

Hyde Park Paddington

Note of Steering Group Meeting held on 25 January 2022, 3-4pm, via Zoom

Attendees:

Residential Members:

- Allen Zimble (Chairman)
- Andy Beverley
- Bernadette McKernan
- David Steyn
- Maria Parpou
- Sally Martin
- Sarah Clifford
- Sergio Chiquetto

Business Members:

- Kay Buxton (The Paddington Partnership)
- Chris Peers (Paddington BID, as Will Clayton's alternative)
- Charlotte Moss & James Parker (Church Commissioners)
- Ian Lush (St Mary's)
- Paul Charalambous

Apologies Received:

- Matthew Lindsay
- Will Clayton
- Will Scott for Isabel Turner
- Rev'd Stephen Mason

In attendance: Greg Chapman, on behalf of the Church Commissioners (item 2)

	Actions
1. Welcome and Apologies The Chairman welcomed everyone to the meeting and apologies were noted.	
2. Presentation from Greg Chapman, on behalf of The Church Commissioners, on Portsea Mews The Chairman welcomed Greg Chapman to the meeting to present the Church Commissioners' plans for redevelopment of Portsea Mews. Greg Chapman explained that it had been a pleasure to be involved in the scheme from both an architecture perspective and the ability to work with redevelopment of such a unique space. Chapman Architects had worked with CC (which owns the mews) for the last 2 years and explained that there were now at planning application stage, having held five pre-planning discussions. The planning application was informed by a lot of discussion to ensure it was complimentary to the Conservation Area surrounding the mews. It involved the development of the entire mews, with new access via Porchester Place (grade 2 listed). There were seven new apartments being developed in parallel with c15-	

<p>16k sq ft office space which would accommodate c120 people. Although the mews was an enclosed space/ cul de sac, it was also a designated highway. It was noted that access through the arch would be restricted for construction traffic.</p> <p>From a conservation perspective, they were retaining existing features as much as practical & using materials sympathetic to the original character of the mews. Only the deeper plan office space will have forced ventilation, the remainder will be natural. They would be using air source heat pumps where feasible and the plans provided for some greening of the space. The residential accommodation would be along one side and plans included a cycle park.</p> <p>The wine shop on Porchester Place will be relocated and that existing shop front will be the office entrance (residences will still access from existing mews entrance). The residential units will be made as accessible as possible with 3x 1 bed apartments at ground level and mezzanine apartments above those. The plans retained all existing elevation levels, with second floor space being extended across all units (office & residential) – currently only part of the mews has second floor level. This facilitated a tidier roof plan, adding mansards to achieve this. Greg explained that they were retaining existing character as much as possible (e.g. garage doors). This required substantial investment including glazed junctions between old and new and extending “timber” cobbling into ground floor of the office building. Lightweight, classical materials were being used throughout with an emphasis on retaining the existing facades and details that make the mews unique.</p> <p>IL congratulated Greg Chapman on a unique scheme.</p> <p>AB asked if they considered use of solar panels. Greg Chapman confirmed this had been considered but it was not always feasible for enclosed developments. He added that they were considering planting, shading & other opportunities to retain heat etc.</p> <p>KB mentioned that Greg had already referred to the use of air source heat pumps to improve heat sources and retention. AZ questioned if there was an inherent noise risk with this but Greg Chapman confirmed they would be keeping it internal. He further explained the challenge of retaining original brick work features and adding features like under floor heating (where feasible).</p> <p>AZ added that WCC had plans to fence off the mews until development started in order to deter anti-social behaviour and that when demolition/ development starts, it will be a protected site.</p> <p>KB asked for a link so people can write in to provide support for the scheme.</p> <p>AB asked if they had considered basement development. Greg Chapman said this had been considered for most of the office footprint and would have required depths of c6.5m. This would have been a costly and challenging programme for an enclosed site. When they moved away from that idea, the overall plan became easier to construct in that space.</p> <p>CM confirmed that a new site within the village, for Connaught Cellars, would be announced soon.</p>	
<p>3. Agreement of minutes and matters arising from Steering Group meeting held on 2 November 2021</p> <p>The minutes were agreed and there were no matters arising not covered by the agenda. KB noted how helpful they were in setting out the Neighbourhood Plan process.</p>	
<p>4. Co-option of Will Scott from British Land (Isabel Turner has started her maternity leave)</p>	

