

1 Triton Square & St Anne's

Socio-Economic Assessment

OCTOBER 2016





**SOCIO-ECONOMIC BENEFITS
STATEMENT**

**1 TRITON SQUARE AND ST ANNE'S
BRITISH LAND**

October 2016

Our Ref: Q70430

Contents

1	INTRODUCTION	1
2	OVERVIEW OF THE SITE AND THE PROPOSED DEVELOPMENT.....	3
3	BACKGROUND AND POLICY CONTEXT	5
4	ECONOMIC BENEFITS	10
5	SOCIAL BENEFITS.....	17
6	CONCLUSIONS.....	20
	APPENDIX 1 – VACANT FLOORSPACE AT 1 TRITON SQ.....	22
	APPENDIX 2 – LONGFORD PLACE PUBLIC REALM	24

1 INTRODUCTION

- 1.1 This Socio-Economic Benefits Statement has been prepared by Quod as part of a planning application by British Land Property Management Limited (BL or 'the Applicant'). The planning application seeks full planning permission for the extension and refurbishment of the 1 Triton Square office building and the redevelopment of St Anne's for residential use along with work to the public realm. Both of these buildings lie within the London Borough of Camden (LBC).
- 1.2 This document has been written in relation to both buildings.
- 1.3 The purpose of this document is to set out the economic and social benefits expected to arise from the proposals. These go well beyond making more efficient and intensive use of an existing office building and also provide much needed affordable housing.
- 1.4 This Socio-Economic Benefits Statement is structured as follows:
- Section 2 – Proposed Development – provides an overview of the location of the development sites and the key details of the proposals;
 - Section 3 – Policy and Background Context – summarises the key social and economic characteristics and challenges of the area and sets out the key policy aspirations and objectives for Camden as a whole as well as the local area surrounding the site in particular;
 - Section 4 – Economic Benefits – covers aspects including:
 - Construction phase employment and the skills and training opportunities associated with that employment;
 - The net change in on-site employment once the scheme is operational;
 - The contribution of affordable workspace to the local area;
 - Spending impacts arising from employees and new residents; and
 - Potential New Homes Bonus and business rates receipts, and likely CIL, Crossrail SPG and S106 payments.

- Section 5 – Social Benefits – highlights the contribution of the scheme towards:
 - Delivering new housing (in particular affordable housing);
 - Improvements to public realm; and
 - The existing package of British Land sponsored community programmes.
- Section 6 - Conclusion

2 OVERVIEW OF THE SITE AND THE PROPOSED DEVELOPMENT

- 2.1 The proposed development relates to two buildings which are opposite one another on Longford Street. These are: 1 Triton Square (part of the Regent's Place campus which is owned and operated by the Applicant) and St Anne's on the corner of Longford Street and Laxton Place. Both buildings are within the Regent's Park ward of the London Borough of Camden.
- 2.2 1 Triton Square comprises an existing office building which is nearly 20 years old. This building was pre-let as the European Headquarters of the First National Bank of Chicago and the design of the building reflects the bespoke requirements of this occupier. The central atrium was intended to provide column-free trading area for the Bank's core business of foreign exchange dealing.
- 2.3 The First National Bank of Chicago occupied the building in 1998 but the Bank was bought by JP Morgan in 2004. JP Morgan has subsequently let the building to various companies. As a result, the building has not been occupied to the employment capacity it was originally designed for and parts of the building are not being utilised as they do not suit the needs of occupiers. **Appendix 1** provides some images of the vacant floors of the building.
- 2.4 The building is currently occupied by companies representing sectors ranging from digital services, business/financial and workplace management software, financial, and wealth management. There are also a number of non-B1 use class occupiers in the building including: a gym and a food outlet. It is understood that current occupiers of the building have short-term tenancies and they will be required to vacate the building to allow the refurbishment works to be undertaken.
- 2.5 St Anne's Church was built in 1971 as a Roman Catholic Church. The building comprises an oval shaped structure as well as two storeys of ancillary space. The St Anne's site is located to the south of the Regent's Park Estate and is opposite 9 Laxton Place, a 1960s six storey residential development.
- 2.6 The proposed development is close to the heart of the Regent's Place campus which is a 13 acre mixed use area comprising: 10 Brock Street, 20 Brock Street, 20 Triton Street, 30 Brock Street, 338 Euston Road, 350 Euston Road, and 1 Triton Square. At the centre of this cluster of buildings is Regent's Place Plaza which provides an area of public realm where residents, employees and visitors

can spend time. The site is located between Regent's Park to the west and Euston Station to the east.

