

# Knowledge Quarter



**Turley**

# Knowledge Quarter:

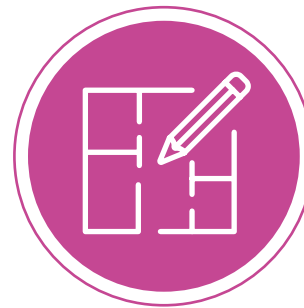
## a gateway to knowledge in the heart of London

Since its inception in 2015, led by the Knowledge Quarter consortium and championed by Camden, London's Knowledge Quarter Innovation District encompasses land within one mile of King's Cross within the boroughs of Camden and Islington. It has seen a remarkable transformation and continues to grow at pace.

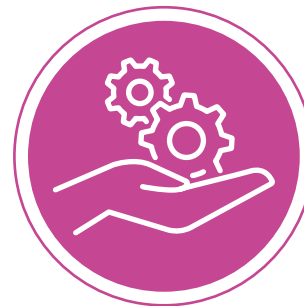
Our London office is located in the Knowledge Quarter so we are fortunate to experience the development and culture that the Knowledge Quarter brings to the city. We work with a range of public and private sector clients within Camden and Islington and pride ourselves on maintaining excellent relationships with both authorities. We have promoted a range of developments in this vibrant area of the city, including the Great Ormond Street Hospital, Anna Freud Centre and developments by Birkbeck and City, University of London. We are currently advising Camden in relation to a mixed-use regeneration scheme within the area.



# Knowledge Quarter priorities



**Delivering floorspace which meets the needs of the knowledge economy, including through buildings which are flexible enough to accommodate life sciences requirements, advanced digital sector activities, such as machine learning, as well as general commercial office needs.**



**Providing support for new and growing businesses through appropriate space, including affordable workspace, to contribute to the strength of the area's start-up ecosystem.**



**Delivering new homes as part of the mix of uses and enabling the delivery of affordable homes.**



**Contributing to the transformation of the urban environment and addressing barriers to movement; creating a sustainable place through individual developments and strategic infrastructure.**

Across these themes there is a particular focus on generating social value and inclusive economy benefits for local residents, ensuring that Knowledge Quarter developments and uses integrate with long-standing residential and business communities in the area.

