

# Gateway Sites – Employment Spaces Overview

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## Introduction

The purpose of this report is to set out the proposals for the use and operation of the employment spaces within the proposed mixed use developments at 101 and 102 Camley Street and explain the linkages between these spaces and the Incubator at 103 Camley Street.

The Camley Street Gateway Sites comprise 101, 102 and 103 Camley Street and are located at the entry to the Camley Street and Elm Village Railway Lands at a point where Camley Street crosses the Regents Canal. The Regents Canal serves as an umbilical linking the Kings Cross Regeneration Area with the centre of Camden Town.

The purpose of the Gateway Sites is to bring high quality, mixed use, sustainable urban renewal to currently dysfunctional and grossly underutilised brownfield sites, which in the case of 102 and 103 Camley Street are/were vacant and in the case of 101 Camley Street is shortly to be vacated (when the occupier relocates to larger premises locally). 103 Camley Street was previously vacant and semi-derelict after being squatted for many years.

Each of the three sites provides employment space as well as residential accommodation as component parts and in the case of 103 Camley Street student accommodation for Camden's burgeoning HEI sector.

The mixed and sustainable nature of the Gateway Sites proposals is complemented by the content for 101 and 102 Camley Street. Each element of the Gateway Sites knits into and promotes the integration of the sites into the Camley Street area whilst upscaling physical links from Camley Street to Kings Cross, Camden Town and neighbouring areas as part of a positive process of integration of what was previously an isolated part of the Borough.

High quality streetscape and public amenity provision is a keynote element of the cross site benefits with a legible and visual series of consistent surfaces and treatments to raise the quality of the accessibility and urban realm. Signposting and legibility will also help reference the spaces and links to adjacent areas and amenities.

These sites – in different ownerships – provide a range of benefits for the local and wider community, such as:

1. The first local shop in Camley Street.
2. A canalside café.
3. Community facilities.
4. Disabled access from street to canal towpath level.
5. Interlinkages across the sites and public realm.
6. Cycle ramp from Camley Street and the Camden cycle network to the Regents Canal cycle network.
7. Two new sets of pedestrian steps from Camley Street to the Regents Canal towpath.
8. Public access to all of the three sites where none existed previously.
9. Mixed and sustainable employment and residential communities.
10. Private and affordable housing (side by side).
11. Car free developments.
12. Sustainable developments incorporating energy efficient technologies and methodologies that are future proofed.
13. High quality public realm and landscaping.
14. The facilities for a new pedestrian footbridge linking Camley Street to Granary Street.
15. Employment spaces for start-up enterprises, small and medium sized businesses (SMEs).
16. The first purpose built Incubator in Camden accessible to local people and local enterprises.
17. New play space facilities.
18. Contributions to education and health facilities.

The same basic principles apply to each of the schemes to the Gateway Sites in that the non-exclusive focus of the employment areas is the provision of spaces for SMEs, a proportion of which will be particularly directed on 'move on' space for enterprises created within the Incubator at 103 Camley Street; the Collectives in Camden Town; UCL Advances; Camden's HEIs and other local enterprise initiatives.

In greater detail below are the specific details for each site/project and in terms of the employment spaces created/to be created comparing these to the previous site conditions. Finally, the positive letting strategy and flexible lease structures are identified.

Of all of the wide range of business space requirements within Camden and Central London as a whole, the greatest pressure on flexible business space is in the range of 500 sq ft (46.5 sqm) to 10,000 sq ft (930 sqm) floorplates. This is an area often overlooked in the planning process. SMEs and start-ups employ the greatest number of people in the UK and London.

The likely occupiers will be TMT related enterprises including product design and prototype manufacture, model makers, including 3D printing, film, media, fashion, science, medical and technology related businesses – all major growth sectors in London and promoted by the GLA and LB Camden.

The other greatest hurdles to start-up and SMEs are rental and lease obligations coupled with lack of flexible accommodation.

### **103 Camley Street**

The Incubator, which opens in Q1/Q2 2015, provides for 15,000 sq ft (1,394 sqm) of open plan, high ceiling, well lit workspace capable of accommodating up to 350 new enterprises at nil or nominal cost. This facility will be operated by CTU and UCL with a positive occupation strategy in place for determining enterprises that will utilise this facility.

The Incubator is clustered around three courtyards with direct access to the Regents Canal towpath.

The facility also includes circa 2,000 sq ft (186 sqm) of column free auditorium space to be used for lectures, presentations, flexible working and for use by the local community. In the summer these facilities can utilise the courtyard areas which form part of the Incubator facility.

