

Regent Quarter

Jahn Court and Times House & Laundry Building

Resident presentation, 20 July 2021



Regent Quarter – Overview

- 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 (north and south) and **comprises 12 separate office buildings and 20 retail and leisure units, along with residential housing**, including a series of brick warehouses and courtyards that date back to the Victorian era.
- Endurance Land (part of Nan Fung Group) are the owners of the site and are **seeking to holistically rejuvenate Regent Quarter over the next 10 years**.
- The Estate will come forward on a **co-ordinated and phased basis over this period**. There is an opportunity to create a unique place, a creative quarter for the district and a gateway to Islington.
- The new Regent Quarter will **cater for the needs of both the local residents, businesses and visitors from further afield** and create a mixed-use business and community location.
- The redevelopment of Jahn Court and Times House and Laundry Building form the first phases of development within the Vision.



The Nan Fung Group and Endurance Land are committed to investing in the Borough and being long-term partners. 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



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 Blackfriars Road, Southwark
2 68-86 Farringdon Road, Islington
3 1-5 London Wall, City Of London
4 1-9 Quaker Street, Tower Hamlets

Site Context

Aerial axo



Land use
Ground Floor



Land use
Predominant upper floors

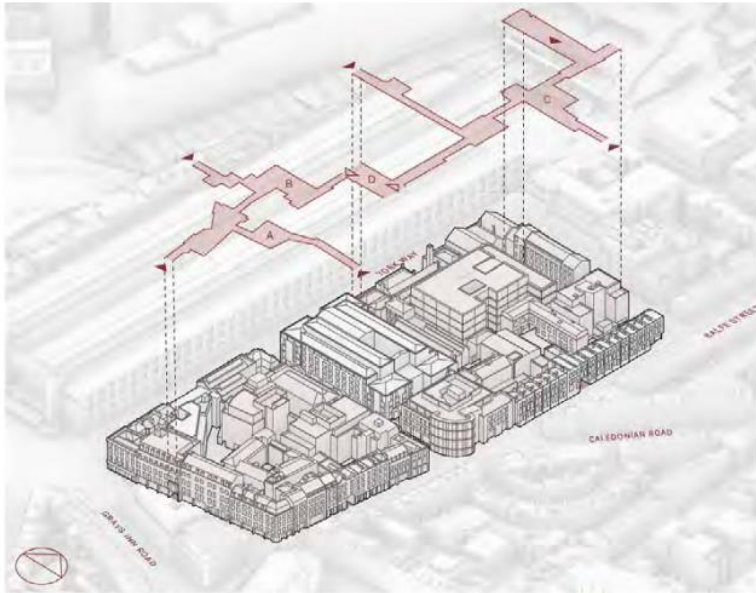
- RETAIL
 - Department store
 - High street retail
 - Flagship
 - Specialist
 - Tourist
 - Local
- RESIDENTIAL
 - Residential
 - Hotels
- CIVIC AMENITY AND CULTURE
 - Embassy/High Commission
 - Events/venue
 - Library
 - Art gallery
 - Theatre/Museum
 - Institution
- CAFES, BARS AND RESTAURANTS
 - Pub/bar
 - Restaurant
 - Cafe/takeaway
- COMMERCIAL
 - Commercial
- OTHER
 - Vacant
 - Car park
 - Under construction
 - Transport



Laundry Yard



Varnishers Yard



- EXISTING PUBLIC REALM
- EXISTING SITE ENTRANCES

Existing site with public realm highlighted

Site Context

Illustration of Henry Portfox and Son's Albion work from 1867 Kelly's directories, Ingits and Buckner



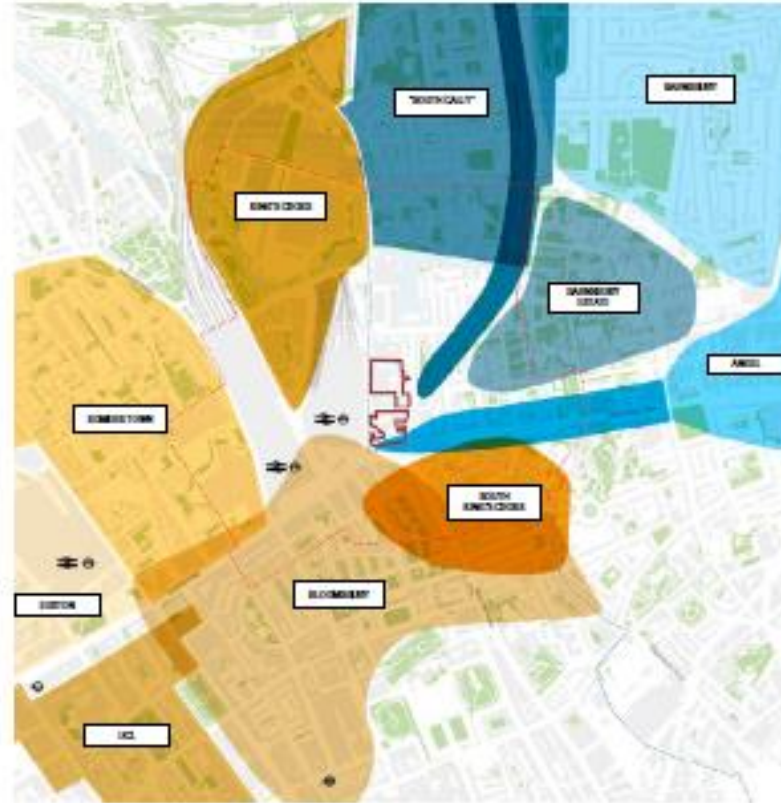
St. Pancras and King's Cross Stations 1932



Regent Quarter in 2001 prior to redevelopment



St. Pancras and King's Cross Stations 1932



Surrounding character areas



Photo 1: Aerial view showing the Regent Quarter



Photo 2: Aerial view showing the Regent Quarter

- Built building
- Grade I listed building
- Grade II listed building
- Unlisted heritage asset
- Listed building
- Kings Cross/Conservation Area boundary
- Regent Quarter/Conservation Area boundary
- Camden/Islington borough boundary

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.

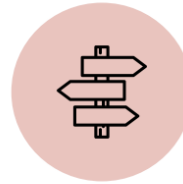
The Opportunity



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.

Vision for Wider Estate



Proposed aerial axo

The Vision will be delivered through a series of projects inclu

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

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

VISION – Phasing Delivery



CURRENT

DUE FOR COMPLETION SPRING 2021

1. COTTAM HOUSE REFURBISHMENT

SHORT TERM

1-2 YEARS

2. JAHN COURT INC. ALBION YARD & IRONWORKS YARD
CIRCA. 2,700 M2 ADDITIONAL GIA
3. TIMES HOUSE & LAUNDRY BUILDING INC. LAUNDRY YARD
CIRCA. 1,700 M2 ADDITIONAL GIA

MEDIUM TERM

3-5 YEARS

4. PENTONVILLE ROAD BLOCK INC. BRAVINGTON'S WALK & VARNISHERS YARD
CIRCA. 2,500 M2 ADDITIONAL GIA

LONG TERM

5-10 YEARS

5. FOCUS POINT
CIRCA. 3,000 M2 ADDITIONAL GIA
6. CALEDONIA STREET IMPROVEMENTS

Short Term: Jahn Court and Times House and Laundry Building

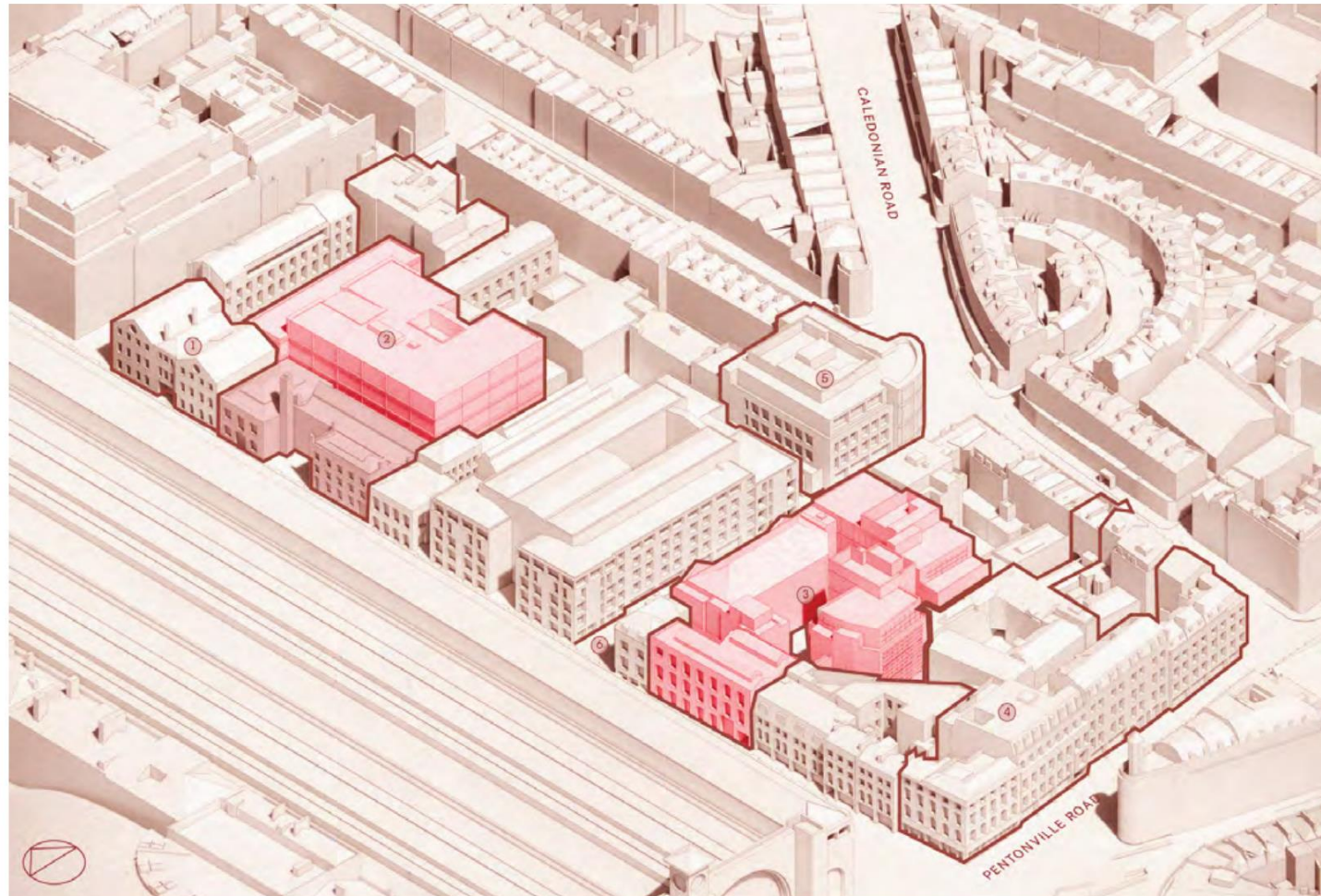
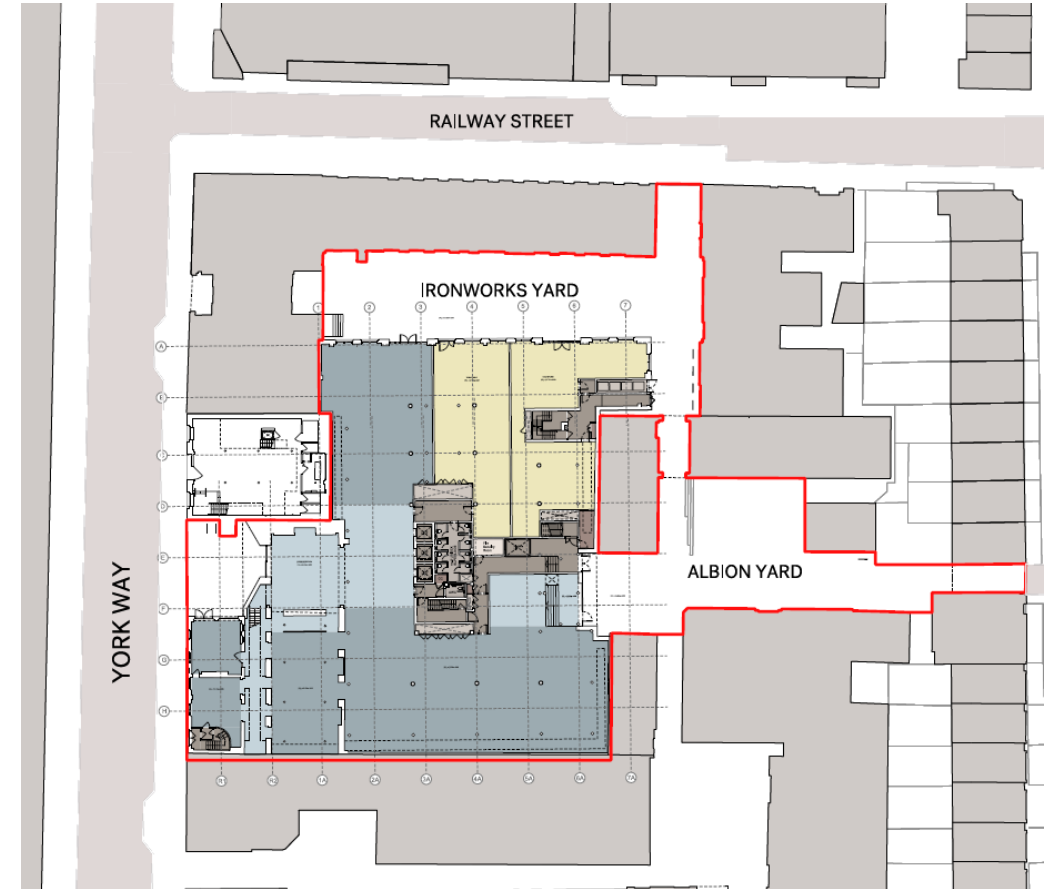


