

The Kanda logo features the word "kanda" in a white, lowercase, sans-serif font. To the right of the text is a small, solid magenta circle. This logo is positioned within a larger, semi-transparent dark blue circle. In the background, there are several other overlapping circles of varying shades of blue and purple, creating a layered, abstract effect.

kanda

20-24 Kirby Street

Statement of Community Involvement

November 2022

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1. Executive Summary

1 • Executive Summary

- 1.1. In April 2021, Colgold Limited c/o Morgan Capital (the Applicant) appointed Kanda Consulting, a specialist public consultation company, to undertake pre-application community consultation for an application at 20-24 Kirby Street, EC1N 8TS.
- 1.2. This Statement of Community Involvement provides a record of the pre-application engagement carried out on proposals for the refurbishment and extension of the existing building at 20-24 Kirby Street, ahead of the submission of the planning application to the London Borough of Camden.
- 1.3. The description for the proposed scheme is as follows:

"Demolition of existing fifth floor and erection of a two storey extension together with the creation of new office floorspace (Use Class E(g)), internal and external alterations, plant and other associated works."
- 1.4. The objective of the consultation was to provide a full pre-application consultation with local residents and key local stakeholders, in line with the London Borough of Camden's requirements.
- 1.5. The brief was to develop and implement an 'at-a-distance' engagement strategy with political stakeholders, local residents and businesses, and wider community groups around the site, in accordance with the March 2020 Coronavirus act and advice published by the Ministry of Housing.
- 1.6. A series of targeted public engagement activities have taken place to present the proposed scheme to local residents and stakeholders. This has taken place in conjunction with pre-application discussions with the London Borough of Camden.
- 1.7. Public consultation activity included:
 - Letters sent to key local stakeholders. This included **5** political stakeholders and **3** important local groups, businesses and resident's associations
 - Letters sent directly to residents of DaVinci House, 44 Saffron Hill, a neighbouring property
 - The launch of a dedicated project consultation website, 20-24kirbystreet.info. The website introduced the proposals through a 'Virtual Exhibition', explained how to provide feedback and set out how to contact the team
 - An initial two-page flyer distributed to c. 661 addresses around the site. This included a summary of key information about the proposals for the site and details how to visit the virtual exhibition and provide feedback via the dedicated project website.

- A letter sent to key political stakeholders and key local community groups, resident's associations and businesses to notify them of the launch of the consultation
 - A follow up flyer sent to c. 661 addresses around the site, reminding residents that they could provide their feedback ahead of the formal closing date of the public consultation
 - Following the design amendments in 2022, a letter was sent to 148 addresses immediately surrounding the site, informing the closest neighbours of the design changes and that they can view them on the project website.
- 1.8. All materials used in the Applicant's consultation process sought to comply with the latest Accessibility Regulations for Public Sector bodies. Residents were asked to provide their feedback via post if they could not access the website.
 - 1.9. Overall feedback received through the public consultation has been broadly positive. Residents were particularly supportive of the principle of the development to provide an enhanced, modern office workspace and were generally supportive of the design which retained the existing building.
 - 1.10. Where residents did raise concern, this was predominantly around the proposed management of the roof-top terraces and potential noise disturbance, as well as assurance that the jewellery workspace on the lower ground floor would be properly managed to minimise pollution to the residential dwellings nearby.
 - 1.11. The Applicant has responded to the issues raised through the planning application and in the comments contained in this statement.
 - 1.12. The Applicant is grateful for the constructive and thoughtful feedback received and has sought to respond to these comments where possible. The Applicant remains committed to engaging with the residents, businesses and other key local stakeholders through the application process and beyond, subject to obtaining planning permission.
 - 1.13. 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 an approach to the consultation that is 'at-a-distance'
- To provide a full pre-application consultation, in line with the London Borough of Camden's requirements
- To ensure that key information on the proposals was communicated clearly to key stakeholders and local residents
- To provide feedback on the plans for the future of the site and to identify and address key concerns, ahead of the submission of the planning application to the London Borough of Camden

2.2. In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to undertake 'at a distance' engagement through the use of postal and online consultation tools.

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

| Date | Details |
|----------------|--|
| 7 July 2021 | A letter on behalf of the Applicant, was distributed to key local stakeholders inviting them to meet ahead of the launch of the public consultation |
| 12 July 2021 | A letter on behalf of the Applicant was distributed to residents of Da Vinci House, inviting them to a detailed briefing on the proposals |
| 10 August 2021 | Launch of the dedicated consultation website, which contained information on the proposals through a 'virtual exhibition' and provided an opportunity for residents to provide their feedback online |
| 10 August 2021 | A letter was sent to key stakeholders notifying them of the launch of the public consultation and extending the offer of an invitation to meet to discuss the proposals |
| 11 August 2021 | A two-page newsletter was distributed to c. 661 addresses around the site via Royal Mail, informing them |

| | |
|-----------------|--|
| | of the proposals and the launch of the public consultation |
| 19 August 2021 | A follow-up newsletter was sent via Royal Mail to the same distribution area around the site, reminding residents of the formal closing date of the public consultation |
| 24 August 2021 | A follow-up email was sent reminding key stakeholders that the consultation website was still open and offer to meet to discuss the proposals |
| 30 August 2021 | Formal closing of the public consultation. The proposals remain available to view on the 'Have Your Say' page on the website, and the dedicated email address and phonenumber remain active. |
| 21 October 2022 | Following design amendments, a letter was sent to 148 of the closest neighbouring addresses of the site, reminding the neighbours of the project website. |

- 2.4. The consultation website and channels of communication remain open following the formal closing of the public consultation. This will enable local residents to raise any further comments or queries they have with members of the project team.

