



2 WATERHOUSE SQUARE STATEMENT OF COMMUNITY INVOLVEMENT

M&G Real Estate & CO-RE

AUGUST 2023





View of the proposals from Brooke's Market

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1. INTRODUCTION

This Statement of Community Involvement (SCI) is submitted on behalf of Prudential Assurance Company Limited (hereafter 'the Applicant'). It accompanies the planning application for redevelopment of 2 Waterhouse Square ('the Site') within the London Borough of Camden. The description of development ('the Proposed Development') is as follows:

Refurbishment and extension of the existing building at 2 Waterhouse Square comprising the delivery of new Class E (commercial) floorspace, external alterations, reconfiguration of entrances and servicing arrangements, new hard and soft landscaping, provision of cycle parking and other ancillary works.

This SCI demonstrates that a considered approach has been taken to consultation around these proposals with local residents, market traders and community groups, as well as engagement with councillors and officers at the London Borough of Camden.

Specifically, it outlines the pre-application public and stakeholder consultation strategy developed for this planning application, the activities and engagement that took place with key stakeholders and the local community, the comments that were received throughout the consultation period and how the Applicant sought to address the feedback raised by amending the proposed development.

The Applicant proactively sought to hold a variety of consultation activities and events, to ensure the proposals were widely promoted and everyone had a chance to comment. This included a dedicated preview event for traders from the Leather Lane Market traders and the Camden Markets team, as well as a fully publicised drop-in session for members of the public, as well as a dedicated consultation website and online feedback form. Where requested, separate meetings took place with stakeholders. A detailed communications and engagement strategy is provided later in the document.

All engagement activities outlined in this document were undertaken by the Applicant and its core project team which included development manager CO-RE, the lead architects Orms, planning consultants Gerald Eve and community consultation specialists London Communications Agency ('the project team').

The consultation activities that have taken place are in accordance with the London Borough of Camden's updated Statement of Community Involvement 2016 and also reflect the principles for consultation in the National Planning Policy Framework (2021).



2. THE SITE AND PROPOSALS

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THE SITE AND ITS CONTEXT

The site at 2 Waterhouse Square lies within the Holborn & Covent Garden ward of the London Borough of Camden.

The Site is located to the north of Holborn (A40) bound by Brooke Street to the west, Leather Lane to the east, Beauchamp Street to the north and High Holborn to the South.

The Site forms part of the Grade II* listed 'Prudential Assurance Building, 142 Holborn Bars', as identified within the Historic England list description. The Site is also located within the Hatton Garden Conservation Area. The site makes a positive contribution to both conservation areas with the 19th century buildings fronting Holborn creating a strong visual relationship along Holborn streetscape.

In contrast to other parts of the former Prudential Assurance Building, the Site consists largely of a substantial, late 1980s to early 1990s office building. This was attached to the rear of the former Prudential building which was developed over the period between 1885 and 1932.

The site is within walking distance of the newly opened Elizabeth Line at Farringdon station. It is next door to Camden's oldest street market at Leather Lane Market and is also close to Hatton Garden, London's best-known shopping destination for jewellery.

The Site has an excellent Public Transport Accessibility Level ('PTAL') with the highest rating of PTAL 6b. Chancery Lane underground station is located less than 100m to the west of the site at the junction with Gray's Inn Road. Farringdon underground and overground station is located within 500m of the Site, serving the Central, Circle, Hammersmith & City and Metropolitan line. There are also a number of nearby bus routes and networks that surround the site.

The surrounding area is predominantly commercial office and retail properties, characterised with a mix of contemporary and periodic historic architectural styles reflecting the Hatton Garden Conservation Area and the nearby Bloomsbury Conservation Area. Immediately to the east of the Site is Vesage Court, a fourteen storey residential complex and numerous retail units in more modern style with large tinted glazed facades.



Overview of the site, including the outline for 2 Waterhouse Square (green), as well as 1 Waterhouse Square (pink) and 3 Waterhouse Square (purple)



View of 2 Waterhouse Square from Brooke's Market



View of 2 Waterhouse Square from Greville Street

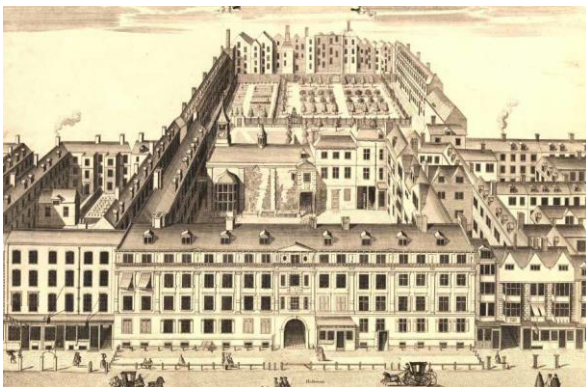
HISTORY OF THE SITE

The site was first developed as Furnival's Inn in c.1383 when William de Furnival, leased a boarding facility to Clerks of Chancery, who prepared writs for the King's Courts. By the 15th century it had become a preparatory school for students wishing to be called to the bar by the Inns of Court.

In 1828, Furnival's Inn was rebuilt as apartments, where Charles Dickens briefly stayed as he was writing the Pickwick Papers.

The site was redeveloped again in 1879 and was bought by Prudential Assurance Company in 1888. It was redesigned by Alfred Waterhouse, who had also designed the Natural History Museum. In the 1930s the building was renovated by the Architect E.M. Joseph, and in 1972 was granted Grade II* listed status.

The site was then expanded in 1993 to create 2 Waterhouse Square, providing more office space to help meet an ever-growing demand.



Furnival's Inn, engraving from c. 1720



The rebuilt Furnival's Inn, by architect Thomas Hosmer Shepherd, in 1828



THE PROPOSALS



View of the proposals from Greville Street

The proposals for the site are to:

- **Preserve the building's historic commercial use by refurbishing and extending the building**, providing exceptional, flexible office spaces built up to modern standards. This will be achieved through a single storey extension, which will be sensitively designed to minimise the impact to views from passers-by and neighbours to the site.
- **Future proof the building** and ensure it meets the standards that businesses expect, through delivering an all-electric building, re-using as many of the existing materials we can, and by attaining the highest sustainability standards possible.
- **Provide space that complements and supports the Leather Lane Market traders.**
- **Consider the historic nature of the area through exceptional design**, creating a building that better interacts with the rest of Waterhouse Square and Brooke's Market, and sits more sensitively within its wider setting.
- **Provide community spaces** that everyone can enjoy, such as a new café or restaurant.
- **Improve public spaces and accessibility to neighbouring streets and nearby landmarks** such as Leather Lane Market by providing new entrances through Greville Street and improving the courtyard areas that the buildings overlook.



3. OUR APPROACH

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LCA was appointed by the Applicant to lead a programme of consultation on the proposals. This was undertaken alongside consultation with planning officers and statutory consultees.

The objectives of the consultation were:

- a. **To conduct a targeted consultation**, engaging with the residents living closest to the site, including through various resident and community organisations, as well as local politicians and businesses.
- b. **To clearly explain the aims behind the proposals** and how they would benefit the area, exhibiting all the proposals with as much detail as available at the time.
- c. **To be honest and up front**, not least about the issues that are known to be of interest to residents already, including height, scale and massing, as well as disruption to the local community from construction work.
- d. **To provide opportunities for people to express their views** through various communications channels, including meetings, in-person drop-ins, stakeholder meetings and freephone and email correspondence.
- e. **To ensure the Applicant and consultant team engaged directly with the public**, reflecting how committed the team is to consultation and understanding people's views.
- f. **To work closely with planning officers and councillors as well as the Greater London Authority**, so that they are aware of the proposed development, key consultation activities and outcomes.

CONSULTATION TIMELINE





4. CONSULTATION ACTIVITIES

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This section details all the consultation activities undertaken in advance of submitting the planning application for the proposals.

The London Borough of Camden and the GLA has also been consulted and involved in the design throughout the development of the scheme and have been kept up to date on our public consultation plans.

A length of time was allowed for after the consultation for the design team to reflect on feedback and make amendments to the proposals in response where appropriate.