Image showing the site, highlighting in red the Times House & Laundry Buildings and Jahn Court

Jahn Court

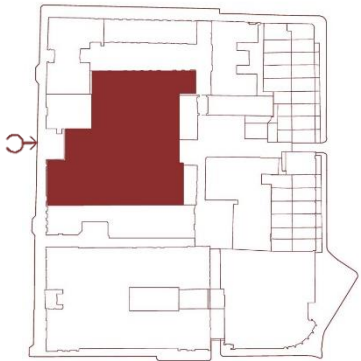
- Jahn Court site is 0.32 hectares in size and comprises a part 4 storey office block with an existing gross internal area (GIA) of 7,862.7sqm. The site also includes Ironworks Yard to the north and Albion Yard to the east.
- The proposals include the refurbishment and a part 5 storey infill extension and part 1 and 2 storey roof extension of the building to provide additional floorspace
- The total proposed GIA will be 10,277.1sqm.
- This will provide a total GIA uplift of 2,364.4sqm.



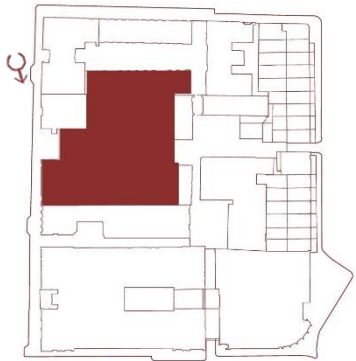
Existing Photos – Jahn Court



Proposed: Jahn Court



Proposed: Jahn Court



Proposed: Jahn Court –Albion Yard



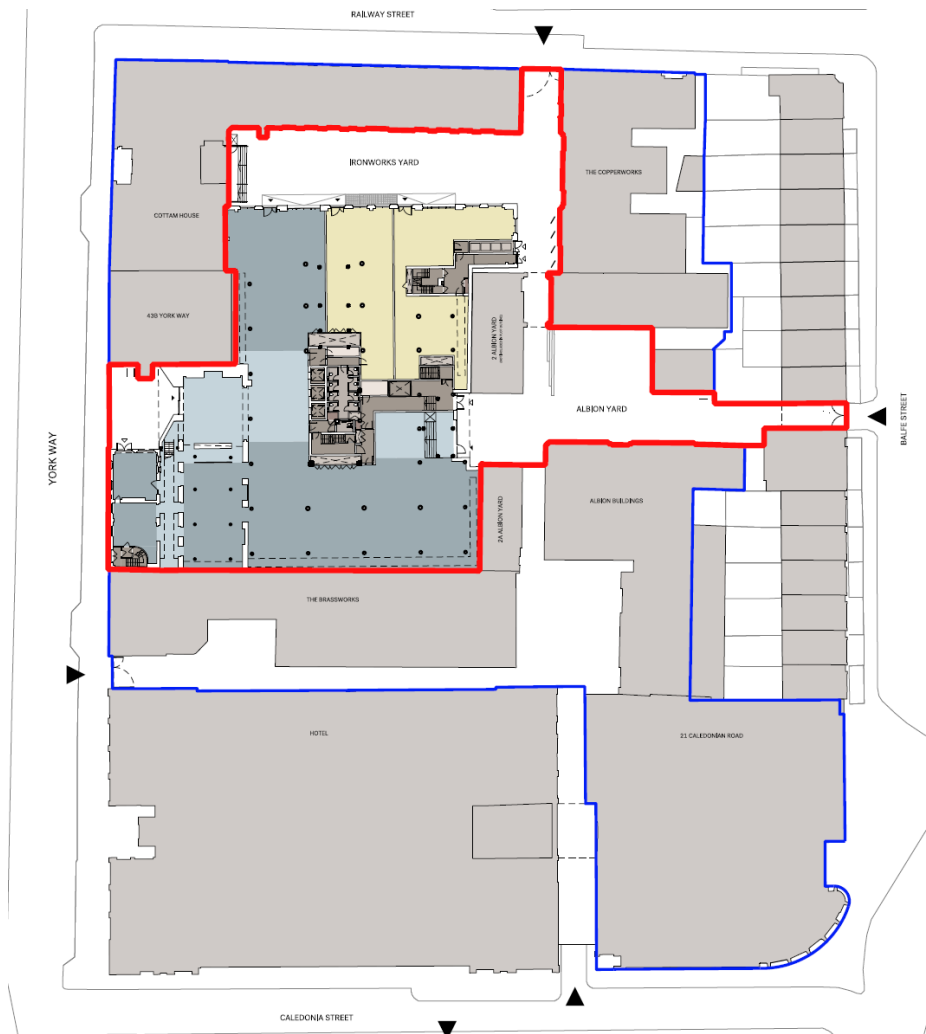
Proposed: Jahn Court -Ironworks Yard



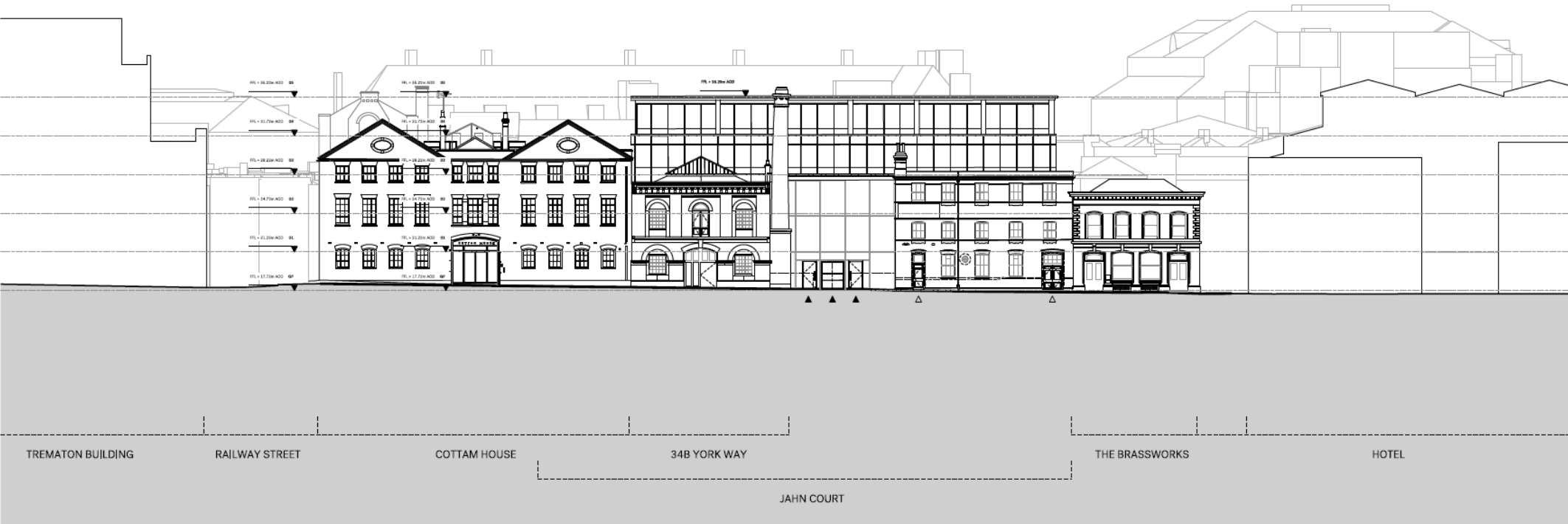
Jahn Court – Existing footprint



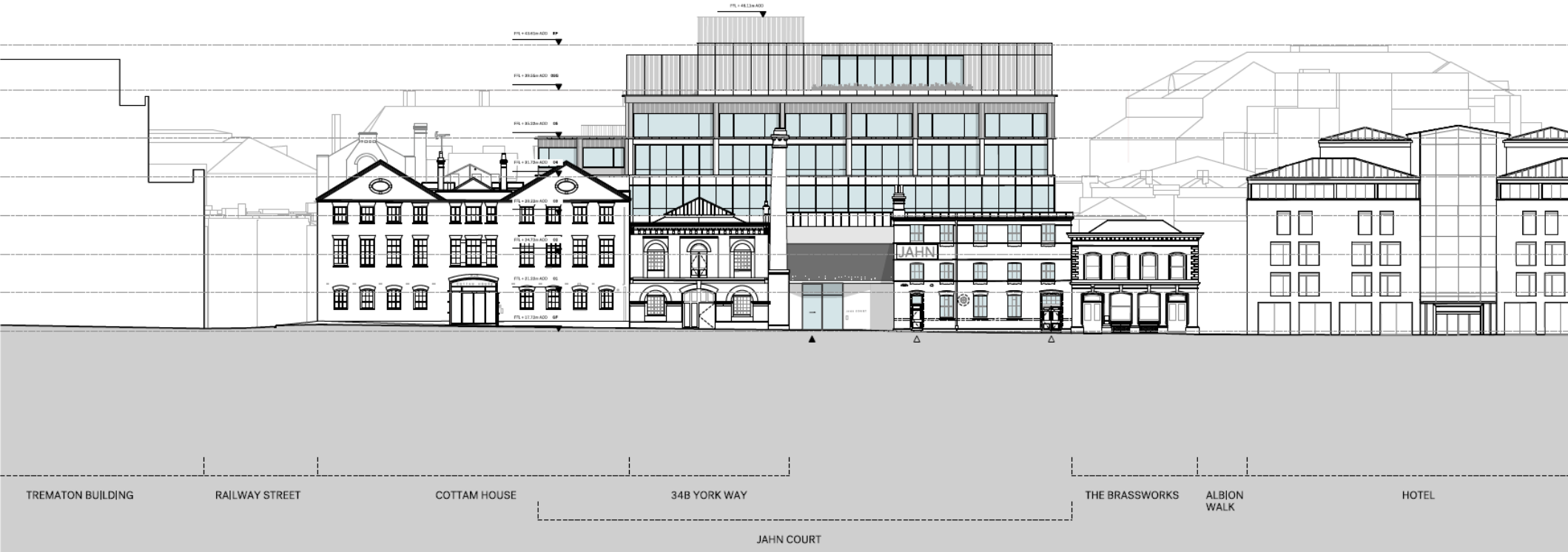
Jahn Court – Proposed footprint



Jahn Court – Existing elevation (York Way)