3. Stakeholder Engagement

3. Stakeholder Engagement

- 3.1. Prior to the launch of the wider public consultation, Kanda approached identified key stakeholders and near neighbours to discuss the proposals for 20-24 Kirby Street.
- 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.
- 3.3. In addition to the key local groups identified, a letter of introduction and invitation to a detailed briefing on the proposals was sent to residents of Davinci House, 44 Saffron Hill, a neighbouring property.

Stakeholder Correspondence

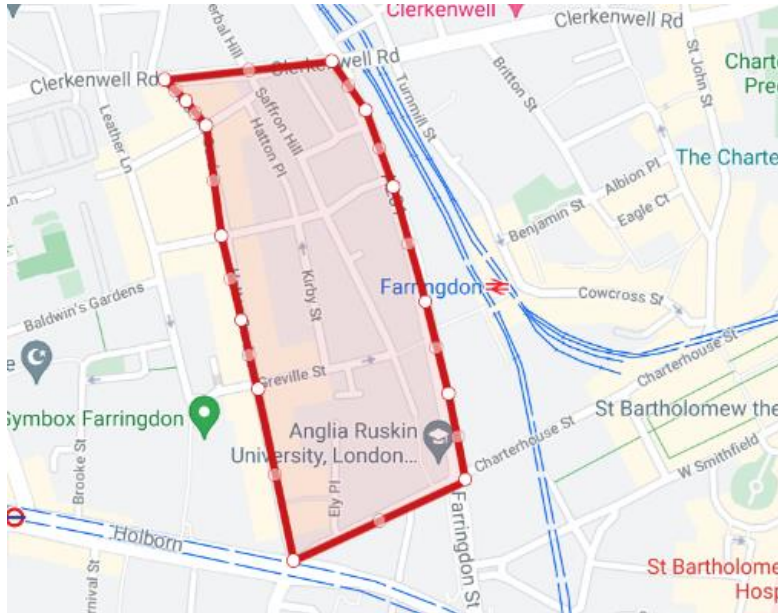
- 3.4. In July 2021, ahead of the public consultation, a letter on behalf of the Applicant (Appendix I) was sent to key stakeholders. The letter introduced the proposals for 20-24 Kirby Street, and an invitation to a detailed briefing with members of the project team.
- 3.5. This correspondence was sent to the following political stakeholders:
 - **Cllr Danny Beales** (Cabinet Member for Investing in Communities and an Inclusive Economy)
 - **Cllr Adam Harrison** (Cabinet Member for a Sustainable Camden)
 - **Cllr Julian Fulbrook** (Ward Councillor for Holborn and Covent Garden)
 - **Cllr Awale Olad** (Ward Councillor for Holborn and Covent Garden)
 - **Cllr Sue Vincent** (Ward Councillor for Holborn and Covent Garden)
- 3.6. This correspondence was sent to the following community groups, businesses and resident's associations:
 - **Summer's Street Resident's Association**
 - **Hatton Garden BID**
 - **BID Midtown**

- 3.7. A separate letter was sent on behalf of the Applicant to residents of Da Vinci House, 44 Saffron Hill, a neighbouring property for the site (Appendix II). The letter invited residents to meet on a one-to-one basis, or as a group if they wished.
- 3.8. A follow-up email was sent to all stakeholders contacted to date in August 2021, informing them of the launch of the public consultation which they could visit at the dedicated consultation website (Appendix IV) and extending the invitation to meet if they wished to discuss the proposals in more detail.
- 3.9. An additional email was sent to stakeholders prior to the formal closing date of the public consultation, informing them that the public consultation would shortly be closing, however, the Applicant would continue to engage with the local community beyond the closing date and they were welcome to meet to discuss the proposals in more detail.
- 3.10. At the time of writing, there were no responses received from the local stakeholders within the dedicated consultation period, however, the Applicant remains open to meeting with key stakeholders to discuss the proposals in more detail throughout the application process and beyond.
- 3.11. An additional letter was sent to near neighbours in October 2022 informing them about the design amendments.

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 the site and allow them with a means to provide their feedback.
- 4.2. In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to undertake 'at a distance' engagement via postal and website tools.
- 4.3. A dedicated project consultation website (Appendix IV) was launched on 10 August 2021, at <https://20-24kirbystreet.info>. The website introduced the proposals for the redevelopment of the site, explained how to provide feedback and set out how to contact the team.
- 4.4. 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.
- 4.5. The consultation website was advertised in a variety of ways:
 - A newsletter was distributed to c. 661 addresses (Appendix III). This introduced local people to the scheme and invited them to view the website or request a physical copy of the exhibition materials and feedback form via post
 - Emails were sent to the three local ward councillors, two cabinet members and three key community groups, businesses, and resident's associations, notifying them of the launch of the public consultation
 - A reminder newsletter was distributed in late August (Appendix VI), to further advertise the public consultation and remind residents that they could provide their feedback by 30 August 2021
 - A follow up email was distributed in October 2022 to 148 near neighbours informing them about design changes and reminding them about the project website where the updated plans can be seen
- 4.6. The distribution area for both newsletters can be seen below:



