

100  
**GRAYS INN**  
ROAD

88 & 100 Grays Inn Road and  
127 Clerkenwell Road

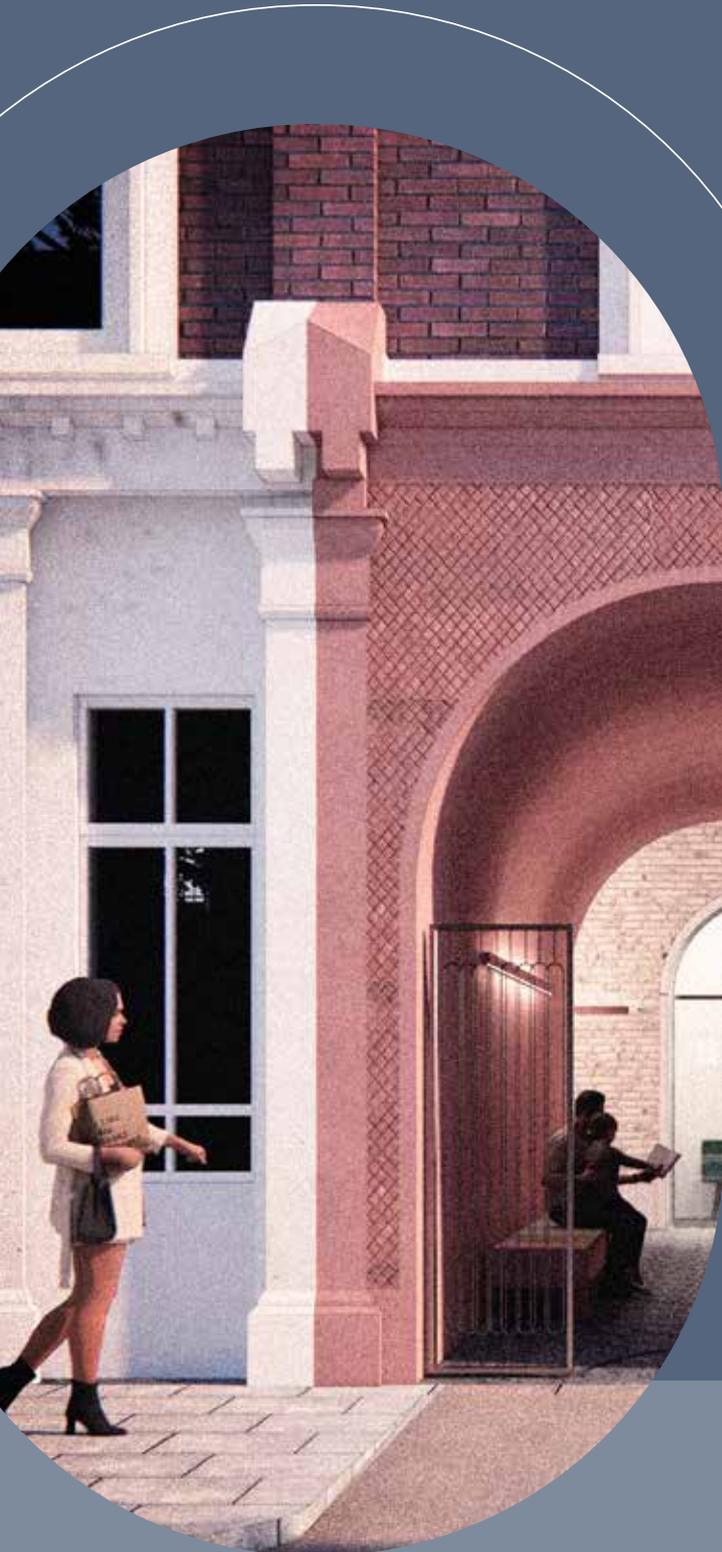
**Statement of Community Involvement**  
September 2022

# Contents

<b>1. Executive Summary</b>	p.05
<b>2. Consultation Process</b>	p.08
<b>3. Stakeholder Engagement</b>	p.10
<b>4. Public Consultation Process</b>	p.14
<b>5. Public Consultation Feedback</b>	p.18
Concerns	p.19
Potential improvements to the Bourne Estate	p.19
<b>6. Responses to Feedback</b>	p.24
<b>7. Next steps</b>	p.27
<b>8. Conclusion</b>	p.29
<b>9. Appendices</b>	p.30

# Appendices

<b>Appendix I</b> – Bourne Estate Residents’ Letter	p.31
<b>Appendix II</b> – Bourne Estate Presentation	p.32
<b>Appendix III</b> – ‘Sorry we missed you’ Letter	p.40
<b>Appendix IV</b> – September Paper Feedback Form	p.41
<b>Appendix V</b> – December Bourne Estate Residents’ Letter	p.43
<b>Appendix VI</b> – December Newsletter	p.44
<b>Appendix VII</b> – December Paper Feedback Form	p.45
<b>Appendix VIII</b> – December Exhibition Boards	p.47
<b>Appendix IX</b> – May Bourne Estate Residents’ Letter	p.56
<b>Appendix X</b> – May Newsletter	p.57
<b>Appendix XI</b> – May Exhibition Boards	p.58
<b>Appendix XII</b> – May Paper Feedback Form	p.68
<b>Appendix XIII</b> – Online Feedback Form	p.72
<b>Appendix XIV</b> – Dedicated Project Website	p.82



# 1. Introduction and Executive Summary

# 1. Introduction and Executive Summary

- 1.1.**  
In September 2020, Lawnmist Limited (the Applicant) appointed Kanda Consulting, a specialist public consultation company, to undertake pre-application community consultation for an application to redevelop 88 & 100 Grays Inn Road and 127 Clerkenwell Road in the London Borough of Camden.
- 1.2.**  
The site address has been abbreviated to '100 Grays Inn Road' for the purposes of consultation materials and for the remainder of this document.
- 1.3.**  
This Statement of Community Involvement provides a record of the pre-application engagement carried out on proposals for the redevelopment of 100 Grays Inn Road, ahead of the submission of the planning application to the London Borough of Camden.
- 1.4.**  
The proposed description of development for the scheme is as follows:
- “Demolition of 100 Gray’s Inn Road and 127 Clerkenwell Road and the erection of a mixed-use office led (Class E) development comprising a basement, ground plus eight storey building for flexible retail / restaurant uses at ground and basement (Class E), basement excavation, provision of roof terraces, external plant equipment and enclosures, servicing bay, waste storage, cycle parking, public realm works; use of upper floors of 88 Gray’s Inn Road for housing (Class C3) and ground floor as offices (Class E) and associated external alterations.”
- 1.5.**  
The objective of the consultation was to provide a full pre-application consultation with neighbours of 100 Grays Inn Road, and key local stakeholders, in line with the London Borough of Camden’s requirements.
- 1.6.**  
The brief was to develop and implement a ‘hybrid’ approach, with both a dedicated project website and online consultation, and in-person public exhibitions, meetings and doorstep engagement.
- 1.7.**  
Prior to the launch of the wider public consultation, Kanda approached and identified key political and community stakeholders, and near neighbours to discuss the proposals for 100 Grays Inn Road.
- 1.8.**  
These meetings were held between **May 2021** and **July 2022**.
- 1.9.**  
Public consultation activity included:
- The launch of a dedicated project consultation website (roograysinnroad.community) which introduced the proposals for the redevelopment of the site, explained how to provide feedback, and set out how to contact the team.
  - A number of different in-person consultation sessions took place, including door knocking sessions on the Bourne Estate, public meetings for neighbouring residents of the Bourne Estate, and exhibitions which were open to other local residents and wider members of the public.
  - These events were advertised via newsletters which outlined the proposals for 100 Grays Inn Road and provided details about the dedicated project website.

**1.10.**

Overall, feedback received through the public consultation has been generally positive, with the majority of local residents responding supporting the scheme.

**1.11.**

Where concerns did arise, they were often related to worries about the disturbance that construction may cause to neighbours living on the Bourne Estate. The Applicant is actively considering measures to limit disruption caused by construction.

**1.12.**

Some concerns were raised by neighbours about the height of the building, and the potential for overlooking into the homes of Bourne Estate neighbours to the rear. The Applicant has responded by lowering the roof, removing a terrace and narrowing and deepening the rear windows.

**1.13.**

The Applicant is committed to continuing engaging with the Bourne Estate Tenants & Residents Association to develop and support mitigation measures that will benefit Estate residents immediately neighbouring the development.

**1.14.**

The Applicant is grateful for the constructive feedback, and remains committed to engaging with the Bourne Estate Tenants & Residents Association, neighbouring residents, businesses and other key local stakeholders through the application process and beyond, subject to obtaining planning permission.

**1.15.**

This document has been informed by Central Government Guidance within the Revised National Planning Policy Framework (NPPF) July 2021 on community involvement in planning. It forms part of the supporting documentation informing the planning application.



## 2. Consultation Process

## 2. Consultation Process

### 2.1.

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

- To deliver a ‘hybrid’ consultation approach – both in person and online
- 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 gather 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

### 2.2.

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

Date	Details
<b>June 2021</b>	A dedicated project website was launched, <b>100graysinnroad.community</b> , which introduced people to the scheme and provided contact details so that they could get in touch with the project team with any comments or questions they may have.
<b>September 2021</b>	A letter was sent out to nearby neighbours of the site on the Bourne Estate, inviting them to a meeting and presentation about the proposals for 100 Grays Inn Road.  The following week, a door knocking session took place on the Bourne Estate.
<b>December 2021</b>	A newsletter was posted to residents and businesses in the area local to 100 Grays Inn Road, inviting them to the public exhibition on <b>7 December 2021</b> .  A public exhibition took place, providing the opportunity for local residents to learn more about the proposals, speak to members of the project team and provide their feedback.
<b>May 2022</b>	A newsletter was posted to residents and businesses in the area local to 100 Grays Inn Road, inviting people to the public exhibition on <b>25 May 2022</b> .  A public exhibition took place, which provided updated proposals for 100 Grays Inn Road following the feedback from previous rounds of consultation. There was also a pre-meeting for close neighbours of the site between 6pm-7pm.

### 2.3.

In addition to the consultation activities highlighted in the table above, a number of key political and community stakeholders were approached with the aim to set up meetings to brief them on the proposals. These approaches and subsequent meetings arranged are outlined in the following section of the report.



### 3. Stakeholder Engagement

## 3. Stakeholder Engagement

### 3.1.

Prior to the launch of the wider public consultation, Kanda approached and identified key stakeholders and near neighbours to discuss the proposals for 100 Grays Inn Road.

### 3.2.

The objective of this primary stakeholder engagement was to identify potential issues as early as possible before the submission of the planning application, as well as use this knowledge to inform the wider communications and engagement approach.

### Stakeholder Correspondence

### 3.3.

Contact was made with the following political stakeholders:

- **Cllr Danny Beales** (Cabinet Member for Investing in Communities, Culture and an Inclusive Economy)
- **Cllr Awale Olad** (Ward Councillor for Holborn & Covent Garden)
- **Cllr Sue Vincent** (Ward Councillor for Holborn & Covent Garden)
- **Cllr Julian Fullbrook** (Ward Councillor for Holborn & Covent Garden)

### 3.4.

Contact was made with the following community stakeholders:

- **Bourne Estate Tenants Association**
- **Grays Inn Building Tenants' Association**
- **The Honourable Society of Grays Inn**
- **Freeholder of The Griffin, 125 Clerkenwell Road**
- **Matrix Chambers, The Griffin Building**

- **3VB, Verulam Buildings**
- **Bloomsbury Conservation Area Advisory Committee**
- **Head of Security, Camden Council**

### 3.5.

The table below shows the dates that approaches were made to stakeholders, and the dates of when meetings with the stakeholders took place.

Stakeholder	Initial approach	Meeting	Updates sent	Topics discussed
<b>Cllr Danny Beales</b>	23 September 2021	18 October 2021	Through council officers	Site tour.
<b>Cllr Awale Olad</b>	May 2021	20 May 2021 and attended the public exhibition on 7 December 2021	30 November 2021, 19 May 2021	Support for a Local Lettings Policy, prioritising allocation of the new home to Bourne Estate residents.  Support for family-sized housing.  Concern about potential for additional licenced premises.
<b>Cllr Sue Vincent</b>	1 October 2021		30 November 2021, 19 May 2021	Asked to be kept informed about developments.
<b>Cllr Julian Fulbrook</b>	1 October 2021		30 November 2021, 19 May 2021	
<b>Bourne Estate Tenants' and Residents' Association Committee</b>	17 June 2021	29 July 2021	Through public meetings with Bourne Estate residents	Plans for engagement with Bourne Estate residents.  Ideas about how the Applicant might support the Estate and its residents.
<b>Grays Inn Buildings Tenants' Association Committee</b>	26 November 2021	4 May 2022		Suggestions for community benefits such as a ground floor creative hub with workshops and arts programmes open to the community.  Concerns over the cumulative impact of building work in the area, particularly on the roads.
<b>The Honourable Society of Grays Inn</b>	26 November 2021	14 January 2022	9 June 2022	Introduction to the proposals.  Construction impacts on Grays Inn.
<b>Freeholder of The Griffin, 125 Clerkenwell</b>	Contacted via December Newsletter	10 February 2022		Introduction to the proposals.  Construction impacts.
<b>Matrix Chambers</b>		14 February 2022		Introduction to the proposals.  Construction impacts.

<b>3 Verulam Buildings</b>	25 February 2022			Request for a meeting declined.
<b>Bloomsbury Conservation Areas Advisory Committee</b>	2 June 2022			Request for a meeting not responded to at time of writing.
<b>Head of Security, Camden Council</b>	26 April 2022	11 July 2022		Confirmation that Camden Council have plans to introduce CCTV on the northern part of the estate.



## 4. Public Consultation Process

## 4. Public Consultation Process

### 4.1.

The objective of the consultation process was to inform local residents and businesses about the plans for the redevelopment of 100 Grays Inn Road and allow them with a means to provide their feedback.

### 4.2.

A dedicated project consultation website was launched on 16 June 2021, at **100graysinnroad.community** and has been visited by a total of 393 different people. The website introduced the proposals for the redevelopment of the site, explained how to provide feedback and set out how to contact the team.

### 4.3.

The consultation website sought to comply with the latest accessibility regulations for public sector bodies, meaning that users who struggled with language, learning or sight could still participate.

### 4.4.

A number of different in-person consultation sessions took place, including door knocking sessions on the Bourne Estate, public exhibitions for neighbouring residents of the Bourne Estate, and exhibitions which were open to other local residents and wider members of the public.

### 4.5.

The public exhibitions were advertised through newsletters which were distributed to residents local to the site.

### 4.6.

Key local stakeholders were contacted to offer a meeting. This included the **three** ward councillors for Holborn & Covent Garden and the Cabinet Member for Investing in Communities, Culture and an Inclusive Economy, along with other important local community groups and neighbours, in particular the Bourne Estate Tenants & Residents Association.

### 4.7.

A letter was sent to residents of the Shene Building, Ledam Building, 108-117 Redman Building and 1-4 Radcliffe Building (the closest neighbours on the Bourne Estate) inviting them to a meeting on Thursday 9 September 2021 to discuss the proposals for 100 Grays Inn Road.

### 4.8.

A meeting for these neighbouring residents of the Bourne Estate took place on **Thursday 9 September 2021** at 7pm in the Allen Hall, which was attended by **11** people, including **Cllr Awale Olad**, ward councillor for Holborn and Covent Garden.

### 4.9.

On **Wednesday 15 September 2021** two members of the Kanda team undertook a door knocking session aiming to speak to more residents from the same homes about the proposals for the redevelopment of 100 Grays Inn Road. Kanda knocked on the doors of the nearest residents to the building, including:

- Shene Building
- Ledam Building
- 108-117 Redman Building
- 1-4 Radcliffe Building

### 4.10.

Where residents did not answer the door or were not at home, a 'Sorry we missed you!' letter (Appendix III) was posted through the door, providing contact details for the project team.

### 4.11.

A public exhibition took place on Tuesday 7 December 2021 at Allen Hall, Bourne Estate, Portpool Lane, EC1N 7AA between 5pm – 8pm.

