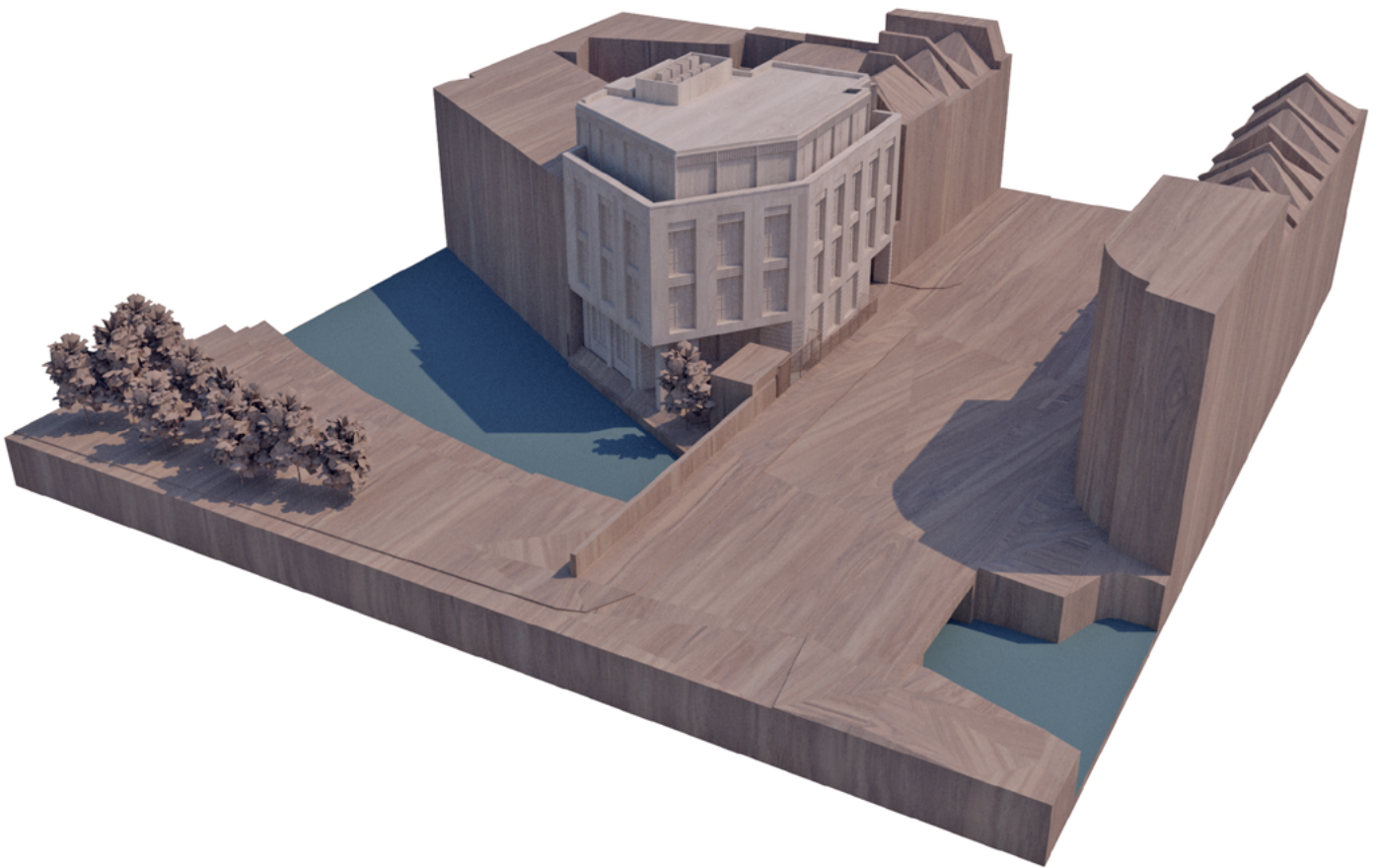


G L U C K M A N S M I T H

Cumbræ Properties



Eagle Mews - 150 Royal College Street

Statement of Community Engagement

April 2021



# Contents

1	Executive Summary	page 4
2	Introduction	5
3	Consultation Programme	6
4	Stakeholder Consultation	7
	<ul style="list-style-type: none"><li>• Engagement With Local Residents</li><li>• Engagement With Regent's Canal Conservation Area Advisory Committee</li><li>• Engagement With Political Representatives</li><li>• Engagement With Met Police Representatives</li><li>• Summary of Consultation Responses</li></ul>	
5	Appendices	10
	Appendix A – Stakeholder Engagment Schedule	
	Appendix B – Leaflet Publicising The Website	
	Appendix C – Leaflet Delivery Area	
	Appendix D – Blank Feedback Form	
	Appendix E – Website Pages	
	Appendix F – Letter To Stakeholders	
	Appendix G – Website Attendees data	

## 1. Executive Summary

This report provides details of the programme of public consultation in relation to the redevelopment proposals for the Eagle Mews, 150 Royal College Street, Camden, NW1.

Cumbræ Properties commitment to consulting with the community has been evident throughout the pre-submission phase, to ensure that the views of the community could be understood and incorporated where feasible. The aims of the consultation process were to:

- Gain a better understanding of the local area, as well as the needs and aspirations of the local community.
- Raise awareness locally about the forthcoming redevelopment proposals.
- Invite input from the local community and offer a variety of ways in which people were able to provide their feedback.

The activities undertaken as part of the consultation process included:

- Corresponding with local Ward Councillors and stakeholders;
- Engagement with residents in close proximity to the site;
- Corresponding with local community groups;

The applicant has sought to be considerate to the views of stakeholders who engaged throughout the consultation process.

## 2. Introduction

This Statement of Community Involvement has been prepared by Gluckman Smith on behalf of the applicant, Cumbrae Properties. It concerns the planning application being prepared for submission to Camden Council. A holistic and comprehensive approach has been taken towards community consultation.

