



Regents Wharf, N1

Statement of Community Involvement
28/11/16

four

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Executive summary

This Statement of Community Involvement summarises the process of public consultation that has been undertaken in relation to the planning application for Regent's Wharf, All Saints Street, London N1.

Regent's Wharf Unit Trust (hereby known as The Applicant), is advised by Grafton Advisors who provide strategic property advice on a number of properties including in Farringdon, the City and the West End.

The proposals will see redevelopment of the site at Regent's Wharf, including the removal of 14, 16 and 18 Regent's Wharf; construction of a ground plus four and part six storey building providing Class B1 office floorspace and Class A1/A3/B1/D1/D2 floorspace at ground floor; refurbishment and extension of 10-12 Regent's Wharf to provide additional Class B1 floorspace with ancillary Class A1/A3 restaurant and Class A1/B1/D1 floorspace at ground floor and associated hard and soft landscaping.

Four Communications, a specialist public relations agency, was appointed by The Applicant to develop and deliver a public consultation and community involvement strategy to inform the emerging proposals for the site.

Consultation activities for this application were carried out in conjunction with The Applicant project team and in parallel with their engagement with the London Borough of Islington planning officers, the Greater London Authority and other statutory consultees.

The objectives of the consultation were to involve local people and groups in creating proposals for the site, ensure that the consultation was accessible to all and help to create a scheme that meets the needs and aspirations of the local area. Formal consultation and engagement on the future of the site started in June 2016. These have included:

Two public exhibitions. The first public exhibition was held on 30 June and 4 July and attracted approximately 40 attendees. The second public exhibition was held on 7 and 8 November and approximately 44 people attended.

Private exhibition previews for Ice Wharf residents. The residents and Directors of Ice Wharf were invited to hour-long preview sessions at each of the exhibitions, giving the closest neighbours of the site the opportunity to view the proposals and discuss the scheme with the project team.

6,330 newsletters. A newsletter was distributed ahead of each of the public exhibitions. Approximately 3,165 newsletters were delivered by hand to local addresses ahead of each exhibition.

Local groups and individuals offered one-to-one briefings. Four Communications undertook a comprehensive stakeholder audit of the community around the site. Over the course of the project we have offered councillors, local organisations and individuals briefings on the project. In total we had five different meetings with community groups and stakeholders.

Members' Forum. On 12 September the project team presented their proposals at Islington Council's Members' Forum to members of the Planning Committee, ward councillors and portfolio holders.

Residents' inquiries. Throughout the consultation process, a dedicated e-mail and Freepost address were supplied and managed by Four Communications; providing further information to residents, businesses and stakeholders on request.

Emerging themes

The response from residents and councillors has generally been positive. In particular:

- **Opening up the site.** Residents supported the proposals to open up the site, making it more welcoming and giving better public access to Regent's Canal.
- **Increased landscaping and improved public realm.** The plans to greatly increase the amount and quality of green landscaping on the site were welcomed, as were the proposals to create better public spaces in the courtyards.
- **Increased biodiversity and contribution to canal ecology.** Increasing the number of plant species on the site and recognising the role it could play in relation to the ecology of the canal was received positively by local residents.
- **Creating a new creative workspace hub.** People supported creating modern flexible workspaces and affordable workspace suitable for businesses of all sizes. They agreed with the aim of helping smaller businesses stay in Islington.
- **New amenities for the whole community.** The proposals to provide a restaurant open to the public on site, along with a new retail/gallery/leisure space were received as positive additions to the community.
- **Servicing arrangements.** Local residents expressed concerns about the way refuse and servicing is currently dealt with on site. Proposals to move refuse storage into a basement and to limit refuse truck and delivery vehicle movements on-site accessed from All Saints Street reassured most residents. The provision of a new loading bay on All Saints Street for taxis and small deliveries was also well received.
- **A new footbridge across the canal.** The opportunity for a new footbridge across Regent's Canal was raised during consultation. The Applicant investigated the possibility and found that it was not feasible due to the constraints of the relative heights on either bank of the canal. Local residents and the Canal & River Trust were also generally not supportive of placing a new bridge at Regent's Wharf, citing security and environmental concerns.

Next steps

The Applicant is committed to ongoing consultation and providing further information as the application progresses. Future consultation activity will include:

- **Community liaison and meetings.** The Applicant will hold further meetings with local groups and councillors following the submission of the planning application as reasonably required addressing any further questions or comments that arise.

Introduction

The Statement of Community Involvement has been prepared and submitted by Four Communications, on behalf of The Applicant, in support of the planning application for the Regent's Wharf site.

This document provides a record of the public consultation and engagement process and its outcomes. It should be read alongside the Design & Access Statement prepared by Hawkins Brown Architects and the Planning Statement prepared by DP9, which detail the consultation and engagement process with statutory consultees and show how the scheme has evolved in response to feedback.

Formal pre-application discussions have been held with the London Borough of Islington, and other relevant stakeholders.

This report has been informed by Central Government Guidance within the National Planning Policy Framework (NPPF) 2012 on community involvement in planning as well as the London Borough of Islington's Statement of Community Involvement. It forms part of the supporting documentation informing the planning application.

Understanding the site & local area

The site

The site is currently home to five buildings and all are used as office space, including two 19th century warehouses, one of which is locally listed. Part of the site sits within the Regent's Canal West Conservation Area.

Site history

The site was previously home to a timber yard and lime kilns in the 1870s with the warehouses currently on site constructed in the late nineteenth and early twentieth centuries for grain milling. These remained in industrial use until the 1970s or 1980s. In the late 1980s, three further buildings were constructed on site.

Stakeholder audit

At the outset of the project Four Communications undertook a detailed audit of the active local community groups and organisations in the local area. This list has been enhanced as the project has evolved. These groups were contacted by letter and invited to get involved, these contacts were followed up by phone and e-mail where appropriate and possible. Key local groups in the area are:

1. Caledonian Ward councillors
2. Ice Wharf Residents' Association
3. King's Cross Development Forum
4. Friends of Regent's Canal
5. Islington Society
6. Islington Archaeology & History Society
7. Copenhagen Primary School
8. Canal & River Trust

Consultation plan

The aims of the consultation and community involvement were to:

1. **Involve local people and groups in creating proposals for the site.** The Applicant is committed to best practice in consulting and involving people in developing proposals for the site. The aim was to proactively involve individuals and groups from an early stage to ensure that feedback could, where appropriate, be incorporated into the designs for the site.
2. **Ensure consultation was accessible to all.** We wanted to ensure that the public consultation was accessible to everyone. In particular:
 - **People with little prior knowledge of the planning system.** Ensure that the consultation was accessible to people whatever their level of understanding of the planning system. As far as possible all documents should be produced in 'plain English', avoiding the use of jargon and technical terminology.
 - **Disabled persons.** Ensure that all documents were available in accessible formats upon request and all meetings held in accessible premises.
3. **Support the evolution of a scheme that meets the needs and aspirations of the local area.** Through consultation and involvement of local residents, community and amenity groups, and councillors ensure that, as far as possible, The Applicant's scheme fits in well with the local area and makes a positive contribution to the local community.

Consultation activity & outcomes

Public exhibition #1

The first public exhibition on The Applicant's proposals was held on 30 June and 4 July at the London Canal Museum. The venue was fully accessible and known to local residents. The table below summarises the details of the exhibition.

Venue & times	<p>The exhibition was open to the public at the following venue, dates and times:</p> <p>Dates: Thursday 30 June: 5pm to 8pm Monday 4 July: 5pm to 8pm</p> <p>Venue: London Canal Museum, 12-13 New Wharf Road, London N1 9RT</p>
Purpose	<p>The purpose of the exhibition was to show the early vision and key principles for the development of the site and to get feedback from local residents. Visitors also had the opportunity to raise any questions or issues they may have had, and have these answered by the project team.</p>
Publicity	<p>Neighbouring residents and businesses were formally informed about the exhibition by a newsletter distributed to the local area; 3,165 copies were distributed. A copy of the newsletter is included in <i>Appendix II</i> and the distribution map is in <i>Appendix I</i>.</p> <p>An invitation was also extended individually to key stakeholders and neighbours, inviting them to the exhibition.</p> <p>On Thursday 30 June, the first hour of the exhibition was reserved for residents of Ice Wharf only, who were notified by letter.</p>
Exhibition content	<p>The scheme was presented on eight exhibition display panels. Copies of the panels have been incorporated into this document as <i>Appendix III</i>. Members of the Applicant team were available to explain the information presented and answer any questions.</p>
Visitors to public exhibition	<p>Around 40 people attended the exhibition over the two days.</p>
Opportunity for feedback	<p>All exhibition attendees were encouraged to provide feedback using the questionnaires provided and to sign the visitors' book. Attendees could complete the questionnaire at the exhibition, or alternatively take the form away and return it to the Freepost address provided.</p> <p>In total, 22 attendees returned a feedback form. A blank copy of the questionnaire has been incorporated into this document as <i>Appendix IV</i>.</p>

