



kanda

Statement of Community Involvement (SCI)

13 Britannia Street

November 2024

1.0 Executive Summary

- 1.1. In 2023, Curlew Developments London Limited (the Applicant) appointed Kanda Consulting, a specialist public consultation company, to undertake pre-submission community consultation for an application at the Britannia Street Car Park, London, WC1X 9BP, 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 site at Britannia Street Car Park, London, WC1X 9BP 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:

“Redevelopment of an existing brownfield site for Purpose-Built Student Accommodation in addition to community floorspace.”
- 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 the London Borough of Camden.
- 1.5. Considering the highly constrained nature of the site, with the railway running adjacent to and underneath the site, it was important for the Applicant to take a creative approach to developing proposals for the site. The brief was to develop and implement a ‘hybrid’ approach to consultation and engagement, with a series of in-person meetings with Derby Lodge residents, alongside digital engagement, delivered through a dedicated consultation website.
- 1.6. A series of targeted public engagement activities have taken place to present the proposed scheme to local residents and stakeholders from January 2024 to December 2024. These have taken place in conjunction with pre-application discussions with the London Borough of Camden.
- 1.7. Pre-application public consultation activities included:
 - **Near Neighbour Letters (Appendix I)** sent to **157 addresses** on the **26th January 2024** informing near neighbours of the plans to the develop the site and to offer a meeting with the team.
 - The team met the neighbouring residents from Derby Lodge at **on the 14th March**. Two residents met with the client team to discuss the intentions for the site.
 - The launch of a **dedicated project consultation website on the 30th September 2024**, www.13BritanniaStreet.info/(**Appendix II**). The website introduced the existing site. It contained details of how the existing site will require creative approach to development.
 - The **website** was updated on the **11th November** with further information (**Appendix III**) on the developed plans. The website introduced the proposals through a webpage explaining how to provide feedback and how to contact the team.

- **Social media** launched in the area to reach people who work and study in the area (**Appendix IV**).
 - **A flyer (Appendix V)** was distributed on **11th November 2024** to **501 addresses** around the site informing them of the proposals, inviting them to view information on the consultation website and to leave their feedback and sharing contact details.
 - **A flyer (Appendix XII)** was distributed on **11th December 2024** to **149 addresses** around the site informing them of the proposals, inviting them to view information on the consultation website and to leave their feedback and sharing contact details.
 - The team met with the Derby Lodge TRAs on the **11th September, 19th November** . and **18th December 2024**. The meetings were conducted as a presentation followed by an opportunity for members to raise questions for further discussion with the project team.
 - These meetings directly led to changes in the materiality of the building design.
- 1.8. Overall, the feedback received throughout the public consultation process has been positive, with constructive feedback on the materiality, public realm and operation which has been reflected in the developed plans.
- 1.9. The Applicant is grateful for the constructive and thoughtful feedback received and has sought to respond to these comments where possible.
- 1.10. 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.
- 1.11. This document has been informed by Central Government Guidance within the Revised National Planning Policy Framework (NPPF) December 2024 on community involvement in planning. It forms part of the supporting documentation informing the planning application.

2.0 Engagement Strategy

2.2 The objective of the pre-application consultation process was as follows:

- To deliver a two-stage consultation approach, with both in-person and online engagement opportunities.
- 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.

2.3 The pre-application consultation process was carried out in two stages.

- The consultation began with approaches to political and community stakeholders in January 2024 and meetings with residents of Derby Lodge as a forum for any questions.
- 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 www.13BritanniaStreet.info (**Appendix III**).

2.4 The Derby Lodge estate has had a broad history of anti-social behaviour since the 1990s. Although much of this has improved, the residents of Derby Lodge still experience the impact of anti-social behaviour. The Applicant wanted to understand the concerns of the 3 TRAs of Derby Lodge and how the impact of any development would affect the surrounding area, including anti-social behaviour.

2.5 The constraints on the site are mirrored by the construction works occurring in the Derby Lodge. The structural works taking place in Derby Lodge have been timely and concerned residents. In response, the Applicant has been keen to answer any concerns as they did in this session.

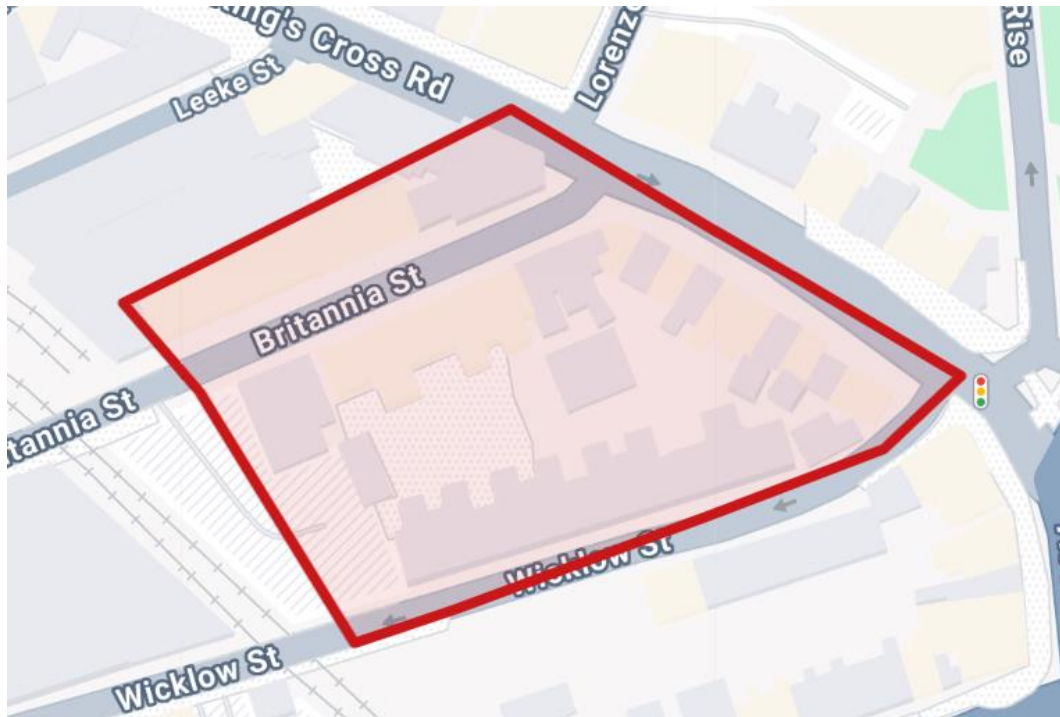
2.6 The Applicant also wanted to gain an understanding of the context of the public realm and to understand the context for the impact on residents and their homes. To ensure these points above, the Applicant met with the Derby Lodge TRAs on 4 occasions, starting from a very early stage in the planning process.

2.7 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

Stage 1: January – October 2024

- 2.8 The objective of the first stage of the public consultation process was to inform local residents and businesses about the early plans for the development of the site and allow them with a means to provide their initial thoughts and concerns about the developing the site.
- 2.9 **A near neighbour letter (Appendix I)** was sent to **157 addresses** on the **26th January 2024** to communicate early with residents and to offer a meeting with the team
- 2.10 The distribution area for the flyer is shown below:



Newsletter distribution area covering 157 addresses.

- 2.11 The Applicant discussed their ideas for the early plans for the site, citing the complexities of the site due to the railway tunnel adjacent to the site.
- 2.12 The team met with the Derby Lodge TRAs on the **14th March 2024**. The meeting was conducted as a Q&A. The first meeting with Derby Lodge TRAs was to introduce the intent to develop the site. The TRAs were unable to comment until some design proposals were brought forward.
- 2.13 The Derby Lodge TRAs could not comment until they received concrete plans on what the Applicant intended for the site. It was discussed that there is a long-standing security issue in the area associated with antisocial behaviour. The courtyard of Derby Lodge is not accessible to residents to prevent antisocial behaviour. In the past, intruders have climbed over the fence from the car park

site. The Derby Lodge TRAs noted that they are currently ongoing structure issues affecting their building.

2.14 The Applicant noted that they would bring developed plans back to Derby Lodge TRAs at a later date.

Stage 2

2.15 **Social media** launched on the 18th November 2024 in the area to reach people who work and study in the area (**Appendix IV**). The Social media ads reached a total of **18,928 impressions with a reach of 6,545**.

2.16 **A flyer (Appendix V)** was distributed on **11th November 2024** to **501 addresses** around the site informing them of the proposals, inviting them to view information on the consultation website and to leave their feedback and sharing contact details.

2.17 The distribution area for the flyer is shown below:



Newsletter distribution area covering 501 addresses.

2.18 The updated website was launched on the **11th November** with further information (**Appendix III**). The website introduced the proposals through a webpage explaining how to provide feedback and how to contact the team. The website also provided an embedded feedback form (**Appendix VI**) for residents to leave feedback on the proposals.