- 2.7 The proposals involve the refurbishment and extension (by three storeys) of 1 Triton Square to provide: additional office floorspace, retail and affordable workspace to the building, and to reprovide the gym facility.
- 2.8 The scheme will also involve the demolition of St Anne's, which will be replaced with 22 affordable housing units.
- 2.9 In summary, the planning application is for the following:

Extension of the existing 1 Triton Square office building by three storeys for office use (B1), flexible retail (A1, A3 and A4), affordable workspace (B1) and reprovision of a gym (D2); demolition of St Anne's Church and its replacement with a residential (C3) building of part 6, part 9 storeys; hard and soft landscaping; reconfigured vehicle and pedestrian accesses and works to the public highway; and all necessary ancillary and enabling works, plant and equipment.

- 2.10 The proposals for the site have been developed over a 12 month period and have been the subject of over ten pre-application meetings with Camden Council to discuss and agree various elements of the scheme. There have been a number of public consultation events which have helped to shape the proposals. The details of these events are set out in the Statement of Community Involvement that forms part of suite of documents submitted as part of the application.

3 BACKGROUND AND POLICY CONTEXT

- 3.1 The London Borough of Camden is a thriving borough which has seen and will continue to see significant change with substantial population growth and increases in demand for housing and employment. The Council's emerging Local Plan (2016) (which has recently been submitted for Examination) sets out a housing target of 16,800 additional homes from 2016 to 2031 and an additional 695,000sqm of office floorspace over the same period. Policy encourages the most significant growth to be concentrated in the Borough's six growth areas – one of which is Euston.
- 3.2 The proposed development is located in the 'Knowledge Quarter' of London, the Euston Growth Area/Opportunity Area and is also within what is defined in policy as 'Central London'/Central Activities Zone.
- 3.3 Other key strategic designations and uses close to the site include: the major transport hubs of Euston and Kings Cross Stations, the Kings Cross Opportunity Area to the east, the Somers Town Community Infrastructure Programme Regeneration Area to the east, Camden Town to the north, and Regent's Park to the west. The proposed route of Crossrail 2 also runs to the south of the site.
- 3.4 This section of the report considers some of the key economic and social characteristics of both the local Euston area and the Borough to provide the context within which the proposals are coming forward. It also sets out the key objectives for the Borough and for the area surrounding the site particularly those relating to employment and housing provision.

a) Economy and Employment – Existing Profile

- 3.5 Camden is renowned for the variety of its economy. According to the latest available data¹, in 2014 Camden was home to over 330,000 jobs. Of these, just under 40,000 were located in the Regent's Park ward (within which the proposed development is located). Between 2009 and 2014, the number of jobs in the Borough grew by 20%.

¹ Office for National Statistics (2014) Business Register and Employment Survey

- 3.6 Camden credits much of its economic success on its 'knowledge-based' economy, which is driven by higher education and research, and creative industries such as design, fashion and publishing. The area around Euston and King's Cross is referred to as a 'Knowledge Quarter' within the Submission Local Plan (2016) as there are significant concentrations of knowledge-based sectors in the area including a nationally significant cluster of medical and specialist medical research institutions. This cluster forms part of an area which the GLA identifies as having a key role to play in the promotion of growth in the life sciences sector in order to secure benefits to the national economy through improved business supply chain links and increased export earnings.
- 3.7 A Knowledge Quarter Partnership was established in December 2014 to recognise and develop the strength of this area. The Partnership comprises 35 academic, cultural, research, scientific and media organisations all within a mile radius of King's Cross. Among the Partnership's members include Central Saint Martin's College, the University of London, UCL, the Wellcome Trust, the Royal College of Physicians, the British Library, The British Library and Google.
- 3.8 The Submission Draft Local Plan (2016) recognises that Camden attracts many mid- and small-scale organisations of which there are notable concentrations around Kings Cross (cultural and creative industries) and in Camden Town (design and media).
- 3.9 The vibrancy and strength of Camden's economy means that workers travel into the Borough from all over London and beyond. However, some local residents are not able to access the employment opportunities on their doorstep because they do not have the skills or qualifications required by employers, particularly in knowledge-based industries. According to 2011 Census data, residents of the Regent's Park ward have lower than the Borough-average levels of qualification attainment and far fewer working age residents are employed in higher skill occupations when compared to Camden as a whole.
- 3.10 Another key issue for Camden, particularly given its location on the edge of the Central Activities Zone (CAZ), is securing a supply of a range of employment floorspace to enable the Borough to continue to be home to businesses of all sizes including start-ups, small and medium-sized enterprises, as well as larger multinationals. As the cost of commercial floorspace has increased in the central core of the CAZ, businesses have looked elsewhere to find the employment space they

require. This demand has caused prices in Camden to increase and, as a result, smaller and lower-value enterprises are being priced out of the area. This is a trend that the Council is keen to address.