The plans include a redevelopment of the site to create a commercial workspace development comprising a new building of four new floors of commercial office work space (Class E) 781sqm floorspace, including landscaping, associated mews improvements and cycle provision.

### New vision for under-utilised car park

The client's ambition for Royal College Street is to deliver a high quality commercial office development for this key strategic site which has sat as an under-used temporary car park for approximately 30 years. The scheme will enable local creative industries to develop by supplying a genuine need for flexible and sustainable work space.

### Enhancing the local environment

The scheme complements and enhances the local environment including the Regents Canal Conservation Area, improves the quality of life for local people, support the local economy and provides an innovative sustainable development for tenants with a high focus on wellbeing. The proposals will improve this part of Royal College Street providing active frontages and amenity in hand with an improved public realm and townscape.

### 3. Consultation Programme

#### Consultation Programme

The applicant believes it is important to engage with all local stakeholders, in line with the Government's Localism Act 2011, the National Planning Policy Framework 2012, and the Council's adopted SCI guidance to applicants.

The importance of community consultation has been paramount to the applicant throughout the entirety of this consultation process and will continue post submission.

This commitment is reflected the schedule which details the efforts to engage with local residents, local community groups and selected representatives.

ACTIVITY	DATE
1. Historic England	22nd January 2021
2. Thames Water. Response James Mayfield Alex Birgauan (discussions also held throughout 2019 and 2020)	26th January 2021
3. Regents Network	6th January 2021
4. Councillors for the St Pancras and Somers Town ward of Camden Paul Tomlinson Samata Khatoon Roger Robinson	5th January 2021
5. Friends of Regents Canal	5th January 2021
6. Regents Canal Conservation Area Advisory Committee - Chair of Regents Canal Conservation Area Advisory Committee	5th January 2021
7. Met Police. Response Design Out Crime Officer	6th January 2021
LEAFLET DROP	20th December 2020
A. See map in appendix for delivery of neighbouring properties, Bruges Place Management and facilities manager confirmed they emailed a copy the leaflet to all flat owners and residents due to restrictions.	

