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Land to the rear of 159-  
163 King's Cross Road:  
Statement of  
Community  
Involvement

# Balcap Re Ltd

November 2016

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## Executive summary

This Statement of Community Involvement summarises the public consultation that has been undertaken in relation to proposals for the redevelopment of the site known as land to the rear of 159-163 King's Cross Road ("the site") for Balcap Re Ltd ("the applicant").

Balcap Re Ltd is a London-based developer and the owner of the site. They are committed to bringing forward a high quality design-led commercial development.

Four Communications, a specialist public relations agency, were appointed by the applicant to develop and deliver a public consultation and community involvement strategy to inform the development proposals for the site. The brief was to involve and consult councillors, community and amenity groups and local residents.

The proposals are to replace an unattractive run down building with a new high quality commercial development that is sympathetic to the existing character of the area. The scheme includes a mix of offices, suitable for small to medium sized businesses, and a flexible gallery or office space at basement level that could be used for exhibitions or workspace.

Consultation activities for this application were carried out in conjunction with the applicant's project team, and in parallel with their engagement with the London Borough of Camden's (LBC) planning officers.

The objectives of the consultation were to involve local people and groups in developing proposals for the site, ensure that the consultation was accessible to all, and help to create a development that meets the needs and aspirations of the local area. Consultation and engagement on the future of the site has included:

**A public exhibition.** The exhibition was held on Saturday 15<sup>th</sup> October at the King's Cross-Brunswick Neighbourhood Centre, seven residents chose to attend. The venue is a short walk from the site and DDA compliant.

**A drop-in event.** A drop-in event was held on Tuesday 18<sup>th</sup> October, at the Derby Lodge Tenants and Residents' Association (TRA) hall. This was organised following discussions with local TRA members, and specifically invited those residents living in Derby Lodge and the immediate vicinity of the site. Around 20 residents this event.

**Around 1,500 newsletters.** 1,500 newsletters were distributed by hand ahead of the public exhibition. The newsletter invited local residents, groups and businesses to the exhibition and provided them with contact details for the project team.

**110 letters.** Invitation letters were sent by Royal Mail to circa 110 properties in Derby Lodge and King's Cross Road (nearest to the site) inviting them to attend the drop-in event.

**Briefings with local groups and politicians.** Four undertook a comprehensive stakeholder audit of the community around the site. Over the course of the project we have offered local groups and politicians briefings.

**Residents' enquiries.** Throughout the consultation process, a dedicated telephone number, email and freepost address were supplied and managed by Four Communications, providing further information to residents, businesses and stakeholders on request.

## Emerging themes

We have received constructive input from the local community, in particular:

- **New office and commercial space.** Respondents said that more office and commercial space, combined with increased employment, would be a welcome addition to the area.
- **Improvements to public realm.** Residents suggested the applicant provide improvements to the public realm as part of the application.
- **Daylight and sunlight.** Residents were interested to find how the development could impact the levels of daylight and sunlight that currently reach neighbouring properties.
- **Construction and logistics.** There were a number of questions about the construction management process. Residents wanted to know what measures would be put in place to minimise disruption to neighbours.

## Next steps

The project team is committed to ongoing consultation with local councillors, residents, businesses and groups. The dedicated email address and telephone number will remain active in case any members of the local community have questions or concerns.

## Introduction

The Statement of Community Involvement has been prepared and submitted by Four Communications, on behalf of the applicant, in support of the planning application for the redevelopment of the Land to the rear of 159-163 King's Cross Road.

This document provides a record of the public consultation and engagement process and its outcomes. It should be read alongside the Design & Access Statement prepared by Marek Wojciechowski Architects and the Planning and Heritage Statement prepared by Bidwells, which detail the consultation and engagement process with the London Borough of Camden (LBC), statutory consultees and show how the scheme has developed in response to feedback.

Formal pre-application consultation has been held with the London Borough of Camden and other relevant stakeholders.

In preparing our consultation strategy, we considered the relevant provisions of the LBC's Statement of Community Involvement (July 2016) as appropriate to the project.

*3.7 We strongly encourage all applicants to consult any neighbours who may be affected by their proposals before they submit a planning application.*

*3.8 Pre-application consultation provides an opportunity for neighbours, local communities and stakeholders to discuss any proposals with the applicant so any issues can be raised directly with the applicant and influence their proposals.*

## Understanding the site & local area

### Site context

The site is located in a courtyard and bound by Britannia Street, Wicklow Street and King's Cross Road. It is "land-locked" and only accessible through a mews opening in between nos. 1-3 Britannia Street. Apart from the wooden timber doors on the Britannia Street frontage, the site is not visible from street level.

It is currently occupied by a former mirror workshop, and is now used as an informal storage space for mirrors. The existing structure was built in the 19<sup>th</sup> century, it is two storeys high and constructed out of yellow stock brick with a corrugated roof.