b) Economy and Employment – Future Aspirations

- 3.11 Planning policy – both adopted and emerging – looks to build on the existing strengths of the Borough's economy and to promote economic development that benefits all. It also seeks to protect existing employment floorspace unless it can be clearly demonstrated to be surplus to requirements. Emerging policy also encourages the provision of floorspace suitable for start-ups, small and medium enterprises, such as managed affordable workspace where it is viable to deliver. The emerging Local Plan (Policy E2) requires proposals for employment floorspace to: increase employment opportunities for local residents including training and apprenticeships; and also include other 'priority uses' including 'housing, affordable housing, and open space'.
- 3.12 As a designated opportunity area/growth area, Euston is earmarked to deliver between 180,000sqm and 280,000sqm of new employment floorspace, providing between 7,700 and 14,100 jobs. This floorspace growth is intended to strengthen the role of the location as a knowledge-sector hub and, in particular, support uses which complement the 'Med-City' vision for the Euston Road Corridor. It is envisaged that the majority of employment floorspace development in the area will be focused around Euston Station and its environs.
- 3.13 As well as B Use class floorspace, policy also highlights the need for retail floorspace to contribute to street activity. Generally, there is support for new retail and leisure uses to be focused towards Euston Station but there is also recognition of the suitability of smaller scale retail to meet the needs of communities in nearby local neighbourhoods.
- 3.14 New employment-generating floorspace is expected to support the local economy and provide opportunities for local people to benefit from development.

c) Residents and Housing – Existing Profile

- 3.15 Camden is home to a growing resident population and the demographic composition of that population is changing. Between the 2001 and 2011 Census, Camden's population grew by 11%. According to the GLA's SHLAA-based population projections, the Borough is expected to grow by a

further 22% between 2011 to 2031. Among the changes seen in the make-up of the resident population includes a greater proportion of children and a growing number of elderly residents. This has implications for planning policy in terms of housing, social infrastructure and open space and play space delivery.

- 3.16 The increase in population over recent decades has put significant pressure on the Borough's housing supply. As a result, house prices in Camden are high and are already beyond the means of people even with relatively high incomes.
- 3.17 The Borough is one of contrasts. Affluent communities and successful business hubs sit alongside areas which are amongst the most deprived in the country.
- 3.18 Recent Council policy and evidence base documents also highlight that there are significant health inequalities in the Borough as well. Even in the area surrounding the proposed development, there are some significant variations in the levels of general health – as reported through the 2011 Census.
- 3.19 The site lies immediately to the south of the Regent's Park Estate. This is one of three housing estates in the local area. Consequently, there is a relatively high percentage of social housing present compared to the Camden average. However, it is noted in the Euston Area Plan that over 200 homes (mainly affordable) would be lost as a result of HS2 should that infrastructure project be given the go ahead and that lack of affordable housing was one of the most commonly cited issues from consultation respondents to the Area Plan.

d) Residents and Housing – Future Aspirations

- 3.20 One of the overarching objectives of Council policy relating to housing is to retain the social mix that currently exists in the Borough. There is a concern to ensure that Camden does not become polarised between wealthy and less well-off residents. Consequently, both adopted and emerging policy encourage the delivery of a range of housing types and tenures that provide choice for people across a range of different social and income groups.
- 3.21 A growing population means the need for housing continues to increase. Overall, the Euston Growth Area is expected to deliver between 2,800 and 3,800 new homes plus those required to replace units lost due to development associated with HS2. The Regent's Park Estate, which is earmarked for



regeneration and infill development, is likely to be one of a number of focal points for new housing in the area.

4 ECONOMIC BENEFITS

4.1 The proposed development can be expected to result in a range of economic benefits associated with both the construction and end-use phases of the scheme. Construction phase impacts, by their nature, tend to be temporary. End-use impacts are considered to be permanent. These benefits are considered in turn below.

a) Construction Phase Employment

4.2 One of the main benefits arising from the construction phase of the proposed development is the jobs it will support. Overall, the construction phase of the scheme is expected to support a workforce of approximately 240 at peak². Given the nature of construction processes, the number of people employed on a project at any one time will fluctuate depending on the stage of the project.

b) End-Use Employment

4.3 As noted previously in this report, 1 Triton Square is currently home to a number of businesses. In total, it is estimated that the site currently accommodates approximately 940 employees. However, this is a headcount figure rather than the number of full-time equivalents (FTEs) which is likely to be lower. The majority of the building is currently let but there are several vacant floors in the building and the floorspace that is occupied is not being used to its full potential employment capacity.

4.4 The proposals will see the overall floor area of 1 Triton Square increase by approximately 16,525sqm (GEA). The majority of this uplift will be generated by the three storeys that will be added to the building in order to provide more office floorspace. It is envisaged that by refurbishing the existing office floorspace, more efficient use will be able to be made of the existing floors of the building.

