

APPENDIX D

## QUESTIONS & ANSWERS



<p><b>D.1.</b></p> <p>This appendix provides a summary of responses to frequently asked questions from the public and key stakeholders (including officers of the GLA, LB Camden and TfL) since UKCMRI began consulting in April 2008.</p>	<p><b>D.5.</b></p> <p><b>What public facilities will there be?</b></p> <p>UKCMRI will carry out public engagement and community support as part of its vision, including a volunteering scheme. Facilities to support this work include an auditorium, exhibition space and teaching laboratory available for public use.</p>	<p>In the last decade, it has become clear that progress in biomedical science requires scientists from different disciplines in biology to work together with physicists, chemists, mathematicians and engineers. Biomedical scientists also need to have easy access to hospitals and clinical facilities.</p>
<p><b>D.2.</b></p> <p><b>What research will you do?</b></p> <p>The centre will bring together scientists from three leading biomedical research organisations to develop new treatments for illnesses such as cancer, heart disease and stroke, infections, and neurodegenerative diseases that affect families in the UK and around the world.</p>	<p>UKCMRI is currently considering, in conjunction with Council officers and health specialists, how a healthy living centre within the building would be operated. It will be built at the western side of the building at Ossulston Street.</p>	<p>UKCMRI will achieve this integrated and innovative way of working through the design of the institute, its location at St Pancras, its partnership with UCL, and the superb transport facilities that will allow easy access to leading UK and international research centres and commercial enterprises.</p>
<p><b>D.3.</b></p> <p><b>What high security facilities will there be?</b></p> <p>UKCMRI is planning to study different strains of flu, including H5N1 (bird) flu. Some of these viruses need to be studied in special, secure laboratories. The founders’ scientists and technicians are extremely experienced in ensuring these viruses are studied safely.</p>	<p><b>D.6.</b></p> <p><b>How will UKCMRI benefit young people?</b></p> <p>UKCMRI will work with local schools and community youth groups to help foster enthusiasm about science and medicine and to inspire students, preparing them for the exciting jobs of tomorrow. Schools outreach work will be decided nearer the time and will include the use of teaching labs to update teachers and students on the latest scientific understanding and techniques.</p>	<p><b>D.9.</b></p> <p><b>What about dirt and dust from construction?</b></p> <p>This will be kept to the absolute minimum. The project will comply with the statutory requirements and good practice including the Considerate Constructors scheme.</p>
<p>Research into strains of ‘flu helps save thousands of lives each year – for example through the design of vaccines – and helps ensure the UK is robustly protected. This is also an area of medical research in which the UK leads the world. UKCMRI will have the level of containment that allows study of different strains of flu safely.</p>	<p><b>D.7.</b></p> <p><b>What jobs will be available?</b></p> <p>UKCMRI will play a key role in regenerating St Pancras and Somers Town as well as developing the careers of exceptional scientists.</p>	<p>Ultimately, the construction process should create no more dust and noise than a commercial development of comparable size.</p>
<p><b>D.4.</b></p> <p><b>Will you be doing research involving animals?</b></p> <p>Animals are essential in scientific research, medicine development and safety testing. They are necessary to understand the body in health and disease, and to develop new and improved medical treatments. However, research involving animals is not undertaken lightly. Both the potential scientific and medical benefits of the research, and the possible suffering of the animals used, are weighed up carefully before any animal research project can proceed.</p>	<p>Hundreds of people will be employed during the construction phase. During construction, UKCMRI is looking at ways to ensure that local people have the opportunity to develop skills and work on the site.</p>	<p><b>D.10.</b></p> <p><b>Will construction be 24 hour?</b></p> <p>No. Construction times have yet to be discussed with the Council but they are likely to be during normal working hours. If there is an exceptional need to carry out a piece of work during unsocial periods then local residents will be kept informed. There will be regular meetings with local residents to ensure they are aware of progress during construction.</p>
<p>Almost all UKCMRI research involving animals will use mice, fish, rats, frogs, fruit-flies, or nematode worms. Where other animals are used, it is because they offer the very best model for particular human diseases. Currently research on ‘flu includes ferrets, because they are susceptible to the strains of ‘flu that infect humans: it causes similar symptoms and it runs a similar course. The swine ‘flu pandemic of 2009 caused 14,286 confirmed deaths worldwide.</p>	<p>Once the institute opens, there will be more than 1,250 scientific jobs and approximately 250 support roles, including jobs and careers in IT, engineering, laboratory support, maintenance, security etc. UKCMRI is already in discussions with London’s authorities on providing skills training for local residents in advance of the institute opening. This will be in addition to the investment and training that will be provided for those associated with the construction.</p>	<p><b>D.11.</b></p> <p><b>How long will construction take?</b></p> <p>The outside of the building will take about two years to complete and the internal fitting-out work will take another two years. UKCMRI is currently planning to start construction in 2011 and so the building should be finished by 2015.</p>
<p>All the partners are committed to the principles of the 3Rs – reducing the numbers of animals used, replacing them where possible and refining experiments to reduce the numbers and involvement of animals.</p>	<p><b>D.8.</b></p> <p><b>Why are you building at St Pancras and Somers Town?</b></p> <p>The vision for UKCMRI is to create a new world-class research centre which will enable London and the UK to stay at the forefront of medical research for decades to come. The site is at the heart of an exceptional cluster of medical research expertise in hospitals and academic institutions located in Camden.</p>	<p><b>D.12.</b></p> <p><b>Once the building is operating, will there be more noise?</b></p> <p>There are strict regulations governing noise levels for the site. UKCMRI will fully comply with these requirements and has already looked at the measures necessary to reduce the noise generated by roof plant which will be the main source of background noise.</p>
	<p>It will incorporate scientists from the MRC’s National Institute for Medical Research at Mill Hill, Cancer Research UK’s London Research Institute (based at Lincoln’s Inn Fields and South Mimms), and UCL (University College London).</p>	<p><b>D.13.</b></p> <p><b>What will pollution levels from the building be like?</b></p> <p>There are strict environmental regulations governing flue emissions. The building is being carefully designed to ensure that emissions are at acceptable levels. It will abide by the UK’s strict guidelines to ensure peace of mind for local residents and UKCMRI staff.</p>



