



**Lowick**

**Fox Court**  
**14 Gray's Inn Road**  
**London**  
**WC1X 8HN**

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Statement of Community Involvement

November 2023

**1 | Statement of Community Involvement – Fox Court**  
Fox Court, 14 Gray's Inn Road, WC1X 8HN



**Lowick**

Borough Yards  
13 Dirty Lane  
London, SE1 9PA

[contact@lowickgroup.com](mailto:contact@lowickgroup.com)  
+44 (0) 203 633 0763

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## **1. Introduction**

- 1.1.1. This Statement of Community Involvement (SCI) has been prepared by Lowick to accompany an application for full planning permission for Fox Court, 14 Gray's Inn Road, London, WC1X 8HN ("the site"). The application is submitted on behalf of Clare Real Estate (14 Gray's Inn Road) ("the Applicant"), in partnership with General Projects as Development Manager and Valeo Capital as the client/investor.
- 1.1.2. An application for full planning permission is being submitted for the following:
- 'Demolition of existing facades, retaining existing reinforced concrete frame and basement structures; refurbishment and reconfiguration of the existing office (Use Class E) building for continued office use including extensions with new facades to the west elevation fronting Grays Inn Road (9 storeys), to the northern courtyard elevation facing Brookes Court (8 storeys), to the existing 5 storey north-east wing fronting Brook Street (3 storeys) and to the south elevation (8 storeys); external alterations, provision of rooftop amenity terraces, landscaping and associated works'*
- 1.1.3. The purpose of this report is to outline the community engagement undertaken by the Applicant, and how the application submitted responds to the issues raised. It should be read alongside the Design and Access Statement prepared by Buckley Gray Yeoman and the Planning Statement prepared by DP9.
- 1.1.4. Our consultation strategy was drafted in accordance with the relevant provisions and recommendations laid out in The Localism Act (2011) and the Revised National Planning Policy Framework (September 2023) on community involvement in planning. It forms part of the supporting documentation, which informs the planning application.
- 1.1.5. The Applicant acknowledges its responsibility to make sure that people are aware of the proposals and are given an opportunity to provide feedback on the plans. The aim has been to deliver a consultation in line with industry best practice.

## **1.2. Stakeholder audit**

1.2.1. Lowick conducted an audit of the relevant political, business and community stakeholders based in the local area. The stakeholders were either invited to have individual meetings with a member of our project team, offered to have a member of the team visit their group meeting or specifically invited to our public consultation events.

### **1.2.2. Political stakeholders**

- Councillor Danny Beales (Labour) – Cabinet Member for Investing in Communities, Culture and an Inclusive Economy
- Councillor Julian Fulbrook (Labour) – Holborn & Covent Garden ward
- Councillor Sue Vincent (Labour) – Holborn & Covent Garden ward
- Councillor Awale Olad (Labour) – Holborn & Covent Garden ward

### **1.2.3. Local stakeholders/neighbours**

- Bloomsbury Conservation Area Advisory Committee
- Central District Alliance
- Hatton Garden Business Improvement District (BID)
- Holborn Mosque
- Henn Property Services
- Gamage Tenants' and Residents' Association
- St Alban's CE Primary School

## 2. Consultation aims

2.1.1. The Applicant has sought to engage with the local planning authority, elected members, and the local community prior to the submission of a planning application. In order to achieve this, the following engagement objectives were identified at an early stage:

- To undertake pre-application engagement with the local planning authority, statutory and non-statutory consultees and interested parties;
- To provide an opportunity for the local planning authority to feedback on emerging proposals for the site to address any matters prior to submission;
- To provide the opportunity for ward members to discuss the proposals with the project team; and
- To understand representatives of the community's views on the proposed development.

## 3. Overview of consultation

3.1.1. The below grid chronicles all the pre-application engagement undertaken with non-statutory consultees to date.

Activity	Date
First meeting with Councillor Danny Beales	19/10/2022
Meeting/site walkabout with Central District Alliance	22/11/2022
Distribution of introductory newsletter and questionnaire	19/12/2022
Launch of project website	30/05/2023
Distribution of public exhibition invitation	
Public exhibition	07/06/2023
Public consultation closes (two-week window for residents and interested parties to provide feedback)	21/06/2023
Meeting with Hatton Garden BID	03/07/2023
Workshop with Camden STEAM	07/07/2023
Meeting with Gages Tenants' and Residents' Association	17/08/2023
Meeting with St Albans CofE Primary and Nursery School	06/09/2023
Meeting with Leading Inclusive Futures through Technology	13/09/2023
Second meeting with Councillor Danny Beales	25/09/2023
Meeting with Brookes Court resident	TBC – November 2023

## 4. Introductory newsletter and survey (December 2022)

4.1.1. An introductory newsletter and questionnaire (see Appendix 1) was mailed Royal Mail 2<sup>nd</sup> class to 192 households and businesses surrounding the site on Monday 19<sup>th</sup> December 2022, informing them that the Applicant was in the initial stages of preparing early-stage, high-level proposals for the site, focusing on repositioning and refurbishment of the existing building.