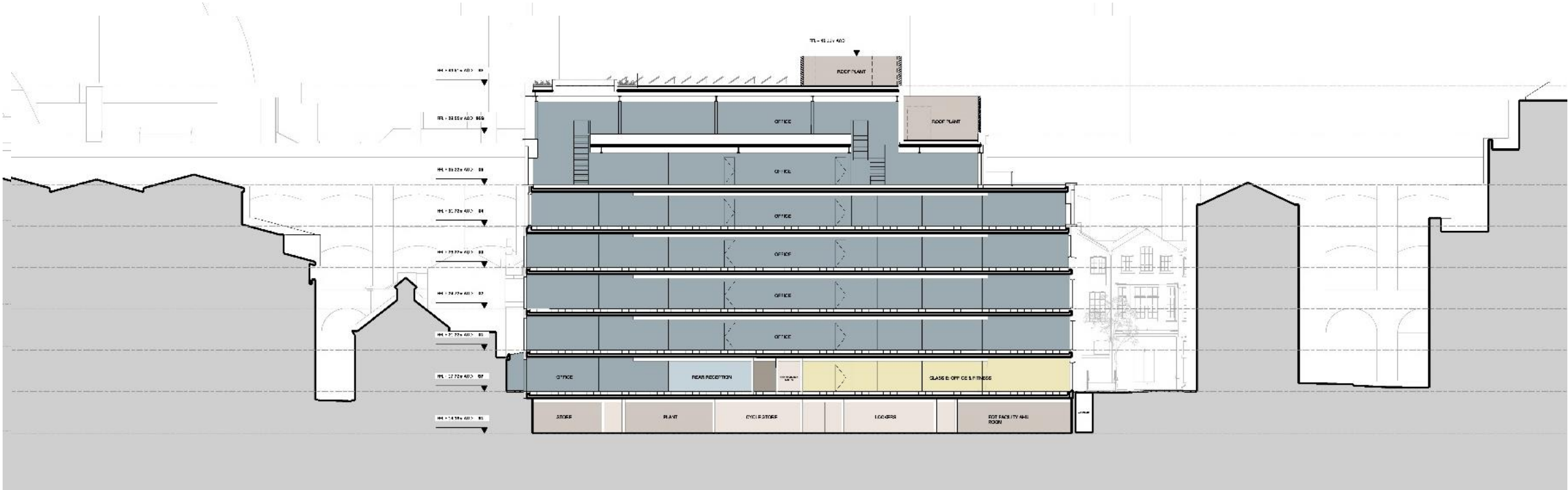


Jahn Court – Proposed elevation (York Way)





Jahn Court – Proposed section



Proposed: Jahn Court/York Way threshold

Characterising the thresholds at the east and west entrances to Jahn Court



York Way looking North in 1989 before the creation of the set back entrance. Note the Jahn sign.

Proposed: Jahn Court/York Way threshold



PROPOSED
A more inviting entrance threshold to Jahn Court



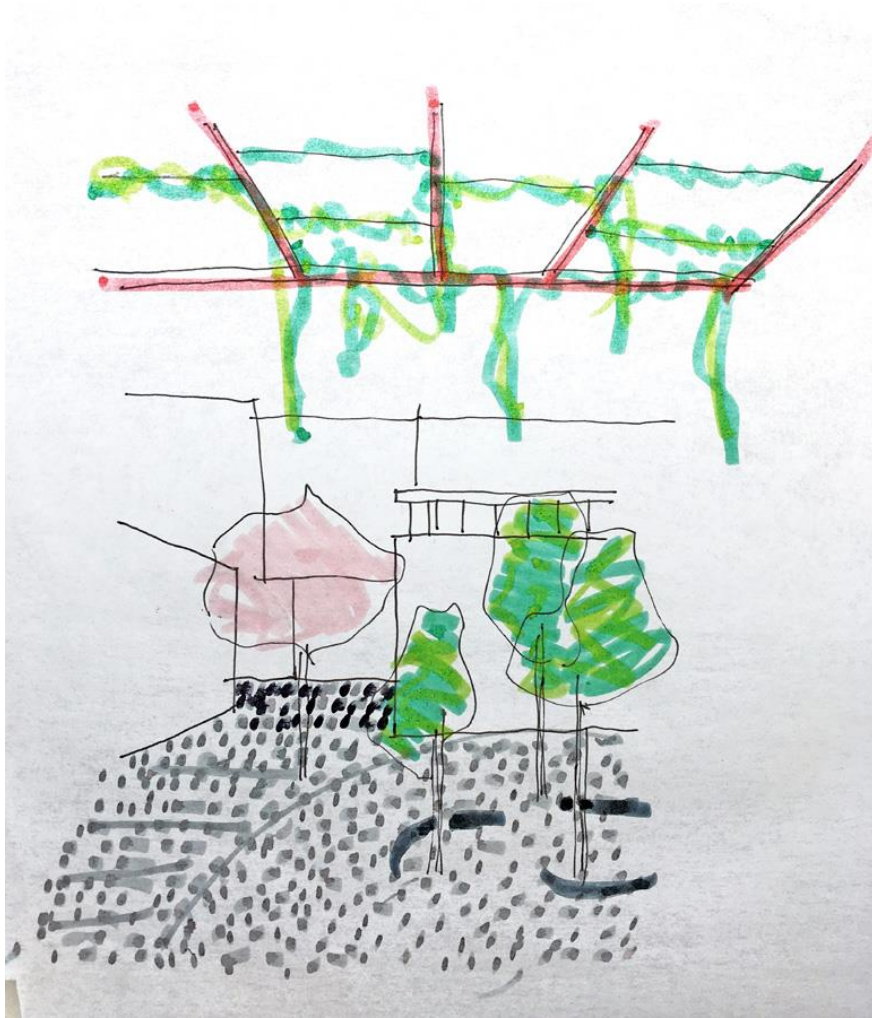
EXISTING
Looking south on York Way towards Jahn Court's entrance

Proposed: Jahn Court – Albion Yard

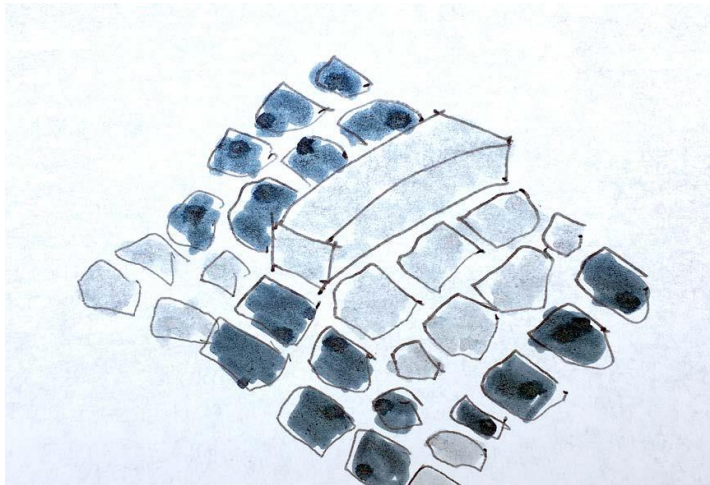
Softening Albion Yard while preserving the historic ground surface



