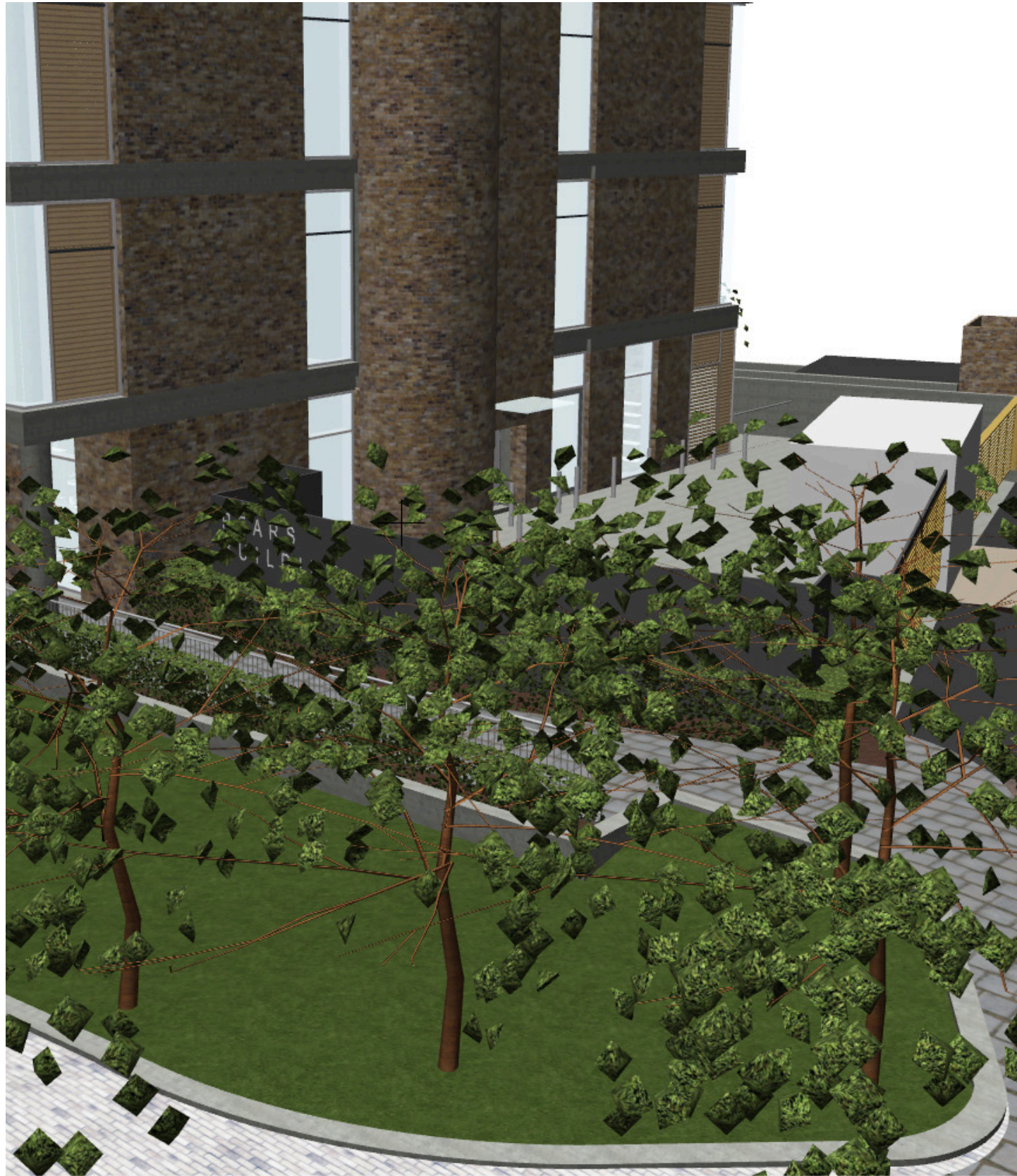


## 02 Landscape Redesign: Proposal Overview



**Fig 2.4** (1) Section of low wall removed and replaced with