



kanda

45-54 Saffron Hill and 3 Saffron Street

Statement of Community Involvement

March 2024

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1 • Executive Summary

- 1.1. In 2023, Saffron Hill Holdings Limited (the Applicant) appointed Kanda Consulting, a specialist public consultation company, to undertake pre-submission community consultation for a planning application at 45-54 Saffron Hill and 3 Saffron Street (Hereby referred to as 45-54 Saffron Hill), in the London Borough of Camden.
- 1.2. This Statement of Community Involvement (SCI) provides a record of the pre-application engagement carried out on proposals for the redevelopment of the existing building at 45-54 Saffron Hill ahead of the submission of the planning application to the London Borough of Camden.
- 1.3. The proposed application for the scheme is as follows:

'Demolition of existing car park and offices, and erection of a new building providing Class E Commercial floorspace and flexible Class E café/restaurant space, along with associated landscaping and works'.
- 1.4. The objective of the consultation was to provide a full pre-application consultation with local residents and key local stakeholders, in line with the requirements set by London Borough of Camden.
- 1.5. One of the early design objectives for the redevelopment was to update the building in line with the latest sustainability standards and limit the extent of demolition.
- 1.6. The consultation brief was to develop and implement a 'hybrid' approach, with both a dedicated project webpage and online consultation, an in-person public pop-up event, and to meet with nearby residents.
- 1.7. A series of targeted public engagement activities have taken place to present the proposed scheme to local residents and stakeholders from January - February 2024. This has taken place in conjunction with pre-application discussions with the London Borough of Camden. A breakdown of stakeholder meetings is provided in Section 3.12.
- 1.8. The pre-application public consultation activity included:
 - Near Neighbour Letters (Appendix I) sent to 128 addresses to communicate with the closest neighbours and offer a meeting with the team.
 - Flyers (Appendix II) sent to key local residents and businesses near the site at **1,263 addresses**. The letter included information about the plans, and how to leave feedback online.
 - A Pop-up Session held on the 24th January 2024 with leaflets with information on how to access the website.

- The launch of a dedicated project **consultation website**, www.45-54saffronhill.co.uk/ (Appendix III). The website introduced the proposals through a webpage that explained how to provide feedback and set out how to contact the team.
- Social media launched in the area to reach people who work in the area (Appendix IV).

- 1.9. Overall, the feedback received throughout the public consultation process has been divided. There has been particular support for the purpose of the plans to change the use of the site to office and flexible Class E space.
- 1.10. The Applicant is grateful for the constructive and thoughtful feedback received and has sought to respond to these comments where possible.
- 1.11. The Applicant remains committed to engaging with the residents, businesses and other key local stakeholders through the application process and beyond, subject to obtaining planning permission.
- 1.12. This document has been informed by Central Government Guidance within the Revised National Planning Policy Framework (NPPF) December 2023 on community involvement in planning. It forms part of the supporting documentation informing the planning application.

2. Consultation Process

2. Public Consultation

- 2.1. The objective of the pre-application consultation process was as follows:
- To deliver a 'hybrid' consultation approach.
 - To provide a full pre-application consultation, in line with the London Borough of Camden's requirements.
 - To ensure that key information on the proposals was communicated clearly to key stakeholders and local residents.
 - To provide feedback on the plans for the future of the site and to identify and address key concerns, ahead of the submission of the planning application to the London Borough of Camden.
- 2.2. The pre-application consultation process was carried out in three stages.
- The consultation began with approaches to political and community stakeholders in January 2024.
 - Approaching near neighbours to discuss the plans further in January 2024.
 - The public consultation consisted of a hybrid engagement strategy to increase the accessibility of the consultation. This included hosting an online public consultation via a dedicated project website <http://www.45-54SaffronHill.co.uk> (Appendix III).
- 2.3. The consultation website and channels of communication remain open and are regularly monitored following the formal closing of the public consultation. This enables local residents to find out more about the proposals, as well as raise any further comments or queries they have with members of the project team.

Public Consultation

- 2.4 The objective of the first stage of the public consultation process was to inform local residents and businesses about the early plans for the redevelopment of the site and allow them with a means to provide their feedback.
- 2.5 The first stage of the public consultation period was from the 15th to the 26th of January 2024.
- 2.6 A dedicated project consultation website (Appendix II) was launched on 8th January 2024, at (www.45-54SaffronHill.co.uk) The website introduced the proposals for the redevelopment of the site, explained how to provide feedback and set out how to contact the team. There were **689 visitors** to the site during the consultation period. Social media adverts were also launched to promote the website, which received **32,683 impressions** and **388 clicks**.

- 2.7 A near neighbour letter (Appendix I) was sent to 128 address on the 4th January 2024 to communicate early with residents and to offer a meeting with the team.
- 2.8 A flyer (Appendix II) was distributed on 8th January 2024 to **c.1,263 addresses around the site** informing them of the proposals, sharing our contact details and pointing them towards the public consultation website for more information.
- 2.9 The flyer contained a summary of key information on the early proposals for the site, how to get involved in the consultation, and provided contact details for the project team. The distribution area for the flyer is shown below:



Newsletter distribution area covering c.1,263 addresses.

