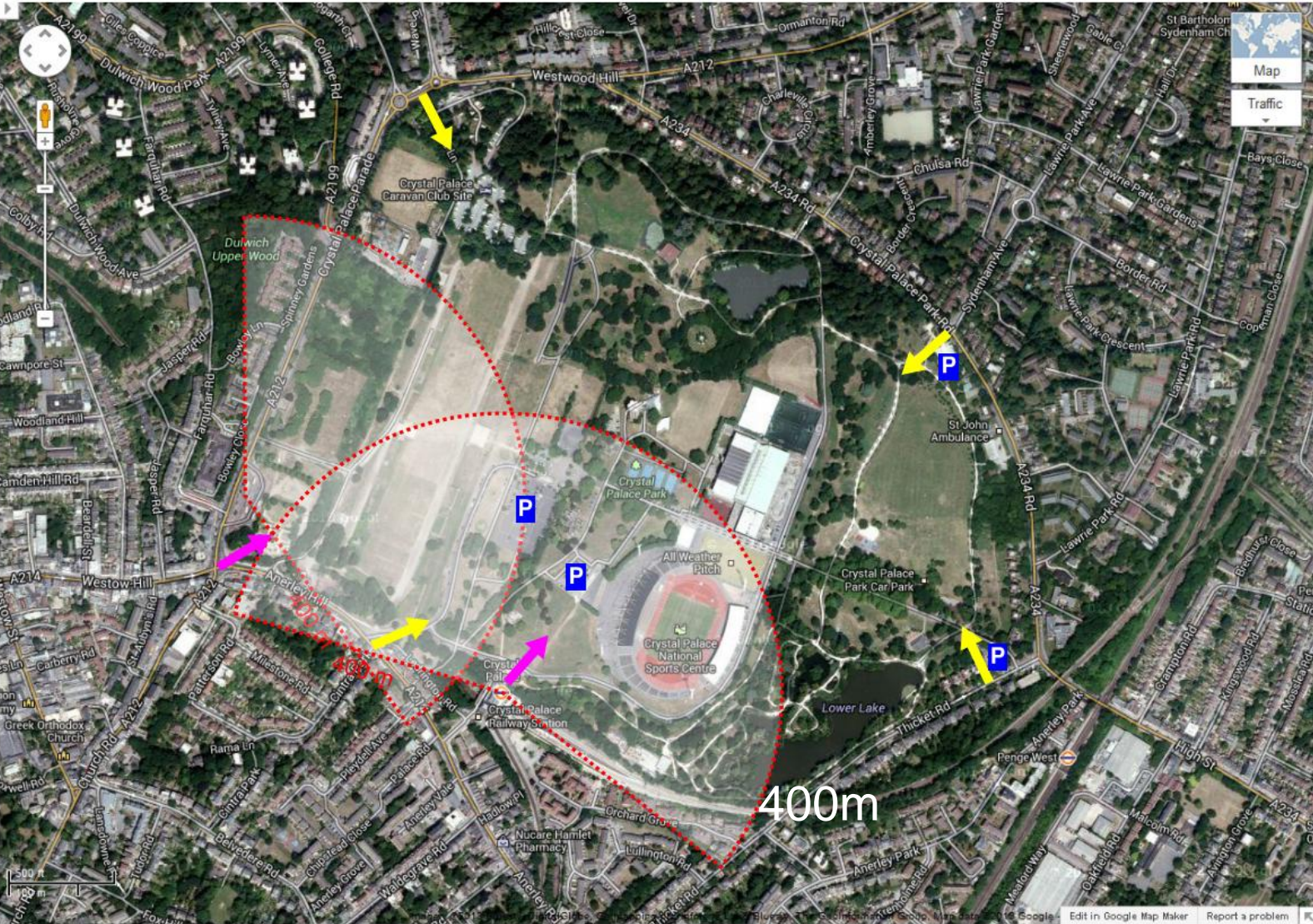


# Existing Bus Connections

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Information correct from 15/01/2018



