

125 Shaftesbury Avenue

Statement of Community Involvement

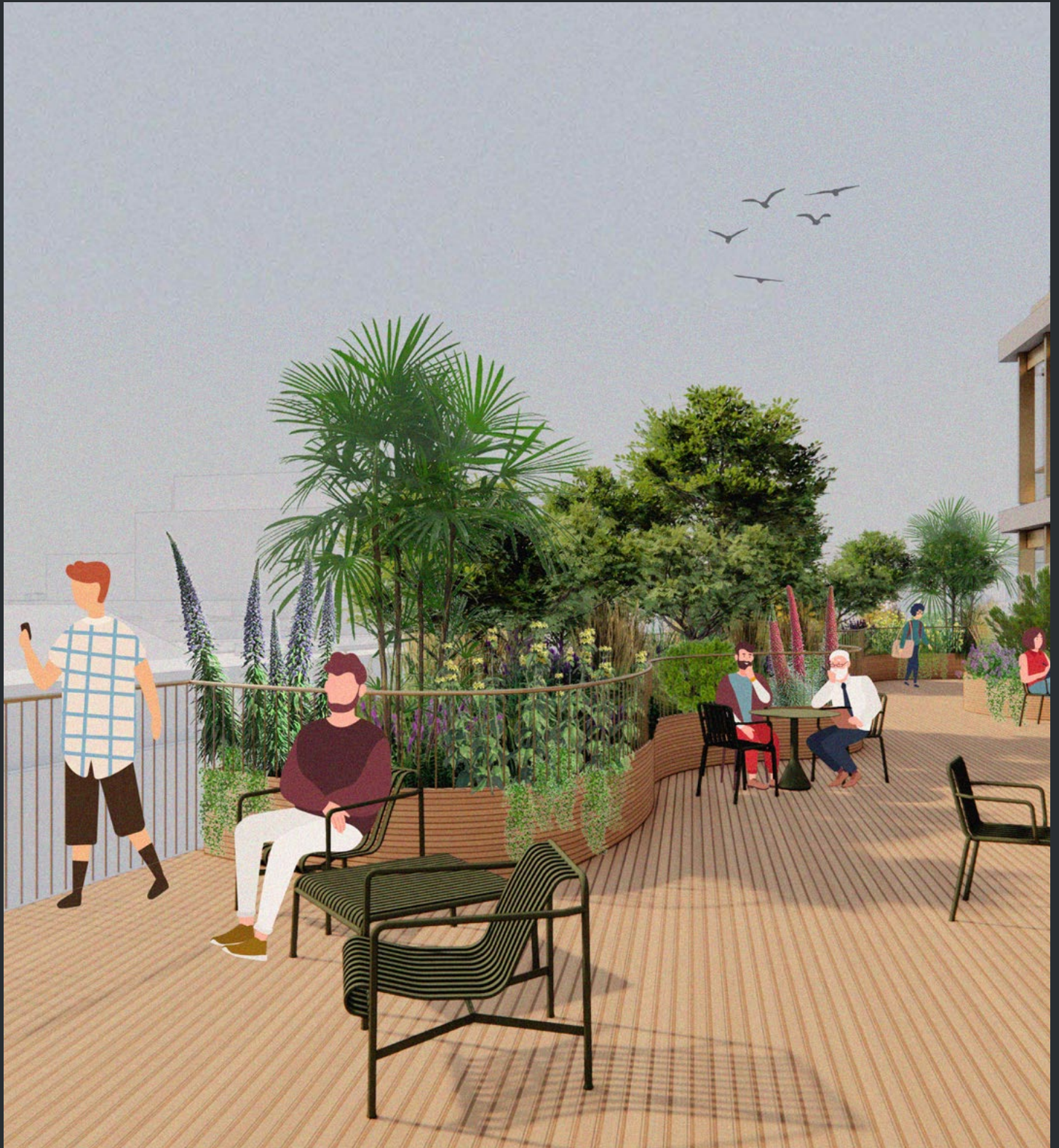
Prepared by Kanda

Submitted on behalf of VREF Shaftesbury SCS

November 2024



EDGE /
125 SHAFTESBURY AVENUE

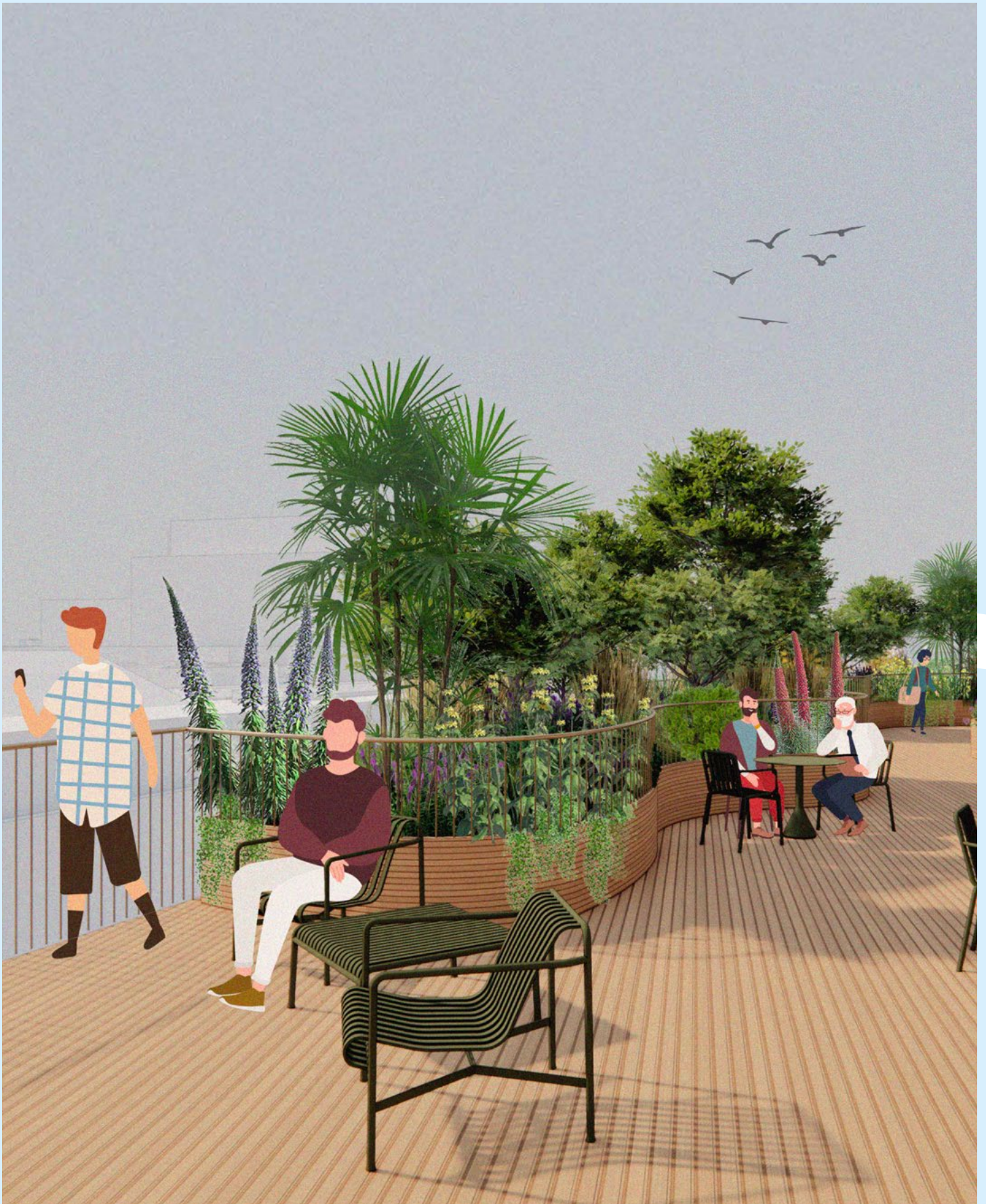


Statement of Community Involvement

NOVEMBER 2024

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1. Executive *Summary*

1. Executive Summary

1.1.

VREF Shaftesbury SCS, referred to throughout this document as “the Applicant”, appointed Kanda Consulting, a specialist public consultation company, to undertake pre-application community consultation for an application for the remodelling, refurbishment and extension of 125 Shaftesbury Avenue, referred to throughout this document as ‘the Site’.

This Statement of Community Involvement therefore provides a record of the pre-application that was carried out in 2024 regarding a planning application for the:

‘Remodelling, refurbishment and extension of the existing building to provide Use Class E commercial and retail space, amenity terraces, a new public route, relocated entrances, cycle parking, servicing and rooftop plant along with associated highway, landscaping and public realm improvements and other associated works.’

The brief was to develop and implement an engagement strategy with political stakeholders, local residents and key local stakeholders, in line with best practice and the London Borough of Camden’s requirements. A series of targeted public consultation activities have taken place between 10 April 2024 and 14 November 2024 to present the proposed scheme to local residents and stakeholders. This has taken place in conjunction with pre-application meetings with London Borough of Camden officers.

The process involved contacting several local political and community stakeholders, including The Phoenix Garden; Yoo Capital, owners of the Saville Theatre; Covent Garden Dragon Hall Trust; The Phoenix Theatre; Trentishoe Mansions Residents’ Association; Covent Garden Community Association; St Giles in the Field’s Church; Central District Alliance; The Phoenix Arts Club; Cllr Julian Fulbrook, Ward Councillor for Holborn & Covent Garden; Cllr Awale Olad, Ward Councillor for Holborn & Covent Garden and Cllr Sue Vincent, Ward Councillor for Holborn & Covent Garden.

