



Statement of Community Involvement

Regent's Place Public Realm Improvements

June 2019

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Overview

In order to assist with the community consultation and communication, British Land (the Applicant) appointed BECG, a specialist communications consultancy, to form part of its project team for the proposals for improved public realm at Regents Place.

BECG has produced this report to clearly and concisely outline the process followed and the feedback received.

Approach to Consultation

The National Planning Policy Framework sets out a desire to front-load engagement in paragraph 39:

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

The London Borough of Camden (the Council) adopted its most recent Statement of Community Involvement (SCI) in 2016. The SCI outlines the Borough’s core principles for involving the local community in developments in their area, setting out the benefits of community engagement as follows:

- Benefiting from the detailed local knowledge, expertise and perspective of local people, organisations and community groups.
- Greater support for polices, strategies and decisions.
- Community commitment to the future development of their area.
- Improving the quality of life, and of the built and natural environment, within Camden.

In advising applicants, Camden ‘strongly encourage all applicants to consult any neighbours who may be affected by their proposals before they submit a planning application.’

In response to this, the Applicant has undertaken a comprehensive consultation on the proposals for new public realm at Regents Place, engaging with ward councillors, businesses, residents, and local groups. In addition, the Applicant has engaged the Council through a formal pre-application process.

The consultation activity has included:

- A ‘town hall’ event for users and business at Regents Place, attended by approximately 200 people.
- Two consultation sessions held at Regents Place, with invitations sent to a wide range of local stakeholders and residents.

Consultation Activity

Town Hall Event

In order to brief occupiers, residents, and local groups, a town hall style event was set up – called the Regent’s Place Forum – to discuss changes to the campus and other issues relating to estate management.

The event took place on Tuesday 2nd April 2019 between 12 – 2pm at 17-19 Triton Square. A copy of the invitation can be found in Appendix 1 and the presentation in Appendix 2.

Invitations were sent to the following:

All campus occupiers	Partners	Community Groups
Flykick	Camden Council	BWA Surma Community Centre
Extinction Rebellion	Produce	Netley Primary
Manchester City	Veolia	Maria Fidelis Secondary
Debenhams	Aindrea Contemporary	BWA Surma Community Centre
Facebook	Drummond St	Euston Town / BID
Whitefoord	JPC	Samuel Lithgow Youth Club
Santander AM	Artiq	Third Age Project
Santander Head Office	Arup	Euston Food Bank
Drake and Morgan	Aughton Group	Home Start
Old Diorama Arts Centre	Dixon Baxi	C4WS Jobs Club
New Diorama Theatre	CIS Security	Just Enough
Dentsu Aegis Network	Camden Tour Guides Association	Action Youth Boxing
Lendlease	Euston Square Hotel	Optimum
Ricoh Europe	Wates	Global Generation
Dimensional Fund Advisors	Jon Adam	Hopscotch Women’s Centre
Gazprom	Bruton Street management	West Euston Partnership
Sunrise	Origin Housing	Home-Start Camden & Islington
NHS	Managed by Origin housing	Camden People’s Theatre
General Medical Council	Managed by Bruton Street	Fitzrovia Youth in Action
Digital Cinema Media	Appear Here	
Elaxon	Jupiter	
Everlight Radiology	Next Big Thing	
Balfour Beatty Investments	Potato	
DS Smith	Chilled	
Wasabi	Bacchus	
EAT	ING	
Steel Warriors		

All campus occupiers	Partners	Community Groups
The Union Bar & Grill	ING	All Campus residents
The Refinery	Bennett Hay	
Black Sheep Coffee	Chris Smith	
Blue Prism	Soraya Merrylees	
Lendlease	Alex Sesto	
Facebook	Ed Mason – consultant	
Alpha Real Capital	M3 Consulting	
Brightstar	Pall Mall Barbers	
McGraw-Hill Education	Knowledge Quarter	
Equal Experts	UCLH	
Guinness Partnership	Regent’s Park College	
Itsu	Knight Frank	
Sainsburys	Cushman & Wakefield	
Beany Green	Dimensional	
West Euston Partnership	DCM	
Cycle Republic	Veolia	
Nuvola	Aindrea and Gabriella – art curators	
Pod	Rosie Glenn – art curator	
Pret a Manger	Chris Zipfit	
Starbucks	Townshend	
Salisbury Group (Euston Tower)	Waugh Thistleton Architects	
HMRC		
Storey		

