

# Statement of Community Involvement

## **160-161 Drury Lane, London Borough of Camden**

24 January 2019



For Palmyra Property Investments Limited

## **Contents**

<b>1.0 Executive Summary</b>	<b>3</b>
<b>2.0 Introduction</b>	<b>4</b>
<b>3.0 Why Consult</b>	<b>5</b>
<b>4.0 Overview of Methodology</b>	<b>6</b>
<b>5.0 Consultation Meetings and Feedback Received</b>	<b>9</b>
<b>6.0 Changes to the Scheme Following Consultation</b>	<b>11</b>
<b>7.0 Conclusion</b>	<b>12</b>
<b>Appendices</b>	
<b>Appendix A</b>	<b>13</b>
<b>Appendix B</b>	<b>14</b>
<b>Appendix C</b>	<b>15</b>
<b>Appendix D</b>	<b>19</b>
<b>Appendix E</b>	<b>27</b>
<b>Appendix F</b>	<b>29</b>
<b>Appendix G</b>	<b>31</b>

## 1.0 Executive Summary

Palmyra Property Investments Limited has undertaken a programme of community involvement and consultation around the emerging scheme for 160-161 Drury Lane.

The consultation targeted London Borough of Camden members and officers, local ward councillors and local residents and businesses to ensure that as many people as possible were informed and aware of the proposals. The aim of the consultation was to receive feedback from the local community to help inform the scheme, where possible.

The community involvement and consultation commenced on Wednesday 11 July 2018, when letters were issued to political and key community stakeholders. An online consultation website was launched on Tuesday 17 July 2018, which included an online presentation booklet with information on the proposals. Letters were then delivered to 1,500 addresses in the surrounding area on Tuesday 17 July 2018 informing them of the scheme and the launch of the consultation website. The website gives an overview of the scheme as well as contact details for members of the local community to get in touch with the project team.

On Tuesday 24 July 2018, a meeting was held with the Chair and Secretary of the Covent Garden Community Association (CGCA). Discussions covered recent development within the local area, existing and proposed use classes for the site and the requirement for a considered Construction Management Plan.

On Thursday 1 November 2018, the team met with nearby local residents at 8 Parker Street to discuss the scheme and changes to the site that may affect the neighbouring properties. Five residents attended to discuss the proposals, in particular the refuse and operations strategy, use classes for the site, plant work and external fire escape routes as well as height and massing.

As a result of consultation with the local community as well as London Borough of Camden, a number of amendments have been made to the scheme, including:

- The façade, roof and rear of the building have been developed to simplify the design and give refined elements clarity
- The rear façade has been reduced in height by a metre and a pitched roof now springs from its lowered position. The projecting picture window has been replaced with smaller, set back windows. Both changes have the combined effect of considerably reducing the size of the volume at the rear
- Step backs have been introduced at roof level on either end of the building to provide a terrace on Drury Lane
- Concrete has been removed entirely from the proposal to soften the elevations. The elevations comprise of brick and features a glazed ground floor and brick office entrance. The office entrance elevation is comprised of metal and will be inserted into the façade
- A greater distinction and articulation at street level has been designed between the office and flexible retail/office-use element
- Plant is provided in a mix of a top floor ceiling void and within the first-floor demise
- Additional cycle storage has been provided
- Further development and clarification on kitchen extract and refinement on duct extracts has been included in the proposals
- The team has developed a draft Construction Management Plan (CMP) for submission with the planning application.

The team will continue to keep the local community updated throughout the planning process and beyond, through the website as well as written correspondence.

## **2.0 Introduction**

Palmyra Property Investments Limited ('the applicant') has submitted a full planning application for the refurbishment and extension of the existing building at 160-161 Drury Lane.

The site is located within Holborn and Covent Garden ward and is in the Seven Dials (Covent Garden) Conservation Area and also forms the boundary to the Covent Garden Conservation Area. It is bounded by Parker Street to the north, Drury Lane to the west and adjoining properties to the east and south. The site currently comprises ground plus four storeys; three masonry upper floors and a panel-clad fourth floor. The ground floor consists of a mixed-use of two retail units, a stand-alone office unit and ancillary office space serving as an entrance lobby to the upper office floors.

The existing building is outdated and does not complement the high-quality buildings in the surrounding area. The internal layout of the existing ground floor is difficult to navigate and does not meet modern standards. Our design team has explored a range of options based on the existing building.

The applicant is putting forward proposals to provide an additional two storeys of office floor space, a small first floor rear extension and the reconfiguration of the ground floor and the introduction of flexible retail/restaurant and office use. The design proposes a substantial re-clad to better address the surrounding area's local character and building typology.

Palmyra Property Investments Limited has undertaken a programme of community engagement for proposals around the scheme to inform, engage and establish a line of communication with local stakeholders and the surrounding community.

### **3.0 Why Consult**

Consultation can benefit development schemes by ensuring local residents and the community understand what is proposed and why. The consultation process and local community can also help to inform and improve the design, enhancing its community value.

Consultation is a key pillar of the Localism Act 2011 and National Planning Policy Framework 2018. Both encourage developers to engage proactively with local communities from the early stages of a scheme's development.

There are other guidance and best practice documents that set out the importance of consultation and offer advice on the best way to undertake meaningful community engagement. These include Camden Statement of Community Involvement 2016, the Killian Pretty Review 2008 and HM Government's Code of Practice Consultation 2008.

#### 4.0 Overview of Methodology

This section sets out the community engagement undertaken by the applicant and the project team. It outlines how the project team engaged with the local community and stakeholders in the local area.

The overall strategic aims for the engagement were to:

- Ensure as many people in the local area as possible understood the proposals and were given the opportunity to comment throughout the pre-application phase
- Promote positive aspects of the scheme and address local concerns
- Assess the proposed scheme in light of local views.

Our audiences were identified as follows:

- Holborn and Covent Garden ward councillors
- London Borough of Camden Leader and Cabinet Members
- London Borough of Camden Planning Committee Members
- St James's ward councillors
- Sir Keir Starmer MP, for Holborn and St Pancras
- Mr Andrew Dismore AM, for Barnet and Camden
- Community organisations, including Covent Garden Conservation Association and Seven Dials Trust
- Local residents and businesses from the surrounding area.

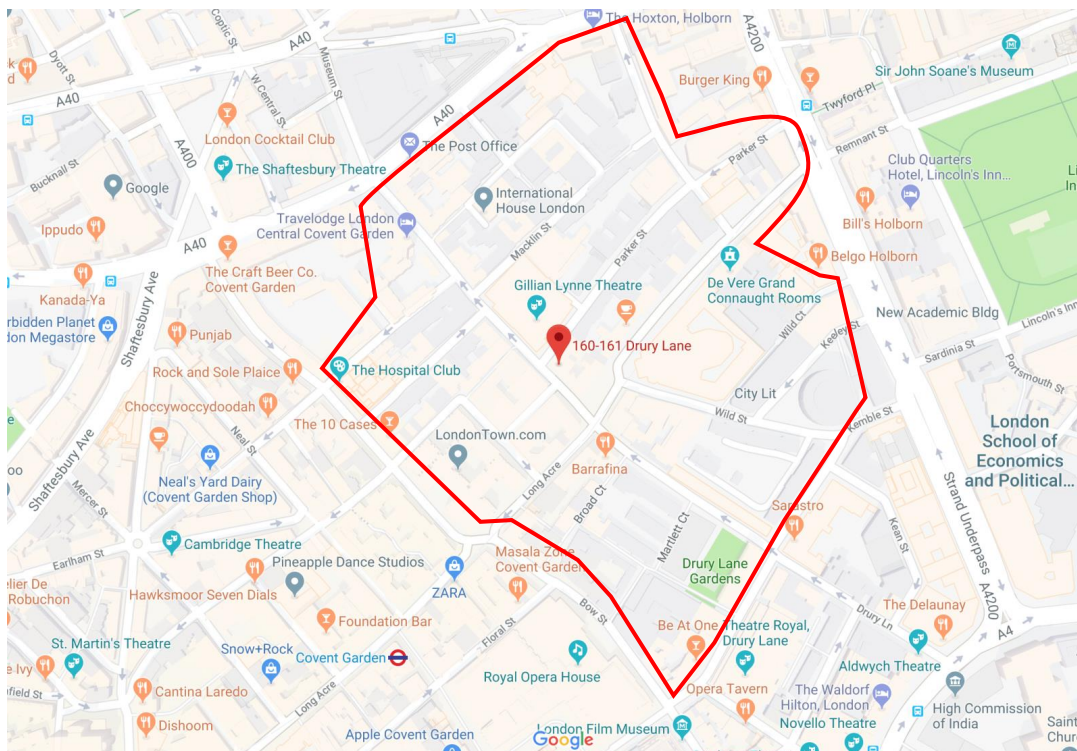


Figure 1 – Distribution area of handshake letters to approximately 1,500 addresses

#### 4.1 Correspondence

On Wednesday 11 July 2018, 'handshake letters' (Appendix A) were posted and emailed out to political and community stakeholders, introducing the proposals for the site. The letter informed stakeholders of the history of the site, the plans for the development and offered to meet one-on-one to discuss the proposals in detail.