Proposed: Jahn Court – Albion Yard



Proposed: Jahn Court – Albion Yard



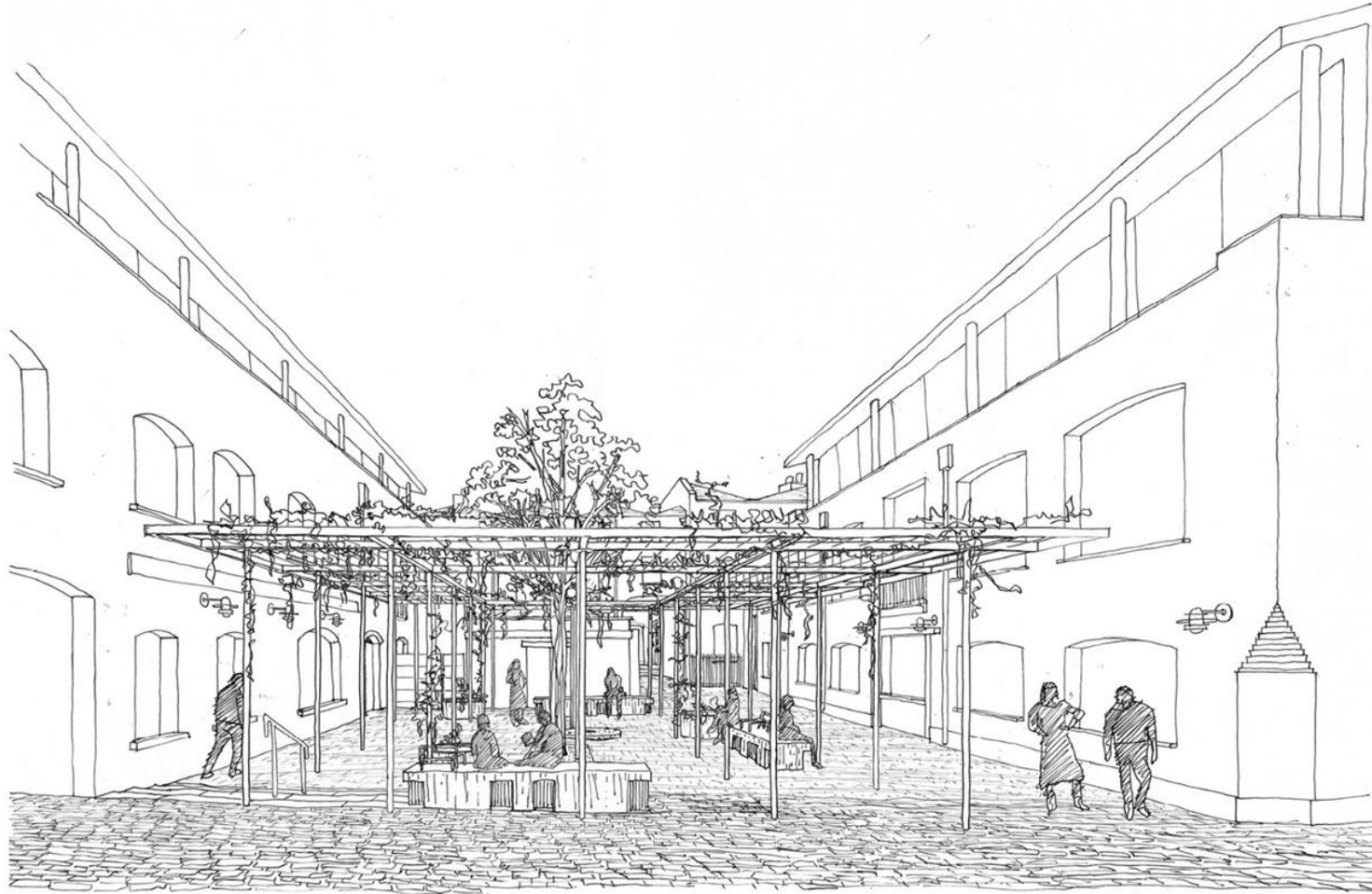
Proposed: Jahn Court – Albion Yard

Existing – looking east towards Balfe Street



Proposed: Jahn Court – Albion Yard

Proposed



Proposed: Jahn Court – Albion Yard

Characterising the thresholds at the east and west entrances to Jahn Court

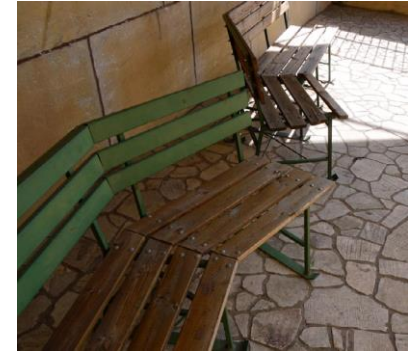
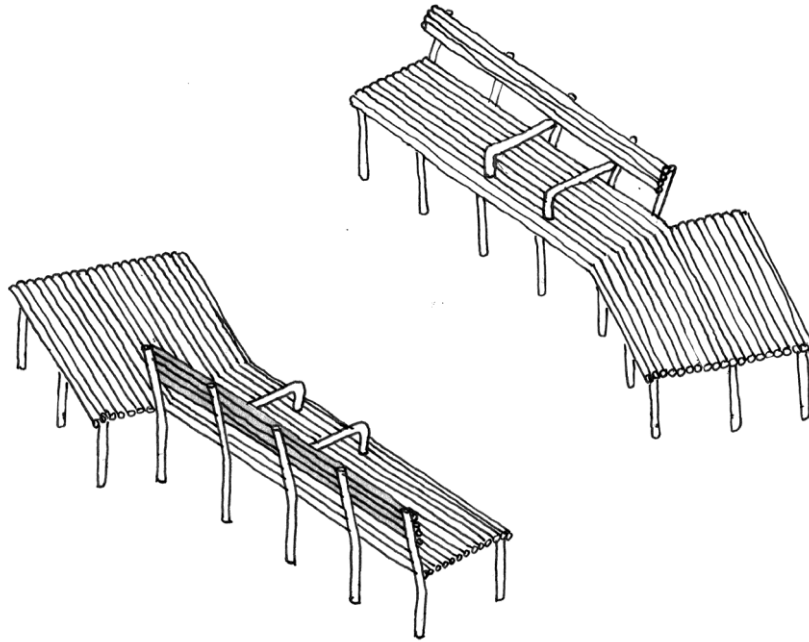
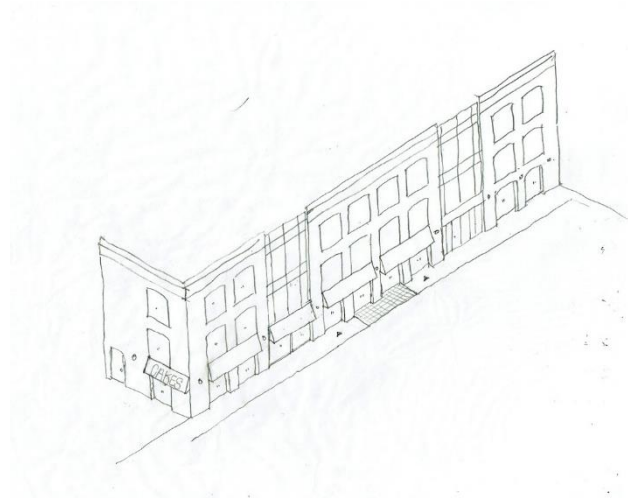


Proposed: Jahn Court - Ironworks Yard

Defining the character of Ironworks Yard

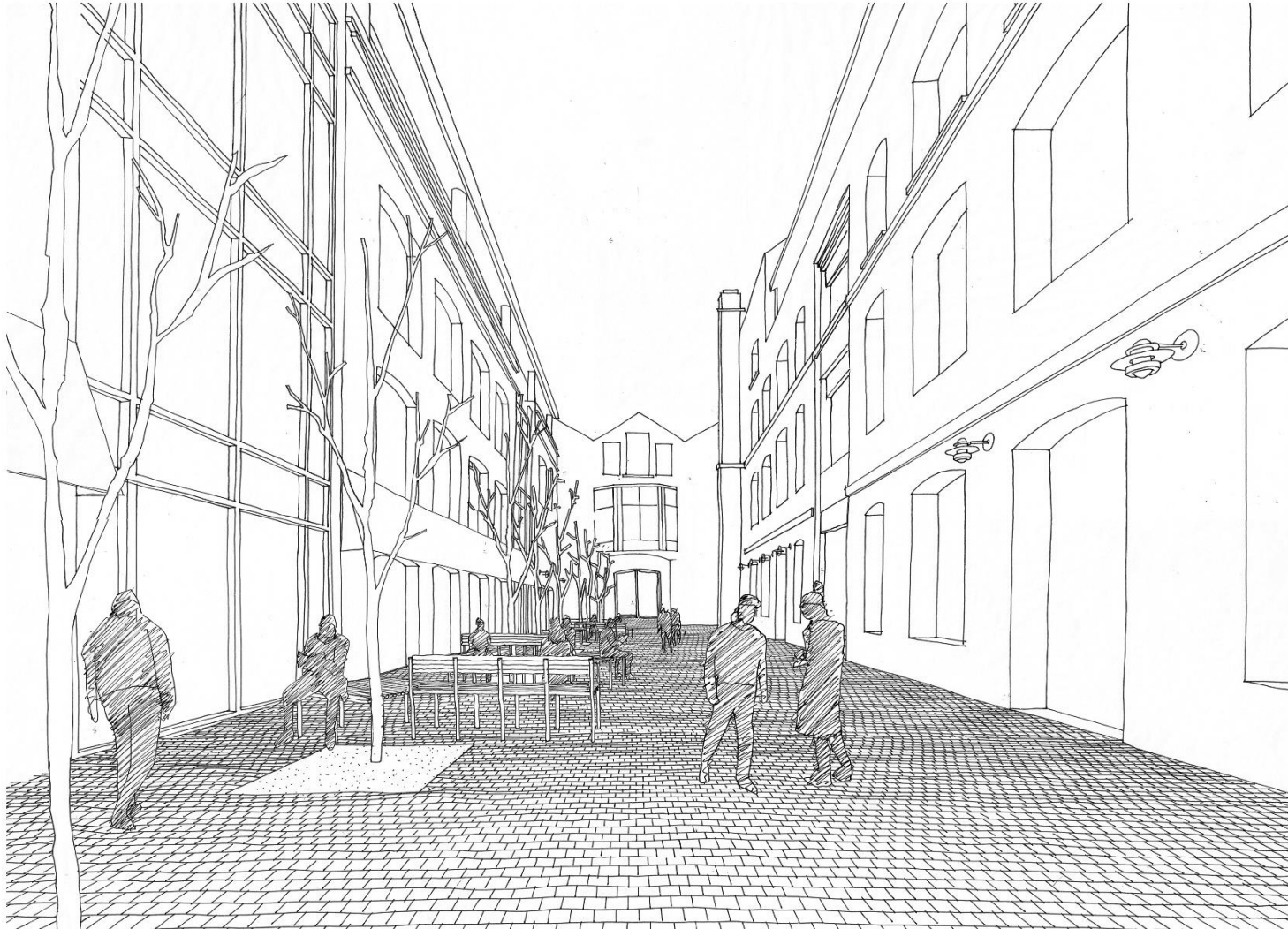


Proposed: Jahn Court - Ironworks Yard



Proposed: Jahn Court - Ironworks Yard

Existing – looking west towards Cottam House



Proposed: Jahn Court - Ironworks Yard

Proposed



Times House and Laundry Building

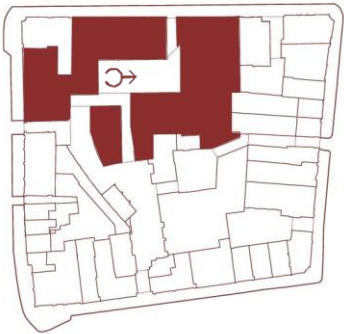
- Times House and Laundry Buildings site is 0.26 hectares in size and comprises a part 4, 5 storey building (Times House,); two 3 storey buildings with accommodation in the roofspace (Laundry Buildings).
- Times House has an existing GIA of 4,622.5sqm, whilst the Laundry Buildings have an existing GIA of 2,508.7sqm. Total existing GIA of 7,131.2sqm.
- The site also includes an internal yard known as Laundry Yard.
- The total GIA's following the development are outlined below
 - Times House – 6,241.2sqm (1618.7sqm uplift)
 - Laundry Buildings – 2,481.8sqm (-26.9sqm uplift)
- The total GIA following the development will be 8,723sqm.
- This will provide a total GIA uplift of 1591.8sqm.
- The ground floor units (shown in yellow in the adjacent plan) will total 1074.7sqm. The units have the following sizes: Unit 1 – 300.8sqm; Unit 2 – 251.3sqm; Unit 3 – 320.5sqm, Unit 4 – 29.4sqm; Unit 5 – 35.9sqm; Unit 6 – 44.6sqm and Unit 7 – 85.7sqm.



