Waterside Regeneration and Development

The benefits of working with Canal & River Trust

“Living Waterways Transform Places and Enrich Lives”

canalrivertrust.org.uk
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Declining waterways

We want to go in this direction

Living waterways transform places and enrich lives

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 city.

**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

Water Adds Value
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.

To Waterway Regeneration and Development
<table>
<thead>
<tr>
<th>Why work with Canal &amp; River Trust</th>
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<tbody>
<tr>
<td>Commercial organisation with charitable ethos</td>
<td>Diverse multi-disciplinary organisation with in-house professional skills</td>
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<td>Excellent track record in delivering schemes</td>
<td>Vast regeneration / development knowledge base</td>
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<td>Creates long term partnership</td>
<td>Existing delivery partners established</td>
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<td>Collaborative approach to working with stakeholders / partners</td>
<td>Access to varied funding / finance streams</td>
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<td>Design-led schemes with sensitivity to heritage issues and surroundings</td>
<td>Desire to acquire long-term strategic opportunities by partnership and collaborative working</td>
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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
Waterside Places

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 revitalized waterside.

Granary Wharf, Leeds

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 550 apartments, a 130 bed hotel, commercial space and a revitalized waterside.

As with all Waterside Places projects, connectivity is key to the regeneration process, and as part of this development a new overlook, Waterman’s Bridge, was created, which provides another route from the whiskey store to the waterfront.

Development partners
Waterdale – partnership between Canal & River Trust and Muse Developments

Waterside Regeneration and Development
The benefits of working with Canal & River Trust

Experience / Case studies
Canal & River Trust and Muse Developments

Entrance to Leeds train station opened at Granary Wharf, Leeds Icknield Port Loop, Birmingham

Canal & River Trust and Muse Developments

The first of the area’s now award-winning residential developments, the eye-catching copper-clad Candle House was completed in 2010 and is popular with a range of purchasers, from first time buyers to record breakers 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.

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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 project 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, now a residential led regeneration scheme.

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

The formation of the LLP concludes the pre-

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 adjacent 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.

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Experience / Case studies

H20 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.

H20 have substantial experience throughout the UK of developing places in which to live, work, shop or relax.

H20 know that our sites are special and our goal is to balance local, historical, operational and environmental sensitivities to create unique waterside projects.

H20 will:
• Focus on local need
• Respect waterside heritage
• Design high quality environments

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 Trust’s 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.

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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.

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.

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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.

Wharfside Park – Birmingham
The proposed development at Wharfside Park, off Wharfside Road Spixley, 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.

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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.

Navigation Warehouse, Wakefield

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 1,200m of new towpath and 4 pedestrian bridges. Canal opened up for public use for the 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.
Contact information
If you have or aware of any opportunities that may be of interest, please contact: Property Development Team 0303 040 4040