The site lies within the King's Cross St Pancras Conservation Area. Although the property itself is not listed, there are nearby Grade II Listed buildings at Nos. 49-144 Wicklow Street and Nos.1-48 Britannia Street.

### Stakeholder audit

The project team actively sought to involve local stakeholders in the development of the scheme, and to ensure that the needs and aspirations of neighbours were factored into the proposals. To that end, Four Communications undertook a detailed audit of the active community groups and organisations in the local area. The following stakeholders have been offered one-to-one briefings on the scheme at times and dates convenient to them. The invitations were followed with telephone calls and emails where appropriate, they also received newsletters inviting them to the public exhibition.

#### **Political Stakeholders**

- Cllr Sarah Hayward, King's Cross Ward, Leader of the Council.
- Cllr Abdul Hai, King's Cross Ward, Cabinet Member for Customers, Communities and Culture.
- Cllr Jonathan Simpson, King's Cross Ward.
- Cllr Phil Jones, Cabinet Member for Regeneration, Transport & Planning.

#### **Local Groups and Organisations**

- Derby Lodge Tenants and Residents Association.
- Acton and Swinton Streets Residents Association.
- Hastings House Tenants and Residents Association.
- New Calthorpe Estate Tenants and Residents Association.
- Regents Square Residents Association.
- King's Cross Conservation Area Advisory Committee.
- King's Cross-Brunswick Neighbourhood Association.

Following the drop-in event, several members of the Derby Lodge Tenants and Residents Association formed an affiliated group, 'Concerned Residents Around Derby Lodge Courtyard'. Information was supplied to this group via email and telephone.

## Consultation plan

### Aims

The aims of the consultation and community involvement were to:

1. **Involve local people and groups in developing proposals for the site.** The applicant is committed to best practice in consulting and involving people in developing proposals for the site. The aim was to proactively involve individuals and groups from an early stage to ensure that feedback could, where appropriate, be incorporated into the designs for the site.
2. **Ensure consultation was accessible to all.** We wanted to ensure that the public consultation was accessible to everyone. In particular:
  - **People with little prior knowledge of the planning system.** Ensure that the consultation was accessible to people whatever their level of understanding of the planning system. Public meetings were provided to ensure that people had the opportunity to understand the issues and have their questions answered.
  - **Disabled persons.** Ensure that all documents were available in accessible formats upon request and all meetings held in accessible premises.
3. **Support the development of a scheme that meets the needs and aspirations of the local area.** Ensure that through consultation and engagement with local residents, community groups, and councillors, the scheme respects the character of the local area and makes a positive contribution to the local community.

## Consultation activity & outcomes

### Public exhibition

The public exhibition was held at the King's Cross Neighbourhood Centre, 51 Argyle Street, WC1H 8EF, on Saturday 15<sup>th</sup> October. The Neighbourhood Centre was fully accessible and a short walk from the site.

The table below summarises the details of the events.

Venue & times	The event was open to the public at the following venue, date and time: <b>Date:</b> Saturday 15 <sup>th</sup> October 2016, 10am to 2pm. <b>Venue:</b> King's Cross Neighbourhood Centre, 51 Argyle Street, WC1H 8EF.
Purpose	The event was held with the purpose of introducing the plans for the site, and to obtain feedback from the local community. Visitors had the opportunity to raise any questions or issues, and have these answered by the project team.
Publicity	Local residents and businesses were informed about the exhibition by a newsletter distributed to the local area; c. 1,500 copies were distributed. A copy of the newsletter is included in <i>Appendix 1</i> and the distribution map is in <i>Appendix II</i> .
Exhibition content	The scheme was presented on 10 A1 exhibition boards. Copies of the boards have been incorporated into this document as <i>Appendix III</i> . Members of the development team were available to explain the information presented and answer any questions.
Visitors to public exhibition	Approximately seven residents attended the event.
Opportunity for feedback	All exhibition attendees were encouraged to leave feedback using the questionnaires provided and to sign the visitors' book. Attendees could complete the questionnaire at the exhibition. Alternatively attendees had the option to take the form away and return it using the Freepost address provided. A blank copy of the questionnaire has been incorporated into this document as <i>Appendix IV</i> .
Number of questionnaires completed	Four feedback forms were returned from the event.

### Drop-in Event

The drop-in event was held at the Derby Lodge TRA hall, which is situated in the courtyard next to the site, on Tuesday 18<sup>th</sup> October. This was arranged following discussions with members of the TRA. Invitations were sent out to neighbouring residents on Britannia Street, Wicklow Street and King's Cross Road.

The same questionnaire as the public exhibition was circulated, which can be seen in the information set out below.