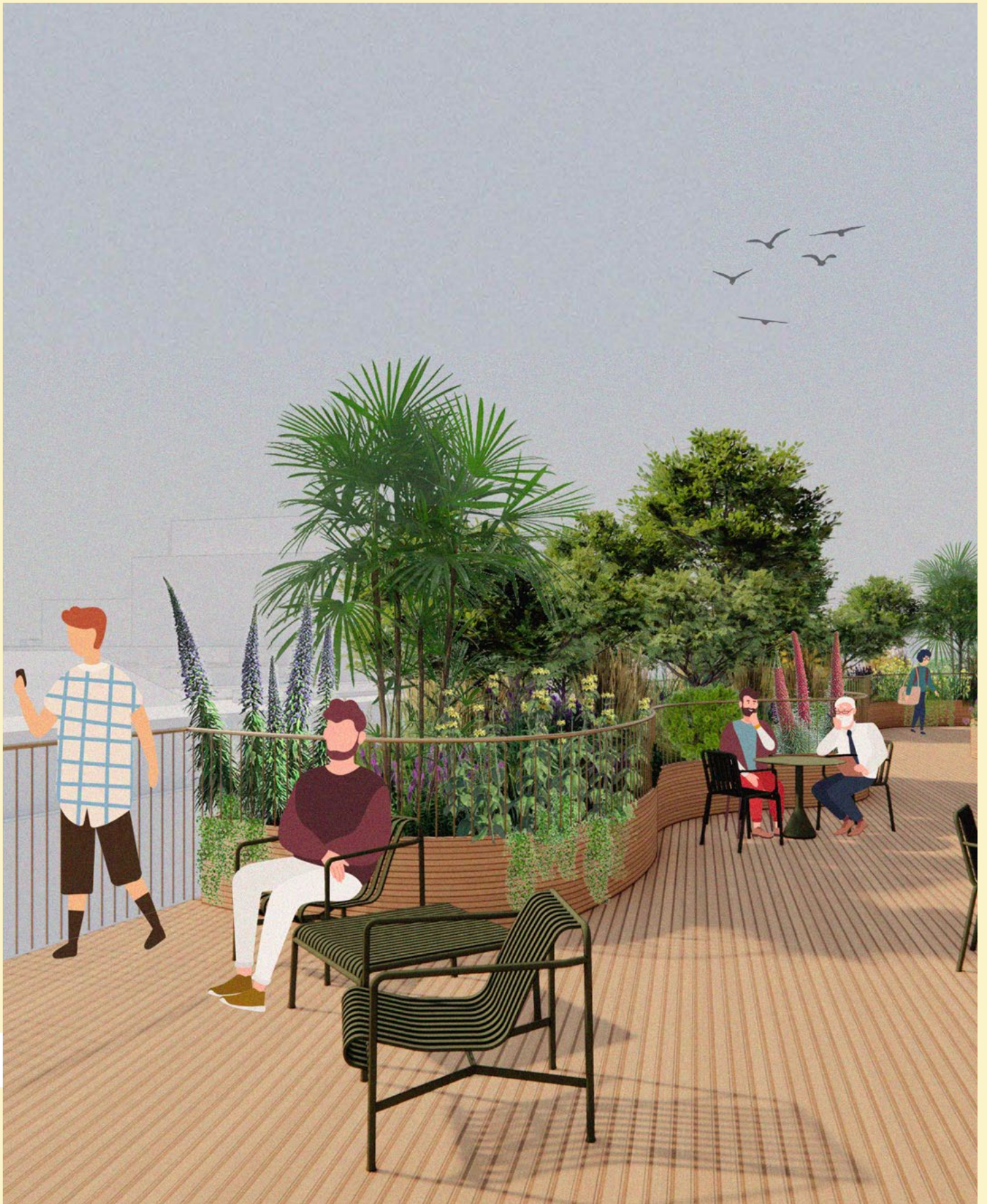
Meetings were held with several of the above stakeholders, including Yoo Capital, owners of the Saville Theatre, The Phoenix Garden, Phoenix Theatre and Central District Alliance.

Additionally, the consultation involved in-person activities, including the distribution of materials advertising the proposals to 1,526 addresses in the area surrounding the Site, door-knocking sessions in the local area, and the holding of two public drop-in events held at the Site on 11 July, between 5pm – 8pm, and 13 July between 10am – 1pm. The team welcomed 10 residents across the two events, which generated two physical and one online feedback form.

1. Executive Summary

On Thursday 4 July, a dedicated consultation webpage, <https://125shaftesburyavenue-consultation.co.uk/> (Appendix I), was launched. The page contained an introduction to the proposals, as well as find out details on the in-person consultation events. Following the first public drop-in event, the exhibition boards and a link to an online survey were uploaded to the website. This enabled residents to find out more about the proposals, give their feedback, and raise any further comments or queries they had with members of the project team members. During the consultation window, the webpage received 317 views from 155 unique visitors.

Community feedback has been considered as the proposals have been developed and finalised. The Applicant is grateful for the constructive and thoughtful feedback received and has sought to respond to these comments where possible. The Applicant remains committed to engaging with the residents, businesses and other key stakeholders throughout the application process and thereafter.



2. Consultation *Process*

2. Consultation *Process*

2.1.

The proposals seek:

Remodelling, refurbishment and extension of the existing building to provide Use Class E commercial and retail space, amenity terraces, a new public route, relocated entrances, cycle parking, servicing and rooftop plant along with associated highway, landscaping and public realm improvements and other associated works.

2.2.

The consultation process was initiated in April 2024 and responded to the Applicant's desire to build relationships with the local community and engage them on their proposals for the deep retrofit of the Site. Consultation with stakeholders continued throughout the pre-application stage, and the Applicant and the project team will continue to engage local people in the post submission phase.

2.3.

The objectives of the consultation process were as follows:

- To inform local residents and other local stakeholders about the proposals.
- To consult with a wide range of stakeholders, including local residents and other local stakeholders.
- To reassure local residents and stakeholders about the future of the site.
- To ensure that key information on the proposals was communicated clearly
- To collect feedback on the plans for the future of the Site and to identify and address key concerns.

2.4.

The table below provides a detailed timeline of the consultation process and further activities:



Date	Details
10th April 2024	An email was sent to The Phoenix Garden introducing the Applicant, the proposals for the site, and an extending an invitation to meet with the project team.
11th April 2024	A meeting was held between the Applicant and Yoo Capital, owners of the Saville Theatre to discuss the proposals and get their feedback.
15th June 2024	A meeting was held with members of The Phoenix Garden to discuss the proposals and get their feedback.
3rd July 2024	A letter (Appendix II) was sent, via email, to the Covent Garden Dragon Hall Trust, introducing the applicant, the proposals for the site, and extending an invitation to meet with the project team.

2. Consultation *Process*

Date	Details
4th July 2024	A letter (Appendix II) was sent, via email, to The Phoenix Theatre, Trentishoe Mansions Residents' Association, Covent Garden Community Association and St Giles in the Field's Church introducing the Applicant, the proposals for the site, and extending an invitation to meet with the project team.
4th July 2024	A dedicated consultation website, 125shaftesburyavenue-consultation.co.uk (Appendix I), was launched.
5th July 2024	A letter (Appendix II) was sent, via email, to Cllr Julian Fulbrook, Ward Councillor for Holborn & Covent Garden, Cllr Awale Olad, Ward Councillor for Holborn & Covent Garden, Cllr Sue Vincent, Ward Councillor for Holborn & Covent Garden and Central District Alliance, introducing the Applicant, the proposals for the site, and extending an invitation to meet with the project team
5th July 2024	A flyer (Appendix III) was distributed to 1,526 addresses in the area surrounding the site, introducing the Applicant and the proposals, along with an invitation to attend the public drop in events held on Thursday 11th July and Saturday 13th July.
9th July 2024	A letter (Appendix II) was sent, via email, to Cambridge Circus Ltd, owner of the neighbouring building that includes Trentishoe Mansions, introducing the Applicant, the proposals for the site, and an extending an invitation to meet with the project team.
11th July 2024	Prior to and during the public drop-in event, members of Kanda took part in a door knocking session of neighbouring homes in the local area.
11th July 2024 and 13th July 2024	Two public drop- in events were held at the Site.
14th August 2024	An email was sent to Cllr Adam Harrison, Cabinet Member for a Sustainable Camden, introducing the Applicant, the proposals for the site, and an extending an invitation to meet with the project team.
2nd September 2024	A meeting was held with the Phoenix Theatre to discuss the proposals and get their feedback.

2. Consultation *Process*

Date	Details
5th September 2024	An email was sent to the Phoenix Arts Club, introducing the Applicant, the proposals for the site, and an extending an invitation to meet with the project team.
17th September 2024	A meeting was held with the Central District Alliance to discuss the proposals and get their feedback.
22nd September 2024	A second meeting was held with the Phoenix Theatre to discuss the proposals and get their feedback.
23rd October 2024	A second meeting was held with The Phoenix Garden to discuss the proposals and get their feedback.
14th November 2024	A second meeting was held with Yoo Capital, owners of the Saville Theatre to discuss the proposals and get their feedback.

2. Consultation *Process*

PROJECT WEBSITE

2.5.

The consultation webpage www.125shaftesburyavenue-consultation.co.uk (Appendix I) was launched on Thursday 4th July.

2.6.

The consultation website contained the following information:

- An introduction to the proposals.
- Details of the public drop-in events.

2.7.

Following the first public drop in event, the exhibition boards (Appendix IV) and a link to an online survey (Appendix VI) were uploaded to the website. This enabled local residents to find out more about the proposals, give their feedback, as well as raise any further comments or queries they had with members of the project team.

2.8.

During the consultation window (Thursday 11 July - Thursday 29 August) the consultation webpage received 317 views from 155 unique visitors.

CONSULTATION PROMOTION

2.9.

On 5th July 2024, a flyer (Appendix III) was distributed to 1,526 addresses in the area surrounding the Site (Appendix VII). The flyer included information regarding:

- The project team and the vision for the site
- Overview of the proposals
- Details of the public drop-in events
- Contact details for the project team

2.10.

The consultation was also advertised in other ways including:

- Emails (Appendix II) were sent to 12 key stakeholders, including 3 political stakeholders and 9 community stakeholders. Some of these stakeholders shared the details of the consultation with residents through their own channels.
- A door knocking session of neighbouring homes in the local area was held immediately prior to the first drop-in session.

2.11.

Throughout the process, a telephone number (020 3900 3676) and email address (125shaftesburyavenue@kandaconsulting.co.uk) were supplied to and managed by Kanda Consulting, providing further information to residents, businesses and stakeholders on request. These contact details were shared in all correspondence sent out by the project team including the promotional letter to local residents.

2. Consultation *Process*

DOOR KNOCKING

2.12.

On Thursday 11th July, prior to and during the event, two members of Kanda undertook door-knocking of residential buildings in the local area, including Phoenix House, Phoenix Street, and Trentishoe Mansions.

2.13.

The purpose of the door-knocking was to promote the public drop-in events and gauge an understanding of local awareness of the site and perception of the proposed development.

2.14.

In total, the team visited 84 addresses and held 20 conversations with local residents.

2.15.

The location of the door-knocking session was chosen to engage those who live close to the site, particularly those whose gardens back onto the site. Feedback and conversations from the doorknocking sessions can be found within the 'Consultation Feedback' section of this document.



Kanda staff member taking part in door knocking activities

PUBLIC EVENTS

2.16.

Two public drop-in events were held in the entrance lobby of 125 Shaftesbury Avenue on Thursday 11 July, between 5pm – 8pm, and Saturday 13 July between 10am – 1pm.

2.17.

Ten exhibition boards summarising the proposals were also on display (Appendix IV). These boards presented the following information:

- Introduction to the Applicant and the project team.
- Information on the existing site.
- Information on the previous on-site permission
- The proposals and their benefits
- Information on the design and sustainability of the proposals
- Proposed meanwhile uses
- Thank you and next steps.

2.18.

The location for the drop-in events was chosen to allow residents to visit the Site and to help them visualise the proposals, as well as allow local residents to easily attend.

2.19.

The public drop-in events offered consultees a useful way to engage with the proposals and the project team.

