

CHAPTER 3.0

PROGRAMME OF ACTIVITIES

3.0 Programme of Activities

19

Ref	Activity	Date/ Period	Number of events	Number of attendees	Notes
3.1	Leaflet distribution to local community	April 2008	1		2,000; 20 postal responses
3.2	Meet and Greet Sessions - Somers Town Community Centre	April 2008	4	50	
3.3	Somers Town START Festival of Culture	July 2009	1	50	
3.4	Leaflet and letters to local community	July 2009	1		2,800
3.5	Letters to local community	December 2009	1		2,800
3.6	Road-show Exhibitions - Coopers Lane Community Centre	December 2009	4	103	91 comments
3.7	Stakeholder event	January 2010	1	34	
3.8	Drop in sessions for Camden Councillors and officers	January 2010	3	11	
3.9	Council-led Development Control Forum	February 2010	1	42	LBC/ UKCMRI attendees excluded
3.10	Letters to local community	March 2010	1		2,800
3.11	Community Stakeholder Group meetings	2009-2010	36	70	44 groups approached
3.12	Road-show exhibitions - St Pancras Library - Somers Town Community Centre - The Surma Centre - St Pancras Community Centre	March 2010	4	40	
3.13	Letters to local community	June 2010			1,800
3.14	On-site exhibition	From June 2010	23 days to Aug10	90	Remaining open through construction
3.15	Somers Town START Festival of Culture	July 2010	1	35	
3.16	Total		81	525	

- There have been 81 opportunities for engagement, including five mailouts and contacts with 44 local community groups
- More than 500 people have attended the events and meetings
- Many have provided written feedback, through freepost postcards, dedicated telephone and email account. Written responses can be found at Chapter 5.

CHAPTER 4.0

COMMUNITY AND STAKEHOLDERS

4.1

The following local stakeholders and community groups have been approached within our consultation programme:

- Age Concern Camden (Hillwood Resource Centre)
- Bengali Workers Association (Surma Centre)
- British Somali Community
- Camden Green Party candidates
- Camden Healthy Communities Action Group (Council)
- Camden Link
- Camden Out of School Learning (Council)
- Camden Town Unlimited
- Camden Youth Council
- Connexions Camden
- Conservative Party
- Co-operative Party
- Coopers Lane Tenants and Residents Association
- Disability in Camden (DISC)
- Edith Neville School
- Holy Cross Centre Trust
- Hopscotch Asian Women's Centre
- King's Cross Brunswick Neighbourhood Association
- Labour Party
- Liberal Democrats
- London Metropolitan University
- London Wildlife Trust/ Camley Street Natural Park
- Maria Fidelis School
- New Horizon Youth Centre
- Origin Housing
- Ossulston Street Tenants and Residents Association
- Plot 10
- Richard Cobden Learning Centre
- Somali Community Development Trust
- Somers Town Community Centre
- Somers Town People's Forum
- Somers Town SPH Private Tenants Association
- Somers Town Sports Centre
- South Camden Community School
- St Aloysius Infant School
- St Aloysius Junior School
- St Mary and St Pancras Primary School
- St Pancras Church
- St Pancras Community Centre
- SureStart Euston
- Training Link Somers Town
- Voluntary Action Camden
- West Euston Partnership
- Working Men's College, Camden

4.2

The following statutory, commercial and regional stakeholders have been approached within our consultation programme. Most of these groups were invited to attend the stakeholder event in January 2010. Their detailed feedback is not included in this document as they do not constitute an element of the local community per se. However, Chapter 6 summarises the content of the Environment Statement where their comments are included.

- Attendees at the New London Architecture Conference
- Academy of Medical Royal Colleges
- British Library
- CABE
- Camden New Journal
- Camden PCT
- CBI London
- Centre of the Cell
- English Heritage
- Great Ormond Street Hospital
- Guy's Hospital
- Ham and High Newspaper
- Islington Primary Care Trust
- London and Continental Railways
- London Borough of Camden Members, Cabinet and Officers
- London Development Agency
- London First
- Metropolitan and Camden Police representatives
- Moorfields Eye Hospital
- Nesta
- The Royal Free Hospital
- Think London
- Transport for London
- University College Hospital
- Urban and Economic Development (URBED)
- Westminster Primary Care Trust