# Public Transport Accessibility



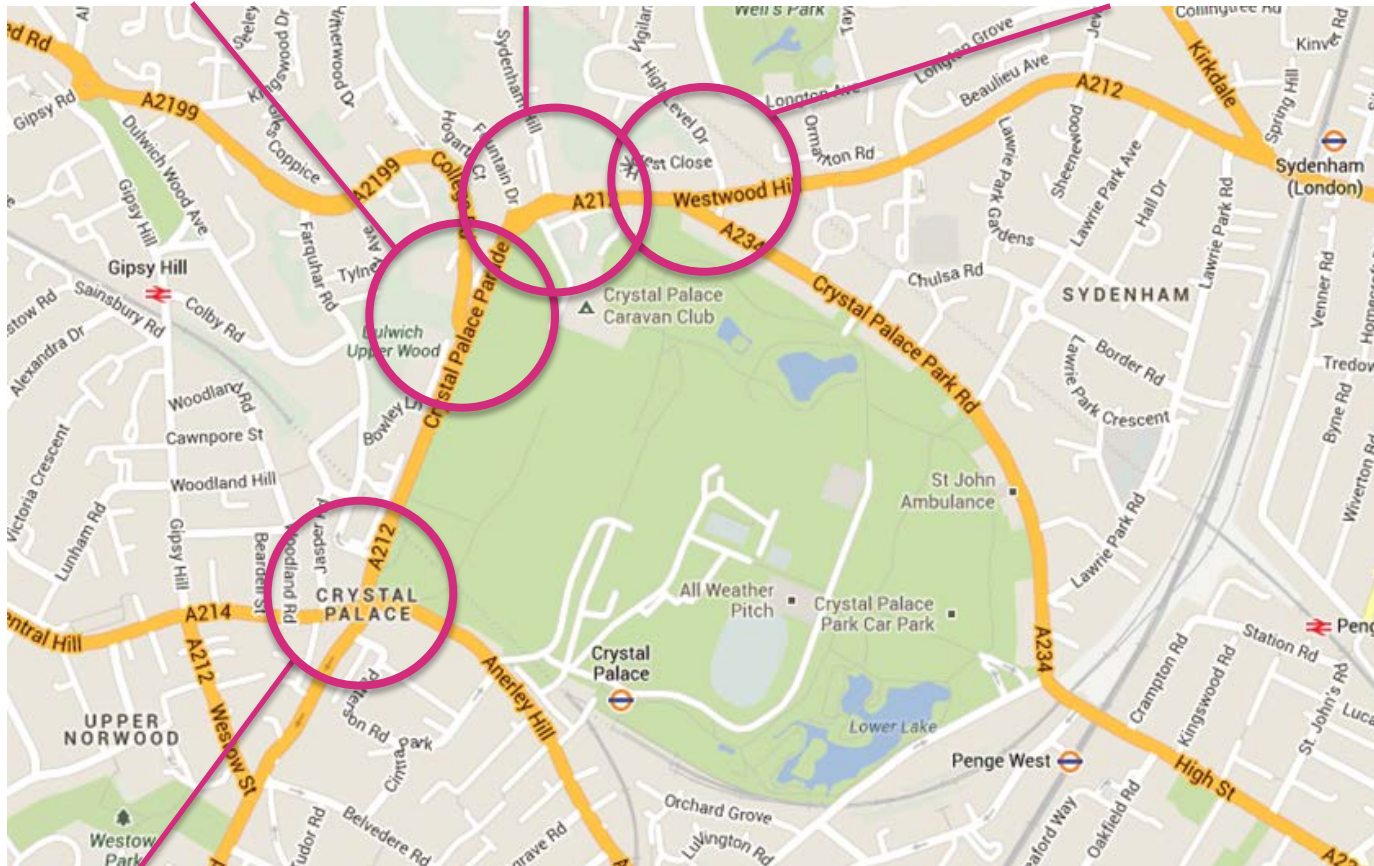


# Highway Network Capacity

Over capacity AM peak  
Near capacity PM peak

Over capacity AM peak  
Near capacity PM peak

Near capacity AM peak  
Near capacity PM peak



Over capacity AM peak  
Near capacity PM peak

# Current Car Parking Provision

Flexible arrangement:

- Permanent car parks on-site = ~700 spaces
- On-street within Park = ~1,000 spaces
- Temporary (event) car parks on-site = ~2,000 spaces

# Progress since launch

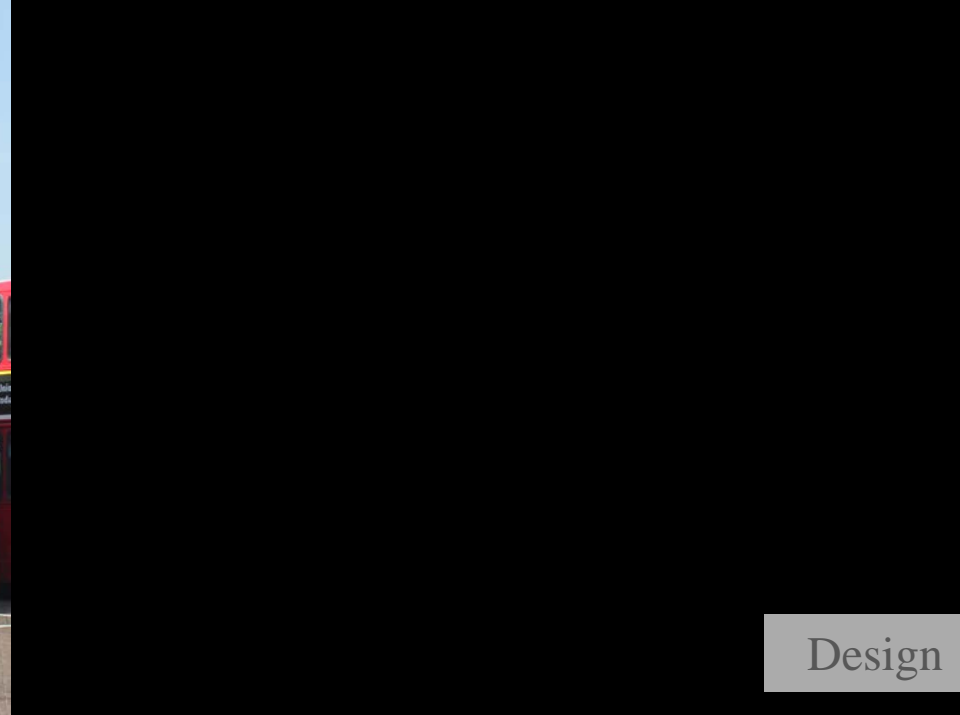
- Still in very early stages...
- Established Mayor's Advisory Board
- Agreed Exclusivity Agreement
- Launched architectural competition
- Initial community engagement – much more to come



# Initial Key Concerns



Pressure on public transport



Design



Impact on ecology



Traffic and parking



# Initial Key Concerns



Loss of open space



Impact on heritage



Size of Palace



Impact on local centres

# Programme

AUTUMN 2013 LAUNCH  
AND PUBLIC ENGAGEMENT

2014 DESIGN  
DEVELOPMENT

WINTER 2014 PLANNING  
APPLICATION TARGET  
SUBMISSION

WINTER 2015 READY TO  
START ON SITE

2018 PALACE COULD OPEN  
WITHIN THE IMPROVED  
PARK SETTING



2013

2014

2014

2015

2018

# Any questions?

For more information please visit:  
[www.TheLondonCrystalPalace.com](http://www.TheLondonCrystalPalace.com)