- 2.10 A pop-up consultation event was also held at Leather Lane Market on the 24th January 2024 with the team engaging in discussions with **15 passers-by**.
- 2.11 The aim of this session was to inform local residents and workers about the plans for the site and to understand their thoughts on the proposals.
- 2.12 Key feedback received from the people spoken to showed support for our design for the proposals and also were keen to see sensitive construction of the development.

Feedback

- 2.13 As part of the feedback process, respondents answered several questions based on the plans for the site.
- 2.14 Respondents to the online survey were asked to provide the following information via the feedback form:

- Name

.....

- Postcode
- Email Address
- Their existing relationship to the site

2.15 At the end of the survey, the respondents were provided with the option to share their contact data and register to be a part of the mailing list. The survey stated the data will be stored and handled according to the GDPR guidelines.

2.16 Respondents were given the option to accept or decline whether they wished their contact details to be stored.

3. Stakeholder Engagement

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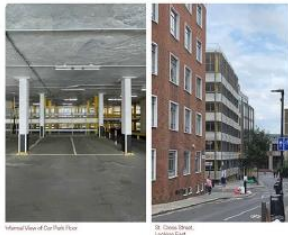
- 3.1. After the launch of the wider public consultation, Kanda approached key stakeholders and near neighbours to discuss the proposals for 45-54 Saffron Hill.
- 3.2. The objective of this primary stakeholder engagement was to identify potential issues as early as possible so they could be addressed in the proposals, as well as inform the wider communications and engagement approach.

Stakeholder Correspondence

- 3.3. **On 8th January 2024**, ahead of the public consultation, a letter on behalf of the Applicant (Appendix I) was sent to near neighbours. The letter introduced the Applicant as the new owners of 45-54 Saffron Hill, set out the plans for the site, and an invitation to a detailed briefing with members of the project team.
- 3.4. This correspondence was sent to the following political stakeholders:
 - Cllr Jullian Fullbrook
 - Cllr Sue Vincent
 - Cllr Awale Olad
- 3.5. The above political stakeholders were contacted due to their relevant roles within Camden Council, either as Cabinet Members or Ward Councillors.
- 3.6. The correspondence was sent to the following community groups, businesses and residents' associations due to their proximity to the site, their influence in the Hatton Garden area or their interest in planning and architecture:
 - Hatton Garden BID
 - Mount Pleasant Neighbourhood Forum

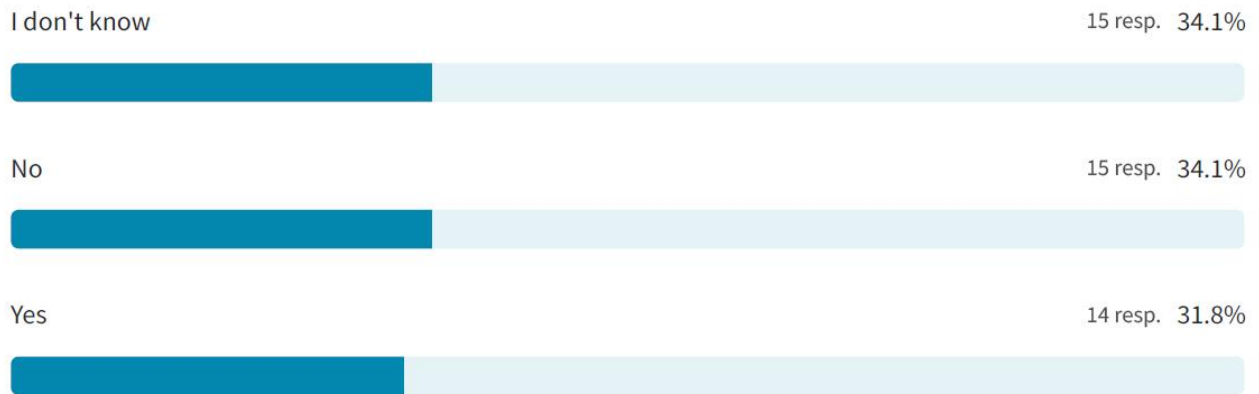
4. Public Consultation Feedback

4. Public Consultation Feedback



Do you believe that the 45-54 Saffron Hill Site is currently underutilized as a Car Park?