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4.1.2. The newsletter was also accompanied by a questionnaire, canvassing residents and businesses for their opinion on the existing building, as well as to ascertain what their key local issues and priorities were. The questionnaire could be returned via Freepost or online.

4.1.3. The newsletter contained an email address and telephone number, should residents and stakeholders wish to contact the project team (this is monitored during working hours, 9am – 6pm, Monday to Friday). The newsletter also included details of the project website, which hosts all the public consultation materials.

4.1.4. The area of distribution is shown below:

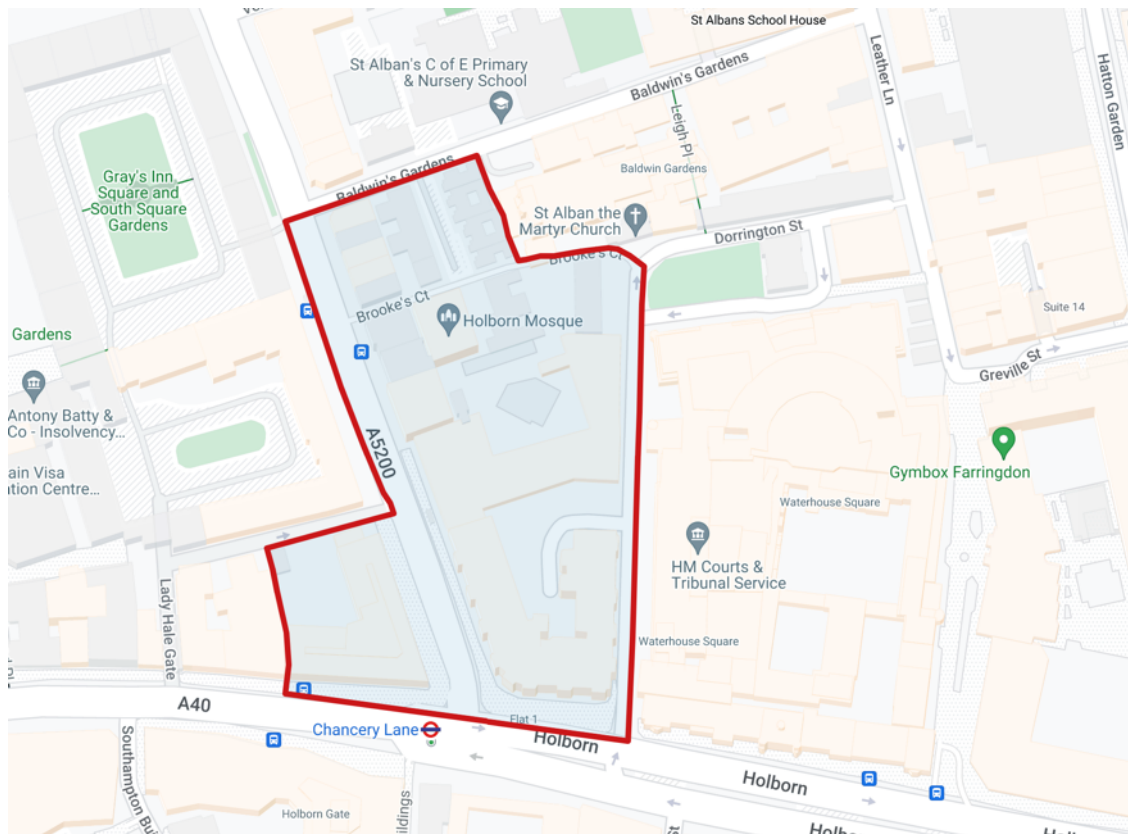


Figure 1: Distribution area for introductory newsletter and survey

4.1.5. So far, we have received 2 responses to the questionnaire (both via Freepost). This includes residents from 7 High Holborn and Brookes Court.

