



REGENT QUARTER

A new vision for two key sites in Regent Quarter

MAY 2021



Piercy&Company Publicis

WELCOME TO THE CONSULTATION ON PROPOSALS FOR REGENT QUARTER

This stakeholder pack provides you with a chance to view our overall vision for the future redevelopment of Regent Quarter as well as the proposals for two specific buildings - Times House & Laundry Building and Jahn Court - which we will be consulting on in the coming weeks.

This is your opportunity to give us your thoughts and ask any questions. Please do note the various contact details listed below if you wish to speak to a member of the project team, organise a briefing or provide us with your feedback on the proposals:

🔍 www.rqconsultation.co.uk

☎️ 0800 307 7553

@ rqconsultation@londoncommunications.co.uk

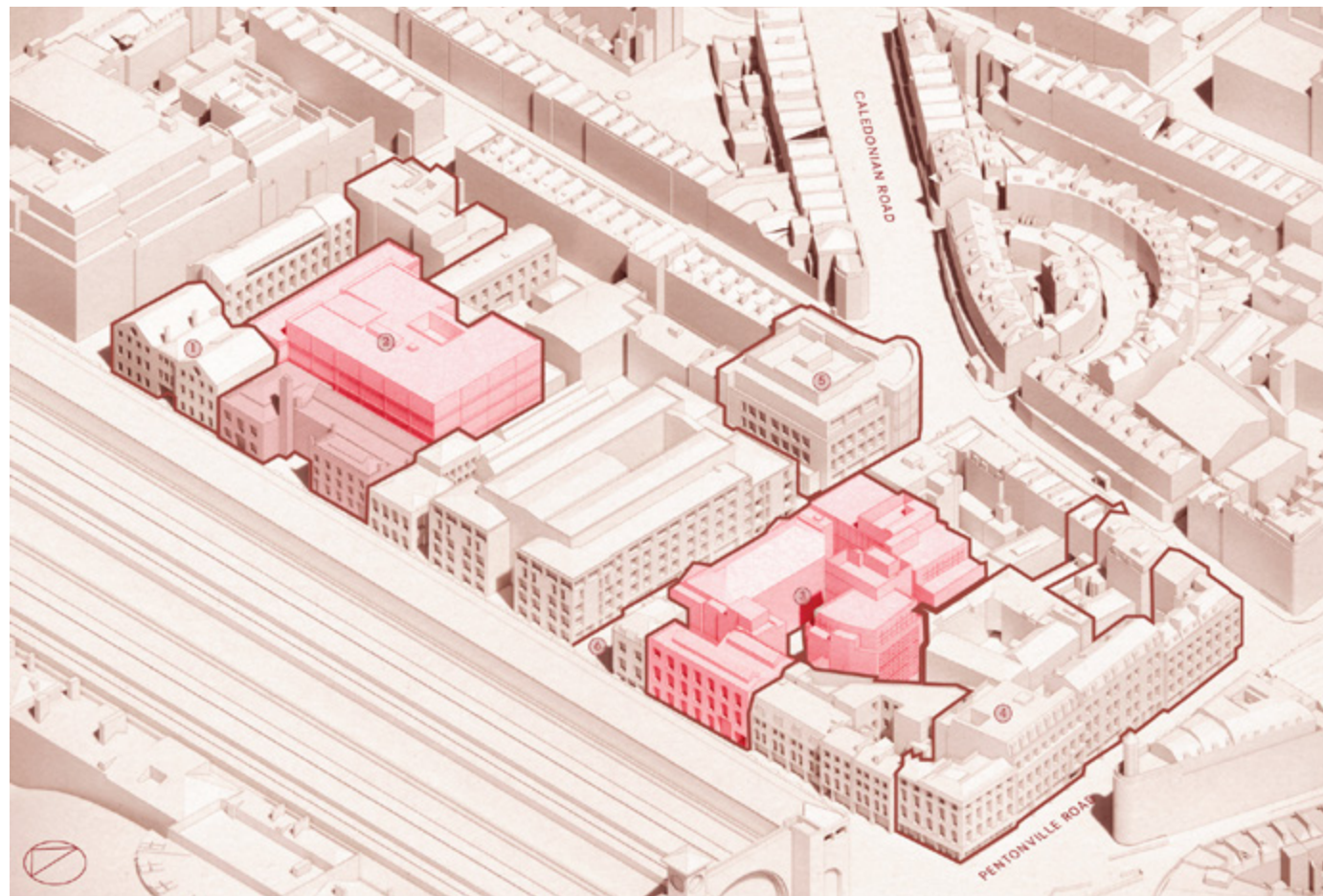


Image showing the site, highlighting in red the Times House & Laundry Buildings and Jahn Court

In line with Covid-19 restrictions, we are currently unable to hold physical events. However, the project team are working hard to reach people to ensure that local residents and businesses can have their say.

In addition to our efforts to engage with our neighbours via letter and flyer drops and local advertising, we would very much welcome your thoughts on how best to reach out to local people at this time.



Aerial image of the site in red

THE PROJECT TEAM

Endurance Land and The Nan Fung Group are committed to investing in the long-term future of Islington. We have brought in an experienced team to lead on bringing forward these proposals.

