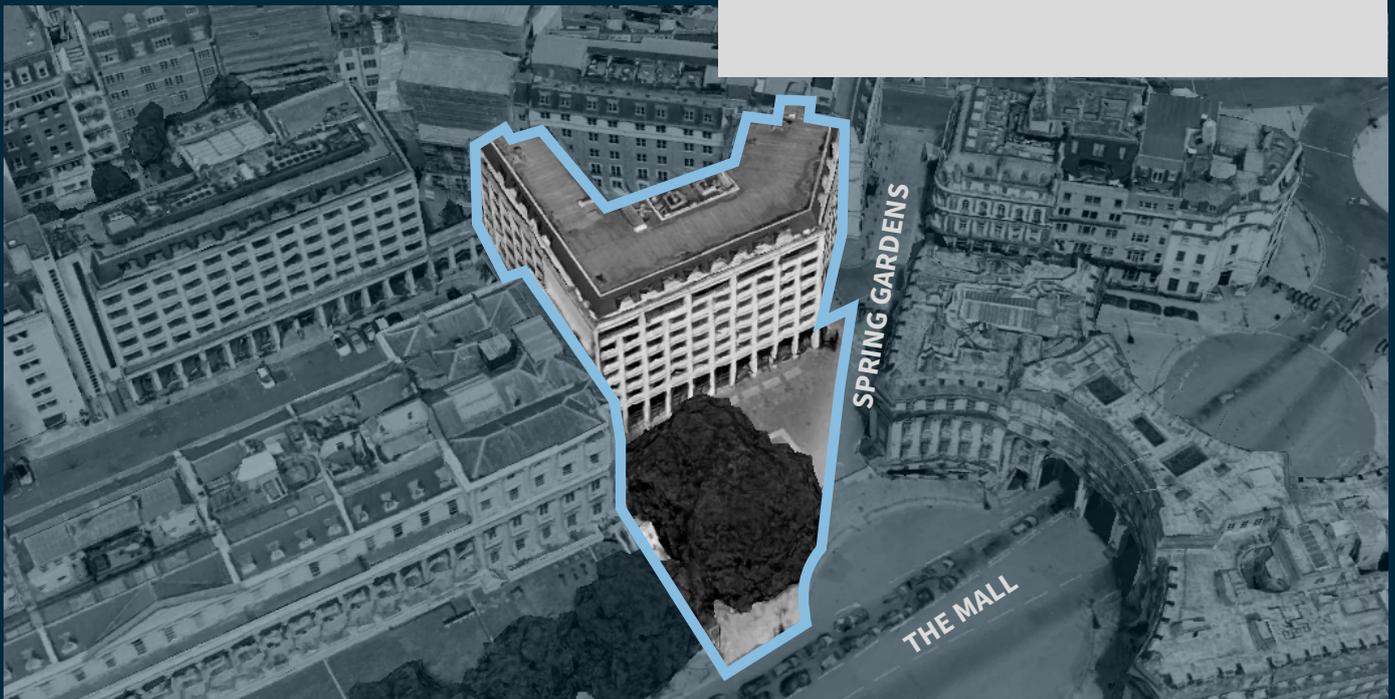


# 10 Spring Gardens

The Crown Estate is working with Orms architects to bring forward proposals for the refurbishment and enhancement of 10 Spring Gardens.



Our proposals include the retention and enhancement of the existing building at 10 Spring Gardens, restoring its exterior and reconfiguring the internal spaces to deliver enhanced, modern office space.

The proposals will also make significant improvements to the public realm surrounding the site, including creating a new piazza for workers, neighbours, and visitors to the area.