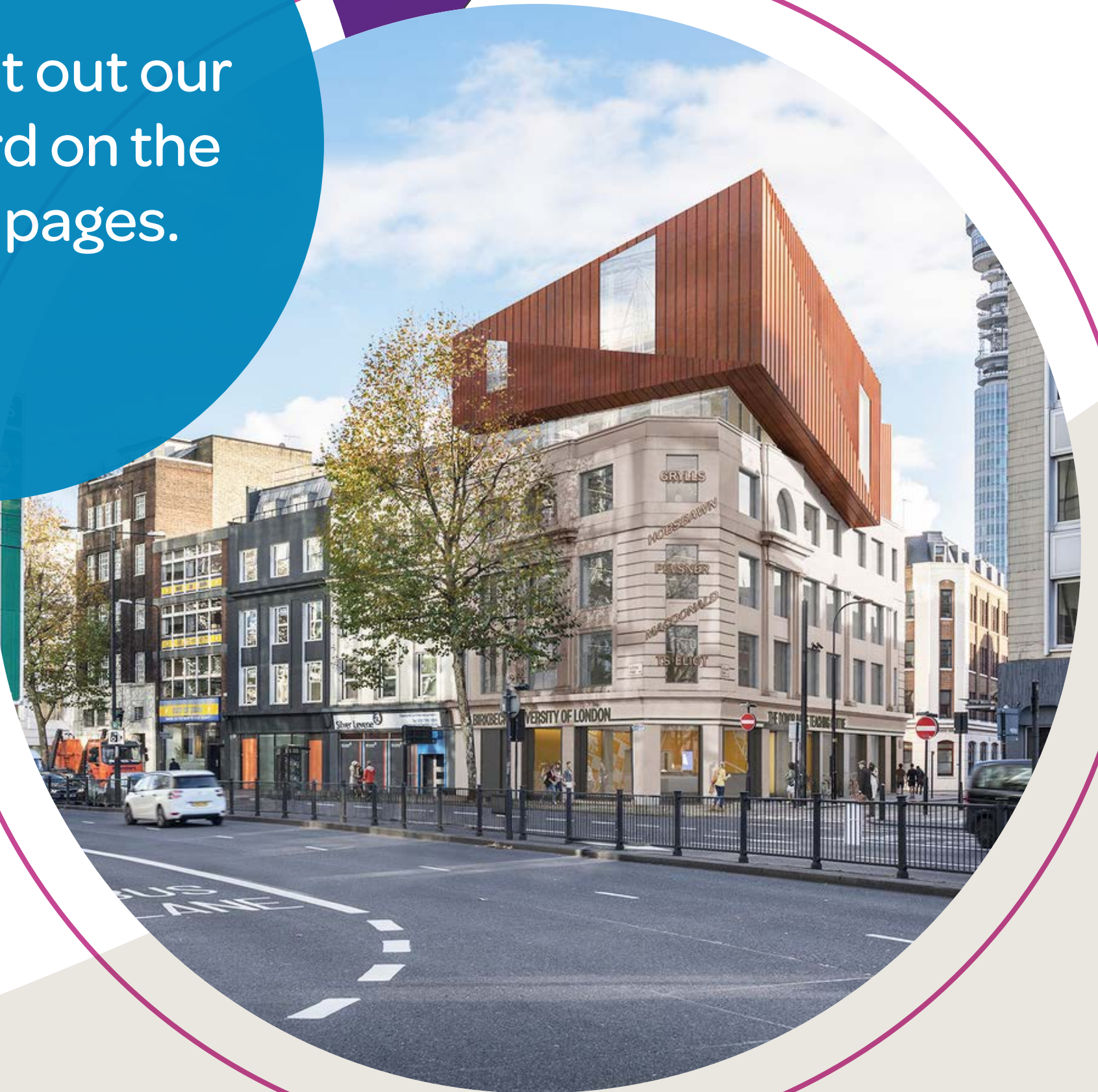
Camden and Islington rely upon a wide range of public and private sector organisations and developers to deliver these benefits, which will strengthen the critical mass of the area. Essential to the success of the Knowledge Quarter therefore is the negotiation of commercially attractive planning permissions which deliver social value.