2.19 The team met with the Derby Lodge TRAs on the **11th September 2024**. The meeting was conducted as a Q&A session and the Applicant took away feedback to improve the proposals. The second session had more residents attending. The session discussed the current ongoing structural works at Derby Lodge and their

concern for any new development impacting their structural works. The TRAs updated the Applicant with other news about the building. The Applicant updated Derby Lodge TRAs on the next round of consultation. The session had minutes (**Appendix IX**) taken.

- 2.20 The team met with the Derby Lodge TRAs on the **19th November 2024**. The meeting was conducted as a Q&A session and the Applicant took away feedback to improve the proposals. The session was guided by an Agenda (**Appendix X**) and the minutes (**Appendix XI**) were taken. The third session saw the Applicant discuss changes to the proposals, a floorplan to show the building line and roof terrace access. The Derby Lodge TRAs asked lots of constructive questions on infrastructure. The Applicant took away their feedback and discussed bringing developed plans incorporating their feedback to the next session.
- 2.21 A flyer (**Appendix XII**) was distributed on **11th December 2024 to 149 addresses (Appendix XIII)** in Derby Lodge informing them of the proposals, inviting them to view information on the consultation website and to leave their feedback and sharing contact details. Due to their proximity the site, this second newsletter was sent to ensure their feedback was captured beyond the contributions of the TRA.
- 2.22 The team met with the Derby Lodge TRAs on the **18th December 2024**. The meeting was conducted as a Q&A session and the Applicant took away feedback to improve the proposals. The Applicant presented plans which demonstrated changes which had been made in response to feedback from the TRA. Minutes were taken Appendix (XIV).
- 2.23 A table of how the Applicant responded to feedback can be seen below:

Feedback

- 2.24 As part of the feedback process, respondents to the wider public consultation answered several questions based on the plans for the site (**Appendix VI**).
- 2.25 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
- 2.26 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.
- 2.27 Respondents were given the option to accept or decline whether they wished their contact details to be stored.

3.0 Key Stakeholder Engagement

- 3.1 After the launch of the wider public consultation, Kanda approached key stakeholders and near neighbours to discuss the proposals for 13 Britannia Street.
- 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 10th September, ahead of the public consultation, Kings Cross ward councillors were contacted and invited to a meeting to discuss the plans.
- 3.4 This correspondence was sent to the Kings Cross ward Councillors along with local representatives of the Derby Lodge TRA.
- 3.5 The Help Musicians Charity head office is adjacent to the site and the closest neighbour. The team contacted this stakeholder on the following occasions.
 - **17th January 2024**
 - **13th August 2024**
 - **19th November 2024**
- 3.6 The team met with the Help Musicians Charity on the **22nd March 2024**, the charity did not have any questions at this time.
- 3.7 The team are in the process of arranging a further meeting with the charity at the time of writing.

4.0 Feedback

- 4.1 During both stages of consultation, the Applicant has worked closely with the Derby Lodge TRA, as residents of an adjacent estate that it impacted by the proposals.
- 4.2 The table below details how the evolving dialogue was responded to by the Applicant:

Feedback	Response
<p>Derby Lodge Structural Damage</p> <p>The Derby Lodge TRAs raised concerns regarding existing structural damage of the Derby Lodge, and expressed concerns about potential further damage which may result from the proposed development works.</p>	<p>The Applicant acknowledges concerns regarding potential for the proposed works to further exacerbate structural issues experienced by the Derby Lodge.</p> <p>A Construction Management Plan will be secured through a condition of planning consent and approved in advance of any construction works and would include measures to ensure the protection of the surrounding area including the Derby Lodge.</p>
<p>Materiality</p> <p>Early on, the Derby Lodge TRAs expressed that they did not feel that the proposed façade responded to the character of the area, and therefore proposed materiality should be reviewed.</p>	<p>The Applicant has considered this feedback and has moved away from concrete and metallic cladding which was proposed in early scheme iterations. Proposals now incorporate brickwork in warmer tones, considered to be in keeping with the surrounding area.</p>
<p>Public Benefits</p> <p>The Derby Lodge TRAs informed the applicant of how public spaces on Wicklow Street and in Derby Lodge could be improved. They felt that landscaping could make the Derby Lodge courtyard a more pleasant space for resident to enjoy.</p>	<p>The Applicant took on board this feedback and offered the Derby Lodge TRAs a landscaping proposal to be developed between residents and the project Architect, Sheppard Robson.</p> <p>The applicant has also included new trees on the Britannia Street side of the building.</p>
<p>Height of the Building</p> <p>The Derby Lodge TRAs expressed concern for the height of the building and asked if the height could potentially be reduced.</p>	<p>The Applicant thanks the Derby Lodge TRAs for their feedback. The height of the building in the proposals is tied to the viability of the scheme, therefore a reduction in height is unfortunately not possible.</p>

	A full viability report will be published when the Applicant applies for planning permission.
<p>Window and lighting on the Derby Lodge side of the building</p> <p>The Derby Lodge TRAs and the Applicant have discussed the eastern façade of the buildings that is viewed from the courtyard and some residences in Derby Lodge.</p>	<p>Following discussions with the Derby Lodge TRA, the Applicant has removed windows in the lift lobby.</p> <p>An access door is retained at 1st floor for maintenance but will be solid and for maintenance only.</p> <p>The Applicant will look further ways to mitigate overlooking.</p>
<p>Refuse</p> <p>The Derby Lodge TRAs shared accounts of refuse doors in other buildings being left open and causing issues/</p>	<p>Following further work for a suitable refuse door location, the refuse door will be external due to fire regulations and restricted space.</p> <p>The applicant takes the Derby Lodge TRA's feedback on board and as a result, the 24hr security team will be responsible for this door being closed at all times.</p> <p>This will be regulated with an internal alarm to security notifying staff if the door has been left open. It will be security's responsibility that this door remains closed.</p>

- 4.3 At the time of writing, **4 people** had left feedback on the online public consultation proposals. The respondents were concerned about the use of the site, the potential overshadowing to near neighbours, and the design of the building in line with the surrounding area.
- 4.4 **2 respondents** that shared their feedback via the online form also sent an email to the consultation email address mirroring comments in their feedback forms. The Applicant has addressed these concerns via email.
- 4.5 **The first respondent** lived in the area, heard about the proposals via the newsletter sent in the post. They somewhat agreed with the approach to development considering the restraints but commented that height and design was not in keeping with the surrounding area. Further to this, they noted the need for more affordable housing.
- 4.6 **The second respondent** lived in the area, and heard about the proposals via a newsletter in the post and strongly disagreed with the approach to development. The resident highlighted their concerns for the need for social housing and that they believed the building was not in keeping with the area.

- 4.7 **The third respondent**, who worked in the area was positive and supported the plans. The respondent did not share their views further to the multichoice questions.
- 4.8 **The fourth respondent** indicated that the original proposal for the design of the building was not in keeping with the area, but the amendments made to the facades should address these concerns.
- 4.9 In conclusion, residents have demonstrated an understanding and expectation that the site will be developed; have not shown concern for the proposed use and have suggested several ideas that could improve the immediate area.
- 4.10 In conclusion, the team have received constructive feedback from the Derby Lodge TRAs and some concern for use from the wider public consultation. Residents largely support the creative proposals considering the complexity of the restraints on site. The Applicant has engaged extensively with the Derby Lodge TRAs to understand their views and has made changes to the plans following suggestions from residents.
- 4.11 The email address remains open for the public to get in contact to leave their feedback.

5.0 Conclusion & Next Steps

- 5.1 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.
- 5.2 The programme of stakeholder engagement and public consultation has provided interested stakeholders and local residents with an opportunity for constructive engagement with members of the development team – a dialogue that the Applicant intends to continue throughout the planning and delivery process.
- 5.3 Over the course of the public consultation, over **697** visitors viewed the project website and **4 people** completed a feedback form. Our consultation was advertised by a flyer that was distributed to **501** addresses and had a reach of **6,545** via social media advertising.
- 5.4 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.
- 5.5 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 13 Britannia Street.

Appendices

Appendix I – Near Neighbour Letter



Dear neighbour,

I am writing on behalf of Curlew Developments London Limited, who are working with the owners of the Euro Carparks site on Britannia Street. We are exploring an opportunity to provide a mix of residential uses on the site, in line with Camden Council's policies.

We are at an early stage in the project design, and we would need to test some key views from inside Derby Lodge to better understand the impact of any new building. There will also be some groundwork taking place in the carpark over the coming weeks, again this is to better understand the condition to help inform the plans.

We will be launching a project website soon, but if you would like to register for updates, please scan the QR code or visit 13Britanniastreet.info. If you have any questions, please email hello@13Britanniastreet.info or call on 020 3900 3676.

|

Thanks,

Curlew Developments London Limited Consultation Team



Scan the QR code with your camera to access the site or visit 13Britanniastreet.info

Appendix II – Consultation website on the emerging proposals



WELCOME

Welcome to the dedicated consultation website for 13 Britannia Street.

As we develop our plans further, more information will be available on this website – please do get in touch with the team using the details below should you have any further questions.