Venue & times	The event was open to the public at the following venue, date and time. <b>Date:</b> Tuesday 18 <sup>th</sup> October 2016, 6pm to 8pm. <b>Venue:</b> Derby Lodge Tenants and Residents Association hall, 94 Derby Lodge, Wicklow Street, WC1X 9LF.
Purpose	The drop-in event was held in order to provide information and engage with the near neighbours of the properties surrounding the site. The project team were on hand to answer any questions and capture feedback.
Publicity	In addition to receiving newsletters ( <i>Appendix I</i> ) advertising the public exhibition, Derby Lodge and King's Cross Road residents from properties facing onto the site were invited to the drop-in event through a mail out of c.110 letters. Individual invitations to the event were also extended to key stakeholders.
Exhibition content	The scheme was presented on 10 A1 exhibition boards. Copies of the boards have been incorporated into this document as <i>Appendix III</i> . Members of the development team were available to explain the information presented and answer any questions.
Visitors to public exhibition	Approximately 21 residents attended the event.
Opportunity for feedback	As in the public exhibition, residents were encouraged to provide feedback via the questionnaires provided and to sign the visitors' book. Questionnaires could be completed at the exhibition, or taken away and returned via the freepost address provided. A blank copy of the questionnaire has been incorporated into this document as <i>Appendix IV</i> .
Number of questionnaires completed	Six feedback forms were returned from the event.

## Questionnaire responses

A total of 10 people chose to complete the questionnaire at either the public exhibition or the drop-in event; a further four questionnaires were returned by Freepost. A summary of their responses are set out below.

## Written feedback

### Overview

Respondents were asked to give us their thoughts on the proposals, verbally and through the feedback forms.

The design proposals were well received by a number of respondents. The written feedback showed support for the “uplift in office and commercial space, with increased employment” that the development would bring to the area.

Some people asked questions about the scale and height of the scheme, and wanted to know how this compared with the current building. A few respondents that have windows overlooking the site wanted to understand if their levels of daylight and sunlight would be affected with the development in place.

There was some discussion about the colour of the bricks, with several people expressing a preference for a lighter stock. Others questioned the louvres as a façade choice, suggesting other measures to prevent overlooking such as frosted windows.

## Details

The verbal and written feedback from the exhibition is summarised in the table below.

Theme	Detail
Daylight/sunlight	Residents wanted to know if their properties would maintain similar levels of daylight/sunlight with the development in place. They wanted assurance that a full daylight/sunlight assessment would be undertaken as part of the pre-application process.
Support for an office/commercial development	There was support for the principle of bringing a new office/commercial development to the area, with the jobs that this would create.
Design/Scale	Some respondents had questions about the height and scale of the proposals.
Loading bay	A few attendees asked about how the proposed loading bay would impact parking on Britannia Street.
Public realm	Some attendees asked whether any landscaping could be included in the courtyard by the developer, such as tree planting or the provision of green space.
Construction and logistics	Visitors from neighbouring buildings wanted to hear more details about the construction process. They were particularly interested in working hours and measures being taken to limit noise and disruption.  The team discussed their approach to construction, and explained that more details would be made available in the full planning application.

## Analysis

The public exhibition and drop-in event gave residents and stakeholders an opportunity to see the proposals for the Land to the Rear of 159-163 King's Cross Road and discuss the scheme with the project team.

Written and oral evidence suggested some positive feedback on the proposals. There was support for the principle of a new commercial unit on the site.

## Response to key issues

Theme	Detail
Daylight/sunlight	<p>A daylight, sunlight and overshadowing report prepared by Malcolm Hollis demonstrates that the majority of surrounding properties will meet the BRE guidelines used to assess levels with the exception of one window in a property on Wicklow Street.</p> <p>This will result in a minor, but not discernible, reduction in daylight to the window in question.</p>
Design/Scale	<p>The overall height and scale of the proposals is comparable with the previously approved scheme. The top storey will not be visible from street level, and one storey will be lower ground, basement level.</p> <p>Following the consultations, it was decided to further reduce the depth of the proposed basement, remove the terrace at second floor level, and remove a light well. It was also decided to use a lighter stock of brick than what was originally proposed.</p>
Loading bay	<p>A temporary loading area will be created during the construction period, which will involve the suspension of one existing parking space on Britannia Street.</p>
Public realm	<p>The developer was asked to provide additional public realm improvements by neighbouring residents. The developer has said they will look in to this, but any landscaping proposed outside the boundary of the site will need to be discussed with Camden Council.</p>
Construction and logistics	<p>A construction management plan will be provided as part of the planning process, to ensure that the amenity of neighbours is protected as far as possible.</p>

## Stakeholder meetings

In addition to public consultation on the scheme, briefings were offered to local groups and stakeholders identified in the stakeholder audit. Formal letters were issued and proactively followed up to try and secure meetings. The table below sets out stakeholders that took up our offer to engage:

Date	Stakeholder	Attendees
26 October 2016	Cllr Jonathan Simpson	Andrew Clark, Four Communications
18 <sup>th</sup> October 2016	Derby Lodge TRA members	Andrew Clark, Laurie Sanderson Four Communications

## Conclusion

The applicant has undertaken comprehensive pre-application consultation with residents, local groups and councillors. This has been alongside the formal pre-application process between the project team and Camden Council.