NAN FUNG GROUP

With over 60 years of history, the Nan Fung Group is one of Hong Kong's largest privately-owned conglomerates and leading developers. The Group adheres to the highest standard of quality in planning design, development, construction and management with no compromise.



ENDURANCE LAND

Endurance Land are an experienced Central London developer and asset manager, with a track record dating back over 15 years. Endurance Land were recently acquired by the Nan Fung Group for the specific task of managing Nan Fung's UK platform and investing alongside Nan Fung in additional Central London real estate. This expert experience and local knowledge, when combined with Nan Fung's global coverage is critical to the formation of the Regent Quarter vision.



PIERCY&COMPANY (MASTERPLAN AND ARCHITECTURE)

Piercy&Company architects are a London based architectural practice with a reputation for bold ideas, strong forms and carefully crafted buildings.

Piercy&Company

PUBLICA (PUBLIC REALM)

Publica is a London-based urban design and public realm practice that works to make our cities more successful, functional and beautiful.

Publica

OTHER MEMBERS OF THE PROJECT TEAM:

- Savills – Planning consultant
- Turley – Heritage
- Arup – Structures
- LCA – Community engagement consultant
- Norman Disney Young – MEPH and Sustainability
- RGP – Transport and highways
- Gardiner & Theobald – Project management



The Mills, Hong Kong by Nan Fung Group
Clockwise from top left:

- 1 Exterior View
- 2 Active Atrium Space
- 3 Public Event
- 4 Lab



Endurance Land
Clockwise from top left:
1 160 Blackfriards Road, Southwark
2 1-5 London Wall, City Of London
3 68-86 Farringdon Road, Islington
4 1-9 Quaker Street, Tower Hamlets

THE SITE AND CONTEXT

Regent Quarter is situated in the heart of King's Cross, immediately to the east of King's Cross Station, in the London Borough of Islington. It is located on the junction of York Way and Pentonville Road and currently consists of 12 office buildings and around 20 retail and leisure units.

Regent Quarter forms a vital part of King's Cross but has become disconnected without benefiting from the regeneration of the area and the nearby 67-acre King's Cross development.

The estate is arranged in two blocks and comprises 12 separate office buildings and 20 retail and leisure units, including a series of brick warehouses that date back to the Victorian era.

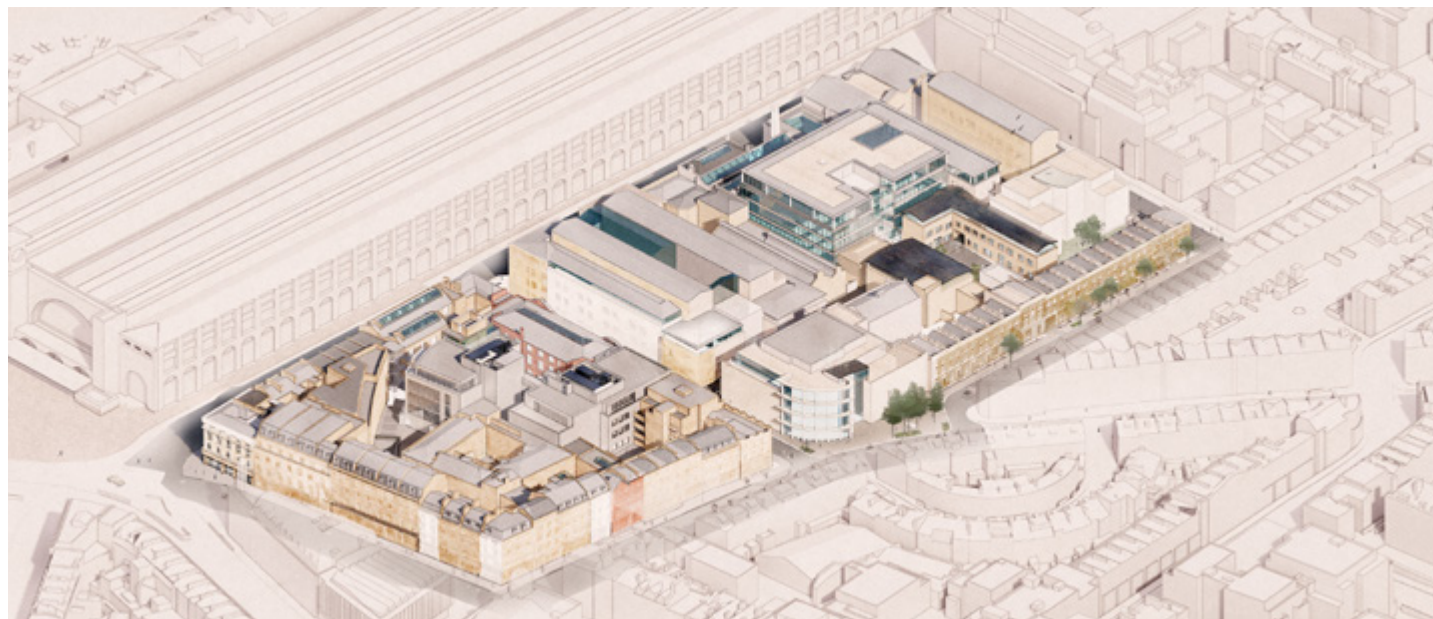
The characterful architectural richness, unique public realm condition and prime central location are real assets for the Quarter, yet the site is currently under exploited and disconnected, surrounded by major traffic thoroughfares.

