

1 Triton Square & St Anne's

Developer's Statement

October 2016



Contents

1 Purpose of the planning application

2 The benefits of the proposals

3 The project team

4 Planning application and supporting documents

5 British Land

“British Land is delighted to submit this planning application for the next phase of development of our Regent’s Place campus. Our proposals seek to combine modern, flexible office accommodation with new affordable homes for Camden residents, affordable workspace for start-up businesses and major public realm enhancements, including a new public garden. These changes will not only benefit office workers and occupiers but the local community, who we are proud to have worked alongside for over 30 years of our ownership and evolution of Regent’s Place.”

*– Nigel Webb
Head of Development*

1 Purpose of the planning application

British Land has been active in West Euston for over 30 years through its ownership and development of Regent's Place. During that time, the area has seen significant social and economic change and British Land continues to work closely with the local community to ensure that our developments benefit local people, businesses, schools and community groups.

This integrated approach has informed plans for the next phase of development at Regent's Place. We are proposing to refurbish and extend the existing 1 Triton Square to provide modern, flexible office accommodation, affordable workspace, new retail and a replacement gym. The public realm will be upgraded on all sides of the building, enhancing existing routes and creating a new public garden for workers, residents, visitors and passers-by to enjoy. The adjacent St Anne's church site will be redeveloped, in parallel with 1 Triton Square, to provide new affordable housing for Camden residents.

1 Triton Square was purpose-built for the First National Bank of Chicago and completed in 1997. The original design provided a large trading floor on the first floor, with offices above, on either side of a large atrium. We are proposing to re-use and refurbish the building to create modern, flexible office space, with active frontages and enhanced public realm. The proposals will create capacity for 3,000 jobs (an uplift of 2,100) through the addition of three new office floors and part infill of the atrium.

We are proposing to create an affordable workspace within the building, which is accessible to the local community and helps generate employment opportunities through training and social enterprise. It will provide over 10,000 sq. ft. of shared workspace for start-ups and small businesses to work, collaborate and develop ideas, and where people can learn and develop skills through networking, workshops and events.

We are proposing to redevelop the St Anne's church site to create 22 new affordable homes for Camden residents. The church, which was completed in 1970, was acquired by British Land in 2014 and is let temporarily to the Ethiopian Orthodox Church. The development will provide sixteen social rented units, including ten family-sized units and six intermediate rented units, which will be suitable for two adults sharing. All units will have private amenity space in the form of a garden, terrace or balcony.

As part of the planning application, we are proposing new landscaped routes on the east, west and south sides of 1 Triton Square as well as a major new public space on Longford Place, to the north. This new public garden will provide a more informal open space on the northern edge of the campus and create more pleasant environment for people to walk through, play, relax and enjoy.

Description of the development

We are seeking planning permission for:

"The 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 re-provision 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."



1 Triton Square and St Anne's (view from Longford Street)

2 The benefits of the proposals

The planning application has been the subject of extensive pre-application consultation with the London Borough of Camden, local community groups, residents and occupiers. This engagement has informed the proposals and significant planning benefits, which are summarised below:

- Creation of much needed modern, flexible office accommodation suitable for a diverse range of occupiers, through the refurbishment of the existing 1 Triton Square, the addition of three new office floors and part infill of the atrium
- Capacity for an additional 2,100 jobs, (3,000 jobs in total)
- Over 10,000 sq ft of Affordable Workspace, which will provide space for start-ups and small businesses, together with access to training and business support for the local community
- New retail to activate the main east-west route through the campus and enhance the retail offer
- Creation of 22 new affordable homes, of which 16 will be social rented and 6 will be intermediate. Of the 16 social rented units, 10 will be designed for families (3+ beds)
- Comprehensive changes to the public realm including strengthening of existing routes and creation of a new garden for workers, residents, visitors and passers-by to enjoy
- Retention and re-use of the existing office building, which will minimise demolition and construction impacts and generate substantial embodied carbon savings
- Exemplary design quality, which will maintain the architectural integrity of 1 Triton Square, and set a new benchmark for affordable housing design quality.