Transparency and openness have been important guiding principles throughout the consultation process. The public exhibitions provided a valuable opportunity for understanding local issues and concerns, and the project team has been working hard to incorporate the feedback and refine the scheme accordingly.

The applicant believes that a commercial and office development will enhance the local area, and improve upon what is currently an unattractive and underused site.

## Appendices

Appendix I – Newsletter #1 .....

Appendix II – Distribution map .....

Appendix III – Exhibition boards.....

Appendix IV – Exhibition questionnaire .....

Appendix I – Newsletter #1

LAND TO THE REAR OF

# 159-163 KING'S CROSS ROAD

Newsletter 1 • October 2016



Aerial view of the site and surrounding area

## PROPOSED REDEVELOPMENT OF LAND TO THE REAR OF 159-163 KING'S CROSS ROAD

Dear Neighbour,

Balcap Re Ltd is currently working on proposals to redevelop land to the rear of 159-163 King's Cross Road. Working with Marek Wojciechowski Architects, we are proposing a high quality commercial scheme that preserves and enhances the existing heritage aspects of the site whilst delivering much needed office floorspace to this part of the borough.

As a near neighbour, we would like to invite you to a public exhibition to view our plans for the site and offer us your feedback. The public exhibition will be held on Saturday 15th October. This will be a valuable opportunity for you to learn more about the plans and speak to members of the development team.

We are excited about the benefits that this development would bring to the local area, and we are committed to working closely with residents and businesses to ensure they are kept informed of our aspirations for the site.

We very much hope to see you there, but if you are unable to attend please do send any comments or questions to the email address on the reverse of this newsletter.