4.1.6. A summary of the feedback received is as follows:

- Current façade is dull and uninspiring;
- Pleased current building doesn't extend to 7-storeys across the full width;
- Some of nearby office space is unoccupied;
- Some of nearby office space has lights on 24/7, which is of inconvenience;
- Current building frontage could be improved with planting, greening, hanging baskets and eco walls;
- Anti-social behaviour/crime is a key local issue; and
- There is a lack of green space in the local area.

## 5. Public consultation (May-June 2023)

- 5.1.1. A public exhibition invitation (see Appendix 1) was issued via Royal Mail 2<sup>nd</sup> Class to 398 households and businesses surrounding the site on Tuesday 30<sup>th</sup> May, introducing the Applicant's latest proposals for the site, as well as inviting them to find out more by attending a public exhibition.
- 5.1.2. The distribution area was agreed in advance with LB Camden officers.
- 5.1.3. The area of distribution is shown below:

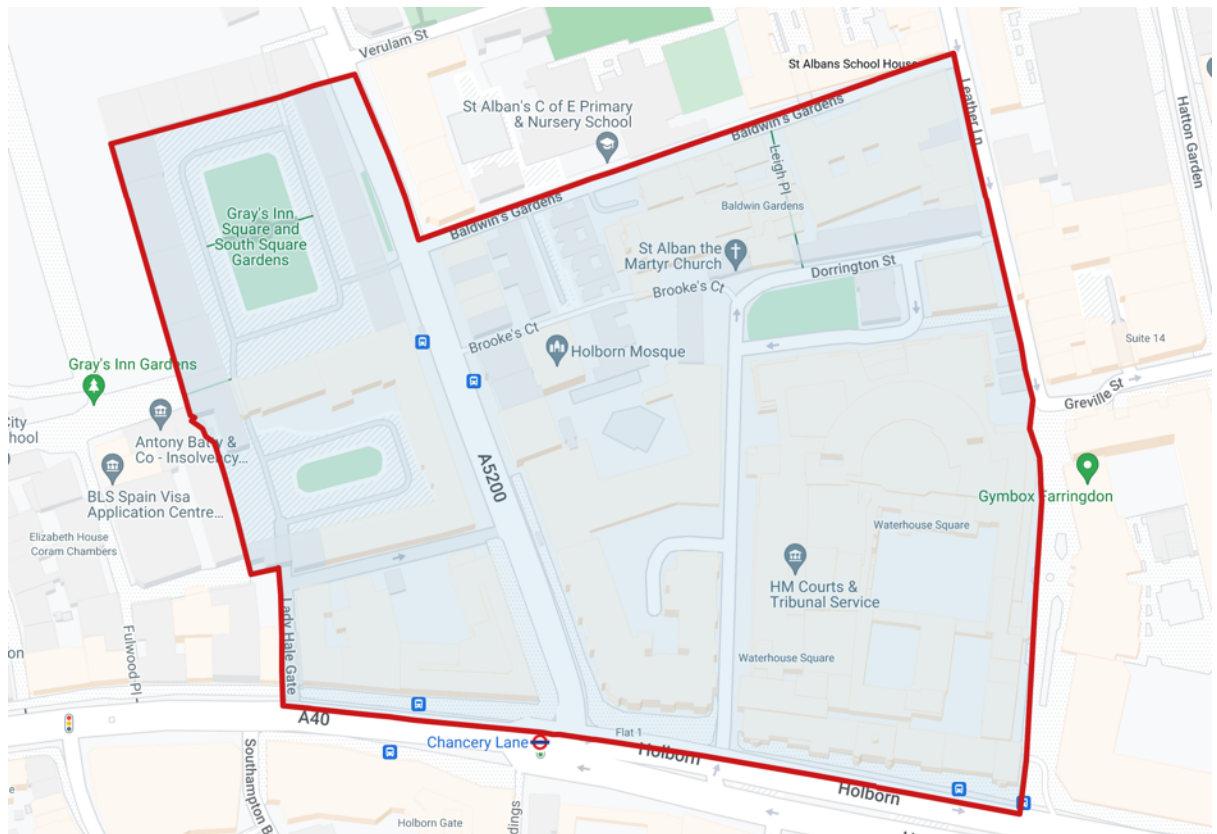


Figure 2: Distribution area for public exhibition invitation

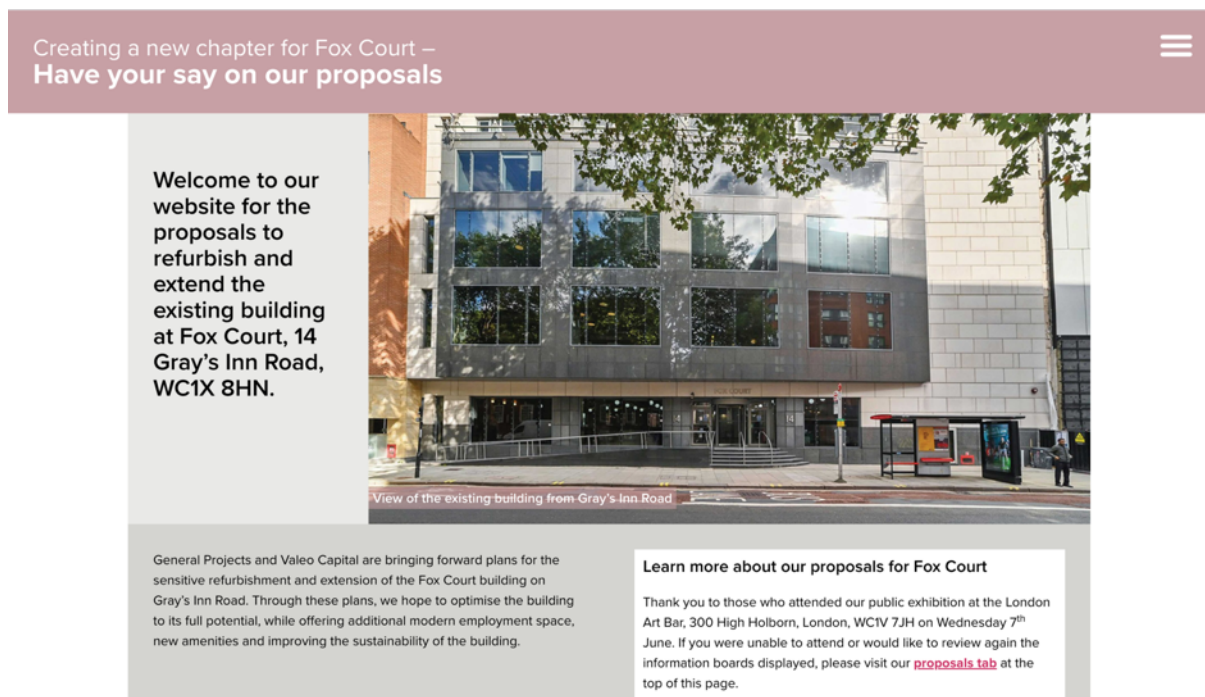
- 5.1.4. The invitation contained an email address and telephone number, should residents and stakeholders wish to contact the project team (this is monitored during working hours, 9am – 6pm, Monday to Friday). As of writing this report, one query has been received via email, with no telephone calls received.
- 5.1.5. The invitation also contained details of the project website, which hosts all the key information relating to the project.
- 5.1.6. The project website ([www.foxcourtconsultation.co.uk](http://www.foxcourtconsultation.co.uk)) was launched to coincide with mailing of the public exhibition invitation on Tuesday 30<sup>th</sup> May.