#### 4.12.

This was advertised via a newsletter which was distributed to **c. 3278** addresses local to the site. The newsletter outlined the proposals for 100 Grays Inn Road, invited local residents to the public exhibition and provided details about the dedicated project website. It offered the option of posting materials to those unable to attend the event or access the website.

#### 4.13.

The exhibition consisted of nine exhibition boards and was staffed by members of the project team.

#### 4.14.

**Thirteen** local residents attended, and **four** attendees completed feedback forms. **Three** people who didn't attend the exhibition completed feedback forms online, and **two** people got in contact via email or phone.

#### 4.15.

A public exhibition took place on Tuesday 25 May 2022 at Allen Hall, Bourne Estate, Portpool Lane, EC1N 7AA between 7pm-9pm. Close neighbours of the site (Shene Building, Ledam Building, 108-117 Redman Building and 1-4 Radcliffe Building) were invited to a pre-meeting from 6pm-7pm.

#### 4.16.

This was advertised via a newsletter which was distributed to **c. 3299** addresses local to the site. The newsletter provided details of the updated proposals following feedback from December's consultation period, and invited local residents to attend the public exhibition on 25 May. It offered the option of posting materials to those unable to attend the event or access the website.

#### 4.17.

The exhibition consisted of ten exhibition boards and was staffed by members of the project team.

#### 4.18.

**18** local residents attended in total. Of these, **three** people attended the neighbour pre-meeting. **Three** attendees completed feedback forms, while **one** person wrote to the Holborn & Covent Garden ward councillors, copying in the project team.

#### 4.19.

The online feedback form on the project website was open until 6 June but did not receive any completed submissions.

#### 4.20.

The distribution area for all newsletters can be seen below:



#### 4.21.

The newsletters were sent to all addresses in the distribution area via Royal Mail.

## Project Contact Methods

### 4.22.

Throughout the consultation process, a dedicated project email address (**100GraysInnRoad@kandaconsulting.co.uk**) was supplied and managed on behalf of the applicant by Kanda Consulting. This gave residents and other key stakeholders the opportunity to speak with the team directly if they had any queries or comments.

### 4.23.

The email address will continue to be managed by the Applicant. Residents and key stakeholders will continue to have the opportunity to raise any concerns or questions they have following the submission of a planning application.



## 5. Public Consultation Feedback

## 5. Public Consultation Feedback

### September 2021 Feedback

#### 5.1.

A public meeting was held on **Thursday 9 September 2021** with neighbouring Bourne Estate residents, which was attended by 11 local residents where six feedback forms were completed.

#### 5.2.

This was followed up with a door knocking session in which Kanda spoke to residents from the same group of neighbouring addresses and obtained seven new feedback forms.

#### 5.3.

The feedback received from the residents' meeting and the door knocking session was generally positive. Residents appreciated the need to redevelop the buildings and deliver new office space and homes in the local area.

#### 5.4.

In total across the feedback forms (Appendix IV) returned:

- Five residents said they welcomed the proposals
- One resident was neutral about the proposals
- Three residents said that they didn't welcome the proposals

#### 5.5.

Despite this positivity, some residents did have some concerns around the proposals. This was largely due to the potential for disturbance from construction. Some residents said this was largely down to noise as they work from home and felt the demolition and rebuild would be detrimental to this experience. Other residents had concerns that there would be dust and debris created by the demolition.

#### 5.6.

The feedback is summarised in the table below:

## Concerns

Topic	Comments
<b>Construction disturbances</b>	<b>Six respondents</b> explicitly flagged that construction disturbances were a concern for them, with <b>five respondents</b> highlighting they were concerned about the <b>noise</b> produced by demolition and construction
<b>Overlooking</b>	Some residents had concerns about overlooking and impact on daylight/sunlight. This was raised by <b>three</b> residents across the feedback forms and the door knocking and was more of a concern for residents in the north end of Ledam Building whose afternoon light could be affected by the southward extension of the building. Residents of Ledam were also concerned about one of the terraces, which was proposed to look into their courtyard.
<b>Design</b>	The design was also raised <b>by one resident</b> , who highlighted that the Bourne Estate is made of lighter, yellow-beige colour brick. They argued that the current building at 127 Clerkenwell Road, and the red brick of the proposed new building, was too dark in comparison with the estate, and it should be made of a lighter, beiger brick in order to more closely align to the Bourne Estate.
<b>Potential for noisy events on the terraces</b>	One meeting attendee raised concern about events with alcohol taking place on the terraces, causing noise and disruption to residents. At the meeting the Applicant suggested that a planning condition could restrict the use of the terraces in the evening, and that they were interested to hear residents' views on this.

## Potential improvements to the Bourne Estate that the project could support

Topic	Comments
<b>Local lettings policy</b>	The implementation of a local lettings policy for estate residents, prioritising Bourne Estate residents for allocation of the new homes, was strongly supported, both at the meeting, and by <b>11 feedback form respondents</b> .
<b>Security</b>	Most residents were in favour of introducing CCTV to the northern part of the estate. <b>Nine feedback forms supported the introduction of new CCTV to increase security.</b>
<b>Quiet Garden</b>	<b>Only three feedback form respondents</b> supported improving the Quiet Garden, with many residents saying that they would prefer it to be left as it was, but made safer and more secure. At the meeting there was disagreement about whether the Quiet Garden requires improvements, and what access arrangements should be.
<b>Lighting</b>	<b>Four respondents</b> said they would like improved lighting in the northern part of the Estate.
<b>Support for estate residents</b>	Providing jobs/apprenticeships/training/career mentoring to estate residents, was supported by <b>10 respondents</b> .
<b>Youth activities</b>	There was concern about antisocial and criminal behaviour on the Estate, along with issues with young people hanging around in the Quiet Garden in the evenings. The meeting discussed the need for activities for young people on the Estate.

## December 2021 Exhibition Feedback

### 5.7.

**Thirteen** local residents attended, and **four** attendees completed feedback forms. **Three** people who didn't attend the exhibition completed feedback forms online, and **two** people got in contact via email or phone.

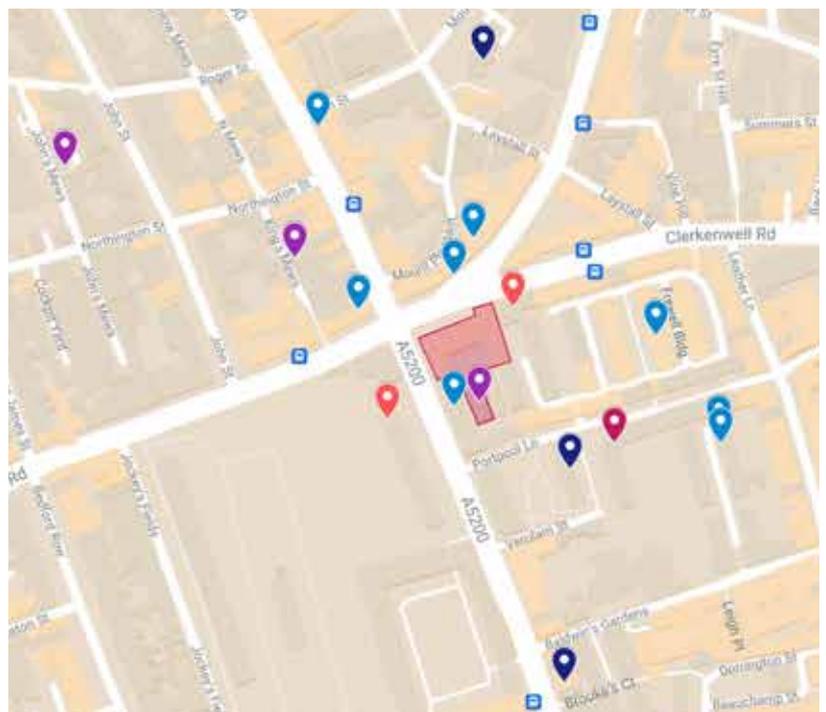


### 5.8.

The map below shows the locations of these stakeholders:

-  **Dark blue:** attended and provided feedback form
-  **Light blue:** attended, no feedback form
-  **Purple:** Didn't attend but provided online feedback form
-  **Salmon:** Emails
-  **Dark red:** Exhibition venue

(One resident who attended and filled in a feedback form lived further away, in Bloomsbury)



### 5.9.

The table below categorises the feedback received from both the returned feedback forms and verbal feedback during the exhibition:

Topic	Comments
<b>Height and Massing</b>	<p><b>Two residents</b> living north of the site on Clerkenwell Road expressed concern about the <b>increase in height</b> impacting their views of the sky.</p> <p><b>One local resident</b> stated that the proposals could be <b>taller</b>.</p>
<b>Design</b>	<p><b>One attendee</b> wanted a more modern design, while another claimed that the design was unoriginal and unimaginative, while another attendee was disappointed that the proposed design did not match the surroundings better.</p> <p><b>A resident</b> living opposite the site on Grays Inn Road emailed to state that their flat's windows are directly opposite and that this should be taken into account for design and construction.</p>
<b>Retail Use</b>	<p><b>One local resident</b> wanted the whole ground floor and basement in <b>active retail use</b>. Another thought retail and residential were more required locally than office space.</p>
<b>Construction Disturbances</b>	<p><b>One resident</b> living further south on Grays Inn Road was very concerned about the disruption that could be caused by the <b>construction</b>.</p>

## May Exhibition Feedback

### 5.10.

**18** local residents attended in total. Of these, **three** people attended the neighbour pre-meeting. **Three** attendees completed feedback forms, while **one** person wrote to the Holborn & Covent Garden ward councillors, copying in the project team.



5.11.

The map below shows us the locations of the stakeholders happy to provide their addresses:

-  **Dark blue:** attended and provided feedback form
-  **Light blue:** attended, no feedback form
-  **Salmon:** Emails
-  **Dark red:** Exhibition venue



5.12.

Verbal feedback given at the event was overwhelmingly positive with very few issues raised with the team. Changes to the proposals were universally welcomed.

5.13.

The table below categorises the feedback received from both the returned feedback forms and verbal feedback during the exhibition:

Topic	Comments
<b>Design</b>	<p><b>Some residents</b> were unhappy with the <b>dark-red colour</b> choice for the building, stating that it would not fit in with the nearby buildings, and giving a strong preference for a warm yellow or warm grey brick.</p> <p>Some concern was raised about the design of the corner of the proposed building, which they thought may attract <b>rough sleeping</b>.</p> <p><b>Local residents</b> were generally very happy with the <b>arched entrance</b>, and the use of cross laminated timber as a <b>sustainable</b> building material.</p> <p><b>Residents</b> were very grateful that they had been listened to in the previous consultation with regards to <b>lowering the roof, changing a terrace and narrowing and deepening the windows</b>.</p>
<b>Construction Disturbances</b>	<p><b>One resident</b> living on the Bourne Estate expressed their concern regarding the <b>transporting of materials</b> during construction and stated that they wanted the demolition to take place as fast as possible.</p>
<b>Other Comments</b>	<p><b>One resident</b> living on the Bourne Estate raised the need for <b>new CCTV cameras</b> to replace the broken ones on the south side of the Bourne Estate, and for cameras to be installed at the entrances to the north side, and in the Quiet Garden.</p> <p><b>One resident</b> asked for restrictions on the times that the terraces could be used in the late evenings, to prevent noise nuisance.</p>



## 6. Responses to Feedback

## 6. Responses to Feedback

Concern	Response
<b>Ledam residents' concern about overlooking from terrace</b>	The east facing terrace on the first floor has been removed from the proposed plans. The Applicant was in agreement that the location of this terrace would have caused concerns with overlooking. All other proposed terraces are positioned in areas where the separation distance between the outdoor areas and adjacent properties is acceptable.
<b>Height of the building reducing view of the sky from the northern side of Clerkenwell Road</b>	The overall proposed building height has been reduced in height by circa two metres during the consultation period. This has been achieved by reducing the floor-to-floor heights of the proposed new office floors. The massing of the roof has been reduced and simplified to minimise the visual impact from both distant and closeup views.
<b>Shene residents' concern about overlooking from rear windows</b>	The proposed windows on the southern elevation facing the Quiet Garden have been significantly narrowed and deepened to reduce the opportunity for building occupants to peer into the Shene Building and vice versa. On the ground floor, the proposed windowsills are positioned above eye level from the garden. On the upper levels, the lower portion of the glazing to the windows will be coated in semi-transparent material. The overall treatment of the lower part of the southern elevation, from ground level to third, is predominantly solid in recognition of the proximity to the Bourne Estate. The deep and narrow window openings allow enough daylight into the office floors but reduce the opportunity for oblique views.
<b>Ledam residents' concern about impact on daylight and sunlight</b>	A detailed daylight and sunlight impact report will be included as part of the application. The report concludes that the impact of proposed extended massing at the rear is deemed acceptable. The Applicant has carefully negotiated numerous site constraints by thoroughly testing numerous iterations of the proposed massing at the rear. The somewhat irregular massing with numerous cutbacks, particularly on the southwestern corner, is testament to this iterative process and to a desire by part of the Applicant to safeguard neighbourliness whilst also proposing to extend the rear building line.
<b>Concern about dark red brick and a preference for a lighter shade</b>	In response to feedback, a lighter shade of dark red has been chosen to reduce its impact on neighbours. The dark red bricks have been chosen to respond to the surroundings on Clerkenwell Road, such as the Gray's Inn Buildings. The Applicant has carefully considered whether it is possible to change the brick colour at the rear of the building without damaging the integrity of the design but concluded that it does need to have the same colour bricks throughout to ensure the appearance of the building is consistent on all sides.

<p><b>Potential for noisy events on the terraces</b></p>	<p>The size of the proposed rear terraces have been designed in a way that these can only be used as office break out spaces and are not large enough for large congregations of people. Large parts of the terraces will be made up of planters which will reduce the amount of usable area. The Applicant would accept planning conditions on these in relation to the hours of use and for no music to be played.</p>
<p><b>Concern about potential for rough sleeping/ antisocial behaviour from the curved corner</b></p>	<p>The proposed improvements to the public realm along Clerkenwell Road and Gray's Inn Road include integrated seating within the proposed architecture. During the consultation period, the depth of these 'benches' has been reduced so that these can be used only as seating and not for rough sleeping. A management strategy and 24 hour building security will also be in place to help prevent antisocial behaviour. The Applicant has consulted with the police and Secure by Design officers to agree a strategy to ensure the proposed design does not encourage rough sleeping or antisocial behaviour.</p>
<p><b>Local lettings policy</b></p>	<p>The Applicant strongly supports a Local lettings policy that prioritises existing Bourne Estate residents for allocation of the new homes. It would be open to discussions on this with LB Camden.</p>
<p><b>Improvements to CCTV</b></p>	<p>The Applicant arranged a meeting with Camden Council's Head of Security, who confirmed that the northern part of the Bourne Estate is due to have CCTV introduced as part of the current CCTV upgrade programme.</p>
<p><b>Environmental improvements to the Estate</b></p>	<p>Because of the mixed feedback on the Quiet Garden, The Applicant has deliberately limited upgrade proposals for this space to the wall adjoining the rear of 100 Grays Inn Road. The Applicant remains open to working with and supporting the Bourne Estate TRA on plans for the Quiet Garden, and other landscaped areas around the northern part of the Estate.</p>
<p><b>Support for estate residents</b></p>	<p>The Applicant is strongly committed to ensuring Bourne Estate residents benefit from mentoring, work experience, training, and apprenticeships. Planning obligations in relation to this would be accepted.</p>
<p><b>Youth activities</b></p>	<p>The Applicant remains open to working with and supporting the Bourne Estate TRA on plans for youth activities on the Estate.</p>
<p><b>Construction disturbances</b></p>	<p>The Applicant recognises that some neighbouring Bourne Estate residents live particularly close to the site and will be impacted by construction work. The Applicant has considered ways to reduce this impact – including modular offsite construction and reducing basement works. The Applicant commits to work closely with Bourne Estate residents to develop a Construction Management Plan that does everything possible to reduce impacts on neighbours.</p>



## 7. Next steps

## 7. Next steps

### 7.1.

The Applicant has responded to the issues raised, in person at the event, in response to issues raised in the feedback forms, and in the comments contained in this statement.