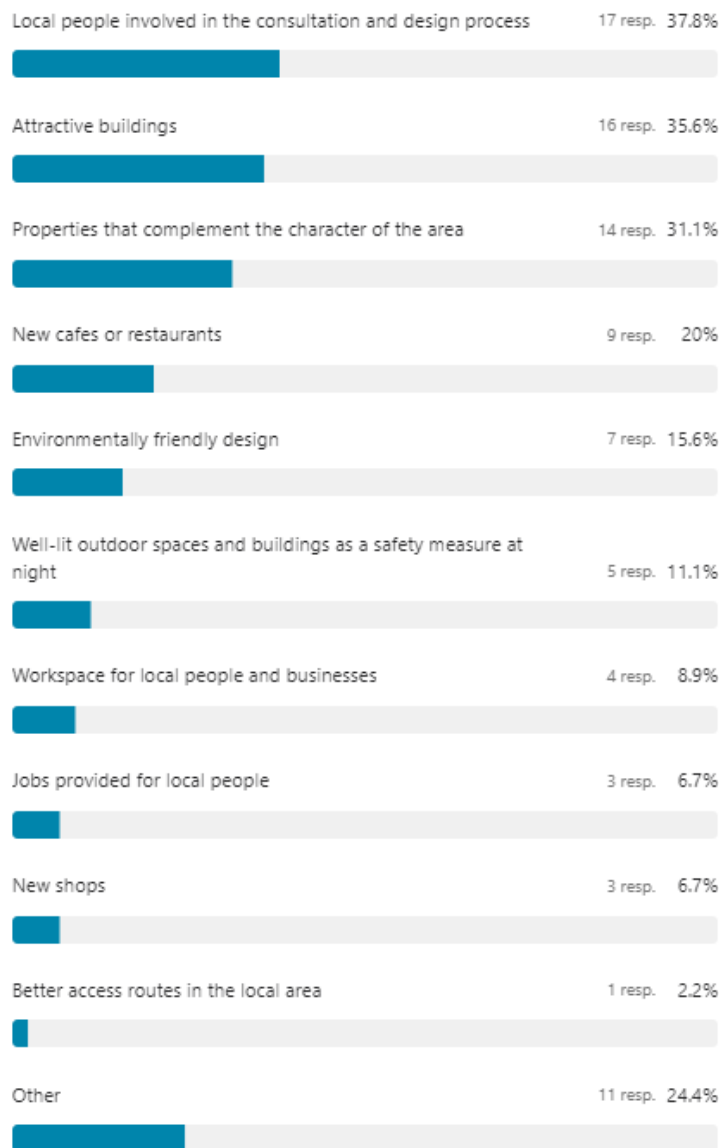
44 out of 45 answered



4.1 Respondents were asked whether they believe the site is currently underutilised as a Car Park. Responses were divided almost equally, with as many people saying “No” as “I don't know”. There were also 14 responses that agreed that the site is underutilised.

✓ 2 Imagine a proposal for modern offices on the site of 45-54 Saffron Hill. Which, if any, of the following would make you more likely to support the development?

45 out of 45 people answered this question (with multiple choice)



4.2 Respondents were next asked what benefits they would support in a modern office development. The top three multiple-choice answers were: Local people involved in the Consultation and design process, Attractive buildings and Properties that complement the area.

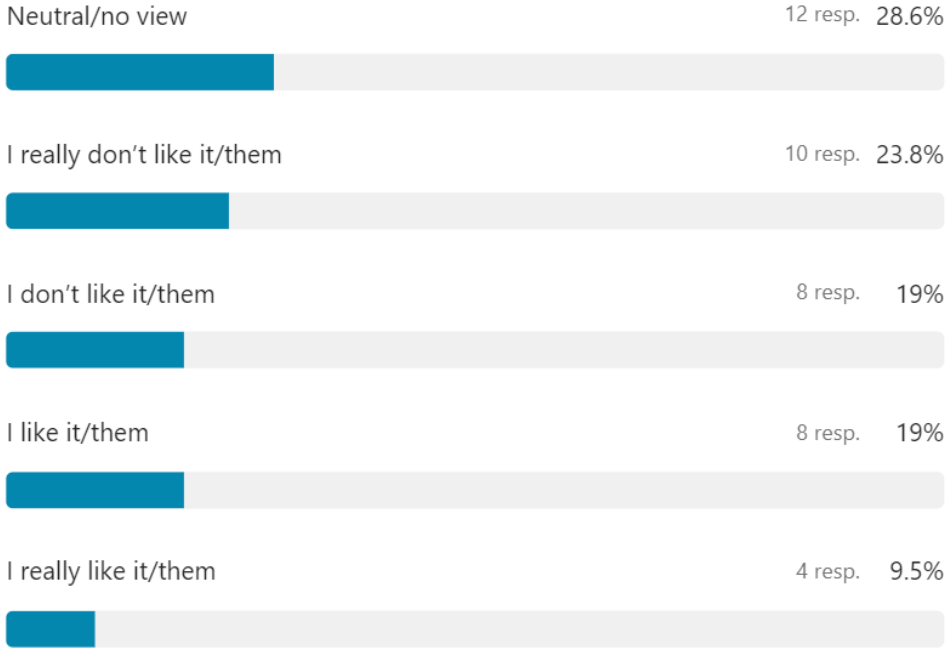
Those who answered "Other" referred more directly to the plans. One respondent answered that they thought "stepping back the proposals from the first floor in Saffron Street and a green wall all the way up the building there." as an idea.