The Incubator replaces long derelict, formerly squatted warehouse premises and ancillary offices with up to the minute flexible workspace in which new enterprises can develop and grow.

The intention is that fledgling enterprises will come forward under the Incubator Management Plan with their ideas and base case and subject to selection criteria as a positive vetting process, will occupy space within the Incubator for periods up to 12 or a maximum of 18 months with a purposeful churn of the occupation of the space to provide for successful enterprises to move on to the next stage of their growth and allow for new start-up and enterprises to take their place.

### **102 Camley Street**

Currently the shed at 102 Camley Street comprises 10,850 sq ft (1,008 sqm) and this will be increased to 17,438 sq ft (1,620 sqm) GEA of fully serviced B1/B1(c) accommodation. This represents a circa 50% increase in employment space. Flexible employment space and modern design that reduces structure will facilitate an increase in employment density from 20 persons that were employed in the old warehouse and ancillary office, to between 200 and 300 persons anticipated in the new B1/B1(c) accommodation – a 10 to 15 fold increase.

It is anticipated that 20% of the space will be provided at a discount of 50% of market rent for a period of five years to facilitate new start-up enterprises particularly those emerging from the Incubator at 103 Camley Street.

Unit sizes will range from 500 sq ft (46.5 sqm) up to 3,600 sq ft (365 sqm) with the ability to combine units to provide larger accommodation for expanding businesses. There is also the ability to sub-divide spaces flexibly to create smaller units dependent upon demand.

The previous occupiers of 102 Camley Street, Marigold Health Foods, have relocated from the property to new build, modern and larger warehouse premises in Tottenham to accommodate their business expansion having taken on supply contracts for Whole Foods and others. The demands of these new clients required up to date premises with sufficient space to satisfy a consistency of delivery which the out of date warehouse at 102 Camley Street with limited headroom could not guarantee. In terms of vehicular access, Marigold increasingly could not cope with circa 100 lorry/vehicle movements a day. Increasingly larger deliveries had to be broken down on the street outside.

### **101 Camley Street**

Currently a warehouse of 17,365 sq ft (1,613 sqm), this space will be re-provided and increased to 22,650 sq ft (2,104.3 sqm) GEA of fully serviced B1/B1(c) accommodation (serviced from within the site). This represents a 30% increase in employment space. The employment density, however, will increase from 20 persons employed in 101 Camley Street currently to potentially between 300 and 400 persons anticipated in the new B1/B1(c) accommodation – a 15 to 20 fold increase.

Of the 22,650 sq ft (2,104.3 sqm) it is anticipated that circa 20% of the space will be provided at a reduced rate of 50% of the market rent for a period of five years to facilitate/promote new start-up enterprises occupying these premises particularly enterprises emerging from the Incubator at 103 Camley Street.

B1/B1(c) unit sizes atypically range from 418 sq ft (38.8 sqm) up to 1,913 sq ft (177.7 sqm) at ground floor level to Granary Street or Camley Street frontages with the ability to combine units to provide larger accommodation for expanding businesses. There is also the ability to sub-divide spaces flexibly to create smaller units dependent upon demand.

The current occupant, DPD/Geopost, is due to relocate locally within the Borough to the Kentish Town Industrial Estate, NW5 where they are expanding their operations and employment.

DPD/Geopost will advise separately on the impediments that apply to their current business operations at 102 Camley Street; the changing nature of the area and their altered space requirements as the parcel business has changed and grown significantly in recent years with rapidly changing shopping profiles – particularly internet shopping.

With ever larger lorries required to make bulk parcel deliveries to be broken down at their local depot for end delivery, the current road configuration at Camley Street and Granary Street and bridge height restrictions close to the property, result in constrained and awkward vehicle movements that are potentially problematic for other road users and restrict traffic flows to and from the premises.

### **Leasing structures**

It is envisaged that for the sub-market rented employment space will not unnecessarily burden new enterprises with long leases and allow flexibility of lease terms and length of occupation and thereby facilitate a steady stream of developing enterprises. Generally these licences or leases will run from one to three years so that a number of enterprises and start-ups in the discounted rent space will benefit from the reduced rents.

For the market rented units, the intention is that a flexible lease structure will be created which will not oblige occupiers to remain in occupation for an initial term of greater than five years.

On all leases limits will be placed on rental guarantees or rent deposits so as not to unnecessarily tie up cashflow for business needs and expansion.

Standard simple forms of lease will be pre-prepared so that interested occupiers can readily see the lease format and the respective obligations of the Landlord and the occupier prior to entering into lease commitments.

