

Hyde Park Paddington

DRAFT Minutes of Annual General Meeting held on 23 March 2021 via Zoom

	Actions
<p>1. Introduction and Apologies AZ welcomed everyone to the meeting, the second consecutive general meeting to be held remotely. 26 Members of the Forum were recorded as being present and therefore was quorate. Apologies had been received from Maria Parpou.</p>	
<p>2. Agreement of minutes of last General Meeting held on 9 December 2020 The draft minutes of the last general meeting had been available on the HPP website. No comments were made at the meeting. The minutes were agreed and will be added to the website.</p>	KB
<p>3. Paddington Square: Construction progress AZ welcomed Jonathan Ring (Development Director of Paddington Square) and Stella Ioannou (Lacuna) who gave presentations on the construction progress of the Paddington Square development and the public art programme.</p> <p>Jonathan Ring gave apologies for his colleague Paul Flexney-Briscoe who was unable to attend. JR presented a short time lapse video showing the construction of the scheme to date. The steel girders for the floors had been installed up to floor 12, and by July were due to reach the top of the building at the 18th storey. Cladding had already been started to be added to the outside of the building, and the whole building was due to be clad by the end of the year. It was due for completion in May 2022. Work was being done behind the wall on the side of the slip road down to the station to make this a concourse level with the mainline platforms that would lead into a new Bakerloo line ticket hall with shops.</p> <p>Stella Ioannou presented the public art proposals that were being developed to be installed at four points within the development. They had chosen artists that were new to London to emphasise that the development would form a new gateway and connecting point within London, and were integral to the overall development, each serving a purpose. She stressed that these had yet to be discussed with the City Council and were therefore not for onward transmission at this stage.</p> <p>The first point was on the concourse outside the main buildings and this would be a 5m tall sculpture by Ugo Rondinone in a specially commissioned piece of art. This would double as a wayfinding landmark, marking the ground floor entrance to the building.</p> <p>The second point was a high space next to the escalators above the entrance/exit to the new Bakerloo Line ticket hall and rising up into the building. The artist Pae White had been selected for an aluminium/steel construction in her trademark red colour.</p> <p>The third location was at the northern end of Tanner Lane on the wall belonging to St Mary's Hospital and this would celebrate the NHS with a painting/mural. They had chosen the artist Catherine Yass who envisaged using images of real NHS staff at St Mary's Hospital swimming in a pool, celebrating the diversity of the staff who serve the</p>	

<p>community. This concept piece had been selected by a jury that included John Zamit of SEBRA and Kay Buxton from The Paddington Partnership.</p> <p>The final location was at the southern end of Tanner Lane near the junction with Praed Street. Unlike the other locations, this site would be on a rotating commission basis, using local artists, and locally generated ideas suggested by the local community. They are working with The Showroom in nearby Penfold Street. They had chosen three artists to produce three separate pieces that would be rotated, starting with Kathrin Bohm, then Long Distance Press and finally in the third year Rhea Dillon. In response to questions:</p> <ul style="list-style-type: none"> • JT confirmed May 2022 as the completion date and that the office space had yet to be let. It was being designed for a post Covid, new way of office working model, and they had in mind HQ occupiers, probably multi-let. • There was a question about noise from the Bakerloo line trains, but this was beyond the scope of Paddington Square. <p>AZ thanked Jonathan Ring and Stella Ioannou for their very informative presentations.</p>	
<p>4. Lillian Penson Student Halls of Residence Talbot Square</p> <p>AZ introduced Simon Gartshore, David Blair, Caroline Samson and Graham Oliver. Caroline Samson from the University of London explained how the halls accommodated students from across the academic institutions that make up the University of London, such as UCL, LSE and Kings College and as such the Halls provided an opportunity for students to mix and form a community. The current building dated from post war, occupying a bomb site and had reached the end of its life.</p> <p>David Blair from architects TP Bennett described the scheme in detail with a presentation. He explained that the building would be retained and comprehensively refurbished and repaired, with the objective to be a net zero carbon scheme, aiming from Bream excellent rating. The new London Plan pushes hard on sustainability and this had meant striking a balance with some design aspects of the building. The scheme was currently at pre-application stage with the City Council, and the formal application was due to be made after Easter.</p> <p>The refurbished building would have 340 bedrooms, up from the current 313. The building would be clad inside and out, with on-site energy generation. There would be more cycle storage, and a better off-street loading/unloading bay accessed from Conduit Place. There would be some green roofs and green walls. The lightwells and railings would be re-instated, and the building made symmetrical at the end of Talbot Square, and better related (e.g. similar window lines) to neighbouring buildings. The main entrance would be at the centre of the building on the axis of symmetry to the gardens and the square as a whole.</p> <p>There would be an additional floor, but this would house all the rooftop equipment that currently provides an inconsistent roof line when seen from local view points. David presented how the roof line would look from various view points and in some cases the new building was hardly visible. Some of the elevations that David presented were subject to change, having had recent feedback from WCC planners.</p> <p>Chris Peers welcomed the proposals, particularly on servicing and the benefits it would bring to Conduit Passage and Conduit Place. The reorientation of the internal layout of the building so that it centres on Talbot Square was welcomed, and the addition of the mansard roof was sympathetically designed and provide a much cleaner roof line than present.</p> <p>Caroline Samson said that the current accommodation was popular with students as it was affordable and they wanted to keep it that way. They hoped to complete the works</p>	