### COMMUNITY ENGAGEMENT

- Engagement With Local Residents

Given the location of the Eagle Mews site and its proximity to neighbouring properties, the applicant recognised the importance of engaging with local residents in the surrounding streets. Despite the Global pandemic a strategy to engage has been provided in the most Covid safe way considered possible.

A leaflet drop and website was considered the most effective way to spread the information about the site. All immediate neighbours were placed at the centre of the consultation process so that they did not feel excluded or ill-informed in any way.

- Engagement With Thames Water

Initial discussions, negotiations held and concluded regarding proximity of Thames Water thrust block to the proposed development. Email and website link was issued to effectively share the resolved and updated information about the scheme and site.

- Engagement With Regent's Canal Conservation Area Advisory Committee

Email and website link was issued to effectively to share the the information about the scheme and site.

- Engagement With Political Representatives

Email and website link was issued to effectively to share the the information about the scheme and site.

- Engagement With Met Police Representatives

Email and website link was issued to effectively to share the the information about the scheme and site.

## 4. Stakeholder Consultation

### Summary of Consultation Responses

The Metropolitan Police provided the following advice (below) regarding the scheme, in response to the Consultation information. This advice was shared with Camden Planning Team and has assisted to develop the scheme. A further pack of information has been shared with the Met police to close out the issues raised.

**From:** Aran.L.Johnston@met.police.uk <Aran.L.Johnston@met.police.uk>  
**Sent:** 05 February 2021 11:06  
**To:** Barry Shambrook <barry.shambrook@hartdixon.com>  
**Subject:** 146 - 150 Royal College Street - Eagle Mews

Good Morning,

I have been having a look at the proposal for Royal College Street. I am happy to offer comment in regards to the proposed plans. Do you happen to have any drawings that could be forwarded that provide more detail than those on the link?

The main concern that I have at this stage is the undercroft section. This will be fine during the day when the business is open but how will this be secured overnight and at weekends? Undercroft areas are appealing for groups to gather and congregate. They are out of inclement weather and depending on the layout could offer concealment opportunities for activities such as drug taking and public urination. The crime statistics for the area show violence and sexual offences, antisocial behaviour, public order and theft as the top reported crimes for December. This is from the Police UK website. These figures are down as would be expected in a lockdown scenario. They are normally much higher with a greater emphasis on ASB and opportunistic theft.

Looking forward to hearing from you

Kind regards

Aran



**Police Constable Aran Johnston**  
**Design Out Crime Officer**  
Continuous Policing Improvement Command (CPIC)  
5 The Oaks, Ruislip, Middlesex, HA4 7LF  
w: [www.met.police.uk](http://www.met.police.uk) e: [Aran.L.Johnston@met.pnn.police.uk](mailto:Aran.L.Johnston@met.pnn.police.uk)  
External : 0208 733 3703 Internal: 743703

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## 4. Stakeholder Consultation

### Summary of Consultation Responses Conti.

The website data included in the appendix confirms that 46 users of the website have visited and engaged with the information provided. Engagement with the existing tenants has been positive and an appetite to see the scheme progressed has been discussed. No further users have provided comment by either post or through the website on the information presented.

On the whole, despite the wide advertisement of consultation, a low level of stakeholders expressed the desire to engage with the applicant. Those who did express an interest appear to have drawn from the immediate local area and have immediate connection to the site.

The low level of interest expressed in the plans suggests that the majority of residents in the local area remain unconcerned about the applicant's proposals and do not feel it necessary to discuss matters with the project team.