Service charges will be pre-advised, reasonable and readily comprehensible.

### **Design**

The flexible employment spaces are designed with many having direct front door access from the public realm/street and very much as an integrated part of this evolving mixed use and sustainable community. The floor loadings and lack of structure in the units will as allow these to change shape internally for maximum flexibility and connectivity. The units will be capable of retro fitting for decades to come as uses and employment requirements change.

## Onsite management

The commercial spaces will be actively managed on site from a commercial management office open during normal working hours, to provide assistance to occupying businesses. The onsite management will provide a contact base across the Gateway Sites and links to the local employment and enterprise infrastructure.

Onsite management will seek to procure initiatives from bulk purchase of services and facilities as well as coordinate 'just in time' deliveries across the Gateway Sites and coordinate refuse and recycling.

## Mentoring

From our direct feedback through CTU, Mayor of London Regeneration Fund (MRF) initiative and the Camden Business Board (CBB), start-up and SME businesses often required and benefit from mentoring and advice as they face business development challenges. CTU, by example, has set up accelerator programmes and face to face mentoring for these fledgling businesses in its Camden Town Collectives.

The intention is to expand the current mentoring arrangements to the Gateway Sites and link this to the larger businesses and enterprise network at Kings Cross and Camden Town and to the education and medical district, British Library, LB Camden's own Business Enterprise Unit and Central London HEIs. Local Camley Street businesses have also expressed an interest in joining the mentoring process.

**General Notes**

The drawings are prepared in accordance with the Building Regulations 2010, as amended, and the Building Act 2010, as amended. The drawings are prepared on the basis of the information provided to the architect and are not to be used for any other purpose. The architect is not responsible for any errors or omissions in the drawings or for any damage or loss of any kind. The drawings are prepared on the basis of the information provided to the architect and are not to be used for any other purpose. The architect is not responsible for any errors or omissions in the drawings or for any damage or loss of any kind.

**PRE-PLANNING CONSULTATION**

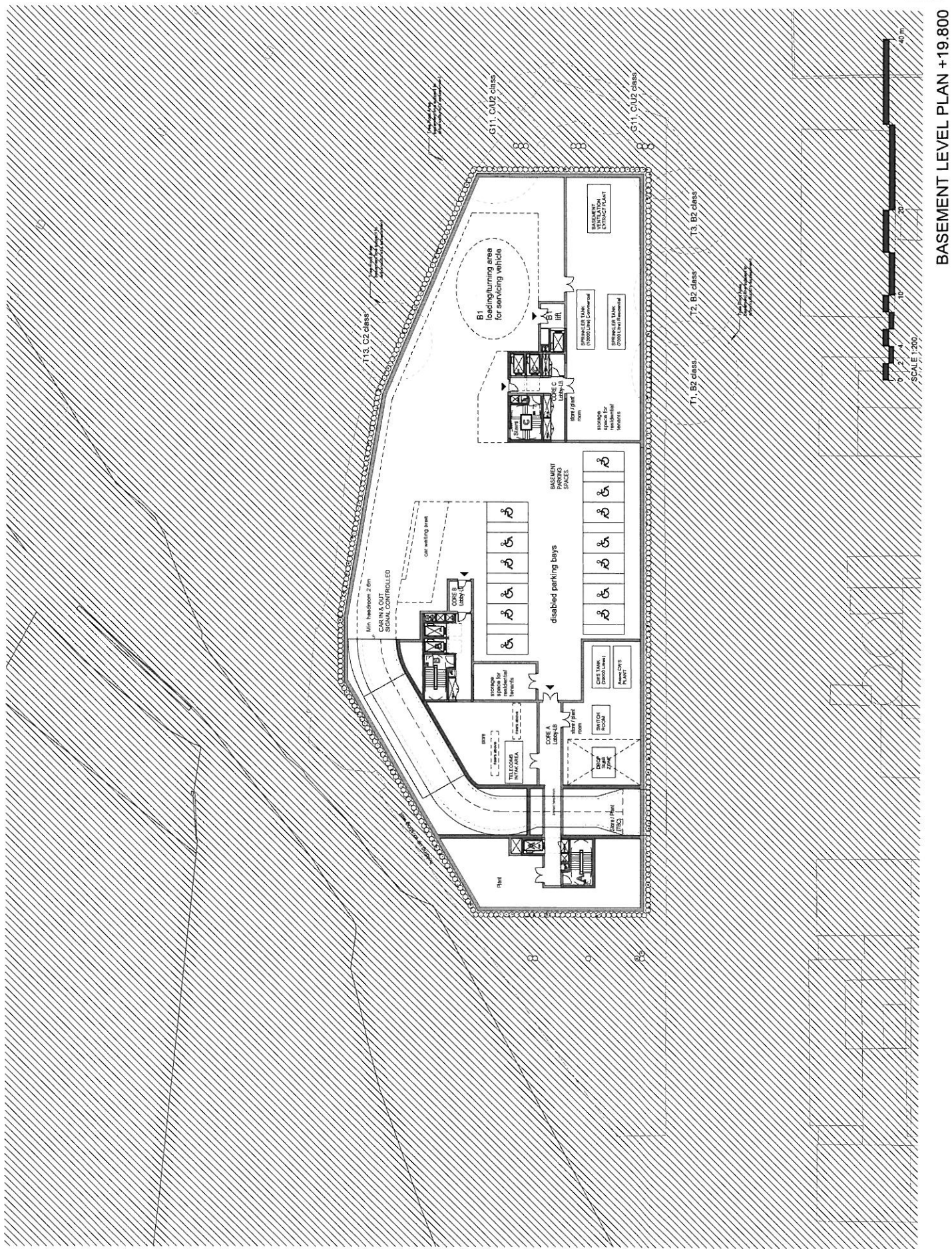
DATE: 10/01/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]