In total, approximately 200 people turned up to the event, which was staffed by members of the project team as follows:

- Tim Downes - Development Director - British Land
- Juliette Morgan - Head of Campus, Regent’s Place - British Land
- Martha Alker - Landscape Architect - Townshend Landscape Architects
- Alec Smith - Development Manager - M3 Consulting
- Mark Mortimer - Development Manager - M3 Consulting

The feedback was largely very positive and the project team followed up with one resident of 175 Drummond Street about “greening” the entrance to the residential building on the NE corner of the campus. The proposed design now includes for localised “greening”, as approved by the resident following consultation with the residents’ group at 175 Drummond Street..

Wider Consultation Event

Two further consultation sessions were held on-site to show residents, groups and occupiers the proposals and seek feedback (as per the invitation list from the previous section). A copy of the invitation and email sent to stakeholders is included in Appendix 3 and a copy of the displays is in Appendix 4.

Consultation events were held on Friday 17th June between 12noon and 1pm and 5pm and 6pm at 17-19 Triton Square. Feedback forms were provided in hard copy or on ipads, as shown in Appendix 5.

8 people turned up to the events, including a local resident, occupiers and a local group – Fitzrovia Youth in Action - and was staffed by members of the project team as follows:

- Mark Mortimer - M3 Consulting
 - Max Camplin - BECG
 - Dan Fyall - DP9
- Georgina Redpath - DP9
 - Oliver Barden - Townshend Landscape Architects



Feedback

We asked respondents to comment on the following:

- Proposed design for Osnaburgh Place
- Proposed design for Euston Road Link Routes
- Proposed design for Triton Plaza
- Proposed design for Regent’s Place Plaza

A total of 3 pieces of feedback were received at the consultation sessions, recorded in full as follows:

Respondent 1 – ‘Live near or at Regent’s Place’

Osnaburgh Place	Like the idea of greener spaces and more access to seating and making the space softer and more inviting. Concerns include: Space for taxis / drop offs, security around new installations, noise from events etc later in evenings Additional point would be to consider the re-landscaping of the courtyard in the residential block to match the aesthetic elsewhere now that the new buildings have significantly blocked all light from that area.
Euston Road Link Routes	As before on advantages and concerns
Triton Plaza	As before
Regent’s Place Plaza	As before

Respondent 2 – ‘Live near or at Regent’s Place’

Osnaburgh Place	A lot greener and more seating
Euston Road Link Routes	No idea
Triton Plaza	Not much detail but could be a great opportunity for some kind of playground to attract local residents and their children rather than just a square used during business hours to have lunch
Regent’s Place Plaza	See comments under Triton Place

Respondent 3 – ‘Work at Regent’s Place’

Osnaburgh Place	Love the gentler approach with wooden structures & seating and lots of greenery throughout the campus
Euston Road Link Routes	
Triton Plaza	
Regent’s Place Plaza	

Appendices

Appendix A

Invite to Town Hall event

“

REGENT'S PLACE

Regent's Place Forum

Tuesday 2nd April 2019
12pm – 2pm
17 - 19 Triton Street
Regent's Place, London NW1 3BF

”

Join us for a chat (and free lunch) on campus and learn about future plans for Regent's Place.
Turn over for more information.

British Land

“

What's the purpose?
We'd like to take this opportunity to share an update on campus developments and talk with those who live and work at Regent's Place

Who's invited?
Regent's Place businesses and retailers, local community groups and residents, and the onsite management team

What's for lunch?
Sandwiches, salad and refreshments catered by The Union

?