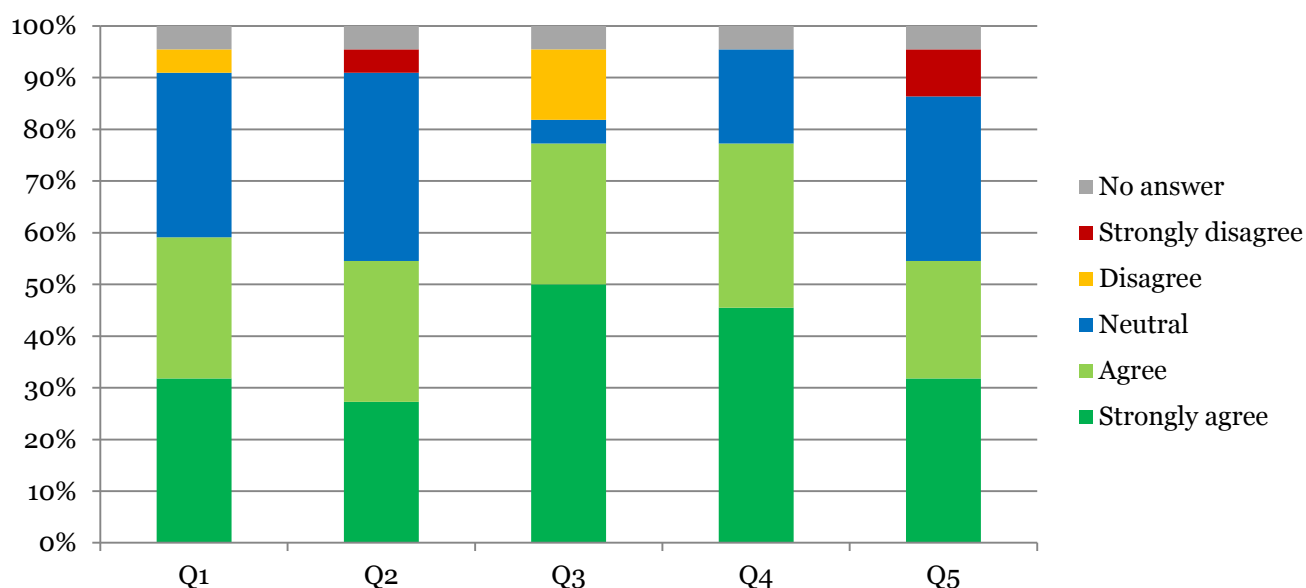
Feedback

Questionnaire responses

A total of 22 attendees completed the questionnaire to provide their feedback. A summary of the questionnaire responses is set out below.

	Question	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No answer
Q1.	Creating new jobs at Regent's Wharf will benefit the local area.	7	6	7	1	-	1
Q2.	I welcome the proposed upgrading of Regent's Wharf.	6	6	8	-	1	1
Q3.	I would welcome more public access to Regent's Wharf.	11	6	1	3	-	1
Q4.	I would support a diverse range of users, from local enterprises to larger businesses, as part of a new 'creative ecology' at Regent's Wharf.	10	7	4	-	-	1
Q5.	I broadly support the vision for Regent's Wharf.	7	5	7	-	2	1

Graph of the questionnaire results



Q1. What kinds of public amenity would you be interested in at Regent's Wharf?

Shop	Café	Restaurant	Gallery Space	Bike Shop	Other
10	16	17	12	5	<ul style="list-style-type: none"> • Wall Garden • Gym • Studio space for photographers • Street food • Food shop (Wholefoods) • Pop up workshops • Open garden space

Q2. What improvements to the landscaping and public realm would you want to see made at Regent's Wharf?

Theme	Detail
Landscaping	<p>Local residents wanted to see an increase in the amount of soft landscaping and greenery across the site, including the potential for wall gardens and retaining the existing trees in the courtyard.</p> <p>Some typical suggestions mentioned in written feedback were:</p> <p>‘A large open garden space, quiet and peaceful’ – a resident of Ice Wharf</p> <p>‘Vertical garden on plain walls and beehives’ – a resident of Ice Wharf</p>
Parking	<p>Attendees welcomed the proposals to create a car-free scheme by removing the current car parking.</p> <p>‘Make it car free.’ – a resident of Canford Road</p> <p>Local residents also wanted to see more bike parking. One Ice Wharf resident was positive about the recycling and bike storage facilities proposed and wanted to know whether some facilities could be shared.</p>
Access	<p>Local residents wanted increased public access to the canal.</p> <p>‘Public access to the canal would be great’ – a resident of Medina Road</p> <p>Some exhibition attendees did not think the site should be accessible all</p>

	night however.
Public realm	<p>Exhibition attendees wanted the proposed public spaces to be open and welcoming with better pavement and planting.</p> <p><i>‘Access to the canal for the public, with green spaces. Multiple easy access around the site from street to canal’ – a resident of Canford Road</i></p> <p>Some attendees from Ice Wharf stated their opinion that larger outdoor spaces were preferred, particularly on the boundary with Ice Wharf.</p>
Design	<p>Residents agreed that the existing buildings were inward facing and closed. As a result they wanted to see a more inviting and softer façade that would also improve the setting of the historic warehouses.</p> <p><i>‘It’s positive that the buildings are no higher at the front’ – a resident of Ice Wharf</i></p>
Resident amenity	<p>Some attendees had complaints about the existing servicing being too loud and operating during unreasonable hours. As a result they wanted a reduction in the noise from the proposed servicing area and also for the gates to this area to be quieter.</p> <p><i>‘Like the proposals with three concerns; noise, security and light’ – a resident of Ice Wharf</i></p> <p>A few residents of Ice Wharf, particularly those whose apartments directly face Regent’s Wharf, had concerns about light obstruction.</p>

Q3. What do you think about our early ideas? What else would you like to see happen here?

Theme	Detail
Supportive	<p>Local residents were mostly supportive of the early vision for the site, believing that the proposed ‘creative ecology’ was “very innovative”. In particular, exhibition attendees welcomed the proposals to make the site more publicly accessible and were enthusiastic about the proposed retail spaces.</p> <p><i>‘Very happy with the idea; a commercial kitchen space would be appreciated.’ – a Resident of Albert Dock</i></p>
Public amenity, access and services	<p>As mentioned above, attendees welcomed the principle of making Regent’s Wharf more publicly accessible. They were supportive of the proposed retail and restaurant spaces, but also thought that “community meeting spaces would add something to the community.”</p> <p>Some local residents had concerns that the site would become for tenants only, and therefore wanted to ensure that through the design and management of the site, members of the public would feel welcome to use all of the proposed facilities on site.</p> <p><i>‘Make sure tenants and local residents feel welcome to use the facilities.’ – a resident of Treaty Street</i></p> <p>The residents of the neighbouring Ice Wharf welcomed the proposals to make the site car-free. Some of the Directors of the Ice Wharf Residents’ Association also wanted to explore the opportunity of working together on bike storage and recycling space which Ice Wharf lacks.</p> <p><i>‘to help Ice Wharf as a quid pro quo recycling facilities/bike parking and private access’ – a resident of Ice Wharf</i></p>
Construction and impact on amenity	<p>Some residents had concerns about construction. Whilst residents found the proposals “promising”, attendees from Ice Wharf were “concerned about living next to a building site” and the disruption that may be caused.</p> <p><i>‘Promising but concerns around the disruption, noise and pollution during construction.’ – a resident of Ice Wharf</i></p> <p>Some neighbouring residents also were concerned that the scheme would impact on their amenity. They were concerned that if the building line moved closer to Ice Wharf it would affect their views and levels of sunlight received in their apartments.</p>

Analysis

Overall local residents were supportive of the key principles of development and early vision for Regent's Wharf, agreeing that the site was in need of upgrading. Exhibition attendees liked the ideas to provide a variety of work space aimed at different occupiers, including affordable workspace. They also welcomed The Applicant's wish to retain Regent's Wharf as a commercial scheme and not introduce new homes.

Local residents were enthusiastic about the proposed community benefits such as the proposed retail/leisure/gallery floorspace and restaurant. They also welcomed the idea of more public access to the site and canal that would be delivered as part of the proposals. Some residents however did have concerns that the site should not be open all night due for security reasons.

Exhibition attendees supported the commitment to make the site greener and more ecologically diverse, agreeing that the existing site was characterised by hard landscaping. Residents of Ice Wharf in particular welcomed the proposals to introduce planting in the courtyard area closest to their homes as it will improve their outlook onto the site.

Some residents however did have concerns about construction and the impacts that this might have, with increased vehicle movements, noise and dust. It was explained however that a Construction Management Plan will be agreed with the London Borough of Islington that will detail how construction will be carried out and the methods of minimising the impact on neighbours. Some residents of Ice Wharf also expressed concerns over the impact the new building might have on their amenity, particularly on their views, overlooking and access to light. It was confirmed that a full Daylight and Sunlight Assessment would be submitted with the planning application.

Public exhibition #2

The second public exhibition on The Applicant's proposals was held on 7 and 8 November at the London Canal Museum. The venue was fully accessible and known to local residents. The table below summarises the details of the exhibition.