**KSR ARCHITECTS**  
 CAMLEY STREET MIXED EMPLOYMENT AND RESIDENTIAL SCHEME  
 BASEMENT LEVEL PLAN

DATE	10/01/2023	DESIGNED BY	[Name]
DRAWN BY	[Name]	CHECKED BY	[Name]
PROJECT NO	[Number]	SCALE	1:200

**BASEMENT LEVEL PLAN +19.800**



**BASEMENT LEVEL PLAN +19.800**

**Current Uses:**  
 The site is currently occupied by a mix of residential and commercial uses. The existing buildings are in various states of repair and some are scheduled for demolition. The site is located in an area of high residential density and is surrounded by a mix of housing types, including terraced houses, semi-detached houses, and detached houses. The site is also located in an area of high commercial density and is surrounded by a mix of commercial uses, including shops, offices, and public houses. The site is also located in an area of high public transport density and is surrounded by a mix of public transport modes, including buses, trams, and the London Underground.

- OPEN MARKET
- INTERMEDIATE
- SOCIAL RENT
- B1

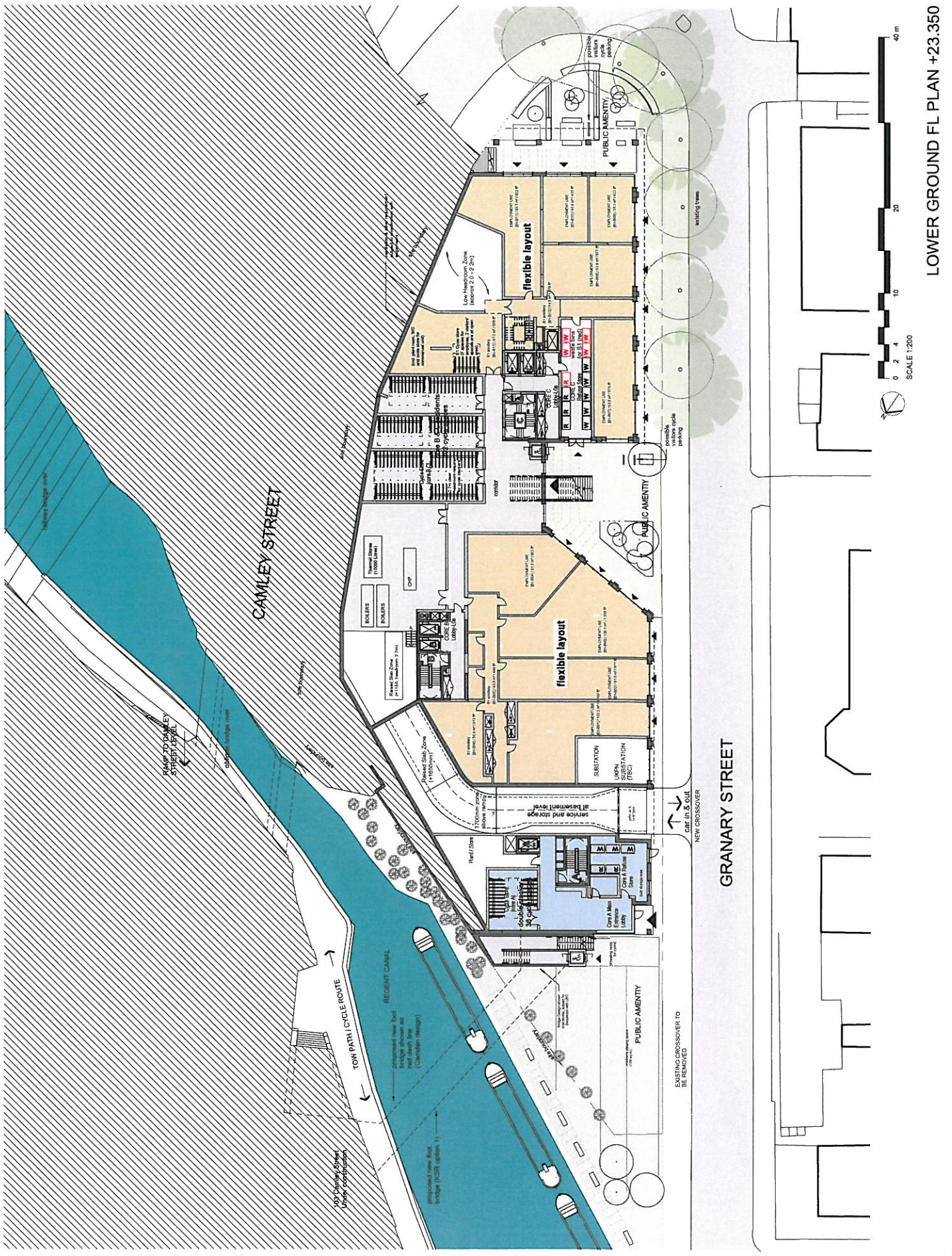
**Scale:**  
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 1:250  
 1:125