4.5 The proposals will retain retail and leisure floorspace at 1 Triton Square. The quantum of retail floorspace will increase. Leisure floorspace will reduce slightly in terms of GEA but it will continue to be used as a gym.

² Figure provided by Lendlease – September 2016

- 4.6 A summary of the employment generated by the overall scheme and specifically as a result of the uplift in floorspace is set out in Tables 4.1 and 4.2 below.

Table 4.1: Proposed Floorspace at 1 Triton Square

Use	GEA	GIA	NIA	Jobs (FTE)*
Office (B1)	44,923sqm	43,825sqm	28,963sqm	2,900
Flexible retail (A1, A3, A4)	348sqm	339sqm	334sqm	20
Affordable Workspace (B1)	1,028sqm	1,015sqm	1,003sqm	80
Leisure (D2)	1,881sqm	1,853sqm	1,788sqm	30
TOTAL	48,180sqm	47,032sqm	32,088sqm	3,030

* - based on the HCA (2015) Employment Densities Guide (3rd Edition)

Table 4.2: Employment Generated by Uplift in Floorspace at 1 Triton Square

Use	GEA	GIA	NIA	Jobs (FTE)*
Office (B1)	+15,844sqm	+15,500sqm	+12,387sqm	+1,240
Flexible retail (A1, A3, A4)	+348sqm	+339sqm	+334sqm	+15
Affordable Workspace (B1)***	+586sqm	+587sqm	+575sqm	+50
Leisure (D2)	-86sqm	-239sqm	-285sqm	0**
TOTAL	16,525sqm	16,187sqm	13,011sqm	+1,300

* - based on the HCA (2015) Employment Densities Guide (3rd Edition) ** - unlikely to result in any employment change given the use remains a gym and the reduction in floorspace is limited

*** - uplift in floorspace has been benchmarked against the existing community floorspace on-site.

NB – numbers may not tally due to rounding

- 4.7 Table 4.1 shows that, once refurbished and extended, the building has the potential to accommodate in the region of 3,000 workers. Of these, approximately 1,300 are expected to result from the net additional floorspace delivered by the scheme. The majority of these jobs will be in the new office space on-site.
- 4.8 Taking into account the c.940 people currently employed on-site as well as the potential uplift in employment generated by the additional floorspace, the remaining c.790 jobs (calculated as follows: c.3,030 minus 940 minus 1,300) would be accommodated by the refurbished existing floorspace. The refurbishment of the existing building will allow for a more efficient use of the floorspace. In summary, taking account of the estimated existing employment on-site (c.940) and the potential proposed employment (c.3,030), the proposals could result in an additional c.2,090 jobs on-site.

- 4.9 Whilst many of these jobs, given the location of the proposed development in the 'Knowledge Quarter', will be taken up by higher-skilled individuals, there will be employment opportunities for people across a range of skill-sets including entry level roles.

c) Provision of Affordable Workspace

- 4.10 As a result of pre-application discussions with the Council, the proposed development makes provision for just over 1,000sqm of affordable workspace (provided as B1 floorspace).
- 4.11 This will contribute to policy objectives to retain a mix of businesses in the area which could otherwise be lost to the Borough. This workspace is intended to attract small to medium-sized enterprises, including start-up firms, who ordinarily could find it difficult to base themselves in this location where demand and cost of employment space is high.
- 4.12 Affordable workspace can benefit their tenants by helping them through the challenging early days of running a business as well as periods of expansion with flexible terms, low upfront requirements and often subsidised rent. The space can take a variety of forms including: makerspaces, incubator, accelerators, co-working spaces and artists' studios. In addition, by bringing a range of different businesses together under one roof there are other potential benefits associated with networking and knowledge-sharing. This type of provision could create the environment needed to foster Camden-based businesses.
- 4.13 The operational details of the affordable workspace in the scheme are yet to be agreed but there are examples of this type of floorspace operating successfully in Camden. Camden Collective is one such example. It is a charitable organisation which was set up in 2009 by Camden Town Unlimited – a

Camden Collective currently run two 'hubs' in Camden – the Collective Temperance on Hampstead Road and Base KX on Camley Street. These hubs provide workspace, courses and hot-desking facilities for start-ups and micro/small businesses.

Temperance is the larger of the two premises and accommodates only Collective members. Base KX is shared with UCL Advances so there is a mix of Collective people and people from UCL. At present, Camden Collective supports around 125 companies including architects, graphics designers, fashion designers, photographers, video production companies, and food production companies.