CHAPTER 5.0

**COMMENTS RECORDED FROM
EXHIBITIONS AND EVENTS**

5.0 Comments Recorded from Exhibitions and Events

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Key Consultees

5.1

Chapter 3.2:
Meet and Greet Sessions

Somers Town Community Centre, Ossulston Street, 21, 22, 23 and 26 April 2008

- There was recognition both from local councillors and journalists who attended, that it was positive that UKCMRI was speaking to local people in its very early stages. There were also comments that the project partners must return to the area and update local people on their plans.
- A mix of comments and opinions from local residents. Many people suggested that there should be housing or leisure facilities on the site instead. Other concerns included containment and security threats. However two residents who live adjacent to the site told UKCMRI that they supported the project.

5.2

Chapter 3.3:
UKCMRI at START Festival of Cultures

Somers Town, Chalton Street, 11 July 2009

- 'Supportive of research – husband has blood disorder.'
- 'We need a health centre in Somers Town.'
- 'Not personally bothered by the plans, but recognise it is controversial – would rather have a swimming pool.'
- 'Would prefer housing – don't know how UKCMRI will benefit the local area.'
- 'I am worried about the increase in traffic. Will there be business opportunities?'
- 'Very supportive of the project.'
- 'It's controversial but I am not opposed – very interested in the project.'
- 'Don't know why people keep moaning, it is going to save lives.'
- 'Very interested in the consortium, but will reserve judgment.'
- 'Will UKCMRI be match funded? – local people do not like this project.'
- 'Supportive about health and medical research –but this needs to be linked in with mental health, as it is such an important issue in Camden – would like to see more commitment from UKCMRI on this issue.'
- 'Many local people opposed but am supportive - appreciate you have a hard job convincing people.'
- 'Am very opposed. Pollution will be very high. How can you build when pollution is already a problem in this area?
How will it really benefit local people, I can see no potential benefits. Have you carried out a health impact assessment by the local PCT? Need more open space and less pollution and noise. Have heard it will be very high. Will it be a fortress – it must be because of the work that will go on.'
- 'Have heard you will be cutting the ears off rabbits and that there will be animal cruelty at the site. Not in favour of animals being hurt, but am in favour of humans being cured – good luck.'
- 'How high will the building be? Organizations consult but they never listen.'

5.0 Comments Recorded from Exhibitions and Events

Key Consultees

5.2 Chapter 3.3: UKCMRI at START Festival of Cultures	Somers Town, Chalton Street, 11 July 2009 <ul style="list-style-type: none">- 'Why do you have to experiment on animals these days, when human tissue can be grown in labs and experimented on.'- 'You will be a terrorist threat, you cannot deny it. This is the worst place for medical testing in case the building is attacked.'- 'You need a better name than UKCMRI'.- 'Must do something to help the local community. This can't be a token cosmetic approach, but something which will be a lasting legacy to the area which local people will understand and benefit from. This should preferably be something which links to the work being done at the centre.'- 'Interested in community consultation and being a part of it – supportive of the project's aims but there does need to be more social housing.'- 'Worried about animal testing.'- 'This has nothing to do with Somers Town and all to do with grabbing land close to Wellcome and UCL. I wish you would not pretend there will be any benefits for the local community – or are you going to pay us for the odd biomedical experiment/drug trial?!'- 'Glad you are here at the Festival'. In favour of the project, but s106 is critical. Need to develop the facilities here. Would rather have UKCMRI than more housing – it is the last thing needed. UKCMRI should do more of this – need to meet local people. Need to talk to each T&RA and not let individuals have too much influence. Some are not representative of actual feeling.'																
5.3 Chapter 3.6: 3 day Road-show exhibitions	Coopers Lane Community Hall, Thursday 10 December, 3pm-7pm; Friday 11 December, 4pm-7pm and Saturday 12 December 2009, 10am – 12pm Questionnaire Responses Question 1 – Number of responses to each option, out of a total of 34 completed forms: <table><tr><td>Provide more jobs for local people</td><td>24</td></tr><tr><td>Work with local schools so young people can learn more about UKCMRI's work and careers in science</td><td>22</td></tr><tr><td>Improve local open spaces so they are greener, safer and more pleasant</td><td>21</td></tr><tr><td>Work with local GPs and healthcare providers on projects to improve local people's health</td><td>17</td></tr><tr><td>Provide more community meeting spaces (the UKCMRI building will have a community meeting space, teaching facilities and a public lecture theatre)</td><td>16</td></tr><tr><td>Provide opportunities for the local community to find out about UKCMRI's work</td><td>15</td></tr><tr><td>Improve local street lighting</td><td>14</td></tr><tr><td>Improve walking routes through the local area</td><td>13</td></tr></table>	Provide more jobs for local people	24	Work with local schools so young people can learn more about UKCMRI's work and careers in science	22	Improve local open spaces so they are greener, safer and more pleasant	21	Work with local GPs and healthcare providers on projects to improve local people's health	17	Provide more community meeting spaces (the UKCMRI building will have a community meeting space, teaching facilities and a public lecture theatre)	16	Provide opportunities for the local community to find out about UKCMRI's work	15	Improve local street lighting	14	Improve walking routes through the local area	13
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5.0 Comments Recorded from Exhibitions and Events