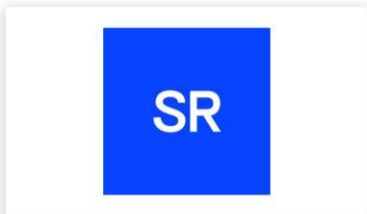
If you wish to stay up to date with the project please sign up to our mailing list below.

If you are local resident or group, and would like to discuss future plans for the site, do get in touch with the team via the details below.



Curlew Capital

Curlew Capital was created to pursue investment in PBSA. The multi-disciplinary team is highly experienced in structuring, promoting and managing Joint Ventures and Collective Investment Schemes for institutional real estate investors.



Sheppard Robson – Architects

Sheppard Robson is an ever-evolving collective of architects, interior designers and masterplanners. Together our team of 360 people design buildings, spaces and places that are people-centred and precision-made. Our family includes our interior design specialists ID:SR and AXIS, which applies our detailed design expertise to major projects by others.



Gleeds – Project Management

For well over a century, Gleeds has been more than a mere participant in the construction industry. We have been innovators, advisors, and, most importantly, trusted partners.



Kanda – Consultation and Engagement Consultants

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.



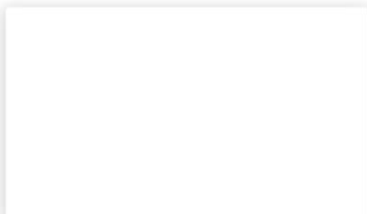
Knight Frank – Planning

Knight Frank LLP is a global real estate consultancy and estate agency headquartered in London, England. Knight Frank's global network has more than 488 offices across 57 territories



WSP – Structures and Geotechnical

WSP is one of the world's leading engineering and professional services firms. Our trusted professionals are united by the common purpose— to create positive, long-lasting impacts on the communities we serve through a culture of innovation, integrity, and inclusion



Point 2 – Daylight and Sunlight Consultants

Founded in 2014 by seven senior industry figures, Point 2 has quickly grown to become the award winning, market-leading consultancy we are proud to be today. Specialising in the field of **Daylight, Sunlight** and **Rights to Light**, we boast the largest dedicated technical and consultancy team in the country



Montagu Evans – Heritage and Townscape

Montagu Evans is an independent property consultancy owned and run by a group of partners.

Founded in 1921, they have been a key player in the UK property and real estate industry for more than a century. Over the years, the firm has grown and evolved from a predominantly Valuation and Rating business to a multidisciplinary practice.

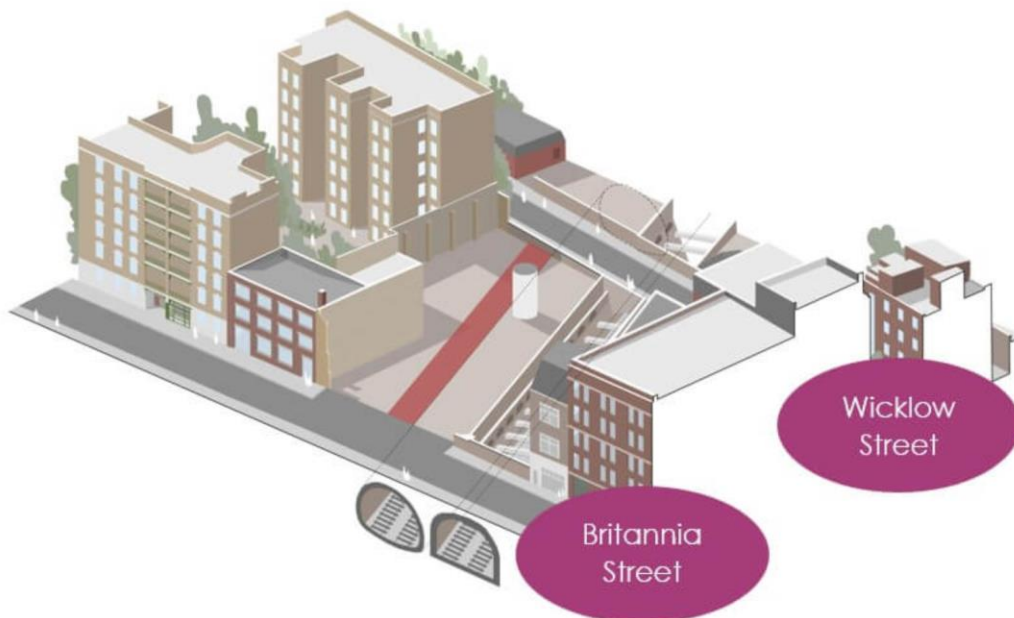
THE EXISTING SITE

THE EXISTING SITE

13 Britannia Street is currently occupied by Euro Car parks – parking site.

The site has one tunnel under the site and another adjacent to the boundary of the car park site. One tunnel is used by national rail for the Thameslink service, the other is for TFL underground trains. This means that any development will need to take this infrastructure into consideration and will require creative solutions.

Whilst the exposed and subterranean railways have always been a major consideration, the information emerging from Network Rail earlier this year and subsequent analysis has meant more time was needed to fully analyse and understand the constraints.

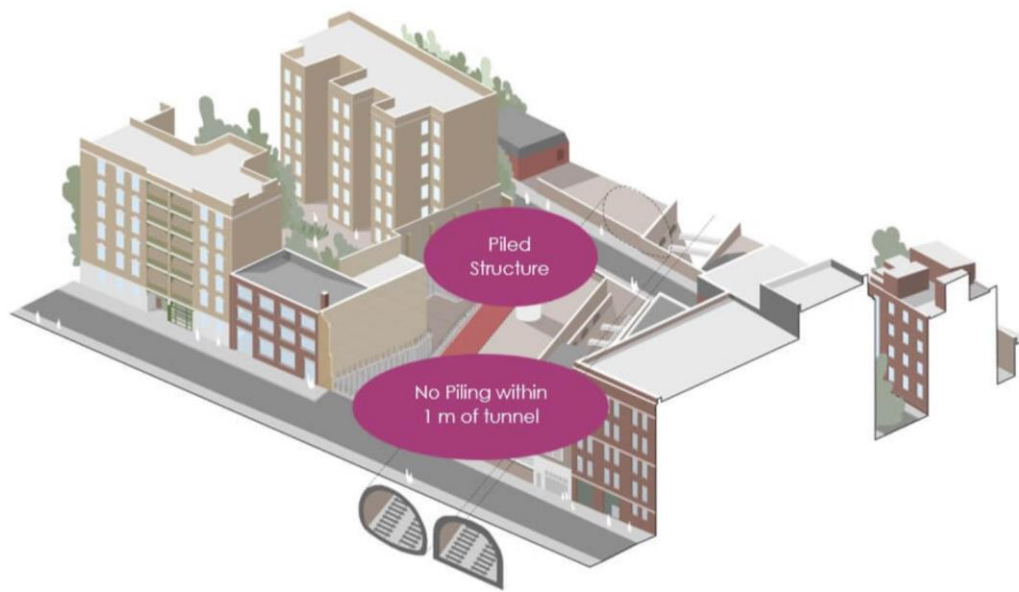


CREATIVE BUILDING SOLUTIONS

At this early stage, the team have put together the emerging proposals for the site. This includes the measures that will be taken to develop over the tunnel beneath the site.

There is a technical requirement to locate the majority of groundwork away from the tunnel, with at least 1 meter distance between the tunnel and the foundation piles.

The piling will be set back from Derby Lodge to not impact the existing buildings.



PROPOSALS

EMERGING PROPOSALS

Activating the space between Britannia Street and Wicklow Street.

The proposed building can be entered from both Britannia Street and Wicklow Street. The entrances will be inviting, open spaces with a warm, domestic, and informal character. The primary entrance space is to the north on Britannia Street.

The foyer will include a management suite providing tenant services including deliveries, security, support and letting. To the south, on Wicklow Street there will be a smaller entrance with a lounge. A third entrance will provide access to both bike stores.

This will mean an increased security presence on both Wicklow and Britannia Street.

We will create cycle hubs that are inviting and activating but with permeability and openness that will be subject to security following discussions with the police.

The proposals will include:



Lifts integrated into each core provide convenient access to all studios and escape access for less able users.



Daylight and natural ventilation will be provided at every level from the street into circulation spaces.



Windows from circulation towards Derby Lodge can be obscured or screened to minimise overlooking.



The majority of rooms face west, away from Derby Lodge. Easterly rooms will be carefully designed and oriented to mitigate overlooking.

JOIN THE CONVERSATION

THE HUB

Thank you for taking the time to view our proposals for the future of 13 Britannia Street.

The website will be updated with further information as the proposals progress.

If you have any questions or would like to speak with a member of the team, you can get in touch by using the contact details below:

Email: hello@britanniastreet.info

Phone: 020 3900 367

SIGN UP TO OUR MAILING LIST

SIGN UP

DISCLAIMER

We use ReCAPTCHA to help protect this website 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.