Another resident commented that it is "Terrible idea for people that have to drive in due to public transport being uselessly unreliable." However, the site is very well connected by four tube stations, bus stops and National Rail Station.

✓ 4

What do you think of how the design of the plan for the new building looks?

42 out of 45 people answered this question



4.3 This question is similar to the first is that there is again divided views on the design for the new building.

Positive comments praised the “modern”, “cool” and “attractive” design that better than the current building that exists on site.

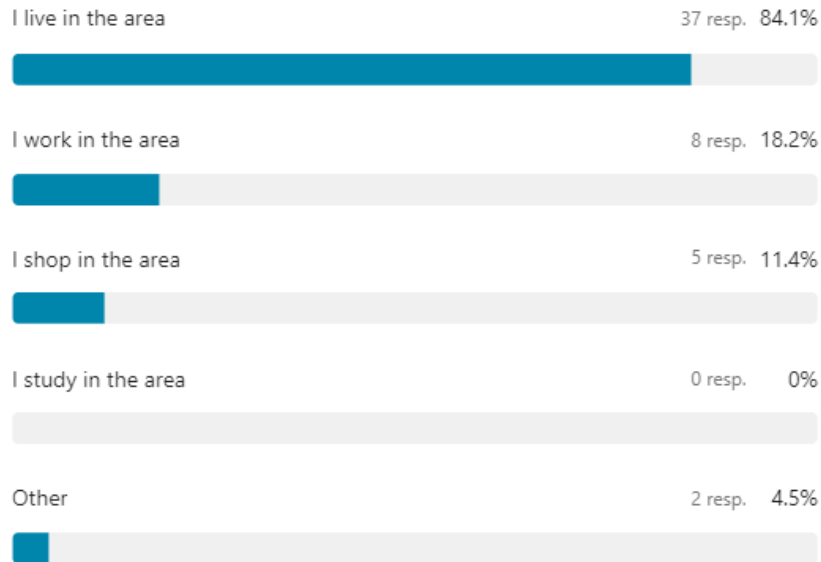
Negative comments either disliked the design of the building or felt that the massing “dwarfed” the Ziggurat building to the rear of the height, with some comments asking for the height to be stepped back further.

Other concerns were about bright office lights being left on late into the night, potentially disturbing neighbours on Saffron Hill.

Comments that disliked the designs asked for a building that looked less like the original car park on site and more like classic office buildings in Camden.

✓ 6 What best describes your connection to the Hatton Garden area? You can choose more than one option.

44 out of 45 people answered this question (with multiple choice)



4.4 The majority of respondents lived in the area, with many near neighbours commenting, stating their address next to the site. Those who answered “other” were property owners.

5. Resident Engagement and Near Neighbour Meetings

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Near neighbour meeting – 19th February 2024

- 5.1 On the 19th February 2024, Kanda Consulting hosted a resident engagement meeting for Residents to meet with the Development team. 13 residents attended and 10 members of the project team were also in attendance. Residents from Ziggurat, Da Vinci House and Alan House attended the meeting.
- 5.2 The objective of the meeting was to make a presentation tailored to near neighbour's concerns and also to host a Question-and-Answer session.
- 5.3 AHHM presented detailed information surrounding concerns on Daylight/Sunlight, Privacy Overlooking and the roof plant. The residents then presented slides on how they felt the development would affect their flats. A Question-and-Answer session was then held.
- 5.4 Discussions were had around overlooking, privacy, construction, noise and the impact of the plant on the roof. Management of the building was discussed including bin storage and collection and light management.
- 5.5 Residents' concerns were discussed and addressed where possible, with the Applicant proposing a number of measures to be included in the planning application to ensure that the concerns raised by residents were addressed. The Applicant and residents also discussed a site visit to the homes that could be arranged.
- 5.6 The Applicant remains committed to communication with near neighbours of the site through the planning process.

Resident Concerns	Applicant Response
Concerns surrounding the height of the proposals	Information on height was presented with further explanation
Concerns regarding how the height of the proposals could lead to a sense of enclosure	Review of enclosure and the relationship the building has with neighbours
Concerns over roof plant height and noise	It was explained that there are limitations to the plan and mitigating aspects such as an acoustic panel.
Concerns for light pollution from the office space	This will be mitigated with automatic lighting, blinds and building management.

It was asked how waste will be removed from the site	Waste will be removed by a private company using smaller vehicles and some electric vehicles to mitigate disruption.
Concerns with Daylight/Sunlight	It was explained that the plans meet the national requirements
Construction management was requested	The Construction management information was provided.
The programme for the project was requested	It was discussed that the programme cannot be confirmed until Planning determination.

Alan House Resident meeting – 7th March 2024

5.7 As part of the pre-app consultation with local residents a meeting was arranged with residents of the adjoining Alan House.