A second 'handshake letter' (Appendix B) was delivered to a distribution area surrounding the site on Tuesday 17 July 2018 (Figure 1). This included approximately 1,500 residential and business addresses. The letter outlined the scheme and sign posted the local community to the consultation website, where further information on the emerging scheme was available for the community to view, as well as details for the local community to get in touch with the team.

#### 4.2 Consultation Website

On Tuesday 17 July 2018, [www.160-161drurylaneconsultation.com](http://www.160-161drurylaneconsultation.com) (Figure 2) was launched. The website contained details of the site, an overview of the proposals and information regarding consultation. The website was updated during the period of consultation with additional information made available for download. The website will continue to be updated throughout the planning process.

From Tuesday 17 July 2018 to Monday 14 January 2019, the website received 196 unique visitors.

The website includes an online form for interested parties to register for updates or submit their comments on the scheme. Five submission forms were received prior to submission of the application.

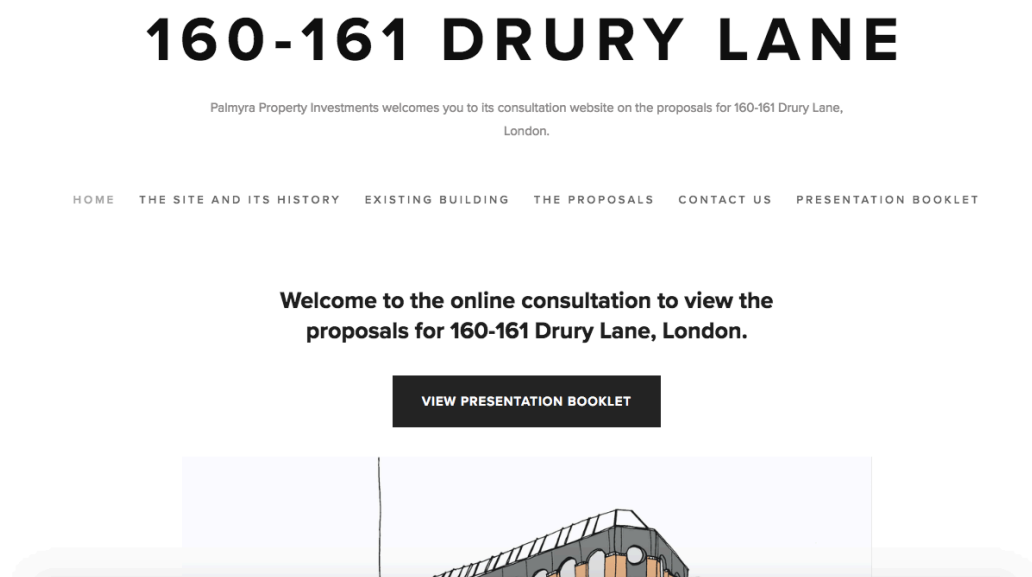


Figure 2 – [www.160-161drurylaneconsultation.com](http://www.160-161drurylaneconsultation.com) homepage (screenshot taken 14 January 2019)

#### **4.3 Presentation Booklet**

A presentation booklet (Appendix C) was produced and included further information of the proposed redevelopment. The booklet was brought to stakeholder meetings to aid discussions and was also made available on the website for interested parties to view and download.

Information in the booklet included:

- Information about the site and the existing building
- The history of the site and surrounding area
- Information about the proposals
- Illustrative sketches to illustrate the proposals
- Information on the project team
- Information on the next steps following consultation and planning.

A second presentation booklet (Appendix D) was designed by Ian Chalk Architects and included further information of the proposed redevelopment, including detailed elevations. The booklet was also brought to stakeholder meetings to aid discussions.



## 5.0 Consultation Meetings and Feedback Received

The following meetings were held with local stakeholders and project team members:

Date	Meeting	No. of attendees (not including project team)
Tuesday 24 July 2018	Meeting with Covent Garden Community Association	2
Thursday 1 November 2018	Meeting with residents at 8 Parker Street	5

Meetings and liaison with stakeholders will continue after submission of the planning application to London Borough of Camden.

### **Tuesday 24 July 2018, Meeting with Covent Garden Community Association (CGCA)**

A meeting was held with the Chair and Secretary of the Covent Garden Community Association on Tuesday 24 July 2018. Members of the project team were in attendance to discuss the proposals in further detail. Key matters raised include:

#### Local Area

The group discussed the site in detail and the current uses on-site. Discussions centred around other large developments in the area and the CGCA noted that they were keen to understand the proposed height of the building and exactly how much taller the proposed building would be. This was clarified in the meeting by the architect.

#### Design and Materiality

The heritage of the site was discussed to set the scene for the architectural style proposed. The concrete columns on the ground floor were noted and it was highlighted that at present, they do not fit within the streetscape and cause antisocial behaviour. Ian Chalk Architects discussed the aspiration to tidy up the façade and re-clad into base-mid-top formation. It was noted that the aspiration was to open up the Drury Lane corner of the building. The CGCA was pleased that the façade would be brick and queried whether it would be brick or brick slips.

#### Use Class

The CGCA queried what uses would be proposed. The team noted that the office on the upper floors would be retained and extended over two further storeys. The proposed ground floor mix of uses was outlined, setting out the flexible use, which may include breakout coffee shop space for the office tenants and A3 restaurant use on the Drury Lane elevation. The CGCA queried what type of operator would occupy the space. The team explained the space was small and therefore the operator would not be a large food restaurant/operator, more likely boutique café use. The CGCA requested that kitchen extraction and associated plant was carefully considered so as to not impact on neighbours. The CGCA also queried how servicing would take place due to current issues in the local area with large refuse trucks causing congestion and pollution. The CGCA queried whether a servicing turn table could be inserted to allow for off-street servicing. The team noted that the building and the existing site was not big enough to accommodate off-street servicing. They further explained that the development should not increase deliveries and trip generation significantly and that existing servicing methods would be maintained.

#### Construction Management Plan (CMP)

The CGCA requested that a tight CMP was put in place ahead of works starting on-site, including consultation with the local community. They were keen to understand working hours and requested the building is fully covered/enclosed to mitigate against dust. A draft CMP will be submitted with the planning application.

### Timings

Timings and consultation for the scheme were discussed. The CGCA queried when works may begin and how long the programme would be. It was noted that works would begin once the building was vacant in 2020 with an approximate 18-month programme.

### **July 2018, Email correspondence with St James's ward councillors**

As the building sits on the boundary of Holborn and Covent Garden ward (London Borough of Camden) and St James's ward, (Westminster City Council), all ward councillors were issued handshake letters. Following circulation, Councillor Mark Shearer and Councillor Tim Mitchell, St James's ward councillors, thanked the team for the invitation and noted that they would be in touch if any residents raised any queries. (Appendix E).

### **August 2018, Email correspondence with Seven Dials Trust**

The team exchanged emails with the Chair of the Seven Dials Trust (Appendix F), who requested existing and proposed elevations for the scheme. Upon receiving the elevations, the Chair stated on Saturday 4 August 2018 that the Trust did not need to comment on the proposals as the scheme 'looked fine'.

### **Thursday 1 November 2018, Meeting with residents of Market House, 8 Parker Street**

A meeting was held with five residents of Market House, 8 Parker Street on Thursday 1 November. Members of the project team were in attendance to discuss the proposals in further detail as well as discuss the impact it would have on the neighbouring residents. Key matters raised include:

#### Ground Floor

Residents were keen to understand how the bin and refuse strategy is currently managed. They noted that they currently do not see refuse bags loaded up on the street. Residents raised concern that the bin route outlined was closest to the residents flats so were keen to understand how this would work in practice and how the walls would be treated. Residents raised concern about the restaurant ground floor unit. Residents noted current issues with noise, smokers and patrons of local restaurants such as Tropicana and Bunga Bunga.

