



## **MEETING NOTES**

**22<sup>nd</sup> May 2008 – Committee Rm 4, Camden Town Hall, Judd Street**

**Chair – Geoffrey Roper**

### **Present:**

Geoffrey Roper (Regents Square UR Church); Phil Jeffries (Cally Rail Group); Diana Shelley (Cally Rail Group); Hugh Lake (CSQCAAC); Del Brenner (Regents Network); Angela Inglis (KXCAAC); Helia Evans (OTRA); Lisa Pontecorvo (FREDS); Aileen Hammond (Camden Civic Society); Roger Robinson (Councillor); Peter Coppack (CRG); Murad Qureshi (London Assembly); Mr Lee (Local resident)

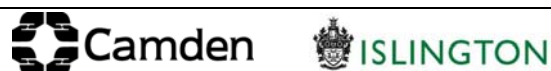
### **In attendance:**

Angela Ryan (LB Camden); Frances Wheat (LB Camden), Alex Bushell (LB Camden); Dawn Allott (LB Camden); Nick Hollands (RPS); Nick Chapman (Allies & Morrison); Jason Syrett (Allies & Morrison); Anna Strongman (Argent); Nick Searl (Argent); Robert Evans (Argent); Jonathan Gibb (LB Islington); Lucy Shomali (LB Islington)

### **Apologies:**

Fiona Maclean; Antonia Benedek;

Issue	Action
<p><b><u>Argent Presentation on R2:</u></b></p> <p>The building is to be used for Sainsbury's Headquarters, who will relocate from their existing office in Holborn. Up to 3,000 staff members will be accommodated.</p> <p><u>Design:</u></p> <ul style="list-style-type: none"> <li>• Building will be 100m long and 50m wide (scale of building similar to the Home Office building on Marsham St in Victoria)</li> </ul>	



- Not looking to create a landmark building, but rather have it respond to the University of the Arts building, and whatever's going on in the north of the site
- It will be 8 storeys, with Sainsbury's occupying the first five floors, 6<sup>th</sup> floor is optional for expansion, and the 7<sup>th</sup> & 8<sup>th</sup> floors will be tenanted
- 500m<sup>2</sup> of roof space will accommodate roof garden, terraces, and plant
- Given the length of the building a visual connection will be created through the middle of the building to break up the elevation
- Main entrance is on the west side ('East St'), but pedestrians will be able to walk through the building and access/exit building on the east side ('York St')
- Office space will comprise two long wings of clear open plan space. Cores broken down into 4 elements, providing stairs and WC's. Lifts will be grouped in the middle
- 3 atriums will run through the building to allow light in and create functional office space

Massing:

- There will be a series of cutbacks at roof level, to pull rear of building away from the proposed residential development to the north, avoid overlooking, allow natural light through, and to allow visibility of buildings from York Way. A series of setbacks are also proposed on the west and east elevations
- 7<sup>th</sup> & 8<sup>th</sup> storeys will be set back by 9m and will have plant on top

Uses:

- Predominantly office on 1<sup>st</sup> to 8<sup>th</sup> floors
- G/F- Cafe is proposed in the south-western corner with retail and other uses on the south eastern, north eastern and north western corners. e.g., small business space. Considering possible community use on the northwestern side.
- Proposed escalator up to the mezzanine floor, which will house a meet-and-greet area, meeting rooms, Sainsbury's food centre and mock shop (research and investigation, store and support service centre)

Energy:

- Hope to exceed standards for standard office building.
- S106 requires BREEAM Very Good rating, Argent are hoping to achieve Excellent ratings
- Part L (Building regs) required to be 5% better but hope to achieve 20-25% better
- The building will be built so that it works hard to keep the heat of the sun out and keep it cool
- Concrete frame is proposed with grid cell ceiling to enable air to be supplied through the floors

- Will connect up to site-wide CHP

Materials:

- Predominantly brick to respond to the historical nature of the site
- Deep reveals, 450mm brick piers
- Pre-cast concrete
- Metal louvers/fins to shade building

Issues:

**AR-** asked the developer to consider designing out crime in response to proposed reveals, particularly at ground floor level. **JS-** said glf would be flush, with the exception of the entrance area, which will be manned by security.

