

Appendix C – Community Liaison Group feedback

	Ref		Rep Group	Feedback/comments	Response
57		Pavement	SST RA	There is a long stretch of natural stone paving in Sandwich Street adjacent to the development site, which is an attractive feature of Sandwich Street. We require assurances from the developers that if this is damaged during the construction period, it will be replaced with natural stone paving matching the existing one.	If the pavement is damaged BMCE will repair. Material selection associated with the footpath has been advised during the planning and 278 works consultation period.
58	OSOMP V01	New Pavement	Hotel	The proposed new pavement on the Eastern side of the Gardens must not be constructed until such time as there has been a proper consultation on the proposed one-way system. To construct it in advance of this quite separate exercise is to prejudice the consultation by creating a de facto narrowing of the road conducive to a one-way system.	Camden has confirmed that this is subject to a separate consultation process.
59	OSOMP V01	Tennis Courts	Hotel	No courts must be removed from the Garden, which provide material benefit to a wide range of users.	The requested to keep tennis courts over the increase in open space will be passed to the appropriate authorities.
60	OSOMP V01	Garden Security	Hotel	See Appendix B: Garden Security	The use of padlocks and additional patrols will be added to the plan as requested. Within the design the security lodge and management offices face the garden and will provide additional oversight. The gardens will be open only from dawn until dusk and with public access we do not believe CCTV is appropriate.
61	OSOMP V01	Quality and Resources	Hotel	See Appendix C: Adequacy for future Garden Funding	See response to item 68
62	OSOMP V01	Private Events	Hotel	There is no reason, given the damage to the hotels that will be caused by opening the Gardens to the public, for excluding the hotels from booking their own private events. Hotels in Cartwright Gardens must be provided with two slots.	In terms of private events held in gardens this is limited within the 106 agreement and we would in any event anticipate this being a rare occurrence. We do not believe local Hotels have been excluded from requesting private events and would expect should a hotel wish to hold a private event in the gardens that this would follow the requirements set out in the OSMP. We would not allocate any slots to events until the requirements within the OSMP are met.
63	OSOMP V01	Private Events	Hotel	As part of the conditions upon private events, it shall be a requirement that any such event is ticketed and such tickets shall not be exchanged; organisers shall check guests into private events and any member of the CLG has the right to be present to ensure such checks are made.	We would anticipate private events in the gardens being a rare occurrence. Should there ever actually be such events they would have to be managed appropriately which would certainly include control of the event including attendees and security. The following is an extract from the 106 agreement: '(vi) details of management and the method of granting permission for private events to be held in the Gardens which will be subject to prior notification to the Community Liaison Group at least two weeks in advance of the event taking place with details to be advertised on the notice board and website AND AT ALL TIMES no more than five daytime and daylight hours private events (during the hours of 8am to 6pm on the same day) and a further three events occurring between the hours of 8am to 9pm on the same day and only where those hours

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					fall within daylight hours) to be held in the Gardens in one calendar year save as otherwise agreed with the Council ‘.
64	OSOMP V01	Consultation	Hotel	The text should be amended to reflect the precise nature of the consultation that actually took place	Clarification of request required.
65	OSOMP V01	Phasing of Works	Hotel	The University must provide a detailed schedule of works to be carried out in the Garden and on the Gardens Hall site, which avoids the worst of the visual impact of both occurring at the same time.	Refer to points 40 and 48.
66		Tennis Courts	Student, local community and business	Maintain four rather than 2 courts	We will pass this request to the appropriate authority
67	CMP	Boundary Railings	SST RA	The CMP states that the boundary railings to the gardens of Cartwright Gardens will be stripped and re-painted. We ask, in the interests of the local community to stop anti-social behaviour at night time, that these be replaced with new better quality, higher railings. The comparison with Gordon Square, which has often been cited by the developers, is unrealistic. Gordon Square is surrounded by university buildings, Cartwright Gardens by hotels which prostitutes could attempt to use.	We would wish to maintain the railings as they are currently featured.
68		Grounds maintenance	Hotel	<p>University should set aside a ring fenced capital sum from whose income future maintenance would be guaranteed. This is still a viable model which we would urge upon the University. The sum could be found from the proposed life-cycle costings proposed in OSOMP V01. Failing the creation of an adequate ring fenced capital sum the hotels request the following arrangement:</p> <p>Given the University's poor maintenance record over the previous leasehold, when resources were provided by the Hotels, the 'Owners' must commit to maintaining all aspects of the Garden from their own resources without charge to others (except for Tennis Courts) and shall not only produce a life-cycle costing for Garden maintenance but also a consonant 3 year rolling budget of proposed expenditures, and audited accounts of all Garden expenditures. Such costings, budgets and accounts shall be provided to the CLG and Camden, where the latter shall provide, as promised during the planning application, its expert comment on the adequacy of funding for maintaining the Gardens at the level of quality achieved upon completion of its landscaping.</p>	An initial allowance has been made for a sinking fund to maintain the gardens over the life of the development. This will be reviewed and confirmed once the detailed plans, such as 2 verses 4 tennis courts, is agreed. The sinking fund is a ring fence resource and cannot be used outside the life cycle costs. These accounts are not separately audited however we would provide the group with the plans for routine maintenance and sinking fund works on a 5 year plan on an annual basis for the groups input.
69		Gardens security		As a poor minimum the University must provide CCTV in the Gardens and have 5 equally spread security patrols a day in addition to the ones at the beginning and the end of the day. Security staff should also padlock the gates by key, rather than rely upon a security code,	The use of padlocks and additional patrols will be added to the plan as requested. Within the design the security lodge and management offices face the garden and will provide additional oversight. The gardens will be open only from dawn until dusk and with public access