**Crystal Palace Development Proposal**  
**5 Borough Senior Officer Meeting**  
**5<sup>th</sup> November 2013**

**Notes of Meeting**

**Present:**

Marc Hume (MH) Bromley  
Colin Brand (CB) Bromley  
Andrew Rogers (AR) Bromley  
Jim Kehoe (JK) Bromley  
Nicola Townsend (NT) Croydon  
Phil Ashford (PA) Lewisham  
David Joyce (DJ) Lambeth  
Ronan O'Connor (RC) Southwark  
Katie Kerr (KK) Arup  
Paul Harper (PH) GLA

1. Purpose of Meeting

- To update each other on proposals from Mr. Ni/ZRG to build a new Crystal Palace and restore the Park in line with the approved Master Plan.
- To agree future joint working arrangements involving the five boroughs/GLA/Arup (ZRG advisers).

2. Development Proposal Up-date

EDIT: whilst accurate at the time, these timelines have been pushed back

- ZRG/Arup launched their proposals on 3<sup>rd</sup> October.
- Outline plan is to build a new Crystal Palace (c £400m) and restore Park (c £100m). Details of scheme content/design to be determined.  
Proposed timeline/target dates:
  - Winter 2013, Design development
  - Autumn 2014, Planning Application
  - Winter 2015, Start on site
  - 2018, open Palace and restored Park.
- LBB approved Exclusivity Agreement (5<sup>th</sup> November) for 16 months to allow time for proposals to be prepared (MH)
- Arup to draft Community Engagement Plan/employ Community Engagement Worker (Giorgia Sharp) asap. (KK)
- Arup to prepare Design Guide/International Design competition asap. (KK)
- Arup/Pinsent Masons (ZRG's lawyers) are preparing a draft Heads of Terms for LBB (Freeholder) to consider regarding a long leasehold interest to ZRG. (MH)
- London Mayor has established an Advisory Board, which he chairs with Leader of LBB as Deputy Chairman. The Board will help to shape the design process, help to ensure a quality scheme and advise on mix of uses. (MH/PH)

- LBB has submitted an HLF bid which will be considered in December. Work on the bid preceded the interest from ZRG and there is strong support from the local community. (CB)
- 5 Borough Leader Meeting has been arranged for 18<sup>th</sup> November to receive an up-date on developments and to discuss joint working arrangements (MH).

### 3. Future Joint Working Arrangements

- Because of the cross-Borough significance of the proposal, it was agreed that a Senior Officer Group should be established to ensure full and proper consideration of the proposal and its potential impacts.
- The Group will be chaired by Marc Hume, Director of Regeneration and Transformation at LBB. Other Senior Officers at LBB will also attend as appropriate.
- It was agreed that each Borough/GLA would nominate their lead officer who would be responsible for reporting back to their respective Leaders/Chief Executive. (Please inform Victoria Faint, Marc Hume's PA, of Borough lead officer name and contact information).
- It was agreed that the Senior Officer Group would need to establish a number of sub-groups to ensure that detailed consideration is given to the following priorities:
  - Planning and Heritage
  - Environment
  - Transport
  - Economy/Jobs
  - Communications

The sub-groups to comprise a representative of each local authority/GLA as appropriate. Each Local Authority to inform Victoria Faint of their named representatives.

### 4. Date of Next Meeting

- It was agreed that the Senior Officer Group should meet prior to future meetings of the Leaders (should they continue to meet).
- The next meeting will take place in the early New Year by which time further details should have emerged. Suggested date: Friday 17<sup>th</sup> January 2014 at 2.00 pm.