Business Improvement District (BID) partnership comprising Camden Council, TfL, the GLA, Central Government and private sector stakeholders.

d) Employment and Training

- 4.14 In line with Camden's policy requirements, an Employment and Training Strategy will be prepared to set out how the scheme will contribute to apprenticeships, local procurement targets as well as opportunities associated with end-use employment on-site. This process will seek to ensure that local people (i.e. Borough residents) are able to derive benefit from the proposals. There are also several S106 payments that would be triggered as a result of the uplift in jobs from the scheme. These contributions are intended to 'assist local residents to receive training in the skills that would enable them to access the jobs created by the new development'³.
- 4.15 The Applicant has extensive experience of implementing Employment and Training Strategies and is already very active in the local area in terms of community initiatives and ensuring that communities feel engaged with development taking place. Further information on these programmes and initiatives are outlined later in this report.

e) Spending by Net Additional Employees and Households

- 4.16 Taking into account both the improved efficiencies of the existing floorspace and the net additional floorspace created by the proposals, the site could see an uplift of approximately 2,090 jobs. These additional employees brought to the site by the proposed development are, in turn expected to create spending impacts in the region of £4.8m per year.
- 4.17 Similarly, the new households brought to the area as a result of the 22 affordable homes proposed would also be expected to create spending effects. In total, these households could generate expenditure of approximately £280,000 per year.

³ London Borough of Camden, 2015, Camden Planning Guidance 8 – Planning Obligations

f) Contributions to Local Finance

4.18 As the planning application for the proposals has not yet been determined, the S106 contributions – both in terms of scope and amount - associated with the scheme have not yet been agreed. However, pre-application discussions and correspondence indicate that S106 contributions are likely to be sought for:

- Employment and training initiatives;
- Pedestrian, cyclist and environmental improvements;
- Improvements to open space; and
- Crossrail SPG (this contribution will take into consideration the Mayoral CIL liability).

4.19 The payment of these financial obligations will enable the Council to pursue policy objectives identified in its Core Strategy, emerging Local Plan and Euston Area Plan.

4.20 The scheme is liable to pay both Mayoral and Camden CIL in line with the relevant charging schedules. Mayoral CIL was introduced in 2012 to help finance Crossrail 1 – the major new rail link that will connect Central London to Reading and Heathrow in the west and Shenfield and Abbey Wood in the east. The Mayoral CIL rate in Camden is £50 per square metre for all types of development except medical/health service floorspace and floorspace intended for the provision of education.

4.21 The local (Camden) CIL charging schedule came into force in April 2015. Camden specify that local CIL is intended to fund facilities such as: roads and other transport; schools and other education; medical uses; and sport/recreation and open spaces. The proposed development falls into Zone B of Camden's CIL map. This means the proposed development is liable for the following payments on any uplift in floorspace of over 100sqm:

- Residential of 10 or more dwellings - £250 per square metre (although relief can be claimed for affordable housing which meets the tests as set out in the CIL Regulations 2010 (as amended));
- Office - £25 per square metre

- Community - £0 per square metre

- 4.22 The exact S106, CIL and Crossrail SPG liabilities of the scheme are not known at this stage. However, early estimates of CIL and the Crossrail SPG payments indicate expected contributions to be in the region of £1.75m.
- 4.23 In addition to the funds secured through the S106 Agreement, CIL and Crossrail SPG the scheme can also be expected to contribute to local finances in other ways such as through: New Homes Bonus (NHB), and uplift in business rates.
- 4.24 The NHB is a grant paid by Central Government to local councils for increasing the number of homes in their administrative area. The NHB is paid each year for six years and is based on the amount of extra Council Tax revenue raised. The new homes that would be delivered as a result of the proposed development have the potential to generate in the region of £240,000 over the six year period.
- 4.25 Business rates are another way in which the scheme could contribute to local finances. As the scheme involves an existing building, business rates are already generated by the site. However, the refurbishment of the existing building and the uplift in employment floorspace on-site both have the potential to generate additional revenues. Overall, it is expected that the proposals could nearly double the business rates generated by the building. This represents an uplift in business rates of approximately £4m. The Local Government Finance Report (2013) confirmed that 50% of business rates growth collected, can be retained by Councils to spend on local priorities. In its 2015 Autumn Statement, the Government announced that from 2020, Councils will be able to retain 100% of business rates growth locally.

g) Conclusions

- 4.26 The economic benefits of the proposals go beyond the delivery of additional employment floorspace and the provision of new affordable workspace – both of which will contribute to Camden’s policy objectives.
- 4.27 In its current form, the building at 1 Triton Square is not being used to its full potential and parts of the building are vacant due to the bespoke nature of the layout. The refurbishment of the existing floors and the additional floorspace proposed will increase the employment capacity of the building.



This will support an increase in the number of jobs in an area of London which is expected to continue to grow as an important economic hub. It will also provide opportunities for people across a range of skill-sets to access employment and the benefits this brings in terms of quality of life and well-being.