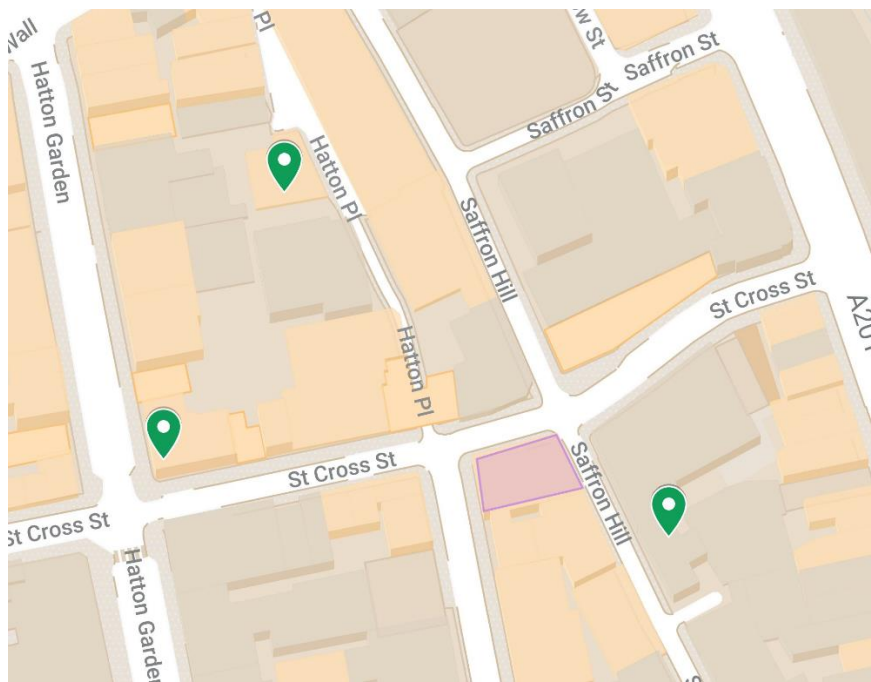
Newsletter distribution area

- 4.7. The newsletters were sent to all addresses in the distribution area via Royal Mail.
- 4.8. The primary newsletter was two pages long (Appendix III). It included a summary of key information about the proposals for the site and details on how to visit the virtual exhibition and provide feedback via the dedicated project website. Residents with limited access to the internet were encouraged to request a physical copy of the exhibition materials via phone or email. Contact details for the project team and the deadline for the submission of feedback was also included.
- 4.9. The secondary 'reminder' newsletter was two pages long. Like the previous newsletter, it contained a summary of key information about the proposals and details on the virtual exhibition. The objective of the follow-up newsletter was to remind residents of the formal date of the closing of the public consultation.
- 4.10. This consultation period ran from Tuesday 10 August 2021 to Monday 30 August 2021.
- 4.11. Once the website was open, key stakeholders and groups were notified via the project email that the dedicated consultation website and virtual exhibition was open for viewing, and they could provide their feedback through the website if they wished.
- 4.12. The online consultation for the scheme closed on Monday 30 August 2021. Kanda received 3 responses from the online consultation via the website. In total, 52 users viewed the project website.
- 4.13. In addition to the feedback received from the consultation website, Kanda received four direct emails from two local residents, enquiring about the virtual exhibition and the proposals. They were provided with the appropriate information and their feedback/queries are contained in Section 5 of this report.

- 4.14. Once the formal public consultation closed, the website was updated to inform users that the formal window for feedback had closed but that the team will continue to engage with the community throughout the planning process.

Online Feedback

- 4.15. As part of the feedback process, respondents answered several questions based on the proposals as presented in the virtual exhibition.
- 4.16. Respondents were asked to provide the following information via an embedded Typeform survey on the website (see Appendix V):
- Name
 - Postcode
 - Their existing relationship to the site
 - Their general views to redevelop the site to create a modern workplace
 - The design of the proposals and how this responded to the surrounding Hatton Ground Conservation Area
 - The roof extension to the height of the building
 - Any additional views they had on the proposals
- 4.17. Respondents were asked to provide general comments about certain aspects of the proposals, as well as provide their answers to questions presented on an opinion scale. Statements were listed and respondents were asked their thoughts on a scale of Strongly Disagree to Strongly Agree.
- 4.18. At the end of the survey, the respondents were provided with the option to store their data and were provided with information that outlined the way their feedback would be stored and used within GDPR data guidelines. They were given the option to accept or not accept whether they wished their contact details to be stored.
- 4.19. Kanda received **three** responses to the online Typeform survey. There were 52 users and 292 individual page views on the consultation website. All **three** respondents identified as local residents. Their feedback is summarised below in Section 5.
- 4.20. A distribution map below shows the approximate location of those who responded to the survey, in relation to the site:



- 4.21. Feedback provided through the online Typeform survey is incorporated into the consultation feedback in Section 5.

Project Contact Methods

- 4.22. Throughout the consultation process, a dedicated project email (20-24kirbystreet@kandaconsulting.co.uk) and telephone number were supplied and managed by Kanda Consulting. This gave residents and other key stakeholders the opportunity to speak with the team directly if they had any other queries or comments.
- 4.23. There were four emails received directly through the project email. Where residents raised their concerns, this has been categorized into common themes and incorporated into the consultation feedback in Section 5.
- 4.24. The email address and telephone number continue to be managed by Kanda Consulting. 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

- 5.1. Consultation feedback from resident enquiries and responses to the online survey was gathered and categorised into common themes.
- 5.2. Overall, residents were broadly supportive of the scheme, particularly the principle of development to create an enhanced, modern workspace.
- 5.3. Respondents to the online survey were supportive of the plans to retain the existing building, as well as the design of the building which they felt appropriately reflected the surrounding Hatton Garden Conservation area and was 'an improvement' to the existing frontage.
- 5.4. Where concern was raised, this was largely surrounding the management of the proposed roof terraces and potential noise disturbance to residents. One resident also raised concern about the proposed jewellery workspace on the lower ground floor and sought assurance that a proper extraction system would be put in place to avoid fumes rising to the neighbouring properties.
- 5.5. Below is a table of the key themes that arose from the consultation with the key stakeholders and respondents from the online survey.

