

3.3 Summary of Public Consultation

Feedback was received via the comments cards, which were provided at the exhibition and also via the consultation email.

A total of six comments cards were received at the public exhibition, with a further email correspondence received afterwards.

Five residents who attended live at the neighbouring Peabody Buildings on Wild Street, one from Drury Lane, one from Fortress Road and one from The Old School.

All of the feedback received was positive towards the proposals with just two respondents providing suggestions for the overall plans for the site.

The most common themes were:

- General positive comments towards the proposals
- Improving the public realm
- Revitalising and restoring the current building
- Enhancing the area as a whole

Below provides all the written comments that were provided at the public exhibitions.

- “Looks a well thought out proposals – should give the building a much needed lift and refresh. Only positive from my point of view.” (Peabody resident – comments card)
- “Restoring this iconic building to its original splendour is a public benefit. The plans for opening up the ground floor and view from Kingsway look attractive.” (Fortress Road resident – comments card)
- “I am strongly in favour of the proposals, particularly the glazed frontage at street level, a better public realm at street level and I do not object to the proposed extension. Thank you!” (Peabody resident – comments card)
- “Supportive of the proposals to refurbish and open up for public access.” (The Old School resident – comments card)

- “Positive improvements to public realm. Good to see much loved building being refurbished. Would be good to have a route through to Kingsway – through the Kingsway block.” (Drury Lane resident – comments card)

- “Many thanks for your kind invitation. Living opposite in Wild Street I feel that the development will greatly enhance the area.” (Peabody resident – comments card)

- “The plan is excellent and will hugely improve the area. City Lit is strongly in favour of revitalising the area and this will really help.” (Keeley Street – comments card)

A number of verbal comments were also made which reflected positive opinions about the proposals, particularly about the high-quality workspace, designs and bringing the building’s ground floor back to its original intention.

- Was initially worried about the impact from construction but doesn’t think they will be affected too much. (Peabody resident – verbal comment)



Public Consultation Photographs, May 2019

- Really liked the proposed roof extension and the fact that it was in-keeping with the original design intent. (Keeley Street – verbal comment)

3.4 Historic England Feedback

Historic England have been engaged throughout the iterative design process, making comment on a number of schemes that have been worked up through the pre application meetings and workshops.

Mike Dunn from Historic England provided the below comment to the latest proposals;

‘Thanks for sending this to me. I’ve looked at the new proposals and can confirm that we would not object per se to the approach you are suggesting, but it depends on the detailed design (i.e. a convincing facsimile). So we are content for you to continue your negotiations with LB Camden to achieve a successful design.’



3.5 Statutory Consultation - Pre Application Meetings and Workshops

Since acquiring the asset Seaforth Land and the design team have undergone a series of pre application meetings and workshops with LBC to discuss the proposed scheme for Space House from December 2018 through to May 2019. Throughout this time, the scheme has taken on several iterations, taking on board LBC comments from each meeting. Below is a summary of those meetings and the design progression to date.

3.5.1 Pre application 1

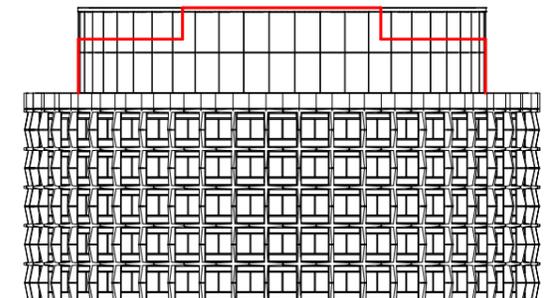
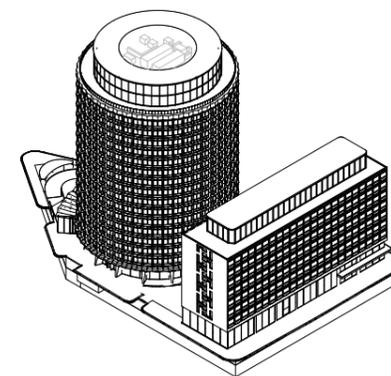
The initial pre application and subsequent meeting took place in December 2018. The scheme sought to revitalise the ground floor plane and provide a two storey contemporary glass extension to the Tower and a single storey extension to the Kingsway block.

The general feedback from LBC was that they had concerns over the design and massing of the extensions and that both needed to be subservient to the listed buildings. Furthermore, they raised concerns over the glazed infill beneath the bridge and general consolidation of entrances.

3.5.2 Pre Application 2

The second pre application brochure was issued to LBC in February 2019. The document sought to establish what was of special interest in reference to the listing. Furthermore, the proposals took on board LBCs comments and introduced a much more subservient two storey extension to the tower and rationalised single storey extension to the Kingsway block – both designed to be in keeping with the original intent of Seifert’s vision.

The feedback from LBC weighed much more heavily on the appearance of extensions and LBC wished for there to be much more solidity to the extensions, in keeping with the existing brutalist landmark below.



Previous proposals within Pre-application 1 & 2