Yours sincerely,

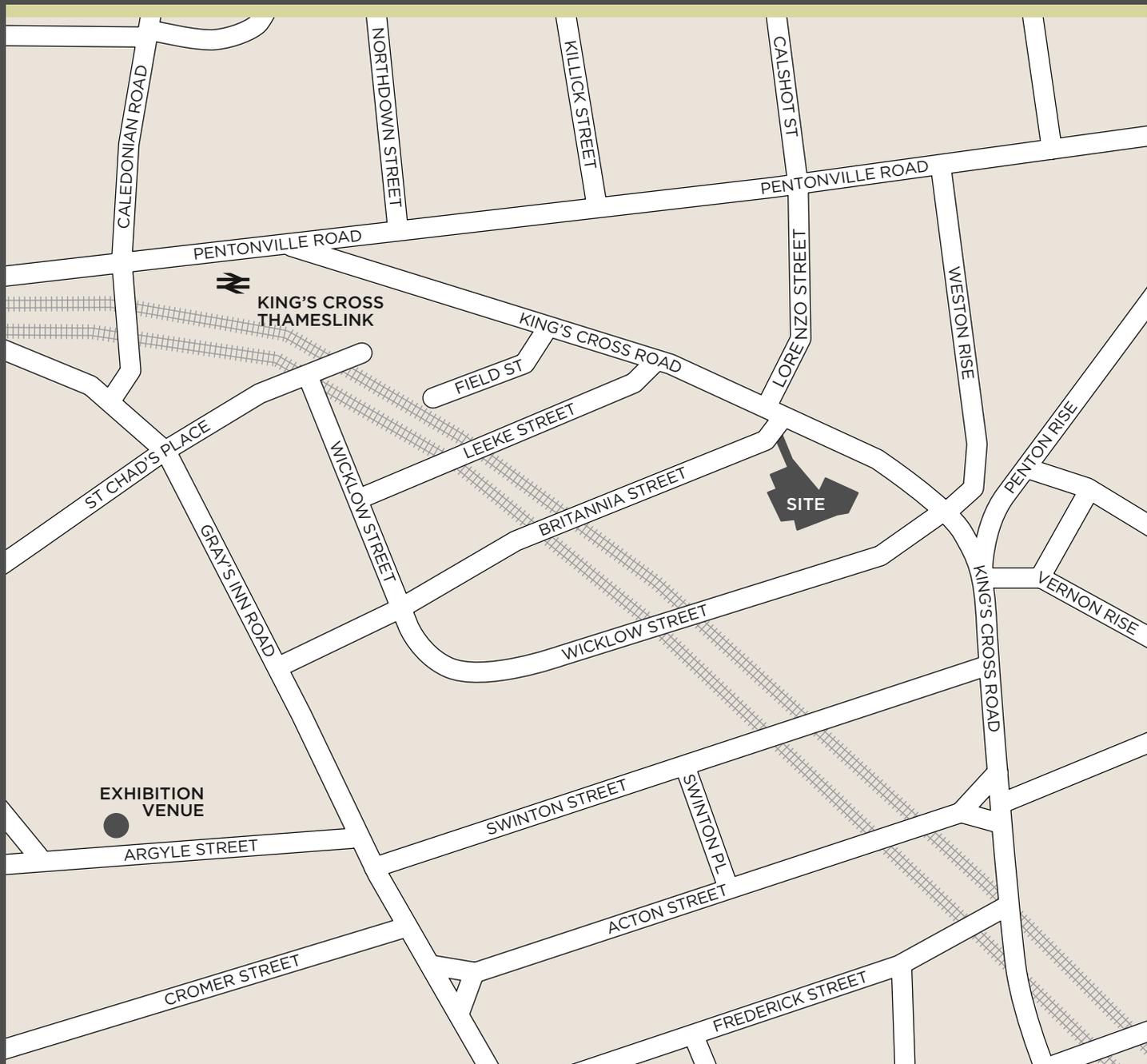
Taco A. Sieburgh Sjoerdsma

**Balcap Re Ltd**



The existing site entrance  
on Britannia Street

**Balcap Re**



### PUBLIC EXHIBITION

The exhibition will take place on:

- Date** Saturday 15th October
- Time** 10am to 2pm
- Venue** King's Cross Neighbourhood Centre  
51 Argyle Street  
London  
WC1H 8EF

### CONTACT US

If you cannot make it to the exhibition, we would still like to hear from you. You can get in touch with us by using the contact details below:

- King's Cross Road Consultation  
c/o Four Communications  
20 St Thomas Street  
London SE1 9BF
- T** 020 3697 4278
- E** [kingscrossroad@fourcommunications.com](mailto:kingscrossroad@fourcommunications.com)



Appendix III – Exhibition Boards

# WELCOME



Aerial view of the site and surrounding area

## WELCOME TO OUR EXHIBITION WHICH SETS OUT OUR PLANS TO REDEVELOP THE LAND TO THE REAR OF 159-163 KING'S CROSS ROAD, IN CAMDEN

The exhibition aims to provide you with the opportunity to view the proposals, ask any questions you may have about the scheme and make comments.

Subject to the feedback received at this exhibition and from the programme of meetings with local stakeholders, we hope to submit a planning application for the site later this year.

Working with Marek Wojciechowski Architects, Balcap Re Ltd is proposing the demolition and redevelopment of the existing warehouse building at the rear of 159-163 King's Cross Road to bring forward a high quality mixed use development consisting of offices and a gallery space, which complements the existing characteristics of the area.

# THE TEAM



Tavistock Place by Marek Wojciechowski Architects



Barbican House by Marek Wojciechowski Architects



John Kirk House by Marek Wojciechowski Architects



Well Court by Marek Wojciechowski Architects

## BALCAP RE LTD

Balcap Re Ltd is a London based developer and is the owner of the site. They are committed to bringing forward a high quality design-led commercial development.

## BIDWELLS - PLANNING CONSULTANTS

Bidwells provide dedicated and bespoke planning consultancy advice on a range of projects across London and the South East including new residential, commercial, institutional and retail projects.

## MAREK WOJCIECHOWSKI ARCHITECTS

Since 2004 Marek Wojciechowski Architects have been driven by the pursuit of quality. They believe that new buildings and architectural innovation are only sustainable if they are entrenched in thoroughly rational analyses of function, context, materiality, and environmental impact. The company continues to expand and further its strong reputation for delivering new build architecture and giving vibrant sustainable life to old and historic buildings through adaptive innovative interventions.

## CONSULTANTS

Building Control - **Assent**

Construction management and transport - **Motion**

Daylight and sunlight analysis - **Malcolm Hollis**

Noise survey - **KP Acoustics**

Archaeological report - **UCL**

Services engineer and sustainability - **Cundall**

Structural engineer - **Parmarbrook**

Site investigation - **GEA**

# THE SITE



The existing site entrance on Britannia Street



View towards the gas meter room



View to the rear of the site



View inside the existing building

The site falls within the King's Cross Conservation Area and is located to the east of King's Cross station, St Pancras International and King's Cross St Pancras underground station. These stations offer good connections to the underground, national and international rail services. A number of bus routes also run along King's Cross Road close to the site entrance.

The existing building on site is a typical 19th century warehouse and was used for the manufacturing of mirrors, but is used solely for storage at present. The building is in poor condition and is not suitable for modern commercial use.

There are no public views of the existing building from street level due to its location within a 'land-locked' site, and the King's Cross St Pancras Conservation Area Statement does not describe it as making a positive contribution to the conservation area.