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Key Consultees

Question 2 – The UKCMRI building design?

Size of the building large in relation to the surrounding area	10
Light and overshadowing surrounding buildings	5
The building is unattractive/inappropriate/not permeable	4
The building will improve the look of the area/attractive	3
Disruption by construction process – sediment on roads/traffic/noise	2
Blends in with other buildings in the area	2
Parking regulations	2
Infectious materials entering the water supply	1
Waste management	1
Sustainability considerations are good	1

Question 3 - The UKCMRI project? Summary of responses – detailing the number of mentions on each topic:

Potentially great value to human health/value medical research and science	8
Welcome the project/ very happy	6
Concerned about housing/ would like more housing	5
Leaking of infectious diseases/ Dangers of research in Central London	3
Concerns about animal testing/ harm to animals	2
Would appreciate community involvement and access to the site	2
Project should have been located in a less dense area	1

5.0 Comments Recorded from Exhibitions and Events

Key Consultees

Question 4 -

How we could benefit the local community?

Summary of responses – detailing the number of mentions on each topic:

Education; skills and career facilities; youth facilities	9
Through providing housing on site/ contributing to that in local area	7
Accessible area and various public facilities/ cafes/ seating	7
Providing employment opportunities	5
Support local events (eg START Festival)	2
Acting on health problems in the local area	2
Improving community safety/ street lighting	2
Have exhibition showing medical history of the local area	1
Increasing interest in science and scientific careers	1
Sports facilities	1
Do not build the institute here/ No benefits	1
Ensuring sustainability	1
Improving local infrastructure	1
Regenerating nearby building to match standard of UKCMRI	1
Keep the community informed	1

Additional Comments:

- 'Have you consulted with local trade unions who represent many people in the community who work in and live in the area?'
- 'Do not privatise existing health services.'
- 'Local population is offended by the Prime Minister's interference in the planning process; and would rather have used the space to meet other community needs. In a crowded area, the land could have been left as breathing space.'
- 'A valid enterprise of great potential to human kind. But one which must work to ensure a minimum of harm to animals, and aim to move away from vivisection ASAP.'
- 'I think this project has a very worthy aim. It would bring jobs to the neighbourhood and increase local trade... I wish this project every success. We will all benefit in some way, it will raise the tone of the area. Good luck.'
- 'This project seems to me to be an excellent use of this site and can only improve the neighbourhood. All the other improvements such as green open spaces and better street lighting will be good and make the whole area more attractive. It makes sense to locate such a facility in Central London near all the medical establishments. I am sure some of the arguments for more housing can be forestalled by finding other small sites around here without building more huge blocks of flats... I wish the project every success and will watch developments with interest.'
- 'Local residents such as myself will oppose the scale and impact of the project.'

Key Consultees

- 'I would find it somewhat ironic if an institution whose remit was health improvement did not factor into consideration how this development might foster an improvement in local people's social conditions (especially housing) which could contribute towards improvement in their health.'
- 'Every single local person (and this includes your own staff) I have spoken to have been appalled by this project.'
- 'The scheme represents massive over-development of the site... The way the scheme has been presented offers little possibility of dialogue or debate with local people... Consequently, if the development goes ahead, it is likely to create great bitterness among those who seek a better future for Somers Town.'
- 'I think it's really good – anything for us that improves the area and makes our homes go up in value is good for us personally!'
- 'Generally very supportive – I see it as continuation of the regeneration of area along with St Pancras Station.'
- 'The building is far too big and high, it goes completely against what has been discussed. It totally dominates the local area – it is not acceptable. The only open space on the side backs onto a back door of St Pancras. This should be on Ossulston Street so the local community had some light and space.'
- 'This is entirely the wrong place for it and the idea that you have to physically bring people together is thoroughly out-of-date.'
- 'Set in place consultations that local people have confidence in. Keep in touch.'
- 'It will be a lovely building. There are quite a few schools around the area; it would be good for them to learn more.'
- 'Involve local schools – very deprived area with low academic aspirations/ opportunities – consider project such as "Centre of the Cell" at ICMS, Whitechapel.'