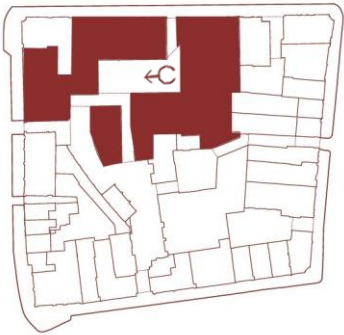
Existing Images – Times House and Laundry Building



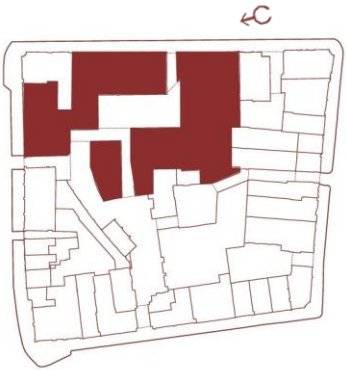
Times House and Laundry Building – Laundry Yard (East)



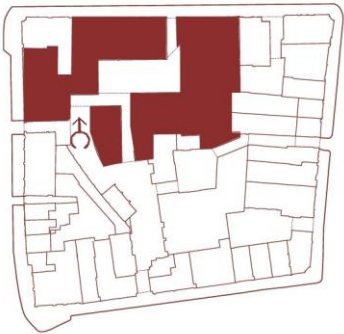
Times House and Laundry Building – Laundry Yard (West)



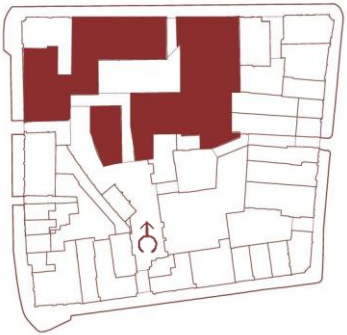
Times House and Laundry Building – Caledonia Street



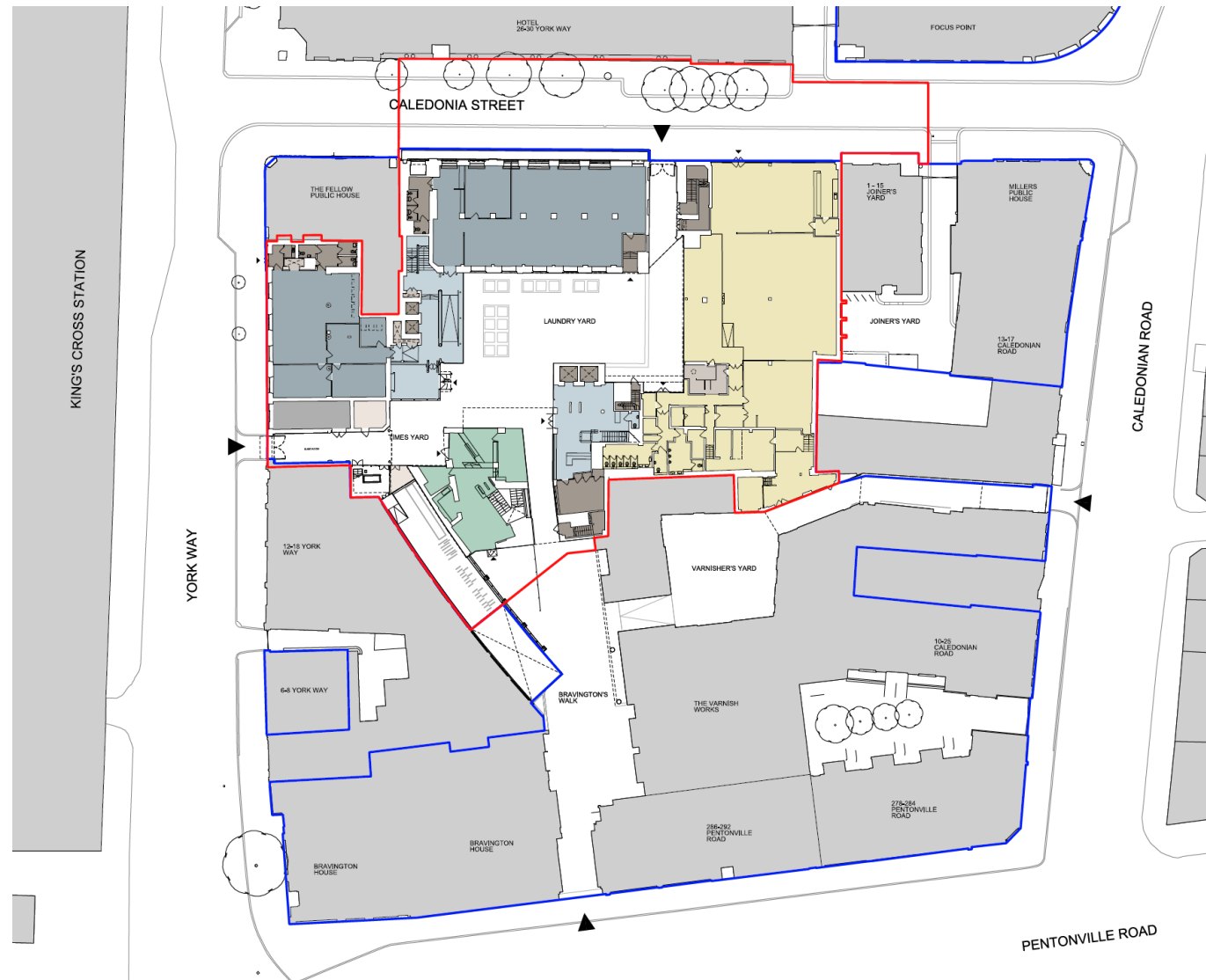
Times House and Laundry Building – New Times Yard



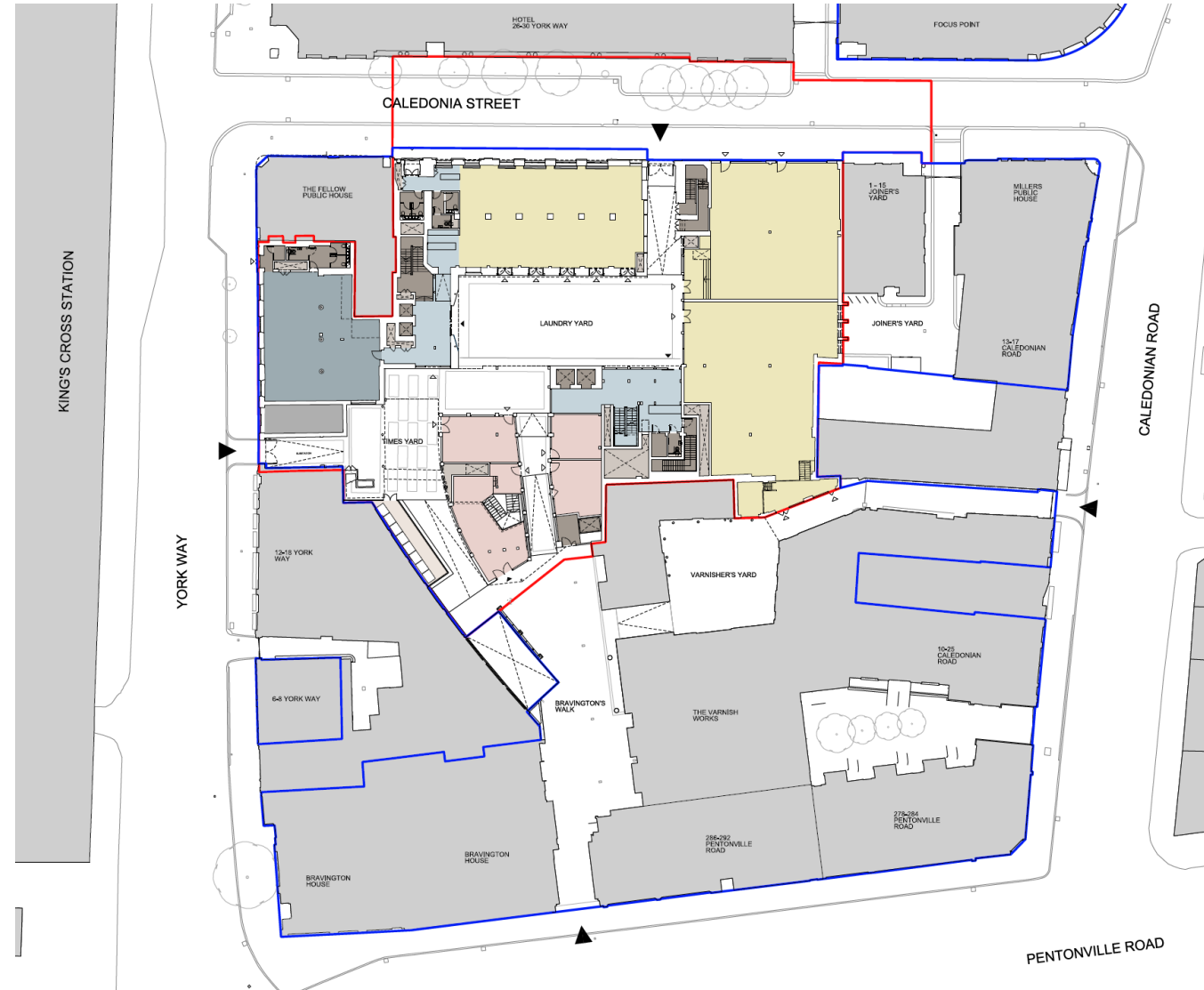
Times House and Laundry Building – Bravington Walk



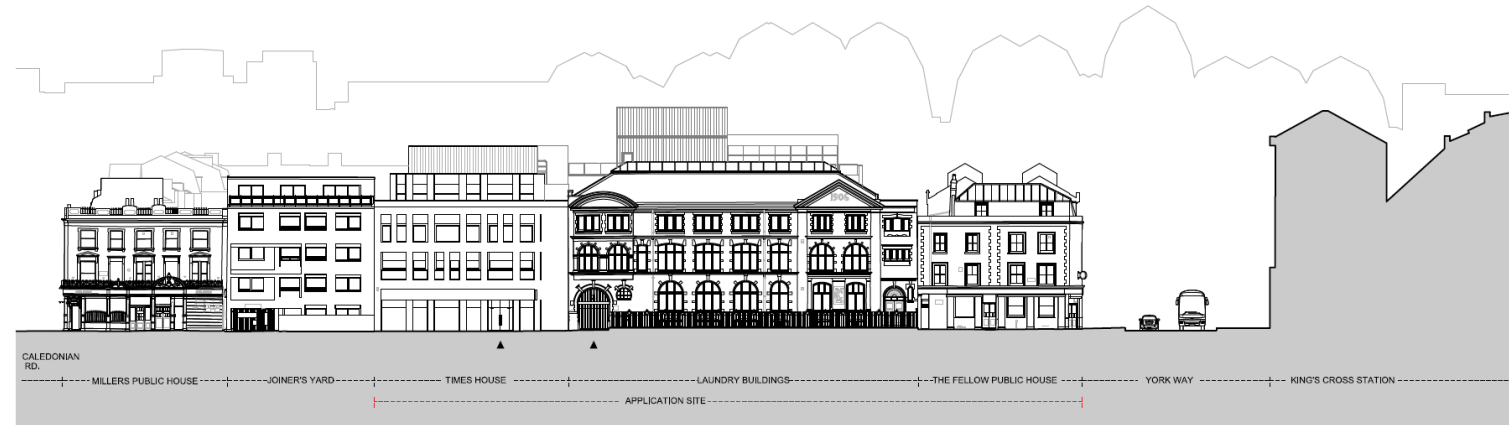
Times House and Laundry Building – Existing footprint



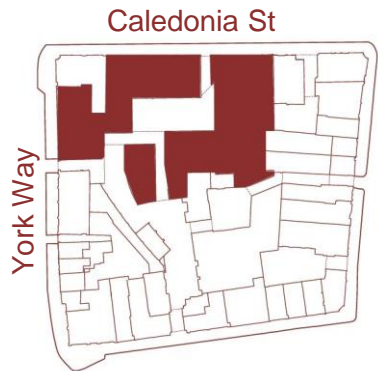
Times House and Laundry Building – Proposed footprint



