

Canal &
River Trust

Waterside Regeneration and Development

The benefits of working with Canal & River Trust



"Living Waterways Transform Places and Enrich Lives"

canalrivertrust.org.uk



Water Adds Value

The reinstatement of waterways brings with it economic, social, environmental and heritage benefits:

Economic benefits: canalside properties can see an increase in prices and regeneration encourages the reuse of land and buildings.

Social benefits: includes increased jobs and general economic activity, but benefits include a positive impact on people's wellbeing in terms of physical and mental health.

Environmental and heritage benefits: restored waterways improve the bio-diversity of an area and act as a green lung for town and cities.

Objectives

- The creation of new destinations on the network
- Improved access to the network
- Towpath and public realm improvements
- Significant urban regeneration of previously rundown waterside areas
- Preservation of heritage



What we do and requirements



What we do?

Canal & River Trust works with Public and Private sector partners to regenerate its network by transforming places adjacent to the waterways.

This is achieved by acquiring sites and working in partnership with existing or new partners to obtain Planning Consents and deliver exciting and high quality waterside developments. This includes residential and commercial schemes with the income generated contributing towards the upkeep and maintenance of the historic waterways.

Requirements

The Trust is looking to acquire via outright purchase or partnership working, land and buildings adjacent to our Waterway network. All sites will be considered whether brownfield or greenfield, cleared or occupied, with or without planning consent, contaminated or containing heritage and listed buildings.



Why work with Canal & River Trust

Commercial organisation with charitable ethos

Diverse multi-disciplinary organisation with in-house professional skills

Excellent track record in delivering schemes

Vast regeneration / development knowledge base

Creates long term partnership

Existing delivery partners established

Collaborative approach to working with stakeholders / partners

Access to varied funding / finance streams

Design-led schemes with sensitivity to heritage issues and surroundings

Desire to acquire long-term strategic opportunities by partnership and collaborative working





Working with others

The Trust have a number of existing partners which include:



H2O Urban LLP

H2O Urban LLP is a national joint venture company owned 50% by the Trust and 50% by private developer bloc Ltd. H2O Urban is working on a series of regeneration and redevelopment projects across the UK to maximise opportunities with Canal & River Trust.

For more information please visit:
www.h2ourban.co.uk



Waterside Places

Waterside Places (formerly known as ISIS Waterside Regeneration) is jointly owned by Canal & River Trust and Muse Developments. Formed in 2002 the company specialises in regenerating waterside areas with intelligent design and a forward-thinking approach to urban renaissance. The company, which invests 50% of its profits back into Britain's waterways, supports regeneration across the UK.

For more information please visit:
www.watersideplaces.co.uk



The Trust have or are working in partnership with public sector partners including:

- Slough BC
- Burnley BC
- Hyndburn BC
- Wigan MBC
- Birmingham CC
- Wolverhampton CC
- Leeds CC
- Sheffield CC
- Advantage West Midlands
- Homes and Communities Agency

Experience / Case studies

Granary Wharf, Leeds



Development partners

Waterside Places – partnership between Canal & River Trust and Muse Developments

Overview

Waterside Places secured planning consent for the site in 2006 and, over four years, transformed what was a derelict car park into a fantastic new destination featuring a contemporary selection of apartments, hotel, office / commercial spaces and a revitalised waterside.

Detail

Granary Wharf, an area which has a place in the history of Leeds as the engine room of the city during the Industrial Revolution, is now a multi-award winning, established canal side community. Waterside Places won planning consent for the site in 2006, and over four years transformed what was a derelict car park, into a new destination featuring a contemporary selection of over 200 apartments, a 130 bed hotel, commercial spaces and a revitalised waterside.

The first of the area's now award-winning residential developments, the eye-catching copper-clad Waterman's Place, was completed early 2009 and fully occupied by the end of 2012. The cylindrical Candle House was completed in 2010 and is popular with a range of purchasers, from first time buyers to second steppers and down-sizers. Each of the residential buildings has its own communal terrace garden, offering stunning views across the city, the waterfront and the Yorkshire Dales beyond. As with all Waterside Places projects, connectivity was key to the regeneration process, and as part of the development a new walkway, Waterman's Bridge, was created, which provides another route from the Wharf to the city centre. In 2016 a new Southern Entrance to Leeds train station opened at Granary

Wharf, further establishing the area as an essential link through from the heart of Leeds to the burgeoning creative business district south of the city centre.

New commercial units were also created in the vacant railway arches and on the ground floor of the residential buildings. These unique spaces are now home to a thriving community of independent bars, cafes and restaurants which complement the contemporary hotel.