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- 5.1.7. Following the public exhibition, the website was updated to include all the information displayed. This was to provide attendees with the opportunity to review the information and for those unable to attend to see the proposals as presented. The website was also updated with an online questionnaire, which reflected the consultation questionnaire available at the public exhibition and allowed interested parties to submit feedback. The deadline to provide feedback was Wednesday 21<sup>st</sup> June.
- 5.1.8. As part of the Applicant's commitment to ongoing engagement and dialogue with the local community the website will be updated to reflect key milestones in the project.
- 5.1.9. A screengrab from the project website – [www.foxcourtconsultation.co.uk](http://www.foxcourtconsultation.co.uk) can be found below.



## 6. Public exhibition (June 2023)

- 6.1.1. A public exhibition was held at The London Art Bar, 300 High Holborn, London, WC1V 7JH on Wednesday 7<sup>th</sup> June 2023 (4pm – 7pm).
- 6.1.2. Two people attended the public exhibition, both representatives of the Central District Alliance (CDA).
- 6.1.3. Information regarding the background of the site, the Applicant and its proposals (**see Appendix 3**) were displayed alongside a sign-in book, copies of a questionnaire and a ballot box, so questionnaires could be completed and deposited.
- 6.1.4. The questionnaire (**see Appendix 4**) was designed to give the project team a better understanding of general sentiment towards the proposals. The questionnaire also provided open-ended questions for respondents to provide more extensive feedback.
- 6.1.5. Key members of the project team were on hand to answer questions and talk attendees through the proposals.