**PRE-PLANNING CONSULTATION**



**KSR ARCHITECTS**  
 CAMLEY STREET MIXED EMPLOYMENT AND RESIDENTIAL SCHEME  
 L-GROUND LEVEL PLAN

Client	URS	Project No.	URS/01/01
Site	Camley Street	Scale	1:1000
Author	URS	Date	01/10/11
Checker	URS	Drawn by	URS
Project Manager	URS	Project No.	URS/01/01
Client Reference	URS	Project No.	URS/01/01



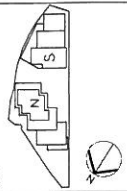
LOWER GROUND FL PLAN +23.350



**General Notes**

This drawing is a conceptual floor plan and should not be used for construction. It is intended to provide a visual representation of the proposed development and is subject to change without notice. All dimensions and areas are approximate and should be verified on site. The drawing is for informational purposes only and does not constitute a contract. The client is responsible for obtaining all necessary permits and approvals. The drawing is the property of KSR Architects and should not be reproduced or distributed without written permission. All rights reserved.

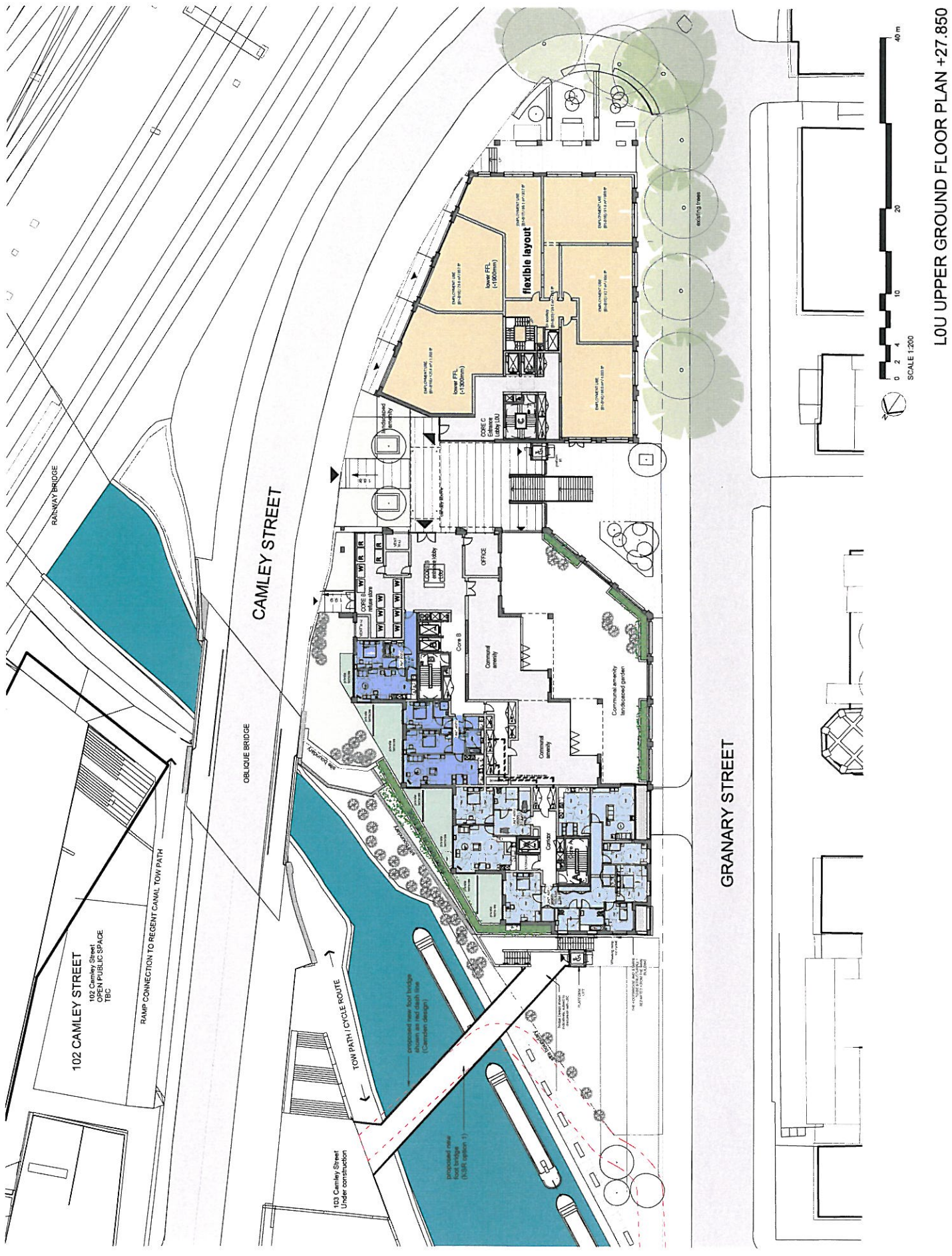
Item	Description	Quantity	Unit
1	Office	100	m <sup>2</sup>
2	Common Area	200	m <sup>2</sup>
3	Flexibility	150	m <sup>2</sup>
4	Core B	50	m <sup>2</sup>
5	Core A	50	m <sup>2</sup>
6	Core C	50	m <sup>2</sup>
7	Core D	50	m <sup>2</sup>
8	Core E	50	m <sup>2</sup>
9	Core F	50	m <sup>2</sup>
10	Core G	50	m <sup>2</sup>
11	Core H	50	m <sup>2</sup>
12	Core I	50	m <sup>2</sup>
13	Core J	50	m <sup>2</sup>
14	Core K	50	m <sup>2</sup>
15	Core L	50	m <sup>2</sup>
16	Core M	50	m <sup>2</sup>
17	Core N	50	m <sup>2</sup>
18	Core O	50	m <sup>2</sup>
19	Core P	50	m <sup>2</sup>
20	Core Q	50	m <sup>2</sup>
21	Core R	50	m <sup>2</sup>
22	Core S	50	m <sup>2</sup>
23	Core T	50	m <sup>2</sup>
24	Core U	50	m <sup>2</sup>
25	Core V	50	m <sup>2</sup>
26	Core W	50	m <sup>2</sup>
27	Core X	50	m <sup>2</sup>
28	Core Y	50	m <sup>2</sup>
29	Core Z	50	m <sup>2</sup>