New public garden and affordable workspace located on the north side of 1 Triton Square

3 The project team



Project Manager
– M3 Consulting



1 Triton Square Architect
– Arup Associates

MatthewLloydArchitects^{LLP}

St Anne's Architect
– Matthew Lloyd Architects



Landscape and Garden Design
– Andy Sturgeon Design



Landscape Architect
– 5th Studio



Planning Consultant
– DP9



Communications
– HardHat



Townscape
– Tavernor Consultancy



Heritage
– Kevin Murphy Heritage



Transport, Energy,
Sustainability, Environmental
– Arup



Energy
– Thornton Reynolds



Sustainability
– Eight Associates



Neighbourly Matters
– GIA



Arboriculture
– Thomson Ecology



Construction Management Plan
– Lendlease



Socio-Economics
– Quod

4 Planning application and supporting documents

- Planning Application Form, Certificates and Notices
- Existing and Proposed Drawings
 - Volume 1: 1 Triton Square
 - Volume 2: St Anne's
- Design and Access Statement
 - Volume 1: 1 Triton Square
 - Volume 2: St Anne's
- Air Quality Assessment
- Arboricultural Assessment
- Construction Management Plan Proforma
- Daylight & Sunlight Study
- Energy Strategy
- Heritage Statement
- Housing Study (including Housing Site Search Report)
- Internal Daylight Study
- Landscape Masterplan
- Planning Statement (including Draft Heads of Terms and Local Services Audit)
- Overshadowing Study
- Socio-Economic Assessment
- Statement of Community Involvement
- Surface Water Drainage Proforma
- Sustainability Statement (including BREEAM Pre-Assessment)
- Transport Assessment (including Delivery and Servicing Management Plan and Travel Plan)
- Townscape, Heritage & Visual Impact Assessment



1 Triton Square main office entrance



St Anne's residential development

5 British Land has sector-leading development credentials, financial strength and enduring involvement in London

Place-making lies at the heart of our business, and our strategy is to drive enduring demand for our properties by creating Places People Prefer – places where people want to work, shop and live. We do this by focusing on larger lifestyle orientated mixed-use places where we can manage the environment and add value. Our investment and management decisions are based on a deep understanding of our places, our customers and the users of our schemes.

Our campus-led approach to offices offers significant advantages to our occupiers. It enhances their ability to attract and retain talent as we create a high-quality and flexible environment which exactly suits their workers' needs (from the high quality of services provided by our Broadgate Estates team to the careful curation of appropriate retail and leisure providers in the area). It also allows them to grow and flex with the market, as for example at our Regent's Place campus, where at short notice we were recently able to find Facebook an additional 66k sq ft of adjoining space.

We own, manage, develop and finance a portfolio of £20 billion of Office and Retail assets across the UK (of which British Land share is £14.6 billion), and are one of Europe's largest publicly listed real estate companies. London offices account for approximately half of our portfolio, and we focus on larger, office-led mixed use lifestyle campuses such as Paddington Central. In this way we can deliver value to our corporate occupiers by controlling and curating the environment and investing in bespoke developments to meet the exact needs of our customers.

Development forms a key part of our business and we have an exceptional reputation for delivering large scale, flagship schemes, working closely with potential occupiers to design to their specific requirements. Since 2004 we have developed over 5 million square foot of new space. This includes significant redevelopment of our Regent's Place campus as well as recent developments at Yalding House, 7 Clarges Street and The Leadenhall Building. We have current pipeline of 2 million sq ft of new developments.

We believe that we have a responsibility to support the environment and the communities where we are based, and this belief is central to how we operate our assets. We have been sustainability leaders for a long time and have successfully integrated sustainability into our place-making approach, innovating to improve people's wellbeing, supporting local communities, designing for the future and developing skills and opportunities at our places. At Paddington Central, we have a strong sustainability agenda, including a partnership with the Canal and River trust, a dedicated community manager, and a local procurement plan to prioritise local suppliers.

People have a choice where and how they work, shop and live, and the places we create are tailored to reflect this. We have a deep understanding of what our consumers want and how they behave, and we use this to design, build and manage outstanding places which make a positive difference to people's everyday lives – by creating Places People Prefer.

Find out more at britishland.com

We create... Places People Prefer



For more information, please contact:

Michael Meadows

Planning Director

British Land, York House,
45 Seymour Street, London W1H7LX

D +44 (0)20 7467 2821

E michael.meadows@britishland.com