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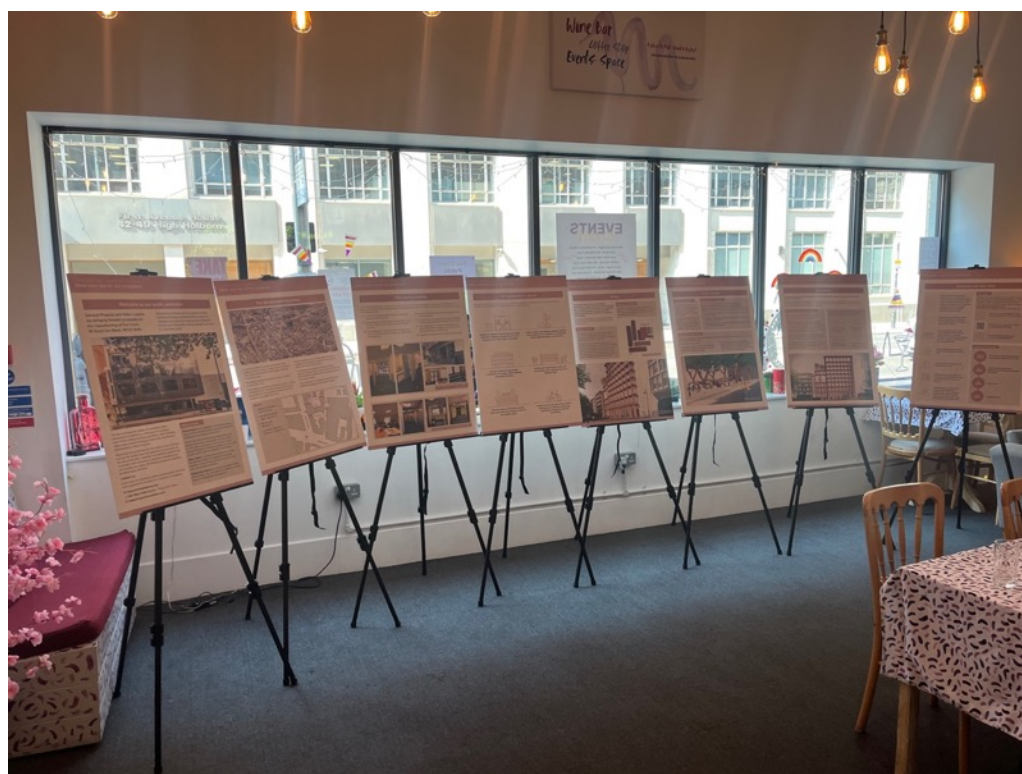


Figure 3: Photo from the public exhibition on Wednesday 7<sup>th</sup> June 2023

## 7 Stakeholder meetings summary

- 7.1.4 Following the public exhibition, the project team contacted the Central District Alliance (CDA) to discuss further co-operation and outreach. Subsequently, the CDA brokered a meeting held on the 3<sup>rd</sup> July 2023 between the project team, consisting of Lowick and General Projects, and Hatton Garden BID.
- 7.1.5 The project team ran through the scheme with the use of the exhibition event boards, and discussed aspects of the site most pertinent to CDA and Hatton Garden BID. Both CDA and Hatton Garden BID's feedback on the event was extremely positive, especially in regard to Brookes Market, given their usage of the space, and its potential to increase footfall in the area. They were also very keen to support the project team, offering to conduct outreach to local stakeholders and to work with the project team in any way they could.
- 7.1.6 Following the meeting, Hatton Garden BID recommended engagement with Gamage Tenants' and Residents' Association, St Albans Primary School and Bourne Estate Tenants and Residents Association, and contacted them in order to introduce these local groups and neighbours to the project team directly.
- 7.1.7 The project team presented to the Gamage Tenants' and Residents' Association on Thursday 17<sup>th</sup> August 2023. The group stated that they would be objecting to the scheme on grounds of construction impact and that the development did not benefit

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them. In response, the Applicant outlined the ways in which they were mitigating construction impact:

- Through exploring off-site methodologies for some of the construction to mitigate noise, vibration and logistics impacts
- By retaining the existing building, which would reduce associated pollution, demolition and noise impacts for local area
- By implementing a Construction Management Plan

7.1.8 The project team held a workshop with Camden STEAM and Parliament Hill School on the 7<sup>th</sup> July 2023. The team met with schoolchildren, outlining the construction process, and showcasing the various roles involved with the project. Attendees were hugely receptive to the workshop, with students praising the workshop showcasing opportunities in the construction field and built environment. Attendees wished to stay in touch in order to engage further in the future.

