

COMMUNITY NEWSLETTER, APRIL 2022

105 JUDD STREET



Proposed scheme

In Autumn 2021 Native Land began consulting with local stakeholders and the community on proposals to refurbish and extend 105 Judd Street in Bloomsbury.

This community newsletter provides you with a reminder of the proposals, an overview of the consultation feedback received so far, and an update on our landscaping strategy which has developed as a result of conversations with local resident groups and neighbours.

A reminder of the refurbishment and extension proposals for 105 Judd Street

105 Judd Street is a four-storey building located within the Bloomsbury Conservation Area. Once home to the Salvation Army's Trade Headquarters, it started life as one of London's first purpose-built office blocks and is still a commercial office building. It has been home to the RNIB for a number of years which is soon to vacate for a more suitable, modern building which better suits its requirements.

Both inside and out it is in need of refurbishment, with the previous tenants adapting it to suit their needs and requirements. We see this project as a real opportunity to undo some of the previous rudimentary adaptations done to the building and ensure that it is fit for the future.

105 Judd Street is located in the heart of the Knowledge Quarter – an area of approximately one mile radius of King's Cross Station which brings together 100 cultural, research, scientific, business and academic institutions.

These proposals are a unique opportunity to refurbish a building that has been home to charity tenants for over a century and help meet demand for Knowledge Quarter uses and laboratory enabled space in the heart of the Knowledge Quarter with a two storey extension – an attractive addition to a Bloomsbury building.

The proposals also include opening up the ground floor to the public with a cafe, restoring the original Salvation Army corner entrance and transforming the landscaping surrounding the building.

REACTIVATING STREET FRONTAGES TO JUDD, THANET AND HASTINGS STREET AND IMPROVING LANDSCAPING

The existing streetscape surrounding 105 Judd Street is tired and in need of improvement with uneven paving stones and on-street refuse storage which looks untidy.

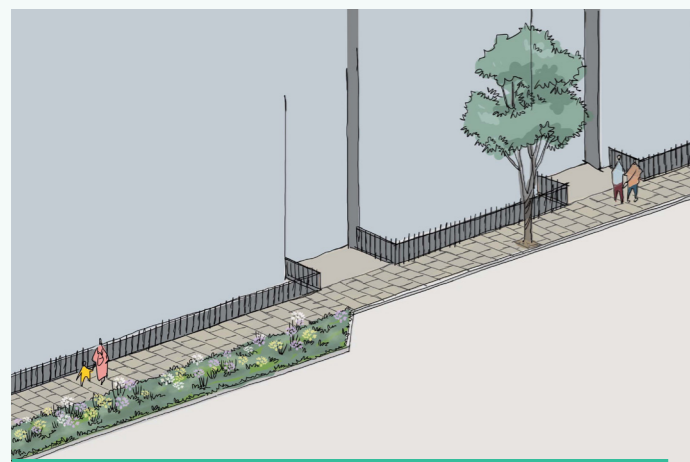
The ground floor of the building currently feels closed off, with the RNIB hoardings blocking passers-by from looking in and there is an opportunity to use the space currently used as reserved parking bays associated with the Guide Dog's training centre on the Hastings Street side to provide more greenery in Bloomsbury.



On street refuse and untidy bike storage



Judd Street - Tables and chairs spill out area for cafe in natural stone or resin bound gravel and new raised planters



Thanet Street - Natural Stone - Yorkstone or buff paving and planting

Over the last few months, the team has been meeting with local resident groups and close neighbours to understand what landscaping improvements they would like to see delivered here alongside the refurbishment and extension proposals for the building.

We heard that the community would welcome landscaping and streetscape improvements, including raised planters and feature paving, but would prefer for permanent benches not to be included as they could encourage anti-social behaviour. Feedback also suggested that people were supportive of proposals to open up or 'activate' the ground floor of 105 Judd Street.