PUBLIC CONSULTATION (MARCH-JULY 2023)

The public consultation took place between March and June 2023 and set out the site context, the Applicant's vision for the site and the proposed designs. The consultation activities undertaken re set out below and are detailed throughout his section.

Consultation activities included:

- A consultation website was set up, 2waterhousesquare.co.uk, with comprehensive information on the proposals and a digital survey to collect feedback. The website has been viewed 693 times by 305 people.
- A flyer/newsletter sent to 4,882 local residents and businesses, in an area surrounding the site that was agreed with planning officers.
- Newspaper adverts in the Camden New Journal on 7 and 14 April.
- Public drop-in sessions for Leather Lane Market traders and members of the public on 26 April, attended by 26 people.
- Seven meetings with political and community stakeholders to discuss the proposals and listen to feedback in more detail.

STAKEHOLDER ENGAGEMENT

An introduction email was sent by email on 31 March to our key stakeholders for the site in order to introduce the applicant and the proposals, as well as information on the scheme and the project website, the dates of the public drop-in, and the offer of a separate briefing if desired. This can be seen in Appendix A.

This stakeholder list was developed by LCA at the start of the project to ensure the widest possible consultation, and added to throughout the pre-application process where needed. The full list of these stakeholders is set out in the table below in Figure 1, and were kept updated on the progress of the project throughout consultation.

Type	Name	Role
POLITICAL STAKEHOLDERS	Cllr Sue Vincent	Holborn and Covent Garden Ward Councillor (LB Camden)
	Cllr Julian Fulbrook	Holborn and Covent Garden Ward Councillor (LB Camden)



	Cllr Awale Olad	Holborn and Covent Garden Ward Councillor (LB Camden)
	Cllr Danny Beales	Cabinet Member for New Homes, Jobs and Community Investment (LB Camden)
	Cllr Adam Harrison	Cabinet Member for a Sustainable Camden (LB Camden)
	Cllr Georgia Gould	Leader of the Council (LB Camden)
	Cllr Pat Callaghan	Deputy Leader and Cabinet Member for Safer Communities (LB Camden)
	Cllr Nasim Ali	Mayor of Camden (LB Camden)
	Cllr Heather Johnson	Chair of Planning Committee (LB Camden)
	Martin Pratt	Deputy Chief Executive & Executive Director Supporting People (LB Camden)
	Neil Vokes	Director of Development (LB Camden)
	Jeremy Shapiro	Head of Community Investment and Regeneration (LB Camden)
	Dan Pope	Chief Planning Officer (LB Camden)
	CC George Abrahams	Farringdon Without ward member
	CC John Absalom	Farringdon Without ward member
	CC Caroline Addy	Farringdon Without ward member
	CC Gregory Jones KC	Farringdon Without ward member (Alderman)
	CC Gregory Lawrence	Farringdon Without ward member
	CC Charles Edward Lord OBE JP	Farringdon Without ward member (Deputy)
	CC Paul Martinelli	Farringdon Without ward member
	CC Wendy Mead	Farringdon Without ward member
	CC Ruby Sayed	Farringdon Without ward member
	CC Oliver Sells KC	Farringdon Without ward member
	CC William Upton KC	Farringdon Without ward member
	CC Shravan Joshi	Chair of Planning & Transportation Committee
	CC Christopher Hayward	Chair of Policy & Resources Committee
	Sir Keir Starmer	MP for Holborn and St Pancras
	Anne Clarke AM	Barnet and Camden AM
	Emma Best AM	Deputy Chair of the Planning and Regeneration Committee
	Elly Baker AM	Planning and Regeneration Committee Member
	Siân Berry AM	Planning and Regeneration Committee Member
	Andrew Boff AM	Planning and Regeneration Committee Member
	Roger Freeman	LB Camden Heritage Champion
COMMUNITY GROUPS	Paul Crozier	Holborn Community Association
	Alexander Jan	Central District Alliance



	Debbie Akehurst	Central District Alliance
	Gordon Brockie	Central District Alliance
	Lucy Minyo	Central District Alliance
	Rasheeda Graham	Urban Community Projects, Camden
	John Chamberlain	London Cycling Campaign
		Chancery Lane Association
		Midtown Business Club
	Aaron Finn	Hatton Garden BID
	Linda Archibald	Gamages Tenants and Residents Association
		Gamages Tenants and Residents Association
		Langdon House Tenants and Residents Association
		Gooch House Tenants and Residents Association
		Chancery Lane Association
		The Gemmological Association of Great Britain
	Walter Hand	The Friends of Lincoln's Inn Fields
SCHOOLS	Rebecca Harris	St George the Martyr CofE Primary School
	Gwen Lee	Christopher Hatton Primary School
	Rebecca Hughes	St Alban's CofE Primary and Nursery School
	Andrew Green	Elizabeth School of London
		Lakewood Business School
	Lynette Cooper	St George's International School of English
	Matt Lilley	Hult International Business School
	Graham Gaddes	BPP University London Holborn
		Gresham College
		Arden University
		Anglia Ruskin University, London - Farringdon Building
BUSINESSES GROUPS	Tim Driscoll	Friends of Leather Lane Market
	Jean-Paul Heppell	Camden Council Market team
OTHER		Holborn Mosque
		Gray's Inn Chapel
		St Alban the Martyr Church
		St. Etheldreda's RC Church
		St Andrew's Church
		City Temple Church
		St. Peter's Italian Catholic Church

Figure 1: List of stakeholders kept updated during the consultation



Stakeholder meetings

In response to the stakeholder emails sent out to the stakeholders listed in Figure 1, the applicant arranged briefings with the project team on the proposals for all those that requested them.

These meetings, held either virtually or in-person, were attended by the Applicant and the architect, who gave a presentation on the emerging designs and then sought feedback and answered questions from the stakeholder, as well as briefings held ahead of the submission of the application.

These meetings, held between 25 April and 2 August, are detailed below.

Stakeholder	Date	Topics of discussion
Camden Markets Team	Three meetings taken place on Tuesday 25 April, 11am-12pm, Wednesday 10 May, 10-11am, and Tuesday 6 June, 2.30-3.30pm	Multiple meetings held to help develop market offer with input of Markets Team
	Wednesday 2 August	Further meeting had to update on the proposals ahead of submission of the application.
Central District Alliance	Tuesday 25 April 3.30-4.30	The team followed-up after the drop-in to discuss the developing aspects for the Market offer.
	Friday 28 July, 2-3pm	Further meeting had to update on the proposals ahead of submission of the application.
John Chamberlain, Camden Cyclists	Wednesday 24 May, 2-3pm	Construction and traffic issues
Cllr Awale Olad, Ward Councillor, Camden	Tuesday 6 June, 11am-12pm	Briefing on proposals and review of impacts to residents
Camden Council	Friday 9 June: Site visit- 10:30-11am Meeting- 12-13.30pm	Design Review Panels to review the proposals
Camden Council officers	Monday 17 April	Gerald Eve and Bethany Cullen catch up
	Friday 5 May	Gerald Eve, Orms, CO-RE and Camden Catch up re CoL
	Tuesday 13 June	Gerald Eve and Camden Council officers catch up
	Wednesday 7 July	Orms, Gerald Eve, CO-RE, WT Partnership attended pre-app wrap-up meeting with Camden Council officers

PROMOTION



Consultation website

Our consultation website for the proposals, 2waterhousesquare.co.uk, was launched at the start of the first phase of consultation on 31 March 2023. It included detailed information on the site, its planning history and the proposals, as well as information on the project team, and a digital survey for neighbours to submit their feedback to the Applicant.

Flyer

At the same time as the website was launched, a two-sided A5 flyer was sent via door-to-door delivery to 4,882 local addresses around the site on 1 April 2023. The flyer is shown in Appendix B and its distribution area is shown in Appendix C. Both are also shown below.



A5 flyer

Flyer distribution area

The flyer/newsletter introduced the site and the Applicant, and explained that the project team are developing proposals for the site. It invited the public to visit the consultation website to find out more and give feedback, and also asked them to attend our drop-in session, with a map on the back page showing the site and the exhibition venues.

Local newspaper advertising

At the same time as the flyer was launched, the applicant also started an advertising campaign to raise awareness of the consultation locally. An advert was placed in the Camden New Journal, which promoted the website and the dates of the consultation events. The advert ran for two weeks in the newspaper, on 7 and 14 April.