Residents queried where the fumes and extractor fans from the restaurant unit would come out. The project team noted that the flues are located internally within the building, the flues filter the fumes as they come up the building and they leave at roof level. Residents were pleased with this proposal.

#### Second Floor

The plant was discussed in detail. Residents raised the problems that they have experienced to date with the existing plant and units placed in the courtyard, with relation to noise. The project team explained the plant for the building would be contained in a brickwork enclosure with a louvered roof. They noted that all plant will be new and meet modern standards and that planning policy outlines that any new development must improve noise output by 10%. Residents noted that the enclosure was a positive step.

The skylights were raised as residents were concerned that this could cause light pollution if the lights are left on overnight.

#### Upper Floors

The residents were keen to understand how the upper floors would work in relation to living rooms and external terraces at fourth floor. Residents noted that sunlight and daylight was a concern and how this may affect them, especially external terraces and balconies. Residents requested if the building could be stepped back.

Residents noted that if they were to object to the scheme, it would likely to be on sunlight and daylight as they believed this to be the biggest concern and impact.

Email correspondence with the resident prior to arranging the meeting can be found in Appendix G.

## **6.0 Changes to the Scheme Following Consultation**

The feedback received from discussions with neighbouring residents and local stakeholders has been used to inform all aspects of the scheme. All comments received in the process were taken on board and have been analysed and discussed in detail by the project team.

Our objective was to listen to local views and, where possible, accommodate feedback.

As a result of consultation, the following changes have been made to the scheme, which reflect design and architectural progression:

- The façade, roof and rear of the building have been developed to simplify the design and give refined elements clarity
- The rear façade has been reduced in height by a metre and a pitched roof now springs from its lowered position. The projecting picture window has been replaced with smaller, set back windows. Both changes have the combined effect of considerably reducing the size of the volume at the rear
- Step backs have been introduced at roof level on either end of the building to provide a terrace on Drury Lane
- Concrete has been removed entirely from the proposal to soften the elevations. The elevations comprise of brick and features a glazed ground floor and brick office entrance. The office entrance elevation is comprised of metal and will be inserted into the façade
- A greater distinction and articulation at street level has been designed between the office and flexible use
- Plant is provided in a mix of a top floor ceiling void and within the first-floor demise
- Additional cycle storage has been provided
- Further development and clarification on kitchen extract and refinement on duct extracts has been included in the proposals
- The team has developed a draft Construction Management Plan (CMP) for submission with the planning application.

## **7.0 Conclusion**

Palmyra Property Investments Ltd has successfully held a community engagement programme for 160-161 Drury Lane, London, from July 2018 up to the submission of a full planning application to London Borough of Camden.

It has informed and engaged with local residents, businesses and stakeholders and has established a line of communication with local stakeholders and the surrounding community.

Correspondence has informed and offered the opportunity to get in touch with the project team to discuss the scheme. The team received feedback from Covent Garden Community Association, including suggestions on the Construction Management Plan and the design materials proposed. The website and accompanying presentation booklet have allowed interested parties to find out more about the proposals and plans for the redevelopment.

The team will continue to liaise with and keep the local community updated on the proposals throughout the planning process and beyond.

## Appendices

### Appendix A – Handshake letters sent to political and community stakeholders

11 July 2018

Dear [Stakeholder]

**RE: Invitation to meet to discuss the remodelling and extension of 160-161 Drury Lane, London, WC2B 5PN**

On behalf of Palmyra Property Investments, I am writing to inform you about the forthcoming application for the remodelling and extension of the existing building at 160-161 Drury Lane and invite you to meet to discuss the proposals in further detail.

The site is located in the Seven Dials (Covent Garden) Conservation Area and forms the boundary to the Covent Garden Conservation Area. The existing building on-site currently comprises of ground plus four storeys with a mixed-use ground floor with two retail units, a stand alone office unit and ancillary office space serving as an entrance lobby to the upper floors.

The current building is outdated and does not complement the high-quality buildings in the surrounding area. Our design team has explored a range of options based on the existing building. Ian Chalk Architects is leading the design, placing particular emphasis on the corner of Drury Lane to ensure a more engaging street presence while providing architecture of the highest quality.

The internal layout of the existing ground floor is difficult to navigate and does not meet modern standards. Through remodelling, refurbishing and extending the existing building, the scheme will reconfigure the ground floor space while creating two additional storeys of office space. Camden Council aims to provide at least 2,000 new jobs between 2011 and 2031. Our vision is to create and deliver outstanding office space contributing to the target as well as enhancing the local area.

The proposals also include the consolidation of redundant plant and oversized fire escape in the shared courtyard. We propose to replace this with a more efficient design, enhancing the courtyard and creating a positive outlook for all.

Comm Comm UK is leading the consultation and community engagement for the project. We would be very keen to meet with you to discuss the proposals in further detail before an application is submitted. I will be in touch shortly to arrange a meeting date at your earliest convenience. In the meantime, if you have any questions please do contact me via email at [catherines@commcommuk.com](mailto:catherines@commcommuk.com) or by telephone on 020 7125 0421.

Yours sincerely

## Appendix B – Handshake letter delivered to surrounding neighbours in distribution map

17 July 2018

Dear Neighbour

**RE: Proposals for the remodelling and extension of 160-161 Drury Lane, London, WC2B 5PN**

On behalf of Palmyra Property Investments, I am writing to inform you about the forthcoming application for the remodelling and extension of the existing building at 160-161 Drury Lane.

The site is located in the Seven Dials (Covent Garden) Conservation Area and forms the boundary to the Covent Garden Conservation Area. The existing building on-site currently comprises of ground plus four storeys with a mixed-use ground floor with two retail units, a stand alone office unit and ancillary office space, serving as an entrance lobby to the upper floors.

The existing building is outdated and does not complement the high-quality buildings in the surrounding area. Our design team has explored a range of options based on the existing building. Ian Chalk Architects is leading the design, placing particular emphasis on the corner of Drury Lane to ensure a more engaging street presence while providing architecture of the highest quality.

The internal layout of the existing ground floor is difficult to navigate and does not meet modern standards. Through remodelling, refurbishing and extending the existing building, the scheme will reconfigure the ground floor space while creating two additional storeys of office space. Camden Council aims to provide at least 2,000 new jobs between 2011 and 2031. Our vision is to create and deliver outstanding office space, contributing to targets as well as enhancing the local area.

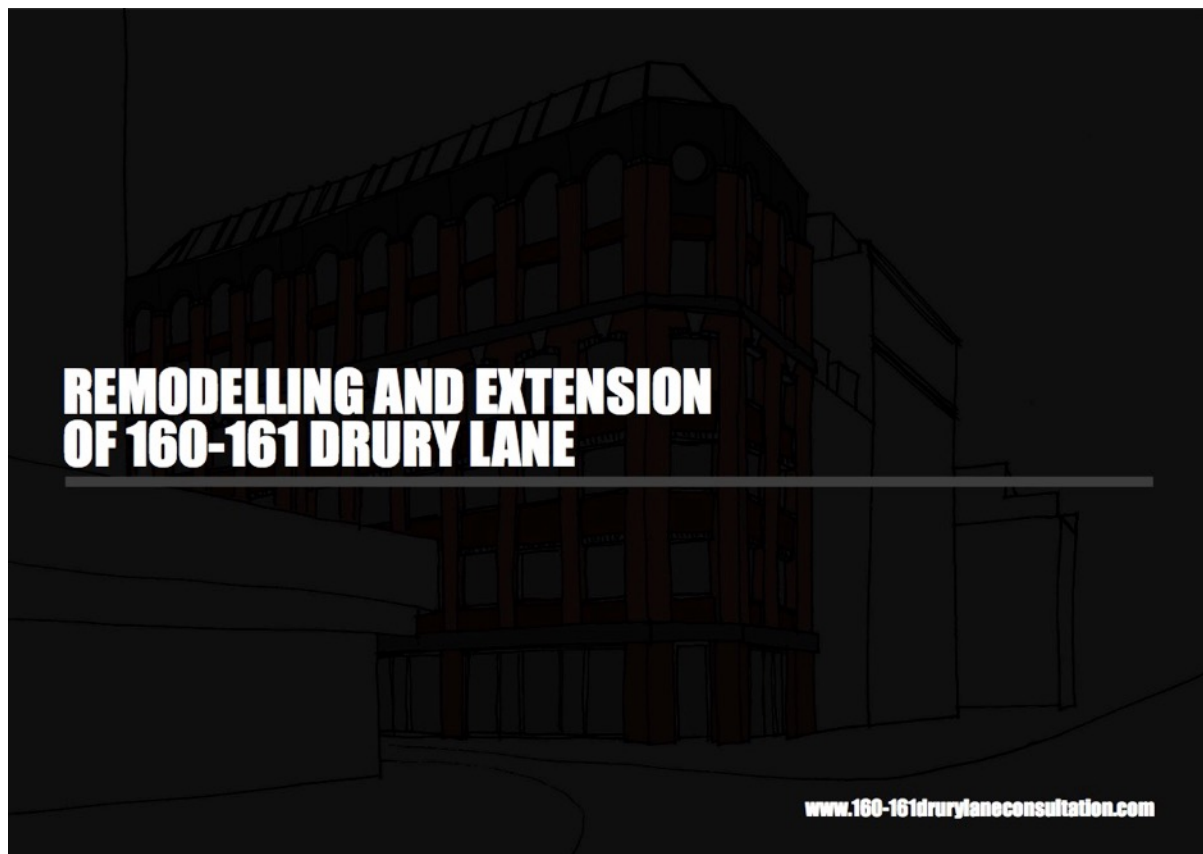
The proposals also include the consolidation of redundant plant and the oversized fire escape in the shared courtyard. We propose to replace this with a more efficient design, enhancing the courtyard and creating a positive outlook for all.