GET IN TOUCH

If you have any questions about the project, please get in touch.

CONTACT US



Dedicated project website for 13 Britannia Street
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hello@britanniastreet.info



CONTACT US

Thank you for taking the time to visit our website showcasing plans for the future of 13 Britannia Street.

Please do make sure you sign up to our mailing list below for all the latest information and updates. If you have feedback, queries, or ideas, we would be delighted to hear from you.

For more information please visit www.kandaconsulting.co.uk/privacy-policy

T: 020 3900 3676

E: hello@britanniastreet.info

FAO: KAN0247, Floor 1, 44-48 Paul Street, EC2A 4LB

GET IN TOUCH

DISCLAIMER

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.

Appendix III – Updated Consultation website



WELCOME

Welcome to the dedicated consultation website for 13 Britannia Street.

If you wish to stay up to date with the project please sign up to our mailing list below.

If you are local resident or group, and would like to discuss future plans for the site, do get in touch with the team via the details below.



Curlew Capital

Curlew Capital is a privately owned, UK based Investment and Development Management business. We focus on Operational Real Estate sectors, primarily UK Purpose Built Student Accommodation (PBSA). Founded in 2011, the company has delivered over 11,000 beds in the PBSA sector.



Sheppard Robson – Architects

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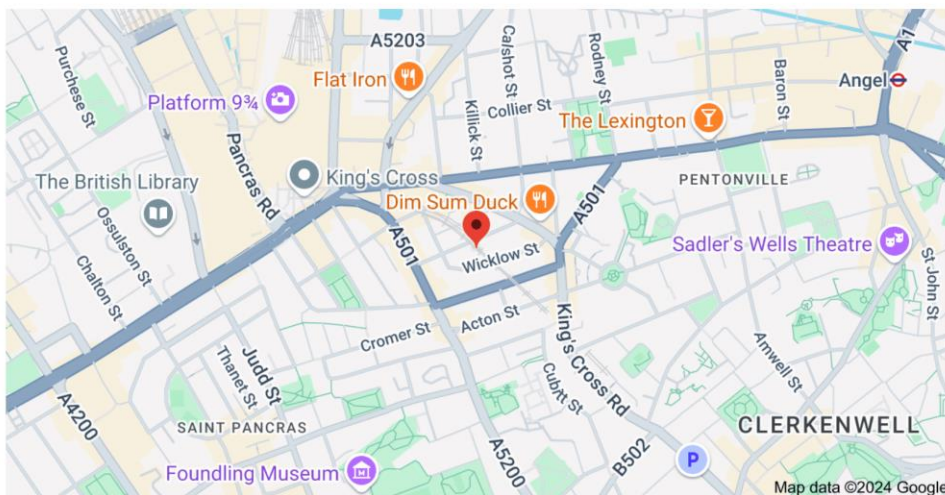
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THE EXISTING SITE

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Location of 13 Britannia Street

The existing site is currently underutilised as a car park, and has potential to add value to the local area in Kings Cross. The site lacks active surveillance which in turn encourages anti-social behaviour. Our proposals will look to address these issues that exist on the current site.



The existing site as viewed from Britannia street

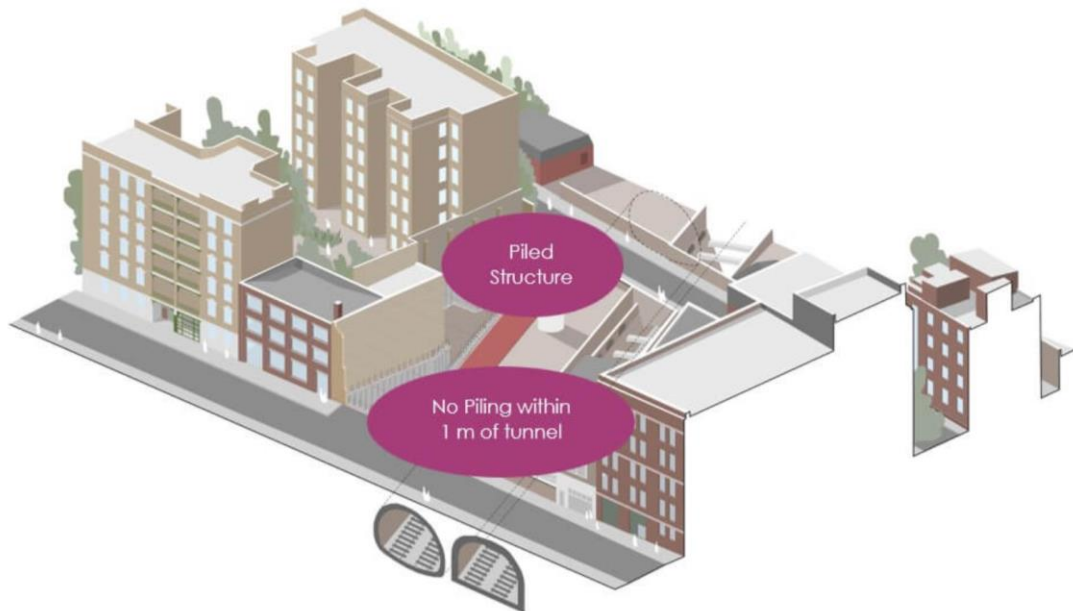
The site has a tunnel under the site and a live railway cutting adjacent to the boundary. The tunnel is used by national rail for the Thameslink service, the railway cutting serves the Metropolitan and Circle London underground trains. This means that any development will need to take this infrastructure into careful consideration and will require creative solutions.

CREATIVE BUILDING SOLUTIONS

We have worked closely with WSP (structural engineers) to develop a building methodology which will have allowed development plans to come forward on the site. This includes the measures that will be taken to develop over the tunnel beneath the site.

There is a technical requirement to locate the majority of groundwork away from the tunnel, with at least 1 meter distance between the tunnel and the foundation piles.

The piling will be set back from Derby Lodge to not impact the existing buildings.



PROPOSALS

PROPOSALS

We have been working closely with Camden both to ensure a policy compliant scheme and to shape the design proposals. The proposals will deliver high-quality Student Accommodation, with onsite amenities and security.

The proposals will include:



A community space with a dedicated entrance from Wicklow Street will be created with preferential access for local charitable and community groups.



Windows from circulation towards Derby Lodge can be obscured or screened to minimise overlooking.



Lifts integrated into each core provide convenient access to all studios and escape access for less able users.



Daylight and natural ventilation will be provided at every level from the street into circulation spaces.

Community Space

The community space will be available for local people and groups to book. Please see below an illustration of the proposed community space.



ACTIVATING THE SPACE BETWEEN BRITANNIA STREET AND WICKLOW STREET.

The proposed building can be entered from both Britannia Street and Wicklow Street. The entrances will be inviting, open spaces with a warm, domestic, and informal character. The primary entrance space is to the north on Britannia Street.

The foyer will include a management suite providing tenant services including deliveries, security, support and letting. To the south, on Wicklow Street there will be a smaller entrance with a lounge. A third entrance will provide access to both bike stores. This will mean an increased security presence on both Wicklow and Britannia Street. We will create cycle hubs that are inviting and activating but with permeability and openness that will be subject to security following discussions with the police.

The proposals will include the following measures:



116 rooms, with an offsite affordable housing contribution equivalent to 35% on site affordable bedrooms.



Landscaping and communal amenities.



7 storeys with roof terraces sensitively designed to fit into the surroundings



The majority of rooms face west, away from Derby Lodge. Easterly rooms will be carefully designed and oriented to mitigate overlooking.



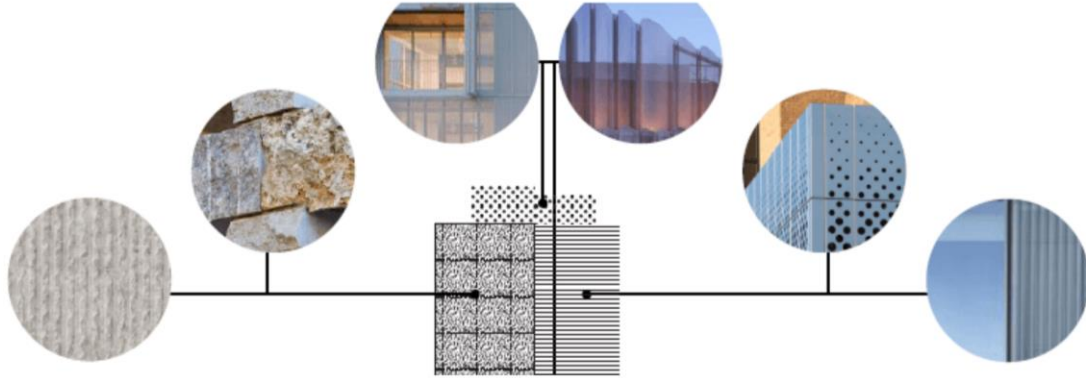
Proposed view of the site from Britannia Street

Character

The conservation area and surroundings are enhanced by numerous bold and contrasting recent interventions. These buildings complement the diverse historic fabric creating continuity through diversity and quality.