The restoration of Regent Quarter in the early 2000s was celebrated as an exemplary conservation-led redevelopment, with heritage fragments carefully considered and in places conserved or relocated.

While the project contributed to approaches to heritage and conservation, twenty years later, the new architecture does little to enhance its character and identity, and the public realm is underused.

The site was acquired by Nan Fung Group in 2018, who has since appointed Endurance Land to bring forward fresh proposals for the site.

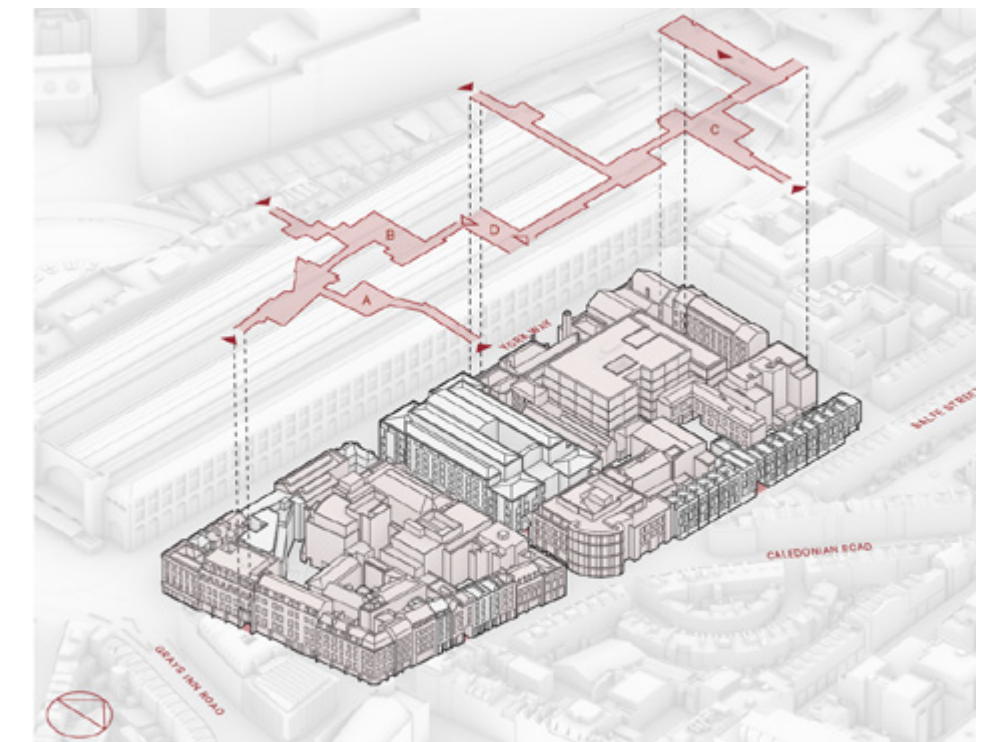
Existing site
Aerial axo



Laundry Yard



Varnishers Yard



EXISTING PUBLIC REALM
EXISTING SITE ENTRANCES

Existing site with public realm highlighted



Land use
Ground Floor



Land use
Predominant upper floors

- | | |
|--|--|
| <p>RETAIL</p> <ul style="list-style-type: none"> ■ Department store ■ High street retail ■ Flagship ■ Specialist ■ Tourist ■ Local <p>CAFES, BARS AND RESTAURANTS</p> <ul style="list-style-type: none"> ■ Pub/ bar ■ Restaurant ■ Cafe/ takeaway <p>COMMERCIAL</p> <ul style="list-style-type: none"> ■ Commercial | <p>RESIDENTIAL</p> <ul style="list-style-type: none"> ■ Residential ■ Hotels <p>CIVIC AMENITY AND CULTURE</p> <ul style="list-style-type: none"> ■ Embassy/High Commission ■ Events/ venue/ Library ■ Art gallery ■ Theatre/ Museum ■ Institution <p>OTHER</p> <ul style="list-style-type: none"> ■ Vacant ■ Car park ■ Under construction ■ Transport |
|--|--|

WIDER CONTEXT

Regent Quarter forms a vital part of King's Cross but has become disconnected without benefiting from the regeneration of the wider area.

Located on the edge of the London Borough of Islington, Regent Quarter defines the south west corner of Islington in King's Cross and is a gateway to the Borough. Regent Quarter acts as a hinge between a diverse range of neighbourhoods with strong identity, spanning Bloomsbury and south King's Cross to the south-west, Barnsbury and south Cally to the north-east.

Regent Quarter is located within the King's Cross Conservation Area. The site and surrounding context contains a number of locally and statutorily listed buildings. The setting of the adjacent King's Cross railway station will be a significant consideration in the development of proposals.