**KSR ARCHITECTS**

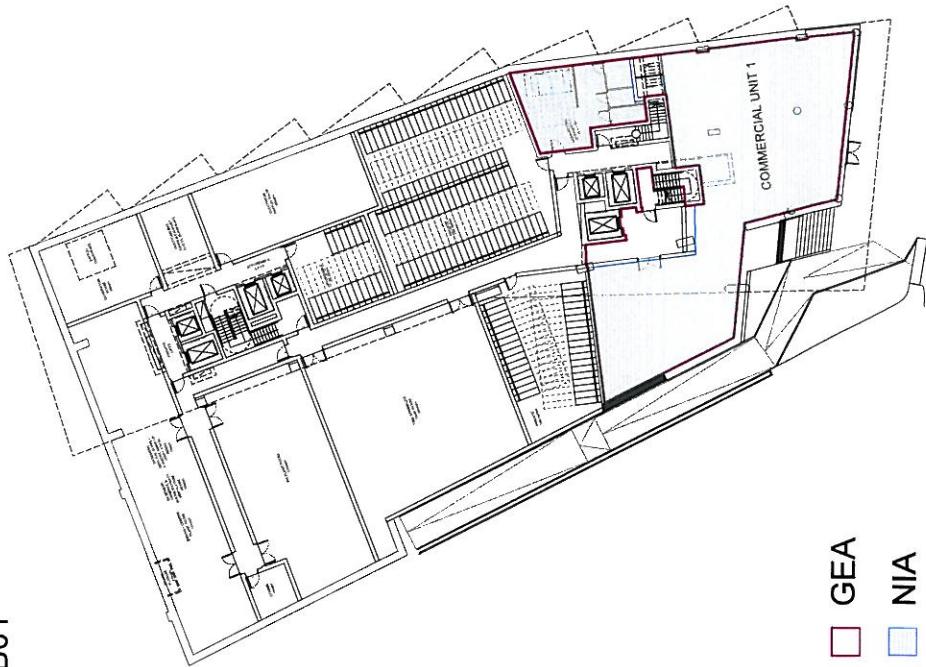
CAMLEY STREET MIXED  
COMMERCIAL AND  
RESIDENTIAL SCHEME  
The  
U-GROUND LEVEL PLAN

Client: [Name]  
Project: [Name]  
Date: [Date]  
Scale: 1:200  
Drawing No: [Number]  
Revision: [Number]