7.1.9 The project team met with representatives of St Albans C of E Primary and Nursery School on 6th September 2023. The meeting was productive, with St Albans school receiving the project positively, and committing to further engagement and potential collaboration with the project team in the future. Specifically, around a recurring construction showcase workshop similar to the workshop above, whereby students could monitor the progress of the site. Other avenues of collaboration discussed centred on creating hoarding art as well as displays within the school itself.

7.1.10 The project team met with Leading Inclusive Futures through Technology (LIFT) on the 13<sup>th</sup> September 2023. Topics of discussion included the proposals, specifically around affordable workspace, as well as creating partnerships with LIFT through the project supply chain.

## **8 Conclusion**

- 8.1.4 In accordance with local and national guidelines, the Applicant has undertaken a pre-application consultation process with local residents, groups and elected representatives. This process has been carried out alongside formal pre-application meetings between the project team, LBC and other statutory consultees.
- 8.1.5 The project team has been available to discuss the proposals with stakeholders, both in person and through various communication channels, during the pre-application phase.
- 8.1.6 The Applicant has submitted proposals which will benefit the Borough of Camden and the surrounding community. The Applicant's vision for the site is to:
- Simplify the building's internal layout, providing affordable workspace alongside best-in-class workspace for a wide variety of occupiers;
  - Deliver a highly operational sustainable building which adopts net zero ambitions and significantly reduces waste and carbon in construction;
  - Introduce improved high-quality architecture and design whilst retaining the original building;
  - Provide and improve public realm and landscaping, with a focus on Brookes Court;
  - Amenity space at all levels to ensure future occupiers have access to fresh air and outdoor space; and
  - Provide best-in-class end-of-trip facilities including cycle parking to encourage sustainable travel to and from the building.

# Appendices

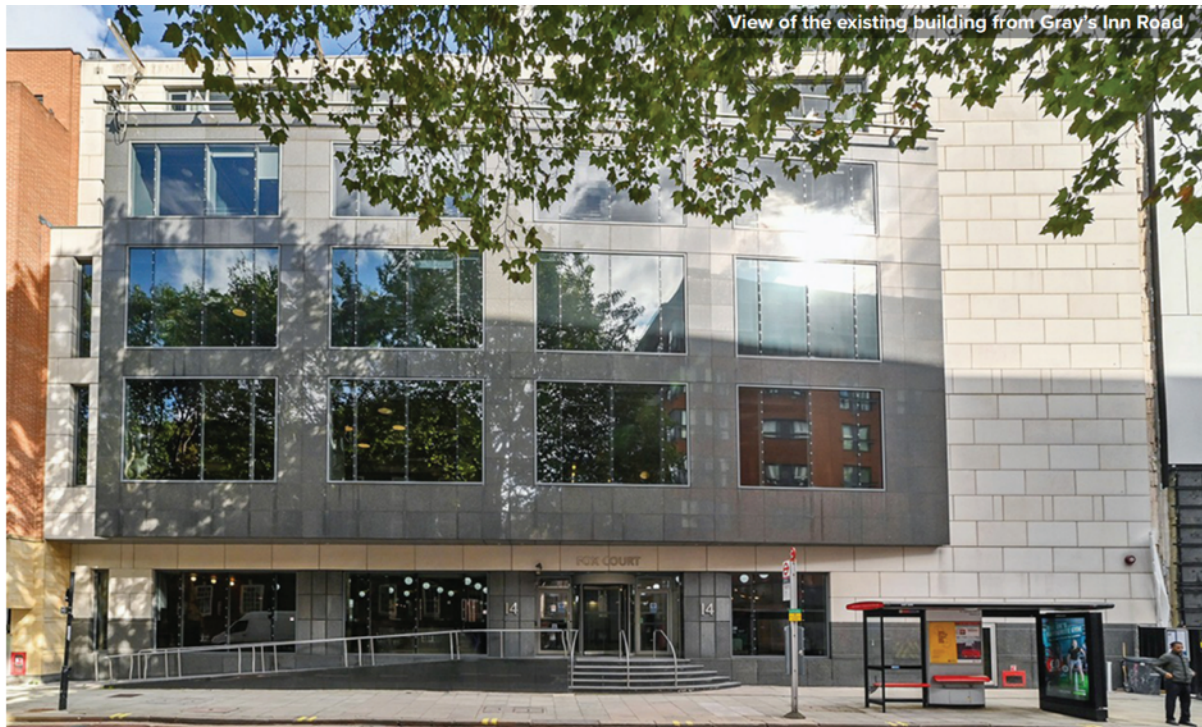
Appendix 1 – Introductory newsletter and survey (December 2022)