Although the property itself is not listed, there are nearby Grade II Listed buildings at Nos. 49-144 Wicklow Street and Nos.1-48 Britannia Street.

# PLANNING HISTORY

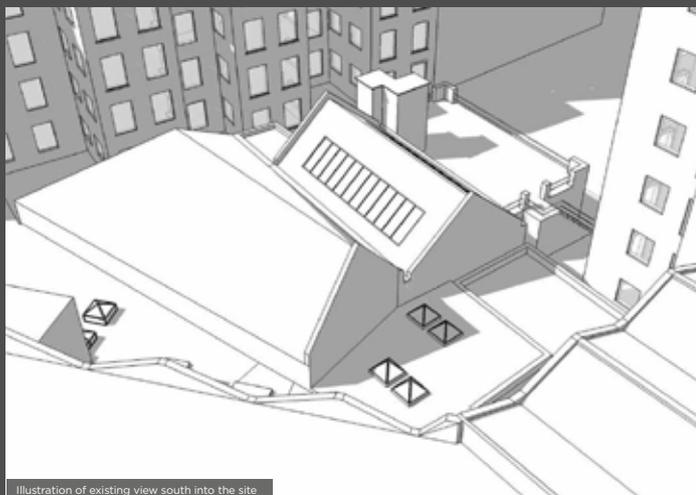


Illustration of existing view south into the site



Illustration of consented view south into the site

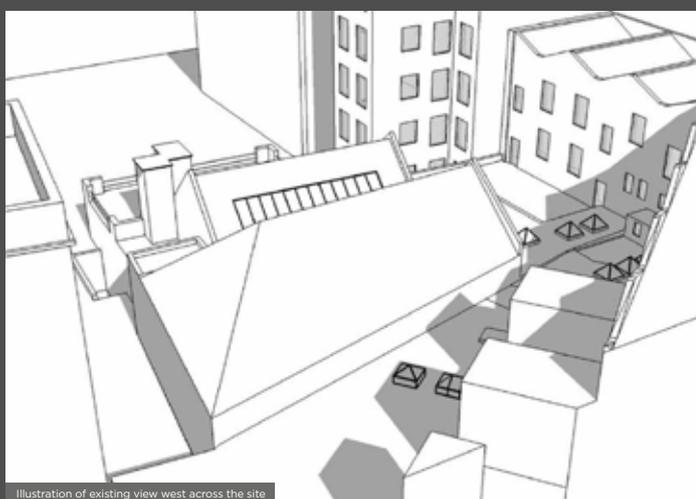


Illustration of existing view west across the site



Illustration of consented view west across the site

The site has been subject to a number of planning applications since the early 1990s.

In 2009 an application was granted for the conversion of the existing light industrial warehouse building, including redevelopment to provide two flexible office units at ground and first floor levels. The application also included one self-contained residential unit on the second floor of the building.

In 2012 a planning application was submitted to renew the 2009 consent, which was subsequently withdrawn.

We have carefully considered the consented scheme when designing our proposals for the site. Overall our design is similar in both scale and massing to the previously approved scheme.

# DESIGN CONCEPT

Key factors have been considered when developing the design concept for the site:

- Respecting and complementing the site's history and context
- Contributing positively to the Conservation Area setting and adjacent listed buildings
- Protecting the amenity of the building's neighbours, including sunlight/daylight and privacy
- Providing opportunities for a flexible range of office tenancies and gallery space.