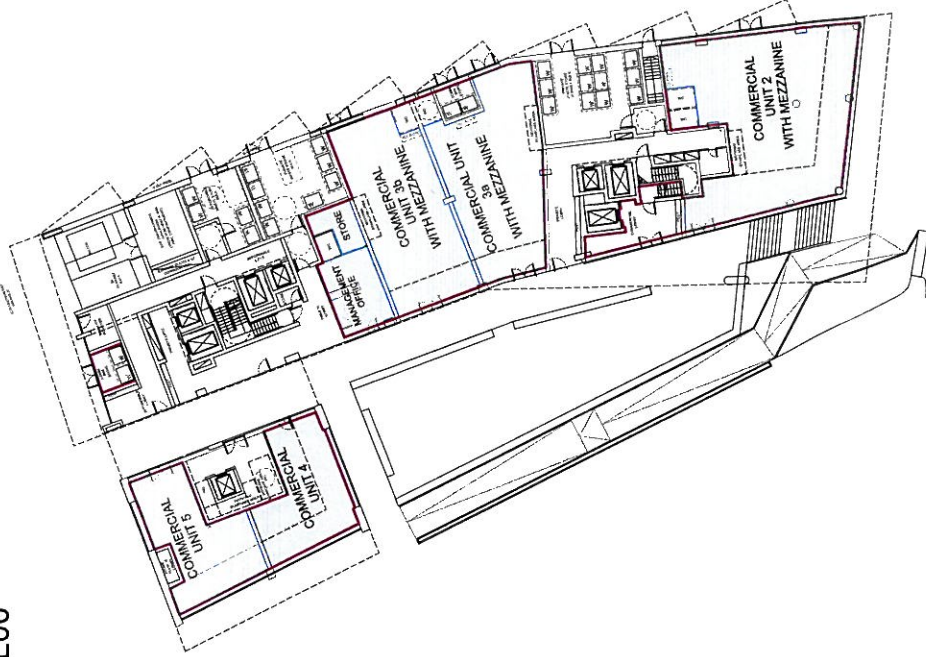


LOU UPPER GROUND FLOOR PLAN +27.850

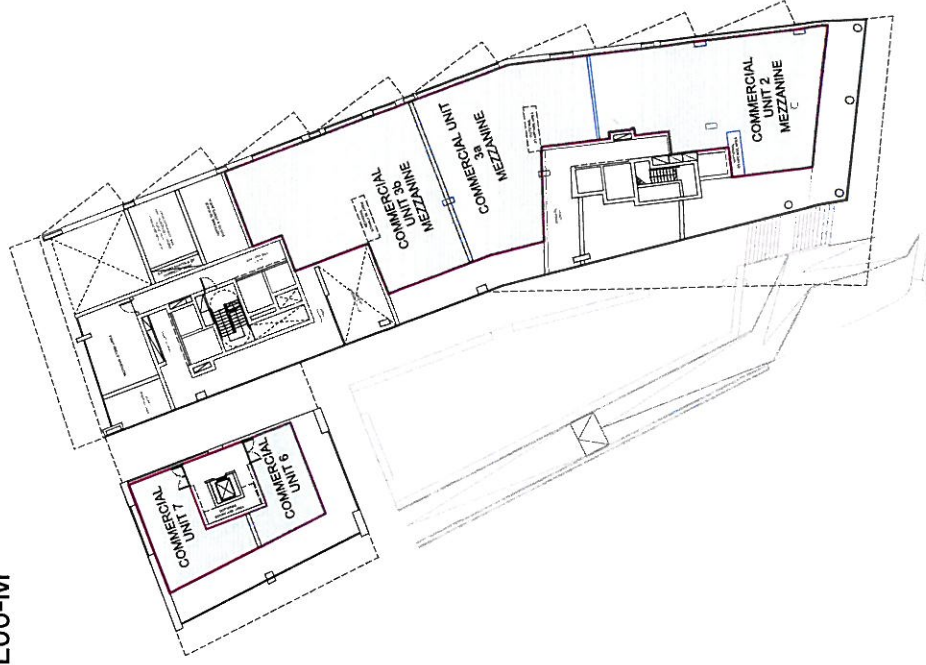
B01



L00



L00-M



- GEA
- NIA



NTS

**COMMERCIAL AREA SCHEDULE**

1985 - 102 CAMLEY STREET

1985-4.2-Schd-03 RevA 06.06.14

GLENN HOWELLS ARCHITECTS LTD  
 29 Maltings Place 169 Tower Bridge Road London SE1 3JB  
 T +44 (0)20 7407 9915 F +44 (0)20 7407 9914  
 mail@glennhowells.co.uk  
 www.glennhowells.co.uk

Note: All measurements according to RICS Guidance Note 'Code of Measuring Practice' 6th Ed.  
 These areas relate to the likely areas of the building at the current state of design and using the stated option.  
 Decisions made on the basis of these areas should include due allowance for increases and decreases inherent in design development, and tolerances during construction.

B1/B1c UNITS by level	GEA m2	GEA sqft	GIA m2	GIA sqft	NIA m2	NIA sqft
<b>B01</b>	<b>365.0</b>	<b>3,929</b>	<b>321.0</b>	<b>3,455</b>	<b>278.0</b>	<b>2,992</b>
unit 1	365.0	3,929	321.0	3,455	278.0	2,992
<b>L00</b>	<b>649.0</b>	<b>6,986</b>	<b>586.0</b>	<b>6,308</b>	<b>521.5</b>	<b>5,613</b>
unit 2	225.0	2,422			159.5	1,717
unit 3 (as whole)	238.0	2,562			211.0	2,271