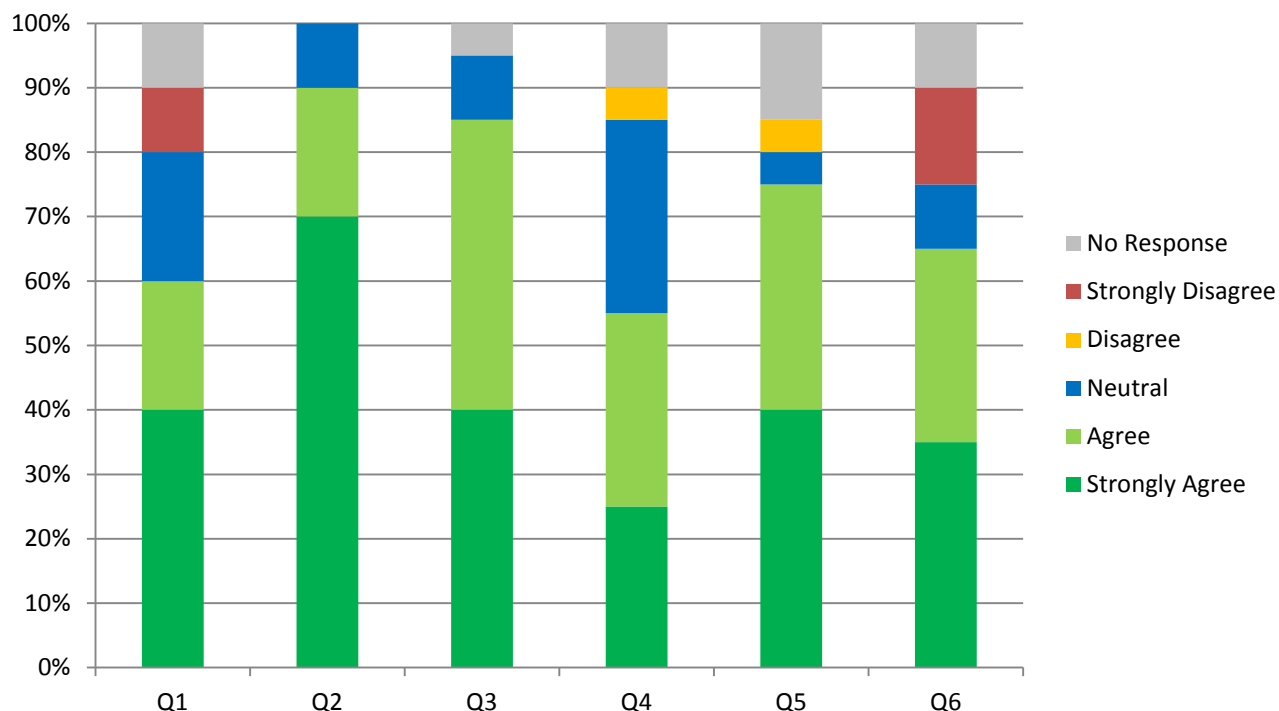
Venue & times	<p>The exhibition was open to the public at the following venue, dates and times:</p> <p>Dates: Monday 7 November: 5pm to 8pm Tuesday 8 November: 5pm to 8pm</p> <p>Venue: London Canal Museum, 12-13 New Wharf Road, London N1 9RT</p>
Purpose	<p>The purpose of the exhibition was to show the detailed designs of the proposed scheme and to get feedback from local residents. Visitors also had the opportunity to raise any questions or issues they may have had, and have these answered by the project team.</p>
Publicity	<p>Neighbouring residents and businesses were formally informed about the exhibition by a newsletter distributed to the local area; 3,165 copies were distributed. A copy of the newsletter is included in <i>Appendix V</i>. This was delivered to the same distribution area as the first newsletter.</p> <p>An invitation was also extended individually to key stakeholders and neighbours, inviting them to the exhibition.</p> <p>On Monday 7 November, the first hour of the exhibition was reserved for residents of Ice Wharf only, who were notified by letter.</p>
Exhibition content	<p>The scheme proposals were presented on 11 exhibition display panels. Copies of the panels have been incorporated into this document as <i>Appendix VI</i>. Members of the Applicant's team were available to explain the information presented and answer any questions.</p>
Visitors to public exhibition	<p>Around 44 people attended the exhibition over the two days.</p> <p>Attendees included many residents from Ice Wharf as well as those from the surrounding area.</p> <p>A representative of the King's Cross Development Forum attended the event and discussed the proposals with the team.</p>
Opportunity for feedback	<p>All exhibition attendees were encouraged to provide feedback using the questionnaires provided and to sign the visitors' book. Attendees could complete the questionnaire at the exhibition, or alternatively take the form away and return it to the Freepost address provided.</p> <p>In total, 20 attendees returned a feedback form. A blank copy of the questionnaire has been incorporated into this document as <i>Appendix VII</i>.</p>

Questionnaire responses

A total of 20 attendees completed the questionnaire to provide their feedback. A summary of the questionnaire responses is set out below.

Question		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No answer
Q1.	I welcome the plans to create better public access to the canal through Regents Wharf.	8	4	4	-	2	2
Q2.	Adding new green landscaping and enhancing biodiversity in Regents Wharf is welcome.	14	4	2	-	-	-
Q3.	I welcome the creation of a creative hub at Regents Wharf, providing affordable and flexible workspace for business of all sizes and creating jobs and opportunity in the area.	8	9	2	-	-	1
Q4.	I support proposals to make Regent's Wharf car-free as well as efforts to bring Santander Cycles for public hire to All Saints Street.	5	6	6	1	-	2
Q5.	I support the retention of the original wharf buildings and agree that the designs I have seen today compliment the character of the area.	8	7	1	1	-	3
Q6.	I welcome the proposals to provide better access to the canal and the ability to have a coffee and a bite to eat.	7	6	2	-	3	2

Graph of the questionnaire results



Written & verbal feedback

The written and verbal feedback from the questionnaires and exhibition is summarised in the table below.

Theme	Feedback
Access	<p>Attendees welcomed the proposals to open up the site with more public access to both the site and the canal. There was support from local neighbours for a more active frontage on All Saints Street to help deter antisocial behaviour.</p> <p><i>‘Happy with cafes/restaurant and canal access’ – a resident of Ice Wharf</i></p> <p><i>Overall I am very positive about the scheme as I feel it would improve the area considerably. The area currently feels a bit dead on All Saints Street. – a resident of Caledonian Road</i></p>
Design	<p>Residents agreed with the principle of retaining the heritage buildings, alongside redeveloping the more recent buildings which are not maximising the potential of the site. The architectural approach was received well by most, though some attendees would prefer to see a less linear design. 75% of people who responded to question five of the feedback form agreed that the designs compliment the character of the area.</p>
Creative hub	<p>The vast majority of attendees support the creation of a creative hub at Regent’s Wharf and the provision of affordable and flexible workspace,</p>

	<p>especially space for small start-ups and entrepreneurs. None of the respondents to the written feedback questionnaire disagreed with these aims.</p>
Landscaping	<p>All but two of the people who completed a feedback form responded positively to the landscaping proposals and wanted to see more green landscaping brought into the site. The general level of support amongst all attendees for more and better landscaping was also brought out in verbal feedback from people at the exhibition.</p> <p><i>‘More green space is definitely needed in the area. It should be well lit at night. A children’s play area, and being dog-friendly would be good too.’ – a resident of Caledonian Road</i></p> <p>Some residents were concerned about the management and upkeep of landscaping and were reassured that there would be a management company looking after the whole site and staff on-site 24 hours a day.</p> <p><i>‘Living in London one expect some noise however if open spaces are managed well the noise should not be a problem especially late evenings.’ – a resident of Ice Wharf</i></p>
Height	<p>Some residents queried the increase in height on the proposed new building and the potential loss of views for immediate neighbours. Most were reassured that the top floors would be stepped back to avoid overlooking and loss of daylight/sunlight.</p> <p><i>‘Very pleased to hear that the width between the north (orange) building will remain ... Will be stepped back so my light is not effected’ – a resident of Ice Wharf</i></p>
Construction	<p>Some residents had concerns about construction noise. The team explained that a Construction Management Plan would be agreed with Islington Council and that Considerate Constructors guidelines would be adhered to.</p>
Community amenity	<p>The proposals for new public space, a new restaurant and the potential for increasing public cycle hire provision were generally seen as being positive for the area and welcome amenities that current residents would use. Residents were reassured that an expected effect of the proposals would be to increase footfall and activity on All Saints Street.</p> <p><i>‘Happy with cafes/restaurant and canal access’ – a resident of Ice Wharf</i></p> <p>Some Ice Wharf residents mentioned their wish for future co-operation and sharing of adjacent outdoor spaces or recycling facilities. The project team advised them that this would depend on many factors involving the management and security of the site and could not be part of the planning application.</p>
Canal footbridge	<p>The idea of installing a new footbridge across the canal was raised by Cllr</p>

	<p>Convey during the consultation process and several attendees stated verbally that they would not support a new footbridge at Regent's Wharf. More than one attendee expressed their opposition to a new footbridge on their feedback questionnaire:</p> <p><i>“Please do not build a bridge!!” – a resident of Treaty Street</i></p>
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Analysis

Generally, local people were supportive of the aims and principles of the project and agreed that the proposals would improve the area for residents and businesses alike. Opening up the site to create welcoming public spaces and better access to the canal with more attractive and biodiverse landscaping was supported by most attendees.

Local residents were supportive of the proposals to create flexible and affordable workspace for businesses of all sizes and to incorporate pods for entrepreneurs and start-ups. They also generally welcomed the provision of a restaurant and a shop or gallery space open to the public as an amenity for the whole community. Some residents wanted to ensure that noise from the restaurant would not disturb neighbours late at night and were reassured that any outdoor seating associated with it would be contained within the main courtyard and not be on the edge of the canal.

Some residents however did have concerns about construction and the impacts that this might have, with increased vehicle movements, noise and dust. It was explained however that a full draft Construction Management Plan will be submitted as part of the application that will detail how construction will be carried out and the methods of minimising the impact on neighbours, with a full CMP to be secured by condition. Some residents of Ice Wharf also expressed concerns over the impact the new building might have on their amenity, particularly on their views, overlooking and access to light.

Stakeholder meetings

In addition to public consultation on the scheme, meetings were held with local stakeholders. Briefings were on a one-to-one or small group basis to understand stakeholders' views on the project and to hear about any concerns. The table below sets out stakeholder meetings that were undertaken during the consultation process.

