

# Baltic Wharf

Making a positive difference



# A new future for Baltic Wharf

Over the last 30 years the area around Paddington Station and the Grand Union Canal has changed dramatically with a variety of uses and architectural styles modernising this once industrial part of London. The area's terrific potential was recognised by Westminster City Council (WCC) in 2004 when the neighbourhood was given Opportunity Area status.

Today the canal side is home to a thriving residential community with a mixture of social housing and private homes, it is also a destination with restaurants, shops, pubs and bars bringing the area to life. The ample office space plays host to many successful businesses and the already first-class travel links at Paddington Station have been recently enhanced by the opening of the Elizabeth Line.

Throughout this period the Baltic Wharf site has remained broadly unchanged and is now the last site in the Paddington Opportunity Area that has not been redeveloped. During this time, it has been home to a builders' merchants owned and operated by Travis Perkins who provide an important service to the community and the local building trade.

The vision now being brought forward for Baltic Wharf is to retain the well-used Travis Perkins builders' merchants, make more of this unique well-connected site and in the process deliver a positive legacy for the local community which tangibly improves the area for everyone. In short to create something better than before which delivers a positive legacy for Paddington.

To achieve this Travis Perkins have partnered with Unite Students to bring forward plans for the redevelopment of Baltic Wharf. Both parties see the fantastic opportunity the site offers and want to make a long-term investment and commitment to the area.



Section of proposed Baltic Wharf redevelopment



View of new canal side path, showing retained warehouse façade



Roofscape showing landscaped amenity areas, green roof and solar panels

# Our main themes

We have spent time listening to the community around Baltic Wharf to work out how our scheme can benefit everyone in a meaningful way. We have also tried to align our goals with those Westminster City Council have identified in their Fairer Westminster document. The result is a set of public benefits that will be delivered alongside this development, which are outlined here:



View of new canal side path, showing retained warehouse façade

## A positive contribution to the local housing mix

New homes for local people at affordable rents is one of WCC's biggest priorities. Our scheme will positively contribute to housing in the borough with the 600 student beds considered equivalent to 240 new homes by the London Plan. 35% of the student beds provided in the scheme will be at affordable rents targeted at those students who need it.

- Approximately 600 new student bedrooms, with 35% of these available at affordable rents
- King's College London will be Unite's university partner on this site to allow them to plan securely for student numbers over the next five years
- 5% of student bedrooms will be fully accessible for disabled students



## Improving the public realm

One of the guiding principles of the plans is to improve the public realm around the site and opening up the canal side path for the very first time has been a key part of the scheme through every iteration. The site has remained unchanged as much has evolved around it, creating an opportunity to align our public realm strategy with recent and proposed innovations, including better links across the Westway. At the same time our strategy is ambitious in its scope to include community focused public art which celebrates the area and its history.

- A new canal side path opening up the route along the north side of the canal to pedestrians for the first time
- Significant improvements will be made to the public realm on Harrow Road, with planting and pavement widening

- The warehouse brick-built 'gable end', the last remaining original element of canal side architecture at this location, will be retained and celebrated
- We will make a financial contribution towards WCC's Stone Wharf improvement programme
- A holistic cultural arts strategy has been developed, with a focus on heritage, lighting, public art and community involvement
- Our proposals create opportunities to improve connections to communities to the north of the Westway
- We will continue to provide a safe and permanent base for the important canal service boats



## A safe community for everyone

Crime, anti-social behaviour and fly tipping are amongst the biggest concerns for local people. We have thought carefully about how our scheme can help to tackle these issues. Designing out crime is at the heart of our public realm strategy with additional CCTV, passive surveillance and creative lighting helping to make the area safer for everyone.

- Provision of additional security enhancements including CCTV and appropriate lighting, creating passive surveillance through an active frontage
- We will work with other local landowners to jointly fund local community officers to patrol the immediate area
- We will set- up and run a local community monitoring group, that will meet regularly to address local issues
- With other local landowners, we will explore how we can jointly improve the environment for the benefit of all local residents



## Unlocking opportunities for the next generation

Both Unite Students and Travis Perkins have a strong focus on nurturing opportunities and mentoring for the next generation. Travis Perkins work with young apprentices to provide routes into the construction and retail sector whilst Unite Students have programmes to encourage pupils from disadvantaged backgrounds to consider going to university. Our scheme creates the opportunity for both partners to expand and grow these programmes locally to the benefit of the Paddington community.

- Travis Perkins will offer a number of apprenticeships aimed at young people
- Travis Perkins has ongoing relationships with Job Centre Plus across London to deliver employability training. We will look to extend this programme to the Paddington area
- Travis Perkins works with Habitat for Humanity, a housing charity, to mobilise the construction industry to convert vacant properties to deliver affordable housing. We intend to roll out this initiative in the Paddington area
- Unite Students will offer support to local schools to help pupils transition to higher education
- Unite Students will offer free bookable study spaces within the amenity areas at Baltic Wharf to local sixth form students, to use for quiet study
- Unite Students will deliver a number of 'taster' sessions for local sixth form students, to allow them to experience living away from home before they start at university



## A major contribution to the local economy

Our scheme will create significant economic value for local business of all sizes with students spend significant sums in local shops and cafes. It will also create jobs both during construction and once built which will be targeted at Westminster residents. Both Unite Students and Travis Perkins pay the London Living wage to all employees.

