
From: Simon Williams <[REDACTED]>
Sent: 30 May 2022 14:35
To: Kate Henry
Cc: [REDACTED]
Subject: RE: Adelaide Road Vent Shaft – Sch 17

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Kate,

Many thanks for the update.

Just to pick up on our discussions from last week, when you clarified that officers want to avoid the amount of green roof being reduced, I have now discussed your concerns with colleagues and asked that detailed design development seek to avoid any changes to the amount of green roof. This is recognised and therefore I would like to confirm that the details as shown on the submitted plans (in terms of amount and locations of green roof) remain accurate for your assessment. I hope therefore that you are able to accept this statement as providing reassurance without the need for any additional plans (which will inevitably show the same details as what you already have on record).

Separate to this, I would like to confirm that we remain committed to provide you with the cross section detail to show the height of the headhouse when compared to existing development on the north of Adelaide Road. Such details will be provided for information. We will also be providing you with a more detailed plan of the northern elevation to show detailing such as the profile of the timber cladding.

Finally, I note your request for changes to the design of the boundary wall fronting onto Adelaide Road. We are happy to take on board this feedback and look to remove the railings in the course of working up a detailed design. As you correctly state, only location is for approval via this current Schedule 17 submission and so we will not be intending to provide you with any plans, but nevertheless I hope this confirmation will be sufficient.

I appreciate that you are now away until the 6th June and hopefully you will be able to review the above when you return. I am hopeful that a separate email containing the above-mentioned plans will also be in your inbox by then.

Best wishes,

Simon Williams
Town Planning Manager – Area Central



Integrated Project Team | Delivering HS2 London Tunnels

From: Kate Henry <Kate.Henry@camden.gov.uk>

Sent: 26 May 2022 23:56

To: Simon Williams [REDACTED]

Cc: [REDACTED]

Subject: RE: Adelaide Road Vent Shaft - Sch 17

Hi Simon,

Thanks for your email. There are a few points which we will need to discuss internally and with Beth Cullen, who is away until 6th June (and I'm also away next week, returning 7th June) before I can respond properly.

I will be in touch again in the w/c 6.6.22. In the meantime, I look forward to receiving the extra details you have referred to in your email.

Thanks,

Kate

Kate Henry
Principal Planning Officer

Telephone: 020 7974 3794



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Simon Williams [REDACTED]

Sent: 20 May 2022 17:19

To: Kate Henry <Kate.Henry@camden.gov.uk>

Subject: RE: Adelaide Road Vent Shaft - Sch 17

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi Kate,

Many thanks for your helpful email as below.

In response to the points that you raise, please accept the following:-

Height/Bulk/Mass

- We are happy to prepare a section indicating comparative heights as indicated. Please note that this will be submitted for information rather than approval
- We will submit a more detailed roof plan which will show areas demarcated for the green roof and zones intended for plant. The roof top plant is prone to development and change as time progresses, but this would not impact or change the areas demarcated for the green roof and hence our preference to show a zone and what would typically be included. The plant installed will be shielded by the parapet and will not be visible. Please note, submission of this plan will need to clearly make the distinction between what is for approval on the drawing (the building itself) and those which are for information. This is necessary as roof top plant is not subject to approval under Schedule 17 unless it is a transformer or a telecoms mast.

Materials

- We are happy to provide a larger scale plan of the north elevation for your consideration noting your desire to see features such as louvres and the width of timber etc.
- In respect of your comment about exploring further articulation, I would respectfully ask for clarity on this and the nature of what officers request as a modification to the street-facing façade.
- Notwithstanding this, I would consider that this is something that could form part of a suitably worded condition. This approach would allow for greater time to be put aside to explore the options available and to work with you. I'd draw to your attention to this approach having already been followed by OPDC in determining the Schedule 17 Plans & Specs for Victoria Road Crossover Box and Ancillary Shaft (ref. 21/0084/HS2OPDC). I'm be happy to talk this over with you in greater detail if it would help.
- Conversely, if officers do not consider the use of conditions to be appropriate then the request for modification needs to be considered reasonable in that it can't add unduly to the programme of HS2 Phase 1. It does not allow for much scope for collaborative discussions within the agreed timescales and requires clear guidance on the nature of the requested modification as soon as possible.
- For an example of how further work on materials/external appearance has been dealt with elsewhere, I would draw your attention to the Schedule 17 approval for Victoria Road Vent Shaft and fan rooms over at OPDC. I'd be happy to discuss this further if it would help.

