

Finsbury Civic Centre & Housing Proposals –

Stakeholder meeting held 2.10.17 at St Lukes Centre Central Street

LBI Team: Councillor Claudia Webbe
Eshwyn Prabhu
Rosemarie Jenkins
Mohamed Bhimani
Mark Christodoulou
Anita Gyampoh
Tarie Chakare
James McNulty
Better Leisure

PTE and other consultants

Dominique Oliver
Hamish Kilford-Brown
Fraser Shields
Paul Farry
Gabriela Bayliss
Ben Kelway
BDP
NLP

Stakeholders present:

Laurence Bette –	Roby House
Jill Whitehead -	Burnhill House
Ria Naies	Burnhill House
Mathew Ingram	32 Mitchell Street
Lucy Taylor	East Central
Penny Seal	Kings Square
Khanh-Phung Duong	Finsbury Badminton Club
Tim Gadaski	London Fencing Club
Brigid Philip	FLC Yoga Teacher
Alison Thompson	London Symphony Orchestra
Michael Ryan	CEO St Lukes Centre

1. General concerns

Notes of previous meetings not representative of discussion. Amendments to the meeting of 17th July require updating.

- Will the leisure centre be fit for purpose?
- How will we be able to live in this area? Islington is already the densest Borough in the UK.
- Will the GP practice provide more surgeries and GP's or just better space?
- Could there be an extra floor with studios? Heights an issue!
- Can we have transparency of funds, how is the scheme being funded?
- Was there ever any consideration given to putting the football pitches on the roof?
- Stakeholders would like to understand the proposed managements arrangements for the civic centre
- Can LBI let stakeholders know if it is possible to book the pitches at Kings Square
- Stakeholders are disappointed that Overbury(Overcourt) who are the owners of 12 Helmet Row are not taking an interest in the proposals.

- Residents are interested in seeing more information on the proposed materials to be used in the civic centre and the residential building
- LBI to check whether the project (particularly the residential block) requires English Heritage approval

2. Residents' Groups

2.1 Burnhill House

- Heat and solar gain dependent dependant on un-obstructive new buildings
- Fuel poverty will increase in a block already experiencing high energy bills
- Height of building facing Burnhill House
- Will there be adequate facilities for the number of people coming into the area as a result of new residential development

2.2 Mitchell Street Resident 1

- Good to see comments regarding street trees has been taken on board. However it is still a large concrete wall on Mitchel Street

Mitchell Street Resident 2

- Concerned about the loss of trees, the materials to be used for the building and the presence of the track.

2.3 Dance Square

- Ok

2.4 East Central Resident

- Bench locations, Lighting and safety of users
- Particular concern about the overhang of the sports hall providing a sheltered area for rough sleeping or anti-social behaviour. How will the risk of this be mitigated?
- The location of the recycling bins directly outside East Central will need to be reconsidered.

2.5 Kings Square Resident

- Happy with the proposals and a vast improvement on what is currently there.

3. Leisure Stakeholders

3.1 Yoga

- new studios should provide a space for storing personal belongings in the studios
- windows are needed in the studios to provide daylight and long views out

Good to see comments regarding street trees has been taken on board, however it is still a large concrete wall on Mitchell Street

- the new studios should have openable windows
- it is important the new studios have clear wall space for people who use the wall to support themselves for certain parts of the class,
- the new studios will need to be sound proofed if HIT or Boxercise classes are being held at the same time as noise is a concern for yoga,
- important that there's an area for people to meet/wait before the class
- Could glazing perhaps be limited as people (usually young kids) come up to the window and giggle while the class is being held. This could again be an issue
- Blinds would not work as this would prevent people from using the glass to lean on should there be insufficient wall space.

- Has the flow of people through the proposed centre been assessed?
- Air-conditioning in current centre is not good and rather noisy. Will the new studios be the same?

3.2 Fencing

- Why are there not two additional studios? How much would it cost to provide two additional studio spaces?
- Shared facilities - Currently we use the sports hall, when it's in use by badminton we use the studio space in the basement. In the new centre the studios are not big enough for us to use, therefore we have been told by GLL that we will be assigned to the sports hall – this will raise a conflict between the badminton and fencing groups.
- Fencing requires there to be silence so contact can be heard? Putting us in the sports hall with basketball on the other half of the hall would not work for us.
- The analysis of the current facilities does not show the dojo – so there will be an additional space lost.

3.3 Badminton

- What is the height of the proposed sports hall and is it bigger or the same size as the existing hall? Designed in line with Sports England.
- How is the sport hall lit?
- What are finishes and colour of the sports hall? Darker colours are preferred.
- How do the roof lights work? Important to consider glare.
- Sprung floor is important.

3.4 Football

- Kick boards required for football pitches
- Make two football pitches sunken and extend them out towards the edge of the energy centre
- Track underutilised -can some space be got back here and given to the pitches?

4. Community Groups

4.1 St Luke's LSO

- Concerned about the height of St Luke's Mansions in relation to St Luke's LSO and 12 Helmet Row. (It's overbearing in relation to the existing buildings) and changes the character of the area
- St Lukes/LSO would like to see a number of perspectives of the residential block as it would be viewed from St Lukes

5. Landscape

- The current material palette is too bright and will date quickly in time
- Ditch the idea of the track or perhaps tone the material colour
- People will not use the table tennis
- Would rather see less stuff and more trees.
- The gates to the residential courtyard should not be locked.
- Who will maintain the area – currently poorly maintained on weekends when too many people come to play football.
- Residents have all chipped in to get a separate tree survey done on the existing trees on site and requested that this be issued to LBI's arboriculturalist
- More greening required of Mitchell Street.

6. Energy Centre

- The energy centre aesthetic and materiality is not in keeping with the existing buildings on Mitchell Street – too dark.
- The energy centre will be noisy
- Will people really use a community garden on a second storey?

7. Additional Notes

- Cllr Webbe noted next time we need someone from the energy part of the team to field questions relating to this aspect of the scheme
- Stakeholders felt that the meeting format was a more inclusive one and enabled them to have some questions and concerns addressed immediately
- The date of the next stakeholder meeting is scheduled for November. Notice of this meeting will be issued in due course.
- Stakeholders who did not leave their feedback forms are encouraged to return these as soon as possible
- The comments from the meeting (**not minutes**) together with a copy of the presentation on the night would be sent to all stakeholders.