

**Record Of
Meeting**
**Cushman & Wakefield
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PROJECT	Kensington & Chelsea College - New College Building	DATE OF MEETING	11 November 2008
		DATE ISSUED	8 December 2008
PURPOSE OF MEETING	Community Consultation	MEETING NO	1
		PLACE OF MEETING	Kensington and Chelsea College - Hortensia Road
PRESENT	Richard Lane (RL) Dimphy van Wijk (DVW) 12 Residents	REPRESENTING	Kensington and Chelsea College Cushman & Wakefield
ITEM			ACTION
1.	Introduction		
1.1	The Community Liaison Group meetings are intended to keep the local residents informed and to offer a forum to local residents and groups to make comments on the construction process. The meetings will be held on a regular basis. It is our purpose to ensure that meetings are informal and open to all parties interested.		
1.2	DVW introduced RL, herself and the purpose of the meeting. DVW noted that the principle for the new planning application for the College, currently submitted to the Royal Borough of Kensington & Chelsea, was established when the College was first granted planning permission in July 2003. The 2003 permission was implemented on site in July 2008. DVW explained that the building will remain very similar in height and scale to the earlier permission. During the period since the grant of permission, the detailed design of the building has been updated principally in relation to internal arrangements and to comply with current building regulations which place a greater emphasis on reducing energy consumption. These amendments do not change the principles established by the 2003 and 2005 consents, but it has been decided to include them within a new planning application to regularise the permission.		
1.3	RL explained the College's intentions, that over recent months, the College requested updated internal arrangements and they also wanted the building to be a model of sustainability in new construction and address the most up to date thinking on energy efficiency. That KCC was improving the facilities and in an effort to be entirely accountable they were submitting a new application despite the officer's representations that this was unnecessary. They wanted to offer the best possible services to its students and therefore the accommodation needed updating.		
1.4	There were 12 residents present, mainly from Hortensia House but also from the Fulham Road and Hudson House. The floor was then opened to the Residents for Questions and Comments		
2.	Questions & Comments (Please note that the italic paragraphs beneath the answers have been added to the minutes for further clarification.)		

		DATE ISSUED	10 December 2008
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PRESENT		REPRESENTING	

that there are generally no significant impacts on the surrounding residential buildings.

The results of the assessment have revealed that the majority of the windows and rooms within the neighbouring residences will meet the BRE Guidelines for daylight and sunlight. Those windows and rooms which do experience material impacts are generally restricted to 49-56 Hortensia Road and the accommodation within the consented Sloane Building.

Given the open nature of the site, these properties have had the benefit of sky visibility and sunlight uncharacteristic for the urban setting. It is therefore inevitable that any meaningful increase in massing – in keeping with the size and proportions of the local urban form - will result in a higher percentage change in the daylight and sunlight within these buildings. This view was shared by the Secretary of State in the decision to grant consent in 2003 for the original Dixon Jones scheme; in agreeing with paragraph 195 of the Inspector’s report dated 28th April 2003. This paragraph first draws our attention to the guidance in the BRE with regard to historic city centres, where a higher degree of obstruction may be unavoidable if new developments are to match the size and scale of existing neighbouring buildings, and then goes on to state:

“The appeal site is to my mind such a special situation where the proposed scheme would result in lighting conditions little different from most of London’s normally built-up streets. This represents compelling other material considerations sufficient to override the requirements of UDP Policy CD28 and its supporting text.”

With regards to 49-56 Hortensia Road, the retained VSC levels are shown to be reasonable and as one could expect for a residential property in a city location, while the NSL results show that in the vast majority the rooms will continue to receive a good level of daylight distribution.

- 2.7 The residents were concerned about the overlooking and terrace on the roof of the new College building.
Answer: The use of the terrace can be managed in order to minimise disruption and overlooking. Both active (restricted access and access times) and passive (screens and foliage) management can be used. The College will bear this in mind in the future. The glazing to the ‘tower’ element has been reduced by approximately 50%. Therefore, overall the glazing has been reduced.

The area of façade on the street frontage fenestration is limited and the uses on this side of the building are staff offices (rather than teaching rooms) above ground. As with the previous proposal, in the revised scheme proposal, the fenestration has been designed to minimise (where possible) the potential to overlook adjoining properties.

- 2.8 The Residents were concerned that the loss of car parking would mean that the students would park in the street instead.
Answer: The proposed scheme would provide 4 car parking spaces and it is considered that this complies with the parking standard stipulated by the RBKC UDP. Two of these spaces would be allocated for disabled users.

It is considered that the loss of the existing car park and the reduction in parking spaces compared to the approved scheme enable the proposed new College building to contribute to sustainability and subsequently is more consistent with national, regional and local planning policy which seeks to encourage the use of more sustainable modes of transport. The proposed scheme is therefore preferable in terms of these planning policies, to that which has been approved.

It is proposed that 40 bicycle spaces are provided together with shower and locker facilities. This is a significant improvement on the 17 spaces that were proposed in the now implemented consent. The

provision of these vehicle and cycle spaces will encourage students, staff and visitors to travel using more sustainable modes of transport and thereby comply with the objectives of Government policy.

Following further discussion with the Council's transportation department, the car parking facilities at the college have now been reduced from 4 to 3 spaces. Motorcycle bays (approx. 6) have been introduced in lieu of the 4th parking bay.

2.9

The design was considered "clunky"

Answer: Dixon Jones, who are one of the UK's pre-eminent architectural firms, has designed the Building. They have worked on the Royal Opera House, Somerset House, the new wing of the National Portrait Gallery and the Henry Moore Institute in Leeds, amongst other projects.

2.10

What is the time of the construction of the College building and the new houses?

Answer: We expect to start on site in July 2009 until February 2011. DVW explained that the Residential element was being managed and developed separately from the new College building. These were expected to start on site in the spring 2009 for 22 months.

2.11

The residents were concerned about the construction noise and whether the contractor would stick to working hours.

Answer: The contractor will be instructed to keep noise from works, machinery, workers, radios, vehicles, and all other sources to a minimum. They will be instructed to ensure that work must not be audible at the site boundary outside permitted working hours unless prior agreement has been sought. Contact details will be made available to the residents on which they can contact the Site manager.

2.12

The residents were concerned about dust and concrete mixers spilling cement on the roads.

Answer: The contractor will be instructed to keep all roads and pavements around the site, and all hoardings, scaffolding, warning lights and other equipment clean and in good order. They should also keep dust to a minimum and the highway clean of mud or other spillage.

2.13

The residents would like to have a Council officer attend one of the community liaison meetings.

Answer: DVW to see if this was possible for the next meeting.

DVW

Next meeting on the 27th January, 6.30pm, Room SG03 (On the ground floor).