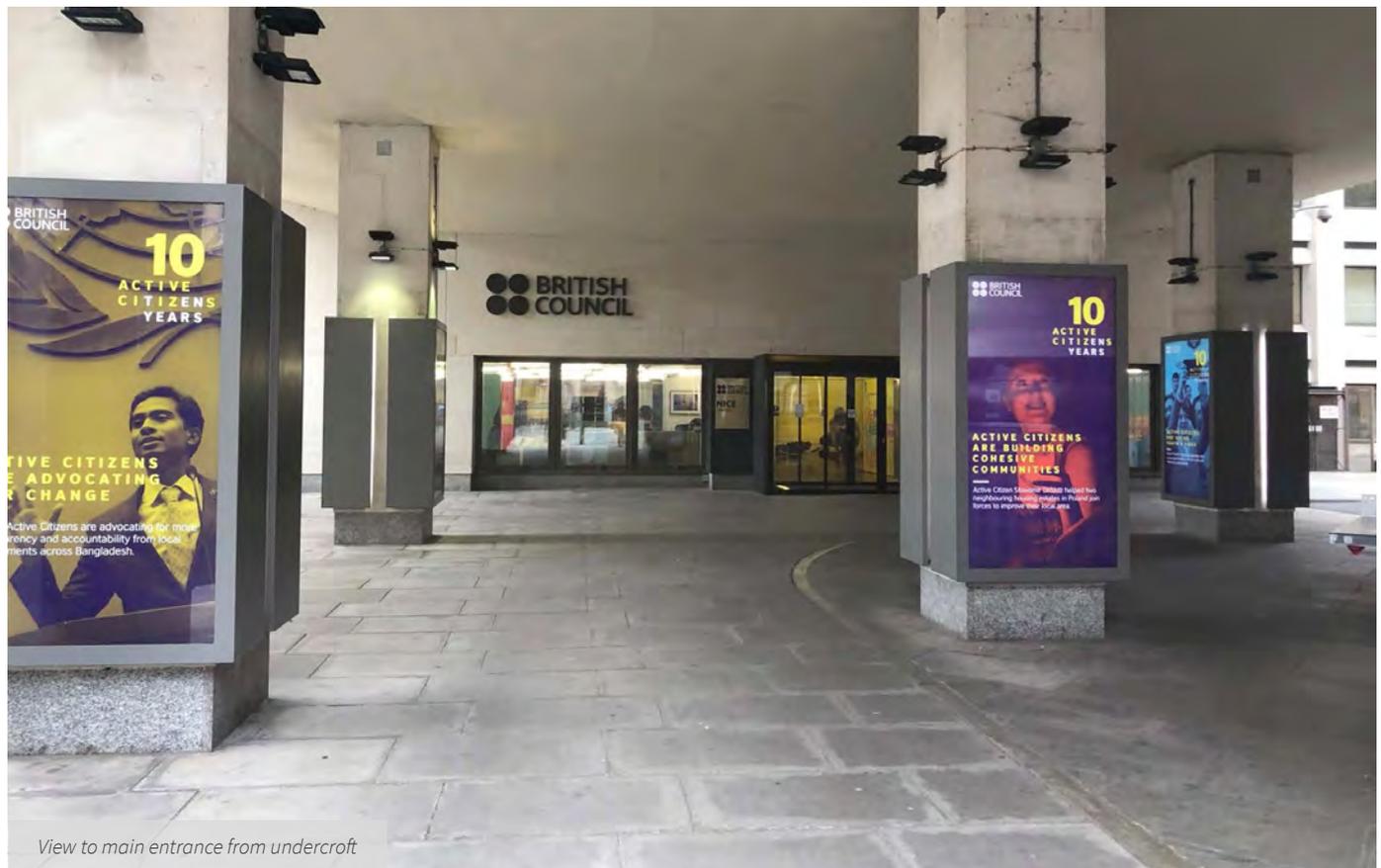
## Community Engagement

In response to government advice for the COVID-19 pandemic, it is not currently possible to hold face-to-face public meetings.

As a result, **we are conducting a remote consultation about our proposals. The newsletter contains details of our plans and is providing the community the opportunity to share their feedback** to inform our proposals prior to submitting an application to Westminster City Council.

**Please see the reverse of this newsletter for details on how to provide your feedback.** You can also get in touch with the team for further information using the contact details provided.