- 4.28 Additional employees and residents will themselves spend money in the local area thus supporting existing facilities and services and potentially new entities too.
- 4.29 The scheme overall can also be expected to contribute to local finances through CIL and S106 payments, New Homes Bonus, and an uplift in business rates receipts. This in turn will enable the Council to invest in projects and programmes which also deliver its policy objectives for the Borough.

5 SOCIAL BENEFITS

5.1 There are a number of social benefits likely to arise from the proposed development. These relate in part to the provision of new housing but also to the proposals to improve the Longford Place area of public realm as well as the contribution of scheme to the Applicant's existing programme of community engagement in the area.

a) New Homes

5.2 The redevelopment of the St Anne's site represents a more effective use of land which is currently under-used. The proposals for the site could deliver up to 22 new homes. All of these dwellings will be affordable tenures. The unit mix is set out in Table 5.1.

Table 5.1: St Anne's Residential Unit Mix

Size of Unit	No. of Units
1 bed	1
2 bed	11
3 bed	10
TOTAL	22

5.3 These homes could accommodate a new resident population of nearly 60 people. They have been designed to meet GLA housing standards⁴ which specify features such as: the size of an overall property, the size of rooms, access and circulation arrangements, private amenity, storage space etc. and percentage (10%) of wheelchair accessible units.

5.4 There will also be areas of private amenity and playspace provided on-site for the use of new households. These are expected to take the form of a communal play space at roof level. This area will be for the 0 to 4 year old age group. There will also be a garden space immediately to the north of 1 Triton Square and opposite St Anne's. This will include both soft and hard-landscaping and playable space designed for children over the age of five.

⁴ GLA (2016) Housing Planning Guidance

- 5.5 These additional dwellings will sit comfortably in their proposed location given the majority of the nearest surrounding uses are also residential. They are also located within walking distance of local services and facilities such as shops, schools and healthcare and also areas of open space – in particular Regent’s Park to the west of the site.

b) Public Realm and Place-making

- 5.6 As well as the delivery of additional office and residential floorspace, the proposals will also improve an existing area of public realm on Longford Street. These improvements will see the current space redesigned to become more useable. It will also introduce some playable features that could potentially be used by residents of the St Anne’s site. The images at **Appendix 2** show how the space will change as a result of the proposals.
- 5.7 As noted in the previous section of this report, it is also expected that the Applicant will make a contribution to the Council to go towards the improvement of other areas of open space and/or public realm in the local area.
- 5.8 The proposals relating to the 1 Triton Square site will retain the existing retail unit that is currently part of the building. However, as part of the refurbishment of the existing floorplates of the building, this retail unit will be reconfigured to provide a more active frontage than the current unit. This will help to animate the ground floor of the building enabling it to contribute more to the vibrancy of the Regent’s Place campus.

c) Charity and Community Initiatives

- 5.9 On-going community engagement and involvement is an inherent part of the Applicant’s ethos. The British Land Community Charter (2011) sets out ten company commitments that cover aspects such as: engaging with local communities; buying goods and services from local businesses; supporting training and employment; and providing safe, clean, and green environments for occupiers and local people. This operational approach is reinforced by the British Land Sustainability Strategy which identifies four key areas to consider in the delivery of projects. These are: well-being; community, future proofing, and skills and opportunity.

- 5.10 As a result, the Applicant is already very active in the local area/community through its association with the Regent's Place development. The programme of events and initiatives undertaken is extensive and covers activities relating to fund-raising; education, employment and training; and contributions made through existing S106 Agreements.
- 5.11 Some of the activities undertaken in connection with the Regent's Place development are set out in Figure 5.1 below.

Figure 5.1: Summary of Regent's Place Key Charity and Community Activities (2015 to 2016)

Community and Fundraising	<ul style="list-style-type: none"> • Support for Camden Foodbank • Encourage occupiers of Regent's Place to support local charities and organisations • Collaboration on and sponsorship of an arts project with a local youth centre • Funding for Christmas meal for local elderly people
Education	<ul style="list-style-type: none"> • Volunteers to read in local schools • Help to create an imaginative play area at a local school • Creative Curriculum arts installation programme involving four local primary schools • Support for local schools
Employment and Training	<ul style="list-style-type: none"> • Funding towards Prince's Trust Get Into Facilities Management work placement programme • Encourage service providers to recruit workforce from the local area • Working with service providers and West Euston Partnership direct to deliver work skills training programmes • Employability workshops for local people
S106	<ul style="list-style-type: none"> • Peppercorn rent for West Euston Partnership • Diorama Arts Studios – 15 years lease at peppercorn rent for first three years • New Diorama Theatre – available for public use and peppercorn rent for first three years (rising to a capped rent incrementally in the years thereafter) • Samuel Lithgow Youth Centre – funding for refurbishment

- 5.12 The proposed development will reinforce the Applicant's role in the local area and opportunities to continue existing initiatives and identify new approaches will be sought.