CURRENT LIMITATIONS:

- Disconnected from the wider King's Cross area
- Restoration undertaken almost two decades ago in the early 2000s was successful but the overall quality of the architecture is mixed.
- Regent Quarter is surrounded by a rich mix of creative industries of various scales.
- External spaces are underused due to a lack of amenity and poor visual permeability.

View of Caledonia Street Facing West, with Kings Cross Station in the distance, 1960s



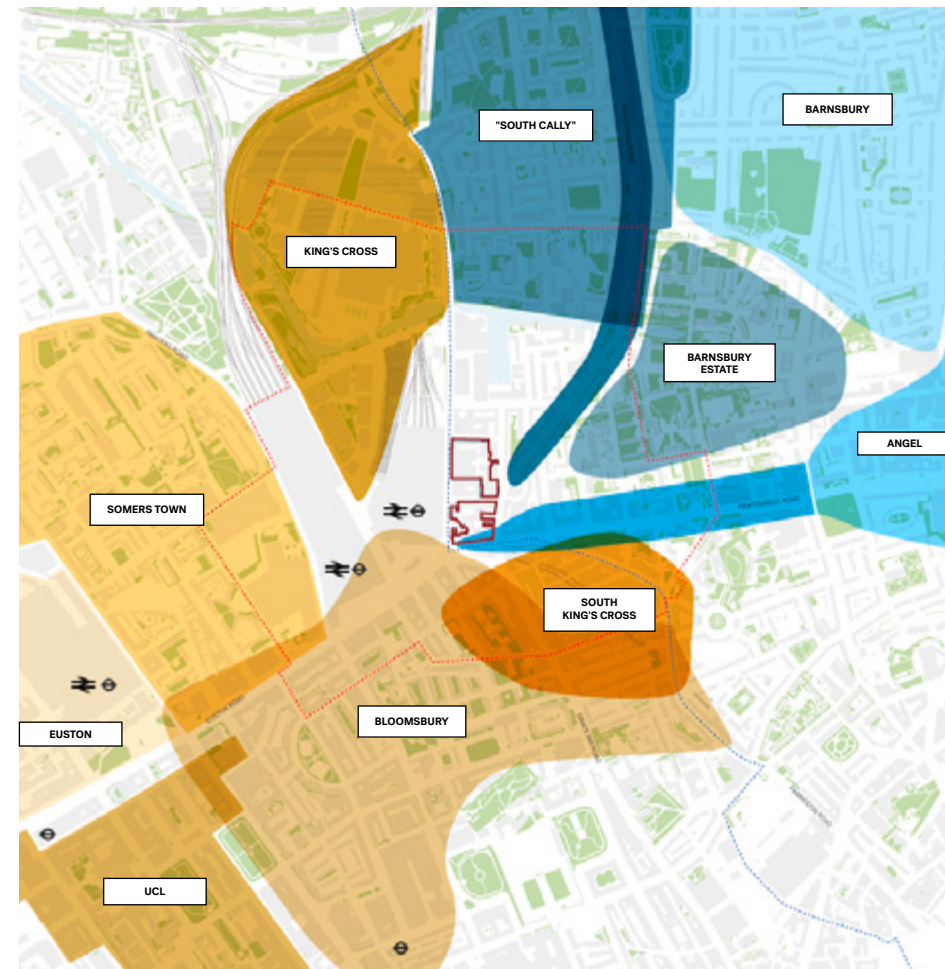
Illustration of Henry Pontifex and Son's Albion work from 1867 Kelly's directories, Inglis and Buckner



Regent Quarter in 2001 prior to redevelopment



St. Pancras and King's Cross Stations 1932



Surrounding character areas



Plate 1.2.2 Map showing listed buildings



Plate 1.2.3 Map showing undesignated heritage assets on Regent Quarter site

- Study building
- Grade I listed building
- Grade II listed building
- Undesignated heritage asset
- Locally listed building
- Kings Cross Conservation Area boundary
- Keystone Crescent Conservation Area boundary
- Camden/Islington borough boundary

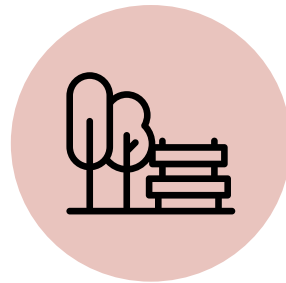
THE OPPORTUNITY



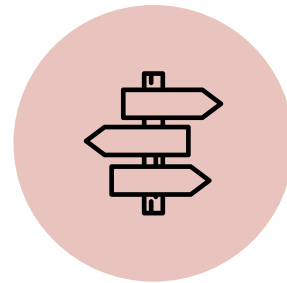
Regent Quarter has an unclear identity and there is an opportunity to create a new place - a creative Quarter, acting as a gateway to Islington.



Currently underutilised internal yards can become active and vibrant courtyards, quiet and green gardens and spaces for the community.



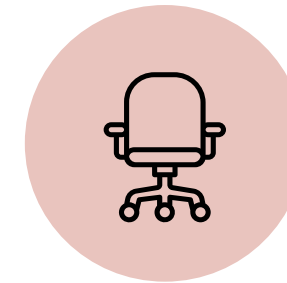
Existing heritage assets will be retained and enhanced, whilst newer, low-quality, interventions will be refined, and - where required - replaced.