Email inbox and freephone line



At the launch of consultation, a freephone line and email address was set up, for the public to write to or speak with the project team regarding the scheme. At all times before planning submission, our consultation inbox and freephone line was monitored to respond to any residents who got in touch with us. The promotional materials included these contact details for members of the public to contact us with any questions or feedback.

The project team have responded to every neighbour or stakeholder who has contacted us with feedback or questions regarding the scheme. All emails have been replied to with substantive responses or answers to questions about the scheme. No phone calls regarding the scheme were received. Feedback from this correspondence is documented in Section 5.

CONSULTATION EVENTS

In-person public exhibition

Our in-person public exhibition events consisted of a public drop-in event, which was preceded by a preview event for market traders from the Leather Lane Market. Both events took place on Wednesday 26 April during the afternoon and evening so that people who both lived and worked locally were able to attend.

Date	Time	Number of attendees
Market Traders' drop in	3 – 4.30pm	13
Public drop-in	4.30 – 7pm	13
Total	5 hours	26

The exhibition was held at the [St Alban the Martyr](#) Church, 18 Brooke Street, London, EC1N 7RD. The venue was chosen due to its proximity to the site and ease for nearby residents to access. In addition, the location was well signposted around the venue with an A-board and posters providing signage. The venue was fully accessible to the disabled, and a map showing the venue location was printed on our flyers and website.

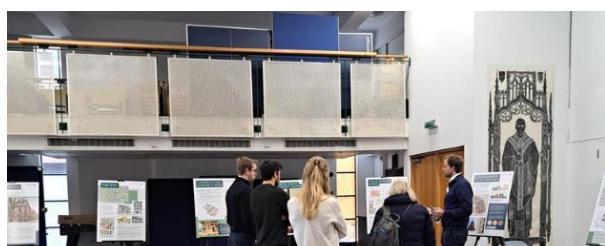
The revised proposals were displayed on a series of 11 exhibition boards (A1 and A0 size), setting out in detail the proposals and introducing the site, its constraints and the planning history. These boards are shown in Appendix D. After the exhibition, they were uploaded to our consultation website for the public to view online and download.

Also provided were A5 comments cards (shown in Appendix E) for attendees to leave their contact details and comments.

Attendees at the exhibition included the Camden Markets team, traders from the Leather Lane market, representatives from the Gamages Tenants & Residents Association, and the Central District Alliance.

The feedback from the exhibition, both verbal feedback and written, as well as feedback from the stakeholder meetings that took place, is summarised in Section 5 of this document.

Ahead of the exhibition, a reminder email was sent to key stakeholders and is shown in appendix F.





Images from public exhibition event on
Wednesday 26 April

Post-exhibition follow-ups

Following the public exhibition, a follow up email was sent to key stakeholders on 19 May, as shown in Appendix G. This provided a reminder of the plans and provided a link to the feedback survey and website. A similar email was also sent to those who had signed up for email updates on the same day and is shown in Appendix H.

A similar email was sent on the same day, offering a meeting to the local ward councillors. This is shown in Appendix I.

CMP Consultation

On 22 July, a letter was issued to key stakeholders and those who had signed up for email updates. It launched a separate 14-day consultation on the Construction Management Plan for the proposals, should planning permission be granted. It is detailed in Appendix J.



5. FEEDBACK



5. FEEDBACK

This section includes a summary and analysis of all feedback received throughout the pre-application consultation period.

Following the consultation, all comments received were analysed and fed back to the project team to inform the designs for the site. In addition, any questions asked were responded to by the team.

Aside from the main consultation activities, feedback has also been received by email. The Applicant has endeavoured to respond in detail to all comments and questions received.

SURVEY RESULTS

Our digital survey was open on our consultation website on 31 March 2023, which featured five questions focused on what the local community would like to see the site deliver, in terms of uses and public spaces, as well as the space for Leather Lane Market traders. Three digital surveys were completed. These questions were replicated for the physical feedback forms.

Respondents to the feedback survey were asked five questions:

- *What are your thoughts on our proposals for 2 Waterhouse Square?*
- *What improvements would you like to see to the surrounding roads and pavements?*
- *What do you think of our plans to provide space for the Leather Lane Market*
- *What do you think about providing a new space such as a café or restaurant? Let us know if there's something else you'd like to see in this space.*
- *Please let us know any other thoughts on our proposals.*

A summary of the themes of feedback received via the feedback surveys and the emails received via the consultation inbox are as follows:

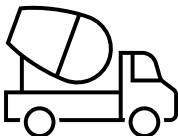

Theme	Frequency
Construction impact	5
Lack of consideration of impact on local residents/won't benefit local people	2

Project timeline	2
Lack of understanding of proposals	1
Lack of sustainability credentials	1
Reduce concrete in the building	1
Use timber	1
Include auditorium and work with Gresham College on this	1
Air pollution impact	1
Improve the cleanliness of the area	1
Noise	1
Residents do not need cafes or restaurants	1
Would like to see launderette	1
Would like to see secondary school	1
Question about setting up CLG	1
Question about how flyers accessed their building	1
Information is incorrectly labelled in materials	1
Market has enough space	1
Proposals will not benefit local people	1
Site working hours query	1
Query about consultation with local ward councillors	1
Pleased with refurbishment option	1
Welcomes new access to Greville St	1

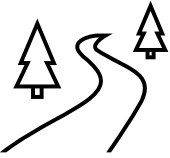
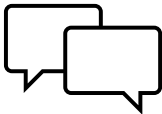


VERBAL FEEDBACK

The drop-in sessions were attended by 26 people, held over a day at the [St Alban the Martyr](#) Church, located near to the site. The applicant and project team had detailed discussions with many attendees about the proposals during these events.

A summary of the key themes that arose from the verbal feedback is summarised below:

 <p>Construction impact and impact on local residents</p>	<ul style="list-style-type: none"> Concerns about construction lorries coming to the site. Questions over the extent of demolition – refurbishment and retaining the building was received well, especially when describing how this could mean reduced impact of construction of local people. There were concerns over length of construction and impacts of bins and ASB for local residents.
 <p>Market trader space</p>	<ul style="list-style-type: none"> The idea of more market pitches was received well, meanwhile the idea of rotating pitches traders were unsure of, as regulars may think they would no longer be trading if they weren't in the same place. Preparation kitchens, charging points and more storage were the main points the traders wanted to see, and which received the most enthusiasm. Vans deliveries are a real issue for the Leather Lane market.



	<ul style="list-style-type: none">• Traders were less sure about having an indoor restaurant as this would create new competition and draw away potential customers.• Ideally, they'd like to scale back the extension on the street so that it doesn't impede on the market.• They were keen for the team to work with the markets team to make things better, attract more customers and custom to the area.
 Public Space	<ul style="list-style-type: none">• Some liked the idea of improving accessibility to the site – getting more people back into the office will mean more people and bring more buzz to the area.• Some asked if the team could introduce some play space and something that will mean families and young people enjoy the area, but that avoided any new ASB.
 Consultation	<ul style="list-style-type: none">• Attendees were unsure of how light the renders were and wanted to look at a developed image to make a proper judgement on how it looks, but like the ideas and rationale for it.
 Brookes Market	<ul style="list-style-type: none">• There was a general feeling that Brookes Market was a lost opportunity and that anything to bring people there would be good.
 Hazardous materials	<ul style="list-style-type: none">• Questions over whether asbestos surveys had taken place and on hazardous materials.

A full breakdown of how the Applicant has responded to these themes of feedback and all other questions raised during the consultation can be seen in Section 6.



6. RESPONDING TO FEEDBACK AND DESIGN EVOLUTION

6. RESPONDING TO FEEDBACK AND DESIGN EVOLUTION

At the end of the public consultation, LCA reported all feedback received back to the design team for review and consideration. This informed the design process following the consultation, and resulted in changes to the scheme in response to community feedback.

This resulted in a continuous design evolution of the proposals during the pre-application stage, in parallel with the pre-app meetings being undertaken with planning officers.

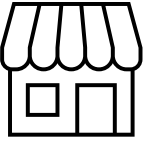
RESPONSES TO FEEDBACK

Feedback received from the public consultation exercises, set out in Section 5, led to a number of changes to emerging proposals, and influenced the type of uses and public spaces proposed by the applicant for the site.