Times House and Laundry Building– Existing elevations



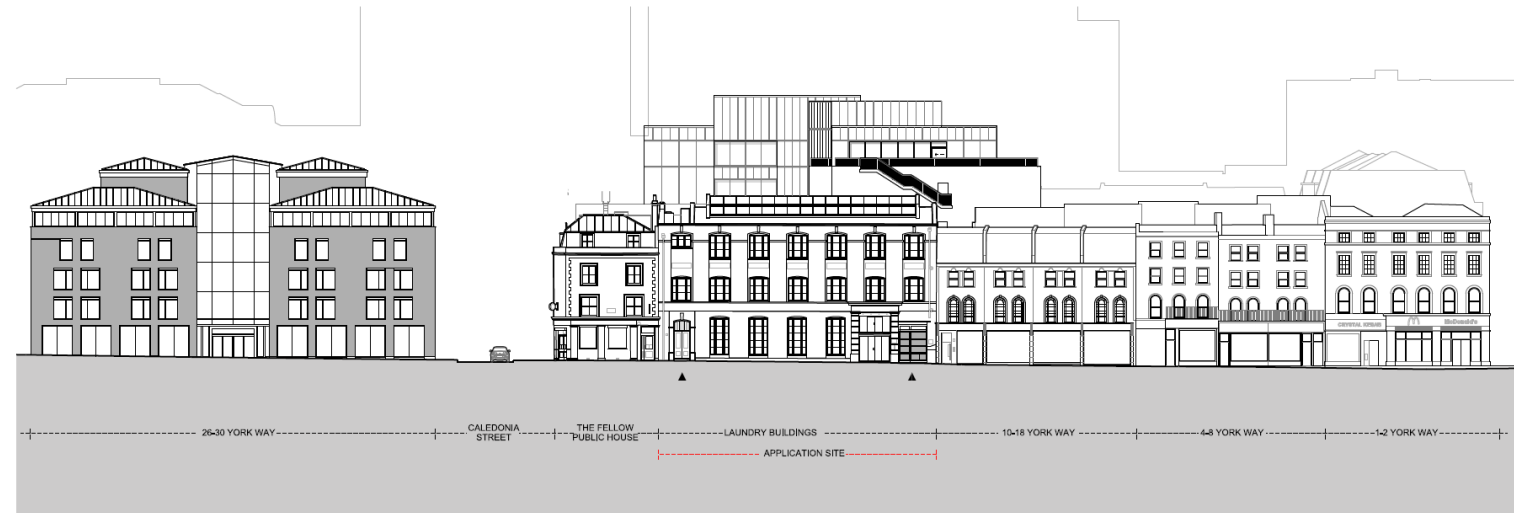
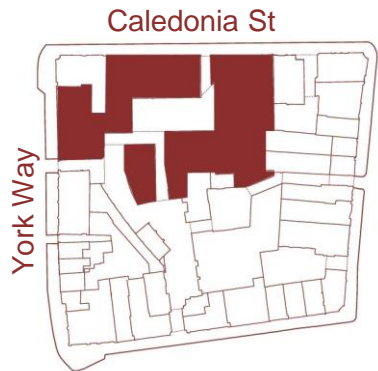
01 North Elevation - Caledonia Street
1:200 @ A1



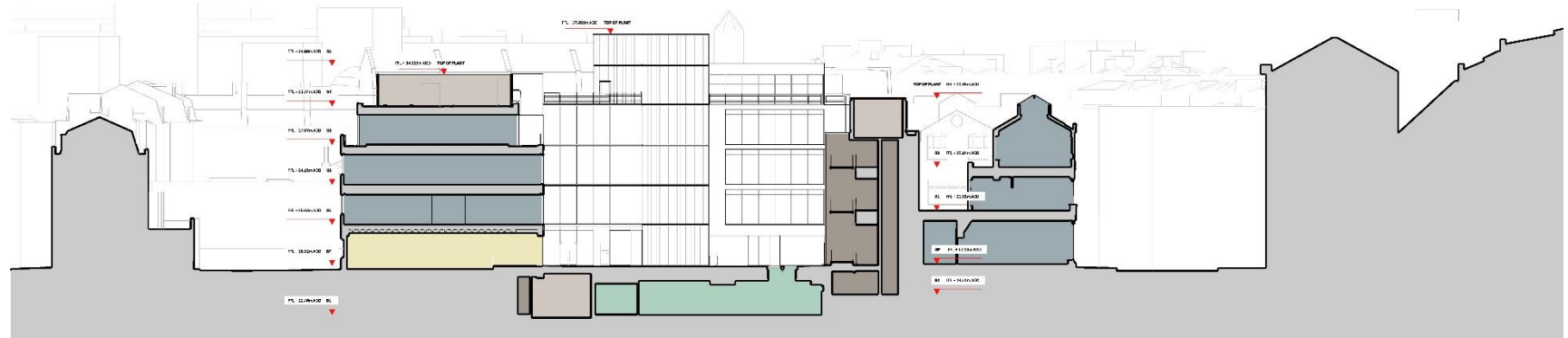
Times House and Laundry Building– proposed elevations



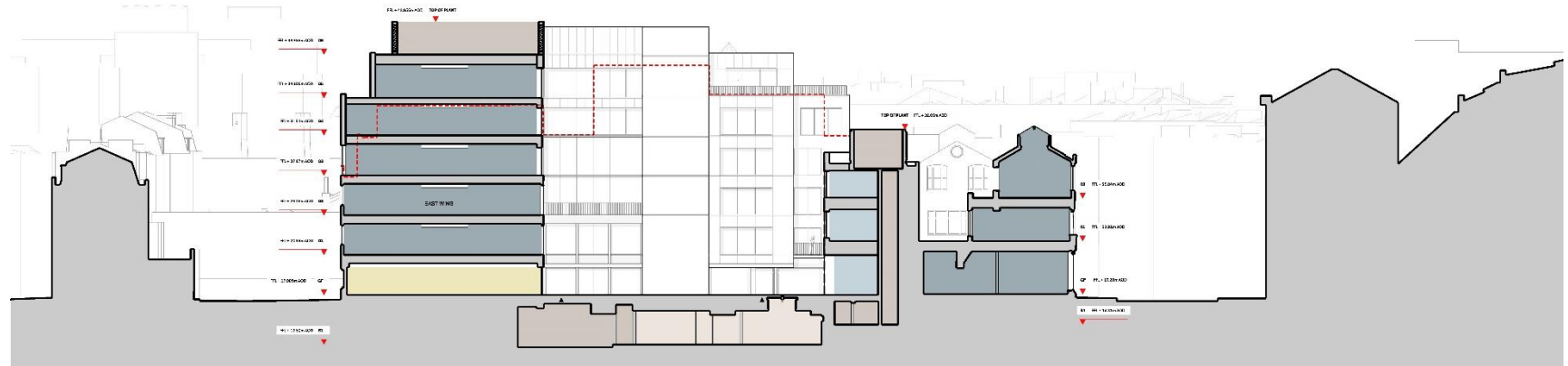
01 North Elevation - Caledonia Street
1:200 @ A1



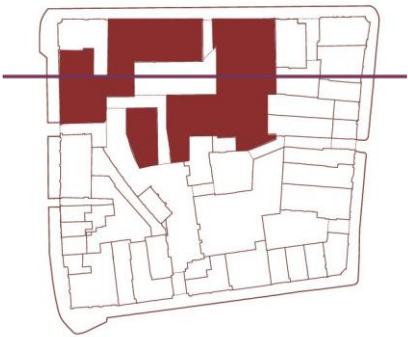
Times House and Laundry Building– Sections



Existing elevation

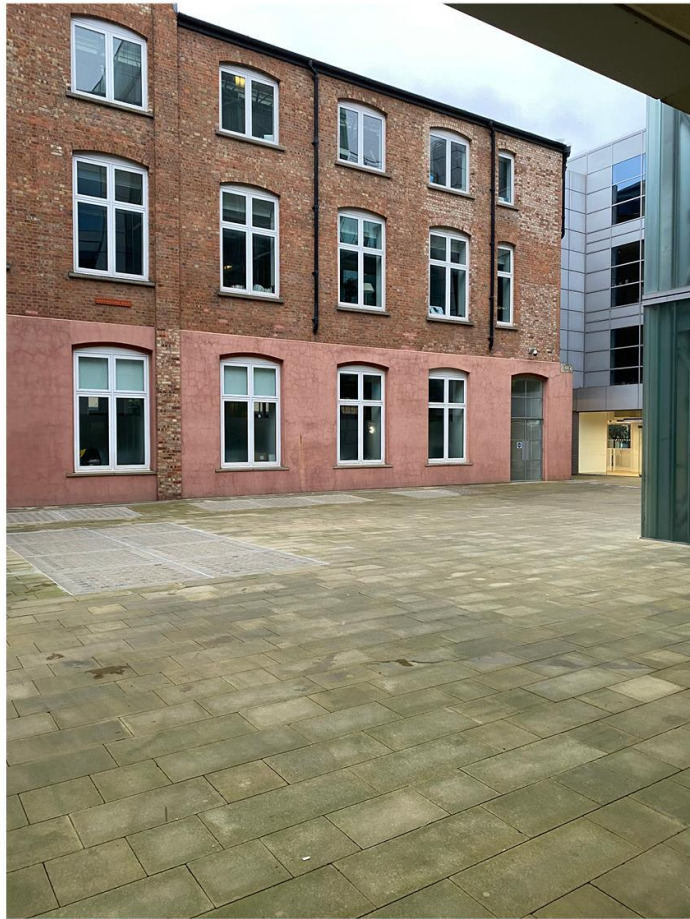


Proposed elevation



Times House and Laundry Building – Laundry Yard

Introducing an exemplary urban courtyard



Times House and Laundry Building – Laundry Yard

Early concept sketch of 'stone' rug



Times House and Laundry Building – Laundry Yard

Existing – Looking west towards Laundry Building



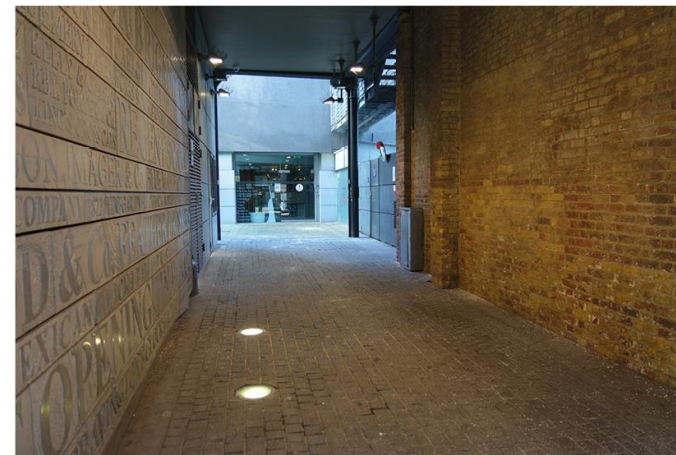
Times House and Laundry Building – Laundry Yard