Permeability, wayfinding and connectivity can be improved to attract more pedestrians and give life to the Quarter.



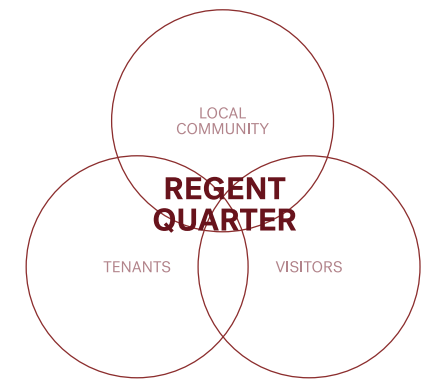
Caledonia Street could be improved and activated to create a new 'entrance' and improved public realm at the centre of the site.



The ground floor of Regent Quarter consists of office entrances and co-working spaces, integrated into a rich grain of retail units, restaurants and cafes.

OUR EMERGING VISION

A series of interventions will be proposed to enhance the site and strengthen its existing identity, creating a vibrant district with a unique character. The proposals will be place-led and existing courtyards will be refined and reconfigured to open up the site. Routes through the site permeability, and external views to active yards will inform the proposal.

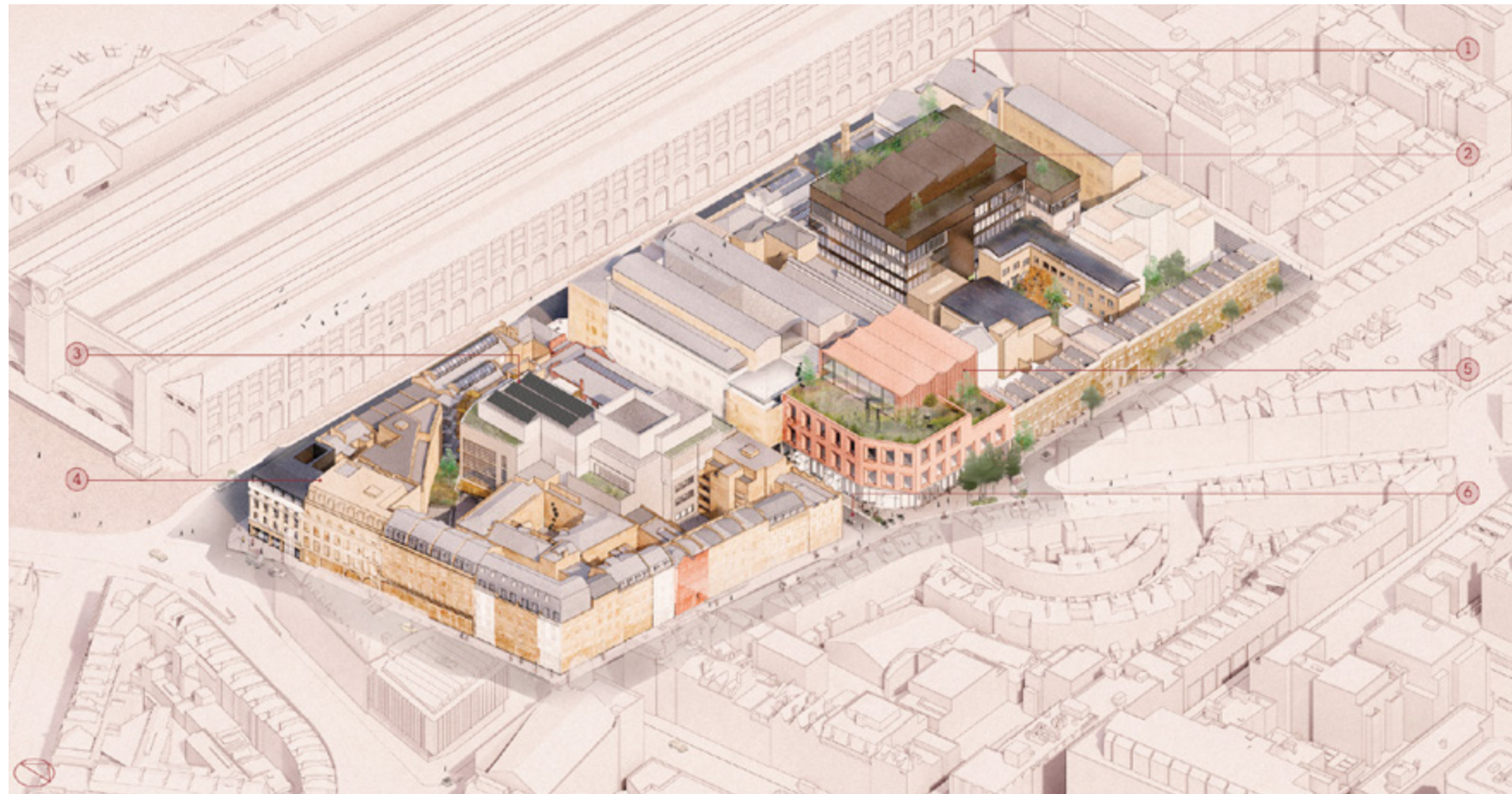


The evolving proposals for Regent Quarter present an opportunity to create a revitalised and attractive series of external spaces, in addition to increasing the quality of existing office space, and to further increase provision, to meet the need and characteristics of the modern working environment. A ground level strategy is being developed, consisting of a series of inter-connected yards. Office entrances will be integrated into a rich grain of ground floor retail, restaurant, cultural and commercial uses.

