



Updated view of the proposed amends

WELCOME

In May 2023 Native Land was granted planning permission to refurbish the vacant former RNIB building at 105 Judd Street and deliver new life science labs and office space to help meet demand for Knowledge Quarter space.

These plans are now underway, with work ongoing to bring Bloomsbury’s first commercial office buildings back to life with a careful restoration and two storey extension.

A Knowledge Quarter tenant

In exciting news for Camden and the Knowledge Quarter, LifeArc, a British medical research charity, is in discussions with Native Land to take on the occupation of the entire building.

Now that we have clarity on the future tenant, there are some minor adjustments needed to accommodate the tenants and provide the right space for their requirements.

Minor amendments to the existing consent

To make these changes to the building, we will need to submit a Section 73 application to Camden Council to amend the planning permission that we have received.

The Section 73 application will be submitted by Native Land – the owner and developer of the site, with all architectural and design changes made by Stiff + Trevillion, the original architects for the previous application.

Read on to find out more.

WHO WE ARE



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

Stiff + Trevillion

Stiff + Trevillion is a well-established West London practice with a strong reputation for elegant and sophisticated architecture.



THE SITE

ABOUT 105 JUDD STREET

105 Judd Street is a four-storey building located within the Bloomsbury Conservation Area. The building is one of London's first purpose-built office blocks and has been home to the Salvation Army and RNIB before the latter vacated for a more suitable building.

Unusually, it was built in two phases. The first section, built between 1900 and 1910, is the L-shape section on the north and west of the site and the second, facing southeast onto Judd Street, was built between 1922 and 1946.

The building presents a highly decorative style on its east elevation and northeast corner with a simpler, more residential scale and character to the west and northwest – in keeping with its immediate neighbours and context.

The site benefits from excellent public transport links and is a short distance to a number of underground stations and also national rail connections to the wider UK and mainland Europe.