Date	Activity	Detail
21 July 2016	Meeting with Cllr Asima Shaikh (Executive Member for Economic Development)	Members of the project team met with Cllr Shaikh to understand more about Islington's skills agenda and where the proposals for Regent's Wharf might fit within this. Cllr Shaikh was receptive to the vision for Regent's Wharf and the variety of workspace being proposed.
12 September 2016	Islington Council's Members' Forum	Members of the project team presented the proposals to Islington's Members' Forum, including members of the Planning Committee, Caledonian ward councillors and Executive Members. The feedback received from members was positive
19 September 2016	Friends of Regent's Canal presentation	Members of the project team presented the proposals to the Friends of Regent's Canal group. Overall the meeting was positive with the team answering questions on: <ul style="list-style-type: none"> • Landscaping and biodiversity; • A potential bridge over the canal to the site; • Improved public access to the canal; • Drainage; and • Security.
20 October 2016	Meeting with local residents regarding biodiversity	Members of the project team met with local residents to discuss the proposals and specifically address the ecological and sustainable aspects of the project. The meeting was constructive and suggestions on ways to increase biodiversity on the site were fed into the developing proposals.
22 November 2016	Canal and River Trust	Members of the project team met with Claire McLean, the Canal River Trust's Area Planner for London to brief her on the proposals and answer any questions. The meeting was positive and support was expressed for aspects of the scheme including the increase in soft landscaping and biodiversity on the site and it was agreed to conduct continuing dialogue with the Canal & River Trust on issues affecting the site's relationship with the canal.

Conclusion

The Applicant has undertaken a thorough pre-application consultation programme. As this report sets out it has undertaken consultation events with residents, local community groups and councillors. This has generated valuable feedback, which has been taken into account in the development of the proposals.

The consultation process has been transparent, presenting current information as the scheme has been developed and refined. The feedback received throughout this consultation process has been valuable in understanding local issues and has played an important role in the evolution of the scheme proposals.

The Applicant has welcomed the opportunity to engage with local residents and is committed to being a good neighbour. Feedback from local people and stakeholders has been particularly helpful in developing our proposals for the site. As a consequence of this and the public exhibitions, the scheme includes:

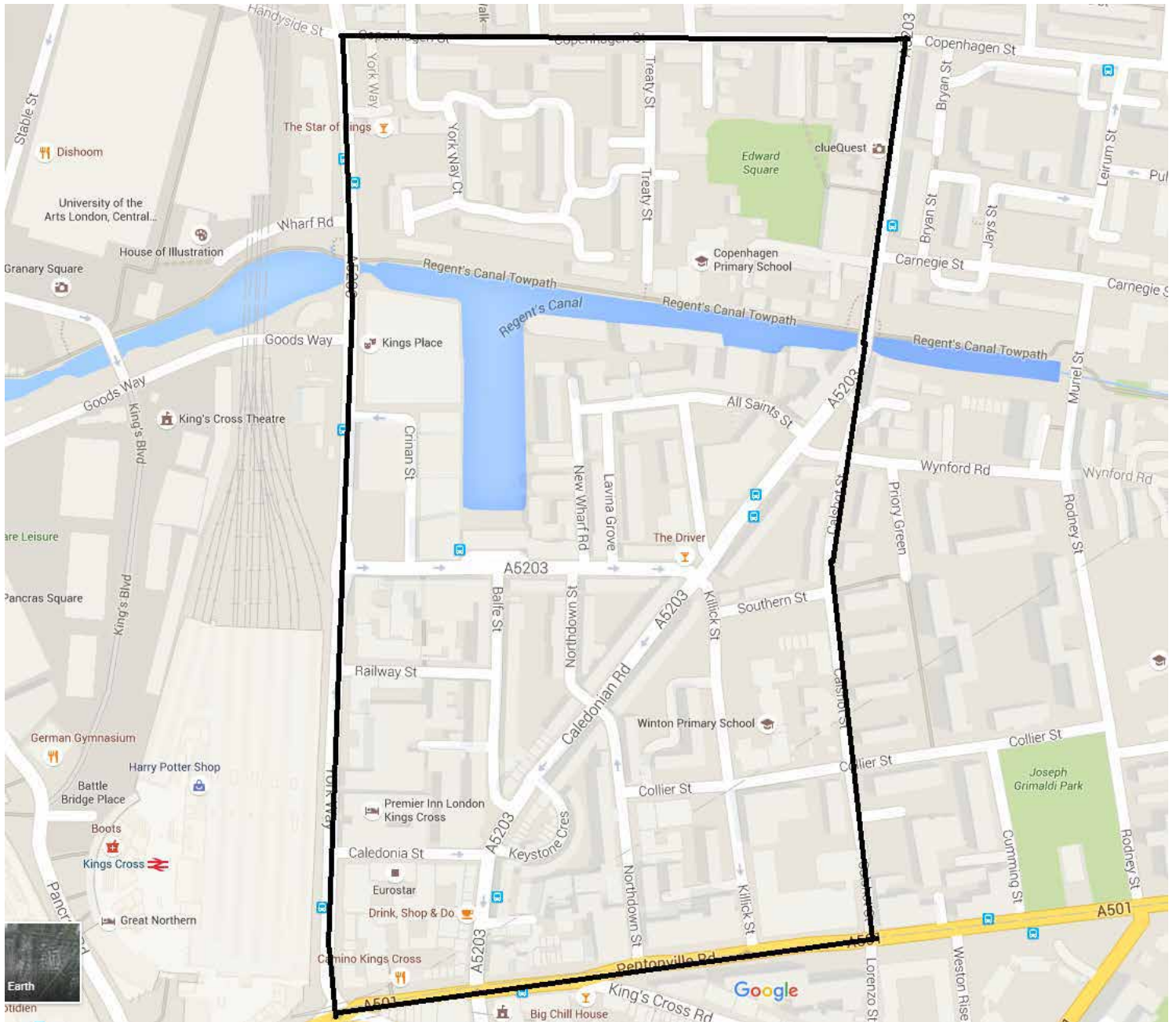
- Improved public realm and greater access to the canal.
- A comprehensive landscaping plan and proposals to increase biodiversity on site.
- Addition of green wall.
- Proposals to contain servicing and reduce its impact on neighbours
- A new restaurant, shop and gallery space open to the public
- More cycle parking and storage and the potential to increase Santander Cycle hire stands in the area.

The pre-application consultation process has been a valuable opportunity to meet local residents and open lines of communication which will be continued during construction and beyond.

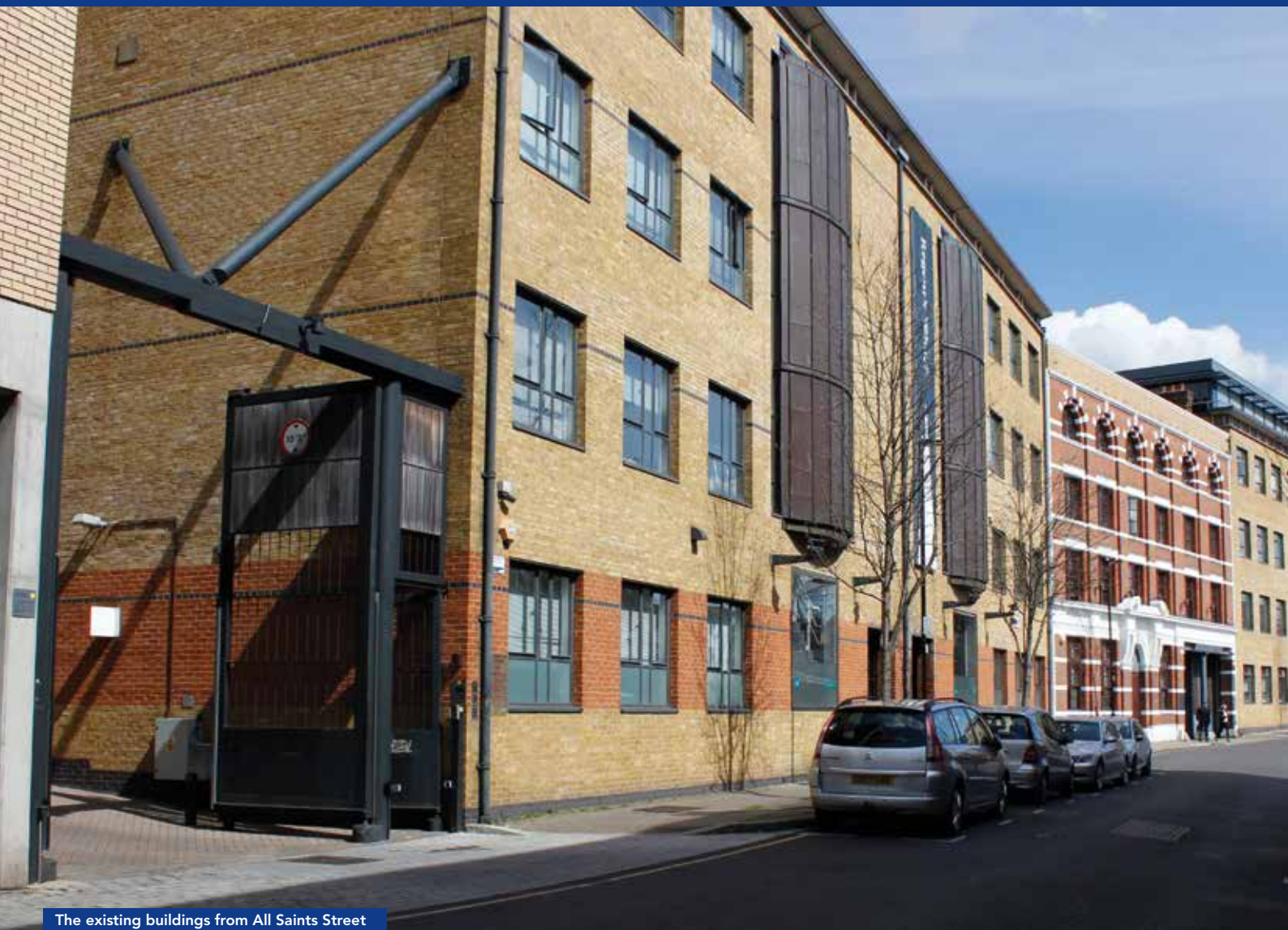
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Appendix I – Distribution map



Appendix II – Newsletter #1



The existing buildings from All Saints Street

INVITATION TO A PUBLIC EXHIBITION ON FUTURE OPPORTUNITIES FOR REGENT'S WHARF

Welcome to our first newsletter about the future of Regent's Wharf. The Regent's Wharf Unit Trust, as advised by Grafton Advisors, is the owner of the property. Together with leading architect Hawkins\Brown, Grafton Advisors is exploring future opportunities for the buildings.