## 5. Appendices

Appendix A – Leaflet Publicising The Website

Appendix B – Leaflet Delivery Area

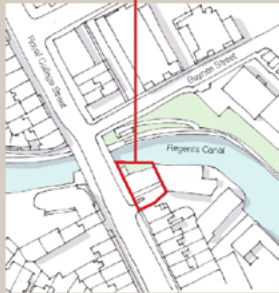
Appendix C – Website Pages and Feedback Page

Appendix D – Website Attendees Data

## Proposed New Mews Office Workspace

Eagle Mews  
146-150 Royal College Street  
Camden

The site: 146-150 Royal College Street



### Context for the proposals

Over the past year the design team have been discussing a potential planning application in consultation with the planning department and local stakeholders to formulate a design for new workspace at Eagle Mews.

### The Vision

The vision aims to provide attractive, high quality and interesting workspace, increasing the capacity of the mews through the conversion of the existing car park. It will be an environmentally friendly, energy efficient and innovative design.



Proposed sketch view of Eagle Mews entrance

### Local Investment

As an investment into the area the proposals seek to enhance the existing site whilst attracting new tenants and employers to the area.

To deliver this new development, we have undertaken discussions with the Council planning officers to find an appropriate design for this building, respect the merits in

the Conservation Area and provide required employment space.

### Your Views

We wish to share with you news and information with you about our emerging proposals. The opportunity is provided for you to share your views with us, before we look to submit a Planning Application to the Council.

### What are our plans?

The new building is a quality, crafted brick construction with a metal clad set back floor. The buildings identity is inspired by the historic character of canal waterway and the Mews. It sits naturally in both the Royal college street terrace and beside the Regents Canal. The building aims to:

- Repair the street where previously terrace houses stood and reinstate a mews entrance where access was provided to the canal side working activity.
- Remove the existing car park and

provide modern accommodation complete with new cycle facilities to encourage more sustainable commuting patterns by future users of the building;

- Enhance the mews with an independent office, provides some 6000m<sup>2</sup> of new floorspace and an outdoor terrace;
- Significantly improve the environmental credentials of the site with; discreet energy efficient plant hidden at roof top level, and a building that achieves a very good rating for BREEAM certification.



Proposed sketch view of Royal College Street looking South

### Next Steps?

Due to Government advice and social distancing we are not able to undertake this exercise as a collaborative engagement. This leaflet seeks to provide you with a brief overview and invites you to look at our ideas on our dedicated project website where we can share with you the plans we have prepared and are discussing with the Council.

These details can be found at:

[www.eaglemews.com](http://www.eaglemews.com)

On the website, if you wish, there is a contact address to which comments can be posted and a pop-up feedback form.

To help the ongoing consultation with officers at the Council, we would be grateful if any views you have are submitted on the website within one week of the receipt of this leaflet.



Photograph of Royal College Street looking South



Proposed sketch view of Royal College Street looking North

### What will happen during and after this consultation?

Firstly, we will share your views with the officers at the Council. Our professional team will then reflect on comments provided and continue to work towards preparation of the planning application.

Once the planning application is formally submitted, the Council will formally consult stakeholders and residents on the planning application and give you a further opportunity to view and comment on the plans and ancillary reports.

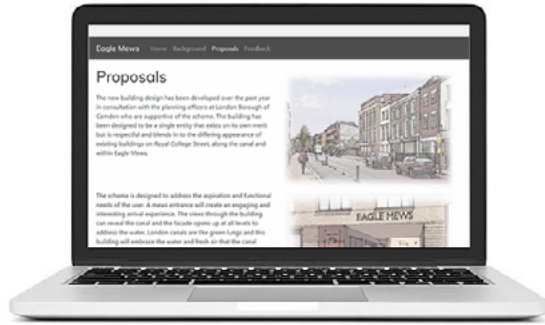
Thank you for your time in reading this leaflet, viewing the website and sharing with us your views.