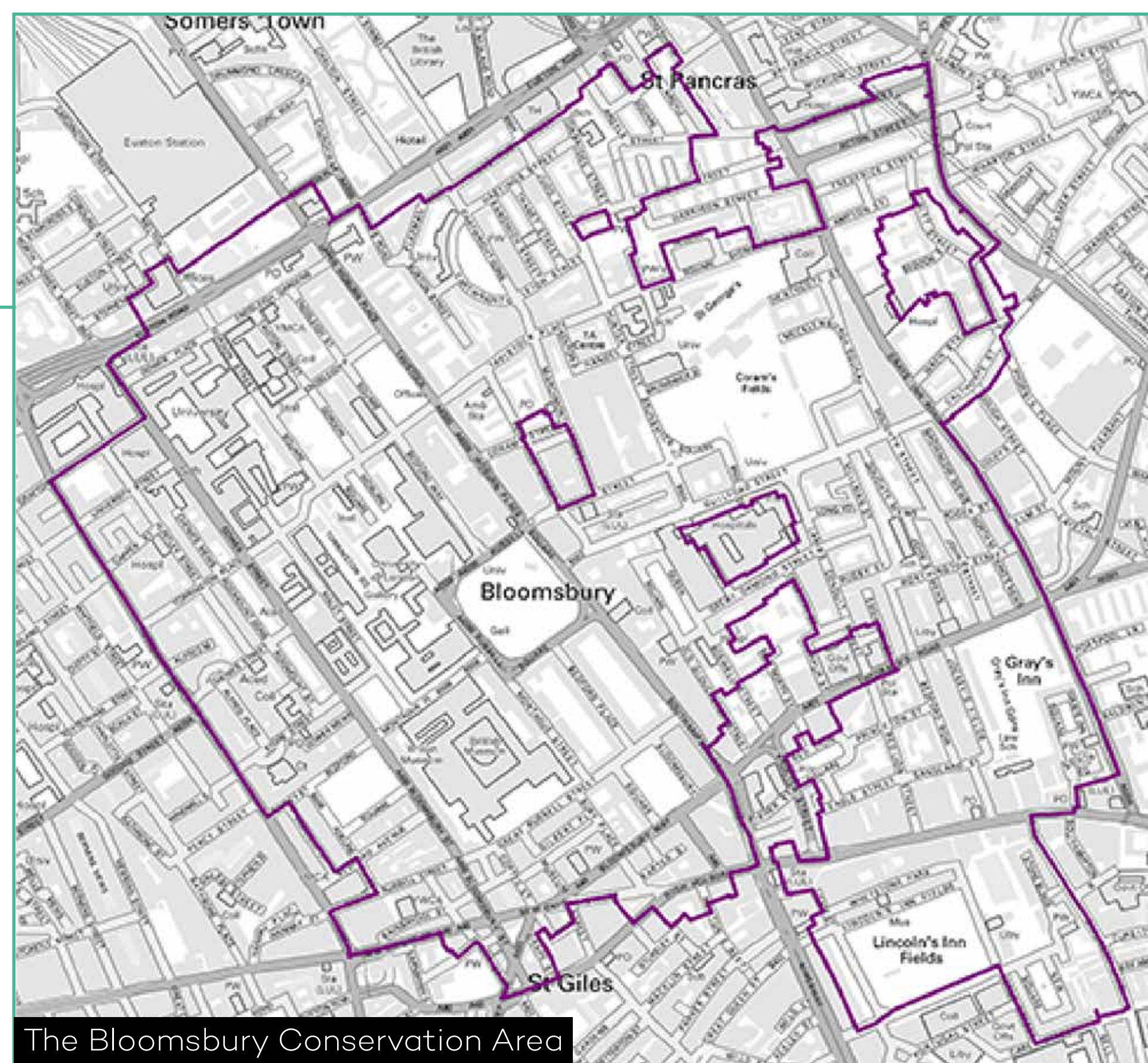


BLOOMSBURY

105 Judd Street is situated in the Bloomsbury Conservation Area, just south of St Pancras station and Euston Road.

The site is highlighted as a 'Bloomsbury Positive Building' on the Bloomsbury Conservation Area Townscape Appraisal map. The proposals offer an opportunity to restore and refurbish a historic building sensitively to ensure it can meet the needs of a modern tenant.

Both inside and out the building was in need of refurbishment, with the previous tenants adapting it to suit their needs and requirements. We see this ongoing 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.



KNOWLEDGE QUARTER

The Knowledge Quarter is an established cluster of organisations and has brought together over 100 cultural research, scientific, business and academic institutions, both large and small, under one umbrella, including The British Library, The Francis Crick Institute, and Camden and Islington NHS Foundation Trust.

These plans embrace this unique opportunity to deliver life sciences in the heart of the Knowledge Quarter, using and refurbishing an existing building which is a first for the area.



Images of the inside and outside of 105 Judd Street prior to Native Land's proposals



THE CONSENTED SCHEME

Following consultation and discussion with local residents, stakeholders and Camden Council, a full planning application was approved by Camden Council's Planning Committee in September 2022, with full formal approval in May 2023.

Work has since started on site, with much of the enabling works for the development already undertaken, though the building is not yet complete. J Coffey are continuing to undertake construction works on-site for the original permission, with McLaughlin & Harvey taking over the works in September 2025.

The redevelopment of 105 Judd Street presents an opportunity to bring a vacant unoccupied building back into use whilst delivering premium life sciences workspace in the heart of the Knowledge Quarter helping to meet demand for this type of space within the Knowledge Quarter.

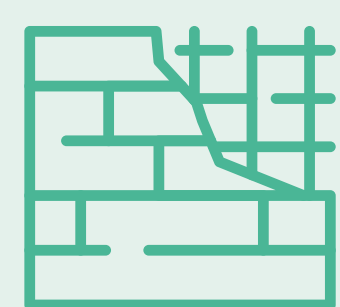
THE ORIGINAL PERMISSION FOR THE BUILDING INCLUDES:



The delivery of new, much needed life sciences workspace within the Knowledge Quarter



Replacement and upgrade to the existing windows which are in need of repair



The retention, reuse and refurbishment of a historical building to ensure it meets the standards required by modern tenants



A sensitive two-storey extension to the building, which will be stepped back to minimise impact



The repair, cleaning and refurbishment of the existing façade



Redesigned entrance areas including landscaping to improve the streetscape

The Section 73 application will not materially change this application or the principles that guided it. It will, instead, allow us to make tweaks to the building to allow us to accommodate to the needs of the new tenant.