**Crystal Palace Development Proposal**  
**Five-Borough Leaders' Meeting**  
**21<sup>st</sup> January 2014**

**Present**

Cllr Stephen Carr, Leader, Bromley  
 Cllr Sally Prentice, Cabinet Member for Culture and Leisure, Lambeth  
 Cllr Alan Smith, Cabinet Member for Regeneration, Lewisham  
 Cllr Fiona Colley, Cabinet Member for Regeneration and Corporate Strategy, Southwark  
 Richard Blakeway, Deputy Mayor, GLA  
 Debbie Jackson, Assistant Director Regeneration, GLA  
 Stephanie Joslin, Area Manager North West, GLA **EDIT: Correct job title Senior Programme Manager (Stephanie Joslin)**  
 Christopher Tunnell, Director, Arup  
 Marc Hume, Director Regeneration and Transformation, Bromley

**Apologies**

Cllr Tim Pollard, Deputy Leader, Croydon

**1. Letter dated 17<sup>th</sup> January 2014 from residents in Crystal Palace area to South London MP's**

- In response to the various points of concern raised in the letter it was confirmed that:
  - LBB were currently negotiating the Land Deal but no terms have yet been agreed.
  - LBB is under no obligation to proceed with a Land Deal.
  - Any decision on a Land Deal would need to be subject to the normal Member approval process/committee procedure.
- Arup will be issuing a response on the new Crystal Palace website.
- LBB will publish FAQ's which will answer the various points raised in the letter.
- City Hall will consider the need to respond as the Mayor had been copied into the letter.
- It was agreed that the 'Officer Communications Team' should seek to answer such letters/correspondence to ensure that the facts about the scheme are made clear and where possible concerns addressed. It was confirmed that all local authorities/GLA/Arup are keen to get more information on the future design/content into the public domain asap.

**2. Community Engagement Plan/Consultation Meetings**

- Arup provided an update on community consultation.
- The first drop-in session was held on 10<sup>th</sup> December, more than 200 people attended
- A significant number of responses were received on 'scheme preferences' a summary of which Arup will circulate.
- Two further consultation events planned and the intention is to have an event in all Boroughs at some point.

- Arup recognise the need to make the consultation as comprehensive as possible, but until the scheme and content is clearer this will be difficult to achieve. Arup agreed to attend specific meetings/events if helpful, e.g. Dulwich Community Council Meeting.
- It was agreed that a cross-party briefing of local councillors/candidates should be arranged pre-election. Cllr Carr agreed to consider how best to organise this meeting. Key concerns for councillors/residents will include: transport impacts and mitigation, local employment opportunities, guaranteed public access to the park, quality of scheme - including full refurbishment of park, local retail impact.

### **3. International Design Competition**

- Arup reported that the Design Competition has closed and 40 expressions of interest have been received from three continents. Up to five teams will be shortlisted this spring and asked to prepare more detailed submissions and presentations.
- The selected architect is due to be appointed in the summer. The Selection Advisory Panel includes: Mayor of London, RIBA President, Stephen Hodder, the Chairman of New London Architecture, Peter Murray, Hank Dittmar, Tim Smit, John Sorrell and Cllr Stephen Carr.
- It was noted that the architect would require a more detailed brief in order to design the scheme and this brief is being worked-up by ZRG.

### **4. HLF Bid**

- It was noted that the HLF bid had been rejected on the basis that private sector funding was potentially available.
- HLF is willing to reconsider the bid if the ZRG scheme fails to materialise.
- It was agreed that if there was a significant delay in progressing the ZRG scheme, thought should be given to bringing forward a smaller scale scheme utilising resources previously allocated in principle by the GLA/LBB.



### **6. Five Borough Officer Meeting**

- It was reported that the second meeting of the Five Borough Officer Group had taken place. The Group has agreed to focus more attention on likely transport implications and necessary mitigation measures.
- A meeting will be convened to consider these issues involving all boroughs, TFL, Arup.



- The GLA will prepare a report on Planning and other policies which will need to be taken account of as and when the scheme is taken forward.
- A Five Borough Communications Sub-group has been established to ensure Comms matters are properly co-ordinated (led by Andrew Rogers, LBB).

**7. Date of next meeting**

- 11.30 on Monday 17<sup>th</sup> March at City Hall.