January 2021



View to main entrance from undercroft

# The Site

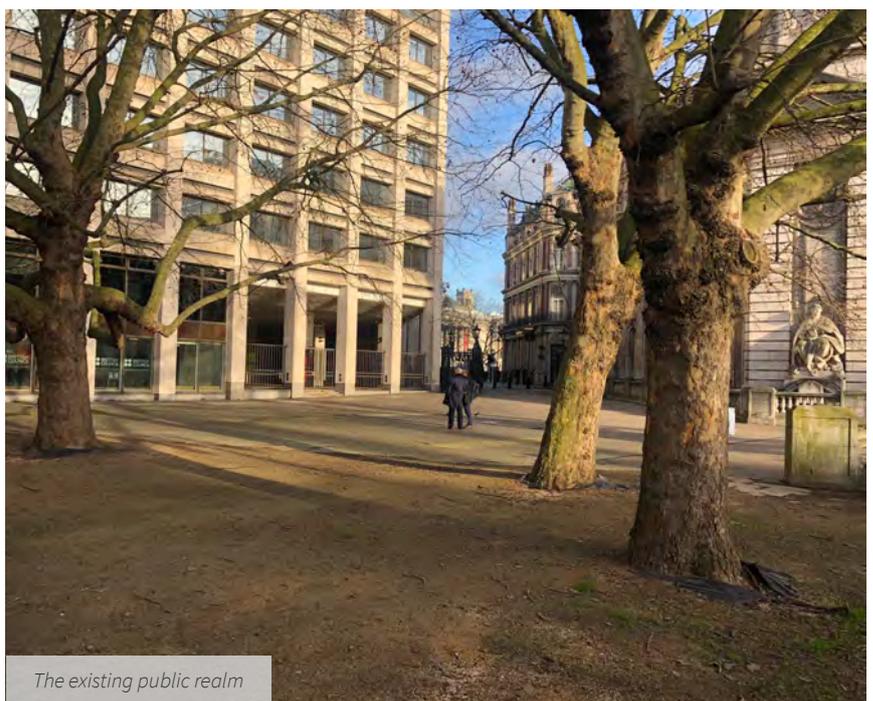
## 10 Spring Gardens

**The building at 10 Spring Gardens is in need of investment to extend its operational life, improve its efficiency and to contribute to the area more positively.**

The office building was constructed in 1975. It is located within the St James's Conservation Area and is to the south west of Trafalgar Square and to the north east of St James's Park.

The site acts as a key route through to The Mall and St James's Park from Trafalgar Square.

In its current form the public realm around the site does not engage passers-by due to a lack of active uses at the ground floor. We believe the space presents an excellent opportunity to provide new high-quality public realm that benefits local workers, residents, and visitors to the area.