APPENDIX E

## CONSULTATION OVERVIEW



E.1.

This appendix provides an overview of consultations with key stakeholders during the planning application process including a summary of the key issues raised.

Key Consultees	Issues Raised
Greater London Authority (GLA)	<p>The GLA have been actively consulted at officer level by UKCMRI in parallel with LB Camden in respect to all planning and design matters associated with the proposed scheme (including sustainability). Formal pre-application meetings took place on 2 July 2009, 3 December 2009 and 25 February 2010.</p> <p>In addition, presentations to the Mayor and his planning advisors were carried out on 9 December 2009 and 25 June 2010. These meetings were also attended by officers from London Borough of Camden.</p> <p>As part of the consultations, the GLA raised the following issues:</p> <ul style="list-style-type: none"><li>• World city role, regeneration and economic development</li><li>• Compliance with Strategic Policy Objectives</li><li>• Urban Design, including:<ul style="list-style-type: none"><li>○ Layout (internal and external),</li><li>○ height</li><li>○ scale</li><li>○ massing</li><li>○ bulk</li><li>○ permeability</li><li>○ relationship to context</li><li>○ architectural expression</li><li>○ façade treatment/material palette</li><li>○ Landscaping and public open space</li><li>○ Accessibility</li><li>○ Permeability</li></ul></li><li>• Sustainability</li><li>• Transport</li><li>• Planning Obligations</li><li>• Affordable Housing</li></ul>

English Heritage	<p>A presentation of the initial scheme proposals was provided to English Heritage on 6 July 2009 followed by the submission of a package of information, including scheme description, plans, elevations and Verified Visual Montages was submitted to English Heritage on 9 July 2009 and a written English Heritage provided a written response on 15 July 2009 which stated:</p> <p><i>“In our view, the principal impact of the proposals on the historic built environment is limited to the setting of the grade II listed 1920s blocks of flats known as Chamberlain House situated on the west site of Ossulston Street across from the proposals site. We acknowledge and welcome the more domestically scaled west elevation of the proposed UKCMRI building to address Chamberlain House. Whilst we believe the proposed UKCMRI building, because of its height, bulk and form, will nevertheless have a degree of detrimental impact upon the setting of Chamberlain House, we do not consider the significance of this to warrant further involvement from English Heritage”.</i></p> <p>Following scheme revisions, a further package of information was submitted to Mike Dunn on 18 June 2010 including a description and images of the scheme. In response to the revised scheme, English Heritage responded by email on 21 July 2010 and advised:</p> <p><i>“Last year we took the view that impact on nearby designated heritage assets was not so significant as to warrant any substantial comments from EH. Effectively we felt that any comments to be made were to do with the design, and this was better suited to CABE. The revised proposals appear more sympathetic in terms of design, so our position will not change. CABE will obviously have their own views.</i></p> <p><i>We therefore look forward to being formally consulted by Camden on the live application, and anticipate sending them a letter instructing them to determine the application as they see fit.”</i></p>
CABE	<p>The UKCMRI consortium have throughout the UKCMRI design evolution actively consulted with CABE through both formal presentations to the Design Review Panel as well as informal presentations/discussions with CABE Officers.</p> <p>Formal presentations were made to the CABE Design Review Panel on 22 July 2009, 2 December 2009 and 19 June 2010.</p> <p>The issues raised within CABE's letters have been addressed and these comprised:</p> <ul style="list-style-type: none"><li>• Site layout, scale and massing</li><li>• Permeability</li><li>• Access</li><li>• Sunlight/Daylight</li><li>• Provision of Open Space / Public Realm / Landscaping</li><li>• Relationship to surrounding development</li><li>• Architectural form and expression</li><li>• Internal Layout</li><li>• Sustainability</li><li>• Roof Profile</li></ul>