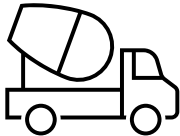
These changes comprise:

- Removing the extension out into Leather Lane and bringing the façade brought back to existing line.
- Public realm improvements around Greville Street entrance and a vision for expanding into the wider public realm.

Other common topics raised during the consultation, and the applicant's response, are shown in the table below.

Summary of common feedback theme	Applicant response
 <p>Market trader space</p> <p>There were comments about the market trader space, with the idea of more market pitches was received well.</p> <p>The traders were unsure about the idea of rotating as regulars may think they would no longer be trading if they weren't in the same place.</p> <p>Preparation kitchens, charging points and more storage were the main points the traders wanted to see, and which received the most enthusiasm.</p>	<ul style="list-style-type: none">• We want to support Leather Lane Market by providing spaces that could be used for traders to help increase footfall and secure its future.• We have been working closely with the Camden Markets team and Central District Alliance to allow for support for the Leather Lane Market in the future outside the red-line boundary of the site for years to come. This could include:<ul style="list-style-type: none">○ Additional signage, wayfinding and lighting○ Further electrical points○ Improved layout of stalls



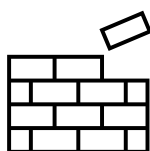
<p>There were comments that van deliveries are a real issue for the Leather Lane market.</p> <p>Traders had a couple of concerns about the proposals creating more competition and drawing away potential customers.</p> <p>Traders said that, ideally, they'd like to scale back the extension on the street so that it doesn't impede on the market and were keen for the team to work with the markets team to make things better, attract more customers and custom to the area.</p>	
 <p>Impact on local residents during construction</p> <p>There were concerns about HGVs, the extent of the demolition and construction timelines, as well as about litter and Anti-Social Behaviour once completed.</p> <p>There were also concerns about noise and cleanliness.</p> <p>There were also questions about site working hours and the project timeline.</p>	<ul style="list-style-type: none">• If we receive planning consent, we will ensure all construction works are undertaken will be aligned with LBC and the GLA's guidance.• We will also set up a construction working group (CWG) with local residents and representatives so that any issues during construction can be reported directly to the team and dealt with in a timely and efficient manner.• We will also look at hosting events and forums that local people will be invited to, in order to provide more insight into what's going on, and future planned works as further ways local people can engage with us directly.• A Construction Management Plan will be submitted to the council ahead of any demolition or construction works, which will detail how the process will be managed, and will be consulted on with the local community.• We will work closely with future construction partners to mitigate any potential impact on the local community. We expect all operations will take place within normal working hours. As and when works are required to take place outside of these hours, advanced notice will be given to residents and local businesses.• Monitoring equipment for noise, dust and vibration will also be installed across the sites to ensure they do not exceed policy guidelines. They will provide real-time responses to the project team, so they can take the appropriate actions quickly to resolve any issues or disturbances.• Should we receive planning permission, we would want to start construction in 2025, and envisage that works would be completed in eighteen months, so hopefully this would be a quicker programme compared to other schemes that you've been close to.



Sustainability

There were concerns about the sustainability credentials of the proposals, though there was positive feedback about the refurbishment, rather than redevelopment of the building.

- We want to future proof the building and ensure it meets the standards that businesses expect, now and in the future.
- We will be making 2 Waterhouse Square an-electric building, which will greatly enhance the efficiency of the building and significantly enhance the entire Waterhouse Square estate which is part of the same Building Services system.
- The building design is adopting a holistic approach to sustainability. Energy, material and water consumption will be optimised throughout, including reusing materials from the existing building.
- The existing building structure is also being retained to reduce the level emissions through the construction of the building, while new facades will improve levels of daylight as well as the overall efficiency of the building.
- Furthermore, the internal spaces will be adaptable for future users to meet wellbeing and comfort demands both now and in the future.
- We will also be:
 - Targeting BREEAM 'Excellent' against the BREEAM Refurbishment and Fit-Out 2014 Scheme, with an aspiration to achieve 'Outstanding'
 - Targeting WELL Core 'Gold', with an aspiration to achieve 'Platinum' – Which evaluates how effectively the building's design and operational measures address factors that affect the health and well-being of its occupants.
 - Operational energy will be measured and verified once construction is complete so that the building continues to meet the highest standards possible.
 - Targeting an EPC rating of B

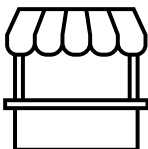



Materials

There were questions about the type of building materials used, and an ask for timber and less concrete to be used.

- We will draw inspiration from materials and styles of all the different buildings found within the area, including key architectural features such as roofs, chimneys, windows, corners and plinths, in order to celebrate the buildings that characterise this area.
- We'll also be taking a fabric-first approach and re-using as many of the existing materials as we can, such as the structural frame and foundations, so that we don't needlessly waste materials. We do also have a number of other accreditations we are targeting,



	<p>including WELL Core 'Gold' and a five star rating from NABERS UK.</p> <ul style="list-style-type: none">• In terms of the façade of the building, we will reuse as many of the original buildings structure and materials where possible. We are exploring how the granite could potentially be re-used on site. The granite could be incorporated into 'waste based' bricks and used in the new façade.
 <p>Building use</p> <p>There were a number of suggestions for the use of spaces within the building, including calls for an auditorium, with cooperation with Gresham College, as well as calls for a laundrette and secondary school.</p> <p>There was also a comment about not needing any new cafes or restaurants.</p>	<ul style="list-style-type: none">• 2 Waterhouse Square will be a high-functioning and efficient office building, whilst providing a number of other improvements to enhance the experience for neighbours preserving the buildings historic commercial use.• We want to preserve the historic commercial use of this site by delivering new and flexible office spaces that can meet the demands of the future, with a single storey extension that will be sensitively designed.• This will strengthen the area as a great location for businesses to call home, with offices that are of the highest modern standards not only in terms of performance, but also efficiency. This will be achieved through delivering an all-electric building that will meet the highest sustainability targets possible.• We're also offering rooftop areas that will include plants and greening for workers to enjoy on their breaks.• We also providing a brand new Class E space which could be used by the community so that everyone can enjoy the building, such as a new café, auditorium, or restaurant. We are still considering feedback received through the consultation on what use this will entail and feed back to the community in the future on what this will provide.
 <p>Privacy</p> <p>There was a concern about people using the roof terrace overlooking local resident properties.</p>	<ul style="list-style-type: none">• Thank you for raising your concerns on the privacy to neighbours. We've noted and passed on your feedback to the team to consider.



Public Space

There were positive comments about improving accessibility to the site, in that getting more people back into the office will mean more people and bring more buzz to the area.

Some asked if the team could introduce some play space and something that will mean families and young people enjoy the area, but that avoided bringing any new Anti-Social Behaviour.

- We want to improve accessibility to neighbouring streets and nearby landmarks, as well as the look of these public spaces. We want to connect up the public spaces around the site to support the Leather Lane market and provide a better journey for visitors.
- We think that Brooke's Market could be transformed into an attractive public space through carefully designed seating and street furniture.
- Accessibility will be improved to the site through new entrances on Greville Street.
- This will mean an easier journey for people moving from 2 Waterhouse Square through Leather Lane Market and beyond. We hope this will also help to support the long-term business of the market.
- We will also improve the courtyard areas that the buildings overlook so that people want to stay and spend time, which will bring life to these spaces and allow more people to see and enjoy this listed building.
- We also want to create more of a distinction between the more modern 2 Waterhouse Square and the rest of the historic Waterhouse Estate, creating a new link and entrance between the two buildings.



Brooke's Market

There were comments that Brookes Market was a lost opportunity and that anything to bring people there would be good.

- We think that Brooke's Market could be better integrated with Leather Lane Market to encourage more people to the area and that it could be transformed into an attractive public space through carefully designed seating and street furniture.
- We are continuing to liaise with the local Business Improvement District in order to help establish a vision for the future of the market to ensure Brooke's Market is utilised in a meaningful way for the future.



Hazardous materials

There were questions over whether asbestos surveys had taken place as well as for hazardous materials.