Awards

- Best New Building, Candle House & Waterman's Place Leeds Architecture Awards 2012
- Area-based Regeneration Waterways Renaissance Awards 2012
- Award for Masterplan RIBA 2011
- Project of the Year RIBA 2011
- Gold Award RIBA 2011
- Project of the Year RICS Pro Yorkshire 2011
- Regeneration RICS Pro Yorkshire 2011
- Regeneration RICS National Awards 2011
- HDA Supreme Winner 2011
- Winner Best Regeneration Yorkshire Insider Property Industry 2011
- Winner Best Regeneration Yorkshire Insider Property Industry 2010
- Independent Developer of the Year 2008
- Residential Award for Excellence The Property Executive 2008

Icknield Port Loop, Birmingham



Development partners

Birmingham City Council, Homes and Communities Agency, Canal & River Trust, Urban Splash and Places for People

Overview

The Trust together with Birmingham City Council and Homes and Communities Agency have worked in collaboration to secure outline planning consent and appoint a Private Sector Partner at Icknield Port Loop, a site extending to approximately 43 acres (18 hectares), to the west of Birmingham City Centre. The proposed scheme includes a mixed-use development including up to 1,150 new homes plus retail, employment and leisure uses, non-residential institutions, hotels and community facilities.

Detail

In 2010 the owners entered into an agreement to promote and produce a masterplan for the entire site for a residential led regeneration scheme. An outline consent was granted on 18th September 2013 for:

- A maximum of 1,150 new homes
- A maximum of 12,900 sq m of ancillary development including 6,960 sq m of retail and employment floor space, hotel and community buildings.

During January 2015, the first phase marketing process commenced. This saw the opportunity being offered to a broad selection of developers, regeneration specialists, housebuilders and Investors. Additionally the opportunity was advertised in the trade and local press to generate exposure to as wide an audience as possible. Places for People and Urban Splash were chosen as the preferred partners and together with Birmingham City Council and Canal & River Trust, have formed Icknield Port Loop LLP – the vehicle which will facilitate the development of one of the UK's most important Brownfield sites.

The formation of the LLP concludes the pre-development legal process; paving the way for the creation of more than 1,150 homes at the 43-acre, waterfront site in Birmingham. At the same time the development will open up a little-used and inaccessible corner of the city's canal network creating 1.5km of new towpath, new moorings, waterbus stops and space for historic boats.

John Clancy Leader of Birmingham City Council, said: "This is a strategically important site for our city which plays a key part in our growth agenda and our objective to deliver houses for Birmingham people. We are excited to see the formal partnership for Icknield Port Loop in place and look forward to collectively delivering a fantastic, family-focused, sustainable neighbourhood for Birmingham."

This is an excellent example of Canal & River Trust working in conjunction with both public and private sector partners to deliver a high quality waterside development. This important canal-side site will become one of the UK's best examples of a waterfront community, delivered by the collective skills and shared passions of this LLP. Birmingham is Britain's unofficial 'canal capital' and has pioneered waterside regeneration for decades.

Icknield Port Loop sits within the area covered by the Greater Icknield Masterplan, part of the draft Birmingham Development Plan, which includes the delivery of 3,000 new homes and 1,000 new jobs by 2031.

Experience / Case studies

H2O Urban

Development partners

Canal & River Trust, Bloc Group

Overview

For over 12 years Bloc and Canal & River Trust have combined private sector entrepreneurship with the social enterprise culture to develop exemplar waterside schemes.

H2O have substantial experience throughout the UK of developing places in which to live, work, shop or relax.

H2O know that our sites are special and our goal is to balance local, historical, operational and environmental sensitivities to create unique waterside projects.

H2O will:

- Focus on local need
- Respect waterside heritage
- Design high quality environments



Marsworth Wharf, Watery Lane, Marsworth

This scheme was developed on the site of a former concrete batching plant and waterways depot. H2O has developed 12 new dwellings with a sympathetic conversion of a historic building. The scheme features striking architecture, communal landscaped facilities designed to engender community and light-filled modern homes with stunning canal views.



Northwich, Hayhurst Quay

This scheme has created a vibrant waterfront development, providing public access to a previously private waterfront. It has created a high quality waterside public space, successfully integrated with a new marina providing 40 moorings, 18,000 sq ft Waitrose food store, McCarthy and Stone Extra Care facility and retail / restaurant units.



Aldcliffe Yard, Lancaster

Aldcliffe Yard comprises a small bespoke waterside development of 14 family homes in the heart of Lancaster. The site, which sits within a conservation area was a former British Waterways office and Yard and includes two Grade II listed buildings. The development has seen the sympathetic refurbishment of the listed buildings and construction of brand new three and four bedroom houses.



Wharfdale Park – Birmingham

The proposed development at Wharfdale Park, off Wharfdale Road Tyseley, will provide high specification build-to-suit warehouse and manufacturing units ranging in size from 20,000 sq. ft. to a maximum of 150,000 sq. ft. available on a leasehold basis.



Bow Wharf, London Borough of Tower Hamlets

H2O gained planning permission for 29 new flats, 10 of which are affordable, five houses and 700 sq ft of commercial space. Works have commenced on site and completion is expected mid-2017. The architecture takes reference from the traditional warehouse design, but is interpreted in a modern way.

The scheme has ground floor commercial uses that are designed to interact with the remainder of the Trusts development at Bow Wharf. The new piazza to the south of the canal is to be hard landscaped to enhance access to the canal at the convergence of the canals.