”

Sign up and reserve your lunch – email info@regentsplace.com

Appendix B

Presentation at Town Hall event

Welcome to the Regent's Place Forum

Hosted by **British Land**

Today's Agenda

- Introduction – **Juliette Morgan**
- 1 Triton Square – **John Czernobay**
- Landscaping – **Martha Alker**
- Community – **Rose Alexander**

Introduction

JULIETTE MORGAN

1 Triton Square

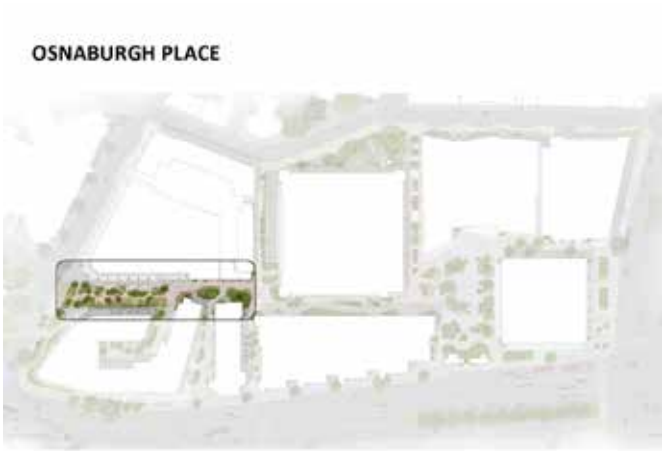
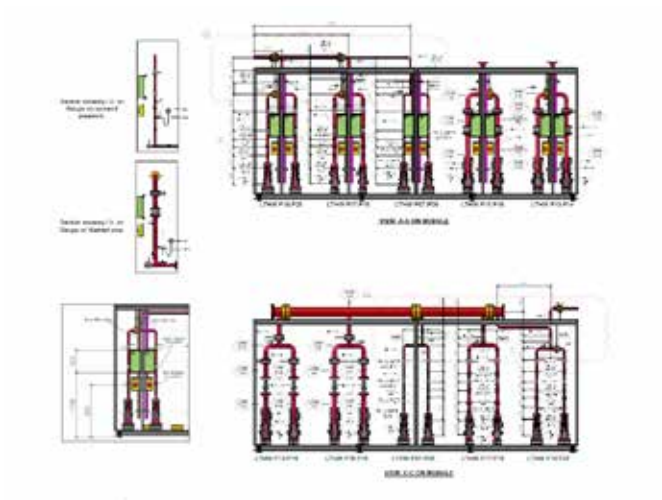
JOHN CZERNOBAY



Appendices

Appendix B

Presentation at Town Hall event



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Appendices

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MASTERPLAN DEVELOPMENT



MASTERPLAN



1 TRITON : LONGFORD PLACE



1 TRITON : LONGFORD PLACE



1 TRITON : WEST



MASTERPLAN DEVELOPMENT



Regent's Place: Making Connections

- 1. What we do
- 2. Three great examples
- 3. How you can get involved



2018-19 in numbers

- Worked with 20 community partners
- Delivered 123 activities on campus
- Facilitated 21 activities in the local area including events, networks and workshops
- Gave 294 hours' worth of space to local groups
- Hosted 32 work experience placements
- Promoted site job opportunities to local talent through 15 organisations.



Appendices

Appendix B




Presentation at Town Hall event




REGENT'S PLACE




COMMUNITY FUND



Regent's Place Community Fund is a business-led initiative in which businesses at Regent's Place come together to support local grass roots charities and make a real difference to our local area.

Our funding partners

















REGENT'S PLACE

COMMUNITY FUND

Regent's Place Community Fund: Latest Grant Recipients

1. Action Youth Boxing Intervention - Real Talk Programme
2. C4WS Homeless Project - Employment Support Pathway
3. Euston Foodbank - Preparing for Universal Credit
4. Home-Start Camden and Islington – core service
5. Just Enough Group – Holistic Resilience and PSHE Support for Children in Regent's Park
6. New Horizon Youth Centre – The Catering Project
7. Samuel Lithgow Youth Centre – Junior Youth Club
8. Third Age Project – Empowering and Connecting Older Residents








ONE FESTIVAL OF HOMELESS ARTS

A month-long celebration of art, music, dance, theatre and film

Started at Regent's Place by community partner David Tovey, now UK-wide

October 2019






GLOBAL GENERATION

INTRODUCTION


Founded in 2004 Global Generation is an environmental education charity that supports young people to become catalysts for positive social and environmental change. We offer nature-oriented, cross-disciplinary education led by teachers and youth workers, gardeners, storytellers, scientists, chefs, carpenters and architects.



The Generators at Regent's Place


The Milk Float


An outreach mobile cooking and gardening workshop base that will travel between Regent's Place and Global Generation's new Story Garden at the British Library.