Proposed



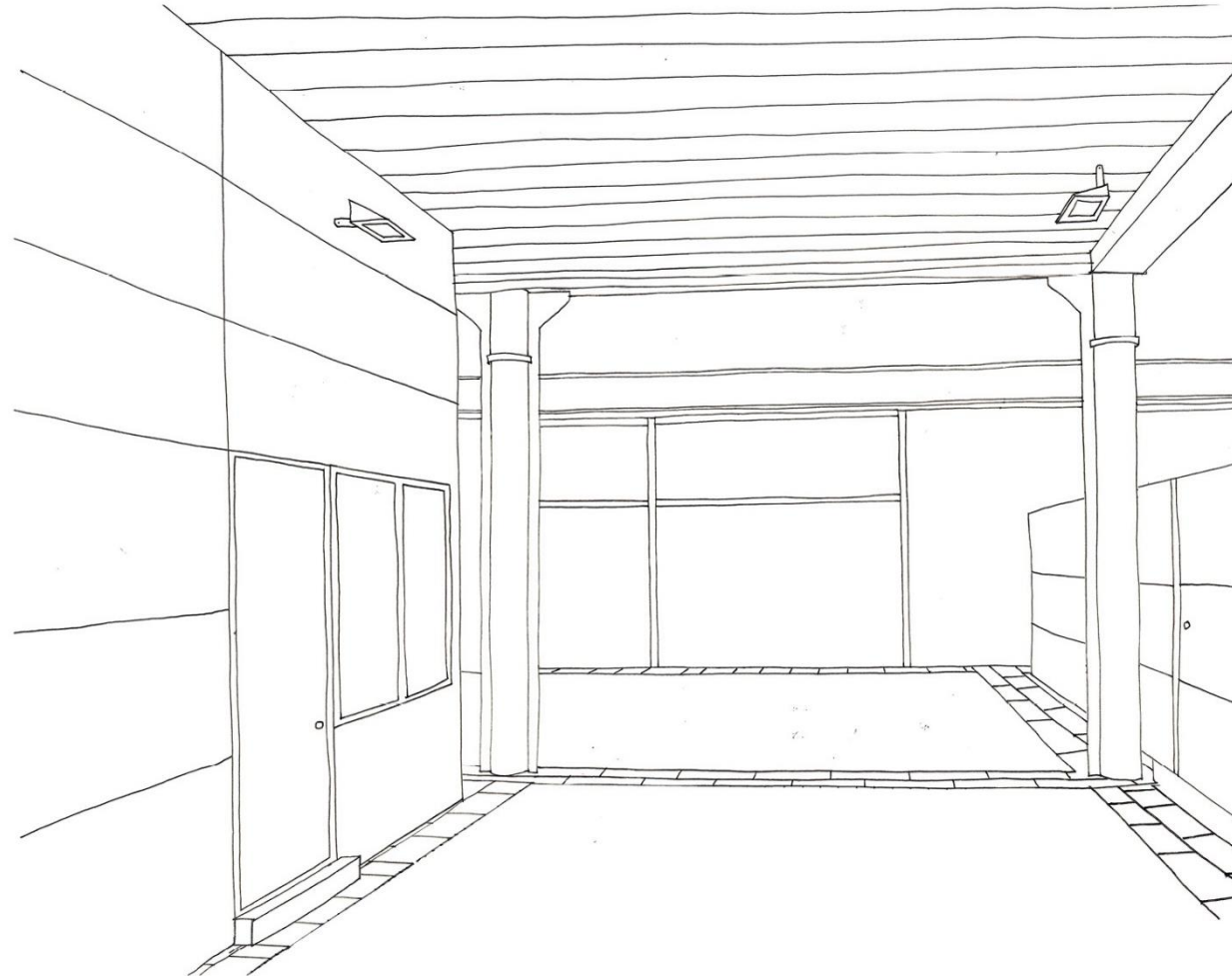
Times House and Laundry Building – New Times Yard

Heightening the sense of arrival from York Way



Times House and Laundry Building – New Times Yard

Proposed – Arrival from York Way



Times House and Laundry Building – New Times Yard

Proposed



Times House and Laundry Building – New Times Yard

Proposed – Looking south towards Bravington's Walk



Security & management

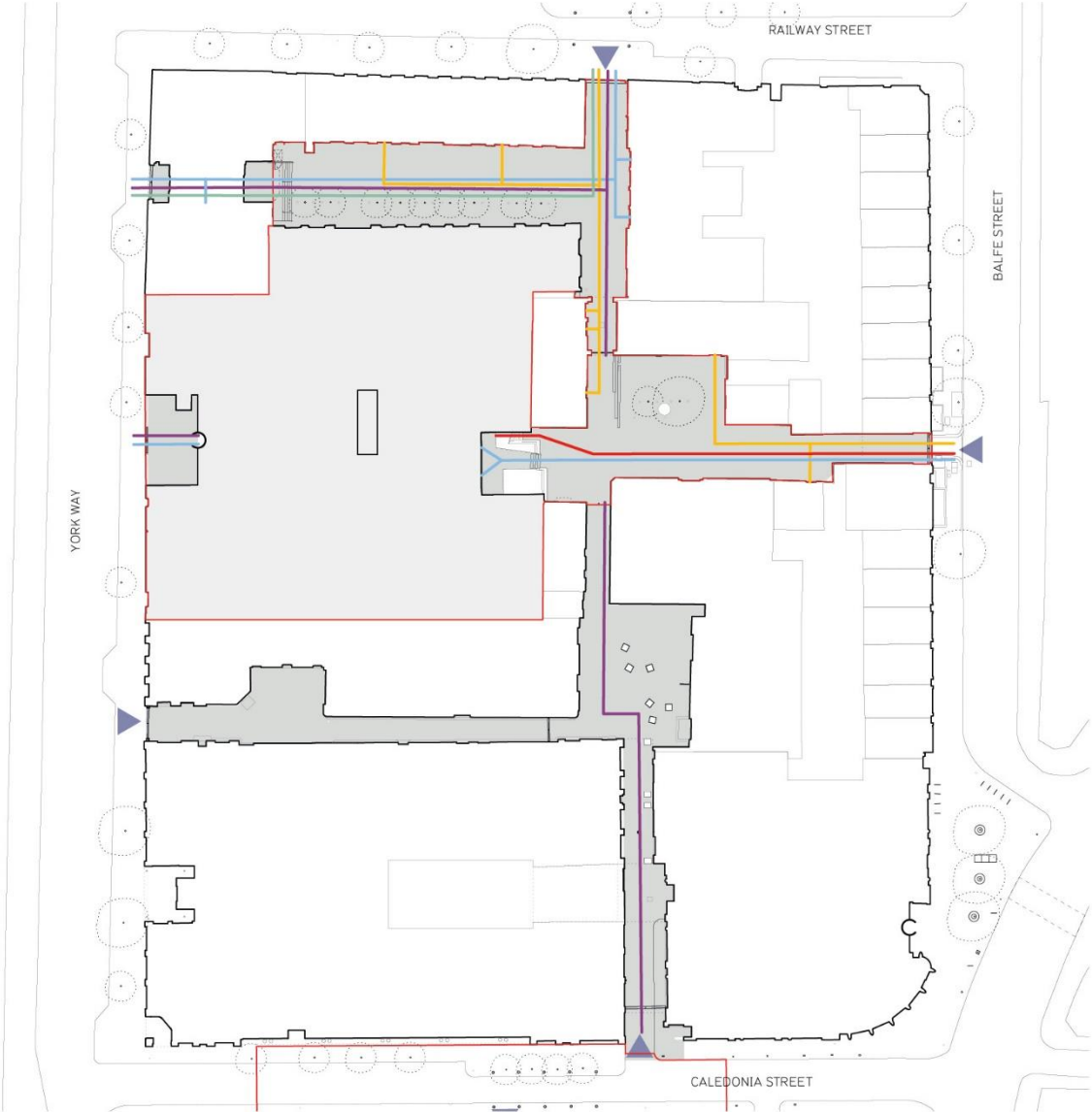
Block C - Existing

PUBLIC REALM STRATEGY
BLOCK C
ACCESSIBILITY
EXISTING

- Primary accessible north-south route is interrupted at Albion Yard.
- Albion Yard and Ironworks Yard are predominantly used by residents.
- Primary entrance to Jahn Court is facing York Way. Secondary entrance to Jahn Court via Albion Yard for long-stay cycle parking users and office workers.

- Application boundary
- Development sites
- Pedestrian route - working
- Pedestrian route - living
- Pedestrian route - visiting
- Accessible route - wheelchair user
- Access to long-stay cycle parking

0m 10m
1:500 @A3



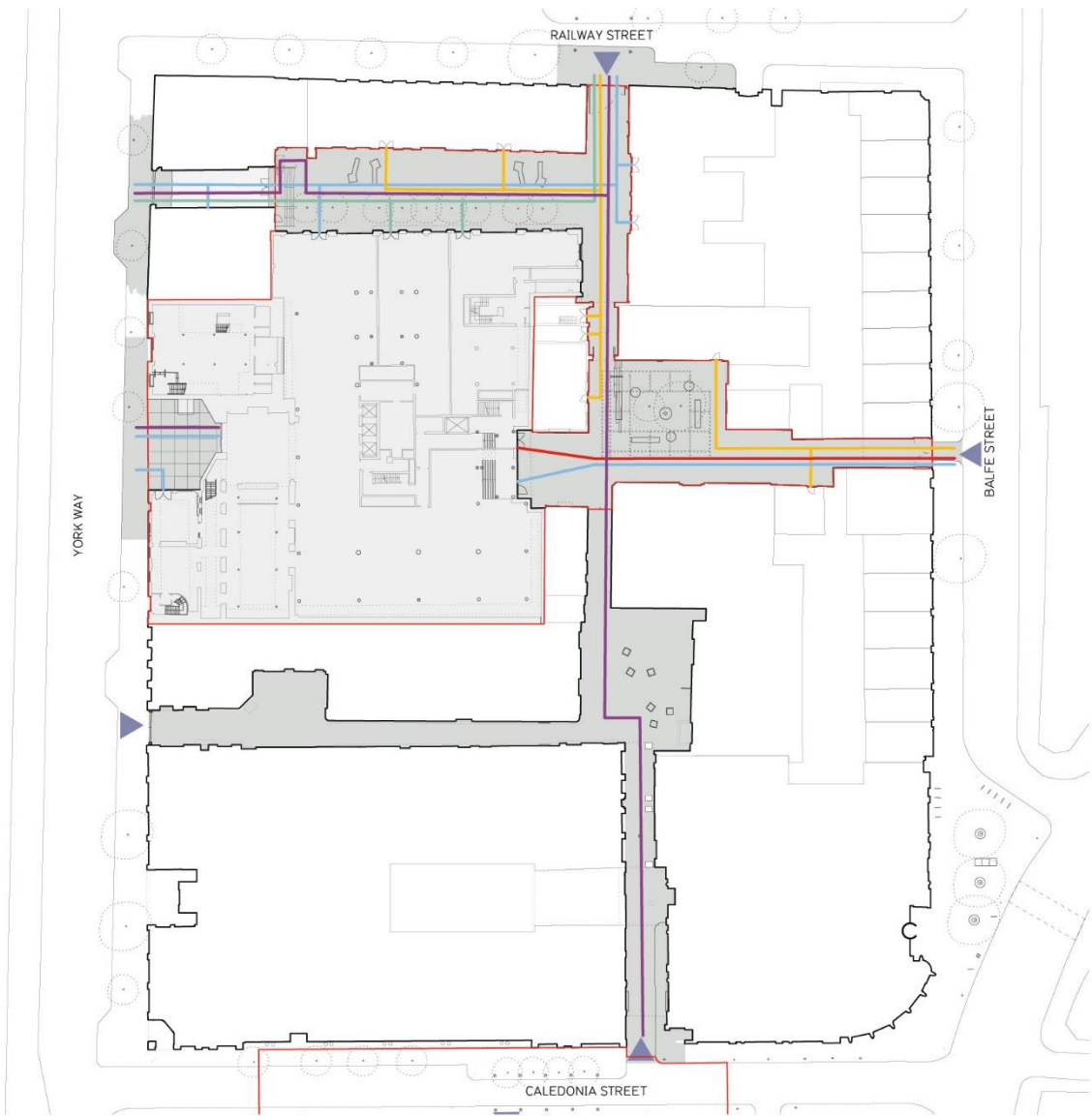
Block C - Proposed

PUBLIC REALM STRATEGY
BLOCK C
ACCESSIBILITY
PROPOSED

- Existing cobbles in Albion Yard are adapted as flat-top cobbles to allow for wheelchair use and reconnect the interrupted north-south accessible route through Block C.
- Existing commercial and long-stay cycle parking entrances to Jahn Court via Albion Yard are remodelled to be fully-accessible.
- Ironworks Yard remains open to the public during the day.