2. Consultation *Process*

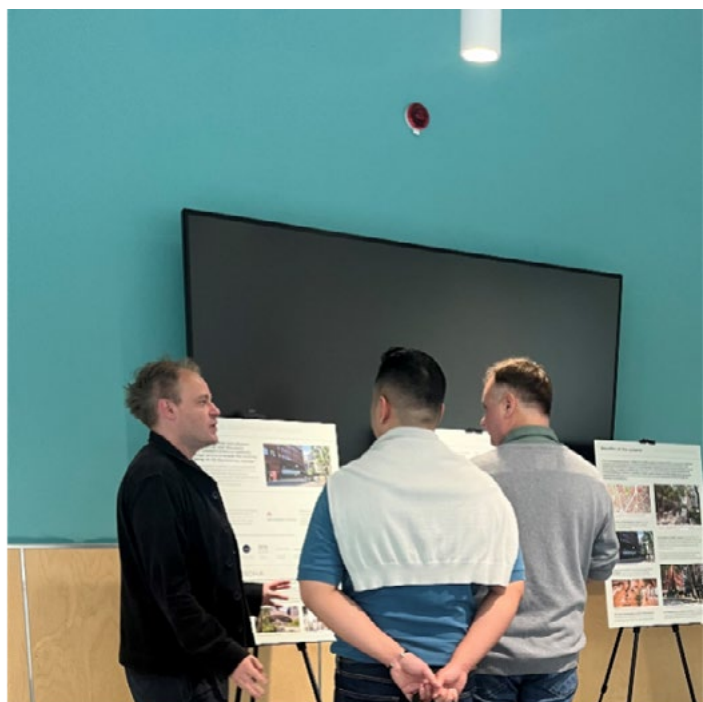
2.20.

The sessions were staffed with representatives from:

- The Applicant
- DSDHA (architects)
- Gerald Eve (planning consultants)
- Kanda Consulting

2.21.

The team welcomed 10 attendees across the two events. Paper feedback forms (Appendix V) were available for interested residents to complete, with verbal feedback noted by the project team.



Residents and members of the project team attending the consultation events

2.22.

The project team received a total of 2 completed feedback forms at these events. Throughout the duration of the consultation period, they also received 1 online feedback form. Further information on the feedback that was provided by attendees can be found in the following sections of the report.



3. Stakeholder *Engagement*

3. Stakeholder *Engagement*

STAKEHOLDER ENGAGEMENT OBJECTIVES

3.1.

Prior to the launch of the public consultation, Kanda Consulting approached identified key stakeholders and near neighbours to discuss the proposals for 125 Shaftesbury Avenue.

3.2.

The objective of this primary stakeholder engagement was to inform key stakeholders of the proposals as early as possible, and to offer them an opportunity to meet with the Applicant and the team ahead of the public launch of the consultation and the submission of the planning application.

3.3.

It was also to establish relationships with key stakeholders in relation to the site, to ensure that the proposals were clearly communicated and that the project team would be open to further engagement throughout the consultation process and beyond.

STAKEHOLDER ENGAGEMENT PROCESS

3.4.

In April 2024, an email was sent to The Phoenix Garden introducing the Applicant, the proposals for the site, and an extending an invitation to meet with the project team.

3.5.

In early July 2024, a letter (Appendix II) was sent, via email, key political stakeholders and community stakeholders introducing the Applicant, the proposals for the site, and extending an invitation to meet with the project team.

3.6.

This correspondence was sent to the following political stakeholders:

- Cllr Julian Fulbrook, Ward Councillor for Holborn & Covent Garden
- Cllr Awale Olad, Ward Councillor for Holborn & Covent Garden
- Cllr Sue Vincent, Ward Councillor for Holborn & Covent Garden

3.7.

This correspondence was sent to the following community stakeholders:

- The Phoenix Theatre
- Trentishoe Mansions Residents' Association (via post)
- Covent Garden Community Association
- St Giles in the Field's Church
- Cambridge Circus Ltd

3. Stakeholder *Engagement*

3.8.

Following the public consultation events, emails introducing the Applicant, the proposals for the site, and extending an invitation to meet with the project team were also sent to the following stakeholders:

- Cllr Adam Harrison, Cabinet Member for a Sustainable Camden
- The Phoenix Arts Club

3.9.

Six residents contacted the project team, four via email and two via telephone. This engagement included requests for copies of the exhibition materials and concerns about existing anti-social behaviour around the site.

MEETINGS

3.10.

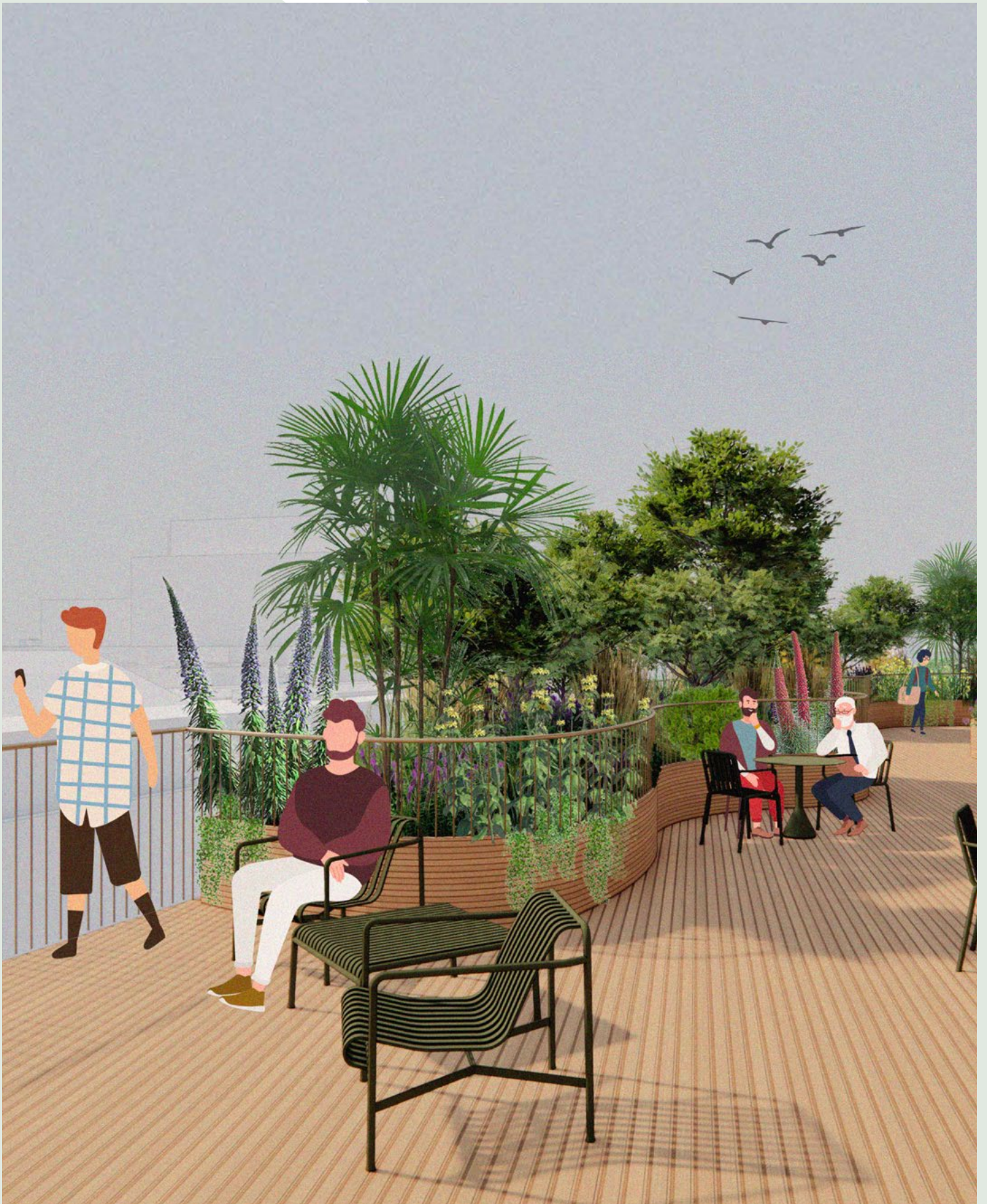
The below table details meetings held between the project team and key stakeholders.



Date	Details
11th April 2024	A meeting was held between the Applicant and Yoo Capital, owners of the Saville Theatre, to discuss the proposals and get their feedback.
15th May 2024	A meeting was held online with representatives of The Phoenix Garden to introduce the proposals and get their feedback. There were discussions about ensuring the proposals do not cause a loss of sunlight to the gardens. They also noted that they felt the current building was old and tired.
2nd September 2024	A meeting was held at the Phoenix Theatre with representatives of the Theatre. During the meeting the team introduced the Phoenix Theatre to the proposals and discussed mitigation measures for the construction period, and potential public realm and pedestrianisation improvements to Phoenix Theatre and Stacey Street. They also noted that they require occasional access along Stacey Street for HGVs when shows are changed.
17th September 2024	A meeting was held on site with the Central District Alliance to brief them on the proposals. The discussion focused on public realm improvements and the provision of affordable workspace on site.

3. Stakeholder *Engagement*

Date	Details
22nd September 2024	A second meeting was held with the Phoenix Theatre. The focus was responding to Camden Council's Shaftesbury Avenue Area Safe and Healthy Streets Consultation and encouraging the pedestrianisation of Phoenix Street.
23rd October 2024	A second meeting was held with The Phoenix Garden. They raised some concerns about the impact the proposals would have on the garden, particularly regarding daylight and sunlight. Still, they indicated that they supported the proposal's efforts to reduce anti-social behaviour in the surrounding area.
14th November 2024	A second meeting was held with Yoo Capital, owners of the Saville Theatre, to share the updated proposals and get their feedback. The meeting also included a discussion on Camden Council's Shaftesbury Avenue Area Safe and Healthy Streets Consultation.



4. Consultation *Feedback*

4. Consultation *Feedback*

4.1.

As part of the Applicant's desire to generate a general and objective understanding of the neighbour's and stakeholders' views on the proposals, the online survey within the feedback section of the community engagement website allowed for both multiple-choice and quantitative questions. The information below summarises the quantitative feedback received during the community engagement exercise.

4.2.

The following section details qualitative feedback received via the following:

- Online survey (July 2024) and feedback forms used at the public drop-in events in July.
- Conversations held with attendees.
- Conversations held during door knocking activities
- Discussions held with stakeholders throughout the consultation process

4.3.

As part of the Applicant's commitment to ensuring a meaningful dialogue with local stakeholders, both the online and hard copy feedback forms allowed for detailed comments on key aspects of the proposals.

4.4.

At the two public drop-in events members of the project team were present and conducted conversations with the attendees and neighbours.

4.5.

Throughout the consultation process, the Applicant has kept key political and community stakeholders updated on progress.

4.6.

Throughout the entirety of the consultation process, a total of 3 completed feedback forms were received. 2 were hard copy forms and 1 was an online survey.

4.7.

The data received and analysed during the consultation process can be seen below.

DOOR KNOCKING FEEDBACK

4.8.

On Thursday 11th July, prior to and during the event, two members of Kanda undertook door-knocking of residential buildings in the local area, including Phoenix House, Phoenix Street, and Trentishoe Mansions.

4.9.

The purpose of the door-knocking was to promote the public drop-in events and gauge an understanding of local awareness of the site and perception of the proposed development.

4.10.

In total, the team visited 84 addresses and held 20 conversations with local residents.

4. Consultation *Feedback*

4.11.

Typical responses during this process were positive, with a key topic of conversation being how the development would combat anti-social behaviour in the surrounding area.

QUANTITATIVE FEEDBACK ON THE PROPOSALS

4.12.