### 7.2.

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

### 7.3.

The Applicant remains committed to working with and supporting the Bourne Estate TRA throughout the planning, construction and operation of the building.

### 7.4.

Channels of communication will remain open so that local residents and key stakeholders can continue to give their thoughts on the proposals for 100 Grays Inn Road.



## 8. Conclusion

## 8. Conclusion

### 8.1.

The Applicant began speaking to community stakeholders in **May 2021** and has carried out a comprehensive pre-application political and community engagement process lasting over **15 months**.

### 8.2.

Special attention has been paid to the immediate neighbours of the site living on the Bourne Estate. Three stages of engagement followed an initial meeting with the Bourne Estate Tenants & Residents Association, including dedicated meetings, door knocking and public exhibitions.

### 8.3.

Consultation has always been in hybrid form – both online and in person – enabling people to engage in a way that best suits their needs. The option of posting materials was offered on both public newsletters to those unable to access the website.

### 8.4.

Across the course of the public consultation, a total of **42** people, a mix of residents of the Bourne Estate and other residents living in the local area, attended a public exhibition.

### 8.5.

Feedback was received by those who filled in a feedback form, either being completed at a public exhibition, during the door-knocking session or completed online via the dedicated project website. Verbal feedback from conversations with local residents was also recorded and taken into consideration.

### 8.6.

Overall, feedback received through the public consultation has been generally positive, with the majority of local residents responding supporting the scheme, with many being pleased that the feedback they had provided had been taken into account for the updated proposals.

### 8.7.

Where concerns did arise, they were often related to worries about the disturbance that construction may cause on the local residents and those living on the Bourne Estate.

### 8.8.

Concerns about overlooking have been taken very seriously by the Applicant, with significant changes being made to the rear terraces and windows.

### 8.9.

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



## 9. Appendices

# Appendix I – Bourne Estate Residents' Letter



September 2021

**Dear Bourne Estate resident,**

I am writing on behalf of Lawnmist Limited, the owner of:

- 100 Grays Inn Road and 129 Clerkenwell Road – a 1960s modernist office building on the corner of Grays Inn Road and Clerkenwell Road, with retail on the ground floor
- 127 Clerkenwell Road – a 1990s brick office building
- 88 Grays Inn Road – a warehouse office building to the rear of 88-90 Gray's Inn Road

All of these buildings back onto the Bourne Estate – and are close to Shene Building and Ledam Building in particular.

Lawnmist Limited is currently investigating options for the redevelopment of these buildings. Before any wider public consultation, we are inviting residents of Ledam, Shene, 95-105 Redman and 1-13 Radcliff to a meeting to introduce you to the project team, answer your questions and understand your priorities and concerns.

The meeting will take place on Thursday 9<sup>th</sup> September, at 7pm, in the Beryl Allen Hall.

We are sorry that we are not permitted to serve refreshments at this meeting.

If you are currently feeling unwell or have symptoms of Covid-19, please do not attend.

It would be helpful for our planning if you could let us know if you plan to attend the meeting. Please email [100GraysInnRoad@kandaconsulting.co.uk](mailto:100GraysInnRoad@kandaconsulting.co.uk) or call 020 3900 3676 to register your interest in attending.

We look forward to meeting you on 9<sup>th</sup> September.

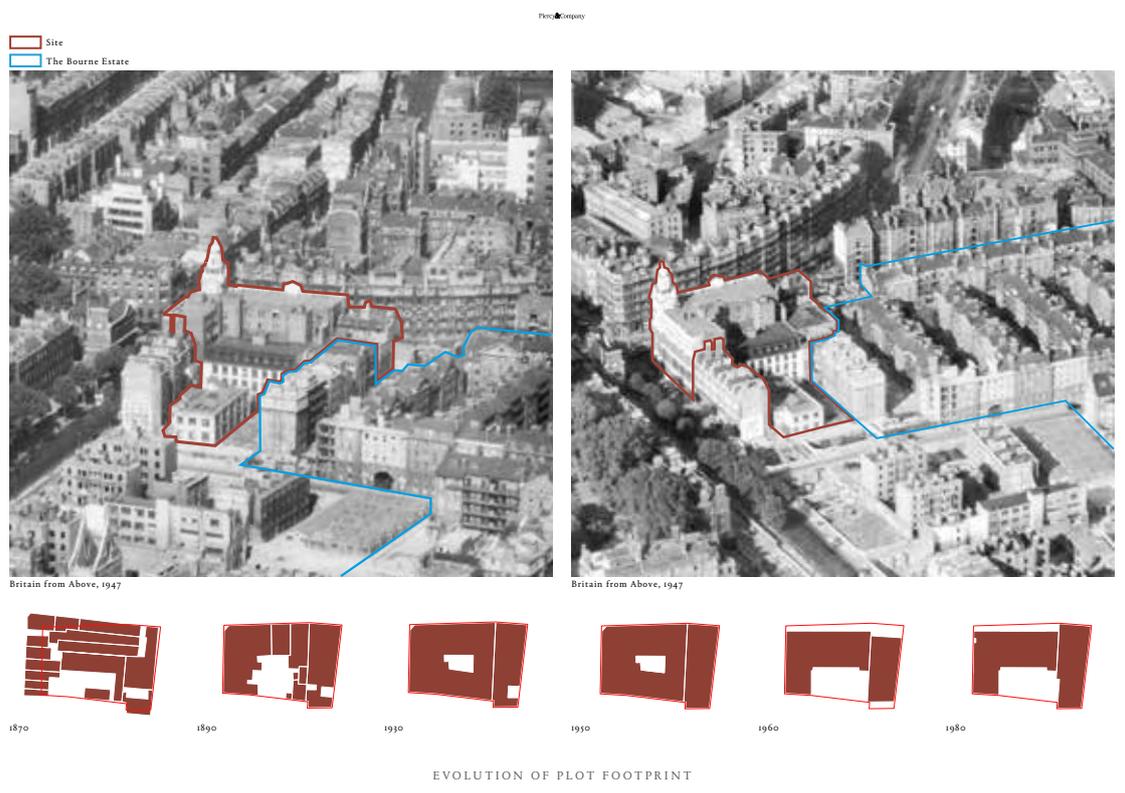
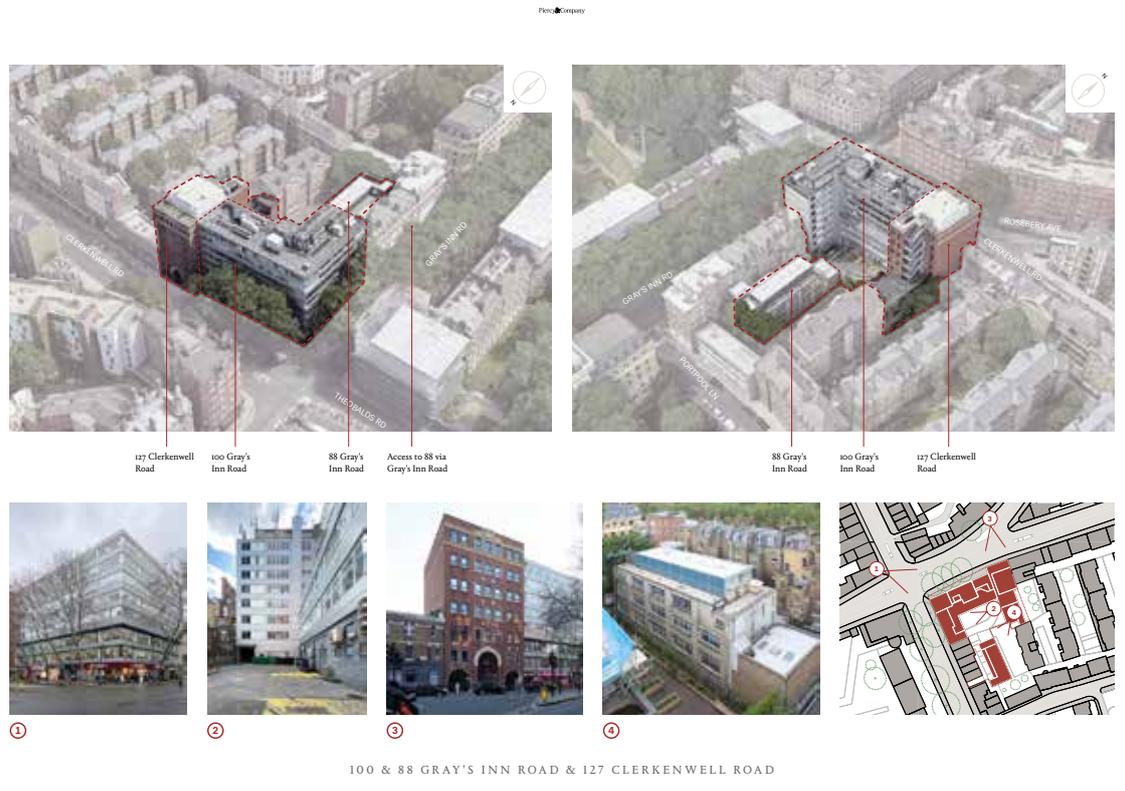
Yours sincerely

Andrew Ross  
Global Holdings – Project Manager

Email: [100GraysInnRoad@kandaconsulting.co.uk](mailto:100GraysInnRoad@kandaconsulting.co.uk)

Phone: 020 3900 3676

# Appendix II – Bourne Estate Presentation



PhotoCompany

Holborn Town Hall, 19<sup>th</sup> C



Richard Seifert Building, 1960s



The Bourne Estate, 1900s



Early 20<sup>th</sup> C



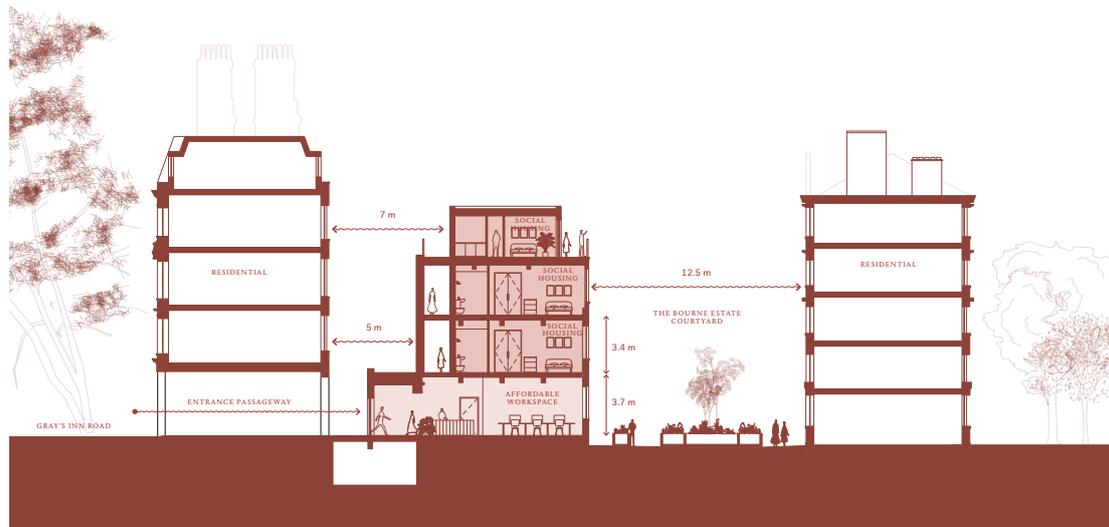
127 Clerkenwell Road & 100 Gray's Inn Road, 1980s onwards



The Bourne Estate, 1900s

HISTORICAL CONTEXT

PhotoCompany



PROPOSED SECTION: EAST - WEST

Photo Company



COURTYARD ELEVATION - 88 GRAY'S INN ROAD

Photo Company



REAR COURTYARD LOOKING SOUTH - 88 GRAY'S INN ROAD

Photo Company



Ground Floor Plan



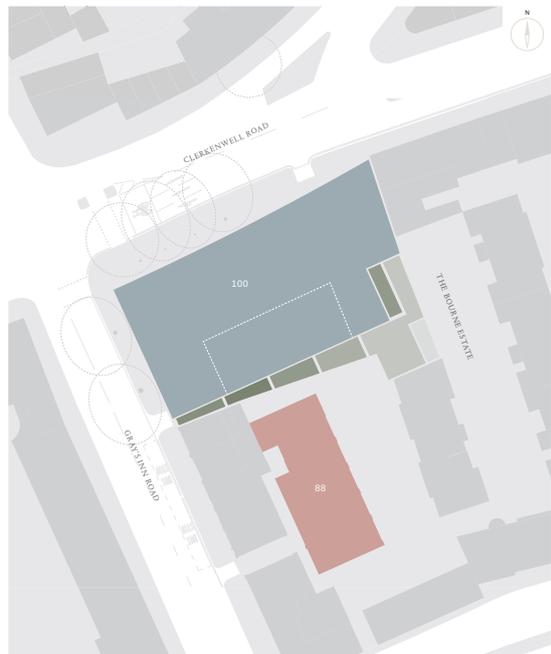
Typical Floor Plan

88 GRAY'S INN ROAD - PLANS

Photo Company



Existing  
Existing Office Use



Proposed  
Office Use    Residential Use    Landscaped Terrace

PROPOSED BUILDING FOOTPRINT

Photo Company



- 1. Portpool Lane arched entrance to the Bourne Estate
- 2. Clerkenwell Road arched entrance to the Bourne Estate
- 3. Proposed arched entrance to new office building
- 4. Proposed arched entrance to 88 Gray's Inn Road

THE URBAN BLOCK - ARCHED OPENINGS

Photo Company



Ground Floor Plan

Sixth Floor Plan

88 & 100 GRAY'S INN ROAD FOOTPRINT

Photo Company

Clerkenwell Context



Bourne Estate Courtyard



Building in Timber



Ornament & Detail



Promoting a Green Future



Sustainability, Flexibility & Adaptability

CONTEXTUALLY SENSITIVE, ADAPTABLE & SUSTAINABLE

Photo Company



VIEW FROM CLERKENWELL ROAD LOOKING WEST - 100 GRAY'S INN ROAD

Photo: Company



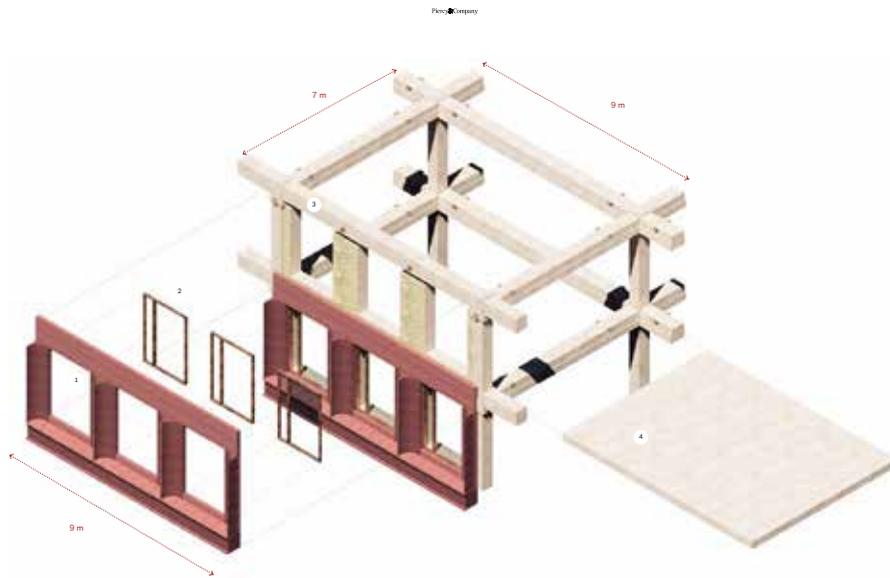
- 1. Feature corner column
- 2. Integrated window seating
- 3. Recessed entrances
- 4. Outdoor seating
- 5. New free grilles
- 6. Curved corner unit

GENEROSITY AT STREET LEVEL - 100 GRAY'S INN ROAD

Photo: Company



REAR TERRACES



- 1. 9m wide precast facade panel
  - 2. Windows pre-fitted off site
  - 3. Cross Laminated Timber structure
  - 4. Removable CLT slabs
- Maximisation of off site manufacturing and primary structure which is demountable and adaptable reduces construction time and impact on surrounding site.