A heavy, textured and tactile volume supports the building to the east of the tunnel. This more impermeable element supports the building and contains the majority of the back of house.

Light cladding wraps the cantilever. Perforations lend depth and facilitate integrated ventilation. Windows and expressed structure provide order to the façade.



Sustainability

The proposals will follow the below sustainability targets.

- A BREEAM "Excellent" rating will be achieved as a minimum.
- ASHPs and PV are proposed to reduce operational carbon emissions – aiming to exceed carbon reductions beyond Part L requirements by >50% in terms of the regulated operational energy use.
- Circular economy principles will be adopted in the design, with aspiration to divert over 95% of waste material from landfill during construction.
- The potential to recycle and reuse materials available locally is also being explored.
- Significant amenity space will be provided relative to the number of students, with secure cycle storage facilities to promote cycling and helping reduce congestion and emissions.

The urban greening factor will meet the London Plan target of 0.4 and the net Biodiversity Net Gain is to be maximised as the baseline biodiversity is 0.00 as there is limited biodiversity already on site.

JOIN THE CONVERSATION

THE HUB

Thank you for taking the time to view our proposals for the future of 13 Britannia Street.

Please view the vision book via the button below and share your thoughts on the plans via the embedded feedback form below.

The consultation will run between 11th November and 25th November 2024.

VISION BOOK

13 britannia street

13 Britannia Street - Sign up to our mailing list

We would be grateful if you could take a few moments to provide your views on our proposals for 13 Britannia Street.

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,

⌚ Takes 4 minutes

Start press Enter ↵

If you have any questions or would like to speak with a member of the team, you can get in touch by using the contact details below:

Email: hello@britanniastreet.info

Phone: 020 3900 367

FAQS

FREQUENTLY ASKED QUESTIONS

SEARCH RESET

WHEN ARE YOU SUBMITTING THE PLANNING APPLICATION?	+
WHY DO YOU THINK STUDENT ACCOMMODATION IS THE CORRECT USE FOR THE SITE?	+
WHAT KIND OF STUDENTS WILL BE RENTING ROOMS?	+
HOW DO YOU EXPECT CONSTRUCTION TO BE CONDUCTED?	+
HOW CAN THE COMMUNITY SPACE BE BOOKED? WHAT TYPE OF FACILITIES WILL THERE BE?	+
HOW HIGH WILL THE NEW BUILDING BE?	+
WHAT PROPORTION OF HOMES WILL BE AFFORDABLE?	+
WILL THERE BE ANY OVERLOOKING ONTO NEIGHBOURING PROPERTIES?	+
WILL THERE BE CAR PARKING PROVIDED ON THE SITE?	+
HOW LONG WILL THE CONSTRUCTION TAKE?	+
HOW CAN I ASK QUESTIONS ABOUT THIS DEVELOPMENT?	+

CONTACT US

Thank you for taking the time to visit our website showcasing plans for the future of 13 Britannia Street.

Please do make sure you sign up to our mailing list below for all the latest information and updates. If you have feedback, queries, or ideas, we would be delighted to hear from you.

For more information please visit www.kandaconsulting.co.uk/privacy-policy

T: 020 3900 3676

E: hello@britanniastreet.info

GET IN TOUCH

Name

Email address

Address

Postcode

Message

SUBMIT

DISCLAIMER

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.

SIGN UP TO OUR MAILING LIST

Email

SIGN UP

DISCLAIMER

We use ReCAPTCHA to help protect this website 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.

GET IN TOUCH

If you have any questions about the project, please get in touch.

CONTACT US

**13
britannia
street**

Dedicated project website for 13 Britannia Street
| © 2024 Kanda Consulting

[Privacy Policy](#) | [Cookie Policy](#)

hello@britanniastreet.info



SHARE YOUR THOUGHTS



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SHARE YOUR THOUGHTS



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13 BRITANNIA STREET

Curlew Capital is bringing forward detailed plans to deliver high-quality student accommodation in place of the Euro Car Parks site at 13 Britannia St, London WC1X 9BP.



GET INVOLVED

We are keen to share our detailed plans with the local community ahead of the submission of our planning application. You can find out more by visiting our website and leaving your feedback.

 www.BritanniaStreet.info


The consultation will run between **11th November** and **25th November 2024**.

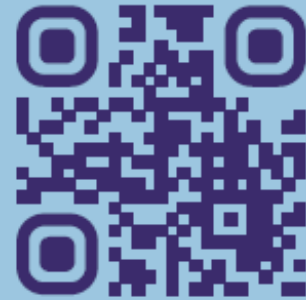
13
britannia
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HOW TO GET INVOLVED

To find out more about more about the site, the proposals and to have your say, please visit our consultation website:

 www.BritanniaStreet.info

 Or scan the QR code



CONTACT US

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

 hello@britanniastreet.info

 020 3900 3676

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13 Britannia Street - Sign up to our mailing list

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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.

Takes 4 minutes

Start press Enter ↵

1 → What is your postcode?

Type your answer here...

OK press Enter ↵

^ v Powered by Typeform

2 → What is your email address?

Type your answer here...

OK press Enter ↵

^ v Powered by Typeform

3 → What is your connection to the site?

A Live in the area

B Work in the area

C Study in the area

D Other



Powered by Typeform

4 → How did you hear about the project?

A Newsletter in the post

B Search Engine (Google, Yahoo, etc.)

C Social media

D Recommended by a friend or colleague

E Other



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5 → To what extent do you agree or disagree with our approach to developing the site considering the restraints?

A Strongly agree

B Somewhat agree

C Neutral / No view

D Somewhat disagree

E Strongly disagree



Powered by Typeform

6 → Please give a reason for your answer?

Type your answer here...

OK press Enter ↵

^ v Powered by Typeform

7 → Based on the information on the website, what are your thoughts on how the proposed building looks?

A I really like it

B I like it

C Neutral / No view

D I don't like it

E I really don't like it

OK

^ v Powered by Typeform

6 → Please give a reason for your answer?

Type your answer here...

OK press Enter ↵

^ v Powered by Typeform

9 → What are your overall thoughts on the project?

Type your answer here...

OK press Enter ↵

^ v Powered by Typeform

“ 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.

Continue press Enter ↵

^ v Powered by Typeform

10 → What best describes your connection to the area?

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

OK

^ v Powered by Typeform

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

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

OK



Powered by **Typeform**

12 → Which of the following most accurately describes you?

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

OK



Powered by **Typeform**

13 → How would you describe your ethnic group?

- 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

Submit



Powered by **Typeform**

13 britannia street

VISION BOOK

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13
britannia
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07 CONSTRAINTS

11 BENEFITS

08 DESIGN APPROACH

12 PROPOSED VIEWS

3

THE TEAM

On the following, you can find information on the project team leading the plans for the future of 13 Britannia Street.

CURLEW DEVELOPMENTS – Developer

Curlew Capital is a privately owned, UK based Investment and Development Management business. We focus on Operational Real Estate sectors, primarily UK Purpose Built Student Accommodation (PBSA). Founded in 2011, the company has delivered over 11,000 beds in the PBSA sector.

SHEPPARD ROBSON – Architects

Sheppard Robson is an ever-evolving collective of architects, interior designers and master planners. Together our team of 360 people design buildings, spaces and places that are people-centred and precision-made. Our family includes our interior design specialists ID:SR and AXIS, which applies our detailed design expertise to major projects by others.

GLEEDS – Project Management

Gleeds are a Construction Consultancy working to bring life to new ideas and big visions for the built environment since 1885. As a team of trusted advisors, we offer invaluable insight and foresight, empowering our clients to make better-informed decisions.

KANDA – Consultation and Engagement Consultants

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.

4

KNIGHT FRANK – Planning Consultants

Operating from London, Bristol and Birmingham offices, our residential planning experts provide a full range of planning consultancy services to a broad client base from developer/ investors to homeowners. We have secured planning permissions for clients operating in the House Builder, Public Sector, Housing Association and Specialist Housing Sectors.

WSP – Structural and Geotechnical Engineering

WSP is a globally recognised professional services firm providing strategic advisory, engineering and design services to clients in all varying sectors. Our trusted professionals are united by a shared goal: to create positive, long-lasting impacts on the communities we serve.

POINT2 – Sunlight and Daylight Consultants

Founded in 2014, Point 2 has quickly grown to become an award winning, market-leading consultancy. We are proud to be today specialising in the field of Daylight and Sunlight, we boast the largest dedicated technical and consultancy team in the country.

