

CHAPTER 1.0

**CONSULTATION ACTIVITY  
AND OUTCOMES**



# 1.0 Consultation Activity and Outcomes

## 1.1

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 Chapter 3.

## 1.2

Issues raised by the local community and stakeholders have been fully considered and, where practical, have been reflected in the design through its evolution. The current design has been noted as significantly improved by the community, the London Borough of Camden (LBC) and the Greater London Authority (GLA).

## 1.3

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, outreach and health benefits.

## 1.4

UKCMRI is committed to continuing engagement with the local community. Activities will evolve to ensure effective consultation during the planning process and 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 are an important element in its vision for science for the future.

## 1.5

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 to UKCMRI from visitors from the local area. In general the community has made the following suggestions for how the development might benefit the area:

- Employment and training,
- Support for schools, science education and aspiration for local students in science,
- Improvement in open spaces, walking routes, street lighting, Purchase Street Open Space and children's play area and community safety,
- Support for local health improvements,
- Access to a community facility on-site and use for all ages,
- Improvements to housing and related facilities such as courtyards.



Fig 1-1. Purchase Street Open Space



Fig 1-2. Midland Road junction Brill Place

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## 1. 6

Consultation has also fed back some local concerns regarding the proposal, including:

- Disruption, pollution, increased traffic and noise during construction
- Height of the building,
- Potential animal rights activity,
- Preference for recreational and leisure facilities on the site,
- Preference that any facilities on-site do not undermine other local facilities but provide something different, working with the overall facilities in the area,
- Lack of affordable housing in the area.

## 1. 7

The following outlines how UKCMRI has responded to community concerns:

### Design

- The overall height of the building has been lowered with about one third now below ground,
- On the north-west side of the building, the massing has been stepped back as a means of addressing Ossulston Street,
- A community facility, provisionally called the Living Centre, has been included in the building on Ossulston Street,
- A staff entrance has been located at Ossulston Street to enliven use of the western side of the building,
- The building is set back from the junction of Ossulston Street and Brill Place, creating a courtyard garden which will benefit from afternoon sun,
- The north-east quadrant of the building has been set back from Midland Road to provide views from St Pancras International to the Purchase Street Open Space and, with landscaping to the front of the building and along Brill Place, to help shape an attractive pedestrian link from St Pancras to Euston,
- The roof profile has been changed to a curved form in order to reduce the impact on local views,
- A north-south atrium has been introduced to increase the visual permeability and break down the massing of the northern façade,
- Scientific functions have been moved away from the ground floor to support the visual permeability,
- An east-west route between Midland Road and Ossulston Street has been created to increase the permeability of the area,
- The teaching laboratory, conference facility and exhibition space incorporated into the building have been placed together providing a more cohesive publicly accessible space,
- The north-east quadrant has been lowered to improve public access at pavement level to the conference facility, exhibition space and teaching laboratory.

### Construction

- A construction liaison group will support communication of community issues and concerns through the construction process,
- UKCMRI will conform to Camden's Code of Construction Practice and will participate in the Considerate Constructors Scheme,
- Apprenticeships and training opportunities will be provided through King's Cross Construction Skills Centre,



Fig 1-3. Townscape view south down Ossulston Street



Fig 1-4. Ossulston Street garden



Fig 1-5. Townscape view from Brill Place and Midland Road intersection



Fig 1-6. Aerial view of proposal in context

### **Operations**

- An off-site consolidation centre will be adopted to reduce vehicle movements to the site,
- 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,
- UKCMRI will carry out public engagement and community support as part of its vision, including a volunteering scheme.

### **Security**

- There will be improved, but passive security around the site (CCTV etc),
- 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 biomedical research.

### **1. 8**

UKCMRI has been pleased to receive feedback from the local community. It is confident that it will be a good neighbour, providing real benefits to the community's economic, education, health and regeneration objectives. UKCMRI will maintain the on-site exhibition through the construction of the Institute and is planning to begin its programme for public engagement with science prior to the start of operations.