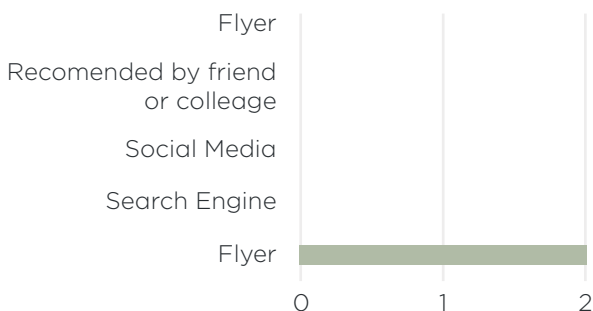
During the July 2024 engagement, the team received a total of 3 completed responses. As part of the feedback process, respondents answered several questions based on the proposals as presented at the public drop in events, and on the online consultation materials, utilising a mix of quantitative and qualitative questions.

4.13.

The charts below highlight the quantitative feedback received during the community engagement exercise. It should be noted that all questions were optional, and some respondents did not answer all questions.

1. How did you hear about the project?

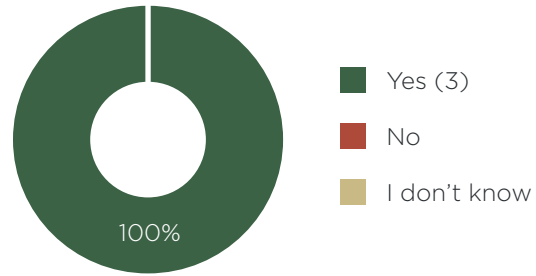
The survey sought to identify how respondents heard about the project.



Of the 2 respondents to this question, **100%** said they had heard about the proposals via our flyer.

2. Do you believe that 125 Shaftesbury Avenue is in need of redevelopment?

The survey sought to understand how respondents felt about the basic premise of re-developing the existing site at 125 Shaftesbury Avenue.

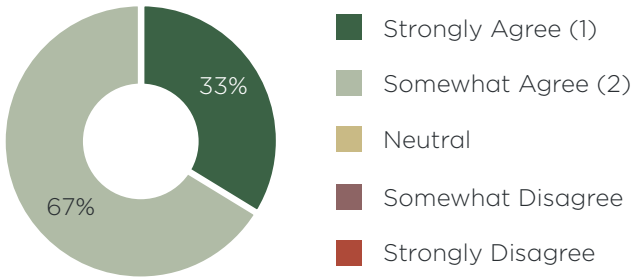


In this instance, **100%** of respondents indicated that they agreed that the site was in need of redevelopment.

4. Consultation *Feedback*

3. Our vision is to carefully redesign and re-energise the existing building at 125 Shaftesbury Avenue, providing state-of-the-art office space. To what extent do you agree or disagree with our vision for the site?

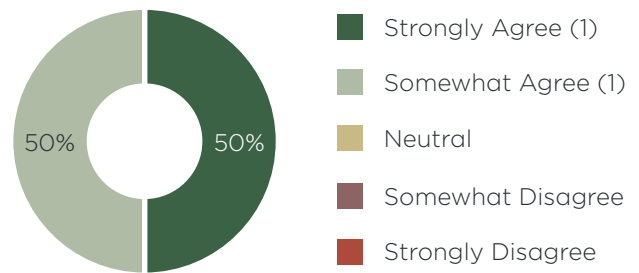
The survey sought to understand how respondents felt about our vision for the site, providing a scale to indicate how much they agreed with this vision.



In this instance, **33%** of respondents indicated that they strongly agreed with the proposals, while **67%** indicated that they somewhat agreed.

4. The design development of the proposal is founded on the principles of net zero carbon: both in construction and operation. Through carbon-sensitive design and procurement, the proposal will seek to reduce its upfront embodied carbon as far as possible. To what extent do you agree with this approach?

The survey sought to understand how residents felt about our approach to sustainable development.



In this instance **50%** of respondents said they strongly agreed with our proposals, and **50%** said they somewhat agreed. **1** respondent did not answer this question.

4. Consultation *Feedback*

5. Imagine a proposal for an office space scheme on the site of 125 Shaftesbury Avenue. Which, if any, of the following would make you more likely to support the development?

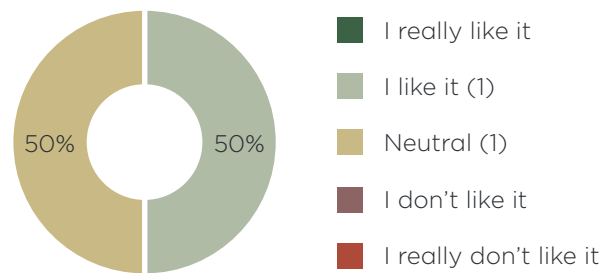
The survey sought to understand what current or potential aspects of the proposals would make respondents more likely to support the scheme. It provided a range of options, including an 'other' option for respondents to choose.

Respondents chose the following options:

- New Compton Street Natural Surveillance
- Activation of Public Spaces
- Revitalization of the Public Realm around the building
- Natural Surveillance improvements, reducing opportunity for anti-social behaviour

6. Based on the information presented in the exhibition, what are your thoughts on how the proposed building looks.

The survey sought to understand how residents felt about the visual design of the building.



In this instance, **50%** of respondents indicated that they liked it, and **50%** indicated that they were neutral. **1** respondent did not answer this question.

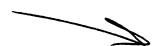
QUALITATIVE FEEDBACK ON THE PROPOSALS

4.14.

As part of VREF Shaftesbury SCS's commitment to ensuring a meaningful dialogue with local stakeholders, the online survey allowed for detailed comments on key aspects of the proposals.

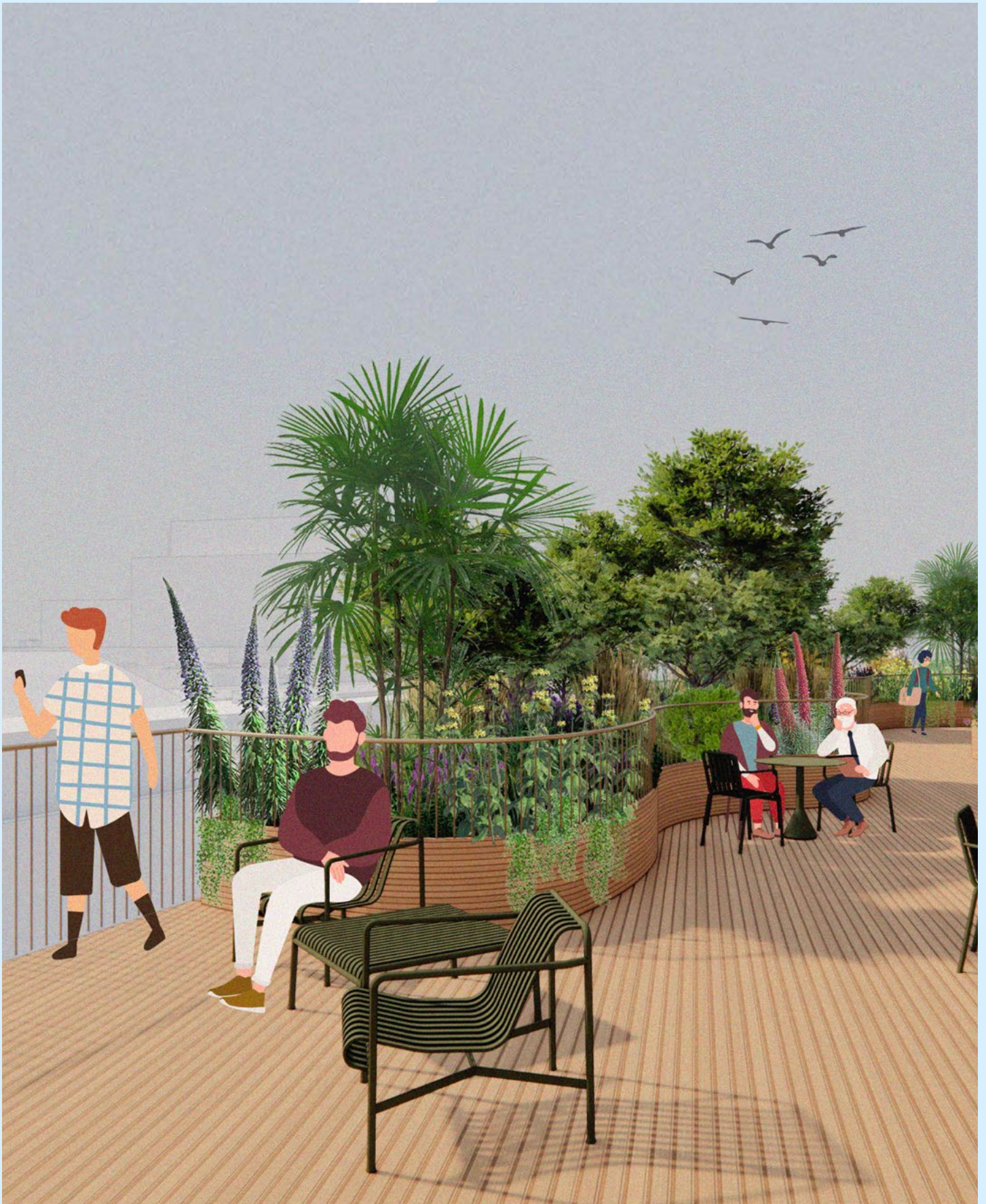
4.15.

The key themes raised during the community engagement exercise and the in-person consultation events are summarised on the next page.



4. Consultation *Feedback*

Question	Responses
<p>Our vision is to carefully redesign and re-energise the existing building at 125 Shaftesbury Avenue, providing state-of-the-art office space. To what extent do you agree or disagree with our vision for the site? Please give a reason for your answer.</p>	<p>Responses to this included:</p> <ul style="list-style-type: none"> • The dead areas behind 125 Shaftesbury Avenue need to be addressed to reduce anti-social behaviour. • I need to understand how the public area will affect me as a resident and direct neighbour of the site. How retail hours will affect us and how night clubs will affect us. The nightclub there is already a higher burden.
<p>Our integrated design approach aims to enhance safety, deter antisocial behaviour, and activate public spaces. What features would you like to see implemented as part of this enhanced public space?</p>	<p>Responses to this included:</p> <ul style="list-style-type: none"> • Ensure access via Coxtan Walk is locked at night. Redesign area next to Valentinos which is a notorious area for drug dealing/use. • The new connection happens with sensitivity to the residents. It cannot become a hangout spot for passersby and vagrants. Carbon neutral is great but also important is noise and light.
<p>Based on the information presented in the exhibition, what are your thoughts on how the proposed building looks. Please give a reason for your answer.</p>	<p>Responses to this included:</p> <ul style="list-style-type: none"> • Addresses some concerns about anti-social behaviour, shouldn't impact light to the Phoenix Garden.
<p>What are your overall thoughts on the proposals?</p>	<p>Responses to this included:</p> <ul style="list-style-type: none"> • The proposal was "generally welcome." • Some concern that the site would struggle to fill conventional retail space due to the saturation of such space in the area. • Plans for pedestrian areas should consider delivery access. • Concerns about potential street closures during construction.



5. Response to *feedback*

5. Response to *feedback*

5.1

The applicant has responded to the issues raised through the planning application and in the comments contained in this statement.

5.2

The Applicant is committed to continuing to engage with local residents, and community and political stakeholders following the submission of a planning application.

5.3

The telephone number and email address provided throughout the consultation process will continue to be managed by Kanda Consulting, and residents, businesses

and stakeholders will continue to have the opportunity to ask questions about the proposals.

