



MEETING NOTES

6th March 2008 – Committee Rm 2, Camden Town Hall, Judd Street

Chair – Geoffrey Roper

Present: 17

Phil Jeffries (Cally Rail Group); Diana Shelley (Cally Rail Group); John Chamberlain (Camden Cycling Campaign); Amandine Guinhut (UCL Student); Michael Edwards (KXRLG); Hugh Lake (CSQCAAC); Antonia Benedek (Copenhagen Youth Project); Richard Lee (KXRLG); Del Brenner (Regents Network); Angela Inglis (KXCAAC); Helia Evans (KXDF/CG); Izra Kilic (Ossulston Estate); Marian Larragy (KXRLG); Lisa Pontecorvo (FREDS); Sadie Lambert (FREDS); Ryan Kemp (Copenhagen Street), Geoffrey Roper (Regents Square UR Church)

In attendance:

Angela Ryan (LB Camden), Joanna Karatzai (Niall McLaughlin Architects); Alis Fadzil (Niall McLaughlin Architects); Kevin Bernie (One Housing Group); Malcolm Cormack (Argent)

Apologies:

Peter Coppack

Issue	Action
<p><u>Notes of meeting held 10/01/08:</u></p> <p>Agreed.</p> <p><u>Matters arising:</u></p> <p>PJ-enquired the meaning of final sentence at the bottom of page 3 HE- concerned that the two people nominated for the Planning Response</p>	



Team were not mentioned in the note. It was explained that as the issue was discussed by the Co-ordinating Group at their last meeting that the point raised had no relevance, and that this would be recorded in the CG note.

Employment Training:

GR- As a result of the previous Forum meeting some members were invited to do a visit to Kings Cross Working (current employment training centre). Planning permission has been granted for the new Construction Training Centre. There is a strong desire to recruit locally, particularly in the construction industry and it is up to Forum members to promote, recruit and arrange meetings for appropriate candidates to talk to the staff at the training centre if we wish to do something practical to encourage local people into work. Trainees have to be 16 years and over.

RL – There are two important observations for creating some debate, and that need developing:

1. Training: 80% of current trainees are from Camden, and he wanted to see equal opportunities for Islington residents. Carillion, the lead party as far as construction is concerned, is known as Camden's resident training provider (issue about Islington). KingsCross Working is very much an entry-level centre. Modern construction skills are diverse and are not all at basic school-leaving level and therefore excludes leavers from a whole range of job opportunities. The S106 stipulates a minimum of 7.5% of jobs for trainee residents, implying that 92.5% of residents will be taken by non-residents. The staff hopes to recruit well above the stipulated figure. There is a need to develop a Contractors Forum and recognise the need to link up locally.

2. Outreach: A member of staff currently does outreach, largely via one-to-one mentoring/tutoring support at Council venues. Although this is valuable, not a lot is undertaken in terms of presentation and wider awareness. If community groups want to invite them to meetings for discussions the staff will be happy to attend.

Confirmed that on 26th March '08 a Job Fair has been organised in Camden.

LP- suggested that Janet Drysdale (Head of Regeneration in Islington) should be approached, and that the group should also get schools in Islington on board.

HE- asked for contact to arrange meetings. **RL-**confirmed Joe Gattenberg, Andrew Conner (Camden) and Rosemary Maxwell at KX working (Non-

construction). **HE** – also raised concerns about the 7.5% figure stipulated in the S106, and that jobs should be limited to the community/residents in the locality. Raised the point that training seems to be the focus of discussion, and that employment should be more important.

HL- Over the next 10 years over 5,000 are going to be living on the site that are not already there. Approximately 30-50% will be unemployed. 10% demand is actually going to come out of the KX Central community and it unreasonable to say that there is success just because they were helped by Argent. Need to put pressure on Camden, Islington and other agencies to give active support otherwise ghettos will be created.

DB- does not agree with the point about ghettos being created and conveyed that there is a whole lot of other employment other than those within the construction industry, e.g. retail, office, financial and that the scope of employment opportunities need to be broadened.

Argent presentation T1 building:

- Most westerly of all the plots. Starting with building T1 because it houses the energy centre (District Heating System) that will supply electricity to the whole site.
- Key issue is design and modifications are being considered
- Tried to create a strong response to site conditions, e.g., High Speed 1 running along a clear edge, location of the gasholder park, terrace grain set up in the master plan, Camley Street Nature Park etc and saw that there was a lot of things to respond to.
- Front of the building faces south towards the canal; live and active frontage to East.
- There will be various uses, energy centre, offices, intermediate and open market housing, multi-storey car park, multi-use games area, extra care facility.
- Height of buildings will vary 30 metres for the main block and 50 metres for the taller part (podium), which responds to the rest of the views across the site.
- Tip where gasholder is located will be pedestrianised.
- Looking at relocating the MUGA (Multi-Use Games Area) to ground floor and merging it with the building management facility. It will be an indoor facility. The reason for the new location is because the roof location as approved is considered inappropriate and may breach security by having people walk through the building to access it.
- Also reconsidering where to locate the Sure Start Centre, which

was originally earmarked for block T1 as it does not make sense to put it in the first phase when there is nobody to use it.