5.8 The meeting was held virtually at the request of residents, from 5.30-7pm on Thursday 7th March. In total 8 local residents attended the meeting. All of whom were residents of Alan House.

5.9 A presentation of the scheme was given to residents, with the following topics covered:

Timelines

- Overview of timelines around planning and construction
- Construction hours
- Dust, asbestos

Party Wall

- Build impacts on party walls

Loss of Light

- Assessments on impacts on our building

Plant Room / Noise

- How will noise be managed
- Levels, timings, etc

Terraces, Noise, Conditions

- Design for the upper floors
- Size of terraces and nature of use
- Appropriate conditioning on use of terraces

Privacy & Overlooking

- Steps taken to protect existing privacy for Alan House

Entrances / Bins

- Locations, noise concerns etc

Cafe

- Planned operating hours
- Type of operator

Responses were provided, confirming that:

- there are no adverse Daylight / Sunlight impacts on the building
- plant would be positioned at the furthest point from the residents at Alan House in order to preserve amenity
- the café would not be a late night or bar venue, and could be conditioned as Class E use.
- the party wall surveyor would be paid for by the applicant
- asbestos and other surveys would be carried out when vacant possession is achieved
- terraces would be conditioned appropriately so as not to cause nuisance to residents
- Acoustic screening and monitoring will be undertaken to ensure that operational plant noise remains below policy compliant levels.

5.10 It was agreed at the meeting to provide more information regarding the interaction of the proposed office terraces and the existing residential balconies, along with the respective heights of the buildings at the top of the buildings.

5.11 The Applicant remains committed to communication with near neighbours including this further information and throughout the planning process.

6. Conclusion and Next Steps

6. Conclusion & Next Steps

- 5.12 Public consultation is a vital element of the planning and development process. Good pre-application engagement offers local communities the opportunity to get involved and help shape proposals so that the subsequent planning application takes into consideration their opinions.
- 5.13 The consultation outlined has sought to engage members of the community, as the Applicant is fully committed to working with local people in producing this scheme. The Applicant believes that the best development will happen with input from local stakeholders and those who understand the local area best.
- 5.14 The programme of stakeholder engagement and public consultation has provided interested stakeholders and local residents with an opportunity for constructive engagement with leading members of the development team – a dialogue that the Applicant hopes to continue throughout the planning and build-out process.
- 5.15 Over the course of the public consultation, over **689** visitors viewed the project website and **35 people** completed a feedback form. Our consultation was advertised by a flyer that was distributed to **c.1,262** addresses and was viewed by **388 Clicks** via social media advertising. In addition to the statutory consultee and pre-application meetings that have taken place, a resident meeting has taken place. The team have planned a virtual meeting with the residents of Alan House. The Applicant is committed to further communication and meetings with residents.
- 5.16 This SCI demonstrates that the Applicant has fully involved the community and local stakeholders in the development of the application proposals for the Site, in bringing forward a planning application. The Applicant is keen to continue working with the Local Planning Authority, key stakeholders, and the local community. This consultation process will, therefore, continue throughout the determination period of the planning application and beyond.
- 5.17 The Applicant remains available for anyone who wishes to contact them, to answer their questions and to consider their feedback through the contact details advertised.

Next Steps

- 7.1. The Applicant has responded to the issues raised through the planning application and in the comments contained in this statement.
- 7.2. The Applicant is committed to continuing to engage with the community, residents and political stakeholders following the submission of a planning application.
- 7.3. The project email and other channels of communication will remain open so that residents and key stakeholders can continue to give their thoughts on the proposals for 45-54 Saffron Hill.
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Appendices

Appendices

Appendix I – Near Neighbour Letter



Kanda Consulting
44-48 Paul Street
London
EC2A 4LB

4th January 2024

Dear Neighbour,

Proposed development of 45-54 Saffron Hill.

I am writing on behalf of Saffron Hill Investment Holdings Limited, who are proposing to bring forward a planning application in early 2024 for the redevelopment of the site at 45-54 Saffron Hill in Hatton Garden.

The existing building at 45-54 Saffron Hill was built in the 1960s, and has been occupied until the present day as a car park. This is becoming unsuitable for use in the present day with the introduction of the Congestion Charge and Ultra Low Emission Zone and larger, heavier cars, and significant improvements to public transport within the area meaning car travel is less frequent. The building is of limited architectural interest, and is currently identified as a negative contributor to the Hatton Garden Conservation Area.

Our proposal seeks to redevelop the site at 45-54 Saffron Hill to offer contemporary, best in class office space which places sustainability and wellbeing at the forefront of the design. The plans will also see the introduction of a café on the corner of 45-54 Saffron Hill to help the site connect better to the surrounding area, as well as improvements to the surrounding public realm on St Cross Street.

The proposals have been the subject of extensive pre-application engagement with Camden Planning Officers to ensure the proposed building will positively contribute to this part of Camden, whilst setting an example for high-class sustainable office space, attracting further business talent and activity to Hatton Garden.