| Topic | Detail | Response |
|----------------|---|--|
| Roof Extension | <p>Responses to the modest roof extension to accommodate the enhanced modern workplace showed a range of views.</p> <p>A couple of residents raised issue with the additional height and sought clarification as to why it would be necessary to the development.</p> | <p>The roof extension is part of the redevelopment to enhance the quality of the office space and deliver a modern workspace. The work also includes infilling the central void and relocating the core to create more rational and efficient floorplates. This means that the resulting workspace will benefit from improved natural light, as well as a 'break-out' area for office staff on the new external terraces.</p> <p>The reconfiguration of the building will create a net increase in floorspace of circa 703sqm. This makes allowance for affordable jewellery workspace on the lower ground floor available to jewellers which will be available to businesses within the local vicinity.</p> |

| | | |
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| Privacy | <p>Some respondents wanted to understand the impact this would have on neighbouring residents' views and access to privacy.</p> | <p>The massing of the scheme and proposed location of the rooftop terraces have been carefully designed and set back to minimize the impact on neighbour's views.</p> <p>In terms of the impact of views on neighbouring properties, this has been tested throughout the pre-app stages and through consultation with the local community. This includes carefully recessing the rooftop extension on the eastern side to minimize impact to the neighbouring property, Saffron Hill.</p> <p>A full assessment of the impact of views on neighbouring properties will be demonstrated in the Townscape and Visual Impact Assessment, which will be submitted alongside the planning application.</p> |
| Visibility of the Plant | <p>One resident also inquired about the additional plant on the roof, and whether this would be visible from the street and neighbouring properties.</p> | <p>The proposals include a roof extension as part of delivering modern office accommodation. The proposed roof extension of the building has been sympathetically designed in response to the surrounding Hatton Garden Conservation Area and immediate built context.</p> <p>As part of this approach, the top floor is proposed to be set back alongside all the edges of the site to minimise any impact on our neighbours and in key townscape views.</p> |
| Design | <p>Respondents were generally supportive of the design and brickwork and felt it was an improvement over the existing design of the building.</p> <p>One resident raised an issue with the design of the street frontage on St Cross Street and wanted assurance that the materials and design used would be of high quality.</p> | <p>The Applicant is pleased that the residents are generally supportive of the proposed design of the building.</p> <p>Design cues have been taken from the neighbouring buildings, to ensure that the building responds to the unique heritage of the context of the Hatton Garden Conservation Area.</p> <p>Whilst the proposed development will retain the majority of the building, new, high-quality materials will be introduced to the existing street frontages to enhance the design elements. These materials have been</p> |

| | | |
|---------------------|---|--|
| | | carefully chosen, to ensure that the design of the building is of the highest architectural quality. |
| Heritage | <p>All those who responded to the online survey were supportive of plans to retain the majority of the existing building.</p> <p>One resident raised concern about whether the alteration would lead to a loss of the existing '1950s' style and sought assurances that the redevelopment and roof extensions would not lead to a loss of the existing character of the building.</p> | <p>The majority of the building will be retained, with the original '1950's' style intact. Where new elements have been introduced, the entrance and the roof extension, this will reflect the material palette and the expression of the host building. The retained building will also be cleaned and repaired where necessary.</p> <p>The Applicant recognises the unique character of the Hatton Ground area and will ensure that high-quality materials and design are used to respond to this.</p> |
| External terraces | <p>Some residents sought clarification about the use of the external terraces. There was concern raised that other roof terraces in the local area were not properly managed, and this often led to noise disturbance.</p> <p>These residents were keen to understand what restrictions would be put in place. This included hours of usage, to ensure that noise from the terraces is minimised.</p> | <p>The use of the rooftop extension space is for office accommodation only. The Applicant proposes to restrict the use of the terrace to office hours and to office tenants only.</p> <p>The agreed use of the roof terrace for offices is tied into this application as part of the planning conditions. The proposed hours of operation will be enshrined through these conditions, to ensure that those using the building will adhere to the agreed restrictions.</p> <p>The Applicant will continue to engage with Camden Council to agree on suitable hours of usage to minimise disturbance to local residents.</p> |
| Jewellery workspace | <p>One resident raised concern about the jewellery workshop on the lower ground floor and the potential fumes this could emit that could be harmful to the neighbouring properties above.</p> <p>They sought assurance that a proper extractions system would be put in place, as they noted several jewellery workshops in the local area had systems that were 'outdated'.</p> | <p>The proposals are at too early a stage to determine the exact nature of the occupier of the jewellery workspace.</p> <p>When entering discussions with a potential occupier, the Applicant will work to understand the detail of their operations and ensure the space corresponds to their needs.</p> |

| | | |
|-------------------------------------|---|---|
| Demolition and Construction Process | Some residents sought clarification on the construction process, and what demolition of the building would exactly involve, given the retention of most of the existing building. | <p>The scheme proposes to retain the majority of the existing structure and building envelope.</p> <p>However, re-development of the building will require demolition of the existing top floor of the building to accommodate the replacement 5th floor and the new additional 6th floor. There will be a soft strip of the inside of the building to enable refurbishment as well as the relocation of the lifts and stairs, removal of windows and some small elements of the existing facade.</p> <p>The Applicant will aspire to work alongside contractors to minimise the potential disruption caused to residents and neighbours.</p> |
| Construction Timelines | Residents sought clarification about when the planned works would begin and when they would be finished. | Subject to planning permission, demolition works would commence in Q1 2022, and the main construction works are projected to complete in Q2 2023. |

6. Next Steps

6. Next Steps

- 6.1 The Applicant has responded to the issues raised through the planning application and in the comments contained in this statement.
- 6.2 The Applicant is committed to continuing to engage with the community, residents and political stakeholders following the submission of a planning application.
- 6.3 The project email and other channels of communication will remain open so that residents and key stakeholders can continue to give their thoughts on the proposals for 20-24 Kirby Street.

