



**MEETING NOTES**

10<sup>th</sup> May 2007 – Regeneration House, Basement Room

Chair – Geoffrey Roper

**Present:** 24

Geoffrey Roper (Regent Square U.R.C); Angela Inglis (KXCAAC); Lisa Tang (FORC & KCCG; Malcolm Tucker (Greater London I A Society); Del Brenner (Regents Network); N Jones; R Kemp; Richard Wardle (Stanton Williams); Paul Williams (Stanton Williams); Ben Godber (Cally Rail Group); Phil Jeffries (Cally Rail Group); Diana Shelley (Cally Rail Group), Una Sapietis (KXRLG); Lisa Pontecorvo (FREDS); Helia Evans (Ossulston TRA); Robert Evans (Argent); Sadie Lambert; Jin Xu (CYP); Richard Meier (Argent), Praba Rathinasabapathy (Argent); Aileen Hammond (Camden Civic Society) Dennis Glass (CCCU); Jean Burnett (KXCAAC)

**In attendance:**

David Reidy (LB Camden)  
 Richard Kirby (LB Camden)  
 Angela Ryan (LB Camden)

**Apol ogi es:**

Issue	Action
<p><u>Presentation- University of the Arts (Granary Building)- by Paul Williams (Stanton Williams) &amp; Richard Meier (Argent)</u></p> <p>New building will be no higher than the existing Granary parapet line. There will be a strong pedestrian link from south to north of the site. Tracks and turntables to be retained. Proposed bridge links between blocks of buildings. High floor to ceiling heights. Remove assembly sheds, open up arches and restore the buildings An ETFE roof (pillow sections filled with air with an</p>	



interlayer/screen that shuts down or opens up through air pressure, in order to minimise/maximise daylight) is proposed in the middle cores to link through to the eastern transit shed. It is proposed to open up windows in the Granary building and remove the existing timber doors and re-hang. A light well in the middle of the building is proposed to draw in light down into belly of the ground floor. Roof lights are to be designed so that the existing pulley system at roof level in the Granary Building is visible. On the northern elevation glass lifts-integrated into the wall (outward looking) will be introduced. A cantilevered roof- glass structure to separate the two buildings (Granary/new build) is proposed. The principle of optimising natural daylight underlines the redevelopment. The pallet of materials proposed includes concrete, timber, brick and steel. The Western Handyside Canopy is to be refurbished incorporating some 3,000m2 of floorspace. A north facing glass roof to allow light in is proposed with the southern face incorporating photovoltaic panels. Clock on northern elevation to be retained. The Pavilion Building will be DDA compliant (stairs, ramp and lift for access) with proposals for café use etc to open up onto the towpath. The elevation facing the public square to be used for an electronic, public art display with links to the University/showcasing their work, e.g., fashion shows etc.

### Questions

**DS-** what percentage of energy is going to be generated on site?

**RE** – Each part of the site should not be looked at independently as certain parts of the site lend themselves to sustainable initiatives and others do not. The developer's aim is to meet and exceed target. The CHP network is proposed to built in the first phase of the development programme, so that the University can connect to it. It will be decentralised energy strategy, where each phase of the development works in its own terms.

**RM-** As the balance between re-use and the historic fabric is considered the balance between performance and historic fabric also needs to be considered, which is a challenge.

**DS-** 250 Bicycles for 6000 students is modest, and has not really taken into account that other people might want to use the space. **RE** – the cycle parking will be implemented as per the planning permission and it is in line with Camden's standards

**LP-** Dismayed about the LED screen proposal, as it goes against the vertical emphasis of the building. It is out of scale and far too horizontal. **PW-** The aim is to convey the spirit of the university at the front; the full

details have not been worked up yet.  
**LT-** Raised concern about there being two screens proposed. Also the proposed cluster of trees to the west will obscure the screen. **PW** – only part of the screen will be LED

**RKP-** Raised concerns about the ungainly lumps on side of shed and new building in the middle **PW** –advised that is what makes the buildings work as they are the cores of the building for circulation and staircases. The tops of these cores would not be visible at ground level.

**AI** - are the granite sets in the turntables going to be retained, and how will they be distinguished from other materials? **PW-** a granite surface through into the Granary building is proposed, and this will be expressed in the public route also.

**DB-** Raised concerns about not getting the community involved in the design process at an earlier stage.

**LP** – requested a meeting between the architects and university to enable community dialogue **PW** – will pass on this request to the university.