Comm Comm UK is leading the consultation and community engagement for the project. To present the scheme, we have launched a consultation website [www.160-161drurylaneconsultation.com](http://www.160-161drurylaneconsultation.com), where you can view a presentation of the proposed scheme.

If you have any questions regarding the scheme or would be interested in meeting to discuss the plans in more detail, please do contact me via email at [catherines@commcommuk.com](mailto:catherines@commcommuk.com) or by phone on 020 7125 0421.

Yours faithfully

## Appendix C – Presentation booklet



## REMODELLING AND EXTENSION OF 160-161 DRURY LANE

Palmyra Property Investments is putting forward proposals for 160-161 Drury Lane to provide up to two additional storeys of office space, a small first floor rear extension, the reconfiguration of the ground floor and the introduction of flexible retail and office use at ground floor. The design also includes a substantial re-clad of the ground and upper floors, to better address the surrounding area's local character and building typology.

The site is located in London Borough of Camden's (LBC) Seven Dials (Covent Garden) Conservation Area and forms the boundary to the Covent Garden Conservation Area (within City of Westminster).

The existing building is outdated and does not complement the high-quality buildings in the surrounding area. Our design team has explored a range of options based on the existing building.

Ian Chalk Architects is leading the design, placing particular emphasis on the corner of Drury Lane to ensure a more engaging street presence while providing architecture of the highest quality.

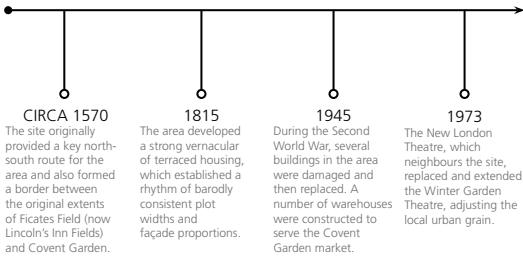
London Borough of Camden aims to provide at least 2,000 new jobs between 2011 and 2031. Our vision is to create and deliver outstanding office space, contributing to employment targets as well as the enhancing the local area.



[www.160-161drurylaneconsultation.com](http://www.160-161drurylaneconsultation.com)

# THE SITE AND ITS HISTORY

## HISTORIC TIMELINE



Historic images of Drury Lane



The site is located in the Seven Dials (Covent Garden) Conservation Area and also forms the boundary to the Covent Garden Conservation Area. The site is bounded by Parker Street to the north, Drury Lane to the west and adjoining properties to the east and south. There are a number of transport services near the site, which gives the site a public transport accessibility level (PTAL) rating of 6a, which means the site has excellent access to public transport.

The area surrounding the site has evolved over centuries, adapting to various demands and social trends. Buildings throughout the surrounding area are typically between four and six storeys high.

[www.160-161drurylaneconsultation.com](http://www.160-161drurylaneconsultation.com)

# THE EXISTING BUILDING

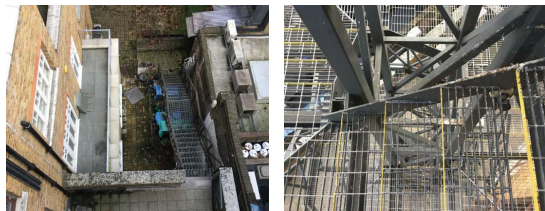


Image of existing building

The existing building comprises ground plus four storeys; three masonry upper floors and a panel-clad fourth floor. The existing building has a mixed-use ground floor comprising two retail units, a stand alone office unit and ancillary office space serving as an entrance lobby to the upper floors.

The internal layout of the existing ground floor is difficult to navigate and does not meet modern standards. The rear of the existing building forms part of the enclosure to a shared external courtyard where a number of listed buildings back onto this courtyard. Through remodelling, refurbishing and extending the existing building, the scheme will reconfigure the ground floor space while creating two additional storeys of office space.

160-161 Drury Lane adjoins a five-storey building to the south (159 Drury Lane) and a five-storey building to the east (8 Parker Street). An oversized fire escape stair climbs the rear elevation from a first floor roof terrace to a fourth floor terrace. The external stair provides a secondary means of escape but has significant impact on the perceived mass as well as daylight levels in the shared courtyard. The existing building also includes redundant plant at roof level.



Existing images of the rear courtyard

[www.160-161drurylaneconsultation.com](http://www.160-161drurylaneconsultation.com)



## THE PROPOSALS

The proposals include providing two additional storeys of office space, a small first floor rear extension, reconfiguration of the ground floor and the introduction of flexible retail and office use at ground floor. The design also proposes a substantial re-clad of the ground and fourth floor, to better address the local character and building typology.



Sketch of proposed scheme at 160-161 Drury Lane looking south down Drury Lane

The main elements of the proposals include:

- Two storey extension to the main building (one typical storey plus a setback roof)
- Reconfiguration and change of use at ground floor level to improve activity
- Substantial re-clad of ground and upper floor levels to provide a consistent architectural approach
- Single storey extension to the rear at first floor level

level

- Replacement of all the windows and adjustment of window proportions where appropriate.

The design team has explored a range of design options for the existing building in discussion with London Borough of Camden as well as following analysis of the site and surrounding area.

Existing ground floor plan



The new massing will be lower than the height of 158 Drury Lane, which forms the opposite corner of the block at the junction between Drury Lane and Great Queen Street. The upper level will be formed as a pitched roof, which pitches away from the public realm on three sides of the building to provide a massing that reduces towards the roof.

Proposed ground floor plan



The proposals for the rear of the building include demolishing the existing oversized fire escape stair and replacing it with a more efficient design. The redundant plant at roof level will also be replaced, enhancing the courtyard and creating a positive outlook for all. This design will take a more traditional form and will increase the sense of space within the shared courtyard.

[www.160-161drurylaneconsultation.com](http://www.160-161drurylaneconsultation.com)

## NEXT STEPS AND CONTACT

Subject to the application being approved, a Construction Management Plan (CMP) will be drafted and discussed with the local community. The CMP aims to minimise any disturbance and nuisance caused by construction on neighbours of the site.

Palmyra Property Investments will require the contractor to be part of the Considerate Constructors Scheme, which ensures the impact of building works on local communities is minimised in terms of noise, traffic, access and hours of operation.

The Considerate Constructors Scheme is a national initiative set-up by the construction industry to improve its image. Construction sites and companies registered with the Scheme are monitored against a Code of Considerate Practice.



Palmyra Property Investments aims to submit a planning application for the site to London Borough of Camden in September 2018

If you have any question regarding the scheme or would be interested in meeting to discuss the plans in more detail, please contact Catherine Street at Comm Comm UK:



[catherines@commcommuk.com](mailto:catherines@commcommuk.com)



020 7125 0421



Comm Comm UK, 25 Frith Street, London, W1D 5LB

[www.160-161drurylaneconsultation.com](http://www.160-161drurylaneconsultation.com)

## THE TEAM AND CONTACT

### **PALMYRA** PROPERTY INVESTMENTS

Palmyra Property Investments is the developer for the scheme.