Experience / Case studies



Navigation Warehouse, Wakefield

The regeneration of the historic Navigation Warehouse and surrounding waterside shows how heritage can drive regeneration, through sympathetic restoration. The site is now an imaginative mix of high quality office buildings, residential and leisure buildings covering 10 acres.



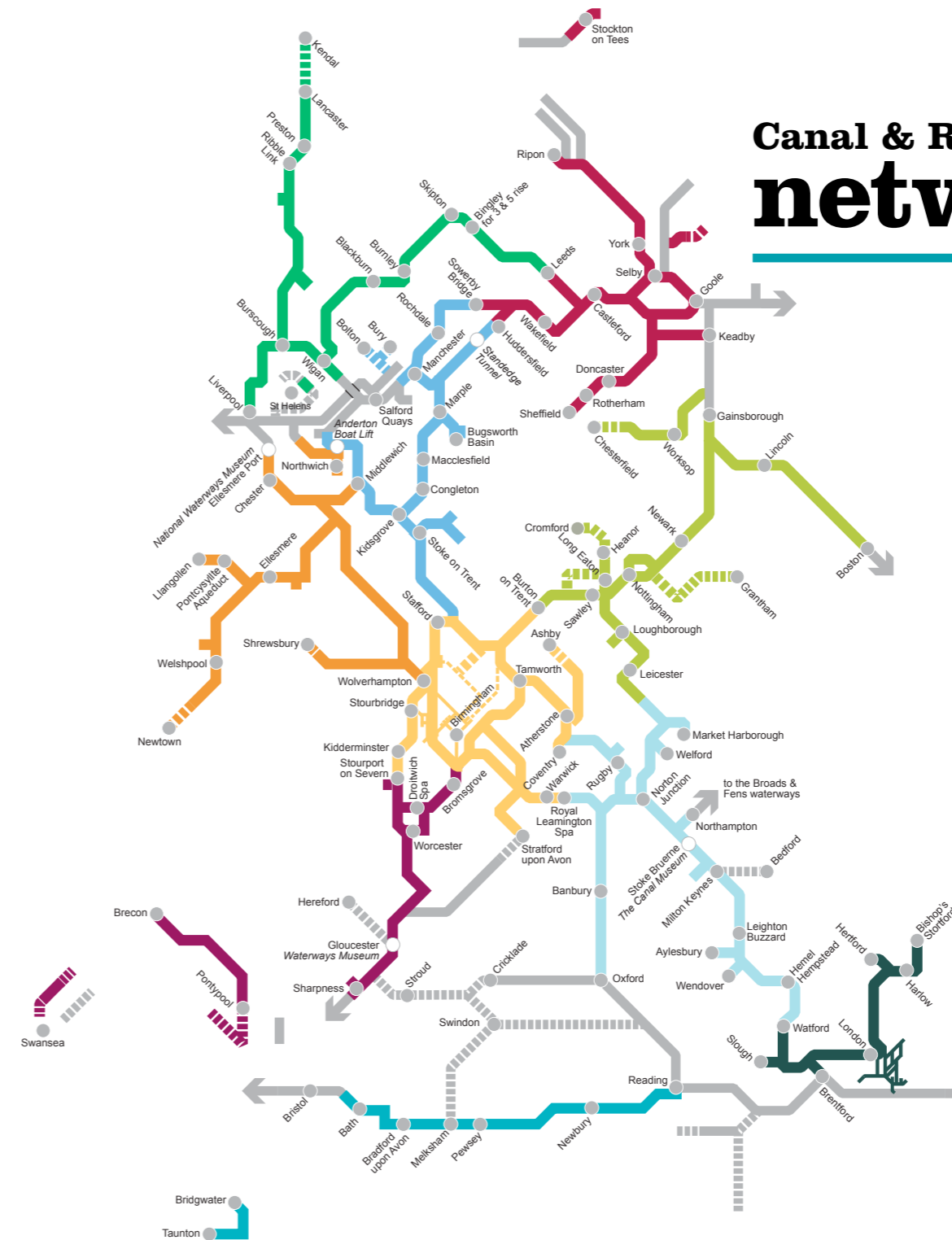
Paddington Basin, London

2.0 million sq. ft. of commercial space delivered with a further 1.3 million sq. ft. planned. 1,300 new homes have been delivered with a further 1,450 to follow. Current working population now 20,000 which will grow to 30,000 when all floor space delivered. Over 1,000m of new towpath and 4 pedestrian bridges. Canal opened up for public use for first time in 100 years.



Wood Wharf, London Docklands

Joint venture with Canary Wharf Group established to secure planning consent on 10 ha site adjacent to Canary Wharf Financial District. Planning consent granted for 2.5m sq. ft. of Offices, 3,610 residential units, 382,000 sq. ft. of hotel, retail and community use.



Canal & River Trust network

Contact information

If you have or aware of any opportunities that may be of interest,
please contact: **Property Development Team** 0303 040 4040

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