Visitors Book – Comments

- 'Very interesting, well presented.'
- 'Very positive and forward thinking.'
- 'Informative and interesting.'
- 'Why have MI5 opposed this? Why have CRUK sold their other building near Regent's Park? We do NOT want this lab.'
- 'Pleased about this site.'
- 'I would like to see greater clarity regarding how this project will benefit local people.'
- 'This development needs to be changed if it is to benefit local people.'
- 'Look forward to seeing the development of the design.'
- 'I would like a community garden and facilities.'
- 'A well-needed facility that will bring a needed improvement to the area.'
- 'Concern for possible contamination similar to Pirbright.'
- 'One of many new developments proposed for this area.'
- 'Ways to minimise the overpowering effect of the height need to be considered.'
- 'You've made the (exhibition) hall look 'professional'.'
- 'I like the model!'
- 'I'm for it.'
- 'I believe is OK for area.'
- 'Interesting green eco building stuff.'
- 'I hope it will benefit the local people.'

5.0 Comments Recorded from Exhibitions and Events

Key Consultees

Additional Comments:

- 'Entirely inappropriate for the area.'
- 'Superb joint project. Good luck with your plans. Roll on 2015.'
- 'Very pleased to have visited. Such good and well informed materials.'
- 'Very helpful and useful information on what seems like an exciting project which may hopefully also benefit local residents.'

Chapter 3.9 Development Control Forum

St Mary and St Pancras Primary School, 10 February 2010

The meeting was chaired by the Head of Major Projects. The proposed case officer gave a presentation on the planning considerations.
Key UKCMRI staff gave a presentation.

Points raised by the floor:

- Housing in the area is overcrowded and sub-standard.
- The health of local people is bad because of poverty, bad housing and construction. This development will make health inequality worse not better.
- Goes against local plan. Local people have been consistently ignored. UKCMRI's intentions on local community engagement sound good, but the consortium must keep this up.
- Desire for the project to be relocated to the King's Cross Central site or Mill Hill.
- It's not safe to build such a facility on this site there are risks from terrorists and of a possible virus leak.
- This project will go ahead – the decision should be made locally to ensure full benefits of Section 106 are enjoyed by the community.
- Height and lorry access.
- Open space for local people.
- One person got some support when she said she felt deeply patronised by the developers.
- Division in the audience for use of the land; some want to see a swimming pool or other facilities for local people (council officers reported that a new swimming pool was being developed as part of the Argent development).
- A council officer advised that any development on this site would be large as it had to make best use of the scarce land.

Key Consultees

Chapter 3.12
UKCMRI road-show exhibition

**St Pancras Library - 8 March 2010, 2 - 5pm,
The Surma Centre - 10 March, 2 - 5pm,
Somers Town Community Centre - 13 March, 9am - 1pm,
St Pancras Community Centre - 17 March, 2.30 - 5pm**

The comments below include questionnaire responses and comments in the visitors book.

Areas for UKCMRI to focus on in local community

- The top priorities for residents in the local area are providing jobs and training opportunities for local people, followed closely by supporting science education in schools, improving health in Somers Town and improving open spaces.
- Other suggestions include housing, facilities for children, a new gym or swimming pool and using green materials for the building.

General comments (includes comments from visitors book)

- The building looks like something that belongs on an industrial estate. It is far too large for the site. It will destroy quality of life of local residents. The loading bay must not be opposite sheltered housing.
- There is a great need for such a facility as many South Asians suffer from these diseases. Many are affected and therefore this will hugely benefit millions of people.
- The planned building is an ugly, insensitive monolith dwarfing everything around it. Other than that it's a great idea.
- I believe this development is entirely inappropriate for the area. Levels of pollution, nuisance and ill health incidents increase during developments like this. This should be somewhere more appropriate and not in a residential area.
- I hope that UKCMRI will work with stakeholders to improve the Euston Road main arterial and parallel subsidiary access routes.
- I wish you all the best and hope that the centre can make a difference to help people with long term diseases.
- Please make the Brill Place side more open and it will cheer the place up and make the area more friendly.