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				since in Argyle Square these are given to down and outs by resident students.	we do not believe CCTV is appropriate.
70		Governance	MA	The CLG, as currently set up, is entirely preoccupied with the oversight of the construction process and will subsequently be primarily concerned about the management of the halls once they are occupied by students. Issues surrounding the operational management of the gardens will be of interest to the hotels in Cartwright Gardens, the student halls, residents in the northern crescent and adjacent streets and garden users, including tennis players. I can't imagine that people coming to meetings to discuss the gardens will want to spend time listening to disputes between the University and Sandwich Street residents about the hostel or that Sandwich Street residents associations will necessarily be motivated to discuss the operational management of the gardens, which do not directly impinge on their quality of life. There will, of course, be some overlap in membership of the two groups, but separate forums will be the best way forward, as proposed and (I thought) previously accepted in principle by Martin when I suggested that a 'Friends of Cartwright Gardens'	Should it be felt by the Group that as the redevelopment progresses that a change in representation will best allow for consultation and liaison it is within the groups powers to agree change in the make up of the representation though we would request that the size of the group stay within the numbers of representatives already agreed so as to maintain its effectiveness. We would be supportive of the principle of a Friends of Cartwright Gardens Group and would welcome the opportunity to discuss and develop the idea further.
71	CMP	Hard landscaping	MA	concerns about the intention to apply 'bonded resin gravel' to the footpaths within the gardens, as this had proved unsuccessful in other gardens, where the surface has deteriorated quickly and cracks have appeared.	We are awaiting specialist advice on this point so that we can fully consider. Once this is received we will be able to reply more fully.
72	OSMP	Tennis Courts	MA	3. Page 10 of the Plan lists the streets in which residents will be regarded as eligible to use the tennis courts. Whilst we would welcome priority being given to local residents, it would be helpful to define the meaning of "to include the Marchmont Association". This could be interpreted to mean residents living in the streets located within the Marchmont Association's area of benefit, or members of the Marchmont Association. The latter would be difficult to administer, because we do not run a membership scheme as such, with all residents and businesses within the area of benefit who support our aims being deemed to be members, with entitlements to vote at our AGMs and be on our Members and Supporters mailing list.	We have amended the plan to clarify the point and would seek the groups views on what the definition of 'local resident' should be.
77	CMP	Timetable	Church	Details of timescales: Approximate timescales are given (ie demolition from July 2014 to March 2015, construction to September 2016), but no details as to when the large-scale, disruptive, noisy and dusty activities of demolition and pile-driving foundations. Detailed phasing and timescales need to be provided, and these need to be available now in the CMP, and not just 4 weeks ahead of any particular piece of work.	A high level project plan is provided to the group. If further detail is requested at this stage we would be happy to discuss and provide further information as appropriate.
81	CMP	Trees	Church	There is a statement that there are no trees with tree protection orders so TPOs are not applicable (for example, in Appendix E page 4).	Refer to point 41

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				However we would like reassurance that care will be taken to protect all existing trees particularly along Sandwich St, and sanctions imposed if trees are damaged or destroyed. Such damage would negatively impact our environment in the short and long term, and also remove a barrier (the tree) which would otherwise reduce the noise, dust and visual impact of the demolition and construction.	
86	OSMP	Tennis	Church	Please confirm that ILSC residents will be able to use the Tennis Courts with a local residents' 50% discount, as the ILSC opens onto Sandwich St, but our residents can only give 30 Thanet St as their postal address which is our official registered address.	It has been agreed that a discount will apply for local residents and the plan will be amended to reflect this. As already identified we would seek the groups definition of a 'local resident' but are happy to confirm as far as we are concerned the discount would apply to ILSC residents.
88		Governance		2.3 states that BM will be an integral part of the CLG and will implement and act upon recommendations where possible unless there is a compelling reason for not doing so.	Noted
90	CMP	Comms.	BCAAC	Para 2.19 states that 'BM pride themselves on minimizing disruption,' so this suggestion would seem to accord with this objective. It also states BM will keep 'local residents and businesses informed of site activities.' Surely, our common objective should be for them to be unaware of these, rather than be 'informed' about them! In addition notices should be located at the junction with Duke's Road and Euston Road stating that there is NO ACCESS to Cartwright Gardens.	Refer to point 84 above and section 3.3 of the draft CMP.
93	CMP/O SMP	Paving	BCAAC	New footway The CGOSOMP states that the paving will be in 'concrete slabs' these are not appropriate for this location or indeed around the crescent. This should be finished in yorkstone as pavements in yorkstone survive in Burton Place and elsewhere in the vicinity. This is poor quality, utilitarian paving and the introduction of any more in an historic conservation/listed building context is not acceptable.	Part of the 278 agreement
94	OSMP	Seating	BCAAC	The design of the new 'chapelet' seating is not compatible with an historic garden and should be reconsidered.	We would greatly value the groups input on what seating would be in its opinion more suitable. We could then investigate the possibilities and bring these to the group for their consideration.
95	CMP/O SMP		BCAAC	BCAAC considers that the retention of the four courts is desirable as a much needed amenity, without the usual 'anti-social' impacts of other ball games.	We will pass request to the appropriate authorities. As stated at the meeting the University or the developer has no preference
96	OSMP	Private Events	BCAAC	The BCAAC believe that public open spaces should be open to and should benefit the entire community and that they should not be managed or used for private gain or to the exclusion of the local community. The Bloomsbury garden squares have always provided a refuge - a breathing space – in an urban environment. Cartwright Gardens was designed as and remains a lovely quite space very near the activity of the Euston Road and Kings Cross Station. We are concerned about the suggestion that "events" may be held in	Previously the private events held in the Gardens have consisted of an annual event held for the students' resident in the University of London's Intercollegiate Halls of Residence. Tickets for this event have been given to the Hoteliers. Priority for events will, as set out in the OSMP, be given to the local community, the University and its students. The CLG will be