- There will be a visible flue along the railway side.
- All uses will be contained within the envelope of the building

Issues:

General:

HL- when the information is presented it needs to put each building in its context, and explain what impact it will have on its successors.

Noise:

JC- There is an issue of noise and noise reflection from the railway. Enquired whether acoustic surveys have been commissioned. **DS-CTRL** (now High Speed One) is noisier than it was promised it would be. Enquired whether readings had been commissioned from exact facade of where Argent is planning to build buildings. To place elderly frail accommodation at the top of the building is unacceptable. It will be noisy and positioned away from the transport routes. **AF-** advised that bus routes will run across the development and will also incorporate Shopmobility. Acoustic reports have concluded that there could be openable windows on one side of the building only, which would improve the level of security. **MC-** confirmed that where there are not openable windows it is proposed to allow ventilation through the facade. **ME-**enquired whether the car park was going to be used as a noise barrier on the railway side and whether housing units would face the railway. **MC-**confirmed that they would face the railway only when you get to the 8th floor. The consent does not oblige Argent to provide an Extra Care facility, and it was something that Camden requested that Argent explore. **ME-** asked whether the extra care housing was for market or social rent. **KB-**confirmed that they were for social rent and that they may explore intermediate and market sale but only in addition to what is already there.

Renewable energy:

DB- In regards to the energy centre the technology is moving forward so fast, and therefore the heating system will be out of date when the building is completed. **MC-** there is provision for a temporary stage CHP (a small CHP with provision to ramp it up as and when needed). The final CHP will come forward in 10 years times. There are no plans for wind turbines on the building although there is a requirement for 4 wind

turbines on Block T1. Concern raised about Wind Turbines being located on York Way. It was explained that permission had been granted for turbines on blocks T1, J and R, the latter two blocks being located on York Way. Renewable energy will also be incorporated within the car park through a car park ventilation strategy.

PJ- asked whether noise mitigation and wind tunnel studies would come forward for the proposal and future applications. **MC** – advised that it would.

Views:

DB- Raised concern about views and how the development will look as it is in a prominent location, can be seen from Hampstead Heath, may affect the view of gasholder no. 8 and expressed a need for computer-generated views. **MC-** advised that the gasholder was higher than buildings around it and that sensitivity was incorporated in the master plan that responds to the issue.

Argent – to send Forum a set of drawings electronically. However, members should note that this is not the final design.

Reports from Implementation Panels:

Construction Impact Group:

RL- interested in whether a viewing gallery has been considered as part of awareness of safety issues and asked whether the Forum could push the idea of a viewing gallery being incorporated as part of the Construction Training Centre proposal. **PJ** – This should have been raised prior to the application being approved, as the external appearance has to be carefully considered. Placing it at the lowest part of the site is not a good location and there is an issue of access safety. If asking for construction viewing platforms at various times then happy to raise this with Argent's community relations people. There is an opportunity to gather on Maiden Lane Bridge to watch existing bridge being lifted out. **ML-** requested whether viewing could be achieved by making holes in the hoardings. **PJ-** advised that this would compromise noise retention.

Access Panel:

JC- the title of the Forum has been varied a lot, but it has been established that it is called the "Access Forum". There was a debate about their remit. There is provision for 2 representatives from the Forum to attend meetings and it would be good if somebody else could attend

who has experience of sensory impairment/disability to achieve a better balance. Presentation for T1 building was cancelled because Argent could not make the meeting date, but information of the presentation received at the Forum meeting will be relayed to the Access Forum.

Planning Response Team:

- 7 people nominated. **HE**- wants two additional names for nomination to be considered (Helia Evans and Izra Kilic)
- The Co-ordinating Group discussed how process will work and it was agreed that staff is required to ensure that it does work.
- Need to state specific area of interest where people want to recruit
- Concerns raised about the lateness of the planning application alerts. **AR** - advised that the team should find a way to obtain information independently of the Council as it unlikely that the KX Team will be able carry out this function in the long-term. Advised that a member of the group should subscribe to Camden's planning alert facility.
- There is a need to ascertain how wide the group hope to stream information
- **DS**- Raised issue of work being duplicated by several members.
- **HL** – group should be alerted along the same lines as the KXCAAC via an automated system. **DS**- suggested that the group should ascertain who wants to do the weekly list and perhaps devise a rota.
- **PJ**-raised concerns that the group had not been consulted on some of the 8-week applications

Dates For Forum Meetings:

- **22nd May '08 (Committee Rm 3, Camden Town Hall, Judd St)**
- 10th July '08
- AGM 18th Sept '08 (or 11th Sept)
- 13th November '08 (or 20th Nov)