#### **Development programme (Argent presentation-Robert Evans):**

First phase: Enabling works

- Re-alignment of Pancras Road
- Demolition of Stanley Buildings North
- Demolition of Culross
- Demolition of Western Coal drops
- Demolition of Plimsoll Viaduct
- Providing north, south spine route (Boulevard, and allowing services to go underneath)
- Re-align levels on Goods Way
- Bridge connection from Goods Way to Granary Sq
- Move gas holder no. 8
- Build a building on Block T
- House first phase of CHP and power sub-station and build service road

#### **Applications:**

- Details re. Pancras Road re-alignment approved 19/04/07
- Details Stanley Building North- submitted. Partially approved on 11/05/07
- Shared service yard (large below ground service yard to benefit Network Rail station and building A1)

which sits above it) to be submitted by end of the year

- Goods Way and Boulevard- alignment to be submitted by the end of the year
- First application involving a building will be the University of the Arts proposal to be submitted August/September '07

**First major phase:**

- University of the Arts
- Refurbishment of Stanley Building South
- 3 buildings to the south of the canal
- Pancras Square
- Gas Holder no. 8
- Residential buildings along York Way (Mixture of market and affordable housing)

(This will represent 20% of the overall floorspace and should be completed by 2011)

**Second major phase:**

- More buildings
- More public realm
- Coal drops
- Gas holders
- Buildings along Cubitt Park
- Buildings at northern end (student accommodation)

(Should be completed by 2012 as it is a rolling programme)

**Questions:**

**AI** – when is bridge going to be built along northern end of Camley St? **RE**- doesn't know, but is likely to be tied in with refurbishment of the coal drops (have to square it with British Waterways and Camden)

**DS** – Understood that an application for the Linear Land would be put forward as an intrinsic part of the Planning Brief **RE** – doesn't know when an application will be submitted as it is subject to various factors, e.g., various land issues, getting access, how to develop it

**US** – part of CTRL's obligations was to dampen down dust during construction, could there be a guarantee that contractors will damp down dust when constructing KX Central? **RE** – the C.O.C.P covers this and developer has given a commitment to adhere to it  
Can you ensure that retail units do not have heating on all day with their shop doors open as they currently do in The Brunswick as it is a waste of energy consumption **RE**-

shops have to comply with part L of the Building Regs, which is not too onerous. However, there must be a solution to it.

Unidentified person- Outline application made reference to a green house building on York way, now first phase is just showing a bit of student housing.

In the second phase, how many houses will be built and how many will be affordable and accessible?

**RE-** The 'Green House' was never part of the outline application. IIED came and presented it separately. They still want to occupy the site and are a possible occupier, but nothing has been agreed or signed.

Not sure of the precise numbers re housing. There will be approximately 650-700 residential units, excluding student accommodation. At this stage it is not known what the tenure will be. It will comply with what Camden wants delivered. 44% of affordable housing throughout the overall scheme.

#### **Notification:**

**RK** – The Forum needs to decide how it wants to be notified of future planning applications. Major applications like the Granary one will come to a full meeting of the forum. However, there are other smaller applications coming in that will not fit in with the forum's timetable, and therefore we need to agree a process. RK proposed that a process used by some of Camden's CAACs be adopted. On a regular basis copies of applications are left in the Town Hall reception and a Forum sub group would make comments on the Forum's behalf. (To be discussed at next Forum meeting)

#### **Chairs comments:**

**GR-** explained circumstances as to why the Forum meeting on 15<sup>th</sup> March was cancelled. Confirmed that he produced a more detailed summary of the Forum's response to the Western Concourse application. Explained the circumstances as to why DB was chosen to represent the Forum at the Consultative Design Panel meeting.

**DB** – confirmed that most of what was discussed at the CDP was what was heard tonight (university of the Arts presentation) and that it was the first meeting. That he raised concerns about how early community involvement. That another meeting is proposed within the next month to talk about the public realm although it was agreed that they take place every 3 months

**GR-** concerned that meetings are in the daytime and would therefore exclude some members. Would like to have more than one member of the forum representing. **PJ** – it is up to the Council to decide. It was agreed that DB represent the forum at the next CDP meeting. **AI** - Anthony Delarue?

(Architect for KXCAAC) is interested in becoming involved

Date of next meeting 12<sup>th</sup> July 7-9pm- (Venue tbc).

Subsequent to that next meeting 20<sup>th</sup> September (venue tbc).

**A. O. B**

**RK-** read extract that LS submitted re Triangle

*An update report was presented to the Islington West Area Planning Sub-Committee in February. The report set out how Argent propose to address the additional requirements set by the West Area Planning Sub-Committee when the original resolution to grant permission was given on 18 April 2006. Following discussion the Committee asked for an independent view to confirm that the revised affordable housing proposals were acceptable and also whether the approved scheme needed to meet the requirements of the new PPS 3 on Housing which was issued by the government in November 2006. Aim to report back on both issues to the West Area Planning Sub-Committee in June*

**DS-** raised concerns re forum membership, that the T.O.R says that it can consist of groups or individuals, and that groups hold more votes than the individual. **GR** – confirmed that the call for details of organisations was to tidy up membership list, but acknowledged that it did describe eligibility for membership in T.O.R. **DS-** previous Forum notes identified issues with the CG membership, which should have been on the agenda. The Main remit of the CG is to set the agenda for the full Forum.