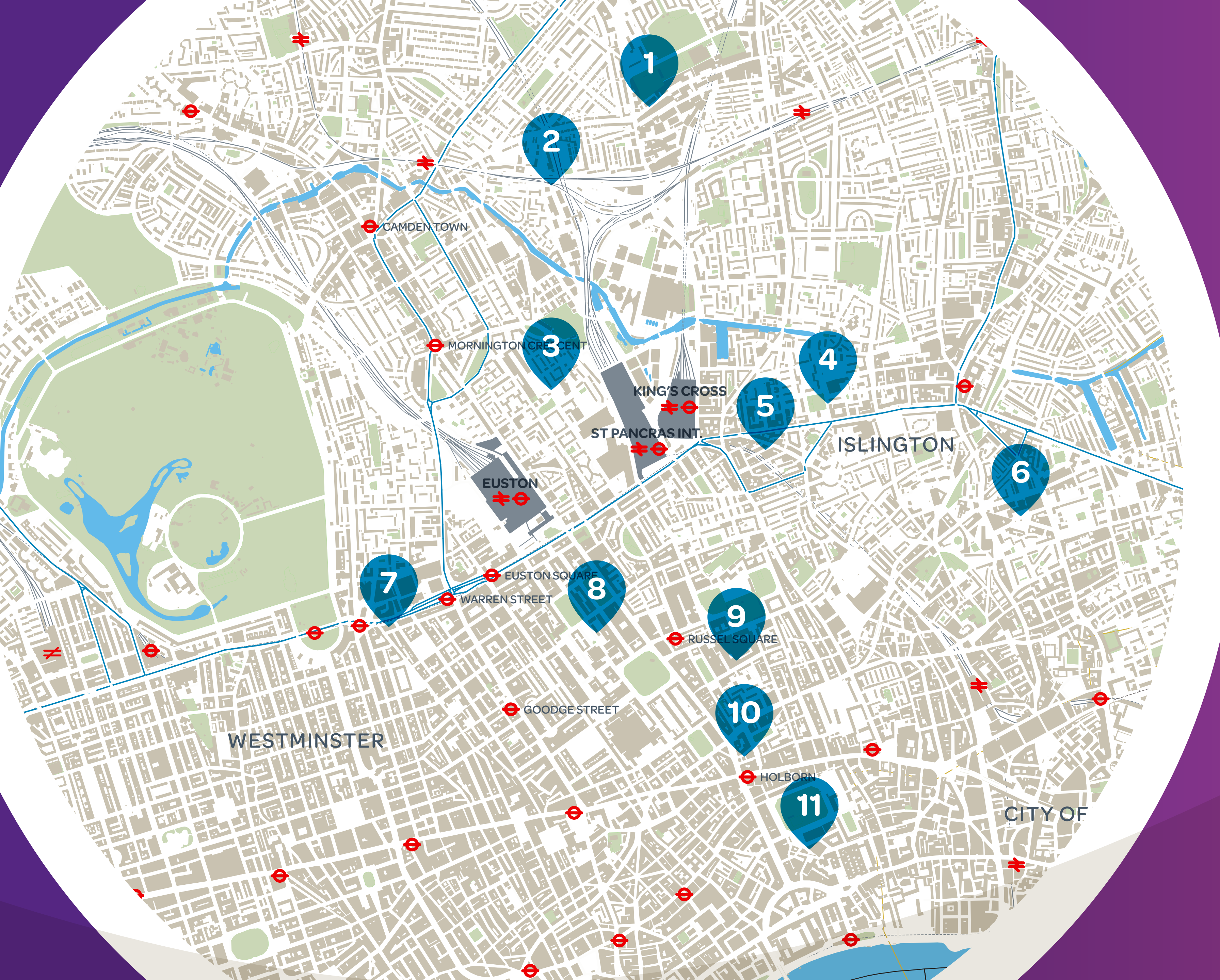
# Our work in the Knowledge Quarter

We understand the priorities of these boroughs, both politically and as planning authorities, and we have a track record of delivering planning permissions for new floorspace across diverse sectors including education, office, life sciences, health and residential.

Our experience in the area provides us with detailed insight into the opportunities and challenges presented by Knowledge Quarter uses. We support our clients through the application of our knowledge and skills from project conception and identification of delivery partners, to policy representations, competitive site bidding, planning applications and implementation. Our range of services supports our core planning offer by making the most compelling case in support of development proposals.

We have set out our track record on the following pages.





- 1 Brewery Road
- 2 Camley Street
- 3 Central Somers Town and Brill Place
- 4 Anna Freud Centre
- 5 Paul Hamlyn Foundation
- 6 City, University London
- 7 Cambridge House, Birkbeck
- 8 Torrington Square, Birkbeck
- 9 Great Ormond Street Hospital
- 10 8-10 Southampton Row
- 11 London School of Economics



## Brewery Road

Modernisation of industrial site into sustainable and flexible employment use.

We secured planning permission for the redevelopment of the site to increase commercial floor space within a Locally Significant Industrial Site. Modernisation and refurbishment were required to bring the building back into active and flexible employment generating use. The site was retained as industrial use with additional flexible employment space and reconfigured parking and servicing arrangements. Our Sustainability team delivered a BREEAM report to support the council's energy requirements for refurbished buildings within the borough. We advised City of London on implementation of the permission.