Biodiversity

- I note your query about planting being offset from the façade and have sought guidance from the design team. Any consideration of offsetting the climber planting would have a direct impact on ability to ensure adequate building maintenance. It will be necessary to ensure that climbing plants can manoeuvre and undertake the required maintenance and this won't be possible if the planting is offset.
- In terms of a similar approach to louver locations, I'd respond that attaching anything is likely to affect the integrity of the product and its warranty due to fixtures and weight.
- Regarding the suggestion of further planting around the chimney, the ground area is extremely limited for planting due to the proximity to the retaining wall and again we need to ensure that there is sufficient space for maintenance.
- However, we will look into planting taller vegetation in front of the maintenance path where space permits.
- As a final point, even though we are happy to continue discussions on landscaping I am conscious that these will be the subject of the Sch 17 site restoration submission. We will treat all comments in good faith as informing that submission and should you wish to emphasise any points then you can include as an informative on any decision notice for this current Schedule 17 submission.

Boundary Wall

- Thank you for your clear views on the Adelaide Road boundary wall. I have reported back your request to the design team and they are currently looking into this. I hope to be able to come back to you with an update in due course. Granted, it is only location that is for approval as part of this Schedule 17 submission, but I appreciate that the design is the subject of much interest in the community.

In addition to the above, I would like to stress that due to programme pressures it remains our desire for this to be taken to the next available planning committee. Ideally, such a committee would have taken place within the 8-week determination period but I recognise that your report deadline has now passed and this is no longer a valid option. We would like to work with you and provide all relevant information so that you are in a position to advance your report in readiness for the 7th July committee, and I will therefore undertake to keep you informed on when the above plans are likely to be submitted. If you could provide some clarity on when you see the absolute deadline for any such submissions, then I would be most grateful.

Best wishes,

Simon Williams
Town Planning Manager – Area Central



Integrated Project Team | Delivering HS2 London Tunnels



From: Kate Henry <Kate.Henry@camden.gov.uk>

Sent: 13 May 2022 16:28

To: Simon Williams [REDACTED]

Subject: RE: Adelaide Road Vent Shaft - Sch 17

Dear Simon,

Thanks very much for meeting with us this week to discuss the above. In response to your email dated 05/05/2022 and Tuesday's (10/05/2022) meeting I make the following comments:

Height / bulk / mass

- Thank you for showing the images which demonstrate the plant / equipment required within the building, and explaining why the building cannot be sunk further into the ground. Officers would like to see a section drawing to show the relationship with the buildings on the other side of Adelaide Road to see the height comparison please.
- It is now understood that the parapet around the roof will aid in screening plant on the roof – officer's would like a more detailed plan of the roof-top plant to better understand the extent of plant and the extent of the green roof.

Materials

- Northern elevation – the trees will take a long time to grow and screen the building, whilst the building itself presents a long (40.75m) and high (8.65m), blank façade to the street. The north-facing timber won't weather quickly to provide texture and patina. The timber also presents as a singular, flat material without any variation and is therefore unacceptable on design grounds.
- Officer's would like you to explore providing further articulation on the street-facing façade (e.g. more interest, rhythm to the timber cladding).
- Officers are encouraged that there are louvres etc. on the north elevation which might add interest. Please could you provide larger scaled plans to illustrate the elevations – officers would like to see

the width of the timber cladding / fins on the elevations, and any features which might be visible (louvres etc.).