7. Conclusion

7. Conclusion

- 7.1. The Applicant sought to engage with local political stakeholders, important community groups, near neighbours and businesses within the local area.
- 7.2. Consultation activity took place 'at-a-distance' in accordance with the March 2020 Coronavirus act and advice published by the Ministry of Housing.
- 7.3. Community engagement included letters distributed to key stakeholders on behalf of the Applicant, a dedicated consultation website with a 'virtual exhibition' where residents could provide their feedback through an online survey, and two newsletters sent to businesses and residents in a proposed distribution area.
- 7.4. Feedback received from local residents about the proposals was generally supportive of the principle of the development and the design of the building. Where concern was raised, this was predominantly related to the management of the proposed roof terraces, as well as construction works and the management of the proposed jewellery workspace.
- 7.5. The Applicant is committed to being a good neighbour and to ensuring that the proposed building is in keeping with the local context. In line with the comments received regarding the management of the proposed roof terraces, the Applicant will work with Camden Council to agree on suitable terms of use in order to minimise any disruption to neighbours.
- 7.6. The Applicant has responded to the issues raised through the planning application and in the comments contained in this report. The Applicant remains committed to engaging with the residents and stakeholders throughout the consultation and thereafter, subject to planning permission.

Appendices

Appendices

Appendix I – Example Introductory Stakeholder Letter



Mr. John Fullbrook
Ward Councillor for Hatton and St. James
London Borough of Camden
Town Hall
111 Essex
London
WC1H 9SE

08 July 2021

Dear Mr. Fullbrook,

RE: Invitation to a briefing on proposals for the redevelopment of 20-24 Kirby Street.

I am writing to you as the ward councillor for Hatton and St. James, regarding proposals brought forward by Morgan Capital, in relation to 20-24 Kirby Street. We would very much welcome the opportunity to brief you on the proposals and for you to provide your feedback ahead of the submission of the planning application.

The proposals include the refurbishment and roof extension of the existing office building to create high-quality, modern, and sustainable workspace. We want to deliver:

- **Enhanced and modern office spaces**, with improved natural light and access to the new external terraces;
- **High-quality design** that includes alterations to the facades of the existing building and new windows, to enhance its appearance and respond to the surrounding Hatton Garden Conservation Area;
- **New, affordable Jewellery Workspace** on the Lower Ground Floor;
- **Improved sustainability credentials**, the proposed development retains the existing building structure and will enhance the energy efficiency of the building.

We will soon be launching an online consultation on our plans for the site, which we will notify you of in due course. Should you be interested in a detailed briefing on the proposals ahead of the wider consultation, we would be happy to set up a meeting at your convenience. If you have any other queries or comments at this stage, please don't hesitate to get in touch with us by emailing 20-24KirbyStreet@kandaconsulting.co.uk or by calling 020 3900 3676.

I look forward to hearing from you soon.

Yours sincerely,

L Browne - O'Sullivan

Lucy Browne O'Sullivan
Development Manager



08 July 2021

Dear Neighbour,

RE: Invitation to a briefing on proposals for the redevelopment of 20-24 Kirby Street.

I am writing to you as a near neighbour, regarding proposals brought forward by Morgan Capital, in relation to 20-24 Kirby Street. We would very much welcome the opportunity to brief you on the proposals and for you to provide your feedback ahead of the submission of the planning application.

The proposals include the refurbishment and roof extension of the existing office building to create high-quality, modern, and sustainable workspace. We want to deliver:

- **Enhanced and modern office spaces**, with improved natural light and access to the new external terraces;
- **High-quality design** that includes alterations to the facades of the existing building and new windows, to enhance its appearance and respond to the surrounding Hatton Garden Conservation Area;
- **New, affordable Jewellery Workspace** on the Lower Ground Floor;
- **Improved sustainability credentials**, the proposed development retains the existing building structure and will enhance the energy efficiency of the building.

We will soon be launching an online consultation on our plans for the site, which we will notify you of in due course. Should you be interested in a detailed briefing on the proposals, we will set up a meeting at your convenience. We are committed to being good neighbours and would be more than happy to meet with either the representative of your building or as a group of the residents.

If you have any other queries or comments at this stage, please don't hesitate to get in touch with us by emailing 20-24KirbyStreet@kandaconsulting.co.uk or by calling 020 3900 3676.

I look forward to hearing from you soon.

Yours sincerely,

L Browne - O'Sullivan

Lucy Browne O'Sullivan
Development Manager



 20-24
Kirby Street

Newsletter
August 2021

Have Your Say

We would like to invite you to our online exhibition on our proposals for the redevelopment of 20-24 Kirby Street.