**LP-** raised concerns about a brick building, and would prefer to see a modern creation that sits well with the old. **NS-** advised that Argent are hoping to build 70 buildings on the site, some of which will call for modern/contemporary design to stand out in their own right. It is considered that this building should be a background building and not make an architectural statement.

**DB-** does not feel that the building should be a landmark building, particularly in light of the Granary building. Representing the brick building and columns as if it is concrete is missing an opportunity. Not happy about the linear park, and asked whether it could be relocated next to Cubitt park to make more use of the space. **JS-** the space is more about the residential buildings that are going to surround it, and therefore the relationship works better. **DB-** has any of the roads been reduced in width, as one of the roads looks like a chasm. **NS-**All roads comply with widths approved in the parameter plans and are within the limits of deviation.

**HE-** asked whether residential accommodation was proposed in the scheme. **JS-** confirmed that there would not be any.

**NQ-** Experience shows that when large offices relocate they are not beneficial to the communities which become host. Enquired about what Sainsbury's is intending to do separately outside of the agreed S106, e.g., providing affordable office space. **RE-** advised that the current S106 would not be topped up. Argent is bringing aspects forward that have not yet been triggered e.g., the provision of small business space, which will be handed over to Camden. Camden is a good employer and works well with businesses in the community. Sainsbury's strive for partnership working and will ensure that they integrate with the community. **AH-** enquired about the allocation of the car parking spaces. **JS-** confirmed 13 spaces are proposed with 2 allocated for disabled people on the basis of

the number of employees and required quota. The spaces are well below the 33 spaces approved within the outline permission. Servicing area will be adjacent via a service yard where all vehicles will be off-street and managed. Cycling is at basement level. There will be a small element for motorcycles.

**Notes of meeting held 06/03/08:**

Agreed.

**Matters arising:**

**DS-** had not received drawings of Argent's presentation for T1. **GR-** confirmed that he had forwarded them on electronically to all members. **HE-** raised issue about the Forum agreeing to create a Contractors' Forum, but provided no evidence to substantiate this.

**Reports for Implementation Panels:**

There were no reports as no meetings had been held since the previous Forum meeting.

**Camden's arrangements for future consultation (Frances Wheat):**

This is a new phase for KXC. The framework has already been set. Major Development Team will deal with reserved matters and approval of detail applications that are normally dealt with under delegated powers and not subject to wider consultation. It is recognised that some of these will be big applications that should be subject to consultation. The DC Committee has therefore agreed which Kings Cross Central applications they want referred, these being:

- Details of the siting, design, and external appearance of more than 10 new dwellings
- Details of the siting design, and external appearance of more than 1000 sq. m of non-residential floorspace;
- Details, which include the siting or design of more than 500 sq m of Class A3, A4 or A5 use;
- Details of siting, design and external appearance that affects a listed building.
- Landscaping details where the threshold for an area of landscaping in excess of 1000 sq m is exceeded.

Cases falling below the thresholds will be dealt with under delegated powers. The Forum will be able to comment on these via the normal channels e.g., weekly list, Camden website or email alert. (**Dawn Allott** - offered training to those who are not familiar with the Council's website). Where there are valid planning objections, delegated cases will be subject

to Members' Briefing where specified representative members will advise whether they want it to be referred to committee or not.

The Forum will be consulted formally on appropriate applications. This will be done electronically. There will be no paper copies. It was suggested that the Forum should set up an email address, where Camden can post consultations, and Forum members can access. Camden's consultations will provide a hyperlink that will take members directly to the planning application part of Camden's website, which will contain all the submissions.

Major Sites are working out a best practice way of working with Argent, e.g., trying to formulate standard address identification for applications.

Adverts will all go in the Ham & High, which is a standard Camden arrangement.

Currently looking at 3 locations for posting site notices (1) York Way, (2) West Towpath, (3) German Gym.