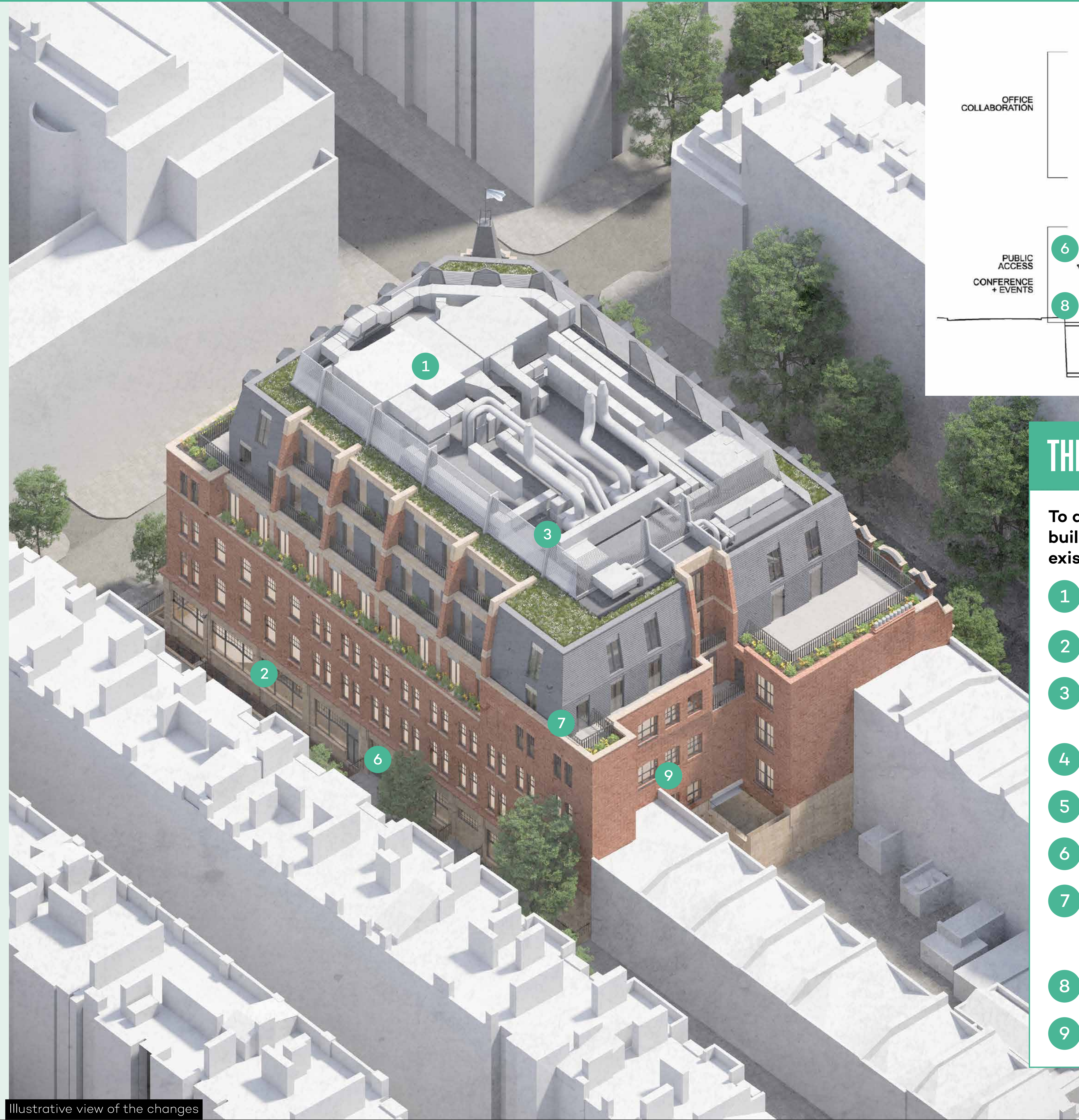


AN INTRODUCTION TO OUR PROPOSED AMENDMENTS

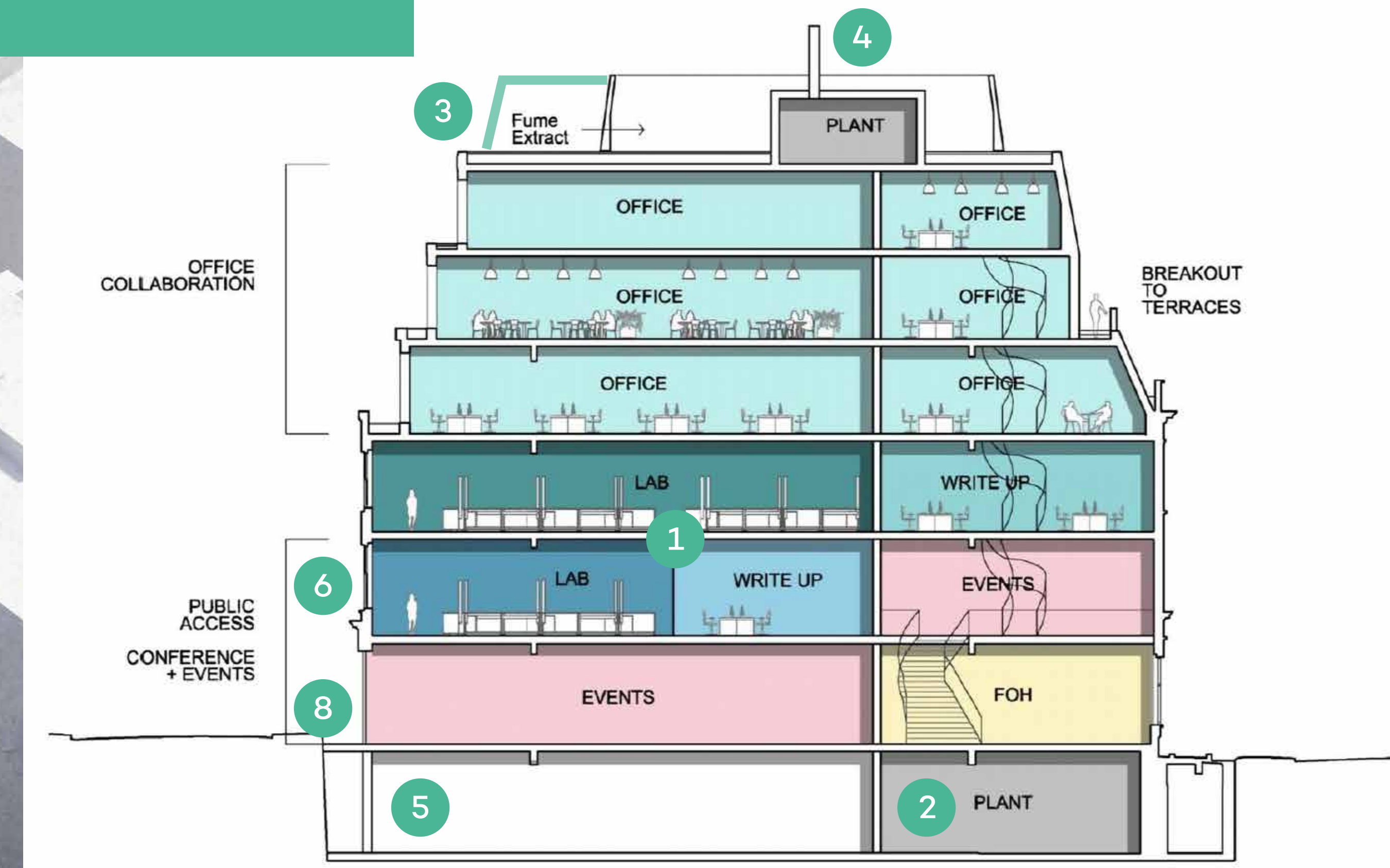
WHAT IS A SECTION 73 APPLICATION?

A Section 73 application allows for the variation of conditions for the current permission from this site. When Camden Council approved the application in 2023, several conditions were attached to the permission. By submitting a Section 73 application, we can look to vary these conditions to amend the scheme and make changes.