### CLIENT

City of London

### LPA

Islington Council

### STATUS

Implemented

### SERVICES

Planning, Sustainability

## Camley Street

Mixed-use redevelopment in Kings Cross providing flexible employment and residential homes

We are advising Camden's Community Investment Programme Development Team in relation to a strategic mixed-use redevelopment of two sites within the Camley Street area, adjacent to Kings Cross. The proposal is for a mixed-use redevelopment providing a range of flexible employment spaces, including space suitable for Life Sciences, together with a significant number of new affordable and market homes. The sites form part of a wider planned redevelopment of the Camley Street area. We are advising Camden in relation to pre-application engagement, planning policy engagement and the preparation of an area-wide Design Code Framework.

### CLIENT

London Borough of Camden

### LPA

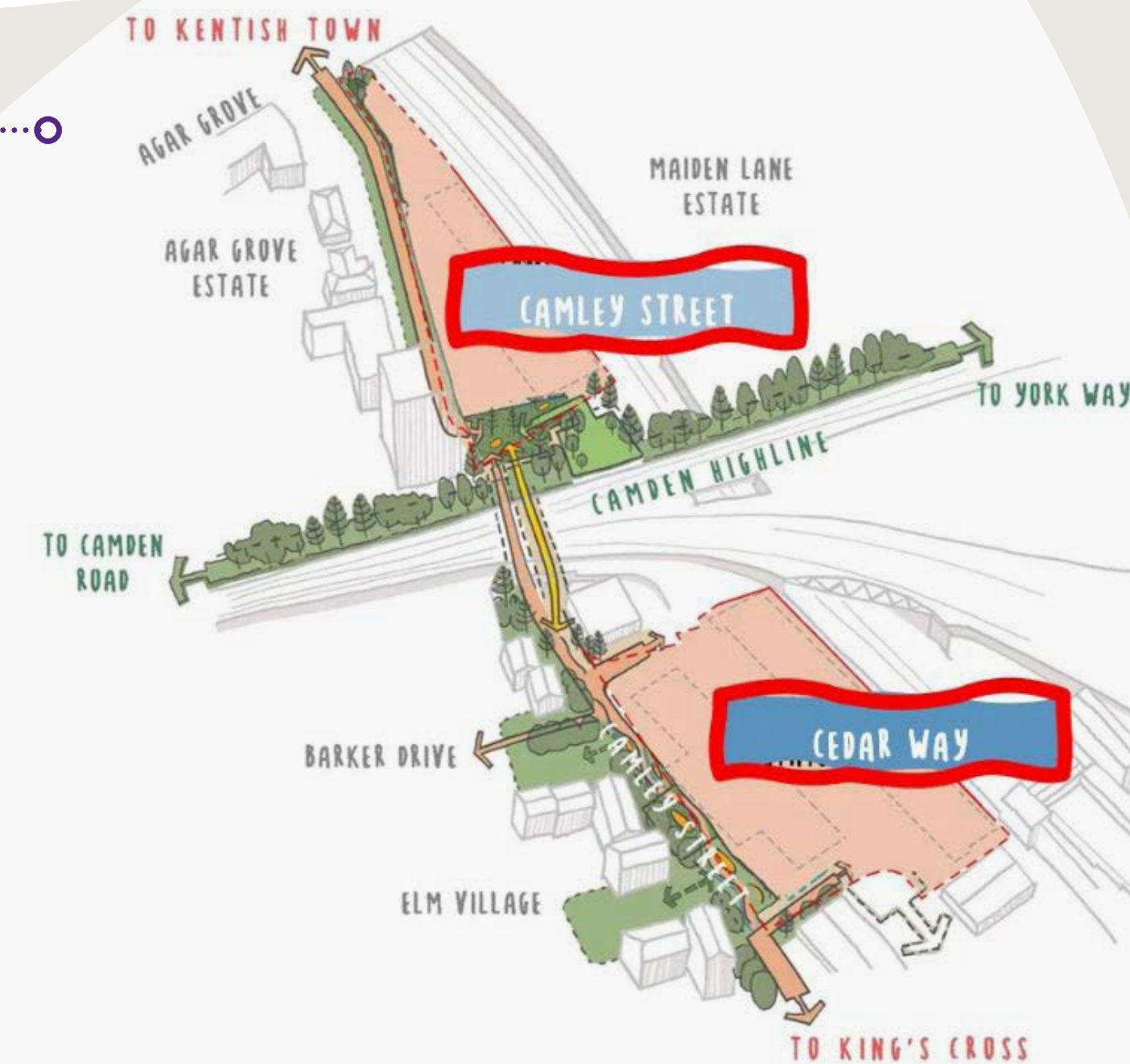
Camden Council

### STATUS

Pre-application

### SERVICES

Planning





## Central Somers Town

### Delivering a high quality regeneration scheme for the heart of Somers Town

We were part of the project team working with five architectural practices and associated technical consultants to prepare a full planning application for this mixed-use development around a large area of public open space. The proposals will deliver a replacement primary school and community facilities in higher quality buildings. The planning permission is for 136 residential units, including a number of affordable units. This is a fine example of informed and inspired municipal enterprise by the London Borough of Camden. DSDHA developed the landscaping proposal and established the urban design principles for the scheme, and guided a team of four other architectural practices involved in the design of the site's individual buildings.

#### CLIENT

LBS Properties Limited

#### LPA

LB Camden

#### STATUS

Implemented

#### SERVICES

Planning, Heritage, Townscape and Landscape

## Brill Place

### Optimising the delivery of new homes on a sensitive tall building site

We secured planning permission for LBS Properties Limited for a re-designed residential tower, by Stiff + Trevillion Architects, which built on the extant planning permission previously secured in relation to the wider Central Somers Town regeneration scheme for LB Camden. This Section 73 planning permission secures an additional 14 residential units, up to a total of 68, and secures the delivery of the scheme, which is now under construction.