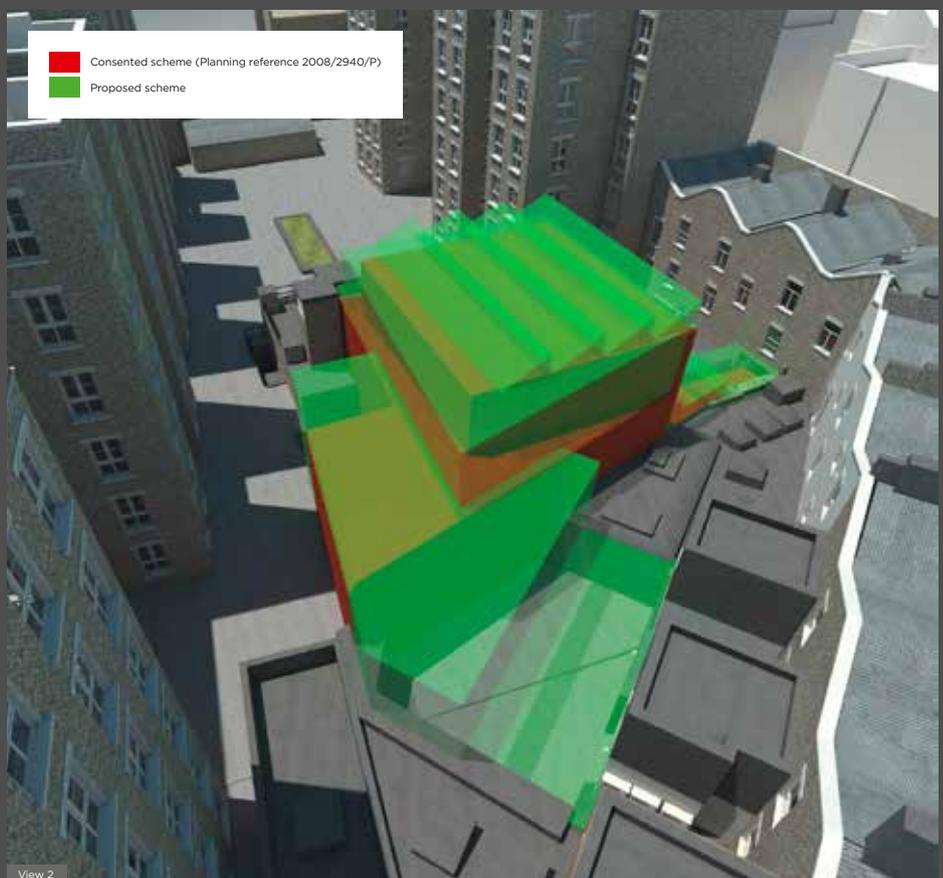
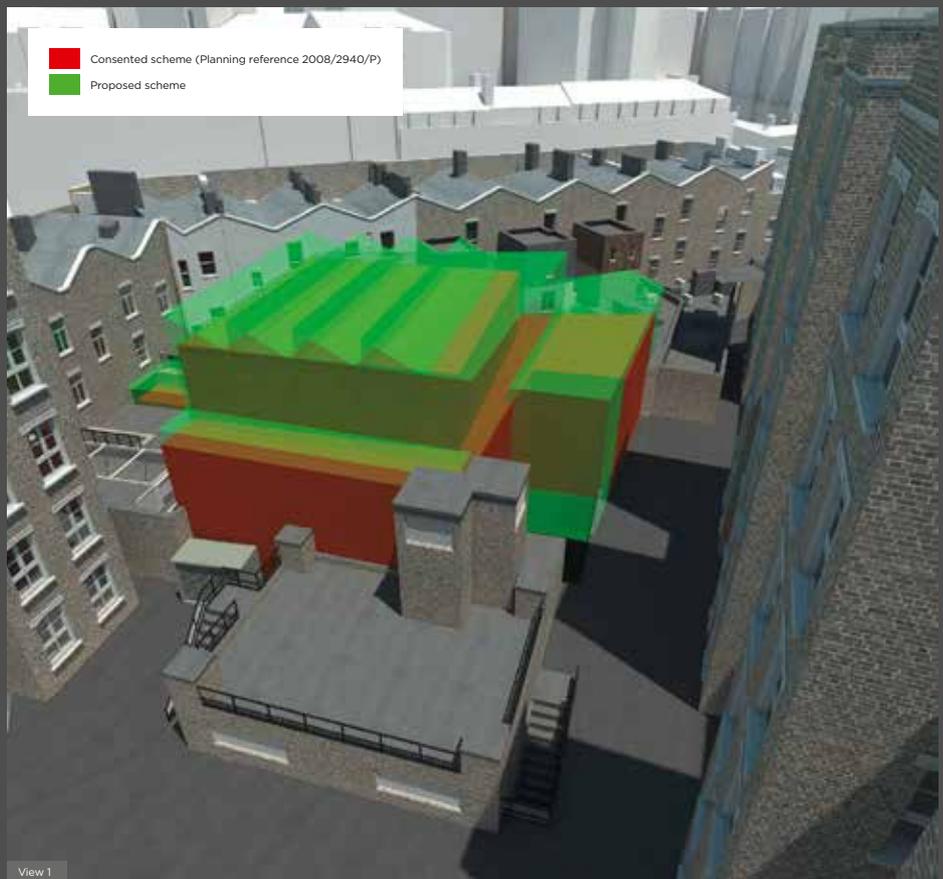
## SCALE

The proposed building height has been reviewed in relation to the local area context.

- The overall height of the proposed building is three storeys.
- The top storey is set back and will not be visible from the surrounding streets.
- The massing has been carefully designed to help to protect neighbours' amenity.
- The diagrams to the right show that the height and mass of the proposed scheme is comparable to the consented scheme.

## FAÇADE AND BUILDING MATERIALS

A material palette representative of the Conservation Area is proposed. The building is predominantly brick, but steel framing and glazed areas are also proposed to reference the site's former light-industrial character.