The proposed changes will ensure that the building is suitable for the tenant to occupy and make full use of the building for future life science research.



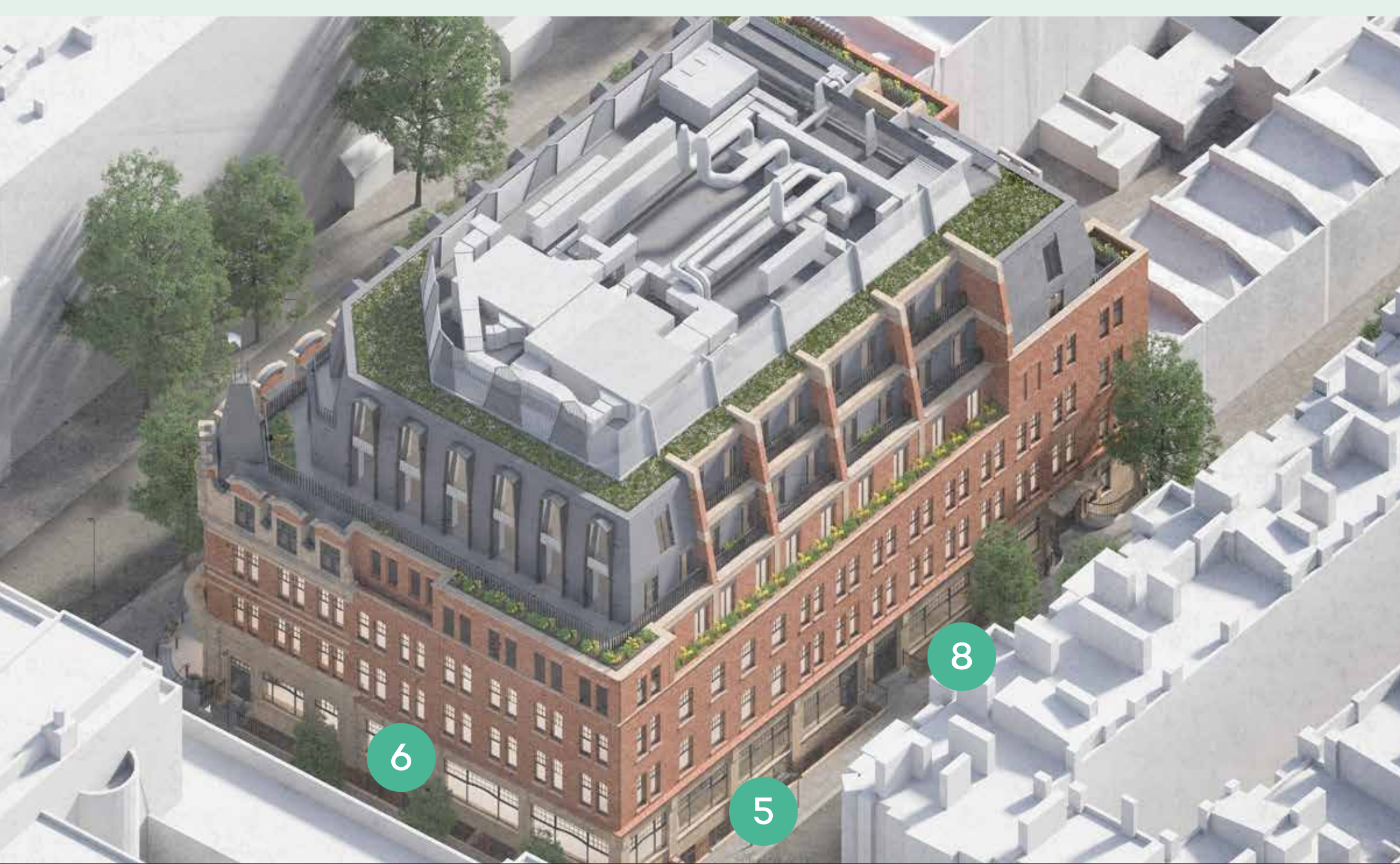