If you would be interested in a meeting to discuss our plans further or have any questions about the upcoming consultation, please get in touch by emailing consultation@45-54saffronhill.co.uk or by calling 020 3900 3676, and we will be pleased to arrange a meeting at a convenient time.

Yours sincerely,

John Greenshields
Associate Director

45-54 Saffron Hill

Saffron Hill Investment Holdings is bringing forward proposals for the future of 45-54 Saffron Hill, a site bound by Farringdon Road to the East, St. Cross Street to the South, Saffron Hill to the West and Saffron Street to the North.

The building is currently in use as a car park, with office space over two storeys at the upper levels, and is highlighted as a building that makes a negative contribution to the Hatton Garden Conservation Area. Therefore, the project team are developing proposals to replace the existing building with a new, best-in-class, highly sustainable commercial building that better relates to the surrounding local context.



The current car park at 45-54 Saffron Hill

Contact us

To speak to a member of the project team, please do not hesitate to use our details below:

✉ consultation@45-54saffronhill.co.uk

☎ 020 3900 3676

Our emerging proposals include:



Introducing a new, best-in-class, future proofed commercial building that will contribute to the long-term economic success by delivering modern, sustainable office space that is attractive to a range of tenants



Enhancing the surrounding conservation area by delivering a building with a significantly improved design



Introducing best-in-class end-of-trip facilities, such as showers, changing rooms and bike racks, to promote sustainable modes of transport to and from the building



Retaining the existing building's foundation to keep embodied carbon to a minimum



Delivering a highly sustainable building with leading operational sustainability credentials



Activating the ground floor through the introduction of new retail/commercial spaces to better connect the site to the surrounding area with opportunities to improve the public realm and landscaping



Enhance the wellbeing of tenants by introducing outdoor amenity spaces



Deliver substantial urban greening to help improve biodiversity and air-quality in this part of Camden

How to get Involved

Find out more about the existing building and our emerging proposals by visiting our consultation website and have your say between the 15th & 26th January

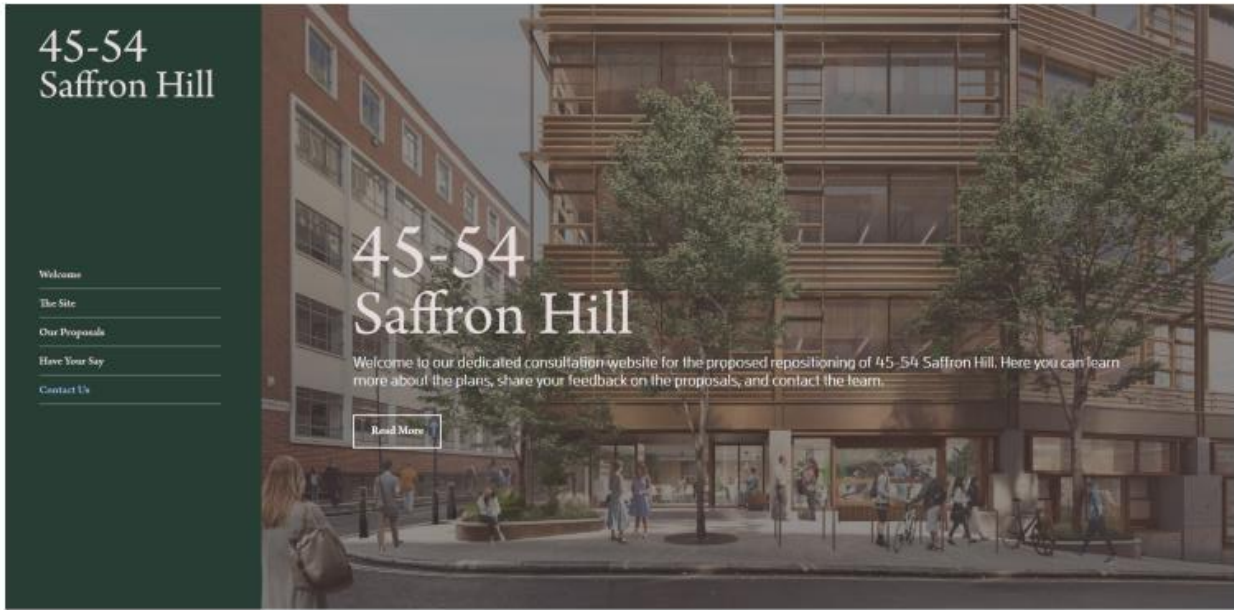
 www.45-54saffronhill.co.uk

45-54
Saffron Hill



Proposed design





Welcome

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Radcliffe is a construction and development consultancy with a reputation for intelligent delivery of complex, high quality projects.

**ALLFORD
HALL
MONAGHAN
MORRIS**

AHMM is a winner of the RIBA Stirling Prize, Allford Hall Monaghan Morris (AHMM) was established in 1969 and has offices in London, Bristol and Oklahoma City. AHMM makes buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. The practice designs very different buildings for very different people to use in very different ways, making places as well as buildings that work over time and have lasting qualities intrinsic to their architecture.