The existing public realm

# The Proposals

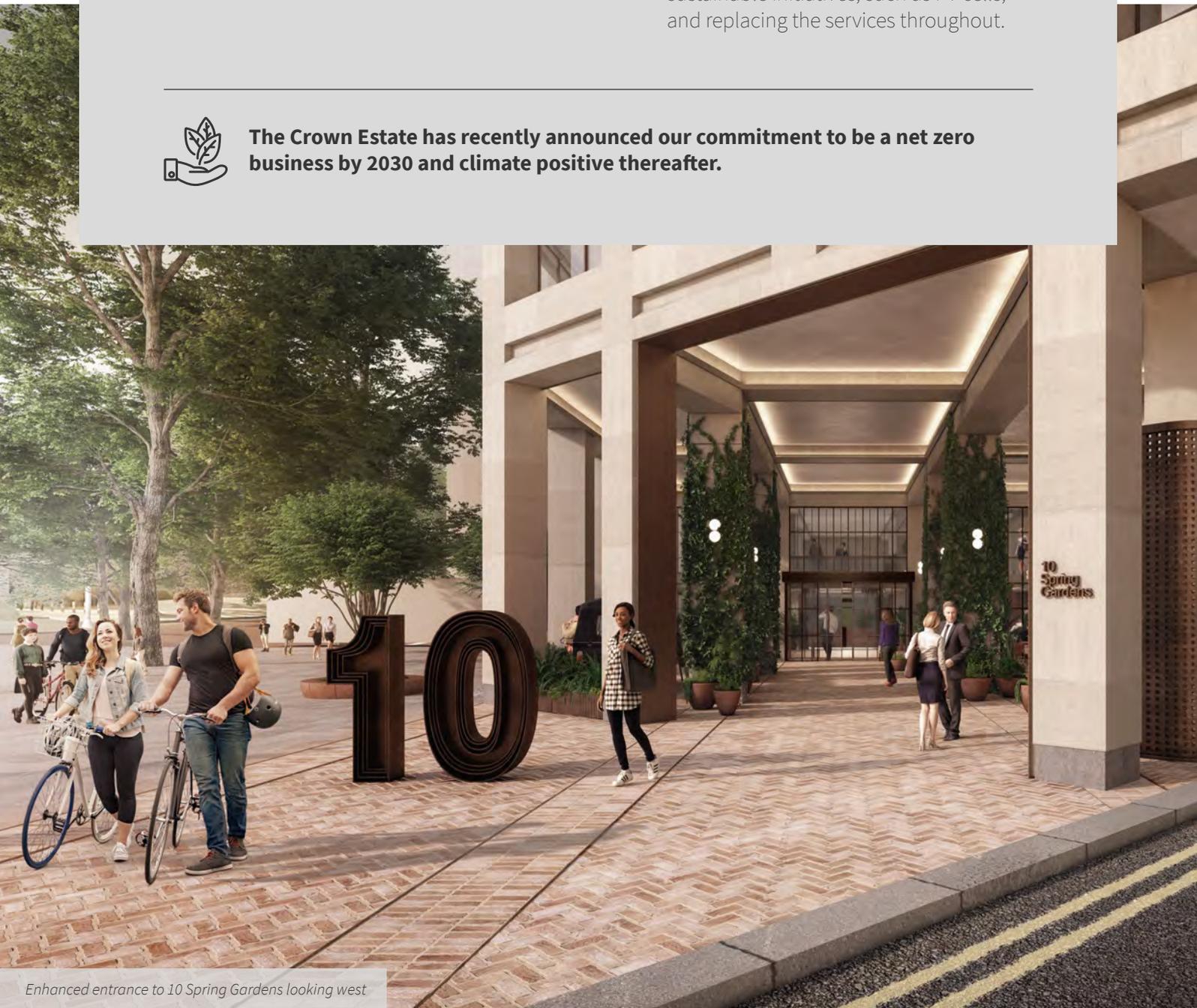
## The Building

As part of our vision for the future of 10 Spring Gardens, we want to retain and refurbish the existing building to provide enhanced, high-quality office space that meets the needs of modern occupants. This includes:

- ✓ Improved internal spaces and amenity offers to provide **modern, high-quality office space.**
- ✓ Refurbishment and enhancement of the office entrance and reception area, creating a **more welcoming arrival experience for office workers and visitors.**
- ✓ **Restoration to the building's exterior,** including some reorganisation of the plant equipment at roof level.
- ✓ **Improvements to the building's sustainability** credentials by retaining the existing structure; upgrading the building's glazing; introducing new sustainable initiatives, such as PV cells; and replacing the services throughout.



The Crown Estate has recently announced our commitment to be a net zero business by 2030 and climate positive thereafter.



Enhanced entrance to 10 Spring Gardens looking west

# The Proposals

## The Public Realm

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The proposals will seek to make significant improvements to the public realm surrounding the site. We believe there is an opportunity to create a more engaging public space adjacent to the building, and we would welcome your thoughts and feedback on this aspect of the proposals. Our proposals for the public realm include:

- ✓ **Creation of an enhanced piazza** for office workers, local neighbours, and visitors to the area
- ✓ **Activation of the ground floor with the introduction of a new café**
- ✓ **Additional greening across the site,** helping to improve biodiversity



Proposed public realm looking north

# Benefits

Our proposals will bring forward a number of benefits for the local area. These include:



Sensitively refurbishing and enhancing the existing building to provide new, high-quality office space, allowing the building to **positively contribute to the long-term economic success of this part of London**



Delivering a new, high-quality public realm, that will link Trafalgar Square to The Mall to St James's Park, creating **an enhanced space for the local community**



**Improving the building's sustainability** credentials by targeting a BREEAM Rating of Excellent



**Enhancing biodiversity** in the area by introducing urban greening across the site



**Improving accessibility** into the building



**Creating new jobs and opportunities locally** during construction and operation



Piazza view with proposed café seating looking north

# How to Get Involved

## Feedback

We are keen to consider your feedback before we submit our upcoming application. If you would like to provide your feedback, please use the link below:

[kandaconsulting.typeform.com/to/pe7IG6fQ](https://kandaconsulting.typeform.com/to/pe7IG6fQ)

Or scan the QR code below:

1. Open the camera app on your smart device (such as a phone)
2. Point the camera at the QR code below (making sure it is focused)
3. An instruction will appear on your screen
4. Tap it, and you'll be taken directly and safely to our online feedback form

To access our survey, please use the QR code.