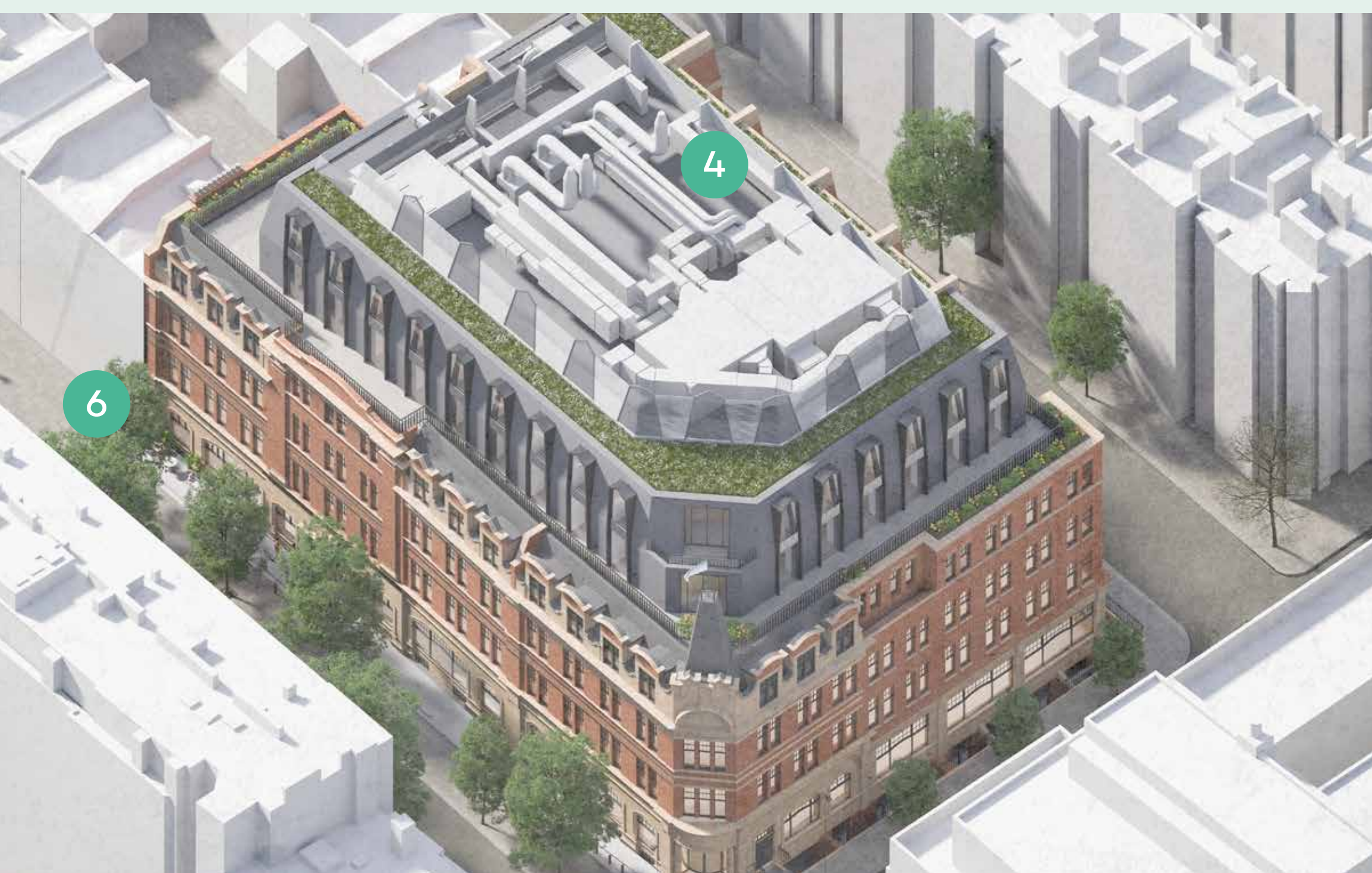
Illustrative view of the changes



THE PROPOSALS

To accommodate the potential tenant within the building we need to make several changes to the existing planning consent. These changes include:

- 1 An increased external plant to meet the needs of the tenant
- 2 Additional plant accommodated within the building
- 3 Slight extension of the plant enclosure from 440sqm to 595sqm on the roof to accommodate the tenant's laboratory research
- 4 New flues, extending 3 metres above the plant enclosure at roof level
- 5 Extension to the existing substation in the basement of the building
- 6 New louvres at Lower Ground, Ground and First Floor
- 7 Extension of the stair core on the southwest of the building on Thanet Street to comply with London Fire Brigade and provide additional means of escape from the upper floors
- 8 Extension of a bridge over the lightwell on Thanet Street to meet additional servicing requirements
- 9 Extension of the goods lifts to First and Second floors to facilitate lab deliveries



VIEWS

The below images show the updated views of the building with these changes designed into the building.



Judd Street looking south



Judd Street looking north



Thanet Street looking north



Judd Street elevation

NEXT STEPS

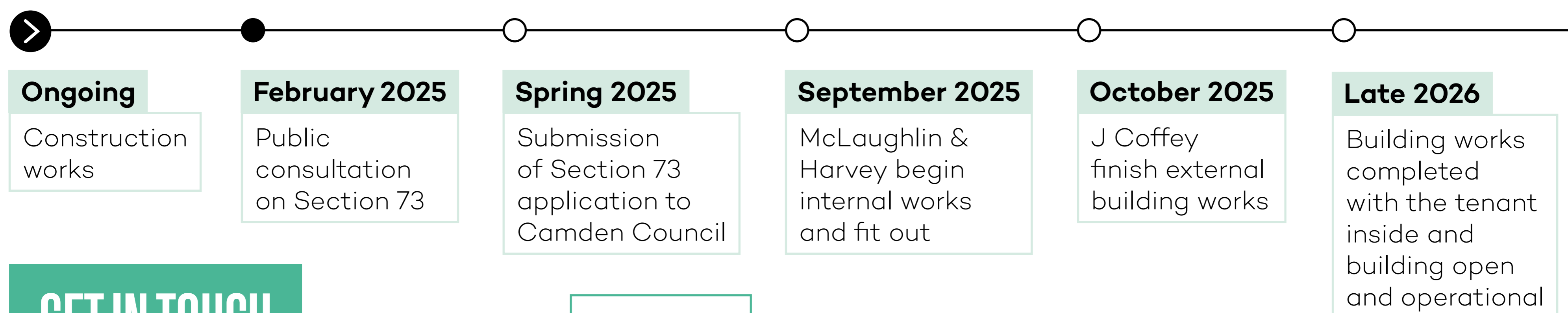
Thank you for attending the public consultation on the Section 73 application for 105 Judd Street. We hope that you found the information on display useful and informative.

We'd love to hear your thoughts on the updated plans, and you can provide your feedback by completing one of the surveys provided or by speaking to a member of the team. Our consultation window closes on 7 March 2025, and we hope to submit the Section 73 application to Camden Council shortly after.

TIMELINE

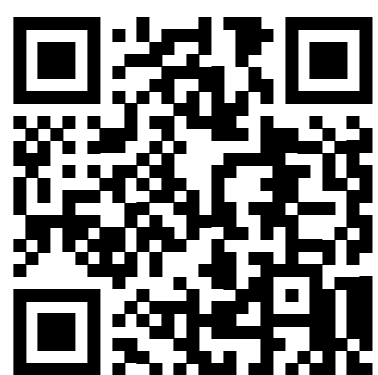
Given that works have started and continue to be ongoing, and the minor changes included within the S73, we hope that our construction timetable should not dramatically change.




We are still hoping that structural works will take be completed in October 2025, with the project completed in late 2026.






GET IN TOUCH

If you have any questions, please get in touch using the contact details below:



-  105juddstreetconsultation.co.uk
-  105JuddStreet@LondonCommunications.co.uk
-  **0800 092 0384**

Construction works are ongoing, and if you have any queries specifically related to construction, please use the details above or write to J Coffey on:

-  105juddstreet@jcoffey.com
-  **0755 227 6929**
(Between the hours of 9am - 5.30pm)
-  **0780 747 1529**
(Out of hours telephone number: Anthony)

Proposed view of updated building