Biodiversity

- (See above re green roof)
- Officer's understand that climbing plants can't be accommodated on the chimney or in front of the louvres for safety reasons. However, can planting be grown up guide wires set off the façade e.g. maybe half a metre or more off the chimney facades / louvres? From a distance it would give the impression of greening the building without necessarily compromising the safety aspects of hot smoke / blocking ventilation possibly making this location a safety concern?
- It was also noted that climbing plants can't be accommodated on the cladding, in case it compromises the performance / warranties. However, officers would like further consideration to be given to providing more planting on the building facades below the cladding line please.
- The species mix must relate to the ecological context set by the wider area, especially the nature reserve. (Greg happy to continue to provide comments in relation this this)

Boundary wall

I'm aware that we can only assess the location of the wall on Adelaide Road. However, the community have fed back to officers that they wish the wall to be reinstated in its former condition, to the same height, to protect them from noise from the railway. Is this something you can look at too please?

I look forward to hearing from you.

Kind regards

Kate Henry
Principal Planning Officer

Telephone: 020 7974 3794



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Simon Williams [REDACTED]

Sent: 05 May 2022 16:21

Subject: RE: Adelaide Road Vent Shaft - Sch 17

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

John and Kate,

I am conscious that we have a meeting scheduled for next Tuesday which should act as a perfect opportunity to discuss any matters on the Schedule 17 Plans & Specifications for the Adelaide Road Headhouse. Notwithstanding

this, I wanted to respond to the concerns that have been raised in the email message below, received on the day of submission.

Height/Bulk

The proposed height/scale of the headhouse has not changed since proposals were presented to the community as part of engagement activities. At a pre-app meeting with yourselves on 7/9/21, whilst we note that you asked for the buildings to be made as small as possible, officers nevertheless recognised that progress has been made. This was also discussed at a further pre-app on 1st February 2022 where we provided a response on the need for the headhouse to be the size that it is.

Nevertheless, it is recognised that you would like to understand more about why the headhouse needs to be the size it is. We have previously provided you with a response that this is so due to functional reasons – that to accommodate the necessary level of plant and equipment to enable operational use of the asset – and this explanation remains the case. However, we will expand on this point at next week's meeting and use extracts from the BIM model to emphasise the conclusion reached.

Materials

We are grateful for your feedback on the latest imagery/visuals in the DAS and are glad that these have provided some reassurance on the external appearance of the buildings. I also hope that through further revisions to the community engagement section of the document you are able to understand how we assessed the community feedback on materials following engagement activities late last year. We are happy to further discuss and, to this end, we intend to run through each elevation and explain the approach to materials when we meet next week. As part of this presentation, we will elaborate on the constraints to the inclusion of green walling on elevations (especially the southern elevation). If officers do not agree with the approach that has been followed and the materials palette chosen then we would respectfully ask that any modifications are brought to our attention at this meeting and the reasons behind this request.

Green Mitigation

As has been stressed in our submission, we have requested officer feedback on our hard and soft landscaping plans which may form mitigation to the permanent above ground development at Adelaide Road. This feedback will inform our future Schedule 17 request for site restoration in which we seek formal approval for these details, and may also be relevant when Schedule 17 approval is sought for Bringing into Use. Any officer feedback at this stage is received in good faith and we remain happy to further discuss any matters of concern or confusion, and next week's meeting will hopefully help in this regard. I would stress that the soft landscaping proposals seek to re-instate the area with native trees once construction activities are completed, which will represent an improvement on current vegetation across the area which is low grade in many cases.

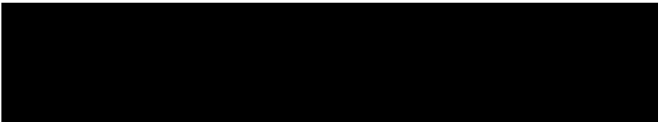
I note your concern of HS2's application of the No Net Loss objective being on a route-wide basis rather than on a site-by-site basis. This approach is stated in Volume 1 of the Environmental Statement (2013) with the following extract being of particular relevance:

As such, we would respectfully challenge the assertion that there has been a shift in the goalposts in terms of approach. You will also be aware that HS2 has entered into Undertakings and Assurances with Camden that ensure all trees removed will be replaced within the borough. Despite none of the U&A's being specific to the Adelaide Road, HS2 recognise the commitments as detailed and are working towards meeting the requirements as they apply to the borough as a whole.

