



SENT BY EMAIL ONLY

Jennifer Gavin and Percy Mullaney  
c/o  
Berkeley Urban Developments  
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10 November 2015

Dear Jennifer and Percy

**Re: OAKDA Consultation**

I am pleased to acknowledge receipt of a hard copy of the masterplan document today. Having received it, reviewed what is online, and seen the display in Durning Library over the weekend, I am unhappy about the information you are disseminating which ignores all our previous concerns. See timeline in appendix to this letter. Any views elicited, therefore, can not be seen as representative as this misleading information will lead to biased results which should not be relied on in future. If the questionnaire KOVF proposes, is adopted in full, this could alleviate some of the bias.

Concerns we have previously expressed include:

**Use of misleading images**

- Several images show only bits of the towers from axiometric angles which therefore do not clarify to the audience that two towers are intended to be taller than the retained gasholder.
- The opening page of the document includes the 'composite image' of highlights despite our specific request that you should only show things that people will actually see. Last week when we met, we specifically asked for this picture to be removed which you agreed to do, yet it is still there.
- 9.8 Proposed heights p91 of the masterplan– taken as an aerial view to show proposed heights – no actual heights in meters given. No statements about the significance in planning terms of exceeding 9 storeys. Misleading labeling – saying that scope for increase of heights in the centre, when already planning to increase the overall height of the building.

**Poor labeling of certain diagrams**

- Page 43 a map of local community uses without any road's or labels – just a key and random symbols and discussion of metric zones without any justification of these random intervals.
- Page 49 about the Generator – a series of dots and lines in different colours without a key. Use of jargon such as 'Blast Zone'. We asked for this to be removed last week as it is unclear what this is trying to demonstrate but yet again we were ignored.

### **Insufficient information on likely shadowing as a result of tall buildings**

- We asked for data for shadowing in particular of the open spaces for 21<sup>st</sup> March which is not included
- Illustrations do not show realistic shadowing from buildings.

### **QUESTIONNAIRE**

Despite the lack of time KOVF has been given to review the proposed questionnaire (see timeline below), and even less time to consider it alongside the display material, we have produced some commentary by 10 November as you requested.

Overall, despite the front page guaranteeing only 15 minutes, it would take longer to answer each question. Many of the questions were leading, loaded, did not provide the right context, or asked irrelevant questions. For example the first question is do you support the statement. "Preparing a masterplan is a good way to determine what should happen in this area." This is a loaded and irrelevant question.

There is a lot of overall plan questions intermingled with small issues which is likely to confuse. Critical information such as building heights and the significance of tall buildings is excluded.

As a result KOVF has devised a simpler and shorter survey that should provide more useful responses:

1 Overall plan - Do you support the principle of a mixed-use scheme which includes retail, business, residential, open spaces and community uses for this site?

Yes / no / Not sure

2 Urban plan, movement & transport. The masterplan involves the creation of a new street pattern that will increase public realm by 9,850 m<sup>2</sup> and encourage pedestrian/cycle priority routes. Do you support this principle?

Yes / no / Not sure

3 Height. The plan is to build taller buildings at the centre of the area. The intention is to retain the largest Gasholder (no.1) as the main view from the Cricket Ground at 14 storeys with two additional buildings the other side at 15 storeys. The masterplan also recommends that the smaller buildings are around the outskirts and that structures are set back by a minimum of 18m from adjacent properties to provide privacy and access to sunlight. 3a. What do you think should be the maximum height for the development?

3b. Where do you think the tallest buildings should be?

4 Public realm. The masterplan creates more routes through the area: a 1,300 sqm park (Lime Grove); a 1,350 sqm public Square (Gas Holder Place), as well as a pedestrianised avenue plaza area (Cutler's Way). 4a. Do you support this approach?

Yes / no / not sure

4b. If not – what would you like to change?

5 Show different pictures of the plan – ask for each one - do you support these images?

Yes / no / not sure

6 Show images including local ones - which of these images do you think should act as the best template for the site? The use of the gasholder should be reviewed and include the following King's Cross Gasholder as an alternative proposal alongside ones that have been built in.

<http://www.architectsjournal.co.uk/news/bell-phillips-gasholder-park-opens-at-kings-cross/8691799.article>

8. What community uses would you like to see in the Generator?

I hope, having gone to this effort you will change the survey as requested, to properly reflect the importance of asking neutral questions which will give a better idea of possible concerns from the community.

Yours sincerely

Helen Monger

Chair

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## **Timeline**

31<sup>st</sup> March – Meeting held with Lambeth Council. Promise that KOVF will get the opportunity to review all consultation material in May.

8<sup>th</sup> May – Email informing KOVF that consultation has been delayed for an unspecified time.

4<sup>th</sup> August 2015 – KOVF Chair writes to Jennifer Gavin providing following emerging Neighbourhood Plan criteria and agreeing to meet over the summer. (No meeting materialized til October). Emerging plan criteria include:

- \*No tall buildings (nothing over 9 storeys)\*
- \*At least one gasholder preserved\*
- \* No dense housing (towards the lower half of the London Plan bracket)
- \* 40% affordable housing
- \* At least 0.4 ha of new green public open space (meeting BRE tests and with guaranteed maintenance funding)
- \*At least 600 permanent jobs
- \*A community facility

27<sup>th</sup> October – Leaflet distributed announcing launch of consultation

28<sup>th</sup> October – email received requesting meeting with KOVF

30<sup>th</sup> October – Meeting with Percy Mullaney, Jennifer Gavin and Erin McDermott – explaining still draft material. Promised to send questionnaire, display material to review that evening.

2<sup>nd</sup> November – receipt of draft questionnaire but no display material or summary of changes requested.

6<sup>th</sup> November – Percy Mullaney provides link to display boards.

7<sup>th</sup> November – Jennifer Gavin provides revised questionnaire following meeting with Councillors.