5.4

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 125 Shaftesbury Avenue.

5.5

Below is a table setting out key themes raised during the consultation process and the Applicant's response to these.



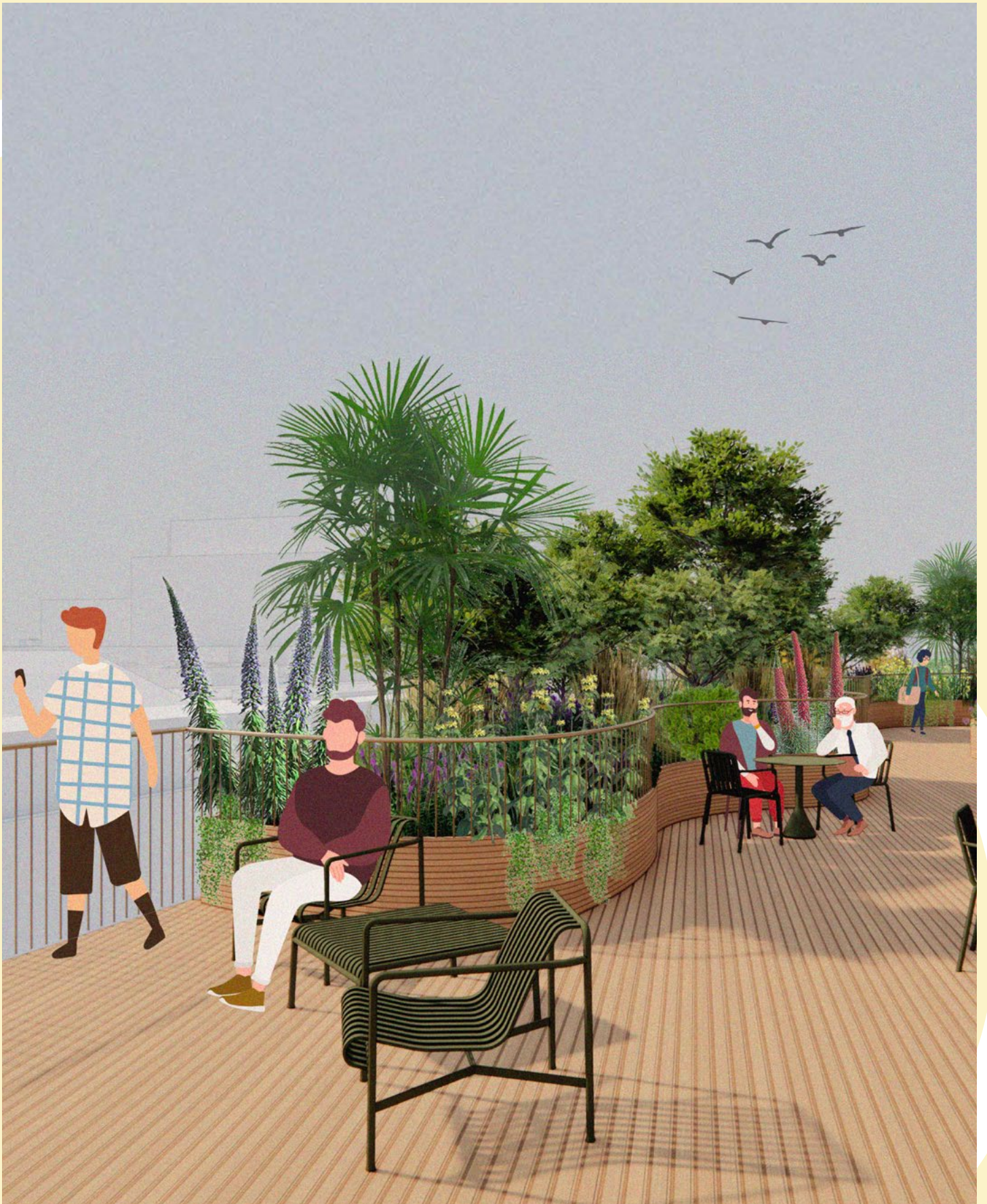
Topic	Detail	Response
Combatting anti-social behaviour	<p>A number of residents at the consultation events and, in the feedback received, noted their concerns about anti-social behaviour along Stacey Street and Phoenix Street.</p> <p>There was support for the activation of the space, active frontages, and removal of 'dead spaces'.</p> <p>There was concern about the use of the new passageway at night, and the potential introduction of benches.</p>	<p>The Applicant has consulted the Metropolitan Police's Designing Out Crime team to work to reduce the current levels of anti-social behaviour.</p> <p>The lobby overlooking Caxton Walk should have a positive impact in discouraging antisocial behaviour as it will provide overlooking and will be staffed 24/7. The opening up the route will also ensure a constant flow of pedestrian traffic instead of the current dead end.</p> <p>Gates have been introduced into the design to secure the passage during the night.</p> <p>We have agreed not to install benches because of concerns about use at night that could be disruptive.</p>

5. Response to *feedback*

Topic	Detail	Response
Daylight and sunlight impacts on neighbouring properties and spaces	<p>The impact of daylight and sunlight on surrounding neighbours was a key concern for residents.</p> <p>This was also reiterated by the Phoenix Garden who wanted reassurance that the proposals wouldn't impact the garden.</p>	<p>The Applicant has worked to ensure that the proposals will have a broadly similar impact on sunlight and daylight as the previously approved planning permission.</p> <p>The accompanying daylight and sunlight report sets out further details about the mitigations in place to reduce impacts on neighbouring properties.</p>
Improved public realm connections	<p>There was support for opening up the ground floor level and providing activation due to the role this would play in mitigating anti-social behaviour.</p>	<p>The Applicant hopes to enliven the surrounding public spaces and routes and provide a revitalised ground floor offering for the community to enjoy.</p>
Pedestrianisation	<p>The Phoenix Theatre stated that it needed occasional access along Stacey Street for HGVs when shows are changed.</p> <p>A stakeholder highlighted that some residents enjoy parking spaces on Stacey Street.</p>	<p>The Applicant is supportive of Camden Council's current consultation on public realm improvements to pedestrianise Phoenix Street, and has suggested a raised table on Stacey Street to calm traffic and improve the public realm.</p>
Retail	<p>There was some concern expressed that retail spaces might struggle to be let.</p> <p>One neighbour was concerned that the spaces could be filled by late-night entertainment venues.</p>	<p>The intention is to activate the ground floor with Central London Use Class E uses. Generally speaking, late-night entertainment uses fall into a sui generis use class.</p>

5. Response to *feedback*

Topic	Detail	Response
Affordable workspace	There was a suggestion that the local area had sufficient affordable workspace options, and that affordable workspace would not be a good use of ground floor spaces, which would be better as active retail/ F&B uses.	<p>The Applicant promises to work closely with the Council to agree an appropriate affordable workspace element.</p> <p>In line with Camden Council's planning policies, affordable workspace is proposed on the ground floor overlooking the new public realm and route through the site to activate the space.</p>
Construction disruption		<p>The Applicant will follow Camden Council's guidance for Construction Working Groups, and endeavour to be as responsive to neighbours as possible during the process.</p> <p>The Applicant will engage with stakeholders and neighbours about the Construction Management Plan. The Applicant has noted that the Phoenix Theatre stages Friday afternoon matinee performances that should not be disturbed.</p>



6. Next steps

6. Next steps

6.1

This Statement of Community Involvement provides a record of the pre-application engagement carried out on the proposals for 125 Shaftesbury Avenue ahead of the submission of the planning application to the London Borough of Camden.

6.2

The consultation process was carried out in conjunction with meetings with the London Borough of Camden's planning and design officers, details of which are included within the Planning Statement and Design and Access Statement that accompanies this submission.

6.3

The brief was to develop and implement an engagement strategy with statutory and non-statutory community and political stakeholders, residents, and neighbours in the London Borough of Camden.

6.4

The team aimed to engage with local residents, stakeholders, and political figures to present the proposed development. The consultation process included:

- A letter sent to political and community stakeholders.
- A dedicated consultation website.
- A flyer sent to 1526 local residents and businesses.
- An online and paper feedback survey open throughout the consultation period, allowing local residents to share their thoughts about the proposals.

- A door knocking session to 84 addresses which prompted 20 conversations with local residents.
- A total of 2 consultation events have driven interactions with 10 attendees, conversations and 3 completed feedback forms.

6.5

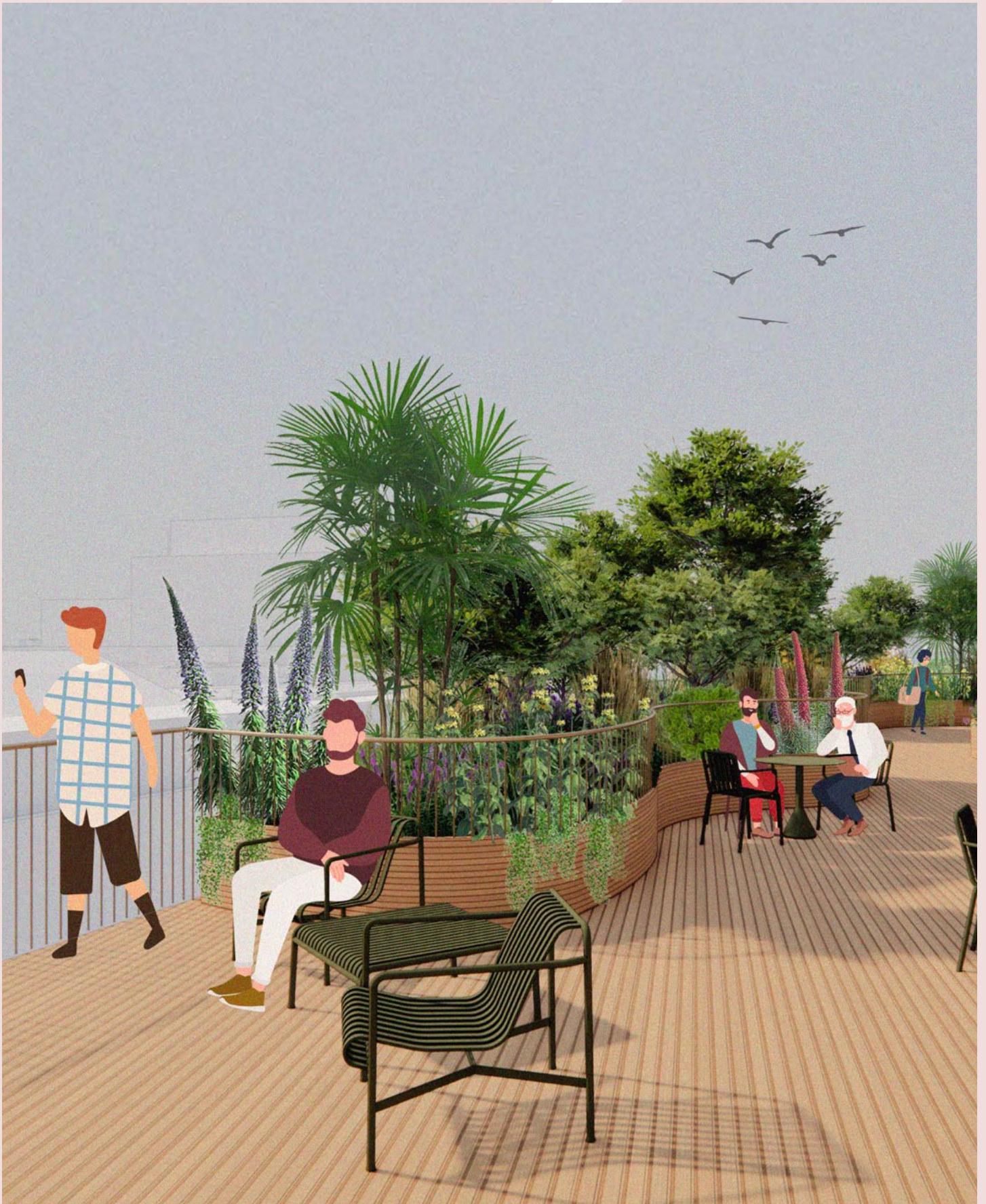
Overall, the consultation process has identified a positive response to the proposals, with residents agreeing with the need to redevelop the site, in particular reviving the ground floor. Some respondents shared concerns about how the development would actively combat antisocial behaviour around Stacey Street and Phoenix Street, and how viable additional retail use would be, given the perception of an existing saturation of retail space in the immediate vicinity.