MONTAGU EVANS – Heritage and Townscape

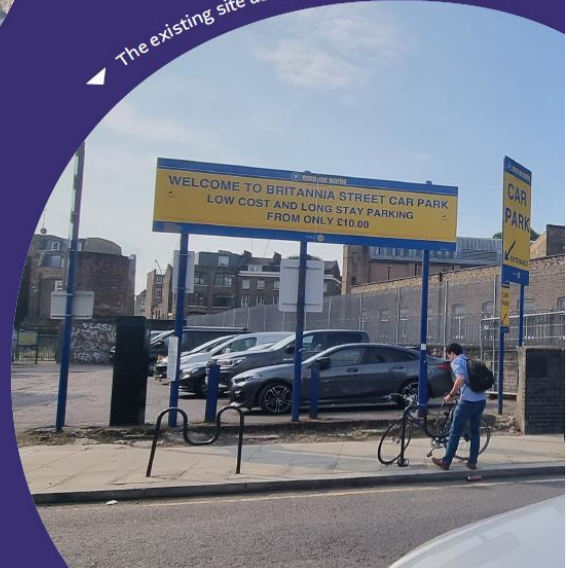
Our Historic Environment and Townscape team has unmatched experience and expertise in advising on various developments within the built environment. We have a large portfolio of work in Greater London and other UK cities, as well as in rural districts, where we advise on country house and landscape projects. We work closely with clients and their design teams to shape their development, whether that involves a single-listed building or large-scale masterplans and urban extensions in rural settings.

5



View from Wicklow Street over the open trainline adjacent to the site

The existing site as viewed from Britannia Street

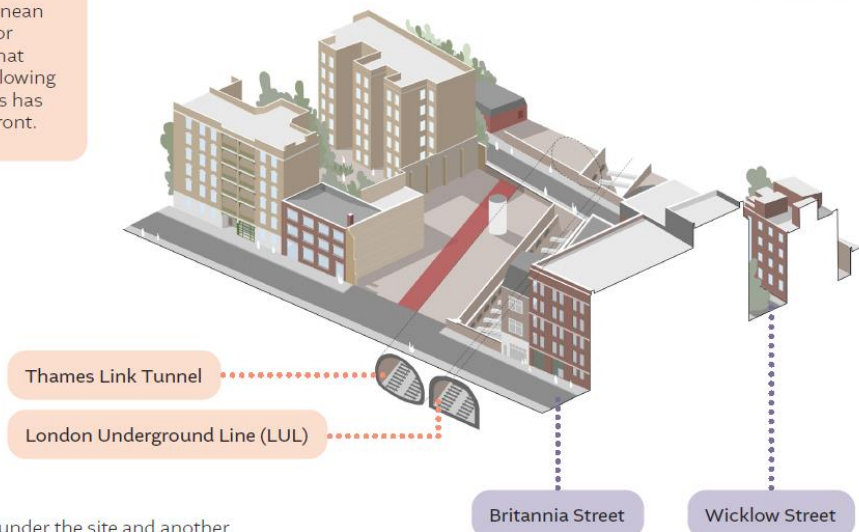


6

CONSTRAINTS

The images illustrate the key constraints which underpin the plans for 13 Britannia Street.

Whilst the exposed and subterranean railways have always been a major consideration, the information that was provided by Network Rail following the DRP and subsequent analysis has brought them closer to the forefront.



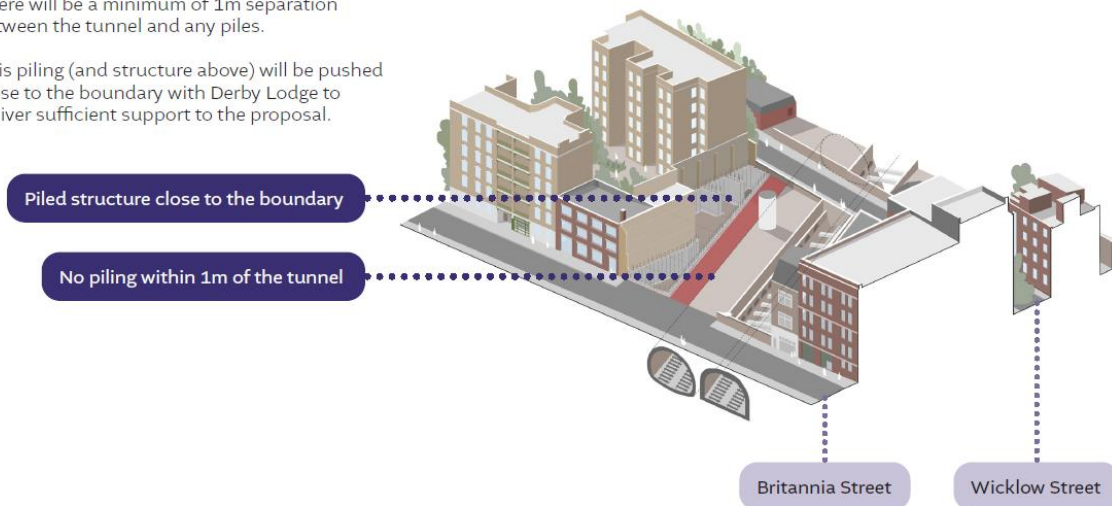
The site has one Thameslink tunnel under the site and another cutting adjacent to the boundary of the car park site. One tunnel is used by national rail for the Thameslink service, the other is for TFL underground trains. This means that any development will need to take this infrastructure into consideration and will require creative solutions.

7

DESIGN APPROACH

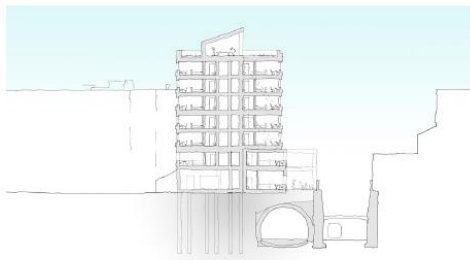
The below ground structure will be concentrated in the east of the site, away from the tunnel. There will be a minimum of 1m separation between the tunnel and any piles.

This piling (and structure above) will be pushed close to the boundary with Derby Lodge to deliver sufficient support to the proposal.

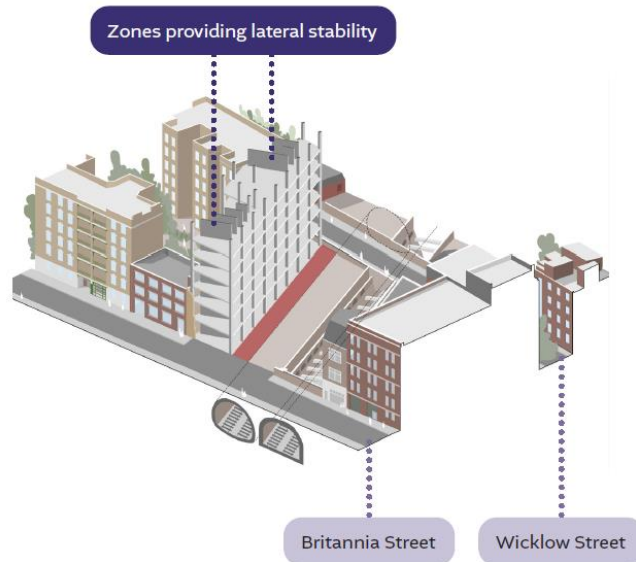


8

The above-ground structure is also focused on the east of the site. To ensure stability, the building will have two areas providing lateral stability, one at the north and one at the south. This stability will be provided by wide fin walls within cores or fin walls between dwellings. This proposed structure is highly constrained and likely to inform a significant proportion of the embodied carbon of the proposal, where sub- and super-structures typically make the highest elemental contributions.



▲ A drawing depicting how the proposed building would cut adjacent to the Thameslink tunnel



9

PROPOSALS

The proposals will deliver high-quality Student Accommodation, with on-site amenities and security.

THE PROPOSALS WILL INCLUDE:



116 rooms, with a an offsite affordable housing contribution equivalent to 35% on site.



Community space provided to serve local people.



Landscaping and communal amenities.



7 Storeys with a roof terrace and some 2 storey set-backs to Wicklow and Britannia Streets.

10

ACTIVATING THE SPACE BETWEEN BRITANNIA STREET AND WICKLOW STREET

We have been working closely with Camden both to ensure a policy compliant scheme and to shape the design proposals

The proposed building can be entered from both Britannia Street and Wicklow Street. The entrances will be inviting, open spaces with a warm, domestic, and informal character. The primary entrance space is to the north on Britannia Street.

The foyer will include a management suite providing tenant services including deliveries, security, support and letting. To the south, on Wicklow Street there will be a smaller entrance with a lounge. A third entrance will provide access to both bike stores.

This will mean an increased security presence on both Wicklow and Britannia Street. We will create cycle hubs that are inviting and activating but with permeability and openness that will be subject to security following discussions with the police.

BENEFITS

THE BENEFITS FOR STUDENTS LIVING IN THE BUILDING INCLUDE:



Lifts integrated into each core provide convenient access to all studios and dignified escape for less abled users.



Daylight and natural ventilation will be provided at every level from the street into circulation spaces.



Amenities and outdoor landscaped space on the roof and ground floor of the building.

