

# Coopers Lane TRA meeting 19 Oct 2022

Present:

## TRA committee

Rashida (chair), Jeanne (secretary), Wendy (treasurer), George

## Consultants

Dario Forte (DF) Levitt Bernstein Architects

## LB Camden

Zohra Chiheb (Senior Development Manager), Sarah Moore (tenant participation), Azul Castaneda (project support Inner Circle Consulting)

<p><b>The previous meeting on 12 Oct in the community garden</b></p> <p>TRA met with Landscape architects Olivia Pemberton and Lee McKinley from DSDHA to review the design of the replacement for the community garden. The main points raised were:</p> <ul style="list-style-type: none"> <li>• The TRA commented: no grass area, no picnic tables, treeline at both sides of the left corner of the garden, make space that is more organic/flexible.</li> <li>• The planters are ok where they are placed</li> <li>• See if the entrance platform can be extended</li> <li>• Incorporate the existing sitting into the scheme</li> <li>• Keep the logs from the trees that are going to be removed and incorporate them into the new design.</li> <li>• Try to incorporate the feel of the Dalston Eastern Curve Garden into the design.</li> <li>• Concerns about the security of this area and the prevalence of ASB were raised by TRA members</li> <li>• The access to the garden will be public but will have lockable gates during the evening. TRA will have keys to access the space.</li> </ul>	<p><b>Actions:</b></p> <p>DSDHA make relevant changes to the existing proposal and provides updates when available</p> <p>DSDHA send the size of the community garden</p> <p>Potential meeting to schedule to review design updates</p>
<p><b>1. Design discussion – community hall</b></p> <p><b>a) Entrance</b></p> <ul style="list-style-type: none"> <li>• TRA will be able to review external signage – when this is being designed</li> <li>• Protection from fall - for children climbing. Design will meet all building safety regulations.</li> <li>• Handrails will be installed on the stairs. Other grab rails can be installed at entrance if needed by the TRA.</li> <li>• TRA requested to include a notice board near the entrance</li> </ul>	<p><b>Actions:</b></p> <p>TRA to review external signage proposals at future meeting</p> <p>DF to incorporate notice board at entrance</p>
<p><b>b) Office</b></p> <ul style="list-style-type: none"> <li>• The staircase design was changed following feedback last meeting to incorporate office space into the design.</li> <li>• TRA queried size of office and noted a desire that the office be big enough for a desk (with computer), chair, filing cabinet + 2 door cabinet.</li> </ul>	<p>DF to include furniture in the drawing so the TRA can better understand the space's dimensions and how it can be used.</p>
<p><b>c) Lift from reception to the main hall</b></p> <ul style="list-style-type: none"> <li>• DF shared image and information on the lift</li> </ul>	<p>Note</p>

<ul style="list-style-type: none"> <li>Platform lift: has been designed; it will be similar to the one shown in the image</li> </ul>	
<p><b>d) Windows and ventilation</b></p> <ul style="list-style-type: none"> <li>Team will meet Designing Out Crime police officer to review security of designs and specifications</li> <li>A window in the kitchen has been incorporated following request last meeting for natural light. The window will be frosted for privacy.</li> <li>Window security – all are lockable and highly resistant to damage/ break in.</li> <li>Windows will meet building regulations and police Secure by Design requirements</li> <li>Opening windows will have side handle and adjustable opening.</li> <li>TRA agreed to manually operated blinds to windows in the hall, to give privacy from the street/garden.</li> </ul>	<p>Note</p> <p>DF to share what type of blinds when available</p>
<p><b>e) Toilets</b></p> <ul style="list-style-type: none"> <li>Baby changing facilities have been included following feedback last meeting in the new plan within the accessible toilet</li> <li>TRA is happy that there is full height, self-contained rooms for the toilets and sinks.</li> <li>The design includes services supply ducts behind the WC</li> </ul>	<p>Note</p>
<p><b>f) Kitchen</b></p> <ul style="list-style-type: none"> <li>As requested last meeting, DF shared kitchen plan and elevation showing cabinets, location of fridge freezer, sink, and hob/oven</li> <li>Access to the storage area ('void' area – height c.1.5m) now incorporated in the design.</li> <li>Cupboard to be lockable</li> </ul>	<p>Note</p>
<p><b>g) Storage</b></p> <ul style="list-style-type: none"> <li>The storage space next to the toilets was moved to make a bigger toilet and have baby changing.</li> <li>Bin stores are smaller. Bin sizes are calculated based on the capacity of the building</li> <li>Electrical cupboard is the central electrical control for the building. Caretakers will have the key for access. TRA will not have access to this cupboard.</li> <li>Full height storage cupboard was incorporated desirable for activities equipment as well as one for cleaning equipment.</li> <li>'Void' space was made into a storage space with access from the kitchen and the hall.</li> <li>All storage space doors to be lockable.</li> </ul>	<p>Note</p>
<p><b>h) Hall</b></p> <ul style="list-style-type: none"> <li>Approximate size of the hall to be confirmed</li> <li>Hall will be acoustically separated from homes in line with building regulations requirements.</li> <li>Windows will be double-glazed to minimise noise from travelling inwards and outwards of the hall when windows are closed.</li> <li>Push button fire exit incorporated. This exit will be fully accessible so people with restricted mobility can use it.</li> </ul>	<p>DF to send the size of the hall for comparison with the current hall.</p> <p>TRA to select flooring colour and wall paint colour from a mood board of proposals at a future meeting</p> <p>DF to consider a location for the plaque that is in the current hall</p>

<ul style="list-style-type: none"> <li>As requested at previous meeting, DF brought samples of the proposed flooring. Proposed flooring is better quality than in the existing hall. It is hard wearing and durable, covering the concrete floor; it is not plastic but rubber.</li> <li>Capacity: fire and safety capacity 166 people, WC (British standard) – 70 people</li> </ul>	<p>Contractor to be notified to remove and safely store plaque</p>
<p><b>i) Lighting</b></p> <ul style="list-style-type: none"> <li>All lights will be LEDs. TRA queried whether they would be dimmable or operated by multiple switches.</li> <li>TRA had questions about how bulbs would be changed, and how smoke detectors will be tested.</li> </ul>	<p>Issue maintenance strategy and lighting design to TRA for information once prepared.</p>
<p><b>2. Future considerations</b></p> <ul style="list-style-type: none"> <li>Can we see a comparison of the sizes of the community garden before and after?</li> <li>Meeting with landscape architects pending to review the update of the community garden design</li> </ul>	<p><b>Notes</b></p> <p>Officers are committed to keeping in touch with the TRA and residents about all aspects of the development, both in and outside meetings.</p> <p>Any TRA member – or Coopers Lane resident - is welcome to raise queries or concerns with us anytime.</p> <p>DSDHA to meet with TRA to review the design update of the garden</p>