**From:** [Roisha Hughes](#)  
**To:** [Richard Blakeway](#); [Debbie Jackson](#); [Stephanie Joslin](#); [Justine Simons](#)  
**Cc:** [Ben Gascoigne](#); [Edward Lister](#); [Fiona Fletcher-Smith](#); [Munira Mirza](#)  
**Subject:** Note: Crystal Palace Advisory Board  
**Date:** 06 February 2014 12:36:40

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## **Crystal Palace Advisory Board 11am – 12 noon, Thursday 30 January**

### **Attendees:**

Boris Johnson	Mayor of London (Chair)
Richard Blakeway	Deputy Mayor for Housing, Land and Property
Cllr Peter Morgan	Portfolio Holder for Renewal and Recreation, London Borough of Bromley
Sir Tim Smit KBE	Executive Chairman, Eden Regeneration Ltd and co-founder of the Eden Project
Sir John Sorrell	Chairman London Design Festival/UKTI Business
CBE	Ambassador
Hank Dittmar	Special Adviser to The Prince's Foundation
Stephen Hodder	RIBA President
Peter Murray	Chairman, New London Architecture
Jerome Frost	Leader of UKMEA Consulting Practice and Project Director, Arup
Justine Simons	Head of Culture, GLA
Debbie Jackson	Assistant Director, Regeneration, GLA
Stephanie Joslin	Senior Programme Manager, GLA
Marc Hume	Director of Regeneration and Transformation, LBB
Mike Joshua	Associate Director, Arup
Katie Kerr	Senior Planner, Arup
Caroline Cole	Director, Colander Associates Ltd (running the design competition on behalf of Arup)

### **1. *Welcome and introduction***

The Mayor welcomed everyone and expressed his real gratitude to those who had agreed to join the Advisory Board. The Mayor outlined the history of Crystal Palace and his aspiration that the new development would reflect 21<sup>st</sup> century London and its neo-Victorian development.

### **2. *Objectives of the Advisory Board***

Ric Blakeway noted that the Board would consider the Crystal Palace park in its entirety, that it would review the proposals for the anchor of the new development and that it would also champion the project.

### **3. *Project overview and update***

Jerome Frost gave a presentation setting out the history of the original Crystal Palace, the form of the Park as it currently exists and the interplay between the Palace and the Park, Mr Ni's thoughts ('art as the anchor'), and the fact that the Park would be done up as part of the scheme. The presentation also set out current proposals for assumptions around the mix of uses in the new development, the architectural competition process, the possible constraints of the site, and transport links and provision.

4. *The cultural vision*

Justine Simons gave the cultural overview and noted that this was an opportunity to redraw the cultural map of London. Content would be key.

5. *Key areas for discussion:*

The meeting was opened up to a wider discussion, and there was a particular focus on the importance of having a *big idea* or attraction which would draw people to the Park. Further work would be done on this, particularly with a view to enhance the coordination between the proposed design and the *Schwerpunkt* of the attraction.

Roisha Hughes

Principal Private Secretary to the Mayor



DATED...27 March 2013

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**MEMORANDUM OF UNDERSTANDING**  
**In respect of the proposal to rebuild the**  
**The Crystal Palace**

**Between**

**The Greater London Authority**  
**The London Borough of Bromley**  
**and**  
**ZhongRong Group**

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THIS MEMORANDUM OF UNDERSTANDING ("MoU") is dated *27 March 2013*

## PARTIES

The parties to this MoU are:

- (1) **The Greater London Authority**, City Hall, the Queen's Walk, London SE1 2AA ("the GLA").
- (2) **The London Borough of Bromley**, Civic Centre, Stockwell Close, Bromley BR1 3UH ("LBB")
- (3) **ZhongRong Group** a company registered in China, 43F No. 8 Middle Yincheng Road, Shanghai, China, 200120 ("ZRG").