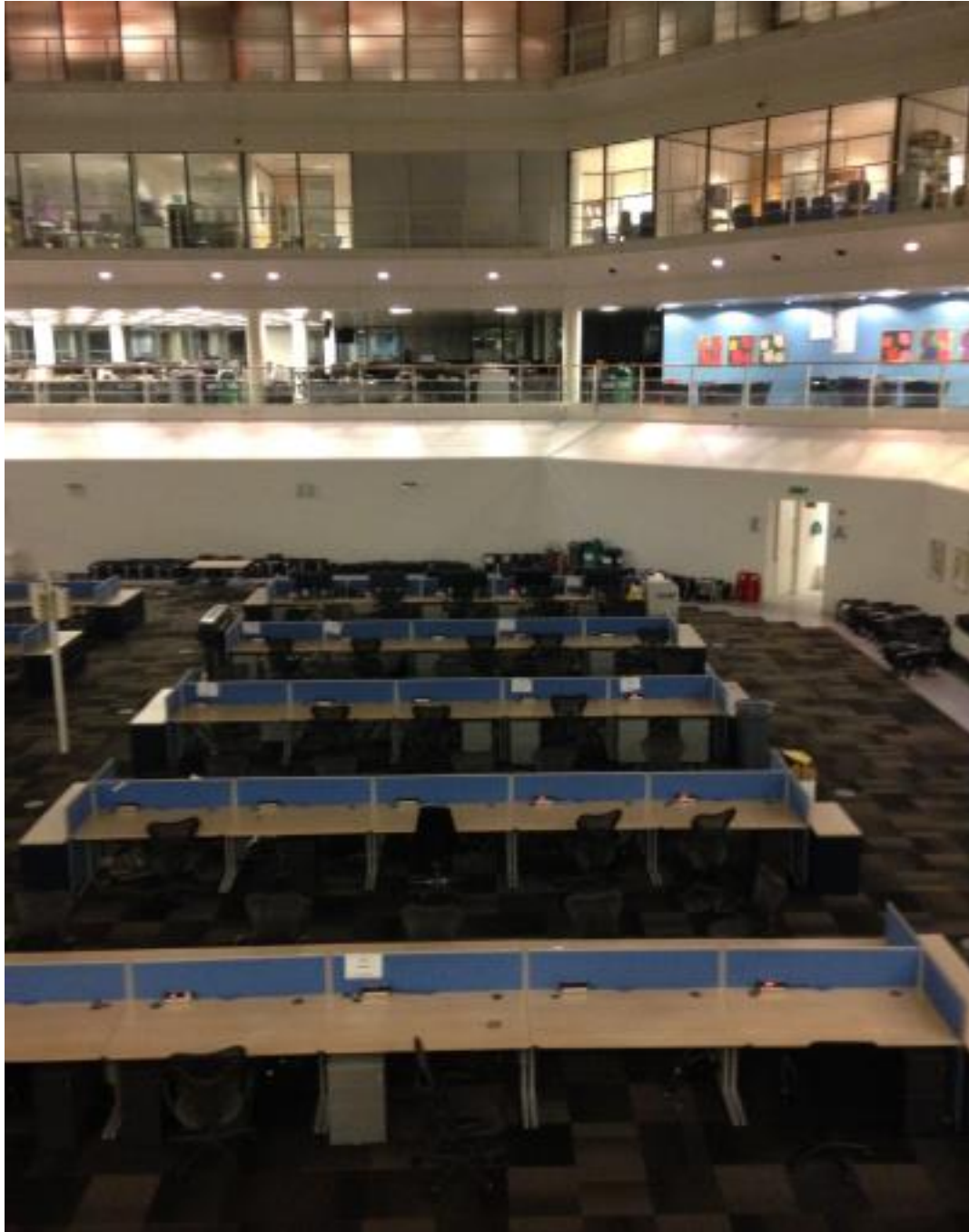
6 CONCLUSIONS

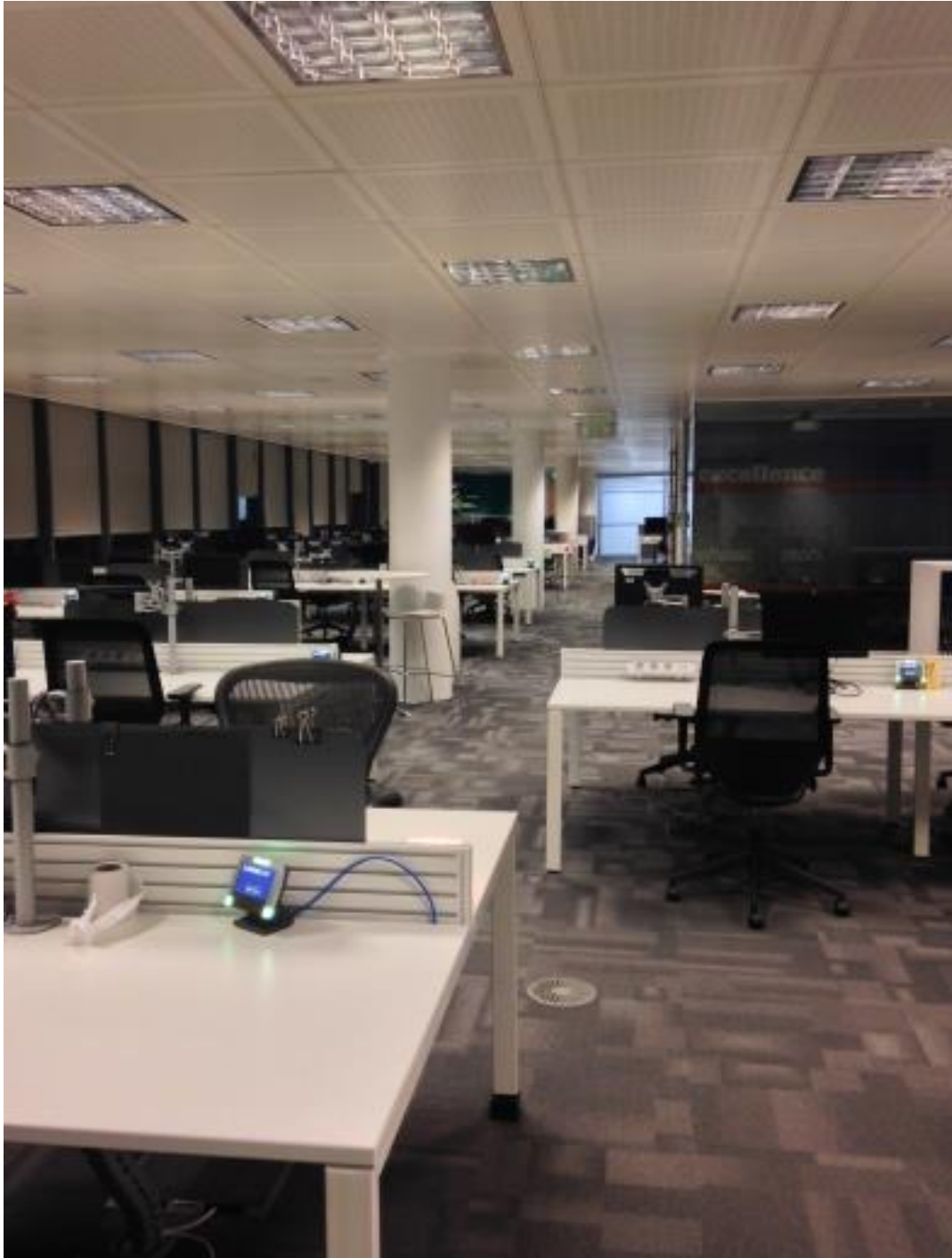
- 6.1 The proposed development involves two buildings opposite one another on Longford Street close to Euston Station in the London Borough of Camden. One of the buildings, 1 Triton Square is an existing office premises which will be refurbished and expanded as a result of the proposals. The other building, St Anne's Church, will be redeveloped to provide 22 affordable homes.
- 6.2 The proposals are located in an area recognised as being a 'Knowledge Quarter' for not only Camden but London as a whole and which is earmarked for significant growth and is already a hub of economic activity particularly in terms of the knowledge-based industries that are concentrated there.
- 6.3 The Council seeks to reinforce the success of the area whilst at the same time ensuring that local people, particularly those who live in areas of deprivation, are able to derive benefit from new development. This benefit can be harnessed both directly – through access to jobs and homes and enjoyment of enhanced environmental features such as open space and public realm – and also indirectly – through CIL and S106 payments and commitments.
- 6.4 Overall, the proposals are considered to make a significant contribution to local planning policy objectives. The scheme is also expected to result in numerous positive economic and social impacts which have the potential to benefit not just the Council but people living and working in the local area too.
- 6.5 A summary of the key socio-economic benefits is provided at Figure 6.1.

Figure 6.1: Summary of Socio-Economic Benefits



APPENDIX 1 – VACANT FLOORSPACE AT 1 TRITON SQ





APPENDIX 2 – LONGFORD PLACE PUBLIC REALM

Existing Space



Proposed