DP9 is established as one of the leading expert consultancies in planning, development, and regeneration in the UK.

DP9 has a proven track record of delivering high profile planning consents and is currently advising on more than 500 live projects, ranging from small scale instructions to large, complex master planning proposals across all sectors.



Kanda is a multi-disciplinary communications agency that is passionate about regeneration and place-making. We use our breadth and depth of experience with communities, developers and decision makers to create the very best places to live, work and visit. We operate exclusively in the regeneration, property and planning world. With consultants working across England, we deliver exceptional consultation programmes, combined with the very best policy advice.

The core team are supported by other professional consultants, including:

- **Services Engineer:** Troup Bywaters & Anders
- **Structural Engineer:** Heyne Tillett Steel
- **Cost Consultant:** Exigore
- **Sustainability Consultants:** Carbon Plan
- **Accountants:** Sandy Brown
- **Transport:** Canoparo



View from St. Cross Street Approach from Farringdon Rd

The Site

45-54 Saffron Hill is an underutilized 1960s car park with external facades that are mostly metal, with precast concrete lattice elements on the ground floor. As a result, the building is deemed to negatively contribute to the surrounding Hatton Garden Conservation Area.

Similarly, as the building is in use as a multistorey car park, it does not align with Camden's vision for a car-free Borough.

Issues with the existing building include:

- ❗ A structure that is not suitable for remodelling due to spill levels between floors
- ❗ A structure that is not capable of supporting increased numbers of electric vehicles within the car park.
- ❗ Limited ground floor presence that does not contribute positively to the surrounding public realm.
- ❗ Poor sustainability credentials and outdated plant equipment that is nearing the end of its serviceable life
- ❗ A lack of insulation that makes the building challenging to retrofit
- ❗ A use that does not support sustainable modes of transport in Camden and the wider City.
- ❗ An outdated design that does not relate to neighbouring properties and detracts from the surrounding conservation area

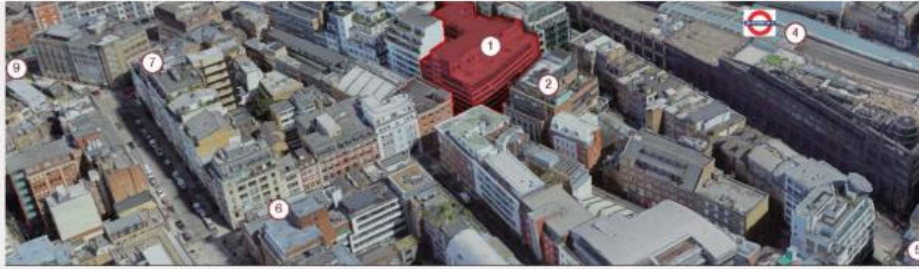
Assessment of the Existing Building

The project team have a proven track record of delivering highly sustainable, low-carbon buildings that respond to the need for sustainable development.

Therefore, they have been tasked with carefully assessing the existing building and its structures on their merits to deliver the most sustainable future, whether this involves refurbishing, repositioning, or redevelopment.

In this case, our initial carbon assessment has determined that the most sustainable approach would be to undertake a partial retention using the existing building's foundations. This approach would see all of the existing foundations retained, keeping embodied carbon to a minimum, whilst being able to optimise the quality of the proposed building.





The area around 45-54 Saffron Hill

Site Photographs



Saffron Street, North Elevation



St. Cross Street, Looking East



Car Park Entrance on St. Cross Street, South Elevation

Our Proposals

Our emerging proposals for the future of 45-54 Saffron Hill seek to introduce a new, best-in-class commercial building that will deliver modern, sustainable office space with an enhanced ground floor offer.

Our proposals include:

- 🌱 Introducing a **new, best-in-class, future proofed commercial building** that will contribute to the long-term economic success by delivering modern, sustainable office space that is attractive to a range of tenants
- 🌱 Enhancing the surrounding conservation area by delivering a building with a **significantly improved design**
- 🌱 **Activating the ground floor** through the introduction of **new retail/commercial spaces** to better connect the site to the surrounding area with opportunities to improve the public realm and landscaping.
- 🌱 **Retaining the existing building's foundations** to keep embodied carbon to a minimum
- 🌱 Delivering a **highly sustainable building** with leading operational sustainability credentials
- 🌱 Introducing **best-in-class end-of-trip facilities**, such as showers, changing rooms and bike racks, to promote sustainable modes of transport to and from the building
- 🌱 **Enhancing the wellbeing of tenants** by introducing outdoor amenity spaces
- 🌱 **Delivering substantial urban greening** to help improve biodiversity and air-quality in this part of Camden

Find out more detail about our proposals below.

Height and Massing

The existing building is currently 12 storeys, with floor-to-ceiling heights and half-level changes that are not well suited to commercial buildings. Therefore, we are proposing to remove the existing structure, whilst retaining the existing foundations, and replace it with a modern, flexible commercial building.