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				<p>Cartwright Gardens. The BCAAC is unaware of any 'events' that have been held in recent years, nor of a demand for them to be held. These events would also seem to be contrary to the very quiet atmosphere, which is such a precious feature of the area, being as close as it is to the dreadful noise and pollution of the Euston Road. The notion of introducing any 'noise pollution' should be unthinkable. It is critically important that Cartwright Gardens be managed and operated without profit motive or economic interest. Any event must be charged a fee consistent with fair value for such event space in Central London. Critically, ALL income generated by any events should be managed by [NEIGHBOURHOOD BOARD] and reinvested in the Gardens for the restoration of the open space itself and not paid to event administration or to offset regular operations costs, which we understand are to be borne by the University. Any such events must also be in compliance with the provisions of the London Squares Act 1931.</p>	<p>consulted and informed of requests for events.</p> <p>The owner will be responsible for the maintenance and up keep of the gardens in any event.</p> <p>Where events are for a local community group, the University or its students we would anticipate the charge will be to cover the costs directly associated with the event for example security and additional litter clearance.</p>
114	OSMP		JS	<p>Point 1 - There has been a potentially catastrophic underestimation of the potential for ASB in daylight and after dark. PC Michael O'Grady, our "boots on the ground" has not been consulted at all, nor has the Safer Neighbourhoods team. There are several specific ASB hazards in this particular neighbourhood which will affect the Gardens if opened to the public.</p>	<p>The opening of the Gardens was communicated and agreed as part of the planning approval process.</p>
115	OSMP	Tennis	JS	<p>Point 2 - The proposal to reduce the number of tennis courts by 50% without any efforts to discover who uses the tennis courts or inform them properly of the plan is unacceptable and appears to go against Camden Councils objective to support participation in sport.</p>	<p>Please refer to the response in item 59.</p>
116	OSMP	Tennis	Local Resident	<p>Request that the 4 tennis courts be maintained</p>	<p>Please refer to the response in item 59.</p>
117	OSMP	Plan	CLG 19/3/14	<p>Request that the wording be reviewed to 'other than in exceptional circumstances'</p>	<p>UPP reviewing</p>
118	OSMP & CMP	Plan	CLG 19/3/14	<p>Hard copies of documents to be posted 10 days prior to meetings in addition to e-mail and posting on the webpage. Representative groups to confirm postal addresses.</p>	<p>UPP to arrange posting, Representatives to provide postal where they wish hardcopies prior to meetings.</p>
127	OSMP	Tennis	CLG 19/3/14	<p>It was agreed UPP will submit planning condition 5 for 4 tennis courts</p>	<p>UPP to progress</p>
128	CMP	Tennis	CLG 19/3/14	<p>It was requested that the CMP be reviewed to see if it is possible to maintain a tennis court in use throughout the refurbishment of the gardens</p>	<p>Brookfields reviewing</p>
129	OSMP	Planting	CLG 19/3/14	<p>It was requested that the advice and thoughts of the London Wildlife Trust be sort in the design of the Gardens</p>	<p>UPP/UoL to approach the LWT</p>
130	OSMP	Planting	CLG 19/3/14	<p>It was requested that some more mature shrubs be maintained in the gardens</p>	<p>CLG to advise on the plants and UPP to pass to the landscape architect</p>
131	OSMP	ASB	CLG	<p>It was suggested that PC O'Grady should be invited to the next CLG</p>	<p>Chair CLG to invite</p>

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			19/3/14	meeting	
132	OSMP	Plan	CLG 19/3/14	It was requested that Skinners be asked to confirm any historic issues that have been reported	UoL/UPP to seek comment