BUILDING AS A KIT OF PARTS

Retail unit facing Gray's Inn Road & Clerkenwell Road



Increased & Improved Public Realm with Outdoor Seating

88 Gray's Inn Road - Social Housing



Best in Class Sustainable New Office Building

Camden STEAM Initiative



Security



PUBLIC BENEFITS

## Appendix III – ‘Sorry we missed you’ Letter



Sorry we missed you!

We are knocking on residents’ doors to ask if they have any thoughts about the proposals for 100 Gray’s Inn Road.

If you have any questions or would like to provide feedback on the proposals, please get in touch using the contact details below:

E: [100GraysInnRoad@KandaConsulting.co.uk](mailto:100GraysInnRoad@KandaConsulting.co.uk)

P: 020 3900 3676

## Appendix IV – September Feedback Form



### **Bourne Estate residents: Feedback form**

You can get in touch with the team and share your feedback using the details below:

E: [100GraysInnRoad@kandaconsulting.co.uk](mailto:100GraysInnRoad@kandaconsulting.co.uk)

P: 020 3900 3676

How do you feel about the proposals to redevelop the sites (100 Grays Inn Road and 129 Clerkenwell Road, 127 Clerkenwell Road and 88 Grays Inn Road)?

- I welcome the proposals
- I am neutral about the proposals
- I don't welcome the proposals

Comment:

Do you have any concerns about the proposals?

Comment:

100  
GRAYS INN  
ROAD

We would like the redevelopment to bring benefits for neighbouring residents living on the Bourne Estate. Please indicate which of the following you would support, and comment to provide detail on what you would like to see. You can tick as many as you would like:

- Improving the Quiet Garden
- Improving the planted areas (around the rest of the northern part of the Estate)
- Improving the roadways/ pathways
- Improving the lighting
- Introducing CCTV
- Providing jobs/ apprenticeships/ training/ career mentoring to estate residents
- A 'Local Lettings Policy' giving estate residents priority to bid for tenancies for the new homes
- Using funding from the development for other projects
- Other improvements

## Appendix V – December Bourne Estate Residents' Letter



December 2021

**Dear Bourne Estate resident,**

I am writing on behalf of Lawnmist Limited, the owner of:

- 100 Gray's Inn Road and 129 Clerkenwell Road – a 1960s modernist office building on the corner of Grays Inn Road and Clerkenwell Road, with retail on the ground floor
- 127 Clerkenwell Road – a 1980s brick office building
- 88 Gray's Inn Road – a warehouse office building to the rear of 88-90 Gray's Inn Road

As you may be aware, Lawnmist Limited is continuing to investigate options for the redevelopment of these buildings. We have held initial meetings with residents of Ledam, Shene, Redman and Radcliffe buildings to discuss the early proposals, and are now ready to launch our public consultation on the proposals for 100 Gray's Inn Road.

Along with other neighbours from the wider neighbourhood, we would like to invite you to join us at our public exhibition event on **Tuesday 7 December**, from **5pm to 8pm**, at **Allen Hall, Bourne Estate, Portpool Lane, EC1N 7AA**.

If you are currently feeling unwell or have symptoms of Covid-19, please do not attend.

The exhibition will also be available online at our website: [100graysinnroad.community](https://100graysinnroad.community), with an online feedback form available.

If you have any questions please don't hesitate to get in touch by emailing [100GraysInnRoad@kandaconsulting.co.uk](mailto:100GraysInnRoad@kandaconsulting.co.uk) or calling 020 3900 3676.

We hope to see you on 7 December.

Yours sincerely

Andrew Ross  
Global Holdings – Project Manager

Email: [100GraysInnRoad@kandaconsulting.co.uk](mailto:100GraysInnRoad@kandaconsulting.co.uk)

Phone: 020 3900 3676

Website: [100graysinnroad.community](https://100graysinnroad.community)

# Appendix VI – December Newsletter



## Have your say on the proposals for the redevelopment of 100 Grays Inn Road

Lawnmist Limited is consulting on the proposals for the redevelopment of 100 Grays Inn Road.

To learn more about the proposals and provide your feedback, please visit our dedicated consultation website:

Visit our dedicated consultation website:  
[100graysinnroad.community](https://100graysinnroad.community)

– from 6 December to 4 January

Call into

Tuesday 6 December  
at 100 Grays Inn Road  
Portpool Lane, Bourne Estate, EC1N 7AA

## The Proposals

Lawnmist Limited is bringing forward proposals for the redevelopment of a series of buildings around 100 Grays Inn Road, including:

- 100 Grays Inn Road
- 127 Clerkenwell Road
- 88 Grays Inn Road



The proposals for the redevelopment of these buildings will replace the existing, low-quality office space within the building with:



New, high-quality workspace that is fit for modern uses and needs



New commercial space



A range of new, affordable homes for local residents in need



Improvements for pedestrians on Clerkenwell Road



A new, sustainable building helping to tackle the ongoing climate crisis



To learn more about the proposals and provide your feedback on the plans, please:

Join us at our public exhibition:

Tuesday 7 December  
5pm to 8pm  
Allen Hall, Bourne Estate, Portpool Lane,  
EC1N 7AA

Visit our dedicated consultation website:

[100graysinnroad.community](https://100graysinnroad.community)

If you cannot access the consultation website for any reason or would prefer a physical copy of the material on the website to be posted to you, please do not hesitate to get in touch using the contact details below.

✉ [100GraysInnRoad@KandaConsulting.co.uk](mailto:100GraysInnRoad@KandaConsulting.co.uk)

☎ 020 3900 3676

If you have any questions about the proposals or would like to speak to a member of the team please get in contact.

# Appendix VII – December Paper Feedback Form



**7 December 2021**

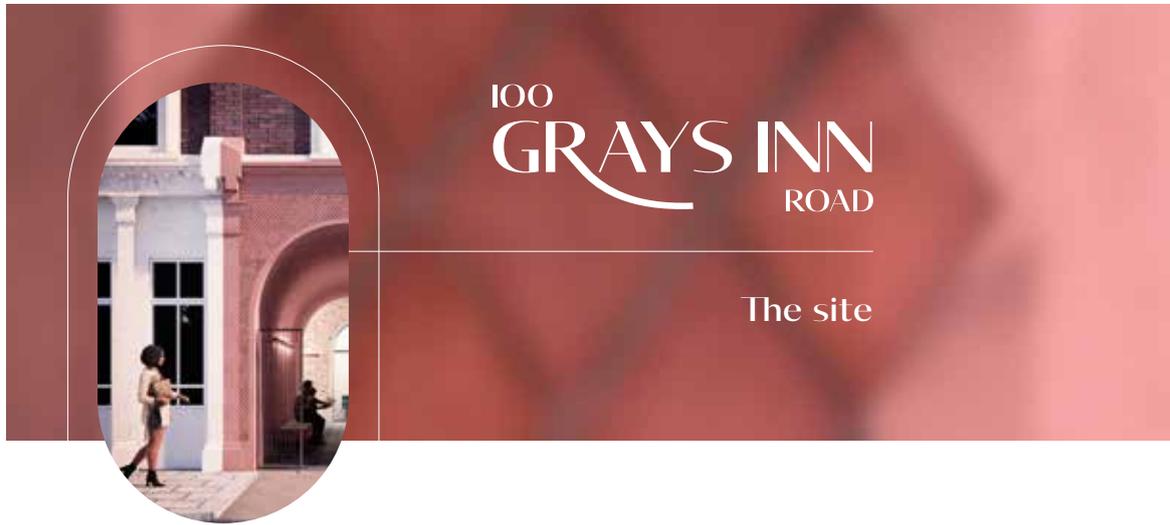
**Public Consultation: Feedback form**

1. What is your name?
2. What is your address?
3. What is your postcode?
4. What is your email address?
5. What do you value about the location?
6. What are your thoughts on the current building?
7. What are your thoughts about our decision to rebuild rather retain, given that rebuilding uses less carbon?
8. What are your thoughts about extending the building into the service yard, to meet the demand for more high-quality modern office space in this location?

100  
GRAYS INN  
ROAD

9. How do you feel about the design taking inspiration from its Victorian and Edwardian neighbours?
  
10. Do you have other thoughts about the proposed design?
  
11. Do you think the proposed building relates well to its surroundings?
  
12. Do you have suggestions for how we could minimise the impact of construction and help support positive change in the neighbourhood?
  
13. Do you have any final comments on the proposals?

# Appendix VIII – December Exhibition Boards



The site is located a ten-minute walk north of Chancery Lane station (Central Line) and about a nine-minute walk west of Farringdon Station (Circle, Hammersmith & City, Metropolitan Lines and Thameslink). Farringdon Station will also be one of the key stations on the central section of the Elizabeth Line, expected to launch in 2022.

The site is currently occupied by a 1960s modernist building on the corner (100 Grays Inn Road and 129 Clerkenwell Road), a 1980s brick building at 127 Clerkenwell Road, and a well-proportioned office building at the rear of 88 Grays Inn Road.

100 Grays Inn Road contains retail units at the ground floor. A Victorian/ Edwardian building containing retail at the ground floor and residential flats above sits to the front of the 88 Grays Inn Road building.

The existing office buildings are tired and in need of refurbishment and modernisation, with Camden Council designating 100 Grays Inn Road a negative contributor to the Hatton Garden Conservation Area.



127 Clerkenwell Road  
100 Grays Inn Road  
88 Grays Inn Road  
Access to 88 via Grays Inn Road



88 Grays Inn Road  
100 Grays Inn Road  
127 Clerkenwell Road



1



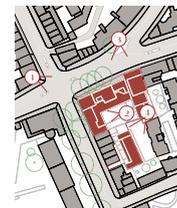
2



3



4



What do you value about the location?

What are your thoughts on the current buildings?



# 100 GRAYS INN ROAD

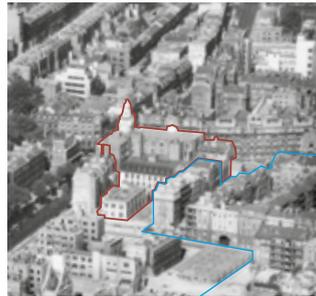
## History of the site

100 Grays Inn Road is the site of the former Holborn Town Hall, which stood from the late 19th Century to the 1960s. As the plans showing the changing plot footprint show, Holborn Town Hall evolved slowly into a courtyard arrangement. A later building extended the building footprint all the way to the rear boundary with the Bourne Estate. From 1930 until 1960, the whole site was built out with an internal courtyard.

In the 1960s Holborn Town Hall was replaced with a modernist office building, designed by prominent architect Richard Seifert. The original stone cladding system was replaced with insulated metal panels in the 1980s. The cladding was also resprayed in 2006.

In the 1980s 127 Clerkenwell Road was replaced by the current brick office building, 88 Grays Inn Road is a well-proportioned 20th century office building which offers the opportunity for renovation and reuse.

Site  
The Bourne Estate



Britain from Above, 1917



Britain from Above, 1947



Holborn Town Hall, 19<sup>th</sup> Century



Early 20<sup>th</sup> Century



Richard Seifert Building, 1960s



127 Clerkenwell Road & 100 Grays Inn Road, 1980s onward

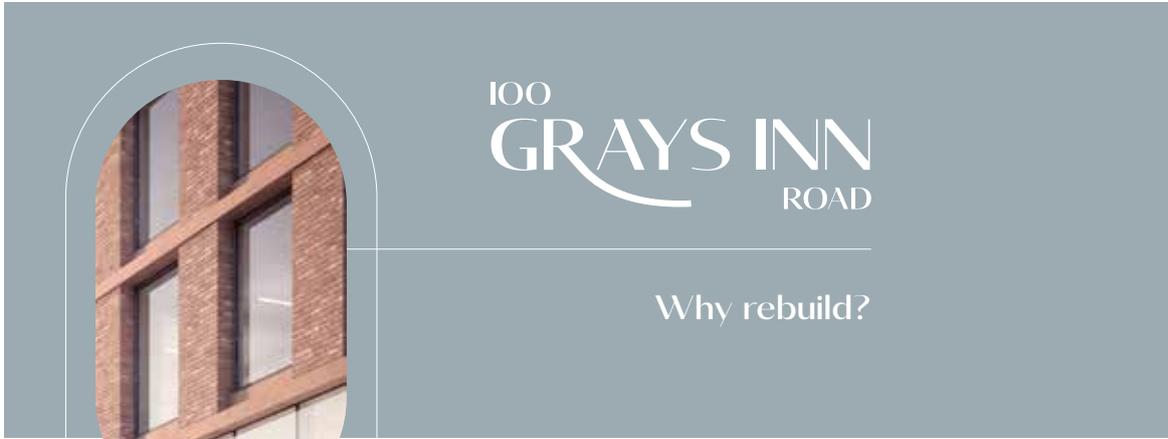


The Bourne Estate, 1900s



The Bourne Estate, 1900s





## Why rebuild?

The owner of the buildings has a long-term perspective and wants to invest to create a high-quality, highly-sustainable office space that will work successfully for many decades into the future.

100 Grays Inn Road and 127 Clerkenwell Road are in need of major renovation to bring them up to the modern standards and requirements.

A limiting structural problem with both buildings is the current floor to ceiling heights. Some of the ceiling heights in 100 Grays Inn Road are too low to be suitable for use as high-quality modern office accommodation. Floor heights in the 1960s and 1980s buildings don't match up, making combining the buildings difficult. Additionally, 127 Clerkenwell Road has small windows, resulting in a dark interior.

The large and underused servicing yard at the rear of the buildings offers an opportunity to extend the building.

Currently the Clerkenwell Road frontage of the buildings is inconsistent, with 127 Clerkenwell Road jutting out into the footway.

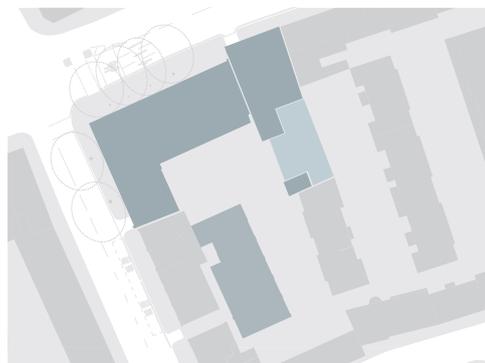
Redeveloping both buildings gives the opportunity to create a unified, more efficient building; with generous modern floor-to-ceiling heights; leading sustainability features; and a continuous building line that enables a more generous footway for the public to use on Clerkenwell Road.

The Design Team has explored detailed alternative schemes that involve retaining the structure of part or all of the existing buildings. Our engineers' calculations show that the proposed newbuild scheme has lower whole life carbon than the retention options, in part because we propose constructing the building frame with cross laminated timber, which is far less carbon-intensive than concrete or steel.

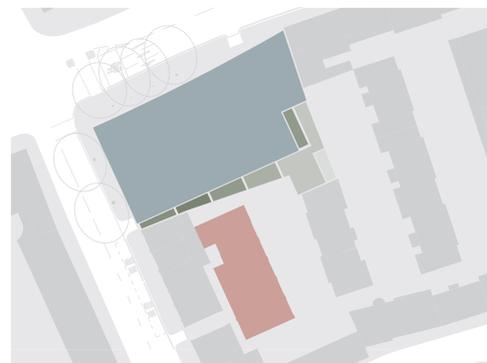
88 Grays Inn Road is a higher quality building that we intend to retain and refurbish.

**What are your thoughts about our decision to rebuild rather retain, given that rebuilding uses less carbon?**

**What are your thoughts about extending the building into the service yard, to meet the demand for more high-quality modern office space in this location?**



Existing  
Office use



Proposed  
Office use Residential use Landscape terrace

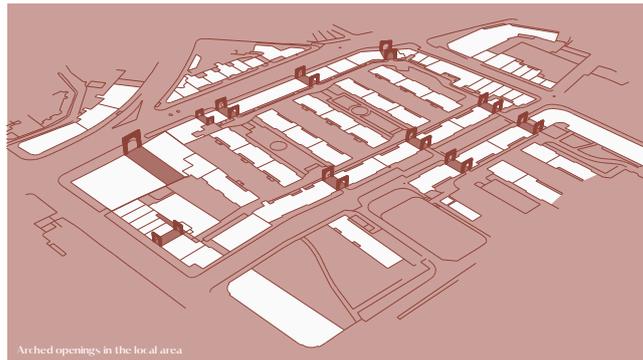


A key ambition for the team is to create a building that better fits with its neighbouring Victorian and Edwardian buildings; that echoes the same care, attention to detail and craftsmanship of those buildings; and which makes a positive contribution to the Hatton Garden Conservation Area.