unit 3a					103.0	1,109
unit 3b					98.5	1,060
unit 4 (as whole)	186.0	2,002			151.0	1,625
unit 4a					57.0	614
unit 4b					60.0	646
<b>L00-M</b>	<b>610.0</b>	<b>6,566</b>	<b>543.0</b>	<b>5,845</b>	<b>524.0</b>	<b>5,640</b>
unit 2-M	165.0	1,776			150.0	1,615
unit 3-M (as whole)	323.0	3,477			291.0	3,132
unit 3a-M					133.5	1,437
unit 3b-M					157.5	1,695
unit 4-M (as whole)	122.0	1,313			83.0	893
unit 4c					35.0	377
unit 4d					48.0	517
<b>TOTAL UNITS</b>	<b>1,624.0</b>	<b>17,481</b>	<b>1,450.0</b>	<b>15,608</b>	<b>1,323.5</b>	<b>14,246</b>
<b>MANAGEMENT OFFICE*</b>	<b>22.0</b>	<b>237</b>	<b>20.0</b>	<b>215.3</b>	<b>17.5</b>	<b>188</b>
<b>WASTE</b>	<b>19.0</b>	<b>205</b>	<b>16.0</b>	<b>172.2</b>	<b>16.0</b>	<b>172</b>
<b>CYCLE STORAGE</b>	<b>61.0</b>	<b>657</b>	<b>51.0</b>	<b>549.0</b>	<b>50.0</b>	<b>538</b>
<b>GRAND TOTAL B1/B1c USE</b>	<b>1,726.0</b>	<b>18,578</b>	<b>1,537.0</b>	<b>16,544</b>	<b>1,407</b>	<b>15,145</b>

Units incl. Mezzanine level	NIA m2	NIA sqft
unit 2 L00+L00-M	309.5	3,331
unit 3 L00+L00-M	502.0	5,403
unit 3a L00+L00-M	236.5	2,546
unit 3b L00+L00-M	256.0	2,756

\*.Figures for MANAGEMENT OFFICE are shown at 50% to account for Residential share of use.