The active and connected ground floor will enable a sense of community to be established across the site and will assist in opening up the Quarter to the local neighbourhood and other visitors. The upper floors will predominantly consist of commercial uses with some residential uses.

THE OVERALL VISION FOR REGENT QUARTER IS TO:

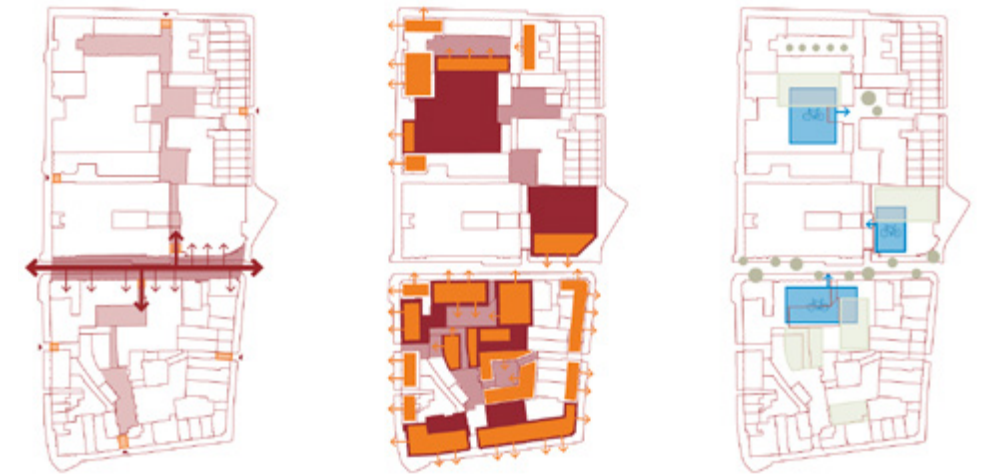
- Create a revitalised Quarter
- Celebrate and improve a unique heritage asset.
- Establish routes through a series of vibrant interconnected yards and passages
- Energise the existing courtyards and public realm with a modern F&B offering
- Provide a variety of modern flexible workspace to attract and secure creative industries and to support new start-ups
- Create amenity and improvements for the local community
- Ensure a long-term and sustainable future for Regent Quarter



Proposed aerial axo

The Vision will be delivered through a series of projects including:

1. COTTAM HOUSE
2. JAHN COURT INC. ALBION YARD & IRONWORKS YARD
3. TIMES HOUSE & LAUNDRY BUILDING INC. LAUNDRY YARD
4. PENTONVILLE ROAD BLOCK INC. BRAVINGTON WALK & VARNISHERS YARD
5. FOCUS POINT
6. CALEDONIA STREET IMPROVEMENTS



- CLEARLY ARTICULATED ENTRANCES INTO THE QUARTER
- ACTIVE CALEDONIA STREET AT THE HEART OF QUARTER
- IMPROVED ROUTES THROUGH QUARTER
- DISTINCTIVE EXTERNAL SPACES
- ACTIVE GROUND FLOOR USES & IMPROVED FRONTAGES
- IMPROVED BUILDING FORMS & UPLIFT IN OFFICE AREA
- GREENING OF ROOFS & COURTYARDS
- IMPROVED BIODIVERSITY
- MINIMISED WASTE & DEMOLITION
- ESTATE CYCLE AMENITY & DELIVERY HUBS

Key plans

VIBRANT USES AND INNOVATIVE TENANTS

The new proposals provide an opportunity to create a new Quarter which becomes the gateway to Islington - a new place which draws people from the station, from across London and beyond - and a vibrant self sustaining community.

It is intended that Regent Quarter will be a new beacon for sustainability and innovation in London.

We want to attract and retain exciting, creative and innovative tenants, and create a revitalised Quarter for both the local and wider community.

We want to create:

- A campus that supports a community of businesses of varying scales.
- Flexible workspaces that allow companies to grow and increase in size, whilst remaining in the same location.
- Access to tools, technologies, and facilities that both support the businesses, and also help to create an active and vibrant workspace.
- Public access to facilities to ensure that the campus integrates with, and contributes to, its local context.