## 1. BACKGROUND

- 1.1 ZRG has approached the GLA with a proposal to rebuild the Crystal Palace on its original site in Crystal Palace Park, Bromley, South London ("the Proposal"). The need to address the issues relating to the future of the Crystal Palace Park ("the Park") is a priority for the Mayor of London and LBB as it is in need of significant investment. ZRG's proposal may provide a solution to the challenges faced by the Mayor and LBB in securing a sustainable future for the Park.
- 1.2 The parties have agreed to work together with a view to facilitating the Proposal, as further described in this Memorandum of Understanding ("MOU").
- 1.3 Phase One of the Proposal will be complete upon submission by ZRG of a planning application for the Proposal to the GLA and the Council.
- 1.4 The parties acknowledge that "the Park" is governed by specific acts of Parliament made between 1853 -1990 and the national, regional and local planning framework.

## 2. KEY OBJECTIVES

- 2.1 The parties will undertake Phase One of the Proposal to achieve the key objectives set out below:
  - (a) Consideration of the business case proposed by ZRG and key principles of the Proposal.
  - (b) Consideration of principles between the Council and ZRG of an approach to land acquisition to enable implementation of the Proposal.
  - (c) Submission of a planning application by ZRG to the GLA and the Council to provide a framework for subsequent development and implementation of the Proposal.
- 2.2 The parties intend that key objectives (a) and (c) will be achieved within 6 months of the date of this MoU. Objective (b) will be achieved within three months of the date of this MoU.
- 2.3 A precursor to Phase One is the appointment of a UK team by ZRG. Within four weeks of completion of this MoU ZRG undertake to appoint a multi-disciplinary UK-based team covering specialisms including planning, environmental, legal, community engagement and culture/heritage and any other specialism which in the opinion of ZRG may be necessary to progress the Proposal.



### **3. GOVERNANCE**

#### **3.1 Sponsors**

(a) The Sponsors will provide strategic oversight and direction to progress the Proposal.

(b) The Sponsors are:

**GLA:** Fiona Fletcher Smith (Executive Director, Development, Enterprise and Environment) and Richard Blakeway (Deputy Mayor for Housing, Land and Property)

**LBB:** Marc Hume Director of Renewal and Recreation and Stephen Carr (Leader of the Council)

**ZRG:** Ni Zhaoxing (Chairman and CEO of ZRG) & Lady Xuelin Bates

#### **3.2 Steering Committee**

(a) The Steering Committee will be responsible for implementing the directions of the Sponsors, and will provide strategic management to the Working Group.

(b) The members of the Steering Committee will draw upon their own internal technical, commercial, legal and communications resources as appropriate, in order to support the delivery of the Proposal.

(c) The Steering Committee members are:

i. **GLA:** Debbie Jackson (Assistant Director, Regeneration)

ii. **LBB:** Mark Bowen (Director of Resources)

iii. **ZRG:** Lady Xuelin Bates, William Cheng (GM of ZhongRong International Holding Company (Hong Kong)), Raymond Loic CHAN (Architect)

(d) The Steering Committee will meet at intervals of 6 to 8 weeks.

#### **3.3 Working Group**

(a) A small Working Group of regional (GLA regeneration officers) local (LBB) government officials and ZRG representatives shall be established. The Working Group will be responsible for the day to day implementation of the Proposal. The officials will participate in discussion with ZRG and its authorised representatives in order to help develop the Proposal. This may draw upon the officials' existing knowledge of the landscape or their network of contacts.

(b) The Working Group will report monthly to the Steering Committee.

ZRG will provide administrative support for the Steering Committee and the Working Group.

### **4. CONFIDENTIALITY**

4.1 The parties recognise the history of proposals for the Crystal Palace site. As such any information which reaches the public domain prematurely could have a negative and disproportionate effect on the future of the Park. The GLA, ZRG and the LBB will stress the importance of confidentiality of discussions concerning the Proposal to their representatives.

