

Regent's Place masterplan

Development overview



Our Regent's Place masterplan will see the Estate in London NW1 double in size to approximately 2 million sq ft, with 14,000 workers and residents. Regent's Place One and Two, and One Osnaburgh Street are due for completion in autumn 2009. They offer nearly 370,000 sq ft of office accommodation and 8,000 sq ft of retail space, as well as 149 residential units. In April 2008, planning permission was received for two new office buildings, Regent's Place Three and Four, and a 26-storey residential tower.



Our use of resources



Both Regent's Place One and Regent's Place Two achieved BREEAM Excellent environmental ratings. Regent's Place One and Two are designed to be energy efficient. Regent's Place One is set to have 20% less carbon dioxide emissions than current standards and Regent's Place Two to have 26% less. Both buildings received Energy Performance Certificate (EPC) C ratings.

Design features which will reduce carbon emissions include:

- 1,600 sq ft of photovoltaic roof panels will generate 15,200 kWh of power each year, saving 8.7 tonnes of carbon emissions
- High-performance glazing will reduce solar heat gain whilst providing natural light
- Daylight and motion sensors will help to ensure that lighting is only on when needed, with emissions reduced further by the use of energy efficient lightbulbs
- A heat recovery system will gather and re-use waste heat
- Hourly electronic monitoring of energy use will enable building management systems to be programmed for maximum efficiency.



Regent's Place Three and Four are also designed to be energy efficient. They are set to have 28% less carbon dioxide emissions than current standards. This will be achieved through a range of energy efficiency initiatives, as well as a combined heat and power plant and photovoltaic roof panels. The combined heat and power plant will generate low-carbon heat and electricity, saving 400 tonnes of carbon emissions each year. This is equivalent to the emissions from 100 homes.

This year, our construction contractors at Regent's Place saved 12,300m³ of waste from landfill, recovering 80% of construction waste. 25% of materials used in the buildings came from re-used or recycled sources and 100% of timber came from certified sustainable sources. One of our contractors, Bovis Lend Lease, won a Green Apple Award 2008 for applying a low-carbon concrete mix, reducing embodied carbon by up to 5,000 tonnes. They also won a Green Heroes Award 2009 for helping others to help the environment at Regent's Place One and Two.

A 437,000 litre rainwater harvesting system will be used for irrigation, reducing mains water use by 9% each year. This will save 2.4 million litres of mains water and cut costs for customers by up to £5,000, as well as mitigating flood risk by reducing rainwater run-off during peak rains. Water efficiency measures and leak detection systems will further reduce water use.

One Osnaburgh Street is on target to achieve an Ecohomes Excellent rating for its 91 affordable housing units and Very Good for its 58 commercial units. The sustainability standards contributed to strong interest in a slow market, with 75% of units exchanged in the first six months and 100% now pre-sold. High-performance glazing will reduce solar gain whilst still ensuring ample natural light. Daylight and motion sensors will help to ensure that lighting is only on when needed, with emissions reduced further by the use of energy efficient lightbulbs. A combined heat and power unit will efficiently generate low-carbon energy.

Our demolition contractor, H Smith, saved 25,900 tonnes of waste from landfill, recovering an impressive 98% of demolition waste. They demolished the existing three concrete-framed buildings, that were up to seven storeys high, to make way for a 500,000 sq ft mixed-use scheme. Their team worked to strip out the buildings in stages according to key waste streams. Materials were re-used on-site or sent directly to suppliers and hauliers for further processing. As well as saving waste from landfill, this reduced disposal costs. It also meant 130 fewer vehicle journeys to and from the site, cutting carbon emissions, reducing transport costs and helping to prevent congestion on London's busy roads. Inspectors from the Considerate Constructors Scheme rated the waste management as 'exceptional'.

Our customers and us



We are improving pedestrian routes to make it easier for people to get to Regent's Place, cut emissions and provide a more pleasant local environment. We are creating a new west-east pedestrian route which will improve pedestrian access within the estate, as well as the link from Regent's Park to Euston station. A new pedestrian crossing over the Euston Road will also enhance links to Great Portland Street and Warren Street underground stations. We are working with Transport for London and London Borough of Camden on a project to improve pedestrian and cycle routes at the junction between Euston Road, Hampstead Road and Tottenham Court Road.

We are investing in improvements to public spaces at Regent's Place, including planting 182 more trees. We will also carry out extensive re-landscaping, introduce a new outside courtyard and expand the collection of public art. The new western entrance into Regent's Place will feature 8,000 sq ft of retail space and a pavilion designed by Carmody Groarke, winners of the 2007 Young Architect of the Year Award. The design of the winning pavilion featured at New London Architecture in 2008.



Over 27,400 sq ft of green roofs and terraces on Regent's Place One and Two and One Osnaburgh Street will provide attractive areas for occupiers and encourage biodiversity. The design of the green roofs was informed by the findings of our two-year trial with Arup. A carefully selected range of soil types and seed mixes will encourage diverse plant growth and wildlife. Plants, grasses and flowers will start growing in summer 2009, with the green roofs gaining further ecological value over the next few years.

Our communities and us



Local people were consulted at every stage of the masterplan development. This year, we carried on consulting with local people, to minimise the impact of demolition and construction activities on the local community. Neighbouring community groups gave positive feedback on the considerate approach to demolition by our contractor, H Smith. Two new arts facilities will be opening at Regent's Place as part of the redevelopment. The first will open in September 2009, providing an adaptable 80-seat studio theatre offering space for performances, workshops, classes and seminars. There will also be a café, as well as two additional rooms for rehearsals, auditions, projects, small exhibitions and meetings. The second new facility will offer up to 20 large and small mixed-use spaces.



We worked with local community groups to develop additional original artwork for the hoardings at Regent's Place. A group of local children and adults created images depicting 'A walk on the wild side'. A collage of their work was set against a pencil drawing of Regent's Park. Pupils from Netley Primary School drew colourful insects, and students from South Camden Community School illustrated people in the Manga Japanese comic art style. Members of the Third Age Project, an initiative for local people over the age of 50, used craft techniques to provide an attractive background. These will go on hoardings on the Drummond Street side of Regent's Place Three and Four. This project followed the success of our 2007 community arts project, 'The Future is Now, The Future is Here' which features on hoardings on Brook Street around Regent's Place One and Two.

20 final year students at the Slade School of Fine Arts participated in a competition to create an artwork to be displayed on Longford Street, just to the north of Regent's Place. This was an opportunity for young artists, studying at a local art school with a world-leading reputation, to exhibit their artwork permanently in a prominent area of London. Six finalists were selected by a panel of judges. A public consultation gave local people and occupiers the opportunity to view the finalists' work and give feedback. The winning artwork was selected in April 2009 and will be exhibited later in the year.

We are actively involved in [local initiatives in West Euston](#), where Regent's Place is located.

Us and our suppliers



Regent's Place One and Two achieved an average score of 36 out of 40 on the Considerate Constructors Scheme. This is 13% above the national average.

Regent's Place Three and Four achieved an average score of 34 out of 40 on the Considerate Constructors Scheme. This is 6% above the national average.

This year, the average reportable accident rate on our construction sites at Regent's Place was 0.18 per 100,000 hours worked and the average lost-day accident rate was 0.12. There were three reportable accidents and two lost-day accidents, with 1,623,270 hours worked.

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