The proposals for an amended design were sensitive given the extensive planning process undertaken in relation to the original grant of planning permission. Through pre-application negotiations and a collaborative approach to independent design review, the project team was able to bring forward this high quality optimisation scheme with the support of LB Camden.

#### CLIENT

LBS Properties Limited

#### LPA

Camden Council

#### STATUS

Implemented

#### SERVICES

Planning, Heritage, Townscape and Landscape





## Anna Freud Centre

### Optimising a constrained urban site to deliver a new school and charity headquarters

We advised on the planning strategy for a constrained urban site surrounded by residential, commercial and education uses. We led on challenging but ultimately constructive dialogue with officers to reach agreement on development principles and technical planning matters. Planning permission was secured at committee for 2,601 sq m of office accommodation and 1,208 sq m of education floorspace. The specific floorspace requirements for the school and charity HQ were delivered in spite of challenges from officers with regards to overall massing and residential amenity impacts. We also advised on conditions and legal obligations in relation to implementation of the permission.

#### CLIENT

Anna Freud Centre

#### LPA

Islington Council

#### STATUS

Complete

#### SERVICES

Planning

## Paul Hamlyn Foundation

### Delivering new office floorspace in the heart of Kings Cross

We advised the Paul Hamlyn Foundation on proposals by Guy Stansfield Architects to improve the charity's existing headquarters at 5 Leeke Street, near Kings Cross. We secured planning permission for the demolition of an existing house at 13 Leeke Street, adjoining the headquarters, and construction of a four storey office building in its place, forming an extension to 5 Leeke Street, together with an additional storey of accommodation over the existing offices.

The permission is for a bold contemporary design in the context of traditional building stock, which presented some policy challenges. We worked alongside the design team with Camden officers to ensure that the quality of the design could be given due weight in decision-making. The resultant scheme delivers new office floorspace and contributes positively to the character of this part of Camden.

#### CLIENT

Paul Hamlyn Foundation

#### LPA

Camden Council

#### STATUS

Planning permission granted

#### SERVICES

Planning







## City, University London

### Advising on a university estates strategy

We advised the university in relation to its estates strategy and a range of specific projects, including remodelling of the existing building complex, a new Students' Union facility and redevelopment of a prominent corner site to provide a landmark building for the City Law School.

