



World's End Residents' Association

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Minutes of a WERA Committee Meeting held on Tuesday, 30th of August 2005 at 7pm in the WERA Clubroom

Present:	Margaret Grayling (Chair) Joy Laven Marye Kenton	Jules Montero (Secretary) Maggie Byrne Caroline Fairchild
In attendance:	Vera Gajic (RBK&C) Eric Hallquist (JMP Landscape)	Mark Conyers (RBK&C)
Apologies:	Kaz Gasior Eryl Humphrey Jones	John Rendall (Treasurer) Helen Morris

1. Apologies

The above apologies were accepted.

2. Piazza Proposals

Everyone present introduced himself or herself to the meeting.

Mark Conyers explained that he would shortly be handing over the project Vera Gajic. She would then hand the project over to a new Project Manager once they had been appointed. Mark Conyers stated that a total of £1.6 million of secured funding was now available for the project.

Vera Gajic described how the West Chelsea Initiative (WCI) had been set up by Councillors to oversee general improvements to the area. The Initiative was composed of nine Councillors and four community representatives (including WERA). The WCI took various issues (e.g. crime, schools etc) into account when planning developments such as the Piazza Regeneration, which was one of the developments the WCI had looked at.

Vera Gajic explained that the plans had been modified following the feasibility stage consultation. A number of additional ideas had been proposed following the original consultation and, as a result the proposals had not only changed but were still evolving. In addition, the Deputy Leader of the Council had stated that the World's End Piazza could not be considered in isolation, the estate's car parks had to be taken into account. Proposals for the estate's car parks, which had been formulated with the help of the TMO, had then been included in the proposal paper.

Vera Gajic stated that the scheme was not "final", there was simply a general scheme design and cost. The budget of £1.6 million was final as was the choice to use a granite surface (as this was the largest cost item). Everything else was still in the planning stage and subject to change.

Eric Hallquist explained that the plans had been re-evaluated following the consultation. The previous design did not have a "focus" or "centre core". The new proposal tried to address this by including:

- (i) a functional elliptical "events space", which would provide a focus following the removal of the pedestrian bridge (i.e. a single, primary open space);

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- (ii) improved lighting/clarity;
- (iii) the creation of strong visual connections all the way across the Piazza through the use of straight sight-lines, which would also improve safety.

The Events space would form an elliptical “depression” in the middle of the Piazza and provide informal seating around the deepest part of its edge. The space would be level with the estate at the point nearest the estate. The edge of the ellipse would then slowly rise to the level of the King’s Road. Steps (with seats) would bring the edge furthest from the estate level with the King’s Road.

Different coloured granite strips (some samples were shown) would be used on the floor, visually leading from the King’s Road to the estate building with lines of trees running in parallel. This would provide many of the straight sight lines through the space.

MK asked whether there were any issues with regards to the centre of the Piazza. Eric Hallquist explained that the Piazza had originally been designed to include a fountain at its centre but that this had never been installed. It did not otherwise pose any problems.

Eric Hallquist explained that the proposals included the possibility that a statue/sculpture might be installed and that two possible sites for such a sculpture had been identified within the design.

There was some discussion as to the inclusion of an “events space” as well as to the proposal that the Council highways department adopt the Piazza once the works had been completed.

Several committee members raised concerns as to the possible uses of the “events space”. Mark Conyers explained that if residents were concerned as to what use the events space would be put to that the Council should be made aware of these concerns. Appropriate steps could then be taken to ensure that only appropriate “events” made use of the space. Vera Gajic explained that the Council did not yet have any firm plans for the use of the “events space”.

Vera Gajic noted that the adoption of the Piazza by the Council was dependent on the completion of the works and approval by the Council. She did however note that the TMO were keen that the Council adopt the Piazza and that some of the funding was dependent on the Council’s eventual adoption of the Piazza.

It was noted that the proposals included adequate provision for access to the space and the estate by the emergency services.

It was noted that the plans did not include the installation of any CCTV. Mark Conyers stated that he did not believe that the Council would install any CCTV in the Piazza. However, that would not preclude the TMO from installing CCTV cameras covering the Piazza as part of any planned security works to the rest of the estate, which he did not believe the Council would oppose.

A question as to the progress of the refurbishment of the Piazza toilets and/or the Church’s proposed changes to their steps was raised. Neither Mark Conyers nor Vera Gajic was aware of the current state of either of the proposals although they noted that they would tie-in with the Piazza redevelopment quite well were they to take place soon.

A number of other issues were discussed including the finish of the granite surface, the trees, the amount of traffic through the Piazza, lighting improvements, anti-social behaviour and a sculpture that was to be placed on the back of the Chelsea Theatre.

Everyone was invited to attend the second consultation event, which was planned to take place on the 6th of September from 3.30pm to 6.30pm in the Chelsea Theatre.

The visitors were thanked for attending.

The meeting then closed.

..... Chair