We request that you share your feedback by **Sunday 14th February**, to enable us to review your comments ahead of a submission in the following weeks.

## Anticipated Timeline

### Early 2021

Public consultation and submission of planning application

### March/ April 2021

Soft strip to commence onsite

### Mid 2021

Targeted determination date

### Late 2021

Main works to commence onsite

### Late 2022

Target completion date

## Contact Us

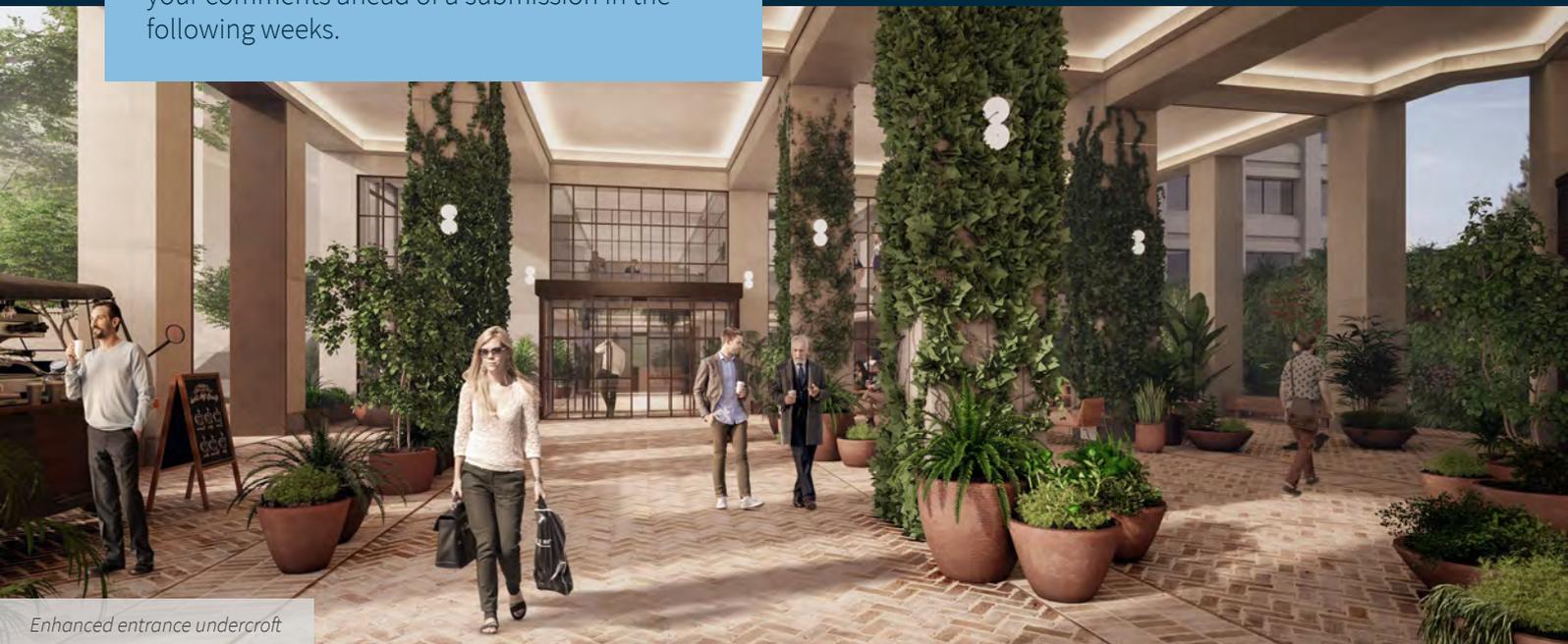
If you have any questions on the proposals, or would like to provide us with your feedback directly, please do not hesitate to get in touch:



[10SpringGardens@kandaconsulting.co.uk](mailto:10SpringGardens@kandaconsulting.co.uk)



020 3900 3676



Enhanced entrance undercroft