#### Issues:

**PJ-** Committee decided KX delegation last July, are officers intending to review/recommend changes to it? **FW-** advised that it will not be reviewed until the autumn. **PJ-** listed building/conservation area demolition can be quite major, and should appropriately be referred to committee. **FW-** a valid objection will trigger Members' Briefing at which point members will advise whether it should be referred. **MB-** Agenda is usually for Monday afternoon and is on Camden's website previous Friday. **DA-** advised that the agenda will only contain a list of cases. The officer's report will be with the application. **HE-** was advised that Members' Briefing is not open to members of the public.

**DB & LP-** concerned that the consultation process appears to be one-way. Smaller applications are dealt with by Camden behind closed doors, and Officers very rarely give information to the general public, and in particular for the waterways, Camden has no waterways expert to deal with issues. **FW-** the framework has been set by the outline approval and officers will not go beyond this. The development will take between 10-15 years to build and there are bound to be changes. Camden will ensure that changes fall within the approved parameters, and if they do not, will

be subject to further applications.

**HE-** considers site notices should not be located solely in KX, they should be in residential areas also. **GR-** advised that because the applications are solely related to KXC that the locations were appropriate.

**DS-**concerned about the outline application's parameters that stipulate 'up to this' or 'up to that'. Since **RK** confirmed that the KX Team would not be dealing with applications anymore, how will Camden keep track of certain aspects, e.g., the percentage of floorspace? **FW-**advised that a monitoring system is being set up and that also the KXT remained very involved with advising on the applications. **DS-** enquired whether this would include officers capable of doing the maths and was advised by **FW** that all the officers working on the KX apps are very experienced.

**LBI on future pattern for planning:**

**LS-**focused on Islington's Core Strategy and how they will engage with the community and stakeholders. Key aspects of the Core Strategy:

- Main document within the Local Development Framework;
- Sets out long-term spatial vision and moves beyond traditional land-use planning;
- Links into sustainable community strategy;
- Reflects Regional policy;
- Build on local needs and identify these through strong evidence base;
- Engagement happens from outset;
- Looks at aspects of cross borough boundaries and implications;
- Delivery- strategy being developed (provision of housing, employment, how best to support it with appropriate infrastructure, supporting growth);
- Produced in a number of stages and is a long process. Final adoption will be 2010;
- At the 'issues & options' stage (1<sup>st</sup> stage), and looking to consult in autumn, then preferred option stage, submit to S.O.S at end of 2009

Engagement:

**JG-** Community engagement is a central part of LDF

- In past stakeholders were not effectively involved (hard to reach groups and businesses excluded from process)
- New techniques will include interactive websites, going out and engaging with people face to face
- 'Issues & options' consultation will involve a geographical and stakeholder base, be borough wide circulating information to every household, involve the local press, a new website to facilitate online forums, a citizens panel comprising 100 residents, target local community events, engage specific stakeholders via news letters, presentations and workshops, and town centre boards.
- Will establish long-term links for continuous dialogue
- A pilot has been done to test materials and communications.

**Planning Response Team (how Forum will respond):**

**HL-** Suggested team adopt the process used by CSQCAAC, and ensure that when formal response is submitted that it is structured. Suggested three categories with criteria of 19 questions. When panel makes a report they structure it in the same format as categories and questions. **DS-**it is helpful to have structure, but different people look at different issues that are broader than what the CAAC would focus on. **HL-**advised the 19 questions proffered will cover most aspects. Was unable to share paper with members, as it is copyright. Some members expressed concern about this as it is essentially privatising a community activity. **GR-** invited Forum members to attend the next KXDF CG meeting on 19<sup>th</sup> June (6.30pm to 8.30pm, Town Hall Committee Room 3) to discuss/progress this issue.

**A.O.B:**

**DS-** expressed concern about putting Forum items at the end of the agenda resulting in limited time to discuss and suggested that they are brought forward on future agendas.

**PJ-** welcomed invitation to the next CG meeting, but requested written information in advance so that issues could be considered prior to the CG

meeting.

**Dates For Forum Meetings:**

- **10<sup>th</sup> July '08, Town Hall, Judd Street, Committee Rm 3**
- AGM 11<sup>th</sup> Sept '08 since a meeting of DC had been announced for 18<sup>th</sup> Sept
- 13<sup>th</sup> November '08 (or 20<sup>th</sup> Nov)