Our preliminary and evolving vision is to rejuvenate Regent's Wharf by providing new work space for companies of any size – whether they are large companies, local SMEs or start-ups – to work together both innovatively and collaboratively.

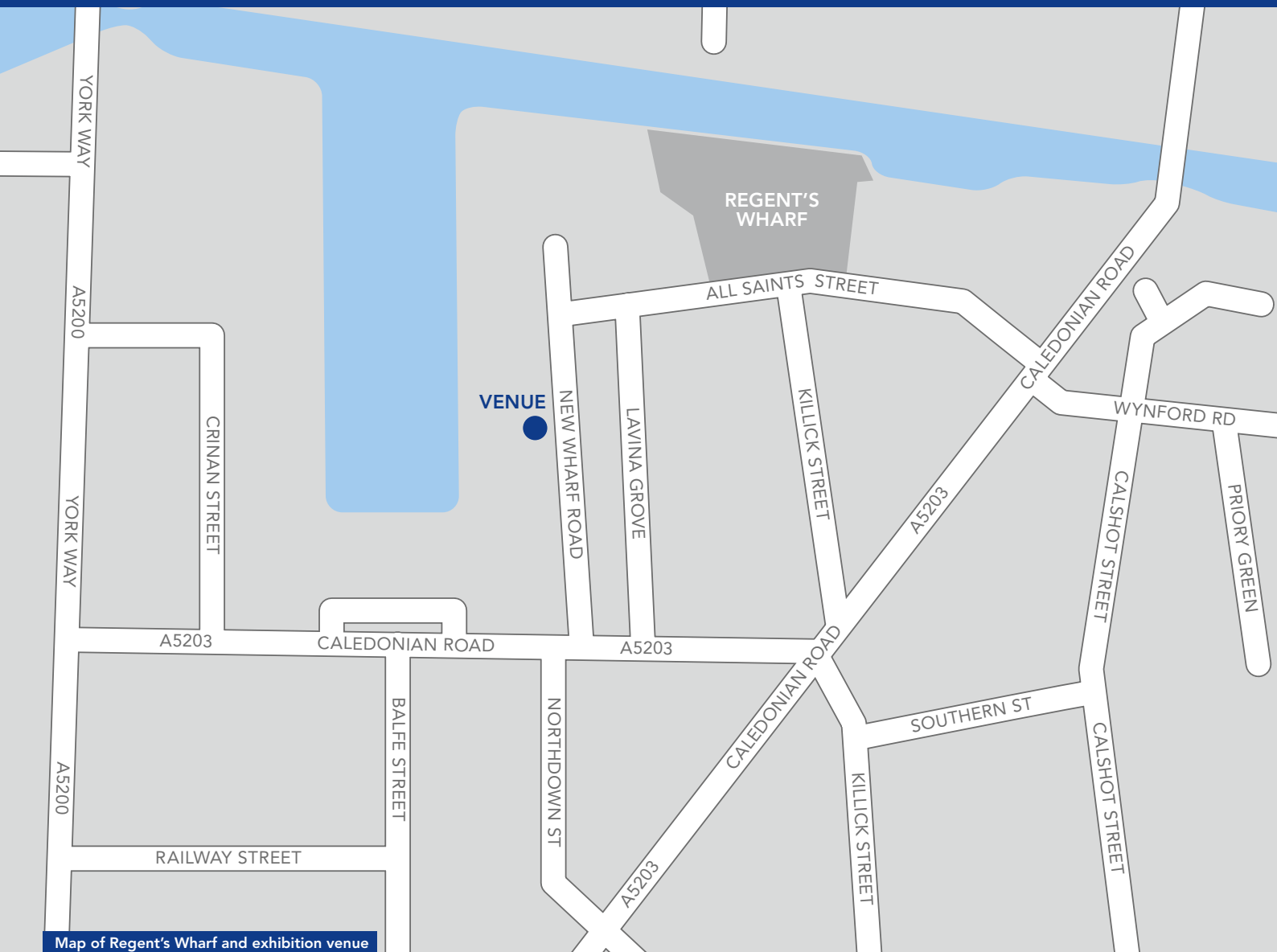
We would like to invite you to a public exhibition, where you can see some initial ideas for the properties. It will be an opportunity to meet our team and to provide us with valuable feedback on our vision. You will find all the details of the exhibition on the next page.

If you are unable to attend the exhibition but would like further information, please do not hesitate to contact Nick Garland by email at regentswharf@fourcommunications.com or on 020 3697 4344.



View of the car park/courtyard





Map of Regent's Wharf and exhibition venue

INVITATION TO A PUBLIC EXHIBITION

You are invited to attend our public exhibition, where we will discuss the future of Regent's Wharf. The exhibition will take place on:

Dates Thursday 30 June from 6.00pm to 8.00pm
Monday 4 July from 5.00pm to 8.00pm

Venue London Canal Museum
12-13 New Wharf Road
London, N1 9RT

CONTACT US

If you would like further information or have any questions, please contact Nick Garland on:

T 020 3697 4344

E regentswharf@fourcommunications.com

Regent's Wharf Consultation
c/o Four Communications
20 St Thomas Street
London, SE1 9BF

Appendix III – Public exhibition #1 boards

WELCOME



The existing buildings from All Saints Street

WELCOME TO OUR FIRST PUBLIC EXHIBITION ON OUR INITIAL VISION FOR THE FUTURE OF REGENT'S WHARF.

We are in the early stages of exploring future opportunities for the site. Our preliminary vision is to provide work space, including affordable space, for companies of any size – whether they are start-ups, local SMEs or large companies – to work innovatively and collaboratively.

We want to explore opening up Regent's Wharf to support the whole community, with new public spaces, retail and café space.

Members of the team are on hand to answer any questions you may have. When you have finished looking around, please take a moment to fill out our questionnaire to tell us what you think.



View from the Regent's Canal towpath



View from the internal courtyard

THE ARCHITECTS



Here East, Olympic Park



Red Bull HQ, Tooley Street, Southwark



Hawkins\Brown office space

HAWKINS\BROWN

Hawkins\Brown are an internationally-renowned award winning practice of over 200 architects, interior designers, urban designers and researchers.

We create places with personality and purpose that are well-made, well-used and well-loved. Our values underpin how we work, and how we pursue this goal.

We pride ourselves on listening and maintaining a meaningful dialogue through the design, construction and handover stages.

Our work across multiple sectors brings us into contact with a diverse range of clients and consultants, and we have developed innovative techniques to ensure that everyone's voice is heard, and that we communicate meaningfully with everyone we work with.

FUTURE OPPORTUNITIES FOR REGENT'S WHARF

REGENT'S WHARF'S HISTORY



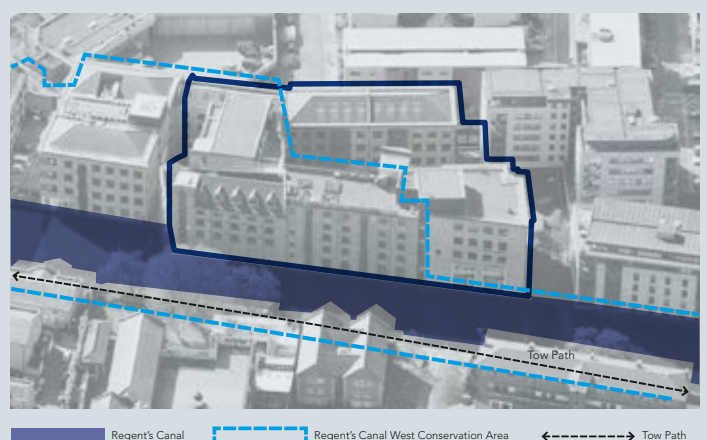
The local area remained rural until the early 19th century, with Regent's Canal running through countryside when it first opened in 1820.

Over the next 20 years, industrial works and housing began to appear across the area now known as King's Cross.