### **ica**

Ian Chalk Architects is leading the design of the scheme. Since its formation in 2014, its projects include a mixed-use scheme of a theatre, hotel and restaurant at Great Newport Street in Covent Garden and the refurbishment and extension of seven buildings in Tin Pan Alley, also known as Denmark Street, which included a new restaurant and a new basement under the rear yard space to create an intimate live music venue.

### **GERALDEVE**

Gerald Eve is the planner for the scheme and is a national firm of chartered surveyors and property consultants with nine offices across the UK. Its Planning and Development team is one of the largest and most successful in London.

### **Comm Comm UK**

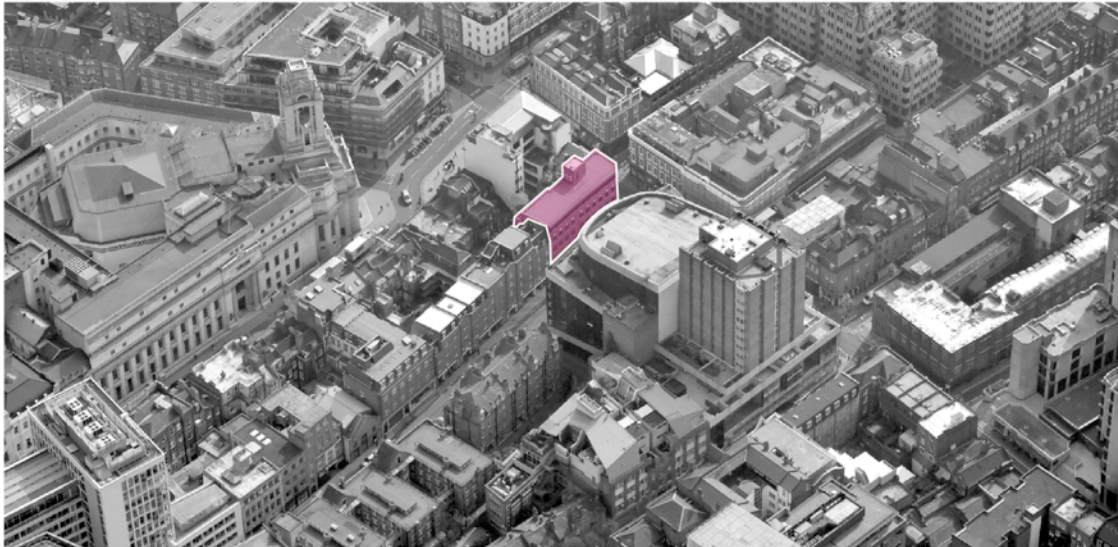
Comm Comm UK is leading the consultation and community engagement for the project. It is a specialist in planning, licensing and construction consultancy with expertise and experience of advising on and implementing consultation and communications programmes.



Sketch of proposed scheme at 160-161 Drury Lane looking south down Drury Lane

[www.160-161drurylaneconsultation.com](http://www.160-161drurylaneconsultation.com)

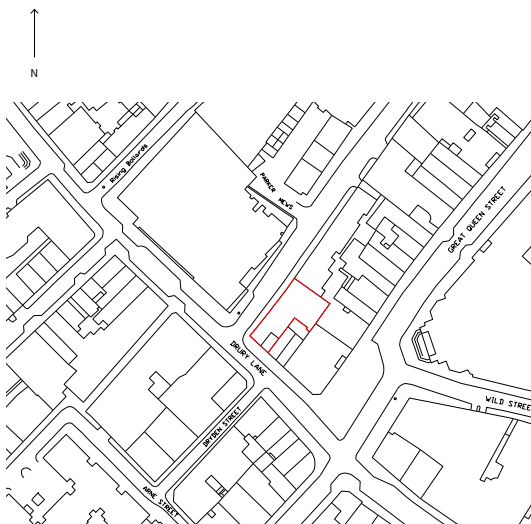
**Appendix D – Presentation booklet created by Ian Chalk Architects**



Ian Chalk Architects  
July 2018

160-161 Drury Lane

Drury Lane  
Covent Garden Community Association



Drury Lane



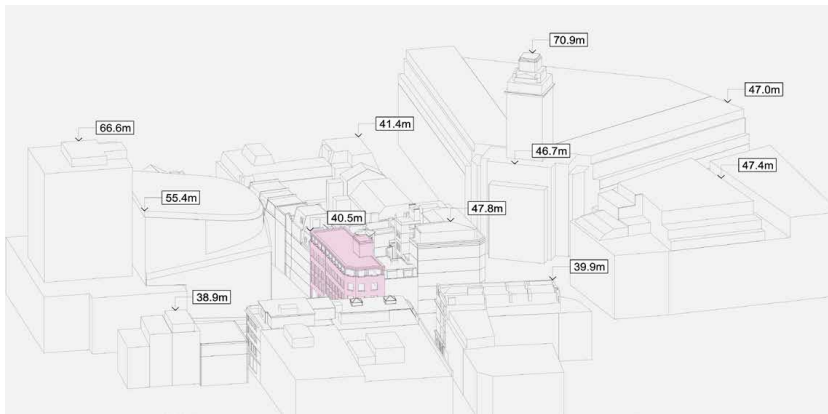
Parker Street

Ian Chalk Architects  
July 2018

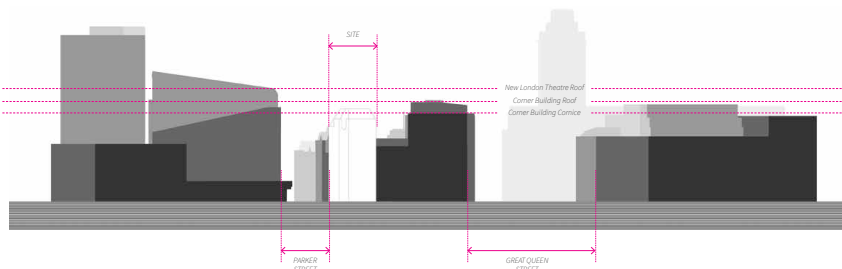
Context

Drury Lane  
Covent Garden Community Association

## 160-161 Drury Lane Statement of Community Involvement



Existing Roofscape

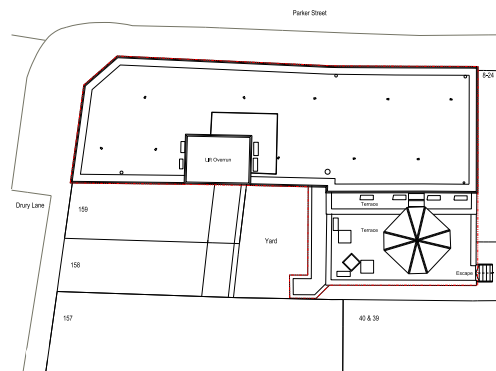


Proposed Drury Lane Elevation

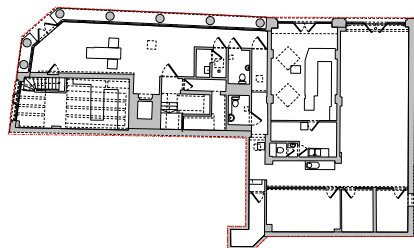
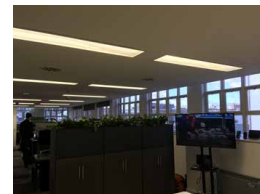
Ian Chalk Architects  
July 2018