- We have an existing Asbestos register for the building, and any new surveys will also be undertaken prior to any intrusive works to enable any unidentified asbestos to be removed appropriately.

We are committed to maintaining a dialogue with the community, and will continue to respond to any areas of concern as they arise.



7. CONCLUSION



7. CONCLUSION

The Applicant has undertaken an extensive programme of consultation including pre-application discussions with the London Borough of Camden, the GLA, as well as meetings with the site's neighbours, political stakeholders, the local community and interest groups through the public consultation.

The Applicant has carried out a thorough consultation with a range of digital and physical consultation methods, including face-to-face events and both in-person and online meetings. The dedicated consultation website was kept updated with the latest information on the scheme and an email address and phone number was provided to contact the Applicant and the project team.

The consultation was advertised through a mix of digital and physical promotion, including flyers, letters, newspaper adverts and email. Those who were not confident using the internet were sent a flyer on the proposals via the post and were able to give feedback over the phone, in written form or at our in-person public exhibition if they preferred. In particular, the Applicant has engaged with Camden officers, market traders and local people.

Overall, the feedback received shows that the main concern was about construction impact and the impact of the proposals on local people. There was also support for the scheme, and suggestions for what could be included in the buildings.

Following the public consultation, the applicant made considerable efforts to amend the scheme in collaboration with the local community and market traders. This has included removing the extension out into Leather Lane and bringing the façade brought back to existing line, as well as providing public realm improvements around Greville Street entrance and a vision for expanding into the wider public realm. Furthermore, we are working closely with the Camden Markets team and Central District Alliance to allow for support for the Leather Lane Market in the future outside the red-line boundary of the site for years to come.

The Applicant has committed to maintaining close engagement with the local community after the application has been submitted and throughout the planning and construction process. This will include the establishment of a Construction Working Group (CWG) to manage construction and ensure the community are kept updated on the progress of the scheme.

The Applicant would like to thank all members of the local community and others who have taken the time to participate in the consultation, ask questions and provide feedback to the project team.



8. APPENDIX

8.APPENDIX

Appendix A: Consultation launch stakeholder email

Proposals for 2 Waterhouse Square



To whom it may concern,

I am writing to you on behalf of The Prudential Assurance Company Limited (c/o M&G Real Estate), who are bringing forward proposals to comprehensively refurbish and extend 2 Waterhouse Square as part of our wider masterplan for the site.

As you may know, the historic Waterhouse Square is located on the A40 Holborn, opposite Chancery Lane Station, and consists of three buildings. The newest of these buildings, at 2 Waterhouse Square, was built in 1993 and is currently vacant. It currently does not meet modern standards, particularly in relation to Environmental, Social and Governance (ESG), and is thus not fit for purpose.

Our designs will provide new and improved employment space, which will mean not only that the offices become occupied but will significantly boost the local economy. We are also looking at incorporating space within the Estate that the community can enjoy. We can achieve this through a sensitively extending the building by one storey, as well as providing roof terrace areas for office users.

Through comprehensively refurbishing the building, we also think there is a fantastic opportunity to improve how it interacts with the other buildings on Beauchamp Square while enhancing and complimenting the historic Hatton Garden conservation area. We will also improve accessibility to neighbouring streets and nearby landmarks such as Leather Lane Market by providing new entrances through Greville Street.

We have launched a public consultation to invite local people to view our designs for the proposals, which has included the launch of a dedicated website at www.2waterhousesquare.co.uk/, as well as an in-person drop-in on Wednesday 26 April, 4.30 – 7.30pm at [St Alban the Martyr Church](#) so that people can come and talk to us. We have promoted these through a promotional flyer which we are sending to community stakeholders as well as over 4,800 local addresses.


If you are interested in talking to us further, we would welcome the opportunity to meet with you to discuss our thinking and share our design concepts with members of the project team. If this would be of interest to you, please do let me know when you are available for a meeting in person or online and we would be happy to arrange at a time of your convenience.

Otherwise, please do share this leaflet with your networks in case there are other people who may be interested in this project, and if you have any other questions, please don't hesitate to let us know.

I look forward to hearing from you.

Yours sincerely,

Appendix B: Flyer



CO-RE
M&G
Real Estate

HAVE YOUR SAY ON THE PROPOSALS FOR THE REFURBISHMENT OF 2 WATERHOUSE SQUARE

M&G Real Estate, the owner of the site, and Development Manager CO-RE, are pleased to bring forward proposals to comprehensively refurbish and extend 2 Waterhouse Square.

Currently, 2 Waterhouse sits vacant and unused. Our proposals are not only to provide new office spaces in line with modern standards, but also to improve how it interacts with the other buildings on the square through sensitive design. This will also improve accessibility to neighbouring streets and nearby landmarks such as Leather Lane Market by providing new entrances through Greville Street.

We see the potential to:

- Preserve the building's historic commercial use
- Consider the historic nature of the area through exceptional design
- Provide space that compliments and supports the Leather Lane Market traders
- Provide community spaces that everyone can enjoy, such as a new café or restaurant
- Improve public spaces and accessibility to neighbouring streets and nearby landmarks
- Future-proof the building and ensure it meets the highest sustainability standards possible

To find out how to have your say, please see the reverse page.


HAVE YOUR SAY

We would really appreciate your thoughts on our proposals by leaving your feedback through our online survey, which you can access through our website at www.2waterhousesquare.co.uk

DROP-IN EVENT

If you want to speak to us in more detail, we would love to hear from you at our drop-in event, where you can see our proposals, talk to the project team and leave your feedback.

When: Wednesday 26 April, 4.30 – 7.30pm
Where: St Alban the Martyr Church, 18 Brooke St, London, EC4N 7SD



GET IN TOUCH

For more information, or if you have any questions, you can also contact us through one of the following ways:

☎ 0800 307 7969
✉ 2waterhousesquare@londoncommunications.co.uk
🌐 www.2waterhousesquare.co.uk



Appendix C: Distribution area





Appendix D: Boards

WELCOME

View of how 2 Waterhouse Square could look from Brooke's Market

Current view of 2 Waterhouse Square from Brooke's Market

CO-RE

M&G
Real Estate

M&G Real Estate, the owner of Waterhouse Square, and Development Manager CO-RE, are pleased to bring forward proposals to comprehensively refurbish and extend 2 Waterhouse Square.

This drop-in is your opportunity to view our proposals, learn more about the existing site, and share your thoughts before we submit a planning application to Camden Council.

MEET THE TEAM

M&G Real Estate are the owners of the Waterhouse Square site. Their purpose is to help people manage and grow their savings and investments, responsibly.

WT Partnership are the project managers, and provides project management, cost management & specialist consultancy advisory services for the property & construction industries.

ORMS are the architects for the project. They bring meaningful solutions to urban life, creating modern structures of clarity, beauty, and rigour, delivering a real and positive impact on people's lives.

Gerald Eve are experienced property consultants and chartered surveyors. Their dedicated teams work across the full spectrum of real estate services, providing advice to give clients the confidence to make better business decisions.

LCA are the communications consultants for this project. They are a full-service PR consultancy that delivers campaigns, consultations and content to clients across the built environment sector

LEAVE YOUR FEEDBACK

We want to know what you think about the proposals, so please share your feedback by:

- Talking to one of our team at the event today
- Filling out one of our feedback forms
- Calling 0800 307 7969
- Emailing 2waterhousesquare@londoncommunications.co.uk
- Heading to our consultation website at www.2waterhousesquare.co.uk



THE SITE



Overview of the site, including the outline for 2 Waterhouse Square (green), as well as 1 Waterhouse Square (pink) and 3 Waterhouse Square (purple)

About Waterhouse Square

Waterhouse Square is located on the A40 Holborn, near Chancery Lane Station, and consists of three buildings. It is a Grade II* listed landmark building in the heart of Holborn that takes its name from its original designer, Alfred Waterhouse. It also sits within the Hatton Garden conservation area.

The site is within walking distance of the newly opened Elizabeth Line at Farringdon station. It is next door to Camden's oldest street market at Leathers Lane Market and is also close to Hatton Garden, London's best-known shopping destination for jewellery.