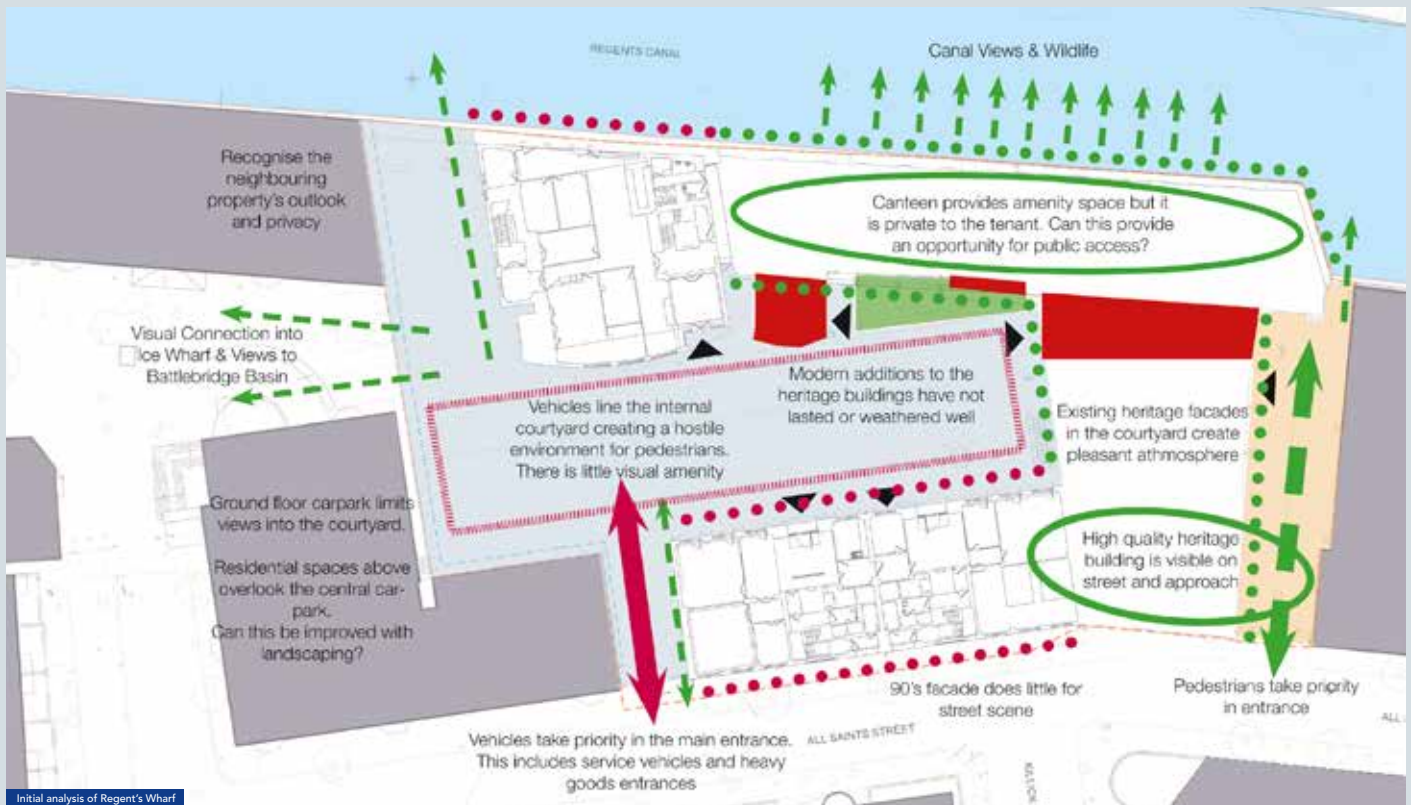
By the 1870s, three-storeyed terrace housing appeared along All Saints Street, with a timber yard and lime kilns behind next to the canal, which served the industrial works that ran along the waterway in this area.

The industrial buildings were rebuilt for grain milling in the late 19th and early 20th centuries, remaining in industrial use until the 1970s or 1980s. The streets to the south also saw comprehensive redevelopment over this period.

One of the historic warehouses is 'locally listed' and half the buildings sit within the Regent's Canal West Conservation Area.



WHY ARE WE DOING THIS NOW?

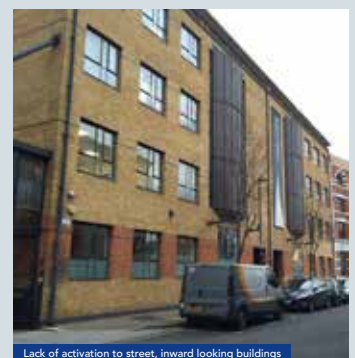
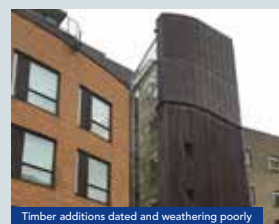
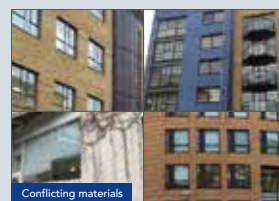


One of the existing occupiers is considering moving out of Regent's Wharf which has led us to explore our opportunities further.

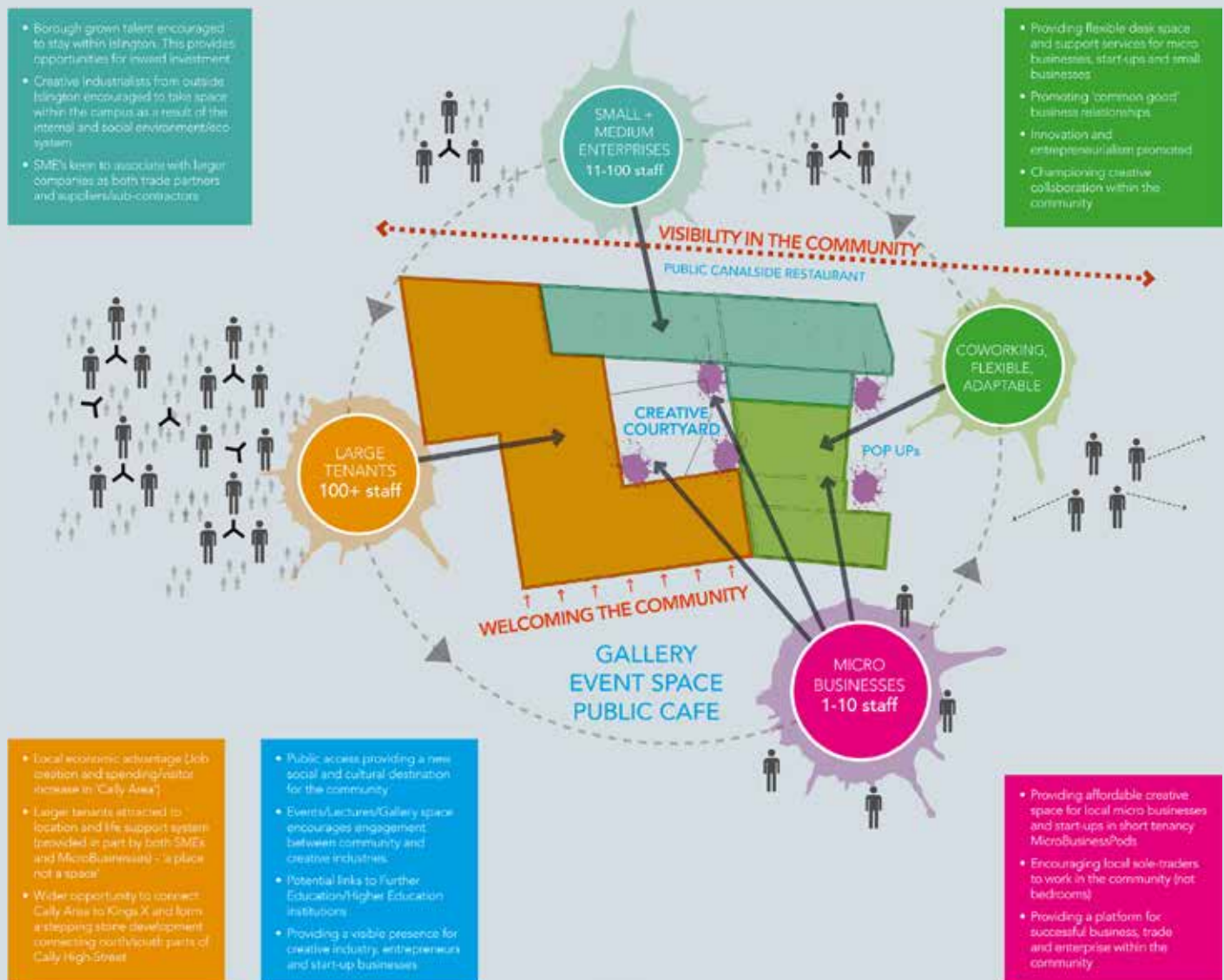
The current office buildings were renovated in the 1990s. The alteration included the construction of three buildings (two on All Saints Street and one on the canalside).

There is a lack of activity between the properties and the street as the buildings look inward to the internal courtyard.

This space is characterised by hard landscaping, with whatever planting in poor condition, and serves as more of a car park than courtyard.



A CREATIVE ECOLOGY



In this desirable location of Islington, our ambition is to create a place for the creative industries that provides the best of both campus and city environments. Our early ideas are to provide office space of varying sizes, from smaller workspaces to large open offices, that meets the needs of all companies.

We hope to boost the local economy, bringing new jobs to the area, as well as providing opportunities for local small businesses to work with larger enterprises at Regent's Wharf as part of a 'creative ecology'.

As well as providing work space, we hope to create opportunities for new public spaces, retail and café space to support both the local community and business tenants.