<p>by September 2023 if planning permission was granted quickly, or September 2024 if not. September being crucial as it is the start of the academic year.</p> <p>AZ thanked the presenters very much for a very informative presentation and welcomed the fact that the very sympathetic design would replace a fairly ugly building in an important garden square.</p>	
<p>5. Election of Residential Member to the Steering Group</p> <p>AZ explained that the constitution set out precise procedures to be followed for people to be nominated to the Steering Group and that it was important this must be followed. The Steering Group is re-elected every two years. There were nine nominations for the nine positions for residential members on the Steering Group. These nominations had all been validly made and had been displayed on the Forum’s website in advance of the meeting this evening, along with short statements made by the candidates. The nominations were:</p> <ol style="list-style-type: none"> 1. Andy Beverley 2. Dr. Sergio Chiquetto 3. Sarah Clifford 4. Matthew Lindsay 5. Bernadette McKernan 6. Sally Martin 7. Maria Parpou 8. David Steyn 9. Allen Zimbler <p>Members were asked to cast their vote and 23 members present at this part of the meeting (AZ, KB and MF as webinar hosts were not able to cast their votes in the online poll but added them verbally) voted to support these nominations. There were zero no votes. The nominations were therefore carried and confirmed.</p> <p>There were eight nominations for the nine positions for business and organisation members on the Steering Group. These nominations had all been validly made and had been displayed on the Forum’s website along with short statements made by the candidates. AZ explained that business members included organisations and community representatives such as St John’s Church. The eight nominations were:</p> <ol style="list-style-type: none"> 1. Kay Buxton (The Paddington Partnership) 2. Paul Charalambous (Stylotel) 3. Will Clayton (PaddingtonNow BID) 4. Ian Lush (Imperial Health Charity) 5. Mark McKeown (Church Commissioners) 6. Rev’d Stephen Mason (St John’s Church) 7. Andrew Scrivener (European Land) 8. Isabel Turner (British Land) <p>The vacant 9th position on the Steering Group is for a representative from Marble Arch BID. Mike Fairmaner, who was the BID’s nomination is leaving the BID at Easter, and the BID Board has yet to agree a replacement representative.</p> <p>Members were asked to cast their vote and 23 people present at the meeting (AZ, KB and MF as webinar hosts were not able to cast their votes in the online poll but added them verbally) voted to support these nominations. There were zero no votes. The nominations were therefore carried and confirmed.</p>	
<p>6. Financial Report</p> <p>Andrew Scrivener as Treasurer made the annual report on the Forum’s finances. The Forum had incurred costs of only £218.93 between 1 February 2020 and 1 February 2021</p>	

<p>Of this:</p> <ul style="list-style-type: none"> • £166 was for Etc Venues as the Forum hosted the last in-person Westminster Forum of Forums meeting in February 2020 • The remainder is the monthly recurring Mailchimp fee for emailing members about meetings and news. <p>At the AGM last year AS had committed to bringing down venue fees, which has been made, although AS said that the pandemic was a heavy price to pay to achieve this! The Forum is not constituted and does not have a bank account. These costs are split between The Paddington Partnership, PaddingtonNow BID and Marble Arch London BID who generously fund the Forum's activities.</p> <p>There ere no questions on this report from members.</p>	
<p>7. AOB</p> <p>Andrew Balgarnie asked for a short overview on the Forum's future activities. AZ replied that now that the London Plan and City Plan were about to be adopted, there was now a clear policy framework for the Forum to assess whether it was right for the area or whether a more detailed set of policies were required to reflect the Forum's priorities. KB added that the Insights Study, commissioned by the Forum jointly with the Marylebone Forum that looked at Edgware Road, would make recommendations on policies for the Forum to consider, as well as providing the much needed evidence base to justify them. The Study was still in draft but would be considered by the Steering Group shortly, and of course shared with the Marylebone Forum. This had been funded from Neighbourhood CIL with a contribution from Marble Arch BID.</p> <p>Anastasios Moros asked about proposals to reduce traffic in the area following the abandonment of the proposed Low Traffic Neighbourhood proposals by the Council. AZ replied that the Forum had not taken a view on the proposals, but that the Hyde Park Estate Association was in discussion with the Council about alternative proposals to reduce through traffic in the area and improve walking and cycling routes and have more greening in the area, all of which met the Forum's aspirations for the area.</p> <p>Ian Lush from Imperial Heath Charity thanked everyone who had volunteered and made donations to support the work of St Mary's hospital during the pandemic and reported that the situation is improving at the hospital. They were looking to slowly introduce elective work soon. IL reported on the community vaccination centre on Edgware Road that was working very well and that most hospital staff had been vaccinated. The appeal that had been running earlier on in the pandemic had raised £3.3m, all of which had been allocated to improve conditions for staff and services for patients.</p> <p>On the redevelopment proposals for the hospital IL reported these had recently been presented to Government and NHS England and seemed to be well received. St Mary's was very much one of the Government's 40 hospitals it was committed to modernising.</p> <p>AZ informed the meeting that Mike Fairmaner has stepped down as Secretary and as a Steering Group member as he was leaving Marble Arch BID and thanked Mike for his work as Secretary to the Forum and wished him well for the future.</p>	
<p>8. Date of Next Meeting</p> <p>It was planned to hold the next meeting in September, hopefully in person. The meeting finished at 19:30</p>	KB