The Waterhouse Square Estate, comprising 2 Waterhouse Square (green) and 1 & 3 Waterhouse Square (pink and purple)



The rebuilt Furnival's Inn, by architect Thomas Hosmer Shepherd in 1828



Charles Dickens's home in Furnival's Inn (1833-36)



Furnival's Inn, engraving from circa 1720



Front Façade of Furnival's Inn in 1754

History of the site

The site was first developed as Furnival's Inn in c.1383 when William de Furnival, leased a boarding facility to Clerks of Chancery, who prepared writs for the King's Courts. By the 15th century it had become a preparatory school for students wishing to be called to the bar by the Inns of Court.

In 1828, Furnival's Inn was rebuilt as apartments, where Charles Dickens briefly stayed as he was writing the *Pickwick Papers*.

The site was redeveloped again in 1879 and was bought by Prudential Assurance Company in 1888. It was redesigned by Alfred Waterhouse, who had also designed the Natural History Museum. In the 1930s the building was renovated by the Architect E.M. Joseph, and in 1972 was granted Grade II* listed status.

The site was then expanded in 1993 to create 2 Waterhouse Square, providing more office space to help meet an ever-growing demand.



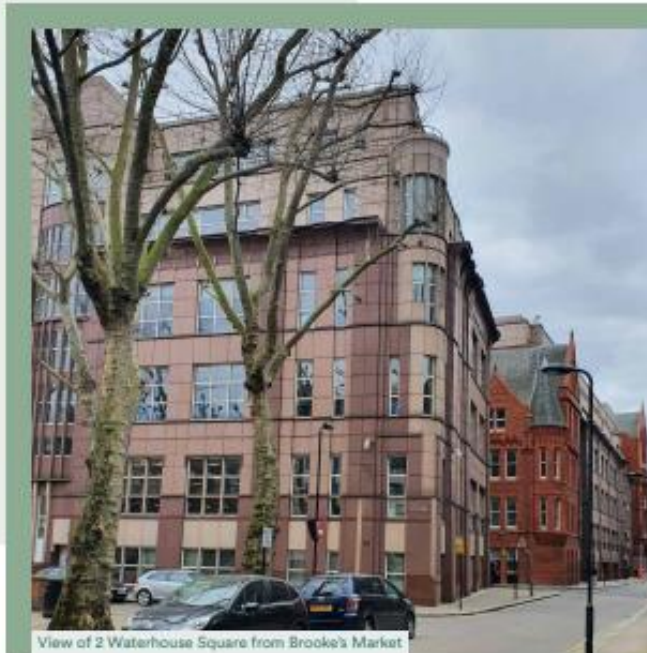
OUR PROPOSALS

CO-RE  M&G
Real Estate

Currently, 2 Waterhouse sits vacant and unused. It is also very inefficient and does not meet modern standards for an office space.

There are therefore a number of opportunities to not only provide new office spaces in line with modern standards, but also to improve how it interacts with the other buildings on the square through sensitive design:

- The market along Leather Lane creates a vibrant street, and we want to enhance this wherever possible.
- We want to connect up the public spaces around the site to support the Leather Lane market and provide a better journey for visitors.
- Brooke's Market could be better integrated with Leather Lane Market to encourage more people to the area.
- Brooke's Market could be transformed into an attractive public space through carefully designed seating and street furniture.
- We want to transform the existing façade to be more attractive to look at and more in keeping with the Hatton Garden Conservation Area.
- We want to protect and enhance the listed building for future generations.
- There's an opportunity to improve the efficiency and make it more sustainable for the future.



View of 2 Waterhouse Square from Brooke's Market

Our proposals therefore seek to:



Preserve the building's historic commercial use by refurbishing and extending the building, providing exceptional, flexible office spaces built up to modern standards. This will be achieved through a single storey extension, which will be sensitively designed to minimise the impact to views from passers-by and neighbours to the site.



Future proof the building and ensure it meets the standards that businesses expect, through delivering an all-electric building, re-using as many of the existing materials we can, and by attaining the highest sustainability standards possible.



Provide space that complements and supports the Leather Lane Market traders.



Consider the historic nature of the area through exceptional design, creating a building that better interacts with the rest of Waterhouse Square and Brooke's Market, and sits more sensitively within its wider setting.



Provide community spaces that everyone can enjoy, such as a new café or restaurant.



Improve public spaces and accessibility to neighbouring streets and nearby landmarks such as Leather Lane Market by providing new entrances through Greville Street and improving the courtyard areas that the buildings overlook.



COMMERCIAL AND COMMUNITY SPACE

CO-RE  M&G
Real Estate

2 Waterhouse Square will be a high-functioning and efficient office building, whilst providing a number of other improvements to enhance the experience for neighbours preserving the buildings historic commercial use.



We want to preserve the historic commercial use of this site by delivering new and flexible office spaces that can meet the demands of the future, with a single storey extension that will be sensitively designed.



This will strengthen the area as a great location for businesses to call home, with offices that are of the highest modern standards not only in terms of performance, but also efficiency. This will be achieved through delivering an all-electric building that will meet the highest sustainability targets possible.



We're also offering rooftop areas that will include plants and greening for workers to enjoy on their breaks.



There will be a generous provision of long and short stay cycle spaces for workers commuting into the office, as well as high quality changing rooms and showers.



Proposed ground floor layout for 2 Waterhouse Square



Providing new social spaces

We are also looking at providing a brand new space which could be used by the community so that everyone can enjoy the building, such as a new café, auditorium, or restaurant.

What kind of space do you think would benefit the area?
Let us know by talking to us or filling out a feedback form!



POTENTIAL SPACES FOR MARKET TRADERS

CO-RE  M&G
Real Estate



We want to support Leather Lane Market by providing spaces that could be used for traders to help increase footfall and secure its future.

What we've heard so far

From early conversations with market traders at the Leather Lane Market, we've heard a lot of positivity towards more storage spaces for traders at 2 Waterhouse Square.

We've also heard how traders would like access to more electricity and charging points. We are looking at incorporating these in our proposals, along with an improved public realm in front of the new entrance and market hall to improve the experience for traders and bring more footfall to the area.

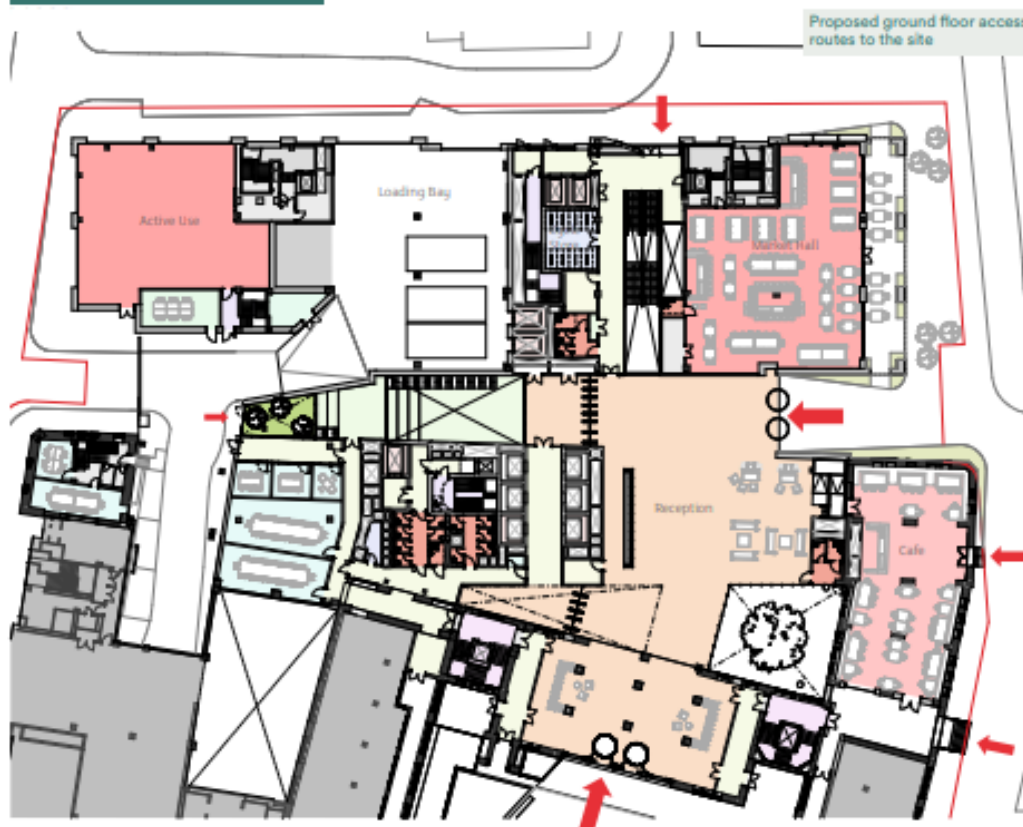


What do you think of our plans to provide spaces for Leather Lane Market?