- 4.2 GLA and Council officers shall treat all discussions about the Proposal as commercially confidential information and shall not intentionally disclose details of the Proposal outside the Steering Group, Working Group, their respective line management chains or legal advisers, without the express permission of ZRG or its authorised representatives or as required by law or by order of a court of competent jurisdiction.
- 4.3 It will be necessary for members of the Working Group to make general enquiries about the Park, its surroundings and connected or related activities. In these circumstances, the Working Group shall take due care not to disclose any details of the Proposal or the prospective investor.
- 4.4 If any party receives any formal inquiry, complaint, claim or threat of actions from a third party (including, but not limited to, claims made by a supplier or requests for information required by law) in relation to the Proposal, the matter shall be promptly referred to the Steering Committee (or its nominated representative). No action shall be taken in response to any such inquiry, complaint, claim or action, without the prior approval of the Steering Committee (or its nominated representatives).
- 4.5 ZRG acknowledges that the GLA and the LBB are public authorities and therefore bound by the law to disclose information in certain circumstances and that the provisions of this clause 4 are subject to the GLA and the Council's obligations as required by law.
- 4.6 These provisions do not prevent disclosure where necessary to elected members of LBB or to professional advisors of any party.
- 4.7 ZRG will not receive preferential treatment from the GLA, LBB or its agencies with respect to the Proposal.

## **5. TERM AND TERMINATION**

- 5.1 This MoU will commence on the date of signature by both parties, and will expire on the earlier of the completion of Phase One of the Proposal and the date being seven months from the date of this MoU.
- 5.2 Each party may terminate this MoU by giving at least one month's notice in writing to the other parties at any time.

## **6. VARIATION**

- 6.1 This MoU may only be varied by written agreement of the parties.

## **7. COSTS**

- 7.1 Following an initial inception meeting, the formal pre-application process will attract a fee in line with both the GLA's and LBB's standard rate.
- 7.2 The GLA and LBB reserve the right to seek a reasonable contribution to their costs, to be reviewed a month from the signing of this agreement.

## **8. STATUS**

- 8.1 This MoU is not intended to be legally binding, and no legal obligations or legal rights shall arise between the parties from this MoU. The parties enter into the MoU intending to honour all their responsibilities.
- 8.2 Nothing in this MoU is intended to, or shall be deemed to, establish any partnership or joint venture between the parties, constitute either party as the agent of the other party,

nor authorise either of the parties to make or enter into any commitments for or on behalf of the other party.

- 8.3 English Law shall apply to this MOU and its interpretation. The parties agree to submit to the exclusive jurisdiction of the English Courts in relation to any dispute arising from it.
- 8.4 Nothing in this MOU restricts or is intended to restrict or fetter the proper exercise at any time by the Mayor the GLA or LBB of any of their respective statutory powers, functions or discretions in relation to the Proposal or otherwise.
- 8.5 Any views expressed by GLA officers during the course of discussions with ZRG and the Council are without prejudice to the Mayor's formal consideration of any planning application which is submitted for the Proposal.
- 8.6 If GLA officers provide guidance to ZRG in advance of the formal submission of a planning application for the Proposal the process will be conducted in accordance with the procedures set out in the GLA's pre-application advice service guidance note and information provided to ZRG during the course of these discussions may be made public in the event of a planning application being referred to the Mayor under the provisions of the Town and Country Planning (Mayor of London) Order 2008.
- 8.7 The provisions of clauses 8.5 and 8.6 apply equally to LBB its officers and Members



Signed for and on behalf of the GLA

Signature: 

Name: FIONA FLETCHER-SMITH

Position: EXECUTIVE DIRECTOR, DEG, GLA

Date: 27 March 2013

Signed for and on behalf of the LBB

Signature: 


Name: MARC HUME

Position: Director, London Borough of Bromley

Date: 27 March 2013



Signed for and on behalf of ZRG

Signature: 

Name:

Position:

Date:

Ni Zhaoxing  
Chairman of the Board.  
26. March. 2013