Seven Dials Roofscape

Drury Lane  
Covent Garden Community Association



Roof Plan



Ground Floor Plan



Ian Chalk Architects  
July 2018

Existing Building

Drury Lane  
Covent Garden Community Association

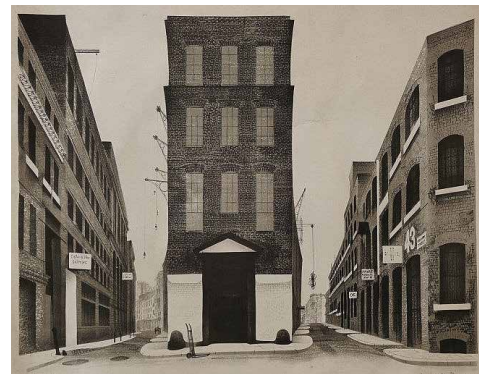


## 160-161 Drury Lane Statement of Community Involvement



Ian Chalk Architects  
July 2018

*Seven Dials Conservation Area*



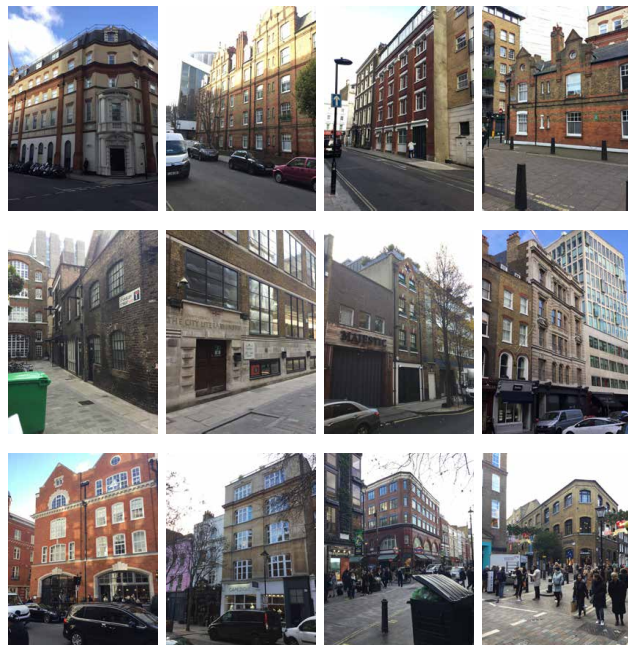
Little Drury Lane, London - 1833

Drury Lane, London - 1884

Drury Lane  
Covent Garden Community Association



Ian Chalk Architects  
July 2018



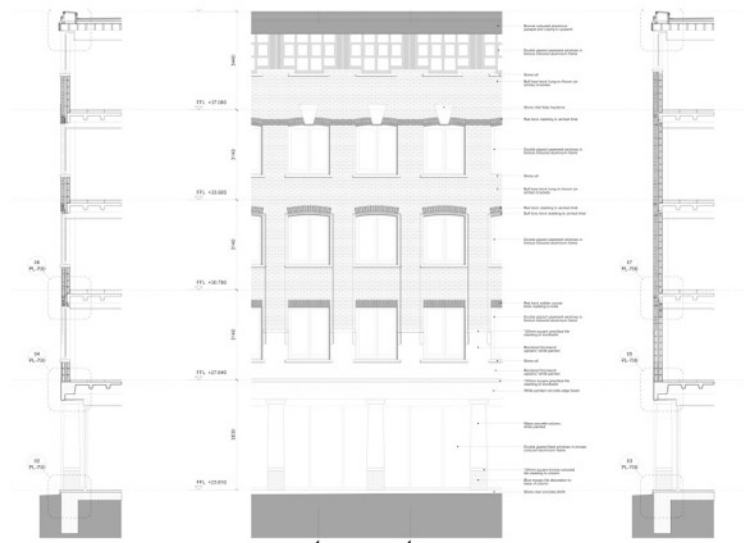
*Seven Dials Character*

Drury Lane  
Covent Garden Community Association

## 160-161 Drury Lane Statement of Community Involvement



Existing Parker Street Elevation

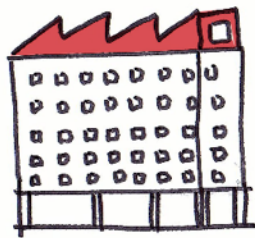


Existing Bay Study & Section

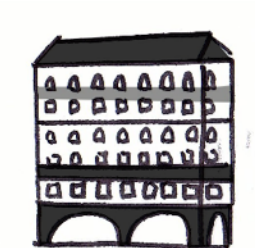
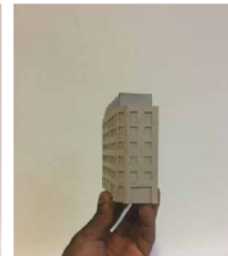
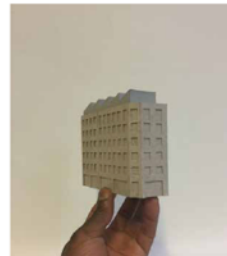
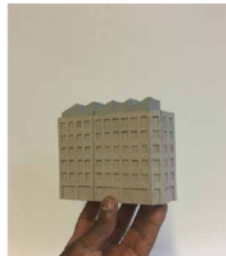
San Chalk Architects  
July 2018

*Elevations & Sections*

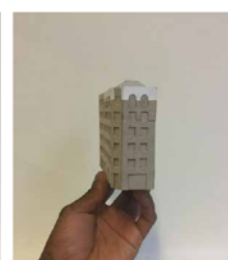
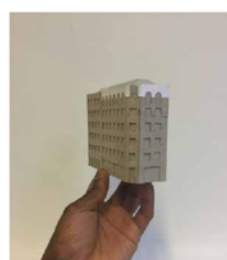
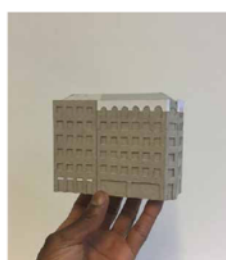
Drury Lane  
Covent Garden Community Association



Scheme 1



Scheme 2

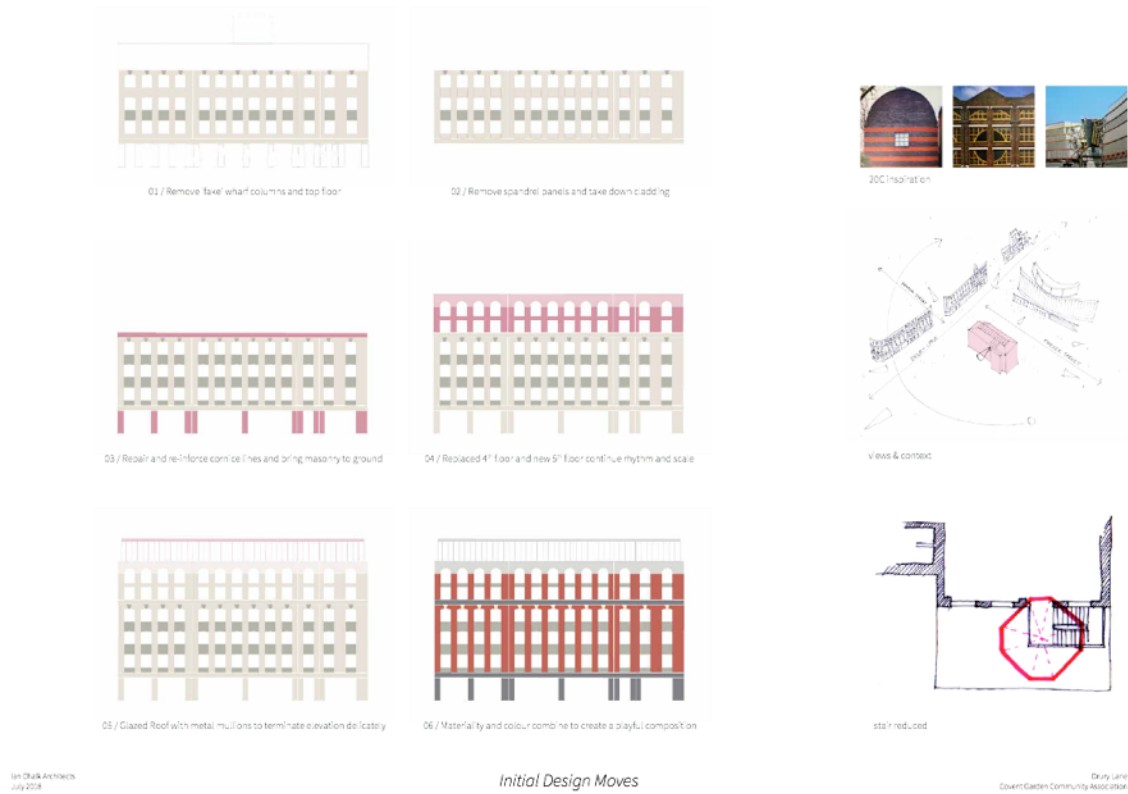


San Chalk Architects  
July 2018

*Design Direction: 21<sup>st</sup> or 20<sup>th</sup> Century Inspired Warehouse*