Cumbræ Properties Ltd  
**hartdixon**  DAVID LOCK ASSOCIATES  
**GLUCKMANSMITH**  
Gluckman Smith Architects  
112 Great Western Studios  
Alfred Road  
London W2 6EU

# Appendix B – Leaflet Delivery Area




Map to show properties consulted with a leaflet drop and website invite



Eagle Mews
Home Background Proposals Feedback

We would like to invite you to contribute to a public consultation on the design proposals for a new building at 146-150 Royal College Street, located in what is presently a private car park. No existing buildings will be demolished or altered as part of this proposal.



Due to Government advice and social distancing we are not able to undertake this exercise at an in-person meeting. This web site seeks to provide you with a brief overview and invites you to look at our proposals and make comments if you wish. We will share your views with the officers at the London Borough of Camden and our professional team will continue to work towards preparation of the planning application which we hope to make early in January 2021.


The proposal aims to:

- Replace an under-used private car park with an appealing facility that will attract high value employment to the area.
- Provide a new building that is sensitive to its surroundings and enhances the local area in place of the unattractive car park.
- Create a high quality and energy efficient office environment for use by creative industries at reasonable cost.
- Enhance views from the street and adjacent canal towpath.

We recognise that the site is located on a busy street with restricted vehicle access across a footpath and cycle lane. The site is also constrained by the canal. A traffic and pedestrian survey will be carried out to allow a detailed logistics plan to be developed and submitted with the full planning application. The contractor will be under financial obligations to work to this plan and compliance will be independently monitored. Measures will include:

- Design and sequence of the building will be carefully considered to minimise demolition, noise and dust, and maximise the recycling of materials.
- Site operative will be engaged to keep the footpath and cycleway clean, Royal College Street will be swept during dirty works.
- Numbers of lorry movements will be calculated and if necessary the construction sequence will be adjusted to avoid peaks in traffic.
- Size and weight of vehicles will be limited, wheels will be cleaned before vehicles leave the site.
- Limitation of vehicle entry and exit times, designated routes and traffic management.
- Prohibition of construction and operatives vehicles parking on local streets.

Cumbræ Properties (1963) Ltd    GLUCKMANSMITH



DAVID LOCK ASSOCIATES

hartdixon

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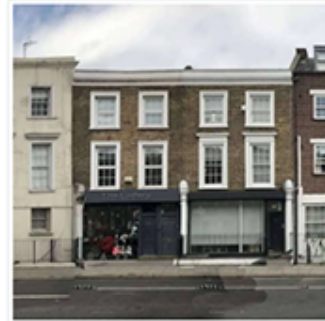
## Background

The site was occupied by residential buildings similar to those further down Royal College Street but maps from 1970 indicate that these were demolished and eventually turned into car parking for the adjacent buildings. These appear to have been converted to offices from warehouse and workshops around the same time.

Cumbræ Properties purchased the site and adjacent buildings in 2005 and have attracted creative industries providing high value employment to the area. In recent years it has become apparent that the car park is no longer a useful amenity, the occupants who do not live locally mostly use cycles or public transport, both of which are much more popular now than when the building use changed.

Cumbræ therefore propose to redevelop the car park into offices to further enhance the creation and retention of high value employment.

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Cumbræ Properties (1963) Ltd

GLUCKMANSMITH



harddixon

## Proposals

The new building design has been developed over the past year in consultation with the planning officers at London Borough of Camden who are supportive of the scheme. The building has been designed to be a single entity that exists on its own merit but is respectful and blends in to the differing appearance of existing buildings on Royal College Street, along the canal and within Eagle Mews.



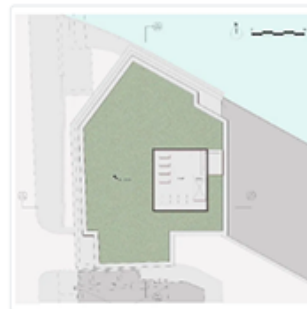
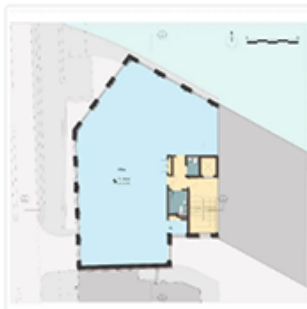
The scheme is designed to address the aspiration and functional needs of the user. A mews entrance will create an engaging and interesting arrival experience. The views through the building can reveal the canal and the facade opens up at all levels to address the water. London canals are like green lungs and this building will embrace the water and fresh air that the canal provides. A quality environment will improve the well being of its occupants and improve productivity.