Overall opinion of the UKCMRI project

- 12 of the 19 respondents agreed or strongly agreed that UKCMRI will be a good thing for the area whilst six respondents disagreed or strongly disagreed.
- 11 of the 19 respondents felt positive or very positive about UKCMRI's plans overall whilst five felt negative or very negative.

5.0 Comments Recorded from Exhibitions and Events

Key Consultees

Chapter 3.14
UKCMRI on-site exhibition

Brill Place, June 24 2010 – Present

Comments taken from recorded visitor records

June 24 2010:

- 'Really like the new designs, project is coming along nicely.'
- 'Terrific Exhibition.'
- 'Very contemporary design.'
- 'Though I acknowledge the new design is an improvement on the previous architects, I have grave concerns over the height and density of the building. It completely over bears and over shadows Chamberlain House completely. The path at the west side though widened, it is not enough given the closeness of the building to Chamberlain House.'

June 26 2010:

- 'All my various questions answered so well and a lot more to think about. Looking forward to it. Thankyou very much.'
- 'We feel lucky to be in the neighbourhood. Please ensure there will be enough bicycle racks! We feel this will improve the area and are looking forward to it.'
- 'Very considerate architecture and planning. I'm impressed with amount of thought put into making the building userface friendly to local residents.'
- 'I feel that this exhibition as a whole is a unique and useful project which will be constructed in the next 4 years and it will bring lots of medical research which will promote many future business.'
- 'Excellent Exhibition. Very helpful. Personally I support the design.'
- 'Very interesting to see an innovative and exciting design that has specific scientific uses as well as community and educational intentions. Exciting!'

July 8 2010:

- 'Good luck with the project and wishing you a fair wind with the Council's planning process.'

July 13 2010:

- 'What a fantastic vision for this site – delighted to see a contemporary building complementing the British Library and St Pancras – potentially bringing new jobs to the area, improvements to the local environment and no additional traffic after the construction phase. I agree with the comment above about incorporating the red brick wall into the design.'

July 18 2010:

- 'Design much better though blue light makes it look at its worst. Need for housing somewhere in vicinity is a health issue and should be part of S106.'
- 'Very exciting development. Pleased the design has character and appears "open" to the public.'
- 'Very exciting design and I look forward to seeing the development.'
- 'I fully support this project.'

July 20 2010:

- 'Exciting project and well integrated with community. More interesting use of land than office blocks!'

Key Consultees

Comments from questionnaires (no date)

- 'Engage the local community on multiple levels on a ongoing basis. Whitechapel.' Ongoing consultation is essential!
- 'Love the idea of the plans.'
- 'Local people should be informed on a regular basis of any health programmes or workshops being run by the Institute.'

Chapter 3.15
UKCMRI at START Festival of Culture

Chalton Street, 10 July, 2010

- 'I have serious reservations about the development – homes and jobs will improve health outcomes more!'
 - 'Good work.'
 - 'Homes and jobs do not appear to be in this plan – we need them!'
 - 'The land could have been put to much better use to serve the community not big business. I also have fears over the security issues it will raise.'
 - 'Considering the work being proposed for this facility – King's Cross seems to be the most inappropriate location for it. Deadly diseases in Central London – thinking!'
 - 'It's a very good idea if it helps people with various diseases, Alzheimer's etc.'
- 'Building is still too high though an improvement on previous design. However still need much more wider pavements/public access on the western side (Ossulston St). Though the western side is a lot more attractive than the previous design I would like to see more contemporary design features to complement and contrast Chamberlain House (Grade II listed). Possibly some large modern abstract outdoor sculptures to represent either the immigrant population and history of Somers Town or really industrial sculptures of its train history or current usage or its trade union history. I would like to see the red brick wall on Ossulston Street somehow incorporated into parts of the design through accept it is to be removed. The current allotments for six months on the site for local people are a completely inappropriate use of money given the charitable status of some of the UKCMRI backers.'