The Grays Inn Buildings, which sit opposite the buildings, have particularly inspired the project with their deep red palette, made up by red brickwork and red stucco detailing, cornicing and banding.

Rounded brick archways are a distinctive local characteristic, particularly on the Bourne Estate, which the team would like to feature in the design.

The team is aiming for a contemporary building that reinterprets many of the distinctive features of the neighbourhood.

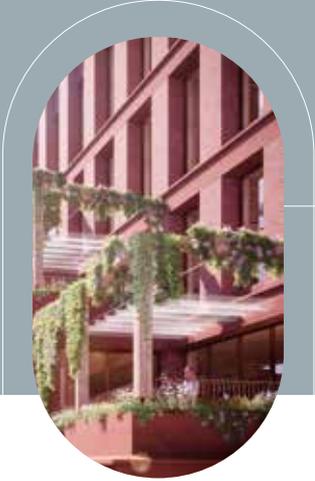


How do you feel about the design taking inspiration from its Victorian and Edwardian neighbours?

Do you have other thoughts about the proposed design?

Local red brick buildings





# 100 GRAYS INN ROAD

## The proposals

### Ground floor

The ground floor will contain the main entrance to the building on Clerkenwell Road, a large retail unit on the corner, a smaller café/retail unit, and a flexible commercial space that could be used in a variety of ways.

### Offices

The offices are designed with the recent pandemic in mind – with access to outdoor terraces on each floor, windows that can be opened, and high-quality ventilation.

### Roof

The proposed building's parapet maintains the line of the existing building's roof edge. Above this are two floors which are set back from the building edge. These setbacks create space for planting and outdoor amenity.



View of the proposals looking south down Grays Inn Road



View of the proposals looking east down Clerkenwell Road

What are your thoughts about the proposed ground floor uses?

Do you think the proposed building relates well to its surroundings?



# 100 GRAYS INN ROAD

## The proposals

### Rear of the building

In contrast to the formality of the front of the building, the rear of the building is intended to be much more informal and planted to provide excellent outdoor amenity, visual amenity and greening to the south. Climbing planting is also used to help mitigate any overlooking.

The existing buildings to the rear are densely arranged, meaning it is sometimes not possible to achieve distances of 18 metres of more between windows. Where it is not possible to achieve this separation distance the team proposes a number of mitigation measures, including screening to windows, terraces and planting.

The south-east corner of the building has been cut away to reduce the impact on daylight and increase separation distances to neighbours in Lexdam Building.



The proposed new building at 100 Grays Inn Road seen from the Bourne I-slate (between Lexdam and Shene)



The new buildings at 100 Grays Inn Road and 88 Grays Inn Road from the Bourne I-slate Quiet Garden

### Public realm

Currently 127 Clerkenwell Road juts into the pavement, leaving a narrow 3.1 metre footway. Our new proposal will smooth the building line and create a wider footway. The mature plane trees will be preserved and protected.

### Servicing

Servicing will take place in an internal servicing bay accessed from Grays Inn Road. There will be a vehicle turntable to enable vehicles to avoid reversing into the street.



The improved public realm on the corner of Clerkenwell Road and Grays Inn Road

Do you think the proposed height of the building is appropriate?



# 100 GRAYS INN ROAD

## Delivering the affordable housing that Holborn needs

Camden Council requires any development that increases office space to also deliver housing, in particular affordable housing. We believe that 88 Grays Inn Road would be suitable to be converted into housing on its upper floors.

The building is well-proportioned, with generous floor to ceiling heights and large windows. The flats would be significantly larger than the minimum London space standards. We propose creating inset balconies to create excellent private outdoor space for the new residents.

The width of the courtyard between 88 Grays Inn Road and the neighbouring Shene Building (Bourne Estate) to the east is around 12 metres and replicates the repeated layout of blocks and courtyards within the Bourne Estate. We have started conversations with Bourne Estate residents about whether they would like us to assist with improving the Quiet Garden courtyard.

The building is currently only 2 metres away from the rear elevations of the terraced housing on Grays Inn Road. Our proposal strips away the extension, widening the distance to the terraced housing to around 5 metres, improving issues such as daylight and overlooking.

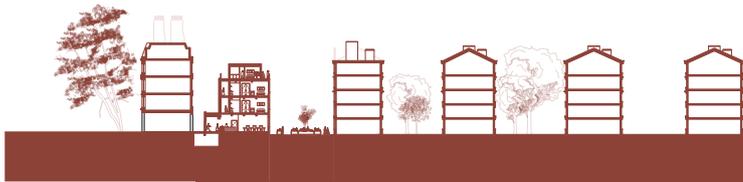
At this stage we propose Affordable Workspace on the Ground Floor with Affordable Housing above.



Potential plan of upper floor residential flats at 88 Grays Inn Road



Potential plan of ground floor affordable workspace at 88 Grays Inn Road

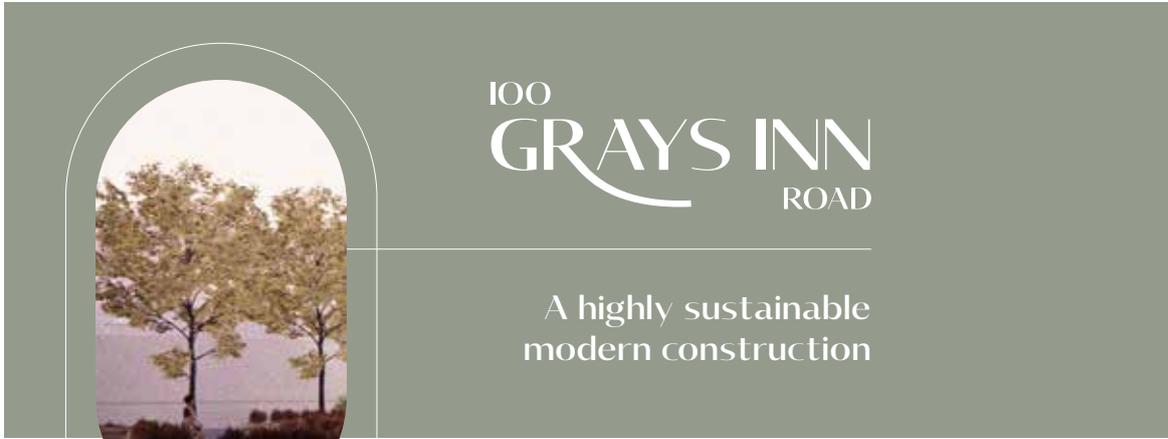


Cross section (west to east) showing 88 Grays Inn Road in the context of the Bourne Estate



The new residential building at 88 Grays Inn Road



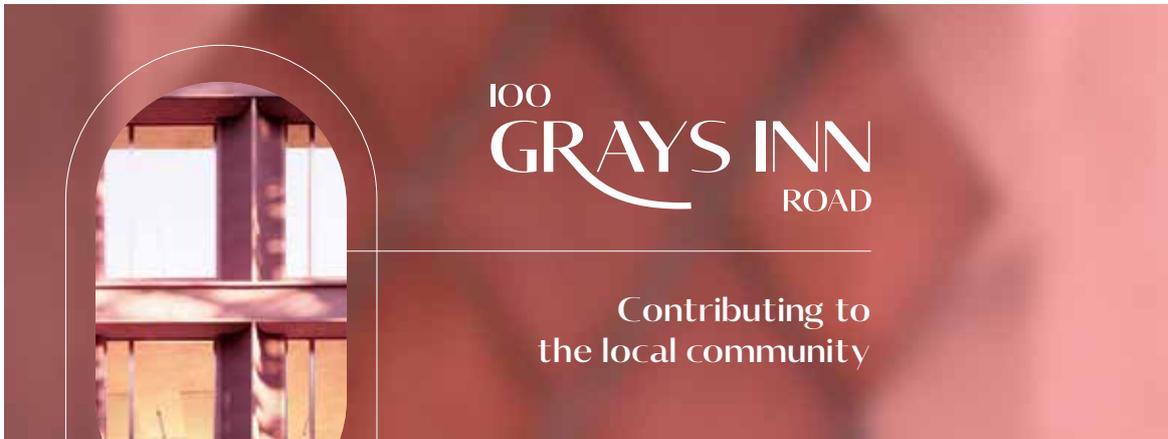


The development team aspires to meet the most ambitious sustainability targets for the development and in doing so deliver an exemplary building for sustainable design.

Timber is the longest standing building material and whilst the tradition of building in timber was lost for large parts of the 20th Century, it is rapidly resurfacing as a sustainable method of construction due its environmentally friendly, renewable and extremely durable features.

We aim to manufacture as much of the structure as possible offsite in factories, and assemble the parts onsite. This will reduce the amount of construction work needed on site and speed up the construction process for neighbours.





We understand that our site has many close neighbours – we want to minimise disruption and make a positive contribution to the surrounding community.

We have already had two meetings with our closest neighbours on the Bourne Estate to discuss how we can minimise impacts of constructing the new building and support positive change on the Estate.

Ideas that have attracted support from residents so far include:



A 'Local Lettings Policy' giving Bourne Estate residents priority for bidding for the new tenancies



CCTV for the Estate to deter antisocial behaviour



Support for residents to help improve planting and landscaping around the Estate



Ensuring that apprentice and work experience placements are offered to local residents

**Do you have suggestions for how we could minimise the impact of construction and help support positive change in the neighbourhood?**



Leclam Buildings, Bourne Estate



Bourne Estate map



Bourne Estate Quiet Garden

**Do you have any final comments on the proposals?**

# Appendix IX – May Bourne Estate Residents’ Letter



May 2022

**Dear Bourne Estate resident,**

I am writing on behalf of Lawnmist Limited, the owner of:

- 100 Gray’s Inn Road and 129 Clerkenwell Road – a 1960s modernist office building on the corner of Grays Inn Road and Clerkenwell Road
- 127 Clerkenwell Road – a 1980s brick office building
- 88 Gray’s Inn Road – a warehouse office building to the rear of 88-90 Gray’s Inn Road

Lawnmist Limited is continuing its public consultation on the proposals for 100 Gray’s Inn Road.

Along with other neighbours from the wider neighbourhood, we would like to invite you to join us at our second public exhibition event on **Wednesday 25 May**, from **7pm to 9pm**, at **Allen Hall, Bourne Estate, Portpool Lane, EC1N 7AA**.

We would like to extend an **exclusive invitation** to neighbouring residents of Ledam, Shene, 95-105 Redman and 1-13 Radcliff to attend a **pre-meeting**, prior to the public exhibition event, from **6pm to 6:45pm**, on **Wednesday 25 May**, at the **Allen Hall**. The pre-meeting will provide residents with the opportunity to discuss close neighbour issues and ask any questions before the event is open to the wider neighbourhood.

The exhibition will also be available online at our website: **100graysinnroad.community**, with an online feedback form available.

If you have any questions please don’t hesitate to get in touch by emailing **100GraysInnRoad@kandaconsulting.co.uk** or calling **020 3900 3676**.

We hope to see you on 25 May.

Yours sincerely

Andrew Ross  
Global Holdings – Project Manager

Email: [100GraysInnRoad@kandaconsulting.co.uk](mailto:100GraysInnRoad@kandaconsulting.co.uk)

Phone: 020 3900 3676

Website: [100graysinnroad.community](http://100graysinnroad.community)

# Appendix X – May Newsletter



## Have your say on the proposals for the redevelopment of 100 Grays Inn Road

Lawnmist Limited is consulting on the proposals for the redevelopment of 100 Grays Inn Road.

Since our last exhibition in December 2021, we have received your feedback and used it to form an enhanced set of proposals.

To learn more about the proposals and provide your feedback, please visit our dedicated consultation website:

Visit our dedicated consultation website:

[100graysinnroad.community](https://100graysinnroad.community)

Join us at our public exhibition:

Tuesday 25<sup>th</sup> of May  
7pm to 9pm  
Allen Hall, Bourne Estate, Porpoise Lane, EC1N 7AA

Visit our dedicated consultation website:

[100graysinnroad.community](https://100graysinnroad.community)

## The Proposals

Lawnmist Limited is bringing forward proposals for the redevelopment of a series of buildings around 100 Grays Inn Road, including:

- 100 Grays Inn Road
- 127 Clerkenwell Road
- 88 Grays Inn Road



The proposals for the redevelopment of these buildings will replace the existing, low-quality office space within the building with:



New, high-quality workspace that is fit for modern uses and needs



New commercial space



A range of new, affordable homes for local residents in need



Improvements for pedestrians on Clerkenwell Road



A new, sustainable building helping to tackle the ongoing climate crisis



To learn more about the updated proposals and provide your feedback on the plans, please:

Join us at our public exhibition:

Tuesday 25<sup>th</sup> of May  
7pm to 9pm  
Allen Hall, Bourne Estate, Porpoise Lane, EC1N 7AA

Visit our dedicated consultation website:

[100graysinnroad.community](https://100graysinnroad.community)

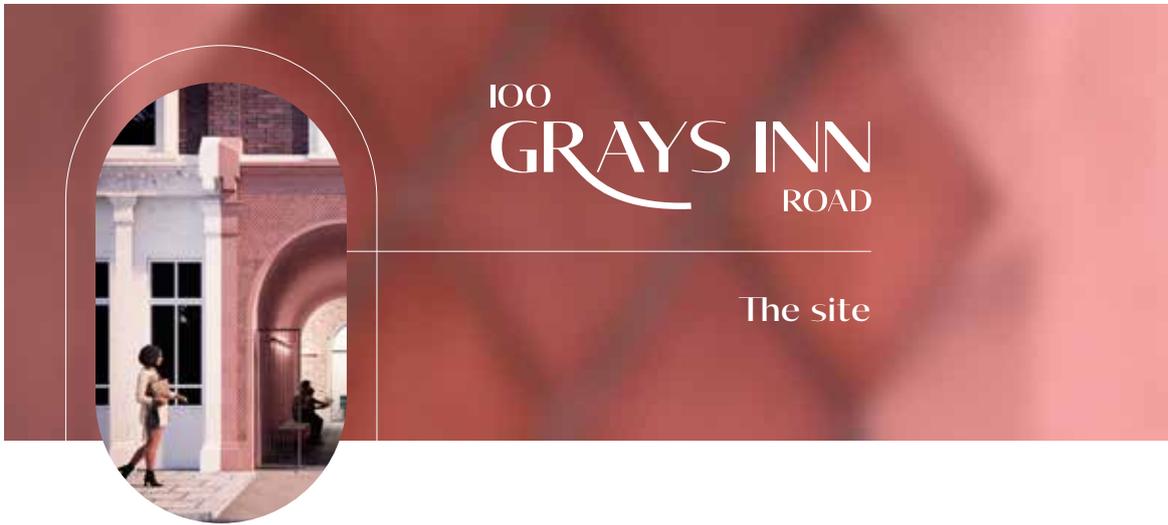
If you cannot access the consultation website for any reason or would prefer a physical copy of the material on the website to be posted to you, please do not hesitate to get in touch using the contact details below.

[100GraysInnRoad@KandaConsulting.co.uk](mailto:100GraysInnRoad@KandaConsulting.co.uk)

020 3900 3676

If you have any questions about the proposals or would like to speak to a member of the team please get in contact.

# Appendix XI – May Exhibition Boards



The site is located a ten-minute walk north of Chancery Lane station (Central Line) and about a nine-minute walk west of Farringdon Station (Circle, Hammersmith & City, Metropolitan Lines and Thameslink). Farringdon Station will also be one of the key stations on the central section of the Elizabeth Line, expected to launch in 2022.

The site is currently occupied by a 1960s modernist building on the corner (100 Grays Inn Road and 129 Clerkenwell Road), a 1980s brick building at 127 Clerkenwell Road, and a well-proportioned office building at the rear of 88 Grays Inn Road.