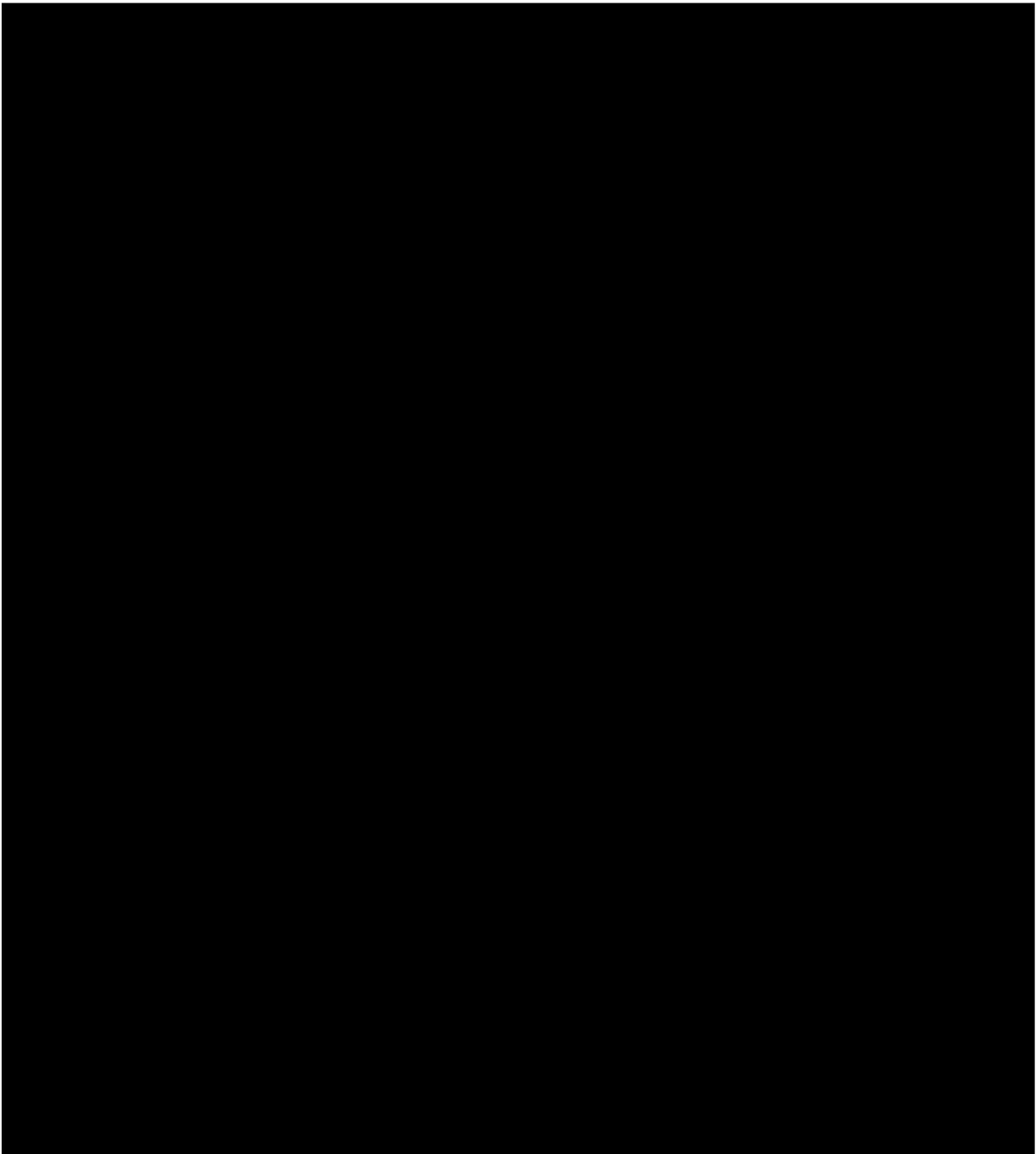
We look forward to meeting you next week to discuss the issues raised and to provide some comfort in explaining the rationale for the design and external appearance of the Adelaide Road Headhouse. Whilst not relevant to matters subject to this Schedule 17 request, we would also encourage the Council to continue to provide feedback on matters relating to future Schedule 17 approvals for Site Restoration and Bringing into Use.