Nomadic Campsite

Nomadic campsite creating home in empty spaces at Regent's Place, now in its third location in the basement of 184 Drummond Street








Designing and refurbishing the milk float





Carpentry on the milk float



Young people working on the milk float for the first time outside 350 with masks, gloves and sand paper. Older boys were helping the younger ones to finish their tasks.



The Gantry Garden

Behind the hoardings high up in the air, a secret garden's appeared at 1 Triton Square...





Thank you!

Any Questions?

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Exhibition invitation

Regent's Place Public Realm Consultation

The public realm at Regent's Place is changing and we want to hear your feedback.

As part of the Regent's Place vision we recognised that changes were required to the public realm. These changes are designed to create a more open, inviting and useable green space for everyone who visits, lives and works at the campus.

We have created a design we are proud of, now we would like to hear your opinion.

We are holding two public consultation events:

When: 7th of June at 12:00 to 13:00 and 17:00-18:00
Where: 17-19 Triton Street, Regent's Place, NW1 3BF

If you cannot attend this event but would like to hear more about the proposals, please email m.mortimer@m3c.co.uk



Appendix D

Exhibition displays

Updating the Public Realm

The public realm at Regent's Place is changing and we want to hear your feedback.



As part of the Regent's Place vision we recognised that changes were required to the public realm. These changes are designed to create a more open, inviting and useable green space for everyone who lives, works and visits the campus.

Providing sustainability and wellbeing in every aspect of the design, from the materials selected to the spaces created.

Planting will be increased by over 32%, helping to bring everyone closer to nature whilst also improving local air quality.

The changes will also build on existing relationships with the local community to increase opportunities for people to meet, relax, learn and enjoy the new green public spaces.

Your opinion matters to please provide your feedback via:

- Feedback form supplied at the public consultation event.
- Email m.mortimer@m3c.co.uk



Osnaburgh Place



Osnaburgh Place will become Regent's Place's entrance space and is brought to life through an inclusive green space.

This design includes increased greenery, provides sheltered space, engaging seating areas and active edges creating a place for the community to meet, relax and work. It also houses the popular Thursday pop-up food market in a much more inviting, engaging and useful space.

To add life and entertainment to Osnaburgh Place a performance space has also been incorporated allowing people to enjoy small events, street performances, art installations, screenings and much more.



Euston Road Link Routes



Opening up the space to our neighbours is key part of the Regent's Place vision and public realm plan. We are at the intersection of key communities including Camden, Finsbury and the Knowledge Quarter.

Creating inviting link routes with planting, seating and welcoming light brings all these areas together and allows clear routes through Regent's Place.

To increase biodiversity and to help play an active role in climate change mitigation and habitat creation we will feature planting with high wildlife and insect value.



Triton Place



Triton Place is a key courtyard around the campus and is currently grey and uninspiring.

The new public realm plans will introduce ground level and warm granite paving to soften the area and create a more inviting walk through the campus.

Additionally, the granite is sustainably sourced from Europe, significantly reducing the carbon footprint of the stone.



Regent's Place Plaza

Regent's Place Plaza is a hub of activity where people from the community congregate, enjoy the space and even attend programmes of events.



To continue the character of the rest of the public realm, a series of temporary upgrades have been designed.

These include replacing the 'Violet's Courtyard' with planting and multi-level timber allowing people to sit amongst the greenery and continue to enjoy events including the big screen, pop up art installations and big attraction campaigns.





***Feedback on the Regent’s Place Phase 2
Public Realm Proposals***

We are transforming the public realm at Regent’s Place, making it a friendly and engaging green space for everyone that lives, works and visits here. Phase 1 of our vision is already under construction as part of the 1 Triton Square redevelopment.

We are proud of the proposals we have developed for Phase 2, now we would like to hear your thoughts on them.

Please tick the most relevant box:

- I live near or at Regent’s Place ☐
- I work at Regent’s Place ☐
- I visit Regent’s Place ☐

Please add your comments on the proposed design for:

Osnaburgh Place

Euston Road Link Routes

Triton Plaza

Regent’s Place Plaza

For more information, please contact Mark Mortimer at m.mortimer@m3c.co.uk

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environment
communications
group**