OUR EARLY IDEAS

EXISTING



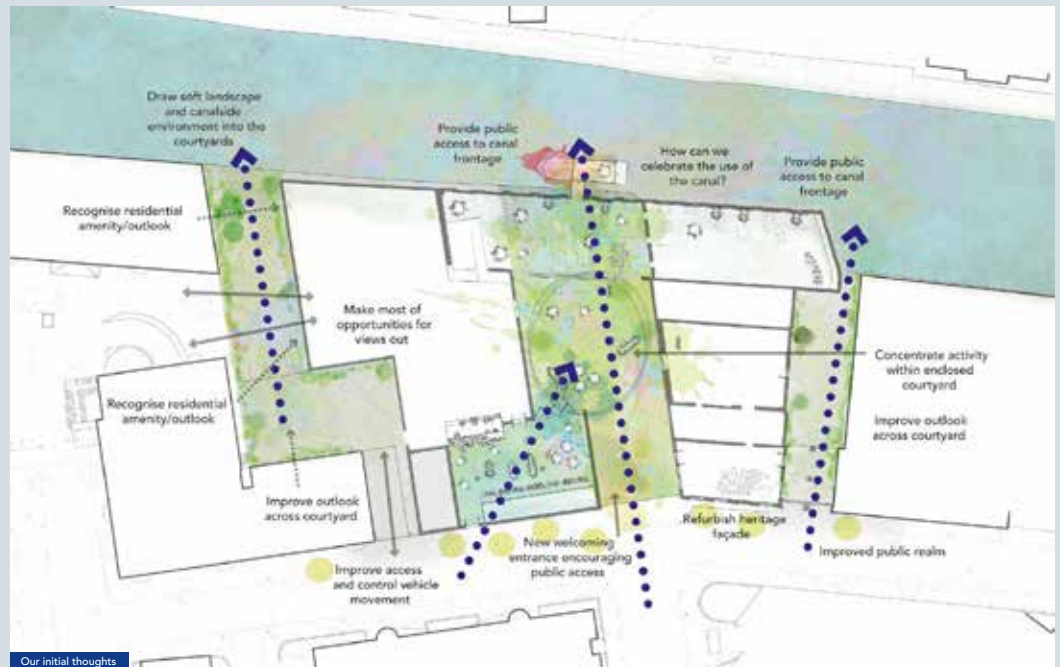
VISION



Opportunities for Regent's Wharf

To achieve our ambition we are considering:

- New flexible office spaces that meet the needs of modern businesses
- Affordable work space to encourage smaller local enterprises to stay in the area and entice those from outside Islington into this part of the Borough, boosting the local economy
- Make Regent's Wharf a place for the wider community to enjoy based on local needs, which might include retail, restaurant and gallery spaces
- Improving the landscaping across Regent's Wharf



OUR VISION



Internal courtyard

1 A new welcoming street entrance

The existing properties are inward facing and only accessible for tenants. There is an opportunity to open Regent's Wharf up for the wider community to bring the public into the campus.

2 A bright new courtyard

This would be the centrepiece of Regent's Wharf with views through to the canal and act as a space for people to meet, relax and work in.

3 Maximise green softscaping

This would improve the views from Ice Wharf and create a 'green buffer' between the buildings.

4 Relationship with our surroundings

We want to improve the setting of the historic warehouses on this part of Regent's Canal.



Gallery/event space



Streetfront cafe



Workspace



Shops



Canalside restaurant

TELL US WHAT YOU THINK



Thank you for taking the time to visit our exhibition today. Please take a moment to complete a feedback form before you leave to let us know what you think about our preliminary ideas.

After our exhibition we will be taking some time to look at your feedback before making any further decisions on the future opportunities for Regent's Wharf.



Appendix IV – Public exhibition #1 feedback form

TELL US WHAT YOU THINK

YOUR CONTACT DETAILS

Name _____

Address _____

Email _____ Telephone _____

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Creating new jobs at Regent's Wharf will benefit the local area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I welcome the proposed upgrading of Regent's Wharf.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I would welcome more access to Regent's Wharf and the canal.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I would support a diverse range of users, from local enterprises to larger businesses, as part of a new 'creative ecology' at Regent's Wharf.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I broadly support the vision for Regent's Wharf.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1 What kinds of public amenity would you be interested in at Regent's Wharf?

- ☐ Shop ☐ Café ☐ Restaurant ☐ Gallery space ☐ Bike shop
- ☐ Other (please specify):

2 What improvements to the landscaping and public realm would you want to see made at Regent's Wharf?

3 What do you think about our early ideas? What else would you like to see happen here?

Four Communications Ltd will retain the information from this questionnaire on behalf of Grafton Advisors and the project team to allow you to receive regular updates on this development. If you do not wish to be kept informed, please tick this box ☐

Appendix V – Newsletter #2



The existing buildings from All Saints Street

INVITATION TO OUR SECOND PUBLIC EXHIBITION ON PROPOSALS FOR REGENT'S WHARF

Welcome to our second newsletter about the future of Regent's Wharf. We last contacted you in June, inviting you to our first public exhibition.

The Regent's Wharf Unit Trust, as advised by Grafton Advisors, is the owner of the property. Together with leading architect Hawkins\Brown, Grafton Advisors have taken the time since the first exhibition to review the feedback we received and develop our ideas into proposals for redeveloping Regent's Wharf.

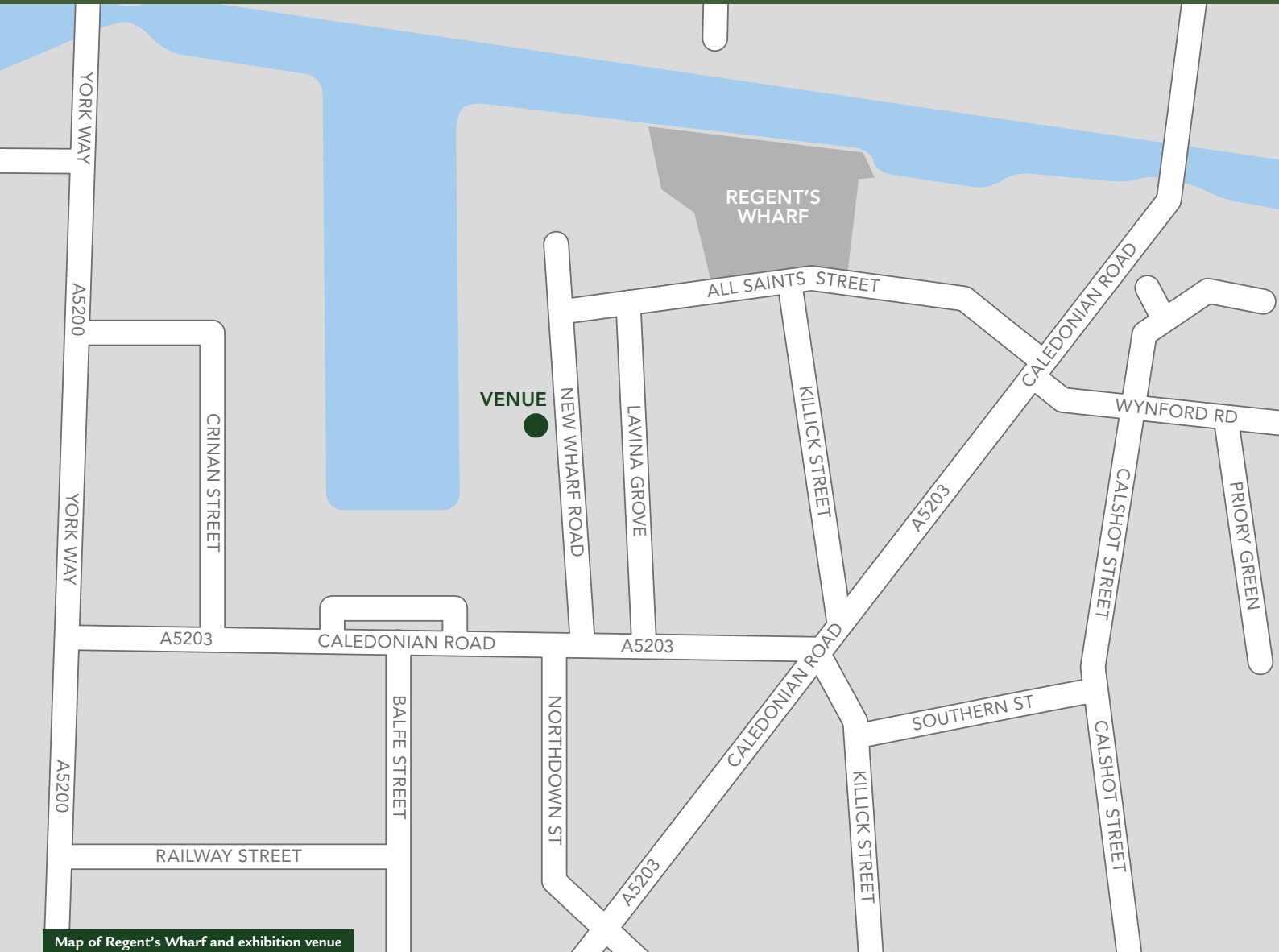
We would like to thank everyone who attended our first event and we would like to invite you to a second public exhibition, where you can see our more developed proposals.

This exhibition will be an opportunity to meet our team and to provide us with valuable feedback on our detailed proposals. You will find all the details of the exhibition on the next page.

If you are unable to attend the exhibition but would like further information, please do not hesitate to contact Cary Mitchell by email at regentswharf@fourcommunications.com or on 020 3697 4386.



View of the car park/courtyard



INVITATION TO A PUBLIC EXHIBITION

You are invited to attend our public exhibition, where we will discuss the future of Regent's Wharf. The exhibition will take place on:

Dates Monday 7th November from 6.00pm to 8.00pm
Tuesday 8th November from 5.00pm to 8.00pm

Venue London Canal Museum
12-13 New Wharf Road
London, N1 9RT

CONTACT US

If you would like further information or have any questions, please contact Cary Mitchell on:

T 020 3697 4386
E regentswharf@fourcommunications.com

Regent's Wharf Consultation
c/o Four Communications
20 St Thomas Street
London, SE1 9BF

Appendix VI – Public exhibition #2 boards

WELCOME



Existing buildings from All Saints Street

WELCOME TO OUR SECOND PUBLIC EXHIBITION ON THE FUTURE OPPORTUNITIES FOR REGENT'S WHARF

For those who came to our first exhibition, we would like to thank you for taking the time to attend. Your feedback has been helpful in developing our proposals further which we are here to show you today.

The feedback we have received to date has been positive, with support for the vision to Regent's Wharf, as well as the proposed new courtyards and retail amenities.

The exhibition panels on display will tell you more about our detailed proposals and hopefully answer some of the questions you may have.

Members of the project team are on hand to answer any questions you may have. When you have finished looking around, please take a moment to fill out our questionnaire.