The mews entrance has been designed to be large enough for vans and small goods vehicles to enter for deliveries and collections.

The new building will be highly energy efficient using heat pump technology for heating, include some renewable energy, water saving and other provisions to achieve high BREEAM and EPC ratings. Any external heating, cooling and ventilation equipment will be screened and attenuated if necessary to prevent any disturbance to adjacent residences.

Specialist reports on transport, ecology, arboriculture, noise and other elements will be included in the full planning submission to prove that the development is compliant with Camden and London planning policies.



Eagle Mews [Home](#) [Background](#) [Proposals](#) [Feedback](#)

## Feedback

We want to hear your views on our proposals, detailed on this website. You may either use the feedback form on this page, or alternatively you may post your feedback to:


Gluckman Smith Architects  
112 Great Western Studios  
Alfred Road  
London W2 5EU


Name

Email address

We'll never share your email with anyone else.

Message


I'm not a robot  reCAPTCHA  
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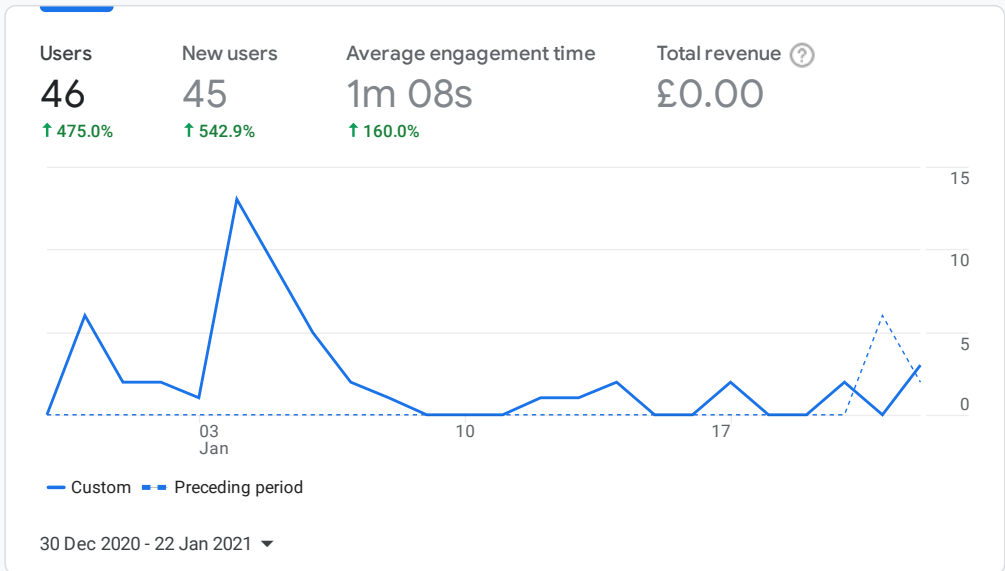