CASE STUDY: THE MILLS, HONG KONG

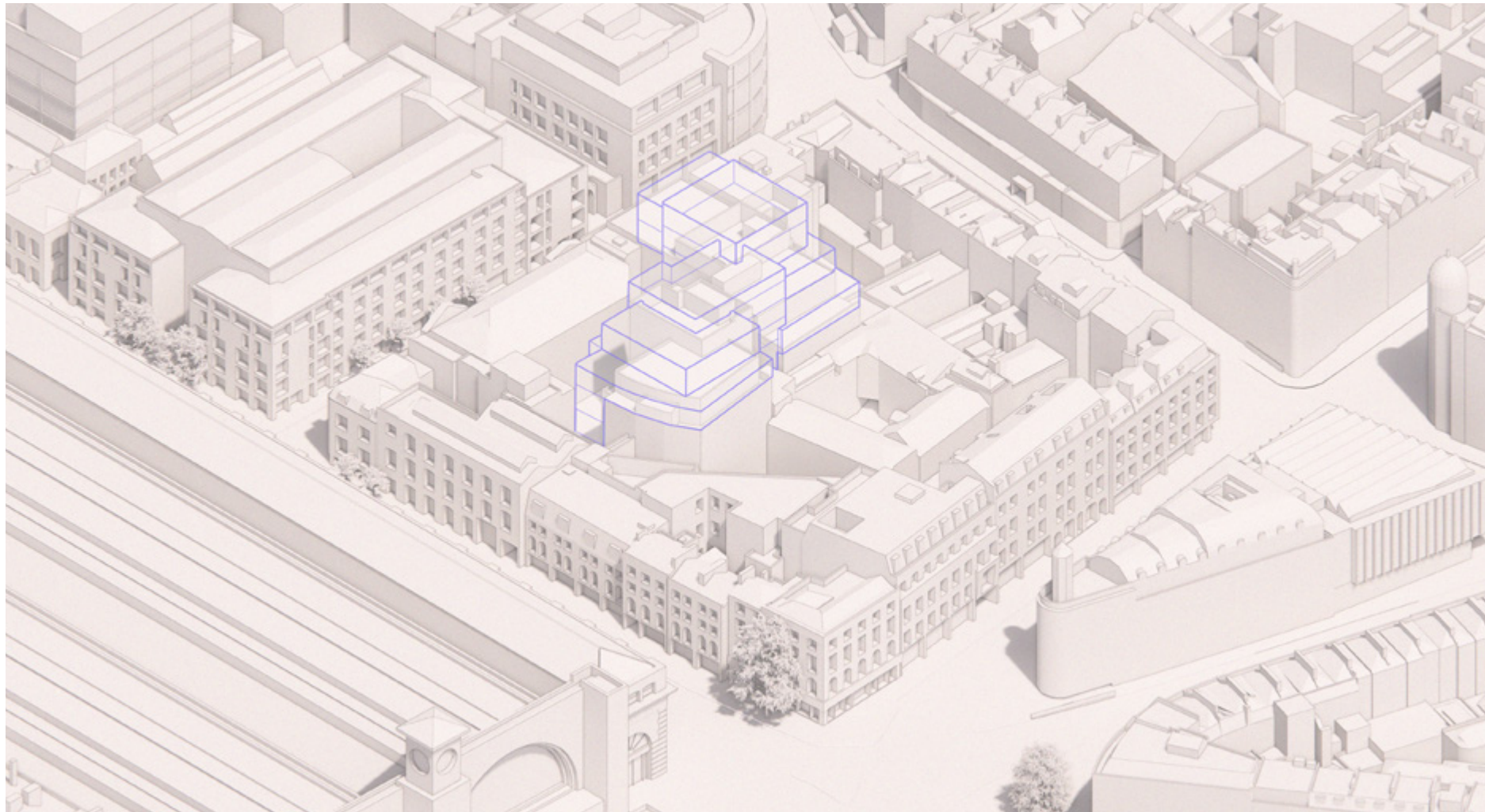
The Mills development in Hong Kong - also by Nan Fung - provides a model for the community and educational outreach approach that will be adopted at Regent Quarter.

The building is an inspiring commercial and cultural venue that features amenities that can be used by the local community. It also hosts educational and creative programmes, exhibitions, conferences and practical training programmes. You can find images of this development below.



Left to right:
The Mills, Hong Kong - Lab & Conference Space
Active Retail Frontage
The Mills, Hong Kong - Central Atrium Space

VISION: TIMES HOUSE & LAUNDRY BUILDING



Proposed extension to Times House and Laundry Building

OUR HEADLINE VISION:

- Improving the permeability and access to the ground floor elevations
- Introducing retail and leisure ground floor uses
- Improving the public realm, yards & pedestrian routes
- Increasing the office space and building efficiency
- Retaining and refurbishing heritage elements
- Increasing permeability to Caledonia Street

In order to achieve this, we will be retaining much of the existing building line and site boundary, with two roof-level extensions helping to increase the amount of office space we can provide.

Tenants will also benefit from new terrace spaces that will help to improve the well-being of office workers.

TIMES HOUSE & LAUNDRY BUILDINGS - EMERGING CONCEPTS

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Caledonia Street looking West



New Yard looking North



Laundry Yard looking West



Laundry Yard looking West

VISION: JAHN COURT



Proposed extension to Jahn Court

PROPOSALS FOR THESE BUILDINGS INCLUDE:

- Improving the York Way entrance
- Improving building facades to increase depth, materiality & articulation
- Retaining and refurbishing heritage elements
- Providing new high quality office space through a modest roof top extension
- Improving the surrounding yards & public spaces

We are proposing to achieve this by infilling parts of the building, in order to make better use of the space afforded to us across the site.