The proposals include the refurbishment and roof extension of the existing office building to create high-quality, modern, and sustainable workspace. We want to deliver:

- ◆ **Enhanced and modern office spaces**, with improved natural light and access to the new external terraces.
- ◆ **High-quality design** that includes alterations to the facades of the existing building and new windows, to enhance its appearance and respond to the surrounding Hatton Garden Conservation Area.
- ◆ **Affordable Jewellery Workspace** on the Lower Ground Floor
- ◆ **Improved sustainability credentials**, the proposals will enhance the energy efficiency of the building; targeting BREEAM Excellent and providing greening on the external terraces.

To learn more, and provide your feedback on the proposals, please go to:

20-24KirbyStreet.info



Scan here

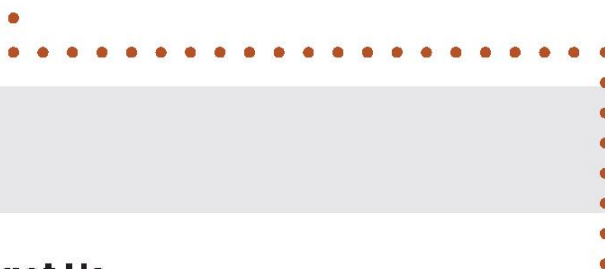


Have your say

Our consultation will take place 'at-a-distance' and details of the proposals can be found at the website below.

20-24KirbyStreet.info

The consultation will run until **30 August 2021**.



Contact Us

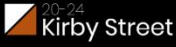
If you would like to discuss the plans in more detail or request a hard copy of our consultation materials, please get in touch using the details below:

Email:
20-24KirbyStreet@kandaconsulting.co.uk

Phone:
0203 900 3676


Appendix IV – Dedicated Consultation Website

Home Page



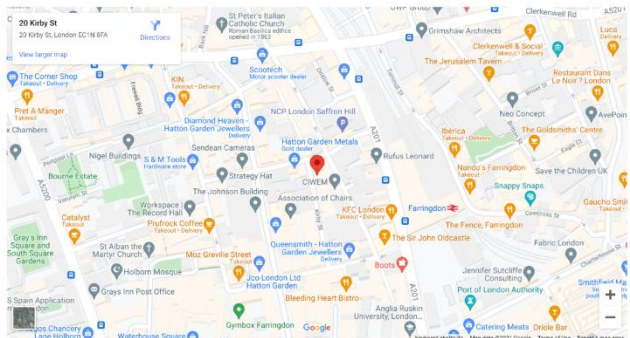
HomeThe SiteOur ProposalsHave Your SayContact Us

Dedicated project website for the proposals to redevelop 20-24 Kirby Street.



Welcome


Welcome to the website for our proposals for 20-24 Kirby Street. The proposals include the refurbishment and roof extension of the existing office building to create a high-quality, modern, and sustainable workspace.




To view details on our proposals for the site, please download our 'Exhibition Boards'. Once you have viewed the proposals, you can provide your feedback on the proposals in the 'Have Your Say' section. We would appreciate your feedback by **30th August 2021**.

If you have any further questions or comments, please do not hesitate to get in touch via the details on our 'Contact us' page.

The Team




Hawkins/Brown are an internationally renowned practice of architects, interior designers, urban designers and researchers. They have a wealth of experience designing and delivering innovative and socially sustainable buildings across multiple sectors, including: education, workplace, residential, infrastructure & transport and civic, community & culture.



Morgan Capital is an award-winning office developer with a track record for creating well-designed, sustainable buildings with exemplary offices. Morgan Capital works to improve their assets to deliver high-quality office and amenity space that are built with longevity in mind.

The Site



sign up to our mailing list!

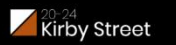
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If you have any questions about the project, please get in touch

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Contact Details

Phone:
020 3900 3876


Email:
20-24KirbyStreet@kandaconsulting.co.uk

Statement of Community Involvement

31



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The Site

The existing site is located at 20-24 Kirby Street in the London Borough of Camden, facing Kirby Street, St Cross Street, and Saffron Hill. It is a fairly typical 1970s, concrete frame office block that is very similar to the neighbouring buildings, most of which are mid-to-late 20th-century office blocks with active ground-floor frontages.

The site sits in the Hatton Garden Conservation Area that forms part of the Camden Local Plan and the Hatton Garden business district.

There are numerous jewellers situated along St Cross Street and the adjacent streets, in line with Hatton Garden's reputation as a world-renowned jewellery quarter and the centre of the diamond trade in the UK.

Our Proposals

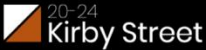


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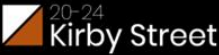
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020 3900 3676

Email:
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Our Proposals

The proposals include the refurbishment and roof extension of the existing office building to create high-quality, modern, and sustainable workspace.


We want to deliver:



Enhanced and modern office spaces, with improved natural light and access to the new external terraces




High-quality design that includes alterations to the facades of the existing building and new windows, to enhance its appearance and respond to the surrounding Hatton Garden Conservation Area;



Improved sustainability credentials, retaining the existing building structure and enhancing the energy efficiency of the building.