Appendix 2 – Public exhibition invitation (May 2023)

Appendix 3 – Information boards displayed at the public exhibition (June 2023)

Appendix 4 – Public exhibition questionnaire (June 2023)

Appendix 1 – Introductory newsletter and survey (December 2022)



## Creating a new chapter for Fox Court – Share your initial views

Dear Neighbour,

**General Projects is bringing forward proposals for the repositioning of Fox Court, 14 Gray's Inn Road, WC1X 8HN.**

Fox Court is a 1960s seven-storey office building on Gray's Inn Road, a short walk from Chancery Lane Underground Station.

The building was occupied up until the Pandemic, however the main tenant, WeWork has since vacated the building and the remaining leases are due to expire shortly. The building is now tired and unable to cater to the needs of businesses in the post-COVID world.

Buckley Gray Yeoman, one of London's leading architects has been commissioned to fully refurbish and extend the existing office building to bring it up to modern day standards and give it a new lease of life.

Our proposals will retain much of the existing structure, introduce a new contextually appropriate façade, whilst delivering extensive new landscaping on and around the building.

We will be consulting on our detailed proposals in the new year, however ahead of this we would like to understand your views about the local area and how it can be improved. Enclosed with this newsletter is a short survey, that we would be grateful if you could complete and return using the freepost envelope provided. You can also complete the survey online by scanning the QR code opposite.



### Contact us

If you have any questions, please contact Lowick, who we have appointed to manage our community consultation on the following details:

✉ [foxcourt@lowickgroup.com](mailto:foxcourt@lowickgroup.com)  
☎ **020 3633 9734**  
(Monday – Friday, 9am-6pm)

## Our emerging proposals

We are proposing the extensive refurbishment of Fox Court to sustainably deliver a high-quality, intelligent, low energy and flexible workspace building. The proposals look to:



**Simplify the building's internal layout, providing more, flexible, and attractive space for a range of future office tenants.**



**Deliver a highly sustainable building which adopts net zero ambitions through retaining the majority of the existing structure.**



**Introduce new high-quality facades, which ensure the building is in keeping with the surrounding area.**



**Provide additional landscaping and managed outdoor terraces for occupiers of the building.**

### Meet the team

**General Projects** is a contemporary real estate developer, designing and delivering creative, inspiring and experiential buildings for an ambitious new generation. Always seeking to create social, local and environmental benefits through each and every development, bringing a pioneering and sustainable approach to the re-invention of buildings and their environments and prioritising retrofit first sustainable refurbishments.

**Buckley Gray Yeoman (BGY)** are the scheme architects. BGY has extensive experience re-purposing and re-imagining buildings, giving them new life and identity. Revealing, reclaiming and reusing existing character, features and materials. Our designs aim to positively mitigate climate breakdown, reduce greenhouse gas emissions and promote better links between humans and the natural world.

### Contact us

If you have any questions, please contact Lowick, who we have appointed to manage our community consultation on the following details:

✉ [foxcourt@lowickgroup.com](mailto:foxcourt@lowickgroup.com)  
☎ **020 3633 9734**  
(Monday – Friday, 9am-6pm)



## Creating a new chapter for Fox Court – Share your initial views



Please fill in this survey and return it with the enclosed freepost envelope. You can also complete it by scanning the QR code at the top of this page.

Q1 What do you think are the most important issues locally?

Q2 What do you think of the existing Fox Court building? How could it be improved?

Q3 Do you use Brooke's Market?

Yes     No     Unsure

Q4 Do you think the area needs more greening?

Yes     No     Unsure

Please explain the reason for your answer:

Please see further questions overleaf.

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**Q5** What facilities are missing from the area?