# OUR PROPOSALS



The current proposals include:

- Demolition of the existing warehouse building to the rear of 159-163 King's Cross Road.
- Retention of the existing doors on Britannia Street, helping to preserve the heritage aspects on the site.
- 454 sqm NIA high quality modern office space at ground, first and second floor levels.
- Office space suitable for small to medium size businesses.
- A gallery/exhibition space of 186 sqm NIA at lower ground level
- A series of planted terraces with associated screening to protect surrounding residential amenity.
- Landscaping and bat boxes on flat roofed areas to improve the biodiversity of the site.
- 16 secure cycle spaces for building users, in line with Camden Council's parking standards.
- A car-free development.

# RESPECTING OUR NEIGHBOURS



- A daylight, sunlight assessment will be submitted alongside the planning application, which will be publically available to view.
- The scheme has been designed with BRE (Building Research Establishment) Guidelines in mind.
- Proposed windows facing neighbouring properties will include full length louvres to screen and prevent overlooking between buildings.
- Privacy screens, fixed planting and greening are also proposed.
- Extra consideration to protect neighbour privacy will be taken when outdoor terraces are in use.

## ACCESS AND SERVICING

Pedestrian access to the building will be from Britannia Road, through the retained and restored heritage doors. Refuse will continue to be collected on-street, with dedicated secure storage within the building. A management strategy will take the waste out on a just in time basis.



# SCHEME BENEFITS



- Replacing an unattractive run down building with new high quality architectural design that is sympathetic to the existing character of the area.
- Taking an unsecure site, which has been subject to break-ins, and providing 24 hour security and a concierge.
- New high quality flexible office and gallery spaces suitable for small to medium sized businesses.
- A scheme that will provide new jobs and investment to the local area.
- Enhancing King's Cross St Pancras Conservation Area and neighbouring listed buildings.
- A highly sustainable building targeting BREEAM Outstanding.



# CONSIDERATE CONSTRUCTION

Balcap Re Ltd is a responsible developer; during demolition of the existing building and the construction of the development, careful consideration will be given to those living and working close by.

Pre-construction consultation will be carried out with relevant neighbours around the site. A full construction traffic management plan will need to be agreed with Camden Council in advance of construction works commencing.

The development includes the excavation of a single storey basement extension.

Given the constrained nature of the site, extra care will be taken during the excavation stage to ensure that disruption to neighbours and the surrounding road network is managed.

Further details of the basement excavation process will be submitted as part of the planning application.

- We anticipate that the construction period will take around 18 months.
- Demolition and excavation are expected to take place in the first 6-8 months of the programme.
- Access to the site during construction will be through the existing one on Britannia Street.
- Cranes will not be needed to undertake works on site and we do not foresee that road closures will be necessary during the construction period.



# NEXT STEPS

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## THANK YOU FOR VISITING OUR EXHIBITION

To ensure that we understand the views of the local community, we would be grateful if you could take a few minutes to fill in a feedback form.

## TIMELINE

We aim to submit a planning application to LB Camden later this year. Subject to planning consent, we would aim to start on site in Spring 2017, with completion some time in Autumn 2018.

## CONTACT US

The development team remains committed to meeting members of the local community, businesses and other local stakeholders. If you are a member of a local group or a resident with a particular interest in this site and the redevelopment please contact us.

King's Cross Road, Consultation  
c/o Four Communications  
20 St Thomas Street  
London, SE1 9BF

**T** 020 3697 4278

**E** [kingscrossroad@fourcommunications.com](mailto:kingscrossroad@fourcommunications.com)



Appendix IV – Feedback Questionnaire

# LAND TO THE REAR OF 159 –163 KING'S CROSS ROAD

October 2016

## Questionnaire

Thank you for coming to our exhibition. We would be grateful if you would take a few minutes to fill out this questionnaire. If you leave us your contact details, we can keep you informed about the progress of this scheme.

These will remain confidential.

### Your contact details

Name \_\_\_\_\_ Organisation \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_ Telephone \_\_\_\_\_

### Feedback

Please tick the box which is most closely aligned to your opinion:

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
1 The design proposals are respectful of the character of the King's Cross Conservation Area	<input type="checkbox"/>				
2 The current structure is not suitable for modern office use	<input type="checkbox"/>				
3 I welcome the choice of building materials	<input type="checkbox"/>				
4 Uplift in office and commercial space, with increased employment, is a welcome addition to the area	<input type="checkbox"/>				
5 The retention of the original timber doors at the entrance is a positive feature	<input type="checkbox"/>				
6 This public exhibition has provided a valuable opportunity for residents to find out more about the proposals	<input type="checkbox"/>				

If you have any other comments on the proposals, please write them overleaf.

If you have any further queries, please contact us on:

Telephone: 020 3697 4278

E-mail: [kingscrossroad@fourcommunications.co.uk](mailto:kingscrossroad@fourcommunications.co.uk)

Four Communications Ltd will retain the information from this questionnaire on behalf of Balcap Re Ltd to allow you to receive regular updates on this development. If you do not wish to be kept informed, please tick this box

**Balcap Re**