100 Grays Inn Road contains retail units at the ground floor. A Victorian/ Edwardian building containing retail at the ground floor and residential flats above sits to the front of the 88 Grays Inn Road building.

The existing office buildings are tired and in need of refurbishment and modernisation, with Camden Council designating 100 Grays Inn Road a negative contributor to the Hatton Garden Conservation Area.



127 Clerkenwell Road  
100 Grays Inn Road  
88 Grays Inn Road  
Access to 88 via Grays Inn Road



88 Grays Inn Road  
100 Grays Inn Road  
127 Clerkenwell Road



1



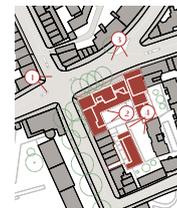
2



3



4



What do you value about the location?

What are your thoughts on the current buildings?



# 100 GRAYS INN ROAD

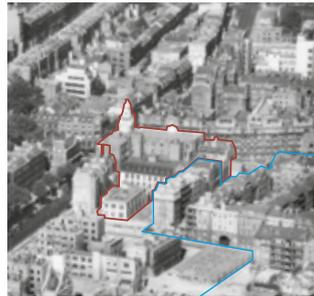
## History of the site

100 Grays Inn Road is the site of the former Holborn Town Hall, which stood from the late 19th Century to the 1960s. As the plans showing the changing plot footprint show, Holborn Town Hall evolved slowly into a courtyard arrangement. A later building extended the building footprint all the way to the rear boundary with the Bourne Estate. From 1930 until 1960, the whole site was built out with an internal courtyard.

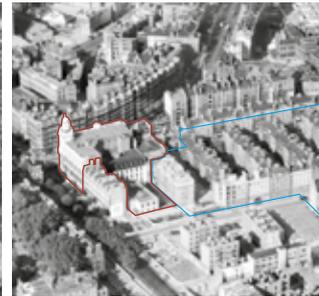
In the 1960s Holborn Town Hall was replaced with a modernist office building, designed by prominent architect Richard Seifert. The original stone cladding system was replaced with insulated metal panels in the 1980s. The cladding was also resprayed in 2006.

In the 1980s 127 Clerkenwell Road was replaced by the current brick office building, 88 Grays Inn Road is a well-proportioned 20th century office building which offers the opportunity for renovation and reuse.

Site  
The Bourne Estate



Britain from Above, 1917



Britain from Above, 1947



Holborn Town Hall, 19<sup>th</sup> Century



Early 20<sup>th</sup> Century



Richard Seifert Building, 1960s



127 Clerkenwell Road & 100 Grays Inn Road, 1980s onward

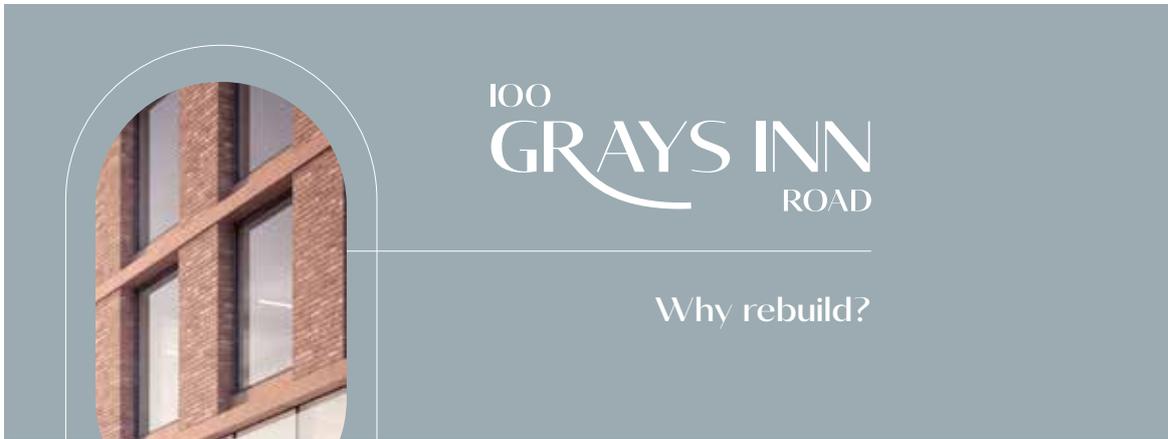


The Bourne Estate, 1900s



The Bourne Estate, 1900s





The owner of the buildings has a long-term perspective and wants to invest to create a high-quality, highly-sustainable office space that will work successfully for many decades into the future.

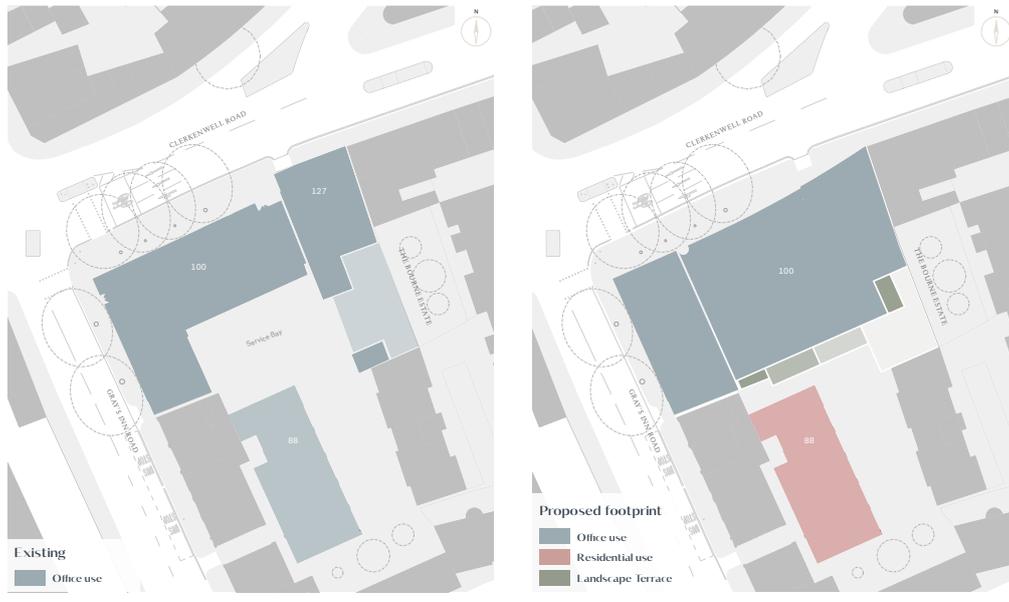
The existing buildings on site are in need of major renovation to bring them up to the modern standards and requirements. A limiting structural problem with both buildings is the current floor to ceiling heights. Some of the ceiling heights in 100 Grays Inn Road are too low to be suitable for use as high-quality modern office accommodation. Floor heights in the 1960s and 1980s buildings don't match up, making combining the buildings difficult.

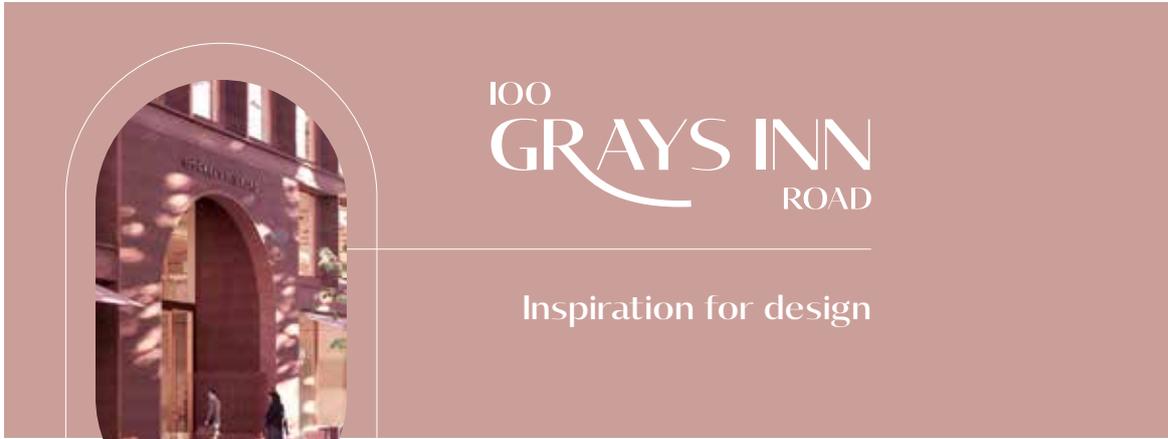
Additionally, 127 Clerkenwell Road has small windows, resulting in a dark interior. The large and underused servicing yard at the rear of the buildings offers an opportunity to extend the building.

Currently the Clerkenwell Road frontage of the buildings is inconsistent, with 127 Clerkenwell Road jutting out into the footway.

Redeveloping both buildings gives the opportunity to create a unified, more efficient building; with generous modern floor-to-ceiling heights; leading sustainability features; and a continuous building line that enables a more generous footway for the public to use on Clerkenwell Road.

The Design Team has explored detailed alternative schemes that involve retaining the structure of part or all of the existing buildings. Our engineers' embodied carbon calculations show that the proposed newbuild scheme has lower whole life carbon than the retention options, in part because we propose constructing the building frame with cross laminated timber, which is far less carbon-intensive than concrete or steel.



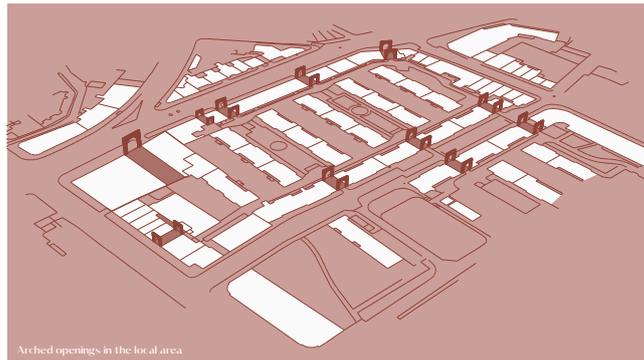


A key ambition for the team is to create a building that better fits with its neighbouring Victorian and Edwardian buildings; that echoes the same care, attention to detail and craftsmanship of those buildings; and which makes a positive contribution to the Hatton Garden Conservation Area.

The Grays Inn Buildings, which sit opposite the buildings, have particularly inspired the project with their deep red palette, made up by red brickwork and red stucco detailing, cornicing and banding.

Rounded brick archways are a distinctive local characteristic, particularly on the Bourne Estate, which the team would like to feature in the design.

The team is aiming for a contemporary building that reinterprets many of the distinctive features of the neighbourhood.

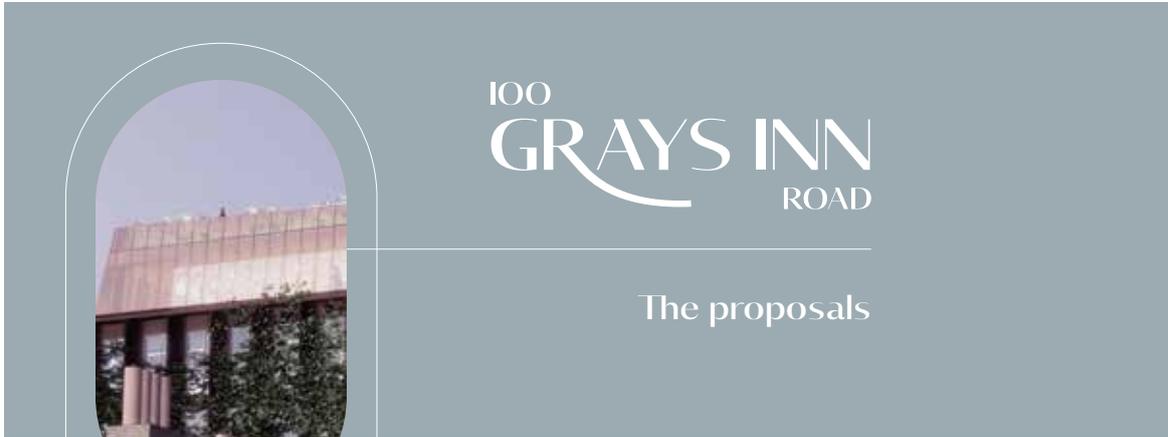


Arched openings in the local area



Local red brick buildings





Thank you to those who took part in our first consultation in December 2021. The feedback from residents has helped us to shape a revised and improved set of proposals. Our plans include:

### Offices

The offices are designed with the recent pandemic in mind – with access to outdoor terraces on each floor, windows that can be opened, and high-quality ventilation.

### Roof

From the initial consultation some concerns emerged regarding the roof. In light of this, we have lowered the height of the roof by two metres, and have adjusted our plans to a lighter roof form, which will mitigate the impact for our neighbours, and to views from Grays Inn Walks (the historic garden of Grays Inn).

The proposed building's parapet maintains the line of the existing building's roof edge. Above this are two floors which are set back from the building edge. These setbacks create space for planting and outdoor amenity.

### Form

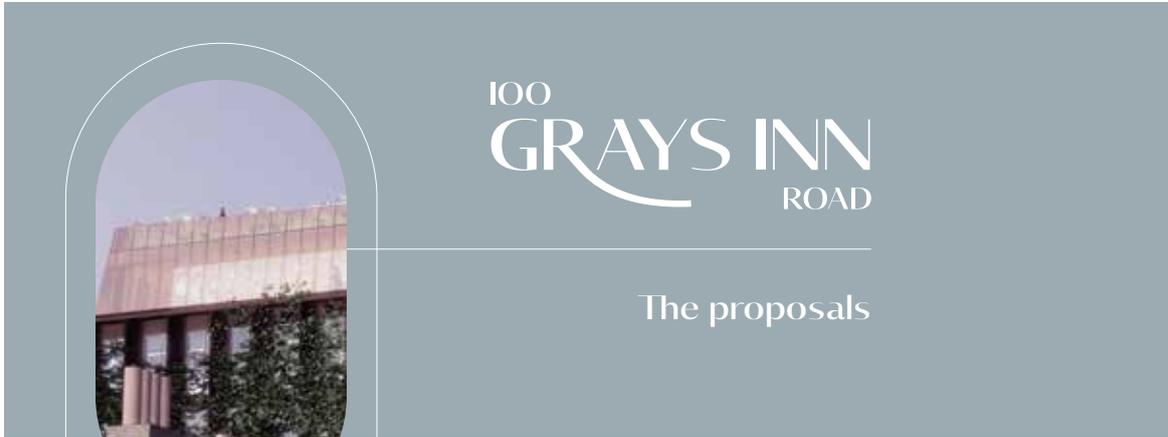
To address feedback concerning the Clerkenwell Road façade, we are now proposing a two-part form, to break up the building and create an improved view from street level on Clerkenwell Road.



Full roof form, view from Gray's Inn Walks (the historic garden of Grays Inn, to the west of Grays Inn Road)



View from Gray's Inn Road of the building's two-part form



**Rear of the building**

In contrast to the formality of the front of the building, the rear of the building is intended to be much more informal and planted to provide excellent outdoor amenity for office workers, visual amenity for neighbouring residents and greening to the south.

The existing buildings to the rear are densely arranged, meaning it is sometimes not possible to achieve distances of 18 metres or more between windows. Where it is not possible to achieve this separation distance the team proposes a number of mitigation measures, including screening to windows, terraces and planting.

To ensure that any overlooking is mitigated as much as possible, we are proposing to fit smaller windows at the rear of the building. The new window proportion is narrower, with deep reveals to reduce overlooking. Climbing planting will also be used to help reduce the potential for overlooking.

The south-east corner of the building has been cut away to reduce the impact on daylight and increase separation distances to neighbours in Ledam Building.