**Q6** Would you like to be kept informed about our proposals for Fox Court?  
(your details will remain confidential and not passed to any third party)

- Yes       No

**About you**

Name

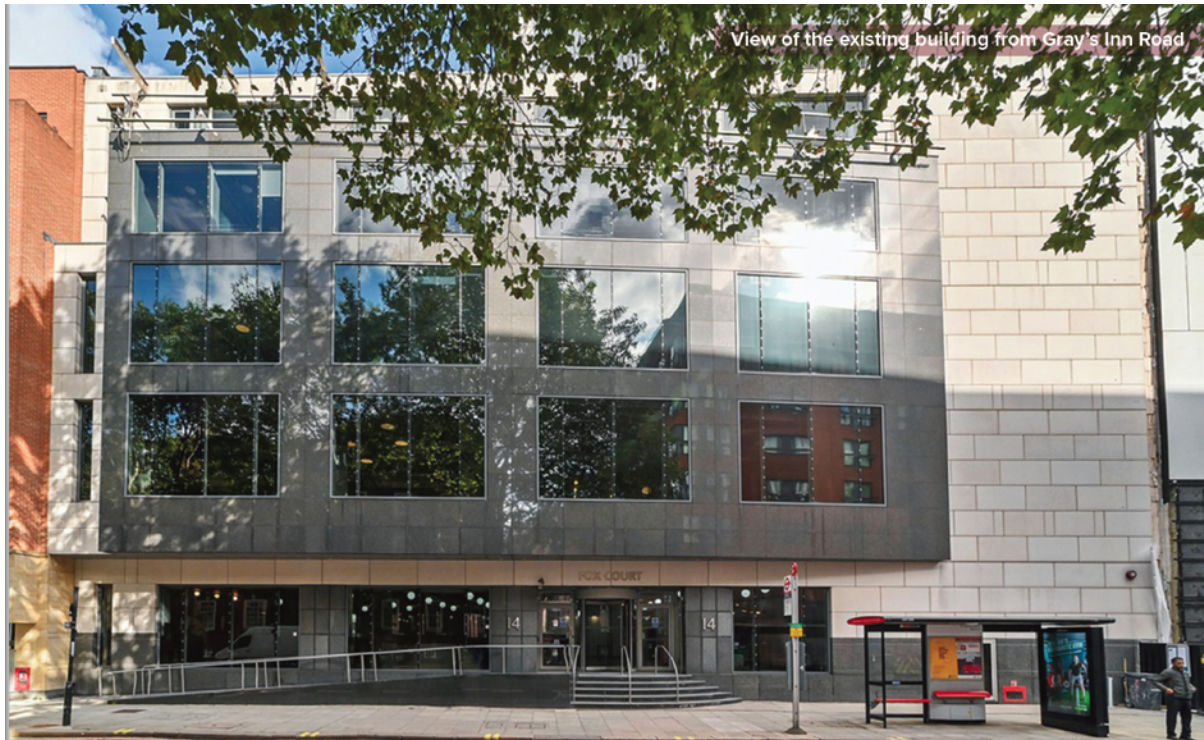
Address

Postcode

Email

All data received will be processed by Lowick Group on behalf of General Projects. All data will be kept in accordance with relevant data protection including GDPR. Contact information will be used to update neighbours relating to this project and will be kept for no longer than two years. Feedback will be reviewed by General Projects and their consultants and an anonymised summary will be submitted to the London Borough of Camden as part of any future planning application. Further details can be found in our privacy statement. Please contact us for details.

Appendix 2 – Public exhibition invitation (May 2023)



## Creating a new chapter for Fox Court – Have your say on our proposals

Dear Neighbour,

**General Projects is bringing forward plans for the sensitive refurbishment and extension of the Fox Court building on Gray's Inn Road, and would like to invite you to a public exhibition to find out more.**

Fox Court is a 1960s ground plus seven-storey office building on Gray's Inn Road, located close to Chancery Lane Underground Station.

In its current state, Fox Court does not perform to its full potential and will struggle to attract desirable future occupiers. Our proposals present an opportunity to modernise the building, secure its long-term success and enhance the surrounding area.

Recognising the climate emergency we face, we intend to work with the existing building as opposed to wholesale redevelopment that would encompass new build construction. This strategy will minimise the environmental impact of the project and the disruption to our neighbours whilst enhancing the overall performance of the building.

**Further information about our proposals and public exhibition can be found overleaf.**

### Meet the team

**General Projects** is a contemporary real estate developer, designing and delivering creative, inspiring and experiential buildings for an ambitious new generation. Always seeking to create social, local and environmental benefits through each and every development, General Projects bring a pioneering and sustainable approach to the re-invention of buildings and their environments and prioritising retrofit first sustainable refurbishments.

**Buckley Gray Yeoman** is an exciting and dynamic London-based architect firm with substantial experience in sensitive design for refurbishment and expansions.

### Contact us

If you have any questions, please contact Lowick, who have been appointed to manage our community consultation on the following details:

✉ [foxcourt@lowickgroup.com](mailto:foxcourt@lowickgroup.com)  
☎ **020 3633 9734** (Monday – Friday, 9am-6pm)  
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