Transport for London (TfL)	<p>TfL have been actively consulted throughout the project. A formal pre-application meeting took place on 26 February 2010. Throughout the consultations the following issues were raised:</p> <ul style="list-style-type: none"> <li>• Traffic Impact: <ul style="list-style-type: none"> <li>○ Trip Generation and distribution (during construction and post construction)</li> <li>○ Impact on public transport services</li> </ul> </li> <li>• Car Parking</li> <li>• Cycle Parking</li> <li>• Travel Plan</li> <li>• Highways Impact</li> <li>• Pedestrian and Cycle Links</li> <li>• Servicing</li> <li>• Demonstration Management</li> </ul>
London Development Agency (LDA)	<p>LDA have been actively consulted throughout the project (both formal and informal. A formal meeting took place on 28 January 2009 and the following key issues raised included the following:</p> <ul style="list-style-type: none"> <li>• Economic benefit associated with the proposals.</li> </ul> <p>Joint meetings with the LDA, GLA and LB Camden have also taken place on 11 March 2010, 14 and 25 June 2010 to specifically discuss the following:</p> <ul style="list-style-type: none"> <li>• Euston Road De-Centralised Energy Strategy</li> </ul>
Government Office for London (GoL)	<p>Formal meetings with GoL took place on 12 January 2009 and 13 January 2010. The key issues arising from the consultation included:</p> <ul style="list-style-type: none"> <li>• Economic impacts the proposal will have on London, Camden and the local vicinity;</li> <li>• Heritage impacts and the views of English Heritage.</li> </ul>
Environment Agency	<p>The EA have been consulted throughout the project. Written feedback was received on 3 July 2009 and 22 February 2010 and raised the following points:</p> <ul style="list-style-type: none"> <li>• A Flood Risk Assessment (FRA) should be provided and included as part of the Environmental Impact Assessment to show: <ul style="list-style-type: none"> <li>○ That it will be feasible to balance surface water run-off to the greenfield run-off rate (8l/s/ha) for all events up to the 1 in 100 year storm (including climate change) and set out how this will be achieved.</li> <li>○ How sustainable drainage techniques (SUDs) will be used with any obstacles to their use clearly justified.</li> </ul> </li> <li>• Where possible the proposed development should incorporate green or brown roofs.</li> <li>• An assessment of the amount of water likely to be used during the construction and operation of the proposed development</li> <li>• Consideration should be made sustainable drainage techniques (SUDs) to manage surface water run-off.</li> <li>• The type and quantity of waste likely to be generated should be identified.</li> <li>• Implement measures to improve water quality</li> <li>• Identify likely impacts of climate change over the lifetime of the development and the measures proposed to ensure the effective operation of the development in a changing climate.</li> </ul> <p>A full explanation of the how the abovementioned issues have been addressed is set out within the Environmental Statement together with the various supporting documents submitted in support of the planning application for the proposed development.</p>