Let us know by talking to us or filling out a feedback form!

PUBLIC OUTDOOR SPACES

CO-RE  M&G
Real Estate



We want to improve accessibility to neighbouring streets and nearby landmarks, as well as the look of these public spaces.

Accessibility will be improved to the site through new entrances on Greville Street.

This will mean an easier journey for people moving from 2 Waterhouse Square through Leather Lane Market and beyond. We hope this will also help to support the long-term business of the market.

We will also improve the courtyard areas that the buildings overlook so that people want to stay and spend time, which will bring life to these spaces and allow more people to see and enjoy this listed building.

We also want to create more of a distinction between the more modern 2 Waterhouse Square and the rest of the historic Waterhouse Estate, creating a new link and entrance between the two buildings.



What improvements would you like to see to the surrounding roads and pavements?

Let us know by talking to us or filling out a feedback form!



A DESIGN SENSITIVE TO THE LOCAL AREA

CO-RE  M&G
Real Estate

We want to rethink the design of the building and create something that better interacts within the area.

We have conducted a thorough analysis of the Hatton Garden Conservation Area to inform our designs.

We will draw inspiration from materials and styles of all the different buildings found within the area, including key architectural features such as roofs, chimneys, windows, corners and plinths, in order to celebrate the buildings that characterise this area.



Examples of the features in the Hatton Garden Conservation Area that we will be drawing inspiration from in our proposals

Upgrading the existing façade

The existing façade was designed in the late 1980's and constructed in the early 1990's. It was first built using methods that are not up to modern standards and there has been more wear and tear over the years. This means that the façade is very inefficient, with lots of air going through the façade and the building.

We will resolve this by first disassembling the existing façade and improving the existing building fabric, fittings and linings so that the building is warmer and much more efficient.

We will reuse as many of the original buildings structure and materials where possible. We are exploring how the granite could potentially be re-used on site. The granite could be incorporated into 'waste based' bricks and used in the new façade.



Precedent images of materials that could be used



Examples of materials and other buildings we are drawing inspiration from in our proposals.



A CONSIDERATE DEVELOPMENT

We will ensure that we are considerate to neighbours throughout construction and on completion.

Construction

Construction waste will be minimised through adoption of pre-fabrication methods where possible. We will produce a Site Waste Management Plan (SWMP) that will be submitted as part of the planning application which will outline targets for minimising waste and diverting materials from landfill. This will also mean that building materials and waste will be reused on-site as much as possible.

As we are retaining the main structure of the building, we are anticipating excavation waste to be low, however we will make sure to minimise disruption as much as possible through the SWMP.

We'll also set up regular monitoring devices to report on levels of noise and dust so that they are within acceptable levels and don't impact on local people. This, and other measures, will be submitted as part of the Construction Management Plan (CMP) that will be submitted as part of the planning application.

We will also set up a CWG with local residents and representatives so that any issues during construction can be reported directly to the team and dealt with in a timely and efficient manner.

We will also look at hosting events and forums that local people will be invited to, in order to provide more insight into what's going on, and future planned works as further ways local people can engage with us directly.



Servicing and deliveries

Currently, the loading bay for 2 Waterhouse Square is very constrained, with lots of columns and structures impeding deliveries. This means that there are also a very limited number of deliveries able to take place on site (between five and 14 vehicles entering the service yard per day).

Our new strategy includes a new vehicle bay for refuse vehicles, two new vehicle bays for loading and deliveries, and new service bays on the existing car park ramp.

These will significantly improve the turning zone inside the building so that deliveries can take place quicker and more efficiently without the need for trucks to turn on residential roads. This will also mean less traffic on local roads.



SUSTAINABILITY

CO-RE  M&G
Real Estate

Futureproofing the building and improving efficiency.

We want to future proof the building and ensure it meets the standards that businesses expect, now and in the future.

We will be making 2 Waterhouse Square an electric building, which will greatly enhance the efficiency of the building and significantly enhance the entire Waterhouse Square estate.

The building design is adopting a holistic approach to sustainability. Energy, material and water consumption will be optimised throughout. The existing building structure is also being retained to reduce the level emissions through the construction of the building, while new facades will improve levels of daylight as well as the overall efficiency of the building. Furthermore, the internal spaces will be adaptable for future users to meet wellbeing and comfort demands both now and in the future.

We'll also be:



Targeting BREEAM 'Excellent' against the BREEAM Refurbishment and Fit-Out 2014 Scheme, with an aspiration to achieve 'Outstanding'



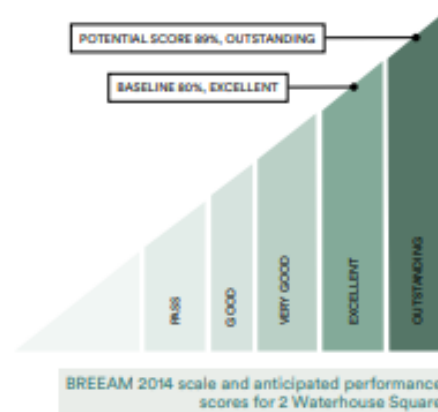
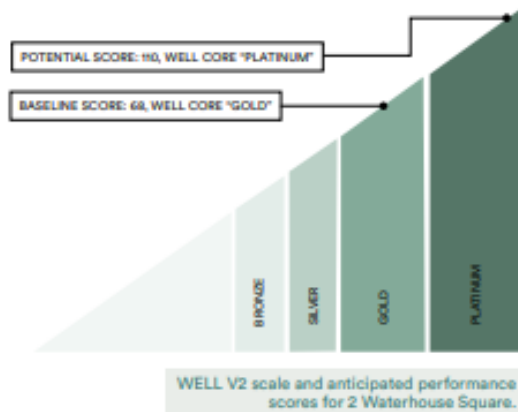
Targeting WELL Core 'Gold', with an aspiration to achieve 'Platinum' – Which evaluates how effectively the building's design and operational measures address factors that affect the health and well-being of its occupants.



Operational energy will be measured and verified once construction is complete so that the building continues to meet the highest standards possible.



Targeting an EPC rating of B.





KEY VIEWS

CO-RE  M&G
Real Estate

We are proposing to refurbish and extend the exterior of the building by one storey, which would be visible from several streets in the area and allow for the creation of a best-in-class roof terrace.

View of 2 Waterhouse Square from Brooke's Market



View of 2 Waterhouse Square from Greville Street





HAVE YOUR SAY

CO-RE  M&G
Real Estate



Timeline



THANK YOU FOR ATTENDING TODAY.

We want to know what you think about the proposals, so please share your feedback by:

-  Talking to one of our team at the event today
-  Filling out one of our feedback forms
-  Calling 0800 307 7969
-  Emailing 2waterhousesquare@londoncommunications.co.uk
-  Heading to our consultation website at www.2waterhousesquare.co.uk





Appendix E: Comments cards

2 WATERHOUSE SQUARE FEEDBACK FORM

Thank you for attending our event today.

We'd love to hear your thoughts and feedback on our proposals
for 2 Waterhouse Square

About you

Name

Email

Phone

Postcode

What is your relationship to the site?

☐ Local resident

☐ Local worker

☐ Market trader

☐ Visitor

☐ Other (please specify)

☐ I agree to be kept up to date with the 2 Waterhouse Square plans. We will keep your information on file until the project is complete. We will not pass your details to any third party and you can be removed from the mailing list by contacting 2waterhousesquare@londoncommunications.co.uk. For more information on our privacy policy please visit londoncommunications.co.uk/privacy-policy.