THE PROPOSALS WILL PROVIDE THE FOLLOWING BENEFITS FOR NEIGHBOURS AND THE WIDER AREA:



Windows from circulation towards Derby Lodge can be obscured or screened to minimise overlooking.



The majority of rooms face west, away from Derby Lodge. Easterly rooms will be carefully designed and oriented to mitigate overlooking.



Increased security provided through on-site security guards and CCTV.



An active surveillance across both streets with increased footfall to discourage anti-social behaviour.



5 full time jobs on site and a community space with a dedicated entrance from Wicklow Street will be created with preferential access for local charitable and community groups.

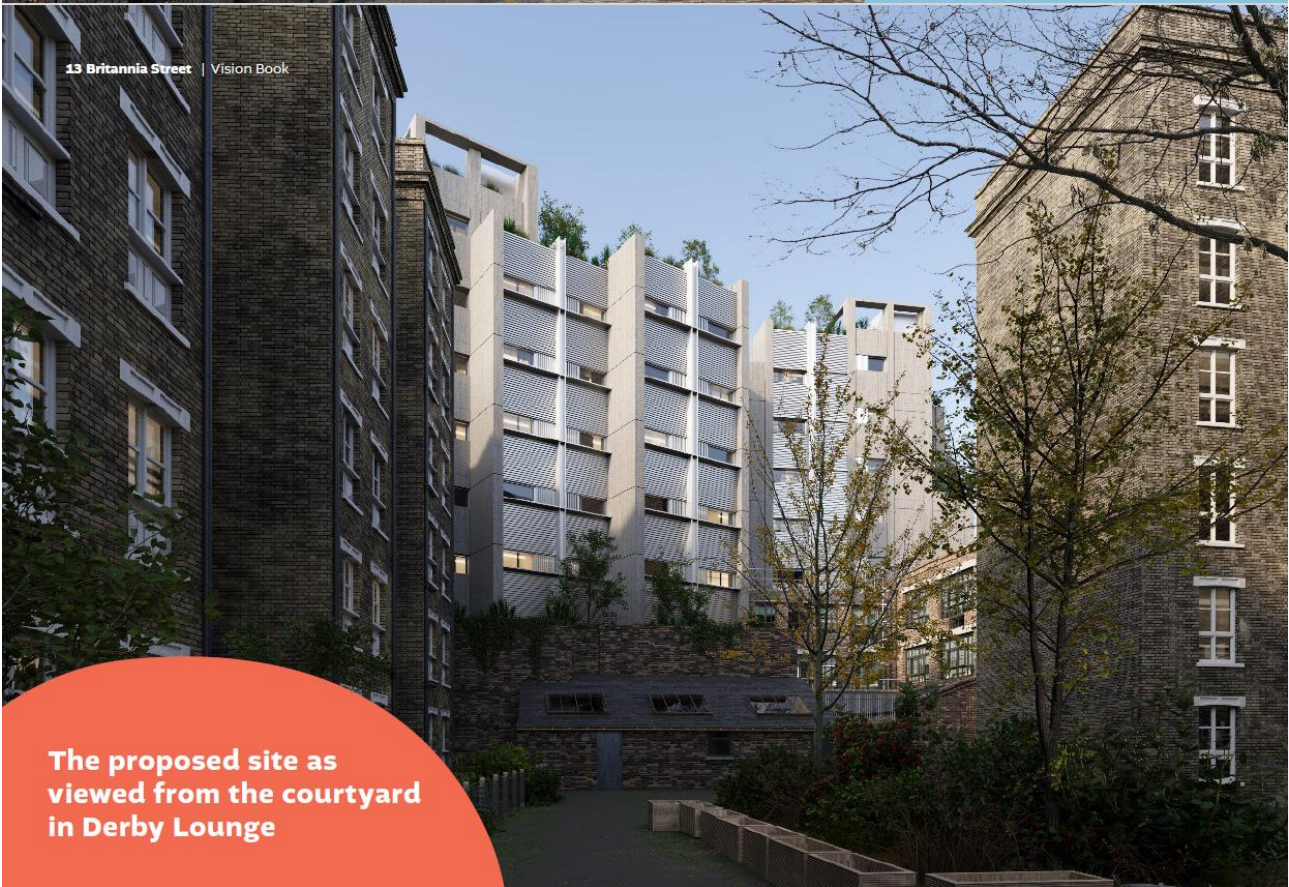
11

The proposed site as viewed from Britannia Street





**The proposed site
as viewed from
Wicklow Street**



**The proposed site
as viewed from the courtyard
in Derby Lounge**

ANY QUESTIONS?





**13
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street**

If you have any questions or would like to speak with a member of the team, you can get in touch by using the contact details below:

 **hello@britanniastreet.info**

 **0203 900 3676**

TIMELINE

-  **Planning Submission**
Q4 2024
-  **Planning Committee**
Q1 2025
-  **Start on site**
Q1 2026
-  **Practical Completion**
Q3 2028

Your feedback is essential to us as we develop our proposals for the future of this site. Therefore, we would be grateful if you could provide your feedback by scanning the QR code or visiting our website.

 **www.britanniastreet.info**



15

Appendix IX – 11th September Derby Lodge TRAs Meeting Agenda

13
britannia
street

Wednesday 11th September
Travel Lodge Hotel
6pm – 7pm

Derby Lodge TRA Meeting

Agenda

1. Introductions

- Darren, Derby Lodge Leaseholder, Wicklow Street
- Josephine, Business owner, Wicklow Street
- Sarah, Derby Lodge, Wicklow Street
- Ruth, Derby Lodge
- Ben – Shepard Robson (Architect)
- John – Kanda (Consultation)
- Greg – Curlew (Developer)

2. Site context

- A presentation on the below ground constraints was discussed
- It was confirmed the application would be for student accommodation
- The previous application on the site has no relationship to this project
- Questions and concerns were raised about:
 - Proximity of building to boundary
 - Impact on windows
 - Daylight/sunlight
- Using the on site security of cameras / lighting / patrols was discussed positively
- The wall between the site and Derby Lodge is treated as a party wall

3. Derby Lodge update

- Clarion, Origin and LB Camden are each landlords
- Buildings are Grade II
- The façade is failing, with the central pillar collapsing
- Each landlord has their own contractor
- There is a meeting on 26th September with Origin to understand the approach taken for repair work
- Thames Water have regular issues in the immediate area
- Works to mains gas in the immediate area have been disruptive
- Parking in the area is an issue as Britannia, Leeke, Swinton and Wicklow Streets are not in the congestion charge zone, and parking spaces are oversubscribed 2:1

4. Consultation Next Steps

- A further meeting will be held after 26th September meeting with structural engineers
- A forum of interested TRA members will be updated at the next meeting, to be held at the TRA hall
- A wider consultation will take place, once more work has been completed on the scheme

5. AOB

- Camden contractor details to be circulated for the project team to approach regarding the works to Derby Lodge
- Construction method details to be provided once ready
- Daylight/sunlight testing results to be provided once ready
- Cobbles are listed and need protection from construction traffic
- The consent at 48a Wicklow Street should not be used as a design guide

Appendix X – 19th November Derby Lodge TRAs Meeting Agenda



Tuesday 19th November
York House, Fora, 221 Pentonville Rd, London N1 9UZ
6pm – 7pm

Derby Lodge TRA Meeting

Agenda

1. Introductions
2. Presentation
3. Feedback
4. AOB

Appendix XI – 19th November Derby Lodge TRAs Meeting Minutes



Wednesday 19th November
York House, Pentonville Road
6pm – 7pm

Derby Lodge TRA Meeting

Agenda

1. Introductions

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

2. Q&A

- Sewage – Discussion around sewage and what impact the development would have on surface water. Flooding in the area was also mentioned. The developer explained how a green roof and water tank would attenuate water. The developer noted that if required they would contribute towards statutory infrastructure and that the building will only use electricity and not gas and that the building will only use electricity and not gas.

- Party Wall - TRA asked for about Party wall agreements. The developer discussed that a lot of work has gone into the structure of the development, but that party wall agreements do not take place until planning permission is granted. This discussion will take place with the different housing providers and others who need to be notified in accordance with the act.
- There were questions around daylight/sunlight and whether this will be visible to residents. It was confirmed that a daylight/sunlight report would be submitted alongside the planning application for members of the public to review.
- Website - TRA asked for notification via the mailing list when the website is updated.
- Derby Lodge Structure - TRA noted that to understand the structural damage report, the developer must ask for a freedom of information act to gain the data. The developer will look into this.
- Expression - TRA commented that they felt the cladding could be more in keeping with the area, perhaps inspired by the brick buildings in Wicklow Street. They also asked if green walls could be included on the side of the building along Britannia and Wicklow Street. The group discussed how the weight and colour of the cladding and have various effects on the structure of the building, so it needs to be chosen wisely. The developer also agreed to look into how more greening could be introduced at street level.
- Street Greening – The TRA also asked if green walls could be included on the side of the building along Britannia and Wicklow Street. BL noted that building safety and fire considerations may prohibit inclusion of Green walls on the building. TRA would also welcome any other ways of introducing more greening such as trees or planters into the streets.
- Community space - The group discussed the use community hall and agreed that the residents would benefit from it.
- Street Greening – The TRA also asked if green walls could be included on the side of the building along Britannia and Wicklow Street. BL noted that building safety and fire considerations may prohibit inclusion of Green walls on the building. TRA would also welcome

any other ways of introducing more greening such as trees or planters into the streets.