6.6

The project team believes that conversations and events with neighbours and stakeholders have been productive, and insights gained will continue to inform the Applicant's approach to the moving forward.

6.7

The Applicant is committed to continued engagement with stakeholders through planning and thereafter, subject to planning permission.



7. Appendices

7. Appendices

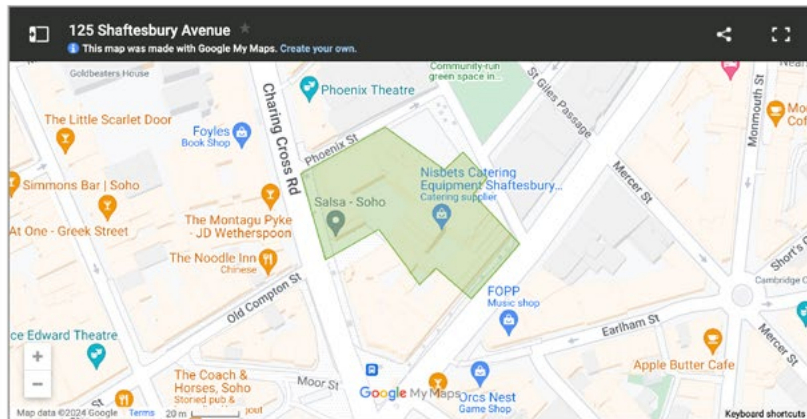
APPENDIX I - CONSULTATION WEBSITE



Welcome

EDGE and Mitsubishi Estate London are collaborating to bring forward a proposal to carefully redesign and re-energise the existing building at 125 Shaftesbury Avenue to create a new sustainable building that respects its environments and brings about positive change to local communities.

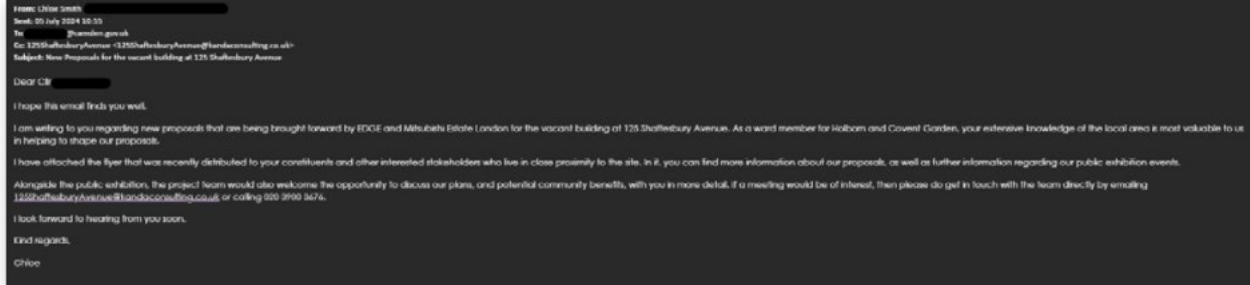
The site



If you were unable to make our public consultation events, you can view the exhibition boards and complete an online survey below.

7. Appendices

APPENDIX II – STAKEHOLDER CORRESPONDENCE



7. Appendices

APPENDIX II – STAKEHOLDER CORRESPONDENCE

[REDACTED]
3rd July 2024

Dear [REDACTED]

Re: New development proposals for 125 Shaftesbury Avenue and Public Exhibition Event

We are writing to you regarding the redevelopment proposals being brought forward by EDGE and Mitsubishi Estate London for the vacant building at 125 Shaftesbury Avenue. As near neighbours to the site, we value your expertise as an organisation who is extensively familiar with the local community and would like to discuss the community benefits the site could bring. If a meeting would be of interest, please do get in touch and we will be sending a flyer with more information on the proposals on Friday 5th July.

EDGE are a real estate developer with a strong focus on creating innovative and sustainable buildings, for which they have an impressive track record, having carried out developments in London and across Europe. Mitsubishi Estate London have been investing in London real estate for about 40 years and have been a substantial landlord in the London Borough of Camden.

Edge and Mitsubishi Estate London recently acquired the site in a Joint Venture and are bringing forward exciting new proposals to create an office building that looks to significantly improve the look and feel of the existing building and set a new industry standard in terms of sustainable design.

Alongside EDGE's commitments to reimagine the building, EDGE is committed to ensuring the new site offers maximum benefit to the local community. As part of this initiative, we have partnered with local charities to utilise the building as a 'meantime' use. This includes an immersive theatre company to temporarily activate the space. This collaboration with local groups not only aligns with our mission to benefit the community but also harmonises well with the vibrant context of Shaftesbury Avenue, London's renowned theatre district.

We would also like to invite you to our public consultation which we will be holding in person at the site. This will provide information on the proposals and an opportunity for you to share your thoughts. Please join us at:

125 Shaftesbury Avenue WC2H 8AD

Thursday 11th July: 5pm – 8pm and Saturday 13th July: 10am – 1pm

In advance of the public consultation, we would be pleased to discuss how our site could benefit the Covent Garden Dragon Hall and the local community. If you would be interested in a meeting, or have any further questions about the proposal, please get in touch by emailing 125ShaftesburyAvenue@kandaconsulting.co.uk or calling 020 3900 3676.

We look forward to hearing from you.

Yours sincerely,

The 125 Shaftesbury Avenue Team



7. Appendices

APPENDIX III - FLYER SENT TO RESIDENTS IN JULY 2024

125 SHAFTESBURY AVENUE

EDGE and Mitsubishi Estate London are collaborating to bring forward a proposal to carefully redesign and re-energise the existing building at 125 Shaftesbury Avenue to create a new sustainable building that respects its environments and brings about positive change to local communities.



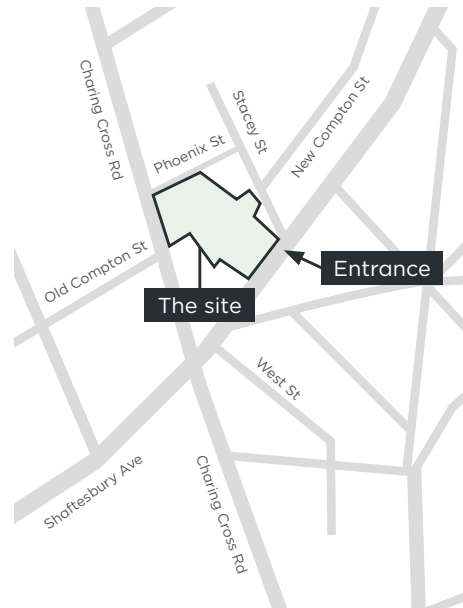
Join the conversation

We would like to understand your views and priorities to inform the development proposals. We would welcome you to attend our public consultation, where you will be able to meet the project team and provide feedback.

We will be holding two public events on:

-  **Thursday 11th July, 5pm - 8pm**
-  **Saturday 13th July, 10am - 1pm**
-  **125 Shaftesbury Avenue, London, WC2H 8HR**

This venue is wheelchair accessible.





If you are unable to attend the exhibition, you can access the exhibition materials through our website, where we encourage you to provide feedback on our proposal:

 **125shaftesburyavenue-consultation.co.uk**

Contact us

If you would like to speak to a member of the engagement team, please contact Kanda using the details below:

-  **125shaftesburyavenue@kandaconsulting.co.uk**
-  **020 3900 3676**



7. Appendices

APPENDIX IV - CONSULTATION EXHIBITION BOARDS IN JULY 2024

125 SHAFTESBURY AVENUE

Welcome to the first consultation event for EDGE and Mitsubishi Estate London's plans to carefully redesign and re-energise the existing building at 125 Shaftesbury Avenue.

It's our ambition to deliver a very sustainable building that respects and enhances its local environments and brings about positive change to local communities. We would like to understand your views and priorities to inform the development of our proposals.



The team



EDGE is a real estate developer from the Netherlands with a world leading track record in delivering some of the most innovative and sustainable buildings.



MITSUBISHI ESTATE

Mitsubishi Estate London has owned, operated and delivered exemplary property development across the UK since 1985.

A highly experienced team has been engaged to develop the design proposals for the site:



Planning Adviser.



Townscape Advice.



Community Engagement.



Project Manager.



Quantity Surveyor.



Delivery Architect.



Structural Design.

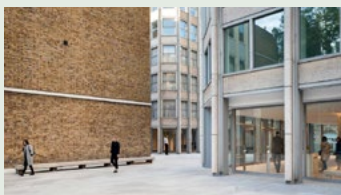


Sustainability and MEP.

The architect **DSDHA**

DSDHA designed the previously approved scheme in 2017 and has been working with the new owners to develop a new design, building on the strengths of the previous scheme.

DSDHA has a deep understanding of the site and its local context. They have a strong track record in carefully integrating their designs in central London locations, designing buildings that are both contemporary, and respectful of their local surroundings. The practice has a strong focus on public space, and on how buildings can interact with and enhance their surroundings. Ensuring that their projects contribute positively to both building users and surrounding local communities.



Economist Plaza - DSDHA



Exchange Square - DSDHA



Corner House - DSDHA

7. Appendices

APPENDIX IV - CONSULTATION EXHIBITION BOARDS IN JULY 2024

The site

125 SHAFTESBURY AVENUE

Located in the heart of the West End, the Site has fantastic public transport connections which include the Elizabeth Line at Tottenham Court Road. The opening of the Elizabeth Line has spurred extensive investment and development in the neighbouring area, which has evolved the local context and made it a highly desirable location for offices.



Soho



Map showing site and pedestrian routes from stations



Centre Point and Tottenham Court Road Station



The Phoenix Garden

The building was constructed in the 1980's and we believe it lacks the architectural merit required in this central London location.

The current building is predominately vacant. The rear of the building lacks activity and natural surveillance which attracts anti social behaviour.



View from Stacey Street



View from New Compton Street



View from Charing Cross Road

7. Appendices

APPENDIX IV - CONSULTATION EXHIBITION BOARDS IN JULY 2024

The previous permission

125 SHAFTESBURY AVENUE

In 2017 planning permission was unanimously approved by Camden's planning committee for the remodelling, refurbishment, and extension of the existing office building.