Best wishes,

Simon Williams
Town Planning Manager – Area Central



Integrated Project Team | Delivering HS2 London Tunnels



[REDACTED]

[REDACTED]

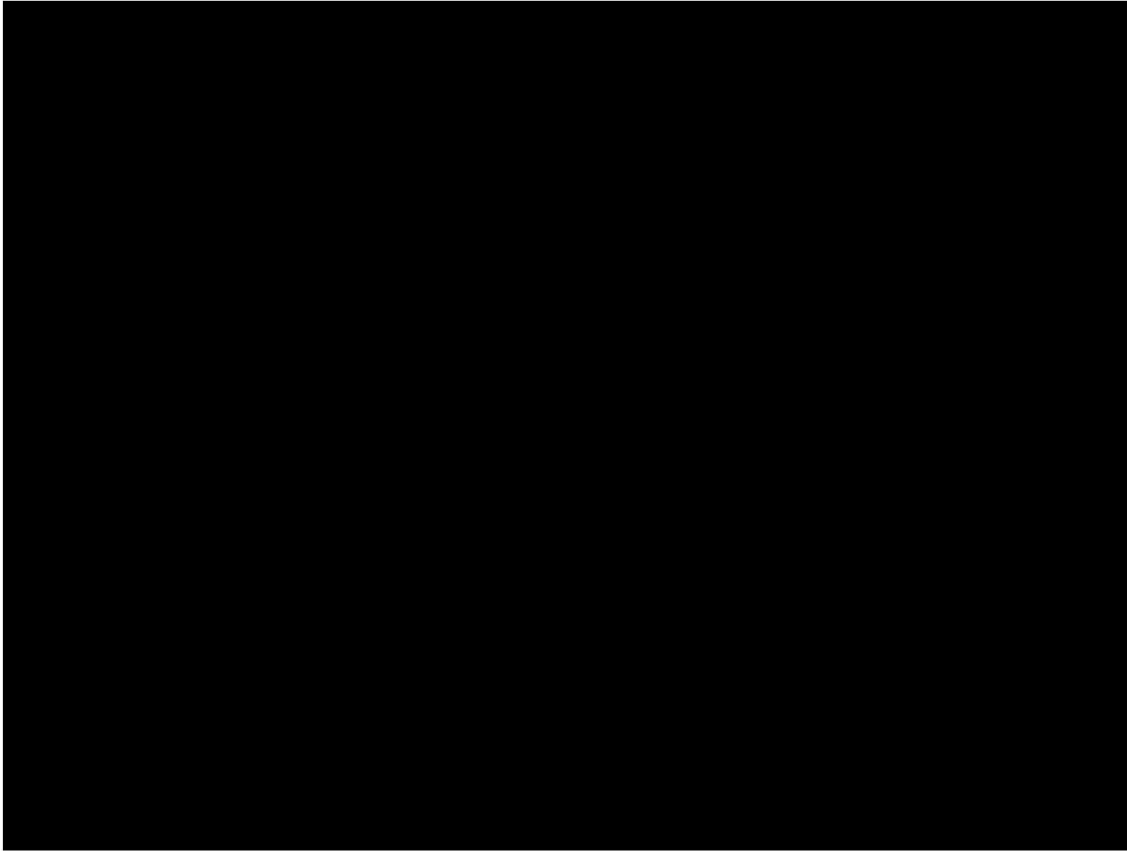
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.