- Height - Discussion around the height of the building – TRA noted they felt the building was too high. The developer commented that the building has to be a certain height to be financially viable, and a report on this will be made publicly available as part of the planning application.
- Street Greening – The TRA also asked if green walls could be included on the side of the building along Britannia and Wicklow Street. BL noted that building safety and fire considerations may prohibit inclusion of Green walls on the building. TRA would also welcome any other ways of introducing more greening such as trees or planters into the streets.
- Balconies - TRA asked if balconies at each level, and the developer confirmed that there were none.
- Parking – The developer discussed that there would be some parking spaces on Britannia Street and Wicklow Street, but they moved from where they are currently, including the existing motorcycle parking. v
- Security – it was explained that security guards will be patrolling the site and will give residents a number to call to ask for security. CCTV will be in place along both Britannia and Wicklow Street to help reduce ASB in the area.
- Refuse – TRA asked if there could be an internal refuse door. The developer said they would review applying this to the plans.
- Musicians Building - TRA asked if the Developer had spoken to Help Musicians. The developer confirmed that they had met with them once and offered further meetings, which had not yet been taken up.
- Adjacent Amenities - TRA discussed the potential for the playground and courtyard to be improved. The developer was open to this and other suggestions about improving the local area.
- Finally, there was a question about how construction will take place. It was noted that there will be construction management plan will be developed and that a community working group will be established once works commence.

13 BRITANNIA STREET

Curlew Capital is bringing forward detailed plans to deliver high-quality student accommodation in place of the Euro Car Parks site at 13 Britannia St, London WC1X 9BP.



GET INVOLVED

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The consultation will run until the **20th December 2024**.

13
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HOW TO GET INVOLVED

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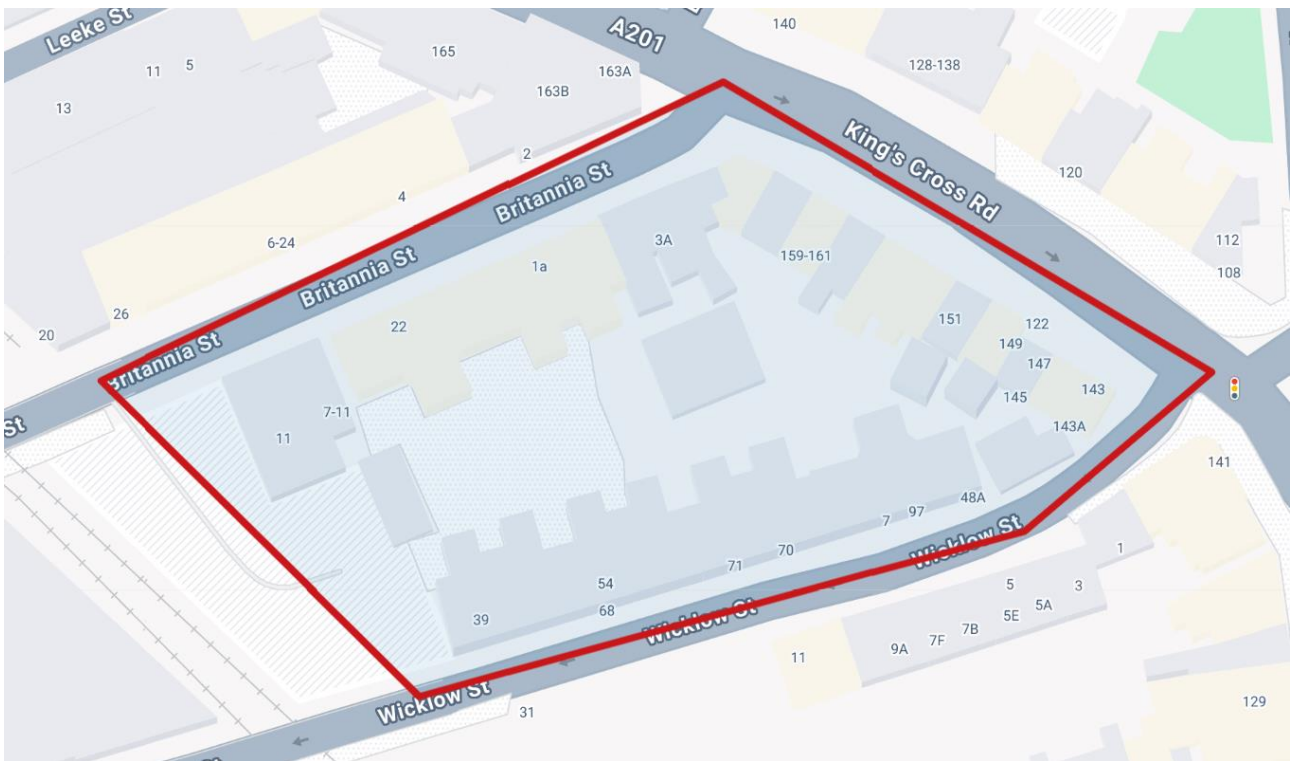
CONTACT US

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

 hello@britanniastreet.info

 020 3900 3676

Appendix XIII – December distribution area



13
britannia
street

Wednesday 18th December

6pm – 7pm

Derby Lodge TRA Meeting

Agenda

Attendees:

- Ben L – (BL) Shepard Robson (Architect)
- Darren B – (DB) Derby Lodge Leaseholder, Wicklow Street
- Fiona D – (FD) Derby Lodge
- Greg F - (GF) Curlew (Developer)
- Islay W (IW) – Kanda (Consultation)
- John Greenshields Kanda (Consultation)
- Josephine J – (JJ) Business owner, Wicklow Street
- Natasha Richards – Kanda (Consultation)

Themes:

Structural Damage:

- How deep are the piles?
- [GF] the piles are between 15-20m
- There will not be much impact as they are drilled in and will have significant less disturbance

Materiality:

- [BL] the proposals will be moving towards a warmer material / matte tone which will tie with the surrounding buildings
- The bigger windows look nicer than the previously designed ones
- [GF] The roof windows have been removed from the design

- It was suggested that it would be nice if the brick was similar or the same to Derby Lodge.
- [BL] confirmed that they are currently looking at a range of brick options and work and can adapt the tone to be closer to Derby Lodge
- It was confirmed that cladding would not be used as part of the design for this scheme.
- The full submission document will have a range of views
- [GF] confirmed that there cannot be any greening on the site of the building as regulation and policy forbids greening on buildings over 18m

Public Benefits:

[GF] confirmed that we are keen to do something within the courtyard

- Thought around changing the railings surrounding the courtyard/ playground. Confirmed it will be looked into.
- It was asked whether it was possible to have trees on the Wicklow Street side of the building.

Height:

- Questions surrounding whether smaller rooms would reduces the height of the building - it was confirmed the building is as small as possible.
- The cobbles surrounding the site were also discussed, it was confirmed that there is no desire to change or remove the cobbles, and that the mouth to the carpark would be replaced with one continuous pavement.
- It was asked whether there would be access to the roof, it was confirmed that access would be entirely on the west side of the building with no overlooking of Derby Lodge from the roof. The roof terraces on the Derby Lodge side of the building would be accessed for maintenance only.
- Hours of access to the roof would be limited and secured in the planning application/conditions

Windows and Lighting:

- It was confirmed that a window in the lift lobby had been removed to reduce overlooking and light pollution.

Refuse:

- It was confirmed that there will be an alarm/monitor in the refuse area to prevent the door being left open.
- Questions surrounding the neighbouring buildings using the sites refuse area, it was confirmed that the area has limited space

Sewage and Drainage:

- It was confirmed that the drainage system has been looked into and the proposed scheme will have a 96% improvement on drainage and will be more gradual which will be a significant improvement to the current carpark's issues.

AOB:

- Concerns surrounding the possible noise of the plant on the roof of the building, it was confirmed that there is an acoustic report and proposed mitigation measures will be acoustic buffers to limit noise.
- Questions surrounding motorcycle bays, it was confirmed that the developer has spoken with Camden [Council](#) but they have yet to confirm their attitude towards this, but it has been iterated to them that this is a measure requested from local resident feedback.
- [In regards to](#) the courtyard, it was suggested that a workshop can be done with local residents to find out their views and what they would like to see in the space. It was agreed that the courtyard could not be an open access as there are still high levels of anti-social behaviour in the area. A survey will be conducted to help gauge what local residents would like to see.

Actions:

- Dimensions of the courtyard to be requested.
- Notification of when the application is submitted.
- Survey and/or workshops regarding the courtyard.