The existing view from Bourne Estate Quiet Garden



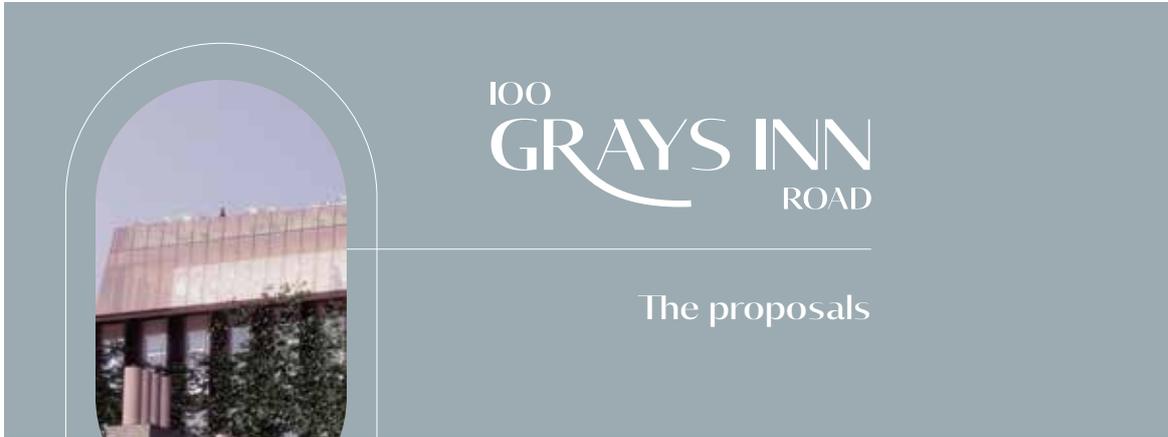
Previous scheme view from the Bourne Estate Quiet Garden



Example of climbing planting



Proposed new view from the Bourne Estate Quiet Garden



**Ground floor**

The ground floor will contain the main entrance to the building on Clerkenwell Road, a large retail unit on the corner, a smaller café/retail unit, and a flexible commercial space that could be used in a variety of ways. We have increased the amount of active retail frontage since the previous proposals.

**Public realm**

Currently 127 Clerkenwell Road juts into the pavement, leaving a narrow 3.1 metre footway. Our new proposal will smooth the building line and create a wider footway. The mature plane trees will be preserved and protected. The new design will fundamentally improve the public realm experience along Clerkenwell Road and Gray's Inn Road. Our plans to enhance the footway and provide outdoor seating will increase active uses for the community. To improve the appearance, we are also proposing to instal new tree grilles.

**Servicing**

Servicing will take place in an internal servicing bay accessed from Gray's Inn Road. There will be a vehicle turntable to enable vehicles to avoid reversing into the street.



Proposed new view from Grays Inn Road



Proposed new external seating



View from Grays Inn Road



View from Grays Inn Road



# 100 GRAYS INN ROAD

## Delivering the affordable housing that Holborn needs

Camden Council requires any development that increases office space to also deliver housing, in particular affordable housing. We believe that 88 Grays Inn Road would be suitable to be converted into housing on its upper floors.

The building is well-proportioned, with generous floor to ceiling heights and large windows. The flats would be significantly larger than the minimum London space standards. We propose creating inset balconies to create excellent private outdoor space for the new residents.

The width of the courtyard between 88 Grays Inn Road and the neighbouring Shene Building (Bourne Estate) to the east is around 12 metres and replicates the repeated layout of blocks and courtyards within the Bourne Estate. We have started conversations with Bourne Estate residents about whether they would like us to assist with improving the Quiet Garden courtyard.

The building is currently only 2 metres away from the rear elevations of the terraced housing on Gray's Inn Road. Our proposal strips away the extension, widening the distance to the terraced housing to around 5 metres, improving issues such as daylight and overlooking.

We propose Affordable Workspace on the Ground Floor with Affordable Housing above.



Potential plan of ground floor affordable workspace at 88 Grays Inn Road



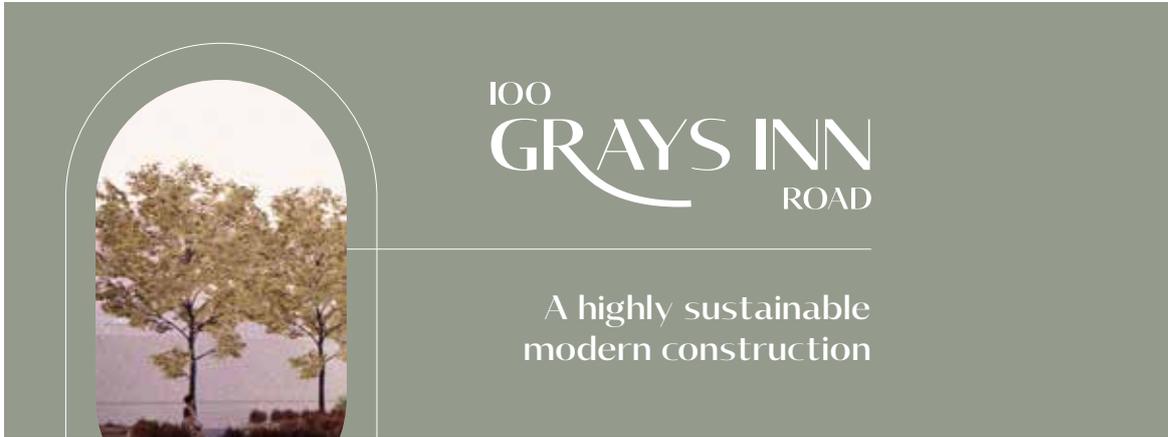
Potential plan of upper floor residential flats at 88 Grays Inn Road



The new residential building at 88 Grays Inn Road



New entrance to 88 Grays Inn Road



The development team aspires to meet the most ambitious sustainability targets for the development and in doing so deliver an exemplary building with sustainable design.

Timber is the longest standing building material and whilst the tradition of building in timber was lost for large parts of the 20th Century, it is rapidly resurfacing as a sustainable method of construction due its environmentally friendly, renewable and extremely durable features.

### Reducing the impact of construction

We understand that neighbours are concerned about potential disruption from construction and want to limit this as much as possible.

The proposal is being designed in such a way to maximise off site manufacturing and substantially reduce the overall construction time. The building will be assembled as a 'kit of parts', this will reduce the amount of construction work needed on site and speed up the construction process for neighbours.

The facade elements will be premanufactured off-site and the windows too will be pre-installed off-site which substantially reduces the amount of on-site work.

We have decided not to dig out the basement close to Ledam Building, reducing the impact on these residents.

The building structure will be entirely made out of Cross Laminated Timber. Timber is much quicker to assemble and far less noisy during construction than other materials such as concrete or steel.

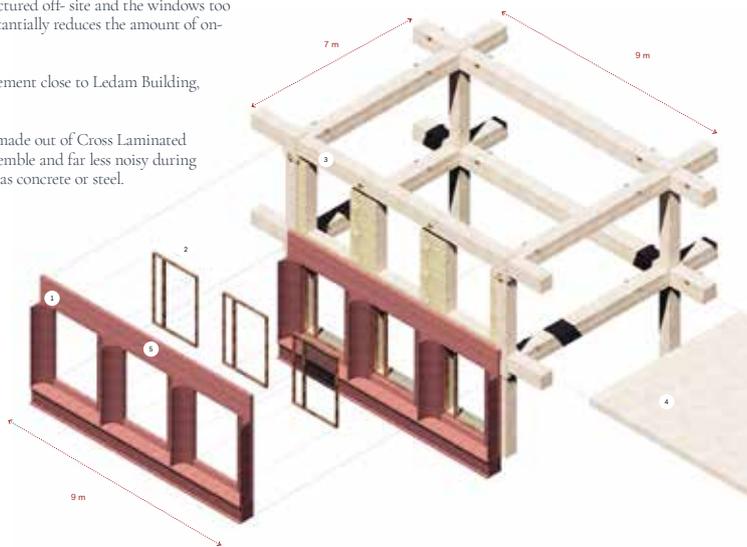
### Standard construction hours:

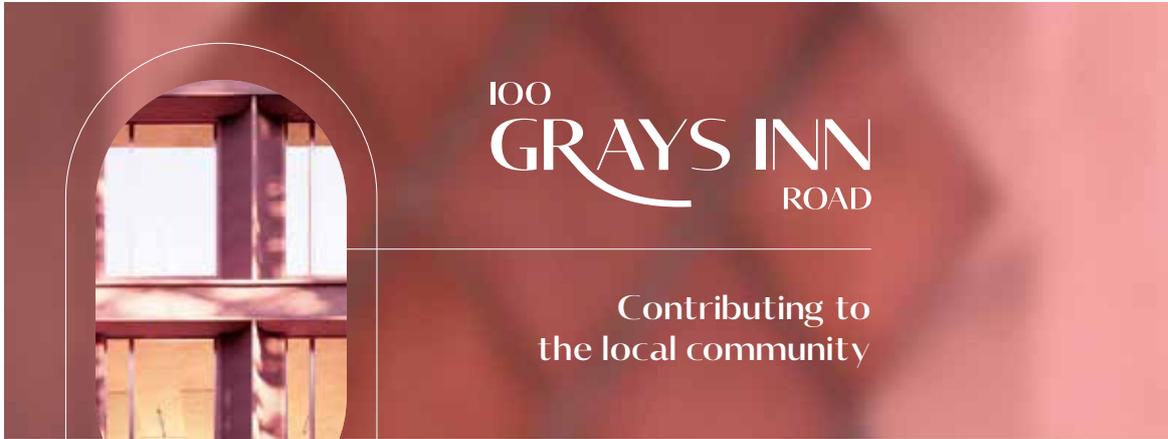
8am-6pm, Monday – Friday  
8am-1pm, Saturday

### Timeline:



1. 9m wide pre-cast facade panel
2. Windows pre-fixed off site
3. Cross Laminated Timber structure
4. Removable CLT slabs
5. Maximisation of off site manufacturing and primary structure which is demountable and adaptable.





We understand that our site has many close neighbours – we want to minimise disruption and make a positive contribution to the surrounding community.

We have already had two meetings with our closest neighbours on the Bourne Estate to discuss how we can minimise impacts of constructing the new building and support positive change on the Estate.

Ideas that have attracted support from residents so far include:



A 'Local Lettings Policy' giving Bourne Estate residents priority for bidding for the new tenancies



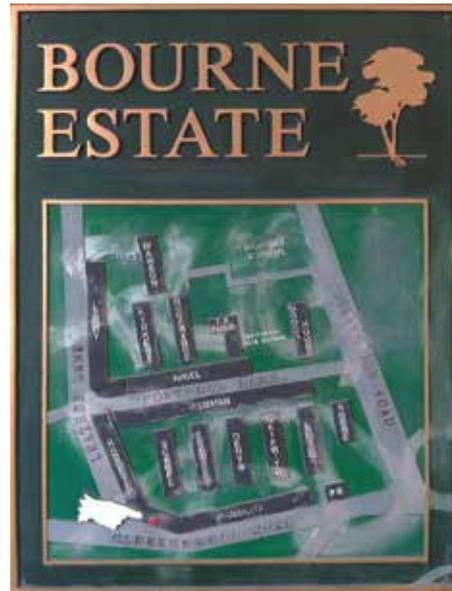
CCTV for the Estate to deter antisocial behaviour



Support for residents to help improve planting and landscaping around the Estate



Ensuring that apprentice and work experience placements are offered to local residents throughout the construction period



Bourne Estate map



Ledam Buildings, Bourne Estate



Bourne Estate Quiet Garden

## Appendix XII – May Paper Feedback Form



25 May 2022

### Public Consultation: Feedback form

Since our last exhibition in December 2021, we have listened to residents' feedback and used it to form an enhanced set of proposals. The following questions are about the updated proposals.

1. What is your name?
2. What is your address?
3. What is your postcode?
4. What is your email address?
5. What do you value about the location?
6. How do you feel about the new two-part form we are proposing, to break up the building and create an improved views from street level on Clerkenwell Road?
7. Our plans to enhance the footway and provide outdoor seating will increase active uses for the community and improve the public realm experience along Clerkenwell Road and Gray's Inn Road. Do you have any comments on the new design?

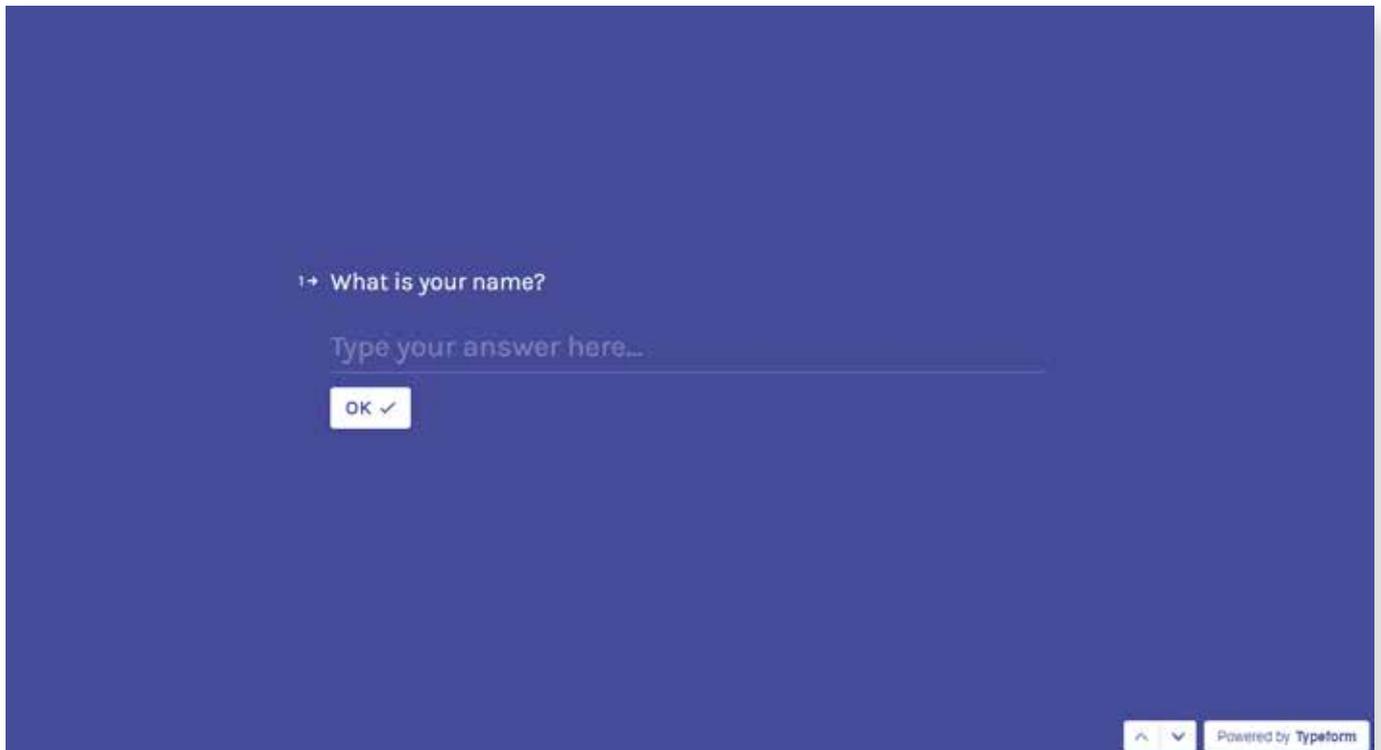
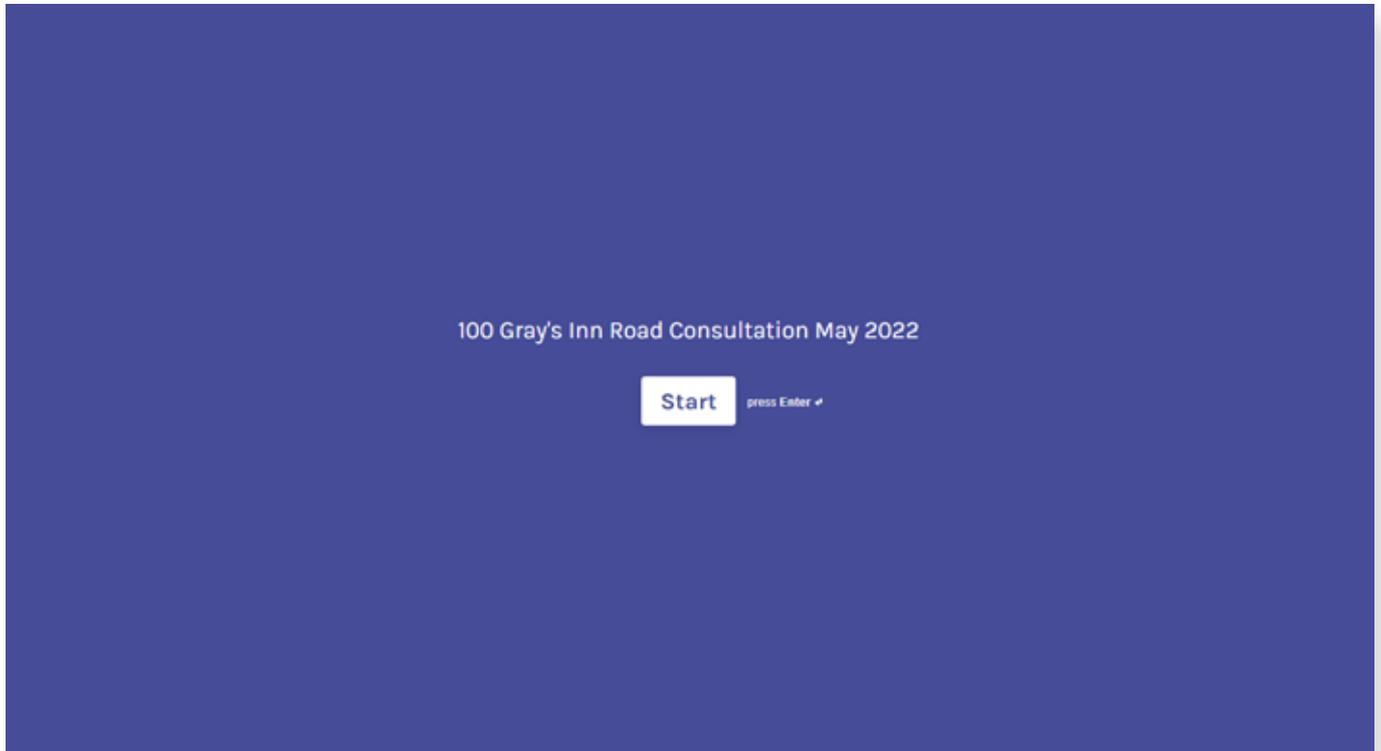






18. Do you have suggestions for how we could minimise the impact of construction and help support positive change in the neighbourhood?