- Application boundary
- Development sites
- Pedestrian route - working
- Pedestrian route - living
- Pedestrian route - visiting
- Accessible route - wheelchair user
- Access to long-stay cycle parking

0m 10m
1:500 @A3



Security & management

Block B - Existing

PUBLIC REALM STRATEGY BLOCK B ACCESSIBILITY EXISTING

- External spaces in Block B are accessible throughout with ramp access through connecting passages.
- Block B is used as an alternative north-south and east-west route to York Way and Pentonville Road.
- Only a handful of entrances are located on Laundry Yard and Times Yard, limiting the types of users and restricting desire lines.
- Long-stay cycle parking are located in a gated external space west of Times House.

- Application boundary
- Development sites
- Pedestrian route - working
- Pedestrian route - living
- Pedestrian route - visiting
- Accessible route - wheelchair user
- Access to long-stay cycle parking

0m 10m
1:500 @A3



Security & management

Block B - Proposed

PUBLIC REALM STRATEGY BLOCK B ACCESSIBILITY PROPOSED

- Sills are dropped along the Laundry Building facade to allow for better permeability and level threshold.
- Small units of active uses are introduced along the Laundry Yard and Bravington's Walk connecting passage. Ramp access is reconfigured, allowing for all units to have level thresholds.
- New mix of uses welcomes more diverse users and visitors.
- Commercial entrances are relocated on Laundry Yard.
- Gates and private long-stay cycle parking are removed from Times Yard to open up a new north-south alternative route

- Application boundary
- Development sites
- Pedestrian route - working
- Pedestrian route - living
- Pedestrian route - visiting
- Accessible route - wheelchair user
- Access to long-stay cycle parking
- ① Level change at entrance threshold

0m 10m
1:500 @A3



6.30pm

PUBLIC REALM STRATEGY
EVENING AND
NIGHT TIME ACTIVITY
COURTYARDS
6.30PM

PROPOSED STRATEGY

- Block B: Gates to Block B are open at 6.30pm. Subject to further discussion with POCO officer and security&management team at later stage.
- Block B: Existing gate between Bravington's Walk and Laundry Yard becomes redundant with the opening of new connecting passage between Times Yard and Bravington's Walk. Existing gate is removed.
- Block C: At 6.30pm, gates are closed in Block C with no public access as per existing condition.

EVENING AND NIGHT TIME ACTIVITY
COURTYARDS
6.30 PM

- Open
- Hotel
- Residential
- Closed

- Open gate
- Closed gate

- Application boundary
- Ownership boundary



Existing



Proposed

Security & management

9.30pm

PUBLIC REALM STRATEGY
EVENING AND
NIGHT TIME ACTIVITY
COURTYARDS
9.30PM

- PROPOSED STRATEGY
- Block B: Indicative only. Subject to further discussion with POCC officer and security consultant and on-site management team at later stage.
 - Block C: Gates are closed in Block C with no public access as per existing condition.

EVENING AND NIGHT TIME ACTIVITY
COURTYARDS
9.30 PM

Open
Hotel
Residential
Closed

Open gate
Closed gate

Application boundary
Ownership boundary



Existing



Proposed

Security & management

11.30pm

PUBLIC REALM STRATEGY
EVENING AND
NIGHT TIME ACTIVITY
COURTYARDS
11.30PM

- PROPOSED STRATEGY
- Block B: Indicative only. Subject to further discussion with POCO officer and security consultant and on-site management team at later stage.
 - Block C: Gates are closed in Block C with no public access as per existing condition.

EVENING AND NIGHT TIME ACTIVITY
COURTYARDS
9.30 PM

Open
Hotel
Residential
Closed

Open gate
Closed gate

Application boundary
Ownership boundary



Existing



Proposed

- **Design** – High quality architectural design and comprehensive public realm improvements to provide an inclusive, legible and secure development
- **Heritage** – Enhancement of heritage buildings and development proposals sensitively responding to surrounding heritage assets including Kings Cross Station (Grade I Listed), and Kings Cross and Keystone Crescent Conservation Areas
- **Land Use** – Provision of additional office floor space, supported by complementary uses on the ground floor to optimising development, reanimate the courtyards and contribute to economic growth
- **Residential Amenity** – No significant adverse impacts in terms of sunlight and daylight to residential properties and existing courtyards and gardens and night-time uses located away from residential buildings
- **Sustainability** – Achieving BREEAM Excellent, carbon zero development with offset payment, Green and Blue Roofs and Renewable Energy, reuse of buildings and life cycle benefits
- **Environmental** – Increasing bio-diversity; compliance with Air Quality and Noise requirements

- Significant regeneration to buildings and public realm
- New Urban Quarter and Gateway to Islington
- New employment space and jobs delivering circa £54m of net additional Gross Value Added (GVA)
- Affordable Workspace
- Community Initiatives – Sponsoring of The Cally Festival
- Overall £2.5 m CIL and S106 Contributions
 - Off site Affordable Housing Contribution
 - Carbon Zero Payment
 - Employment and Training Opportunities
 - Environmental Improvements
- Social Value of circa £ 7.3 m (over construction period alone)

- Consultation launched on 27th May and comprised:
 - 14pp full consultation pack issued to key stakeholders and made publicly available via dedicated consultation website
 - A flyer sent to approx. 3,000 local businesses and residents
 - Individual letters sent to 15 community groups and meetings held with:
 - Knowledge Quarter
 - Learning Quarter Partnership
 - Bee Midtown
 - Coverage in the Islington Tribune
- Webinar on the 9th June held with 33 total users, showcasing the proposals and hosting a Q and A.
- 10 instances of feedback logged via consultation inbox and feedback
- One-to-one meetings held with residents to discuss feedback
- Dedicated resident consultation event to be held on the 20th July, including update on proposals, site walkaround and Q and A session

Your feedback so far

GENERAL

- There has been a **general understanding that the Quarter would benefit from some form of revitalisation**, especially when considering the lack of development on the Islington side of York Way.
- While the wider benefits are understood, **locals are cognisant of the impact to their setting, and impact to the area's nature**.
- Regent Quarter residents specifically noted they would like more information and a **chance to directly engage with the project team on their specific concerns**.
- Ensuring that there is enough cycling and parking space on the new site

TIMES HOUSE & LAUNDRY BUILDING

- Open courtyards and how these would be used
- Measures to create spaces for residents specifically

JAHN COURT

- Concern over the height of the proposed changes including the chimney stack
- Daylight and sunlight impact from proposed increases in height

CONSTRUCTION

- Residents have referenced the recent disruption from renovations in ironworks, and wanted to know how this would be mitigated in these proposals.
- Availability of impact assessments and compliance with Islington working hours

FOOTFALL

- While consultees appreciated that more visitors to the area was beneficial, they wished to know what measures would be taken to provide quieter spaces
- People also wished to know what type of businesses would be taking up residence in the new Quarter

Our response to your feedback

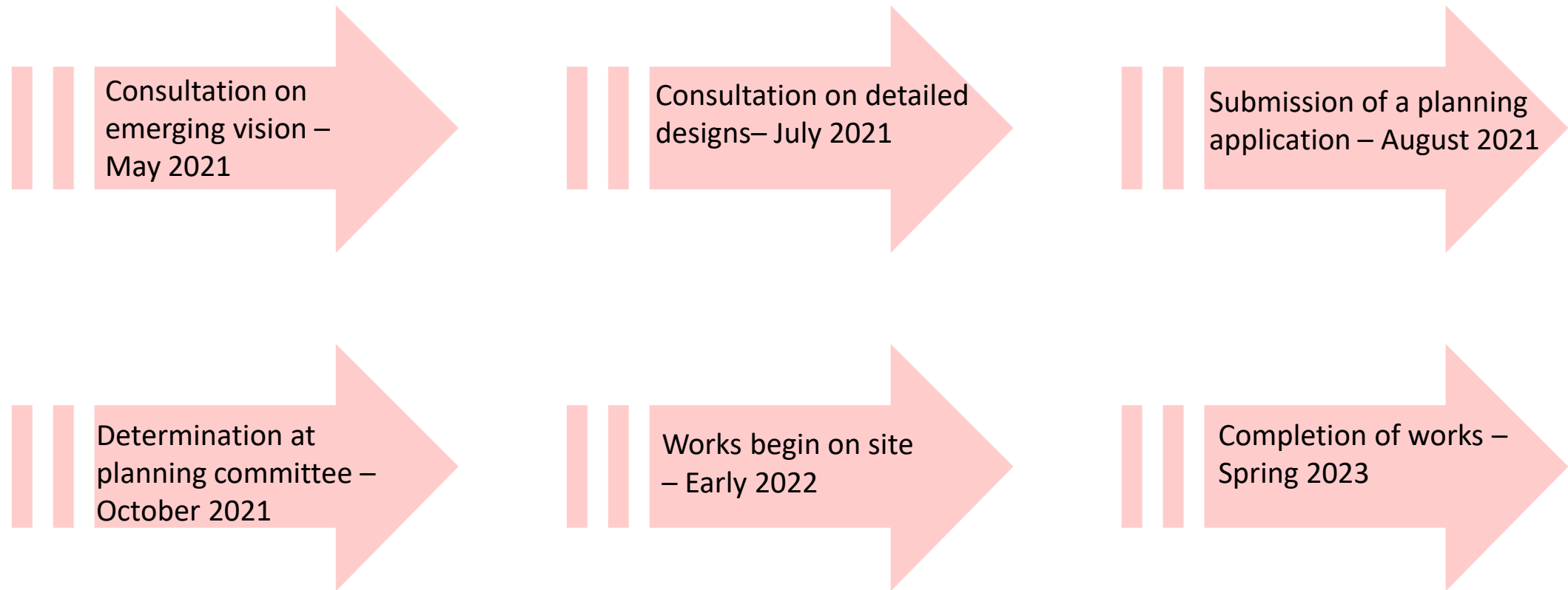
Reducing the height
of Jahn Court by
2.4metres

Appointing TOREN
Security
Consultants to
improve site
management

Improving cycle
parking spaces and
security throughout

Assessing daylight
and sunlight
impacts on
individual properties

Current programme



Our commitments going forward

Continuing to
offer resident
discount for on-
site retailers

On-going dialogue
through
construction
through dedicated
liaison group

Bringing forward a
detailed
Construction
Management Plans

Thank you