Have Your Say

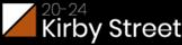


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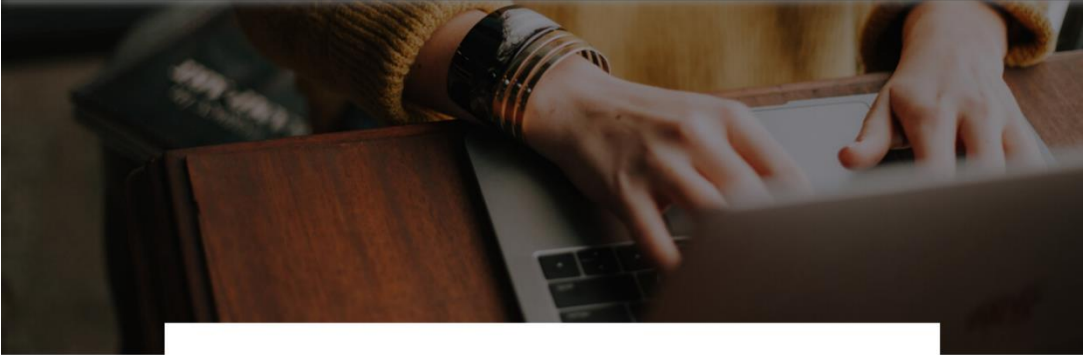
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Exhibition Boards

For more information on the proposals for 20-24 Kirby Street, please view our virtual exhibition boards via the button below.

EXHIBITION BOARDS

Feedback Form

We would very much welcome the opportunity for you to provide your feedback on our proposals for 20-24 Kirby Street. Please fill in our online survey below by **30th August 2021**. If you have any further comments or queries, please don't hesitate to contact us as **20-24KirbyStreet@kandaconsulting.co.uk** or 020 3900 3676.



We would be grateful if you could take a few moments to provide your views on the proposals for 20-24 Kirby Street.

Takes 3 min

Start

press Enter ↵

Contact Us

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Sign up to get up-to-date news about the project.


Email...

SIGN UP

get in touch!

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

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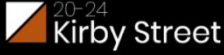
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Thank you

Thank you for taking the time to visit the consultation website for 20-24 Kirby Street

We are keen to understand the community's view on the local area as we want the proposals to be a positive addition to Hatton Garden and London Borough of Camden. If you have any suggestions or thoughts on our proposals, please do not hesitate to get in touch using the contact details below, or fill out the contact form provided.

Phone:
0203 900 3676

E-mail:
20-24KirbyStreet@kandaconsulting.co.uk

Get in touch

Name...

Email...

Postcode...

Address...

Your message...

SEND MESSAGE

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get in touch!

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

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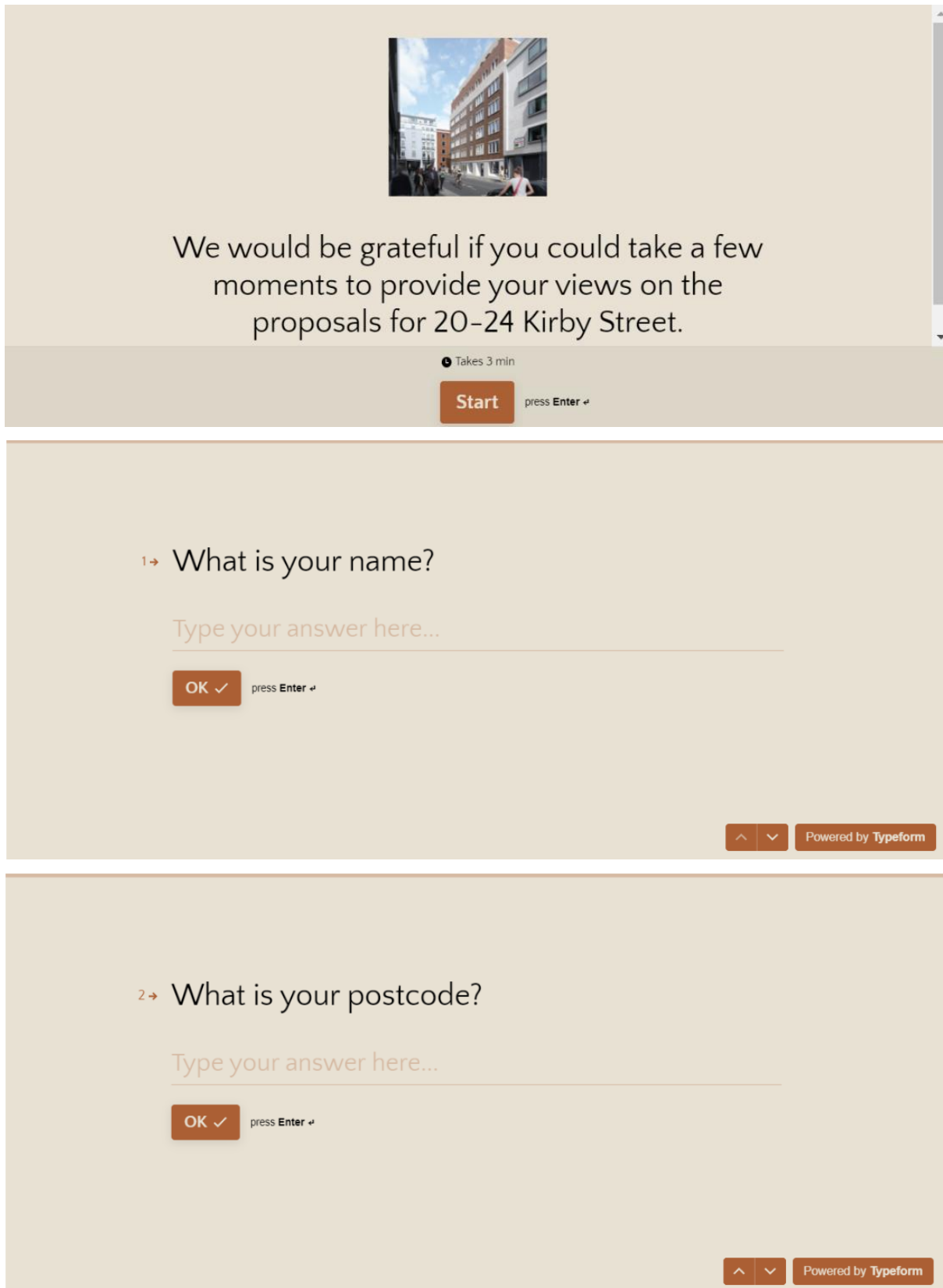
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We would be grateful if you could take a few moments to provide your views on the proposals for 20-24 Kirby Street.