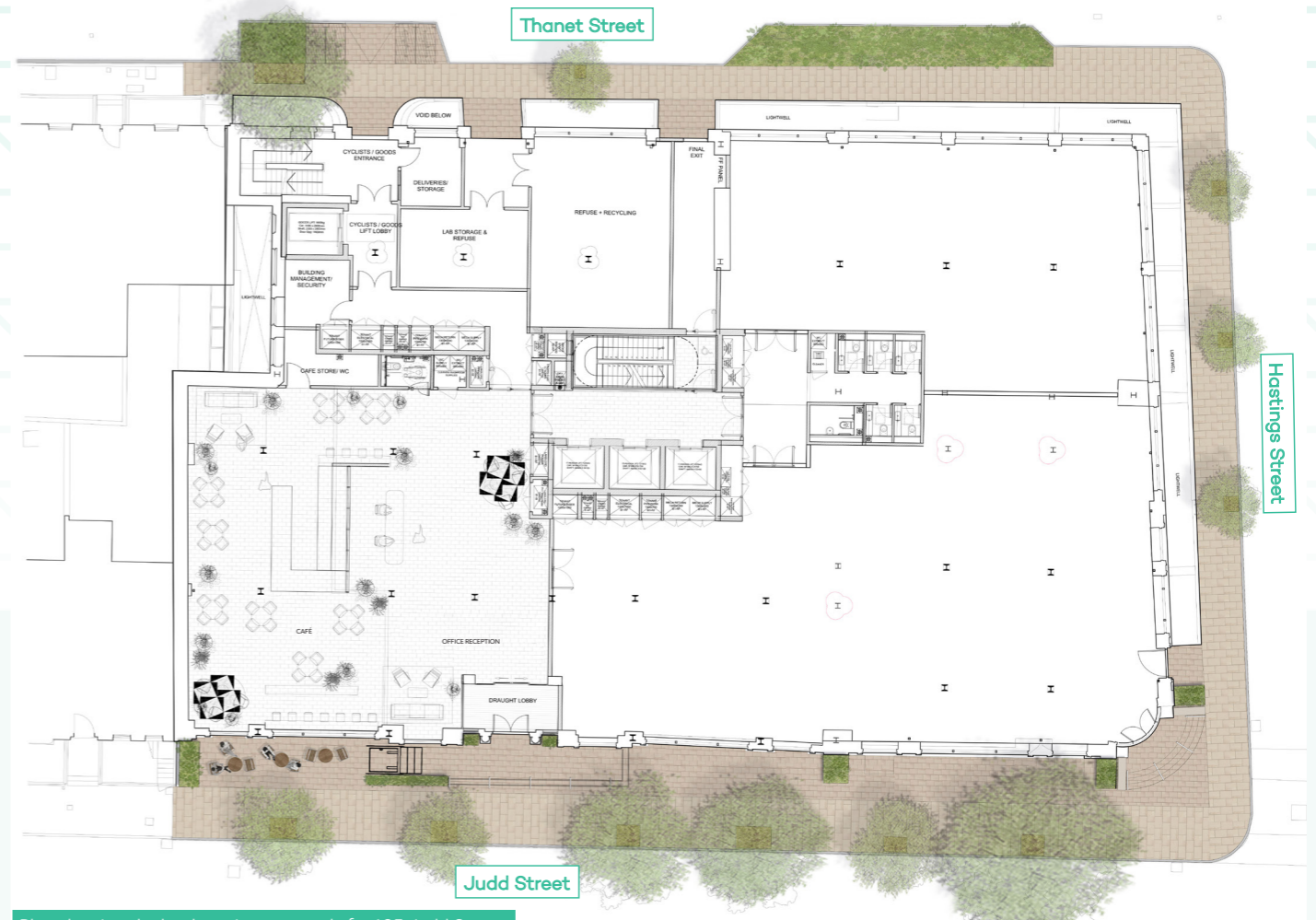
We are now looking to increase the width of the existing pavement and relocate existing cycle stands.

We are proposing to create new landscaped areas with raised planters along with a table and chair spill out area for the ground floor cafe.

We have also ensured that our proposals will help to reduce anti-social behaviour by installing better lighting and CCTV, as well as having patrols from the building's reception.

The existing kerbs and paving will be cleaned and re-laid, replacing broken or damaged slabs with natural Yorkstone or similar.

The proposals also include the removal of the on-street refuse and the replacement and repair of existing windows which will help to declutter the street level views.



Plan showing the landscaping proposals for 105 Judd Street

TIMELINE



KEY AMBITIONS



LOW CARBON

We intend to exceed carbon targets by retaining the building, thereby minimising disruption during construction.



SUPPORT THE KNOWLEDGE QUARTER

Respond to the lack of space in the King's Cross estate and demand for Life-Science laboratory space in the heart of the Knowledge Quarter.



RETAIN AND REUSE

One of the first purpose built office buildings in London could now become one of the first in the Knowledge Quarter to be refurbished to accommodate Knowledge Quarter tenants.



RESTORE A HISTORIC BUILDING

Offering a once in a lifetime opportunity to refurbish a building that has been home to charity tenants for over a century.



IMPROVED STREETScape

Vision to open the ground floor to the public with a cafe along with activation of the building onto Judd Street and Hastings Street and improvements to the public realm.



LABORATORY ENABLED SPACE

And provide a roof extension - an attractive addition to a Bloomsbury building.

ABOUT US

Native Land is a development company that is experienced at delivering office, residential and mixed-use developments with a resolute focus on quality and great design.

Our developments draw on the local context, using the right materials and scale to ensure they are sensitive to their context and are authentic.

We are committed to delivering a development of the highest quality and consider engagement and consultation as essential to this process.

GET IN TOUCH



Emailing us at 105juddstreet@londoncommunications.co.uk



Calling us at 0800 092 0384



For more details on the project team and these proposals, please visit our consultation website