In addition, we are looking to create a modest two storey extension that allows for the delivery of new office space and dramatically improve the look of the building.

JAHN COURT - EMERGING CONCEPTS

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Albion Yard



York Way looking South



York Way Entrance



Albion Yard Entrance

SUSTAINABILITY

The aspirations for this project are to use innovative design solutions and technologies in order to minimise our contribution to climate change and to lower carbon emissions.

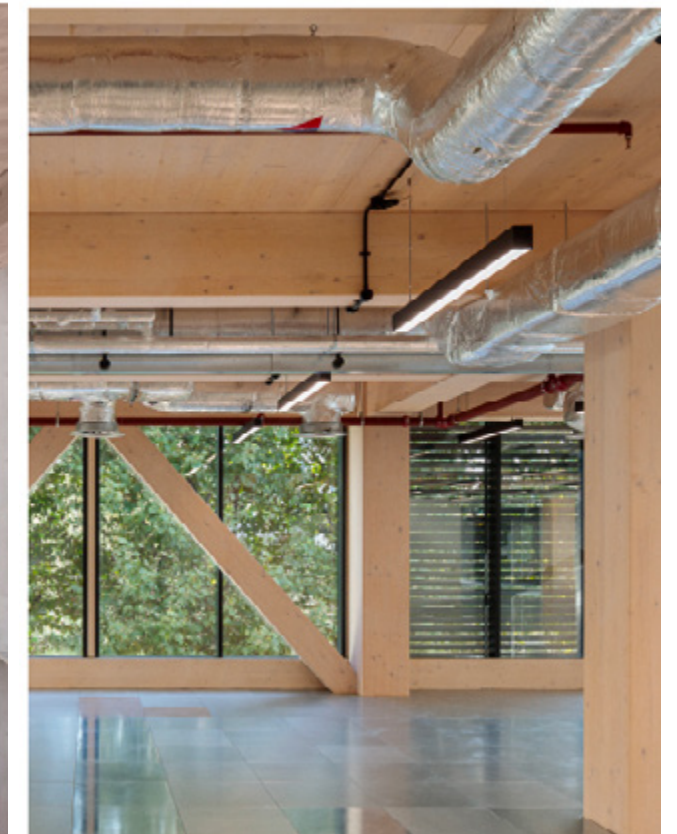
The development will take a 'whole life waste' approach, by reusing and recycling existing resources and materials where feasible and by minimising waste generated during the demolition and construction process.

In use, it will be "all electric" with renewable technologies such as air source heat pumps serving heating, cooling and domestic hot water.

In addition, buildings will incorporate measures such as automatic metering and water saving measures, including replacing all existing fittings, to help to achieve lower water consumption rates.

This is in addition to our wider strategy to enhance of public realm and to create additional landscaped areas that will contribute to Carbon absorption and increase biodiversity.

Overall, we are committed to achieve a rating of 'Excellent' from BREEAM, the world's leading independent assessor of the sustainability of buildings. In the future and through further innovation across the Regent Quarter site, we are also looking to investigate opportunities for achieving net zero carbon emissions.



Left to right:
Examples of integrated urban greening & solar panels, and efficient construction methods.

BENEFITS TO COMMUNITY AND NEXT STEPS

Thank you for taking the time to read our stakeholder pack in order to learn more about the proposals for Regent Quarter. We would like to hear your views on our proposals before we submit a planning application for the first two buildings - Times House & Laundry Building and Jahn Court - to the London Borough of Islington in the coming months.

BENEFITS

We believe our Vision for Regent Quarter could deliver a number of benefits to the community and the Borough.

- Endurance Land and Nan Fung are committed to significant investment in Regent Quarter, to deliver the vision for the estate over the short, medium and long-term
- Regent Quarter will develop a strong unique identity as a vibrant and thriving mixed-use campus based community
- Enhancement of heritage assets and redevelopment/refurbishment of less attractive buildings will provide high quality design across the estate
- Public realm improvements will re-activate and energise existing courtyards
- The creation of additional workspace will optimise the estate and encourage sustainable development
- The provision of a variety of modern flexible workspaces will attract and secure creative industries and support new starts up
- Opportunities for new employment generation and collaboration across the creative sector and other industries
- Harnessing community integration through estate based initiatives
- Environmental improvements and green linkages
- Delivering maximum whole life social value benefits across the community

YOU CAN SHARE YOUR VIEWS BY:

- @ Emailing us at: regentquarter@londoncommunications.co.uk
- ☎ Calling us on freephone: **0800 307 7553**
- 🔍 Filling in our comments form online at: www.rqconsultation.co.uk

NEXT STEPS

After this consultation, we will spend some time reviewing the feedback received and working with officers at the London Borough of Islington to finalise the designs.

We will continue to meet with local residents, businesses and interest groups and are happy to organise virtual briefing sessions on request.

We are currently hoping to submit a planning application for Times & Laundry Building and Jahn Court in the early Summer.