Our Heritage & Townscape and Planning teams worked to deliver a successful planning strategy and to develop a supportive dialogue with LB Islington and Historic England in advance of submitting formal planning applications.

We have advised the university on the implementation of its various planning approvals, including the new law school building.

#### CLIENT

City University of London

#### LPA

Islington Council

#### STATUS

Complete

#### SERVICES

Planning, Heritage and Townscape

## Cambridge House and Torrington Square

### Delivering planning permission for two key projects at Birkbeck, University of London

We advised Birkbeck, University of London on the delivery of two key projects for the university which were granted planning permission in 2018. The first project, at Torrington Square, involved the sympathetic restoration of a grade II listed building and the development of a new building to house the university's ToddlerLab, which researches early signs of developmental conditions, like autism, in young children. The second project, at Cambridge House, 373-375 Euston Road, involves the refurbishment and extension of the existing building to house an education building with a roof top lecture theatre, teaching rooms and support facilities for students.

#### CLIENT

Birkbeck, University of London

#### LPA

Camden Council

#### STATUS

Complete

#### SERVICES

Planning, Heritage and Townscape





## Great Ormond Street Hospital's Children's Cancer Centre

### Creating a high-quality 'home from home' for patients and their families

We are providing a combined Planning, Heritage, Townscape and Landscape offer in support of the submission of a planning application which will be submitted to the London Borough of Camden. The new development will redevelop the existing Frontage Building at GOSH and replace it with a new state of the art building that will become the "front door" to the hospital. The design brief for the development was created in partnership with staff, patients and families, articulating their shared aspiration for a building to express the key GOSH guiding principle: 'The child first and always'. The new building will replace outdated facilities with a high quality environment consistent with the hospital's world-renowned paediatric care and research activities.

#### CLIENT

Great Ormond Street Hospital

#### LPA

Camden Council

#### STATUS

Ongoing

#### SERVICES

Planning, Heritage, Townscape and Landscape

## 8-10 Southampton Row and 1 Fisher Street

### Unlocking the development potential of a sensitive heritage asset in Holborn

We advised Idé Real Estate in relation to proposals for a new 85 key hotel with bar and restaurant, plus the re-provision of nine residential units. The project, by Matthew Lloyd Architects, entails new build floorspace above a constrained site accommodating a Crossrail headhouse, together with the refurbishment and extension of a grade II listed building.

Unlocking the potential of this site required a close collaboration between the client, design team and LB Camden planning and design officers, to enable a commercially attractive scheme which also responded to challenging land use and heritage requirements.