Takes 3 min

Start press Enter ↵

1 → What is your name?

Type your answer here...

OK ✓ press Enter ↵

Powered by Typeform

2 → What is your postcode?

Type your answer here...

OK ✓ press Enter ↵

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3 → Which of the following applies to you?

Choose as many as you like

☐ A I am a resident

☐ B I am a local worker

☐ C Other

OK ✓



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4 → 6. What are your views to redevelop the site to create an enhanced, modern workspace?

Type your answer here...

Shift ⌘ + Enter ↵ to make a line break

OK ✓

press Enter ↵



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“ Please provide your views on the following statements by ticking the relevant box. Space for additional comments is provided at the end of the form.

Continue

press Enter ↵



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- 5 → The design of the proposals, which includes retaining alterations to the facades of the existing building and new windows, responds well to the surrounding Hatton Garden Conservation Area.

1 2 3 4 5

Strongly Disagree

No View

Strongly Agree



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- 6 → The modest extension to the height of the building is in keeping with the local area.

1 2 3 4 5

Strongly Disagree

No View

Strongly Agree

OK ✓



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- 7 → Please let us know if you have any additional views on these proposals.

Type your answer here...

Shift ⏏ + Enter ↵ to make a line break

OK ✓

press Enter ↵



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8 → Would you like to be kept up-to-date on the project?

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.

name@example.com

Submit

press **Ctrl + Enter** ↵





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Thank you for taking the time to
complete the feedback form.

If you have opted to stay up to date on the project, then we will be in



 20-24
Kirby Street

Reminder Newsletter
August 2021

Have Your Say


We would like to invite you to our online exhibition on our proposals for the redevelopment of 20-24 Kirby Street.

The proposals include the refurbishment and roof extension of the existing office building to create high-quality, modern, and sustainable workspace. We want to deliver:

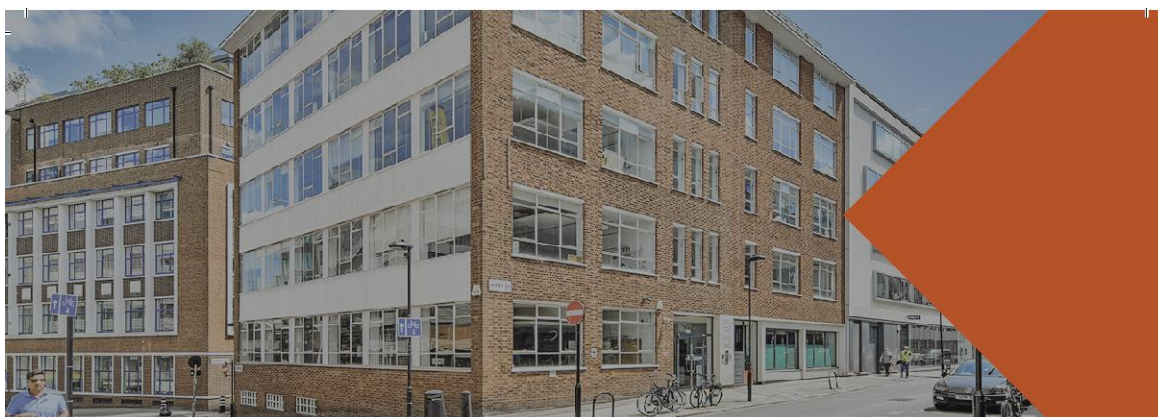
- ◆ **Enhanced and modern office spaces**, with improved natural light and access to the new external terraces.
- ◆ **High-quality design** that includes alterations to the facades of the existing building and new windows, to enhance its appearance and respond to the surrounding Hatton Garden Conservation Area.
- ◆ **Affordable Jewellery Workspace** on the Lower Ground Floor.
- ◆ **Improved sustainability credentials**, the proposals will enhance the energy efficiency of the building; targeting BREEAM Excellent and providing greening on the external terraces.

To learn more, and provide your feedback on the proposals, please go to:

20-24KirbyStreet.info



Scan here



Have your say

Our consultation will take place 'at-a-distance' and details of the proposals can be found at the website below.

20-24KirbyStreet.info

The consultation will run until **30 August 2021**.

Contact Us

If you would like to discuss the plans in more detail or request a hard copy of our consultation materials, please get in touch using the details below:

Email:
20-24KirbyStreet@kandaconsulting.co.uk

Phone:
0203 900 3676

Appendix VII

The 2022 follow up letter on design changes



21 October 2022

20-24 Kirby Street Update

Dear neighbour,

You may remember a consultation on the future of 20-24 Kirby Street back in August 2020. Following discussions with Camden's Planning team we have made some amendments to the appearance of the building.

These changes can be seen on the project website - <https://20-24kirbystreet.info/>. We would like to know what you think about the new design – we will be submitting updated technical drawings soon and would like to hear your comments.

If you have any questions or feedback please email us on 20-24KirbyStreet@kandaconsulting.co.uk or call on 0203 900 3676.

Kind regards,

20-24 Kirby Street Consultation Team