Existing buildings from the Regent's Canal towpath



Existing buildings from the internal courtyard

THE ARCHITECTS



HAWKINS\BROWN

Hawkins\Brown are an internationally-renowned award winning practice of over 200 architects, interior designers, urban designers and researchers.

We create places with personality and purpose that are well-made, well-used and well-loved. Our values underpin how we work, and how we pursue this goal.

We pride ourselves on listening and maintaining a meaningful dialogue through the design, construction and handover stages.

Our work across multiple sectors brings us into contact with a diverse range of clients and consultants, and we have developed innovative techniques to ensure that everyone's voice is heard, and that we communicate meaningfully with everyone we work with.

THE SITE TODAY



One of the existing occupiers is considering moving out of Regent's Wharf which has led us to explore our opportunities further.

The current office buildings were renovated in the early 1990s. The alteration included the construction of three buildings (two on All Saints Street and one on the canalside). The newer buildings are of a poor quality with inefficient internal layouts and offer limited architectural merit.

There is a lack of activity between the properties and the street as the buildings look inward to the internal courtyard. This space is characterised by hard landscaping, with what planting there is left in poor condition, and serves as more of a car park than courtyard. Our proposals include opening up Regent's Wharf to the public and creating a new welcoming and landscaped public courtyard with access to the canal.

YOUR THOUGHTS



CGI showing proposed new courtyard with greater public access, space for a restaurant, café and/or gallery space and improved landscaping and planting

Many people who attended our first exhibition provided us with constructive and useful feedback which has fed into our developing ideas alongside other discussions the team have had with local residents, community groups and stakeholders.

Since our first exhibition, our team have presented the proposals to the Friends of Regent's Canal and engaged in discussion with their members and we are in ongoing discussions with the Canal and River Trust, Islington Council and the GLA, keeping local people and stakeholders informed and gathering their thoughts and feedback.

YOU TOLD US...

- 1 You would like to have more and better public access to the canalside at Regent's Wharf.

We propose to open up Regent's Wharf with a welcoming frontage along All Saints Street and provide a landscaped courtyard accessible to the public.

- 2 A diverse range of users as part of a new creative ecology is the best direction for Regent's Wharf.

Our vision is to provide a hub for the creative industries and entrepreneurs, bringing new flexible and affordable modern office space that is designed to accommodate local start-ups, small and medium sized businesses and large companies.

- 3 A café/restaurant, gallery space and shop were ideas for public amenity at Regent's Wharf that many people would like to see.

We are proposing to provide a space where people can sit by the canal and have a coffee and bite to eat. Along with small units on All Saints Street that could be a gallery and a small shop or café.

- 4 You asked for more and better landscaping and public spaces.

We want to include plenty of planting to create welcoming spaces throughout Regent's Wharf and vastly increase the level of landscaping.

- 5 You would like to see increased biodiversity that will contribute to the local ecology.

The area around the site and especially along the canal has a great deal of biodiversity but Regent's Wharf currently does not add to that.

We propose to replace what is currently a car park with a landscaped courtyard and have ambitious plans to increase biodiversity through innovative green roofs.

REGENT'S CANAL VIEWS



Proposed view along Regent's Canal



Existing view along Regent's Canal



Existing view along Regent's Canal



Proposed view along Regent's Canal

ALL SAINTS STREET VIEWS



Proposed view along All Saints Street



Existing view along All Saints Street



Existing view along All Saints Street



Proposed view along All Saints Street

FLOOR PLANS



GROUND FLOOR PLAN

- 1 Central courtyard
- 2 Building A entrance
- 3 Building B & C entrance
- 4 Gallery/event/showcase space
- 5 Restaurant and café
- 6 Eastern courtyard
- 7 Western courtyard
- 8 Canalside colonnade



TYPICAL FLOOR PLAN

- 1 Connecting courtyard balcony
- 2 SME workspace
- 3 Commercial office workspace



FIFTH FLOOR PLAN

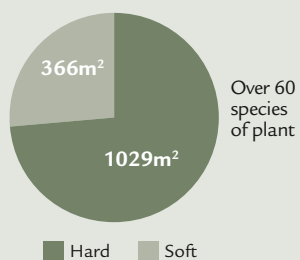
- 1 Connecting courtyard balcony
- 2 External roof terrace
- 3 Commercial office workspace
- 4 Relaxation and growing garden
- 5 Roof garden
- 6 Private tenant roof terrace
- 7 Central courtyard

LANDSCAPE AND THE CANAL

EXISTING LANDSCAPING



PROPOSED LANDSCAPING



The existing site is characterised by hard landscaping with just a few trees planted around the internal courtyard. Instead we want to include plenty of planting to create welcoming spaces throughout Regent's Wharf.

Our proposals include soft landscaping within the proposed central courtyard, as well as new planting in the western courtyard and eastern courtyard.

This western courtyard will be a quiet garden space for people to sit and relax. We are seeking to retain the existing Alder trees closest to the canal as part of our proposals and 'green walls' will be included to provide visual relief.

We are also proposing an accessible rooftop for occupiers. This will include places to sit as well as a growing garden. The space will be carefully managed to ensure there is no disturbance or impact on our neighbours' amenity.

ECOLOGICAL RELATIONSHIP WITH THE CANAL

Overall we will be significantly improving the ecology and sustainability of Regent's Wharf with a wide array of plant species that will support the local wildlife. Furthermore, Regent's Wharf will improve its relationship with the canal. For example, the site has been designed for surface water to flow into the canal to ensure the water level is retained. Regent's Wharf is at a high point of the canal and the Canal and River Trust need to top it up using pumps at present, so our proposals present a significant improvement, saving energy in the process.



ACCESS & SERVICING

KEY PRINCIPLES

- Car Free development
- Improved public realm on All Saints Street
- Improved cycle storage and cyclist facilities (showers, changing, clothes drying etc.)
- New on-street recessed loading/drop off bay and rearranged on-street parking
- New off-street bay for refuse collection
- New publicly accessible landscaped internal courtyard

SERVICING AND REFUSE COLLECTION

All refuse will be collected from the servicing bay, located off-street, perpendicular to the kerb at the western end of the site.

There will be a dedicated refuse storage area at basement level. All refuse collection and servicing will be restricted to the defined off-street servicing area - this will avoid the current problems related to the use of the courtyard for loading and unloading. In addition, having all refuse for the site collected from one point will result in the refuse vehicle spending less time on site than present.

CYCLING

Our proposals include secure cycle storage in the basement in dedicated cycle stores, accessed by way of a lift from the street-level on-site loading bay. Showers and changing facilities will also be provided for people working in the building. Publically-accessible Sheffield cycle parking stands will be available in the central and eastern courtyards.

We are also discussing the possibility of adding new cycle hire spaces on All Saints Street with Islington Council and the GLA and hope to increase the number of Santander Cycles in the area, available for all to use.

DELIVERIES

Delivery bays will be provided on-site towards the western end of the development and on-street on All Saints Street. For the restaurant, deliveries will be made on-street adjacent to the eastern courtyard.



SCHEME BENEFITS

EXISTING



PROPOSED



NEW MODERN FLEXIBLE OFFICE SPACE

We propose to rejuvenate Regent's Wharf with benefits for local residents, the local economy and the local ecology. We intend to provide new flexible and modern work space for companies of all sizes, bringing larger companies from outside into the borough and enticing local companies to stay here.

Regent's Wharf currently does not meet its employment potential, with around only 625 jobs on site. Our vision is to provide a hub for the creative industries and entrepreneurs that will significantly increase this number, with the potential for up to 1,800 jobs.

AFFORDABLE WORKSPACE

Five percent of the total provision will be designated as affordable workspace to encourage local start-ups to move out of their bedrooms and into the community or to supply space to those who have lost it through conversions to residential. In total, Regent's Wharf will provide up to 250 affordable jobs.

This will be split between shared desk space and freestanding 'pods' that will be located across Regent's Wharf where traders and service providers can sell to both business occupiers and the public.

Through the affordable workspace provision, we hope to improve the employment opportunities for local people and make the creative industries part of Islington's skills agenda.

THANK YOU



Proposed view inside the main courtyard

THANK YOU FOR TAKING THE TIME TO VISIT OUR EXHIBITION TODAY

Please take a moment to complete a feedback form before you leave to let us know what you think.

After our exhibition we will be taking some time to look at your feedback before finalising our proposals before we submit our planning application.

TIMETABLE

Winter 2016

Planning application expected to be submitted

Spring 2017

Islington Council will decide whether our proposals can go ahead

April 2018

Earliest point at which work can start on site once all current tenancies come to an end

2020/21

Anticipated completion

CONSTRUCTION

A full Construction Management Plan will be submitted as part of the proposals which will seek to minimise disruption to our neighbours and we will adhere to Considerate Constructors Scheme standards. The expected construction time is two and a half to three years.

Appendix VII – Public exhibition #2 feedback form

TELL US WHAT YOU THINK

YOUR CONTACT DETAILS

Name _____

Address _____

Email _____ Telephone _____

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
I welcome the plans to create better public access to the canal through Regent's Wharf.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adding new green landscaping and enhancing biodiversity in Regent's Wharf is welcome.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I welcome the creation of a creative hub at Regent's Wharf, providing affordable and flexible workspace for businesses of all sizes and creating jobs and opportunities in the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I support proposals to make Regent's Wharf car-free as well as efforts to bring new 'Santander Cycles' for public hire to All Saints Street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I support the retention of the original wharf buildings and agree that the designs I have seen today compliment the character of the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I welcome the proposals to provide better access to the canal and the ability to have a coffee and a bite to eat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any further comments, please write them here or use the space overleaf:

Four Communications Ltd will retain the information from this questionnaire on behalf of Grafton Advisors and the project team to allow you to receive regular updates on this development. If you do not wish to be kept informed, please tick this box ☐

GRAFTONADVISORS