 Analytics

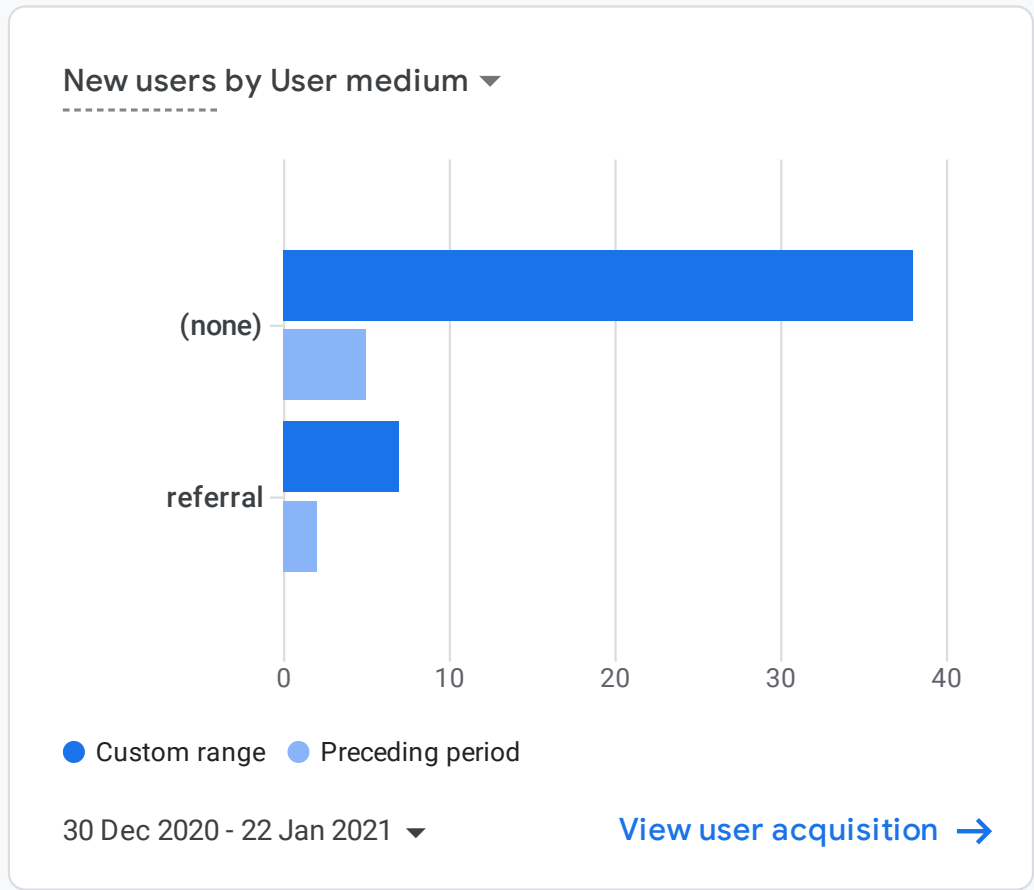
Home 

**A** All Users

Add comparison +



WHERE DO YOUR NEW USERS COME FROM?



### WHAT ARE YOUR TOP CAMPAIGNS?

Sessions ▼ by Session medium ▼

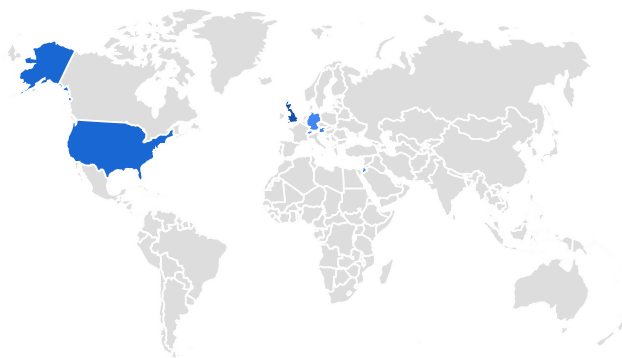
SESSION MEDIUM		SESSIONS
(none)	51	↑ 750.0%
referral	8	↑ 300.0%

30 Dec 2020 - 22 Jan 2021 ▼

[View traffic acquisition →](#)

### WHERE ARE YOUR USERS VISITING FROM?

Users ▼ by Country



COUNTRY		USERS
United Kingdom	34	↑ 385.7%
United States	7	↑ 600.0%
Austria	1	-
Germany	1	-
Jordan	1	-
Singapore	1	-
Switzerland	1	-

30 Dec 2020 - 22 Jan 2021 ▼

[View countries →](#)

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