<p>The co-option of Will Scott was approved.</p>	
<p>5. Co-option of Bernadette Le Beau</p> <p>The co-option of Bernadette Le Beau was approved.</p>	
<p>6. Re-designation of the Neighbourhood Forum</p> <p>KB explained that the Steering Group would be required to apply to for re-designation of the Neighbourhood Forum as it would reach the end of the initial five year term in June 2022. She confirmed that this was a simple online form process, and straightforward to complete. She mentioned that the question around inclusion of Westbourne Terrace & Spring St in the neighbourhood area had come up again but noted that it is the Forum that is being re-designated and not the area. AZ noted that as ward boundaries were changing, this may have knock on impacts on some amenity society boundaries and perhaps the Neighbourhood Areas.</p> <p>KB noted that despite repeated requests, Nick Johnson was still named as the contact for the Neighbourhood Forum and this would be corrected through the re-designation process.</p>	<p>KB</p>
<p>7. Neighbourhood Plan next steps</p> <p>AZ explained that both he and KB had attended a number of forum of forums meetings and the Steering Group would need to decide next steps on the Neighbourhood Plan to make a full proposal at the forthcoming AGM.</p> <p>KB said it would be important to set out:</p> <ul style="list-style-type: none"> • Key themes • Plan area - Praed St South and Edgware Road West • Priorities (night time economy etc) i.e. not policies at AGM. <p>AZ and KB were planning to meet another Neighbourhood Forum to gather some background information on precedents. On that basis the working group would start to collate policies to formulate the plan.</p>	<p>AZ/ KB</p>
<p>8. Neighbourhood CIL project updates</p> <ul style="list-style-type: none"> • Connaught Village Green – JP noted that the CC had hoped to go to WCC design group in December and this was now pushed to February. After that they could move to stage 2, and the CC would continue to push forward with the project. KB asked if WCC will pay for it. JP said they had not got to the funding discussions yet. AB queried if the Neighbourhood Forum might be asked to contribute. KB said that amendments to the strategic CIL process might impact funding options. Initially the funding considerations would rest with WCC and the CC, and then some neighbourhood funds might be requested. • Norfolk Square Gardens – CP noted that the scheme was virtually complete. They would need to draw down the CIL funding as the BID had funded it. Sussex Gardens wild flowers had been financed through Ward funds. CP further noted that as part of the triangle of work in this scheme, 40 trees on Sussex Gardens were being pruned. • The Bays – KB mentioned this was now in process. • Bishops Bridge – KB explained that the initial options work was now complete. The next stage sees widespread engagement to test out the ideas and to consult extensively on these. Paddington Partnership is funding this stage directly. 	

<ul style="list-style-type: none"> • Sussex Gardens – KB explained s278 between WCC and CC was required in respect of a small element of CC land. Expected to complete by end March. • Burwood Place – KB noted this required a maintenance agreement. Estimated timing was end February/early March. 	
<p>9. Future Neighbourhood CIL applications</p> <p>KB opened the discussion about a further round potential Neighbourhood CIL applications.</p> <p>AB asked to look at small scale greening in Bathurst Street.</p> <p>KB raised lighting improvements.</p> <p>AZ asked members to suggest ideas to KB and BMcK for the agenda for the next meeting.</p>	ALL
<p>10. Agenda and preparation for Annual General Meeting</p> <p>AZ said the preference was to hold the AGM in St John’s Church and to try to manage the acoustics.</p> <p>AB and PC questioned why the church was being suggested. PC asked how many people were expected to better assess the venue size. KB explained that c30 to 40 members had attended previously and discussions have been lively. AZ noted it would be quorate at 30.</p> <p>KB agreed to review other options in the VSC (downstairs and the Nelson room) and the Metropole.</p> <p>The AGM was set for Tuesday 29th March at 6pm (<i>Note: subsequently changed to Wednesday 30th March</i>).</p>	KB KB
<p>11. AOB</p> <p>The Forum recorded its thanks to Mark McKeown from the CC who has now retired.</p>	
<p>12. Date for next Steering group</p> <p>The next Steering meeting was scheduled for Tuesday 8th March at 3pm, to be held by Zoom.</p>	KB