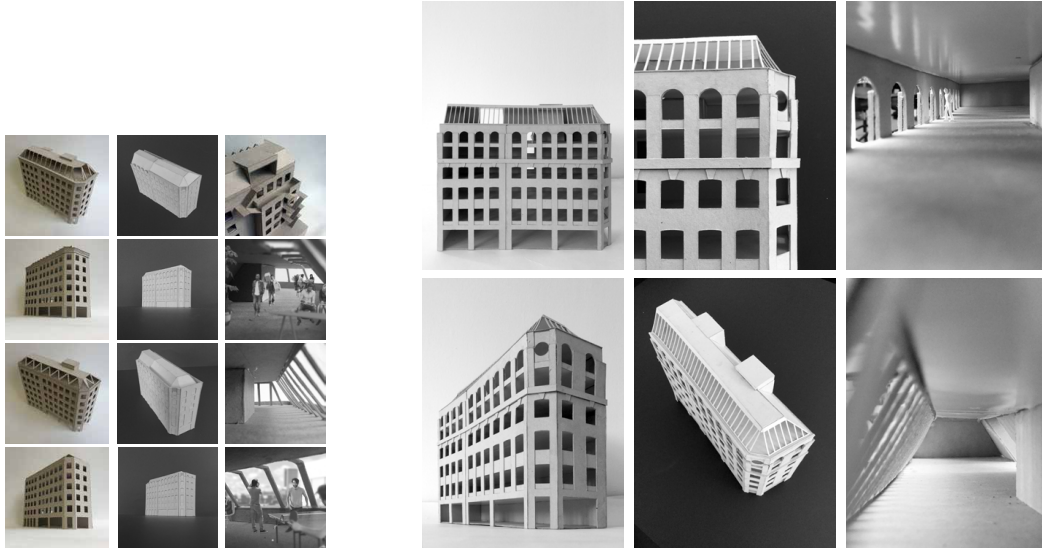
Drury Lane  
Covent Garden Community Association

## 160-161 Drury Lane Statement of Community Involvement





## 160-161 Drury Lane Statement of Community Involvement



Ian Chalk Architects  
July 2018

*Early Design Development*

Drury Lane  
Covent Garden Community Association



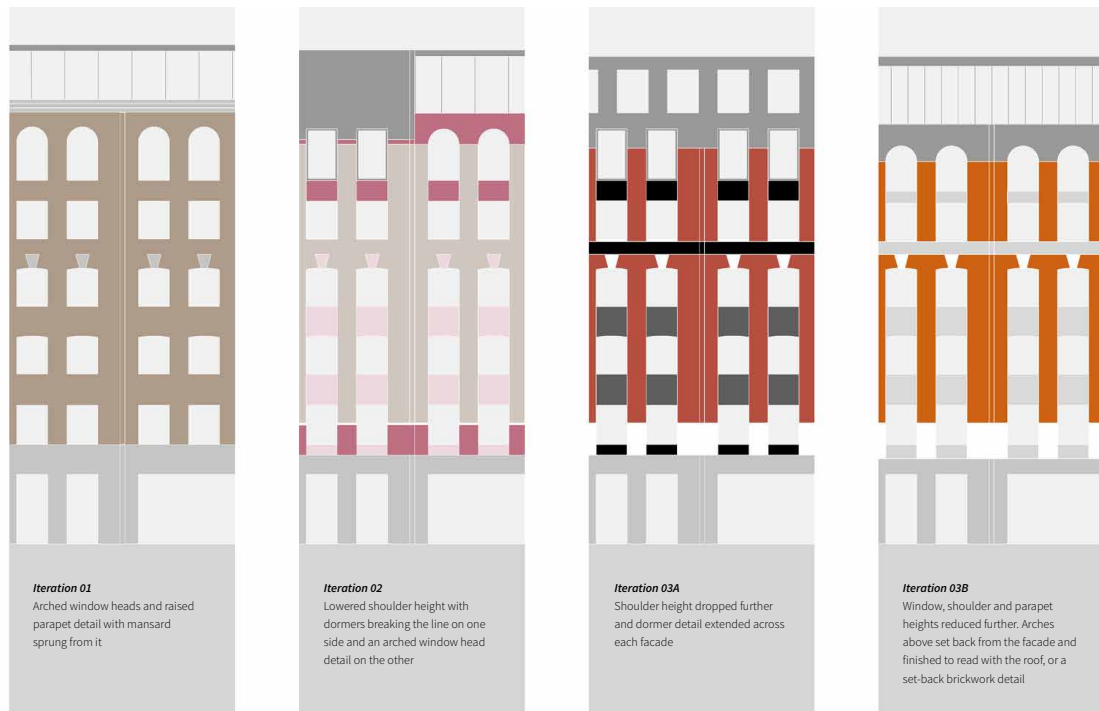
Ian Chalk Architects  
July 2018

*Aldo Rossi & James Stirling*

Drury Lane  
Covent Garden Community Association



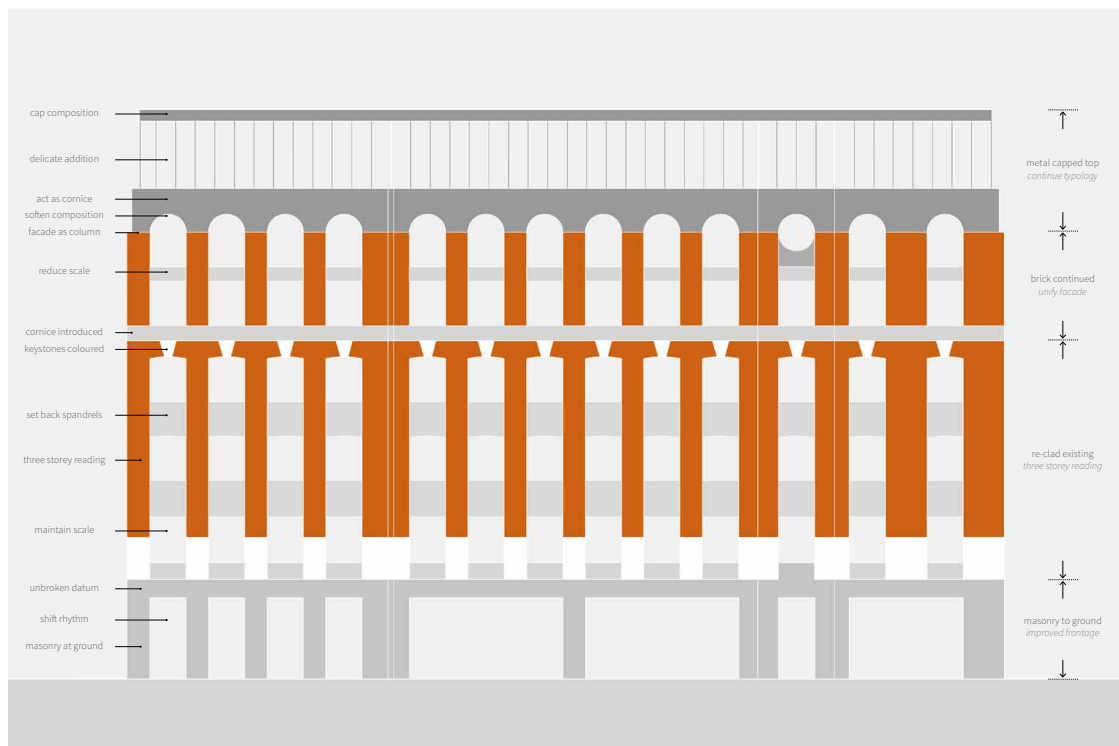
## 160-161 Drury Lane Statement of Community Involvement