This 'deep retrofit' included terraces, a new public route, flexible retail spaces, as well as relocating the office entrance from Shaftesbury Avenue to Charing Cross Road.

The design team have assessed the previous planning permission and concluded that changes are required to bring the proposals into line with up-to-date sustainability standards and respond to the needs of a modern office occupier.

Our proposals seek to further enhance the site, using principles first established in the previous planning permission.

As the original architects on the initial planning scheme, DSDHA brings a deep understanding of the site and its surroundings. Their intimate knowledge of the area positions them as the ideal team to enhance and elevate the scheme further.



7. Appendices

APPENDIX IV - CONSULTATION EXHIBITION BOARDS IN JULY 2024

Benefits of the scheme

125 SHAFTESBURY AVENUE

EDGE and Mitsubishi Estate London are collaborating to bring forward a proposal to carefully redesign and re-energise the existing building at 125 Shaftesbury Avenue to create a new sustainable building that respects its environments and brings about positive change to local communities. In order to achieve this, they plan to comprehensively reclad and retrofit the existing building to deliver a building of high-quality design, provide significantly improved landscaping and greenery to the local area and reconnect the historic route through the building for pedestrians.

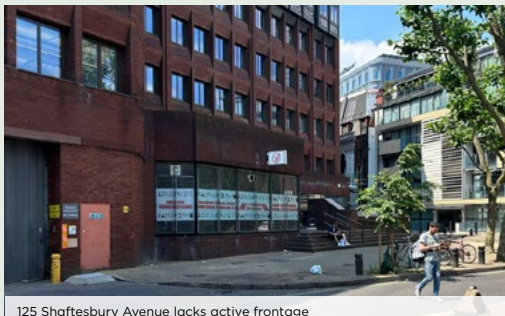


Map of Area from 1950 (Map from St.Giles in the Field by Rebecca Preston & Andrew Saint)

Reconnection of the historic route through the building between Old Compton Street and New Compton Street.



Princes Circus Public Realm (Vision by DSDHA, Landscape by LDA. Photo - Studio Maple)



125 Shaftesbury Avenue lacks active frontage

Activation of public spaces, revitalisation of the public realm around the building. Improving natural surveillance and therefore reducing the opportunity for anti-social behaviour in the immediate area.

Create partnerships with a range of charities to occupy the building temporarily with organisations that benefit the local community.

Increase the number of active ground floor frontages around the building to enliven the surrounding public spaces and routes.

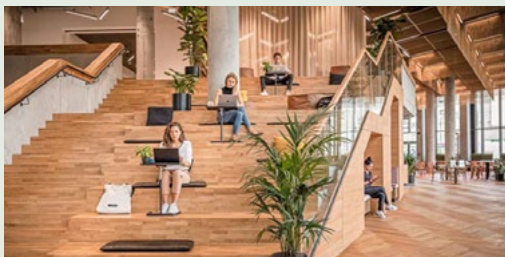


Image of EDGE Grand Central Berlin

Provide sustainable modern workspaces, including an Innovation Hub which local businesses can lease at affordable rates.



Current View onto Caxton Walk

Re imagine the existing building to create a long-term future proof sustainable building that has a lifecycle of 50 years plus.

7. Appendices

APPENDIX IV - CONSULTATION EXHIBITION BOARDS IN JULY 2024

Improving Public Spaces

125 SHAFTESBURY AVENUE

Our integrated design approach aims to enhance safety, deter antisocial behaviour, and activate public spaces, fostering a vibrant and secure environment at the Site.

By opening up a new route connecting Old Compton Street with New Compton Street, **improving connectivity**, and revitalising the public realm, we would significantly enhance visibility and create safer pedestrian routes through increased natural surveillance. The route will be wider than the existing previous permission.

We want to **address existing antisocial behaviour** issues, including nearby littered and dark spaces like Caxton Walk and safety concerns on narrow pavements of Phoenix Street.

Our proposals will not only enhance safety but will also improve the visual appearance of the building. Improvements such as planting, and pavement enhancements will contribute to a more inviting and aesthetically pleasing environment.

Additionally, we see a potential opportunity to pedestrianise Phoenix Street, further enhancing the pedestrian experience in the area. We are involved in ongoing discussions with Camden Council regarding this matter.

The activation of public spaces, such as the square at the rear of the site and enhancements around Phoenix Garden, will encourage community engagement, deter antisocial behaviour, and enhance the 'back street' pedestrian alternative route to Charing Cross Road.



Proposed Site Plan

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APPENDIX IV - CONSULTATION EXHIBITION BOARDS IN JULY 2024

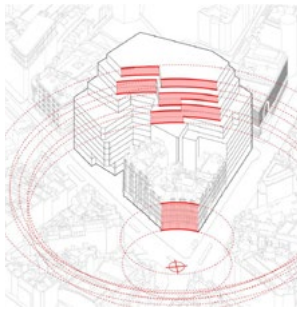
Design

125 SHAFTESBURY AVENUE

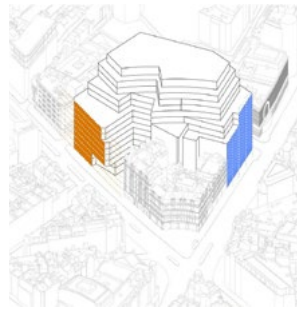
The design will offer a contextually responsive elevational treatment that acknowledges the different qualities of Charing Cross Road, Shaftesbury Avenue, Phoenix Street and Stacey Street, while also respecting the heritage value of its immediate neighbours.

Reducing embodied carbon has been one of the main goals for our design. Through careful survey, our new proposals aim to retain large elements of structure and avoid the need for transfer slabs by retaining the current slabs, reducing embodied carbon.

The scheme will increase biodiversity and urban greening in the local area through generous terraces at multiple levels and new public realm at ground level.



Form responds to Radius of Cambridge Circus



Elevation treatment will respond to specific context



Form cascades creating extensive greening



Proposed building section showing pedestrian walkway connecting Old Compton Street to New Compton Street



Charing Cross Road West - Elevation Collage



Shaftesbury Avenue East - Elevation Collage

7. Appendices

APPENDIX IV - CONSULTATION EXHIBITION BOARDS IN JULY 2024

Sustainability

125 SHAFTESBURY AVENUE

We're undertaking a forensic examination of the existing building and the previous permission to make greater use of the existing structure, therefore reducing embodied carbon.

125 Shaftesbury Avenue aspires to be an exemplar of environmentally sustainable and healthy buildings, with a pragmatic focus on the planet and people.

The design development of the proposal is founded on the principles of net zero carbon: both in construction and operation. Through carbon-sensitive design and procurement, the proposal will seek to reduce its upfront embodied carbon so far possible. Through a fabric-first approach and passive design measures, the development will have a low energy demand in operation.

Underpinning this aspiration, the development is committed to targeting BREEAM 'Outstanding', WELL Platinum, NABERS and targeting 'Paris proof' operational carbon measures.

SUSTAINABILITY TARGETS | 125 Shaftesbury Avenue



Embodied Carbon

Maximise use of existing building structure and material reuse strategy to achieve embodied carbon target of **under 500 kgCO₂e/m² GIA.**



Sustainable Travel

Car Park free building, outstanding public transport links, best-in-class end of trip facilities.



Operational Energy

Through design and management the building will look to achieve 'Paris Proof' operational energy target of <55 kWh/m² GIA.



Urban Greening Factor

Maximise urban greening factor through application green roofs and intensive high quality planting in public spaces and terraces.



Certification

Targeting BREEAM 'Outstanding'
NABERS 5*
WELL - Platinum.



Circular Thinking

Promote use of repurposed, reused, upcycled and recycled materials.



Water Conservation

The building will target using less, recycling more and will protect local drainage system through rainwater attenuation.

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APPENDIX IV - CONSULTATION EXHIBITION BOARDS IN JULY 2024

Sustainability

125 SHAFTESBURY AVENUE

EDGE has a world leading track record of over 25 years for delivering innovative sustainable buildings that put the health and wellbeing of people and the planet first and foremost.

Edge's first project in London: EDGE London Bridge is currently under construction. This project will be partly delivered in timber, and is designed to be the first office tower in London which can achieve ultra low energy consumption, in line with the Paris Agreements.



Image of The Edge, Amsterdam



Image of EDGE London Bridge



Image of EDGE Amsterdam West

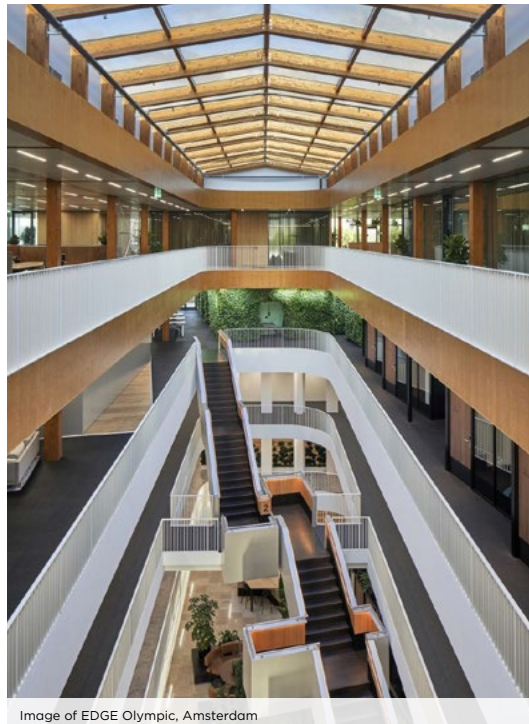


Image of EDGE Olympic, Amsterdam

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APPENDIX IV - CONSULTATION EXHIBITION BOARDS IN JULY 2024

Meanwhile uses

125 SHAFTESBURY AVENUE

Whilst we develop our longer term proposals for the Site, we have been actively exploring opportunities for temporary uses of the site. Our goal is to foster activities that generate social value and benefit the local community during periods of the building's vacancy.



RAISE YOUR HANDS

As part of this initiative, we have leased a significant part of the building to Raise Your Hands, who have partnered with a production management company who will be creating an immersive theatre within the building.

This collaboration not only aligns with our mission to benefit the community but also harmonises well with the vibrant context of Shaftesbury Avenue, London's renowned theatre district.

“ We are hugely excited to be holding shows at 125 Shaftesbury Avenue and hope to raise significant funds for War Child UK and other charities, whilst also training numerous local people to assist in the production of the show. ”

- Raise Your Hands.



BOW ARTS

We have partnered with Bow Arts who are occupying part of the building as affordable art studios creating opportunities for local artists to work, learn and enjoy affordable, lifelong access to the arts.

Having the building occupied with charitable ventures not only enlivens the building but also assists in the vibrancy of the local area. The social impact that these short-term partnerships will have, highlights our ambitions to contribute to the local community throughout the development of the scheme.



BANKSY

The Art of Banksy is the world's largest collection of original and authenticated Banksy artworks showcasing more than 150 pieces including prints, canvases, unique works, many of which are on public display for the very first time. This meanwhile use creatively activates the previously empty unit on the corner of Charing Cross Road and Phoenix Street.

7. Appendices

APPENDIX IV - CONSULTATION EXHIBITION BOARDS IN JULY 2024

125 SHAFTESBURY AVENUE

Thank you for taking the time to view our proposals for 125 Shaftesbury Avenue.