a kerb to minimise disturbance to existing trees.



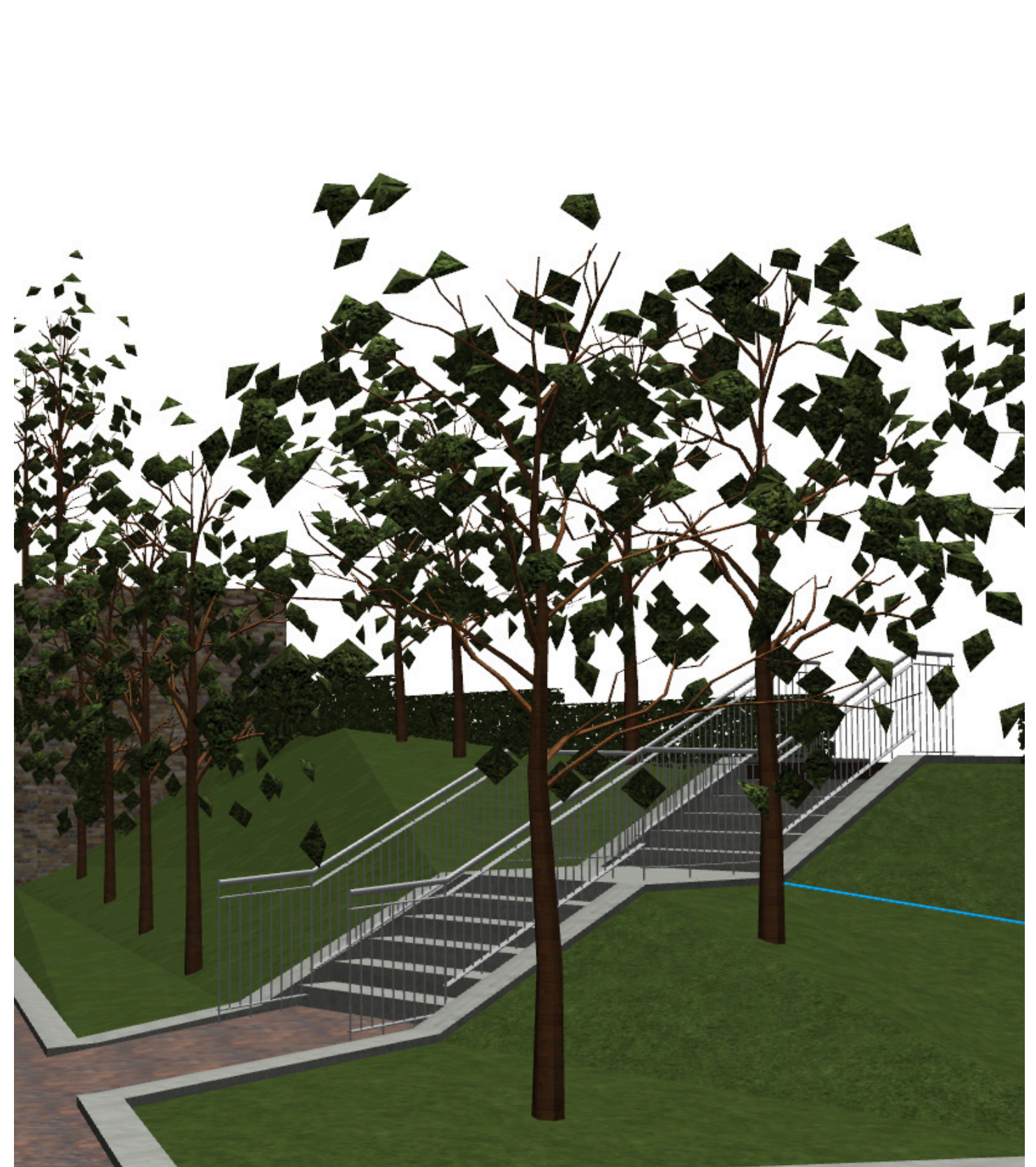
**Fig 2.5** (2) Stair pushed back / side walls removed