#### CLIENT

Idé Real Estate

#### LPA

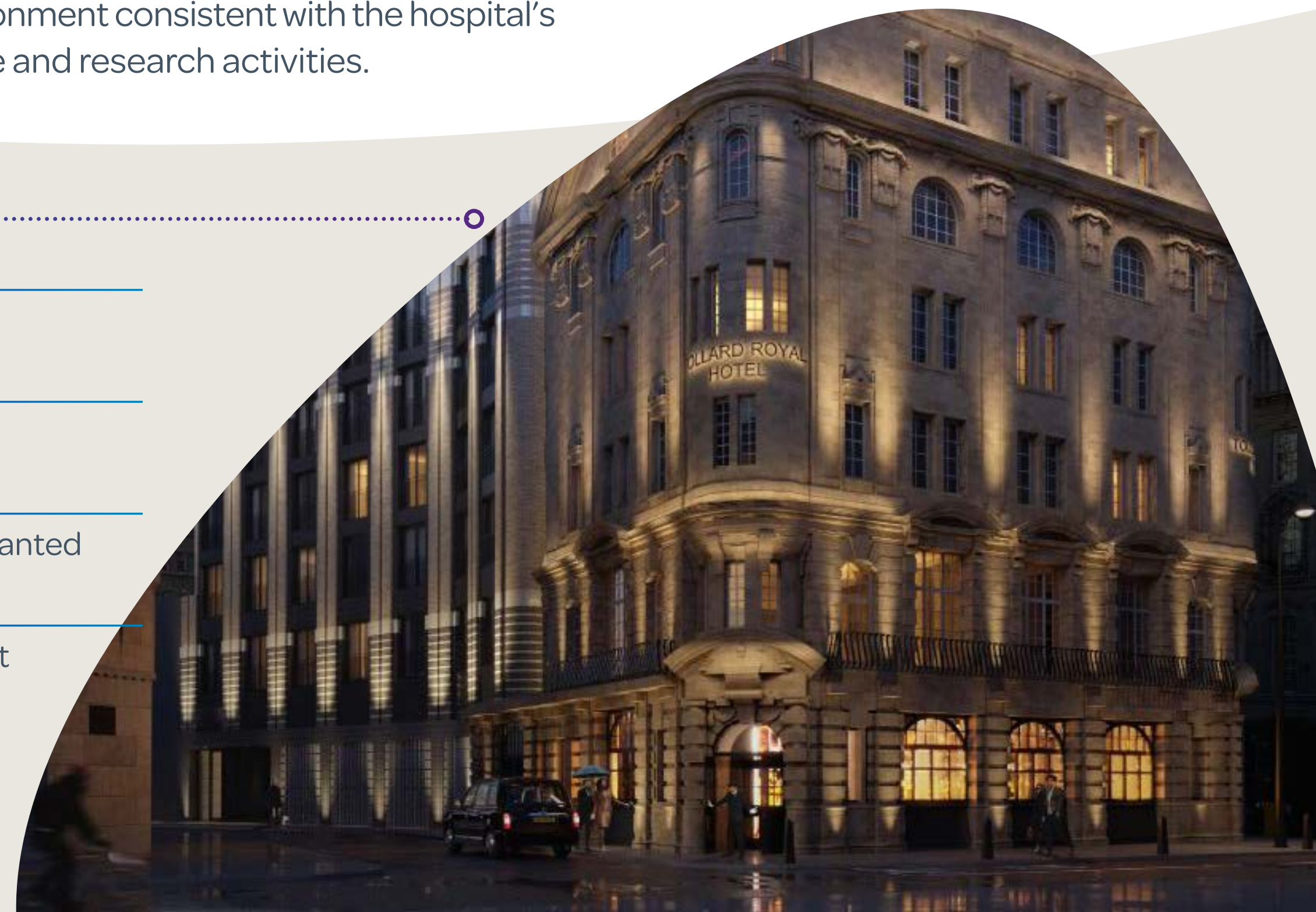
Camden Council

#### STATUS

Planning permission granted

#### SERVICES

Planning, Development Viability, EIA



# London School of Economics (LSE)

## Largest redevelopment project in the history of LSE

Our role was to set the planning and heritage briefs to inform a series of international design competitions for the Centre Buildings, the Saw Swee Hock student centre and 44 Lincoln's Inn Fields.

We engaged extensively with Westminster City Council and prepared and submitted the applications, persuasively advocating the merits of the proposals.

Planning permission was secured on behalf of LSE for all three projects, which deliver state of the art flexible and highly sustainable academic and teaching buildings which reflect the international status of the LSE.

### CLIENT

London School of Economics & Political Science

### LPA

Westminster City Council

### STATUS

Complete

### SERVICES

Planning, Planning, Heritage, Townscape and Landscape



# Key contacts



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# Who we are

Trusted independent advisors with restless ambition to shape a more sustainable future.

We work collaboratively with our clients to deliver places and communities that thrive.



# Locations

We are rooted in the places we work through social and business connections.

Our people invest in positive relationships with local authorities, businesses, communities and co-professionals across the UK and Ireland.

We bring local knowledge and networks.



# Our services

We offer expert advisory services for the built environment and beyond.

Combining professional expertise with in-depth market knowledge we work with clients to deliver thriving places and communities across all sectors.

We bring deep thinking; smart strategy; and expert delivery.





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