## Appendix XIII – Online Feedback Form



2+ What is your address?

Type your answer here...

OK ✓

Powered by **Typeform**

3+ What is your postcode?

Type your answer here...

OK ✓

Powered by **Typeform**

4+ What is your email address?

Type your answer here...

OK ✓

^ | v | Powered by Typeform

5+ What do you value about the location?

Type your answer here...

Shift + Enter to make a line break

OK ✓

^ | v | Powered by Typeform

6→ How do you feel about the new two-part form we are proposing, to break up the building and create an improved views from street level on Clerkenwell Road?

Type your answer here...

Shift ⌘ + Enter ↵ to make a line break

OK ✓

Powered by Typeform

7→ Our plans to enhance the footway and provide outdoor seating will increase active uses for the community and improve the public realm experience along Clerkenwell Road and Gray's Inn Road. Do you have any comments on the new design?

Type your answer here...

Shift ⌘ + Enter ↵ to make a line break

OK ✓

Powered by Typeform

8+ To mitigate the impact for our neighbours, and views from Grays Inn Walks, we have lowered the height of the roof by two metres and have adjusted our plans to a lighter roof form. Do you have any comments on this?

Type your answer here...

Shift ⌘ + Enter ↵ to make a line break.

OK ✓

^ v Powered by Typeform

8+ To mitigate the impact for our neighbours, and views from Grays Inn Walks, we have lowered the height of the roof by two metres and have adjusted our plans to a lighter roof form. Do you have any comments on this?

Type your answer here...

Shift ⌘ + Enter ↵ to make a line break.

OK ✓

^ v Powered by Typeform

9 → We have redesigned the rear of the building to improve the relationship with the Bourne Estate - we have narrowed and deepened the windows to reduce overlooking. Do you have any comments on this?

Type your answer here...

Shift ⌘ + Enter to make a line break

OK ✓

^ v Powered by Typeform

10 → The proposal is being designed in such a way to maximise off site manufacturing and to minimise the impact of construction on neighbours. Do you have any comments on this?

Type your answer here...

Shift ⌘ + Enter to make a line break

OK ✓

^ v Powered by Typeform

11 → Do you have any final comments on the updated proposals?

Type your answer here...

SHIFT ⏎ + Enter ↵ to make a line break

OK ✓

^ v Powered by Typeform

12 → What are your thoughts on the current building?

Type your answer here...

SHIFT ⏎ + Enter ↵ to make a line break

OK ✓

^ v Powered by Typeform

13 → What are your thoughts about our decision to rebuild rather than retain, given that rebuilding uses less carbon?

Type your answer here...

Shift ⌘ + Enter ↵ to make a line break

OK ✓

^ v Powered by Typeform

14 → What are your thoughts about extending the building into the service yard, to meet the demand for more high-quality modern office space in this location?

Type your answer here...

Shift ⌘ + Enter ↵ to make a line break

OK ✓

^ v Powered by Typeform

15 → How do you feel about the design taking inspiration from its Victorian and Edwardian neighbours?

Type your answer here...

SHIFT + Enter to make a line break

OK ✓

^ v Powered by Typeform

16 → Do you have other thoughts about the proposed design?

Type your answer here...

SHIFT + Enter to make a line break

OK ✓

^ v Powered by Typeform

17 → Do you think the proposed building relates well to its surroundings?

Type your answer here...

SHIFT ⌘ + Enter ↵ to make a line break

OK ✓

^ | v Powered by **Typetform**

19 → Do you have suggestions for how we could minimise the impact of construction and help support positive change in the neighbourhood?

Type your answer here...

SHIFT ⌘ + Enter ↵ to make a line break

Submit

^ | v Powered by **Typetform**



100 GRAYS INN ROAD

ABOUT OUR PLANS | THE YOUNG | FAQs | CONTACT US

## ABOUT OUR PLANS

### Plans for the site

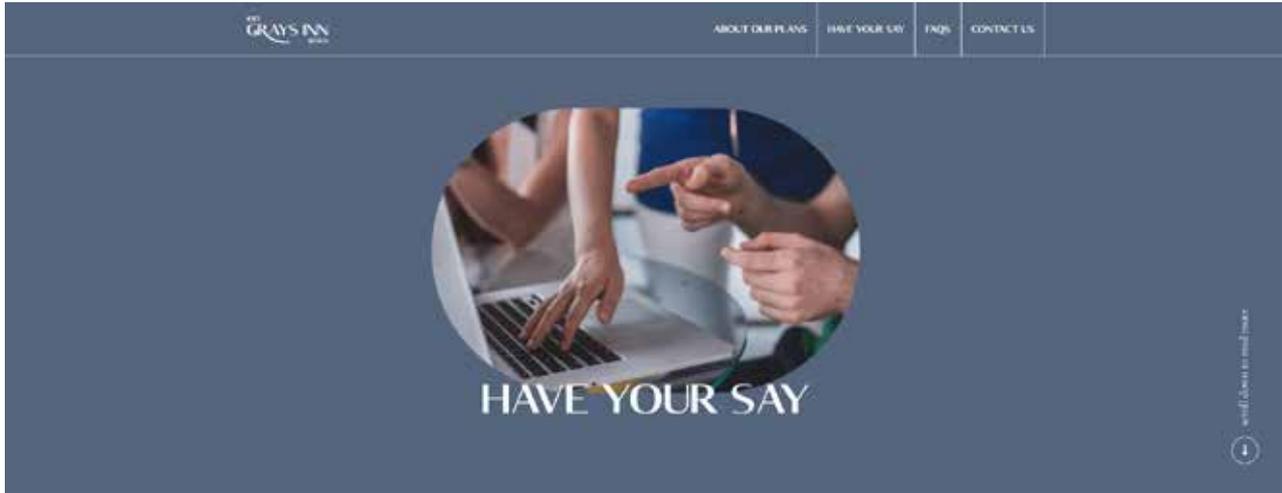
Our proposals seek to rebuild and replace the current outdated office building with a new contemporary building that will house workspaces providing excellent modern facilities, high levels of sustainability, and features such as outdoor spaces and better ventilation.

Our proposals will include affordable workspace and six new affordable homes.

-  A better fit with Clerkenwell's Victorian heritage
-  Highly sustainable
-  Extensive planting and greening
-  New affordable homes



FIVE YEAR SW



## Exhibition Boards

Thank you to everyone who joined us at our in-person event on 19 May. You can view the exhibition boards from the event here.

We know that not everybody has access to the internet, so all consultation materials will be made available as hard copy for those that would prefer. If you, or anyone you know, would like support accessing our communications or require translation, then please get in touch via the [Contact Us](#) page, and we would be happy to help.

[Exhibition Boards May 2022](#)

## Have Your Say

We welcome your feedback on our proposals. Please fill in our online survey below. The survey is now closed, but if you have any further comments or queries, please do not hesitate to contact us at:

[100GraysInnRoad@kandacconsulting.co.uk](mailto:100GraysInnRoad@kandacconsulting.co.uk) or on 020 3350 9036.

Thank you for your feedback on the updated proposals for 100 Grays Inn Road.

This feedback form is now closed, but if you do have any questions or want to get in touch with us, please send an email to [100GraysInnRoad@kandacconsulting.co.uk](mailto:100GraysInnRoad@kandacconsulting.co.uk).

How else can I help? [Contact Us](#)

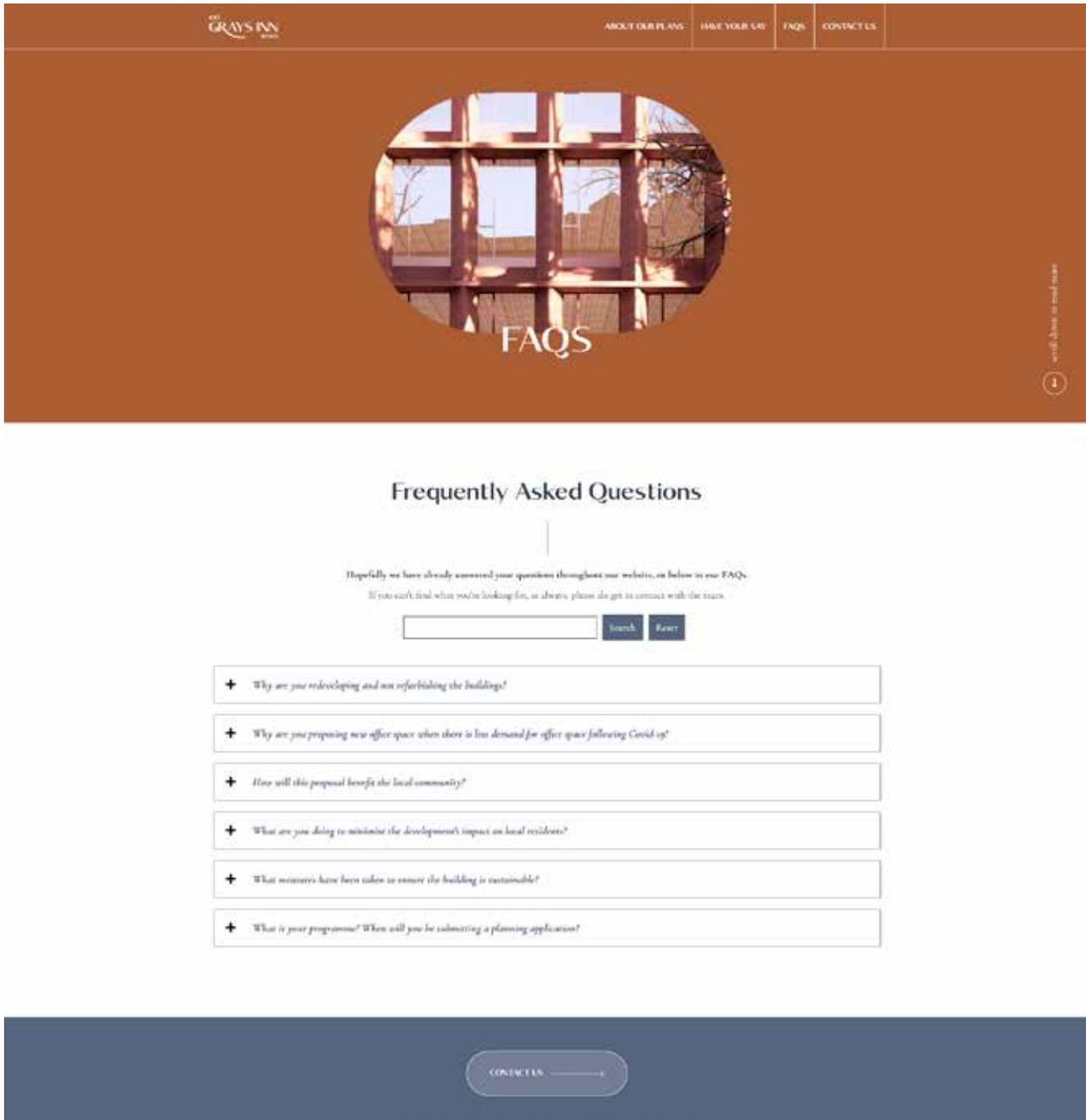
## Public exhibition

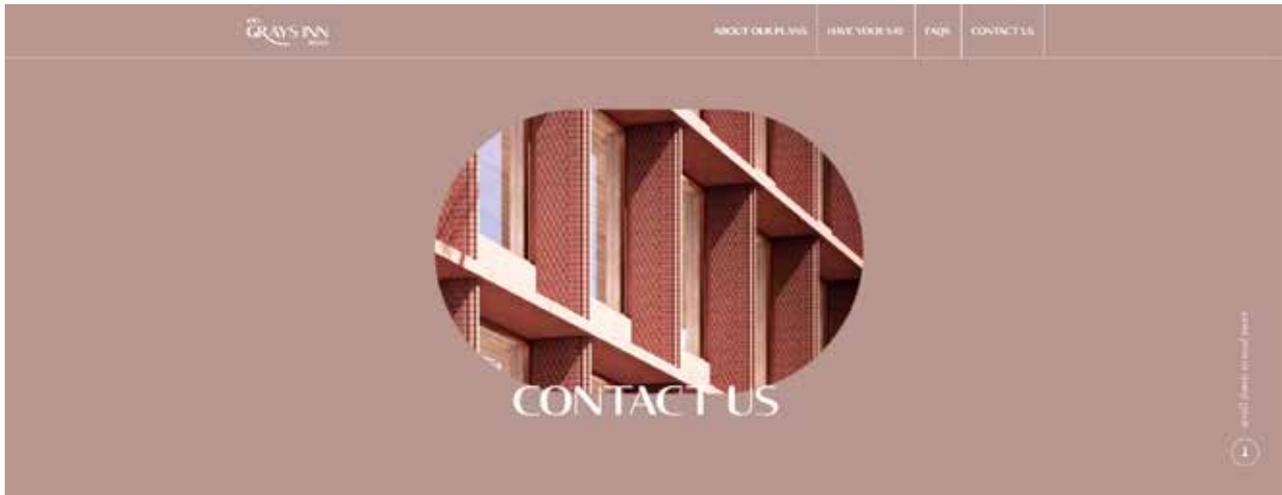
We have held three rounds of engagement:

- A public meeting and follow-up door knocking session for immediate neighbours of the site – in September 2021
- A public exhibition in December 2021
- A follow-up meeting and public exhibition in May 2022

Thank you for everyone that attended. It was great to hear the thoughts and feedback of the local community.

[PAGE 11/11](#)





## Thank You

Thank you for taking the time to visit the consultation website for the development of 100 Grays Inn Road.  
We are keen to speak to as many people as possible about the proposals for the site. If you would be interested in talking to the team, please use the details below to get in touch.



020 7700 9121



100GraysInnRoad@landconsulting.co.uk

## Get in touch

Please use the contact form below to get in touch with the project team.

Name...	Email...
Postcode...	Address...
Your message...	
<input type="button" value="Send Message"/>	
<input type="checkbox"/> I'm not a robot 	

### 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.

100  
GRAYS INN  
ROAD

Statement of Community Involvement  
September 2022