02 Landscape Redesign: Proposal Overview



**Fig 2.6** (3) Shape of main entrance stair revised to accommodate the reduced width of the landscape.



**Fig 2.7** (5.1) Staircase relocated to align with the entrance of the Charity Offices.



02 Landscape Redesign: Proposal Overview



Fig 2.8 (4) North-West corner revised



## 02 Landscape Redesign: Proposal Overview



**Fig 2.9** (5) Staircase / Landscape and courtyard reconfigured / 6) Staircase moved (7) One additional disabled car park space added



02 Landscape Redesign: Pre-Application Meeting 7

PEARS BUILDING

FOOTPATH PRE APPLICATION DESIGN MEETING  
MINUTES

Project	Pears Building
Date	Thursday - 28.06.2017
Time	14:30 – 16:00hrs
Meeting Ref.	Footpath – Pre App Design Meeting
Location	5 Pancras Square

Present	
Alex Bushell (AB)	Camden Council (LBC)
Charles Thuiare (CT)	Camden Council (LBC)
Kevin Fisher (KF)	Camden Council (LBC)
Steve Cardno (SC)	Camden Council (LBC)
Nick Bell (NB)	Camden Council (LBC)
Peter Owens (PO)	Royal Free Charity (RFC)
Keith Davies (KD)	Buro Four (B4)
Stuart Hoare (SH)	Wilmott Dixon – Construction (WD)
Phill Cracknell (PC)	Wilmott Dixon – Construction (WD)
David Whittindon (DW)	Savills (Sav)
Luigi Rapicavoli (LR)	Hopkins Architects (HAP)
Anna Apostalova (AA)	BMJ Architects (BMJ)
Martin Savage (MS)	BDP (BDP)
Apologies	

Previous Minutes
Not applicable

ITEM	Description	Action By	Target Date
1	After introductions, KD explained the reasons for submitting a revised footpath design. Following the submission of the stopping up order, a considerable number of objections were raised by the general public. The majority of the objections related to the reduction of the footpath width. It was agreed that in advance of the stopping up order being issued to the Mayor of London the RFC would amend the design in order to mitigate this matter. Consequently, the Pears Building Design Team have completed a redesign which increases the footpath back towards a 4m width but this has an impact on the approved landscaping strategy.	Note	
2	It was confirmed that BMJ and Hopkins had collaboratively produced a revised design for the footpath and landscaping. It was further confirmed that the design would not, at this stage, include detailed landscaping proposals.	Note	
3	AA (BMJ), LV (Hopkins) and MS (BDP) presented the proposed revised scheme.	Note	
4	It was confirmed that the main staircase to the main entrance of Pears Building was no longer straight but stepped.	Note	
5	The footpath has, in most areas, now been retained as existing. There is a small area around the entrance of Rowland Hill Street where the footpath still needs to be stopped up. The dimensions of this stopped up area will be identified on the application drawings.	Note	

PEARS BUILDING

FOOTPATH PRE APPLICATION DESIGN MEETING  
MINUTES

ITEM	Description	Action By	Target Date
6	It was recommended that the arboricultural statement is revised if necessary.	BMJ	
7	It was suggested by AB that the change is likely to be considered a section 96A Non Material Change. Camden to confirm.	LBC	
8	PO confirmed that a residents’ consultation has been set for 24 <sup>th</sup> July. It was agreed that RFC would arrange a number of smaller meetings with the likes of St Stephen’s, HGNG and the Heath and Hampstead Society to present the revisions in advance of 24 <sup>th</sup> July.	RFC	
9	It was agreed that the dimensional changes to the footpath should be shown on the drawings.	BMJ	
10	It was agreed that the landscaping would be conditioned. This will be resolved at a later stage by WD and the design team.	WD	
11	It was agreed that the information will be issued to LBC in advance for a further review prior to final submission. The draft issue will be submitted on 10 <sup>th</sup> July and final submission on 14 <sup>th</sup> July.	Note	
12	It was noted that a fourth stairwell has been incorporated into the design, which would be located opposite the school thereby aiding access from the footpath towards the main entrance of the Royal Free Hospital	Note	
13	LBC sought clarity whether ‘before’ and ‘after’ options could be incorporated; in order to demonstrate the design changes being put forward	BMJ	

Date and Time of Next Meeting
Date: TBA      Time: TBA      Location: TBA