Ian Chalk Architects  
July 2018

### Facade Development Summary

Drury Lane  
Covent Garden Community Association

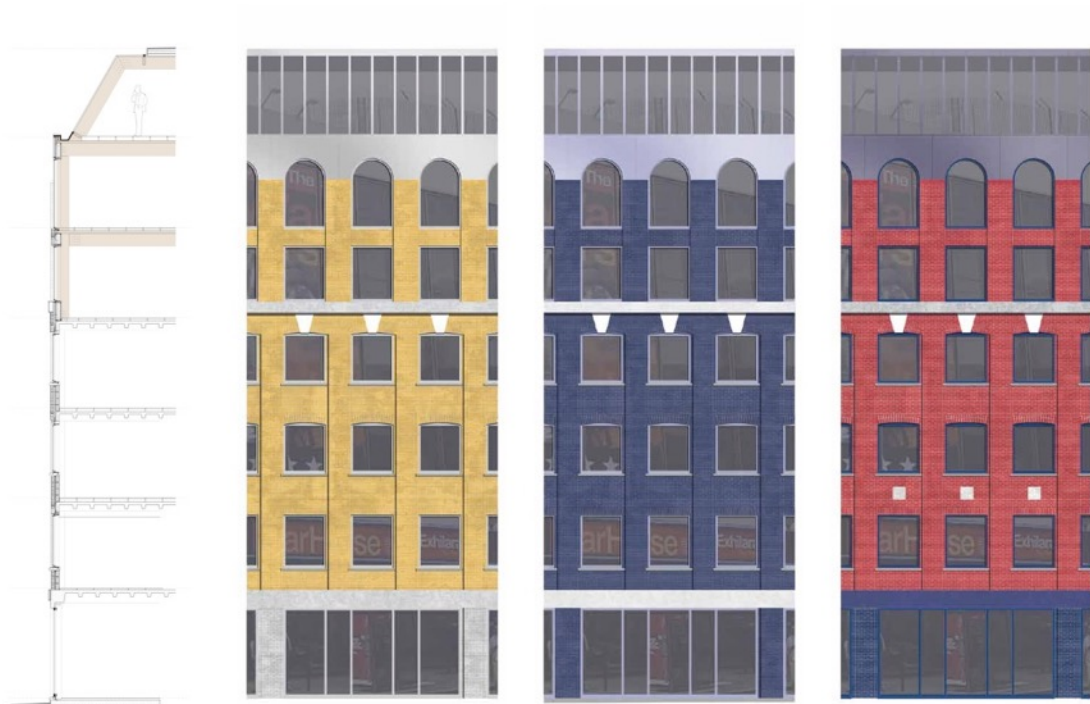


Ian Chalk Architects  
July 2018

### Unfolded Elevation

Drury Lane  
Covent Garden Community Association

## 160-161 Drury Lane Statement of Community Involvement



Ian Chalk Architects  
July 2018

*Elevation Studies*

Drury Lane  
Covent Garden Community Association



Ian Chalk Architects  
July 2018

*View South Along Drury Lane*

Drury Lane  
Covent Garden Community Association

## Appendix E – Email correspondence with St James’s ward councillors



Mitchell, Tim (Cllr): WCC <tmitchell@westminster.gov.uk>

Thu 12/07/2018, 00:09



Dear Catherine

Thank you. Is the proposed building in Westminster or Camden? If the latter then generally we are only interested in a briefing if it is adjacent to residents on the Westminster side.

Regards

Tim

---

Cllr Tim Mitchell  
Member for St James's Ward [Sign-up for our regular newsletter](#)  
Cabinet Member for Environment & City Management and Chief Whip  
Westminster City Council

---

**Sent:** 12 July 2018 13:46:08

**To:** Mitchell, Tim (Cllr): WCC; Shearer, Mark (Cllr): WCC; Hyams, Louise (Cllr): WCC

**Cc:** Lottie Colquhoun

**Subject:** Re: Invitation to meet to discuss the remodelling and extension of 160-161 Drury Lane, London, WC2B 5PN

Dear Councillor Mitchell

Many thanks for you email. The application site sits within London Borough of Camden but is on the Borough boundary. The neighbours adjacent to the building sit within Camden however, neighbours opposite the building on Drury Lane across the road sit within Westminster City Council.

We will be circulating letters to the local community shortly and launching an online exhibition of the plans. Once live, I will ensure you get the link. In the meantime, if it is of interest to meet and discuss, please do let me know.

Best wishes

Catherine



Shearer, Mark (Cllr): WCC <mshearer@westminster.gov.uk>

Mon 23/07/2018, 18:01



Hi Catherine,

Thanks for the offer to meet - but given this isnt in our ward, perhaps there's no need?

If any of our resident get in touch with queries then i'll let you know and maybe we consider a meeting then.


All the best

Mark

\*\*\*



## Appendix F – Email correspondence with Seven Dials Trust

---



Sun 15/07/2018, 22:45

Catherine Street; +1 more




Reply all | ▾

Inbox



This is one for the Covent Garden Community Association.  
It would be useful to see existing & proposed elevations in case the 7DT wishes to comment.  
db

\*\*\*




Catherine Street


Tue 31/07/2018, 16:47



🔄 | ▾



1468\_(00)260\_bw.pdf  
265 KB




Existing Parker Street.pdf  
393 KB

2 attachments (658 KB) Download all Save all to OneDrive - Comm Comm UK



Further to your email, please see elevations requested attached. We met with the CGCA last week to discuss the scheme.

Please don't hesitate to contact me if you have any queries.

Best wishes



Sat 04/08/2018, 23:10




🔄 | ▾

Thanks Katherine & I don't think the Seven Dials Trust needs to comment as it all looks fine.


Best,

\*\*\*

## Appendix G – Email correspondence with local resident



Fri 20/07/2018, 12:26



Catherine

Thank you for your email


We have had a good look at the presentation site, but the details are a little vague. Understandable at this stage.

With that in mind, can you please provide as much of the following information as you can, to assist us before we meet?

1. The current AC plants, will they be removed and placed on the roof to totally minimise the sound impact to residents? As you know, we are constantly disturbed by the current plants, some of which we believe do not have planning permission for their hours of operation
2. Details of any proposed AC / extractor / heat ventilation plants
3. Design and size of 1st floor extension.
4. Any proposed new windows / doors
5. Design, size of new fire escape stairs or details of what they will replace staircase with
6. How will it affect our fire escape staircase? Can this now be reduced in size?
7. Impact to 158 Drury Lane (we also own the top flat) so this really is a double whammy for us!
8. Impact of adjacent flats in market house and Parker Street. There is an elderly occupant on top floor.
6. Any other significant changes that will have an impact on both the residents of 158 Drury Lane and 8 Parker Street
7. What is likelihood of such a significant two floor extension?

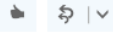
Your documents refer to 158 Drury Lane and comparable mass. This is a mistake. You must be referring to the office block 41-44 Great Queen street and which also borders Drury Lane.

We would like this information before the meeting if possible.



Catherine Street

Wed 01/08/2018, 17:55



Further to your queries, please see responses in red below from the development team.

We would be keen to discuss the scheme further with you in person and, as discussed, arrange to meet on-site in due course. I understand that early/late in the day would work best for you. Please do advise on any available dates/times you have and we can talk through the proposals in more detail.

All the best

Catherine

*1. The current AC plants, will they be removed and placed on the roof to totally minimise the sound impact to residents? As you know, we are constantly disturbed by the current plants, some of which we believe do not have planning permission for their hours of operation.*

*We are currently exploring a revised servicing strategy with the aim to consolidate the plant in the courtyard. This will include retention of some external units on the roof of the lower extension, albeit at a higher level than currently. However, many of the existing AC units in the rear area do not belong to us and are owned by our neighbours.*

*2. Details of any proposed AC / extractor / heat ventilation plants.*

*We are currently working through the servicing for the site, looking at a number of options for ventilation. Once we have more information on this we will update you.*

## 160-161 Drury Lane Statement of Community Involvement

### *3. Design and size of 1st floor extension.*

*Currently the proposed first floor extension is approximately 45 square metres, with simple brick elevations.*

### *4. Any proposed new windows / door.*

*The new fifth storey will feature windows that mirror the existing grid and setting out of the windows on the lower floors. The proposed roof will incorporate one large picture window.*

### *5. Design, size of new fire escape stairs or details of what they will replace staircase with.*

*We are proposing to replace the existing staircase with an open tread metal stair, set back against the façade and dog-legged to reduce its scale and mass.*

### *6. How will it affect our fire escape staircase? Can this now be reduced in size.*

*The replacement of the staircase will not affect your fire escape route. We envisage that the stair from first to ground floor is likely to stay the same.*

### *7. Impact to 158 Drury Lane (we also own the top flat) so this really is a double whammy for us!*

*We are currently undergoing a sunlight and daylight study. The site is orientated almost entirely north of the neighbours' properties and we will seek to minimise any impact where possible.*

*In regard to construction, dependent on planning, we are looking to start on-site in 2020, once we have vacant possession of the building. We will ensure that a Construction Management Plan is consulted on with the community. Our appointed contractor will also be required to be part of the Considerate Constructors Scheme, a national initiative set-up to minimise the impact of construction on the local community. Please be advised that this scheme does not include large scale demolition, as we will be reusing the existing building stock.*

### *8. Impact of adjacent flats in market house and Parker Street. There is an elderly occupant on top floor.*

*As above.*

### *9. Any other significant changes that will have an impact on both the residents of 158 Drury Lane and 8 Parker Street.*

*As above.*

### *10. What is likelihood of such a significant two floor extension?*

*We are currently in the pre-planing phase for the project. Following consultation with both the local authority and the local community, we will be submitting a planning application in September 2018 for the scheme.*

*\*Further correspondence was undertaken with the resident to arrange a meeting and will continue following submission of the application.*

**ENDS**