1. What are your thoughts on our proposals for 2 Waterhouse Square?

2. What improvements would you like to see to the surrounding roads and pavements?

CO-RE  M&G
Real Estate



3. What do you think of our plans to provide spaces that could be used for the Leather Lane Market?

4. What do you think about providing a new space such as a café or restaurant? Let us know what you'd like to see here.

5. Please let us know if you have any thoughts on our proposals in the box below



Appendix F: Exhibition reminder email to stakeholders

RE: Proposals for 2 Waterhouse Square



2 Waterhouse Square

To 2 Waterhouse Square; [redacted]

Reply

Reply All

Forward



Thu 20/04/2023 16:07



CORE.WaterhouseSquare.A5Flyer.PRINT3.230331.pdf
2 MB

Suggested Meetings

Action Items

+ Get more add-ins

To whom it may concern,

I hope you're well? I just wanted to send you a reminder of our upcoming drop-in event for our proposals to comprehensively refurbish and extend 2 Waterhouse Square.

As a reminder, the designs will provide new and improved employment space, which will mean not only that the offices become occupied but will significantly boost the local economy. We are also looking at incorporating space within the Estate that the community can enjoy. We can achieve this through a sensitively extending the building by one storey, as well as providing roof terrace areas for office users.

Our in-person drop-in event is taking place on **Wednesday 26 April, 4.30 – 7.30pm** at [St Alban the Martyr Church](#) so that people can visit us and talk to us about our proposals in more detail. We have promoted these through a promotional flyer as per the attached – and encourage you to attend this and share with your networks.

As a reminder, if you are interested in talking to us further, we would welcome the opportunity to meet with you to discuss our thinking and share our design concepts with members of the project team. If this would be of interest to you, please do let me know when you are available for a meeting in person or online and we would be happy to arrange at a time of your convenience.

Kind regards,

Appendix G: Post exhibition email to key stakeholders

RE: Proposals for 2 Waterhouse Square



2 Waterhouse Square

To 2 Waterhouse Square

Reply

Reply All

Forward



Fri 19/05/2023 16:00

You replied to this message on 22/05/2023 15:28.



CO-RE-Waterhouse-Exhibition-Draft1-Boards.DIGITAL.23.04.25.pdf
11 MB

Hi there,

I hope you've been well. Following my earlier note, I wanted to get in touch with a reminder on the proposals to comprehensively refurbish and extend 2 Waterhouse Square, which are being brought forward by The Prudential Assurance Company Limited (c/o M&G Real Estate).

We recently held a drop-in event for people to view the proposals and come and talk to us. It was great to see so many local people and traders from the Leather Lane Market and hear their thoughts and have their questions answered.

We wanted to let you know that we are still keen to hear people's feedback on the proposals, and would encourage you to leave any feedback through our [online survey here](#).

As a reminder, our proposals are to provide new and improved employment space, which will mean not only that the offices become occupied but will significantly boost the local economy. We are also looking at incorporating space within the Estate that the community can enjoy. We can achieve this through a sensitively extending the building by one storey, as well as providing roof terrace areas for office users.

Details of the full proposals can be found online at www.2waterhousesquare.co.uk and I've also attached a pdf of the boards presented so you can read these if you wish. I would also encourage you to share these details with others you know who may be interested so they can view and give their feedback.

Otherwise if you have any further questions please don't hesitate to let me know, and I hope you have a great weekend.

Many thanks,



Appendix H: Post exhibition email to consultation mailing list

Reminder on proposals for 2 Waterhouse Square



2 Waterhouse Square
To 2 Waterhouse Square

Reply

Reply All

Forward



Fri 19/05/2023 16:58



CO-RE-Waterhouse-Exhibition-Draft1-Boards.DIGITAL.23.04.25.pdf
11 MB

Hi there,

I hope you've been well. I wanted to get in touch with you to thank you to coming to our recent drop-in event on 26 April. It was great to see so many of you view the proposals and come and talk to us

We wanted to let you know that we are still keen to hear people's feedback on the proposals, and would encourage you to leave any feedback through our [online survey here](#).

As a reminder, our proposals are to provide new and improved employment space, which will mean not only that the offices become occupied but will significantly boost the local economy. We are also looking at incorporating space within the Estate that the community can enjoy. We can achieve this through a sensitively extending the building by one storey, as well as providing roof terrace areas for office users.

Full details of the full proposals if you need a reminder can be found online at www.2waterhousesquare.co.uk and I've also attached a pdf of the boards presented so you can read these if you wish. I would also encourage you to share these details with others you know who may be interested so they can view and give their feedback.

Otherwise if you have any further questions please don't hesitate to let me know, and I hope you have a great weekend.

Many thanks,

Appendix I: Post exhibition email to ward councillors

Proposals for 2 Waterhouse Square



Harry Sorensen

To sue.vincent@camden.gov.uk; julian.fulbrook@camden.gov.uk;
awale.olad@camden.gov.uk
Cc 2 Waterhouse Square

Reply

Reply All

Forward



Fri 19/05/2023 17:20



CO-RE-Waterhouse-Exhibition-Draft1-Boards.DIGITAL.23.04.25.pdf
11 MB

Dear Cllrs Vincent, Fulbrook and Olad

I hope you've been well. Following my earlier note, I wanted to get in touch with a reminder on the proposals to comprehensively refurbish and extend 2 Waterhouse Square, which are being brought forward by The Prudential Assurance Company Limited (c/o M&G Real Estate).

We recently held a drop-in event for people to view the proposals and come and talk to us. It was great to see so many local people and traders from the Leather Lane Market and hear their thoughts and have their questions answered. I know we haven't yet had the chance to meet and talk through in more details, but we would really welcome the opportunity to meet with you and discuss the proposals in more detail.

As a reminder, our proposals are to provide new and improved employment space, which will mean not only that the offices become occupied but will significantly boost the local economy. We are also looking at incorporating space within the Estate that the community can enjoy. We can achieve this through a sensitively extending the building by one storey, as well as providing roof terrace areas for office users.

Details of the full proposals can be found online at www.2waterhousesquare.co.uk and I've also attached an information pdf of the boards presented so you can read these if you wish.

Otherwise if you have any further questions please don't hesitate to let me know, and I hope you have a great weekend.

Many thanks,



Appendix J: CMP consultation letter

2 Waterhouse Square: CMP Consultation letter



2 Waterhouse Square
To 2 Waterhouse Square

Reply

Reply All

Forward



Thu 22/06/2023 20:08

You replied to this message on 23/06/2023 09:37.



230619-Waterhouse Square-Neighbourhood Consultation Letter.pdf
871 KB

Action Items

+ Get more add-ins

Dear all,

I hope you're all well. You're receiving this note as we've been engaging with you on CO-RE's proposals for 2 Waterhouse Square.

I wanted to share with you a copy of a consultation letter which has been sent to local residents close to the site regarding community engagement during any construction works should we receive planning permission.

As part of the planning application process, a draft Construction Management Plan (CMP) has been prepared for this project and a copy of the draft CMP is available on request. Following the 14-day consultation period, all comments received will be reviewed and, where practicable, will be used to update the methodology of the draft CMP. Further details and ways to leave your feedback can be seen in the attached letter.

Should you know anyone else who should receive this letter please don't hesitate to let us know and we would be happy to send across accordingly.

Kind regards,

2 Waterhouse Square: CMP Consultation letter - email error



2 Waterhouse Square
To 2 Waterhouse Square

Reply

Reply All

Forward



Fri 23/06/2023 09:37

This message was sent with High importance.



230619-Waterhouse Square-Neighbourhood Consultation Letter.pdf
871 KB

Action Items

+ Get more add-ins

Dear all,

With my sincere apologies as it appears there was a typo in the email for responses for feedback.

To confirm, all emails regarding responses and further information for the Construction Management Plan should be sent to **Ryan Cogan** at rcogan@velocity-tp.com (please title all emails Building 2 Waterhouse Square – Draft CMP comments)

We will make sure that people who received a physical copy of the letter are also notified, and I do apologise for any inconvenience caused.

If you need to get in touch with any other queries please continue to let us know at 2waterhousesquare@londoncommunications.co.uk

Kind regards,

For further information please contact lca@londoncommunications.co.uk, call 020 7612 8480 or visit www.londoncommunications.co.uk.