Metropolitan Police	<div>The UKCMRI Security Planning Group meets on a monthly basis throughout project to discuss:</div> <div><ul style="list-style-type: none"><li>Secure by Design</li><li>Risk and Vulnerabilities</li><li>Operational Security Protocols<ul style="list-style-type: none"><li>Contingency Planning</li><li>Business continuity</li><li>Evacuation of the Building</li><li>Fire</li><li>Public protest</li></ul></li></ul></div>
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Community Engagement	<p>UKCMRI has undertaken an extensive programme of pre-planning public engagement involving more than 70 public events and engaging with more than 500 attendees. During the period of consultation UKCMRI has sought to explain what UKCMRI is, the vision for science and the benefits it can bring, and to understand the concerns of the community and their priorities for their development and wellbeing. Details of the events and attendance are set out in section four.</p> <p>Issues raised by the local community and stakeholders have been fully considered and, where practicable, have supported the development of design through three proposals. The current design has been noted as significantly improved by the community, the London Borough of Camden (LBC ) and the Greater London Authority (GLA ), and this is submitted as part of the planning process.</p> <p>There has been a trend of growing positive feedback recorded from local people at recent exhibition events. There were early concerns regarding the project in general, the overall size of the building and its design, and some preference for alternative uses such as affordable housing and leisure facilities. Current feedback is largely interested and supportive and reflects greater recognition and appreciation of what UKCMRI is able to bring to the local community in terms of jobs, training, community facilities, improvement in open spaces, education and outreach and health benefits.</p> <p>UKCMRI is committed to continuing engagement with the local community. Activities through the planning process will evolve to ensure effective consultation during the construction programme. Additionally, the development of the public engagement strategy for UKCMRI will ensure a strong local community dimension in the delivery of its outreach programmes which is an important element in its vision for science for the future.</p> <p>Overall feedback from the last two-and-a-half years of consultation has been mixed but has become increasingly supportive of the potential of UKCMRI , and the benefits it can bring to the local community. The public exhibition, currently open, displays the latest design. The influence of community consultation in shaping the current design is evident. This has been positively received in the feedback UKCMRI has received from visitors from the local area. In general the community has made the following suggestions for how the development might benefit the area:</p> <ul style="list-style-type: none"><li>• Employment and training,</li><li>• Support for schools, science education and aspiration for local students in science,</li><li>• Improvement in open spaces, walking routes, street lighting, Purchase Street Open Space and children's play area and community safety,</li><li>• Support for local health improvements,</li><li>• Access to a community facility on-site and use for all ages,</li><li>• Improvements to housing and related facilities such as courtyards.</li></ul> <p>Consultation has also fed back some local concerns regarding the proposal, including:</p> <ul style="list-style-type: none"><li>• Disruption, pollution, increased traffic and noise during construction</li><li>• Height of the building,</li><li>• Potential animal rights activity,</li><li>• Preference for recreational and leisure facilities on the site,</li><li>• Preference that any facilities on-site do not undermine other local facilities but provide something different, working with the overall facilities in the area,</li><li>• Lack of affordable housing in the area.</li></ul>
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	<p>The following outlines how UKCMRI has responded to community concerns:</p> <p><b>Design</b></p> <ul style="list-style-type: none"><li>• The overall height of the building has been lowered with about one third now below ground,</li><li>• A community facility has been included in the building on Ossulston Street,</li><li>• A staff entrance has been located at Ossulston Street to encourage links with the community and to enliven use of the western side of the building,</li><li>• The building has been set back from Ossulston Street to provide views from St Pancras International to the Purchase Street Open Space and, with landscaping to the front of the building, to help shape an attractive pedestrian link from St Pancras to Euston,</li><li>• The roof profile has been changed to a curved (shell) form in order to reduce the impact on local views,</li><li>• A north-south atrium has been introduced to increase the visual permeability and break down the massing of the northern façade,</li><li>• Scientific functions have been moved away from the ground floor to support the visual permeability,</li><li>• An east-west route between Midland Road and Ossulston Street has been developed between UKCMRI and the British Library to increase the permeability of the site,</li><li>• The teaching laboratory, conference facility and exhibition space incorporated into the building have been placed together providing a more cohesive publicly accessible space,</li><li>• The north-east quadrant has been lowered to improve public access at pavement level to the conference facility, exhibition space and teaching laboratory,</li></ul> <p><b>Construction</b></p> <ul style="list-style-type: none"><li>• A construction liaison group will support communication of community issues and concerns through the construction process,</li><li>• UKCMRI will adopt the Council’s Guide for contractors including the Considerate Constructors Scheme,</li><li>• Apprenticeships and employment opportunities will be provided through King’s Cross Construction,</li></ul> <p><b>Operations</b></p> <ul style="list-style-type: none"><li>• An off-site consolidation centre will be adopted to reduce vehicle movements to the site,</li><li>• UKCMRI will work with local education partners to offer support to members of the local community who seek employment in medical research and related disciplines,</li><li>• UKCMRI will carry out public engagement and community support as part of its vision, including a volunteering scheme,</li></ul> <p><b>Security</b></p> <ul style="list-style-type: none"><li>• There will be increased, but passive, security around the site (CCTV etc),</li><li>• UKCMRI has developed strong relationships with relevant authorities for the management of security for the construction and operation of the site and with regard to issues which may affect medical research.</li></ul> <p>UKCMRI is currently considering, in conjunction with Council officers and health specialists, how a community facility, the Living Centre, to be built on Ossulston Street, will be operated.</p> <p>UKCMRI has been pleased to receive feedback from the local community. It is optimistic that it will be a good neighbour providing real benefits to the community’s economic, education, health and regeneration objectives.</p> <p>UKCMRI will maintain the on-site exhibition through the construction of the institute and is planning to begin its public engagement with science prior to the start of operations.</p>
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