We are keen to understand the views of our neighbours and the local community.

We would be grateful if you could fill out a feedback form. Should you have any questions please do speak to a member of the project team.

To leave your feedback online, you can visit
🌐 125shaftesburyavenue-consultation.co.uk



If you have any further questions or comments, please feel free to contact the project team at:

✉ 125shaftesburyavenue@kandaconsulting.co.uk

☎ **020 3900 3676**

🌐 125shaftesburyavenue-consultation.co.uk



7. Appendices

APPENDIX V - HARD COPY FEEDBACK SURVEY

125 Shaftesbury Avenue – Feedback Survey

We would be grateful if you could take a few moments at this public exhibition to provide your views on our proposals for 125 Shaftesbury Avenue. Please fill in this form and leave it with a member of the project team. All information you give us will be stored safely, treated confidentially, and only used in connection with this project.

Under the General Data Protection Regulation, we have a legal duty to protect any information we collect from you. The information we would like to collect is optional and will not be used in a way that identifies you. The information you provide will be used for statistical and research purposes only and will be used in accordance with our privacy policy.

You can also read our full privacy policy here: kandaconsulting.co.uk/privacy-policy/

CONTACT DETAILS

Name _____

Address _____

Postcode* _____ Telephone _____

Email _____

Would you like to be added to our email mailing list to receive project updates?
[Yes] [No]

Your Feedback

1. How did you hear about the project?

- Newsletter in the post
- Search engine (Google, Yahoo, etc)
- Social Media
- Recommended by friend or colleague
- Other

 **EDGE**

 **MITSUBISHI ESTATE**

7. Appendices

APPENDIX V - HARD COPY FEEDBACK SURVEY

2. Do you believe that 125 Shaftesbury Avenue is in need of redevelopment?

- Yes
- No
- I don't know

3. Our vision is to carefully redesign and re-energise the existing building at 125 Shaftesbury Avenue, providing state-of-the-art office space. To what extent do you agree or disagree with our vision for the site?

- Strongly Agree
- Somewhat Agree
- Neutral/No View
- Somewhat Disagree
- Strongly Disagree

4. Please give a reason for your answer.

5. In 2017, Camden's planning committee unanimously approved planning permission for the remodelling, refurbishment, and extension of the existing office building. Our proposals seek to enhance the site further, using principles first established in the previous planning permission. To what extent do you agree with the proposed updates?

- Strongly Agree
- Somewhat Agree
- Neutral/No View
- Somewhat Disagree
- Strongly Disagree

6. Please give a reason for your answer.



7. Appendices

APPENDIX V - HARD COPY FEEDBACK SURVEY

7. The design development of the proposal is founded on the principles of net zero carbon: both in construction and operation. Through carbon-sensitive design and procurement, the proposal will seek to reduce its upfront embodied carbon as far as possible. To what extent do you agree with this approach?

- Strongly Agree
- Somewhat Agree
- Neutral/No View
- Somewhat Disagree
- Strongly Disagree

8. Our integrated design approach aims to enhance safety, deter antisocial behaviour, and activate public spaces. What features would you like to see implemented as part of this enhanced public space?

9. Imagine a proposal for an office space scheme on the site of 125 Shaftesbury Avenue. Which, if any, of the following would make you more likely to support the development?

- | | |
|--|--|
| <ul style="list-style-type: none">• Environmentally friendly design• An attractive, new building• Better access routes through the building between Old Compton Street and New Compton Street• Natural Surveillance improvements, | <ul style="list-style-type: none">• reducing the opportunity for anti-social behaviour• Activation of public spaces, revitalisation of the public realm around the building• New workspace for local people and businesses• Other |
|--|--|

7. Appendices

APPENDIX V - HARD COPY FEEDBACK SURVEY

10. If you answered 'other' please do let us know what feature would make you more likely to support the development.

11. Based on the information presented in the exhibition, what are your thoughts on how the proposed building looks.

- I really like it
- I like it
- Neutral
- I don't like it
- I really don't like it

12. Please give a reason for your answer.

13. What are your overall thoughts on the proposals?



7. Appendices

APPENDIX V - HARD COPY FEEDBACK SURVEY

We want to understand the demographics of survey participants in more detail. Please note all questions are optional. Should you choose to share these details, please be assured that your information will be stored safely and treated confidentially.

1. What best describes your connection to the area?

- I live in the area
- I work in the area
- I shop in the area
- I study in the area
- Other

2. How old are you?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

3. Which of the following most accurately describes you?

- Female
- Male
- Transgender
- Non-binary
- Intersex
- Other
- I'd prefer not to say

4. How would you describe your ethnic group?

- Asian or Asian British
- Black or Black British
- Mixed
- White
- Other
- I'd prefer not to say

5. What is your religion, even if you are not currently practicing?

- Buddhist
- Christian (All denominations)
- Hindu
- Jewish
- Muslim
- Sikh
- No religion
- Other
- I'd prefer not to say



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APPENDIX V - HARD COPY FEEDBACK SURVEY

6. Do you consider yourself to be disabled?

- Yes
- No
- I'd prefer not to say

Get in Touch: Please hand your completed form to a member of the team or send it back to us via post or email at Kanda Consulting Floor 5, 10 Chiswell St, London EC1Y 4UQ.

For further information and to be kept updated as our plans develop, please email 125shaffesburyavenue@kandaconsulting.co.uk or call 020 3900 3676.



7. Appendices

APPENDIX VI - ONLINE FEEDBACK SURVEY

Online Feedback Form

We would be grateful if you could take a few moments to provide your views on our updated proposals for 125 Shaftesbury Avenue

All information you give us will be stored safely, treated confidentially, and only used in connection with this project. However, contact details are not required, should you wish not to provide them.

Start press Enter ↵

● Takes X minutes

1 → What is your name?

Description (optional)

Type your answer here...

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APPENDIX VI - ONLINE FEEDBACK SURVEY

2 → What is your postcode?

Description (optional)

Type your answer here...

3 → What is your email address?

Description (optional)

name@example.com

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APPENDIX VI - ONLINE FEEDBACK SURVEY

4 → How did you hear about the project?

Description (optional)

- A Newsletter in the post
- B Search engine (Google, Yahoo, etc.)
- C Social media
- D Recommended by a friend or a colleague
- E Other

[Add choice](#)

5 → Do you believe that 125 Shaftesbury Avenue is in need of redevelopment?

Description (optional)

- A Yes
- B No
- C I don't know

[Add choice](#)

7. Appendices

APPENDIX VI - ONLINE FEEDBACK SURVEY

6 → 3. Our vision is to carefully redesign and re-energise the existing building at 125 Shaftesbury Avenue, providing state-of-the-art office space, new active ground floor frontage including retail space, revitalised public realm around the site, and the reconnection of the historic route between Old Compton Street and New Compton Street.

To what extent do you agree or disagree with our vision for the site?

Description (optional)

- A Strongly agree
 - B Somewhat agree
 - C Neutral / no view
 - D Somewhat disagree
 - E Strongly disagree
- [Add choice](#)

7 → Please give a reason for your answer.

Description (optional)

Type your answer here...

Shift ⏎ - Enter ↵ to make a line break.

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APPENDIX VI - ONLINE FEEDBACK SURVEY

8 → Please give a reason for your answer.

Description (optional)

Type your answer here...

Shift + Enter to make a line break

9 → The design development of the proposal is founded on the principles of net zero carbon: both in construction and operation. Through carbon-sensitive design and procurement, the proposal will seek to reduce its upfront embodied carbon as far as possible.

To what extent do you agree with this approach?

Description (optional)

- A Strongly agree
- B Somewhat agree
- C Neutral / no view
- D Somewhat disagree
- E Strongly disagree

[Add choice](#)

7. Appendices

APPENDIX VI - ONLINE FEEDBACK SURVEY

10 → Our integrated design approach aims to enhance safety, deter antisocial behaviour, and activate public spaces.

What features would you like to see implemented as part of this enhanced public space?

Description (optional)

Type your answer here...

Shift ⏎ + Enter ↵ to make a line break

11 → Imagine a proposal for an office space scheme on the site of the 125 Shaftesbury Avenue

Which, if any, of the following would make you more likely to support the development?

Make between 1 and 3 choices

- A Environmentally friendly design
- B An attractive, new building
- C Better access routes through the building between Old Compton Street and New Compton Street
- D Natural surveillance improvements, reducing the opportunity for anti-social behaviour
- E Activation of public spaces, revitalisation of the public realm around the building
- F New workspace for local people and businesses
- G Other

[Add choice](#)

7. Appendices

APPENDIX VI - ONLINE FEEDBACK SURVEY

12 → If you answered 'other' please do let us know what feature would make you more likely to support the development.

Description (optional)

Type your answer here...

Shift + Enter to make a line break

13 → Based on the information presented in the exhibition, what are your thoughts on how the proposed building looks.

Description (optional)

A I really like it

B I like it

C Neutral

D I don't like it

E I really don't like it

[Add choice](#)

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APPENDIX VI - ONLINE FEEDBACK SURVEY

14 → Please give a reason for your answer.

Description (optional)

Type your answer here...

Shift ⏏ + Enter ↵ to make a line break

15 → What are your overall thoughts on the proposals?

Description (optional)

Type your answer here...

Shift ⏏ + Enter ↵ to make a line break

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APPENDIX VI - ONLINE FEEDBACK SURVEY

" We want to understand the demographics of survey participants in more detail.

Note: all questions are optional. Should you choose to share these details, please be assured that your information will be stored safely and treated confidentially.

Description (optional)

Continue press: Enter ↵

16 → What best describes your connection to the area?

Description (optional)

- A I live in the area
- B I work in the area
- C I shop in the area
- D I study in the area
- E Other

[Add choice](#)

7. Appendices

APPENDIX VI – ONLINE FEEDBACK SURVEY

17 → How old are you? Please select your age group.

Description (optional)

- A Under 18
- B 18-24
- C 25-34
- D 35-44
- E 45-54
- F 55-64
- G 65+

[Add choice](#)

18 → Which of the following most accurately describe(s) you?

Description (optional)

- A Female
- B Male
- C Transgender
- D Non-binary
- E Intersex
- F Other
- G I'd prefer not to say

[Add choice](#)

7. Appendices

APPENDIX VI - ONLINE FEEDBACK SURVEY

19 → How would you describe your ethnic group?

Description (optional)

- A Asian or Asian British
- B Black or Black British
- C Mixed Background
- D White or White British
- E Other Ethnic Background
- F I'd prefer not to say

[Add choice](#)

20 → What is your religion, even if you are not currently practising?

Description (optional)

- A Buddhist
- B Christian (all denominations)
- C Hindu
- D Jewish
- E Muslim
- F Sikh
- G No religion
- H Other
- I I'd prefer not to say

[Add choice](#)

7. Appendices

APPENDIX VI - ONLINE FEEDBACK SURVEY

21 → Do you consider yourself to be a disabled person?

Description (optional)

- A Yes
- B No
- C I'd prefer not to say

[Add choice](#)

22 → Would you like to be kept up-to date on the project?

All information you give us will be stored safely, treated confidentially, and only used in connection with this project. However, these details are not required, should you wish not to provide them.

- A Yes
- B No

[Add choice](#)

Thank you



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