As part of this approach, we will build 9 storeys plus plant, aligning it with neighbouring properties on Saffron Street and St Cross Street, whilst remaining smaller than the nearby Ziggurat building. This is being proposed in order to provide the additional, high-quality office floorspace.

The additional storeys will be step back at upper levels to reduce their visibility from street level and to help facilitate the introduction of urban greening and terraces.





Design

Our design for 45-54 Saffron Hill have been influenced by neighbouring properties and the wider surrounding conservation area. We have closely studied the materiality that is common in this part of Camden to allow the building to contribute more positively to the area.

As part of this approach, the designs are based on a number of Low Carbon Principles aimed at reducing both embodied and operational carbon.

The design follows Low Carbon Principles:

- 🌿 Steel frame building utilising existing foundations
- 🌿 Efficient hybrid structure
- 🌿 Timber composite façade with user control
- 🌿 Streamlined structure for the façade to reduce embodied carbon
- 🌿 Modulate depth of façade for passive solar shading – reducing operational carbon emissions
- 🌿 External cladding and additional passive solar shading measures

The team have also been tasked with utilising a greater proportion of recycled and low carbon materials, wherever possible.

Ground Floor

We are proposing to deliver a mix of uses on the site, including high quality flexible office accommodation, a café space, and end of Journey facilities, which we believe will help better connect the site to the surrounding area.

At ground floor we are proposing to introduce a café on St Cross Street to help promote more activity at ground floor level, whilst providing a use that will benefit both office users and the local area. The entrance to the offices will also be located on St Cross Street, with the entrance for cyclist (and others using the end-of-trip facilities) located on Saffron Hill.

Therefore, the ground floor will include:

- 🌿 Café
- 🌿 End of Journey facilities, including shower, changing rooms and cycle storage
- 🌿 Cycle entrance



Sustainability

Sustainability has heavily informed our approach to the proposals for 45-54 Saffron Hill. By retaining the existing foundations, we are undertaking a more sustainable approach to development when compared to a wholesale redevelopment of the site.

The retention of the existing foundations, which are proportionally carbon-intensive, will help to keep the amount of embodied carbon relatively low. Similarly, by introducing a modern, sustainable structure we will be able to keep operational carbon to a minimum whilst reducing the need for redevelopment in the future.

The redevelopment of the site will also allow us to introduce modern, more efficient plant equipment further reducing operational carbon emissions.

We are keen to encourage future tenants to travel to and from the site sustainably. Therefore, we are proposing extensive end of trip facilities, including:

- 🌿 223 cycle spaces

- 🌿 190 lockers
- 🌿 18 showers total (equal male/female split)
- 🌿 2 additional dda showers (equal male/female split)
- 🌿 2 drying rooms

Urban Greening

The existing building is dominated by concrete and does not provide any urban greening or visual interest. We are keen to address this as part of our proposals and will introduce extensive urban greening to help improve biodiversity and air-quality in this part of Camden.

The urban greening will be located predominately on the building's terrace to help user wellbeing, whilst enhancing the outlook from neighbouring properties.

Terraces

Access to private external amenity space is increasingly in demand from future office occupiers, particularly in light of the Covid-19 pandemic, and this is something we are keen to ensure our future tenants have access to but in a sensitive way which would not impact upon the amenity of our neighbours.

The terraces will be facilitated by the stepping back of the massing at upper levels providing breakout spaces with planting for tenants of the offices.

We are committed to being good, long-term neighbours. Therefore, the terraces would be subject to a strict Operational Management Plan to limit any impact on neighbouring properties that would be secured through any planning permission for the site.



Public Benefits

We believe our proposals will bring forward several benefits for the local area, including:

- 🌿 An improved design which repairs the townscape and removes a building which detracts from the surrounding conservation area
- 🌿 New and improved active frontages to help connect the site to the surrounding public realm and provide greater animation at street level
- 🌿 Creation of new jobs through construction and the provision of new office space – approximately space for 600 jobs once complete
- 🌿 Reducing the number of vehicles in this part of Camden
- 🌿 Substantially enhanced urban greening, improving air quality and biodiversity in the area.

Please see below a selection of CGIs highlighting our proposals for 45-54 Saffron Hill.





View from St. Cross Street

Have Your Say

We want the local community to help shape our ideas for the future of 45-54 Saffron Hill.

The Feedback window has now closed. You can still get in touch with the team via the contact form below.

Contact Us

Thank you for taking the time to visit our website on our proposals for the future of 45-54 Saffron Hill.

Should you have any questions or would like to get in touch with the project team, please use the details below:



020274645849



consultation@45-54saffronhill.co.uk

Submit

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Sign up to get up-to-date news about the project.

We use ReCAPTCHA to help protect this website and its users from spam and abuse. Any information you provide us with, should you wish to do so, will be held securely and processed in line with our privacy policy. You will only be contacted in relation to the project.

45-54 Saffron Hill

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