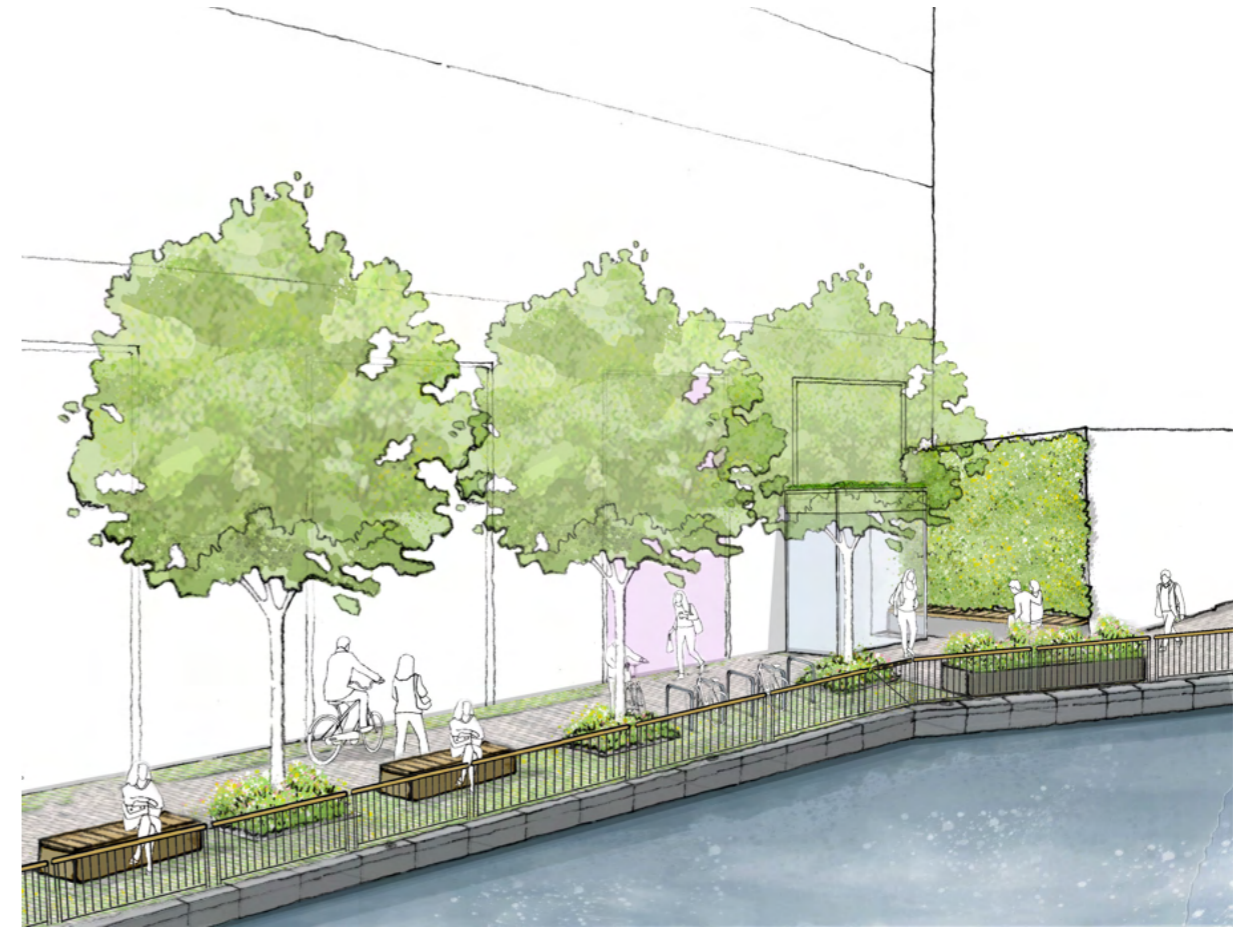
- We will seek to maximise local recruitment, both during construction and on completion of the development, including apprentices and training opportunities
- Our aim will be to exceed targets for local employment during construction
- Both Unite Students and Travis Perkins are committed to paying, as a minimum, the London Living Wage to all direct employees
- The 600 students living at Baltic Wharf will spend £5m in the local economy, each year boosting businesses of all sizes



## A highly sustainable development

In keeping with this scheme's position at the centre of Paddington and as one of Unite Students flagship London developments, the plans are focused on delivering a highly sustainable building which exceeds targets set by local authorities and takes every opportunity to lead the way. The building will be BREEAM excellent in both its construction and operation and will target being carbon neutral. This reflects Unite Students sustainability goal of being carbon neutral by 2030.

- **The Baltic Wharf development will be highly energy efficient and sustainable**
- **Our proposals are introducing pollinator plants and new habitats across multiple terrace levels. We will plant a variety of new tree species and seek to achieve a 10% biodiversity net gain increase**
- **Secure cycle parking will be provided throughout and around the development, to encourage sustainable travel**
- **Travis Perkins has a decarbonisation strategy for its fleet of delivery vehicles and has published clear roadmaps for the implementation of its net zero carbon plan**
- **We will explore how the canal can be used during construction and operation to lower emissions and road impact**



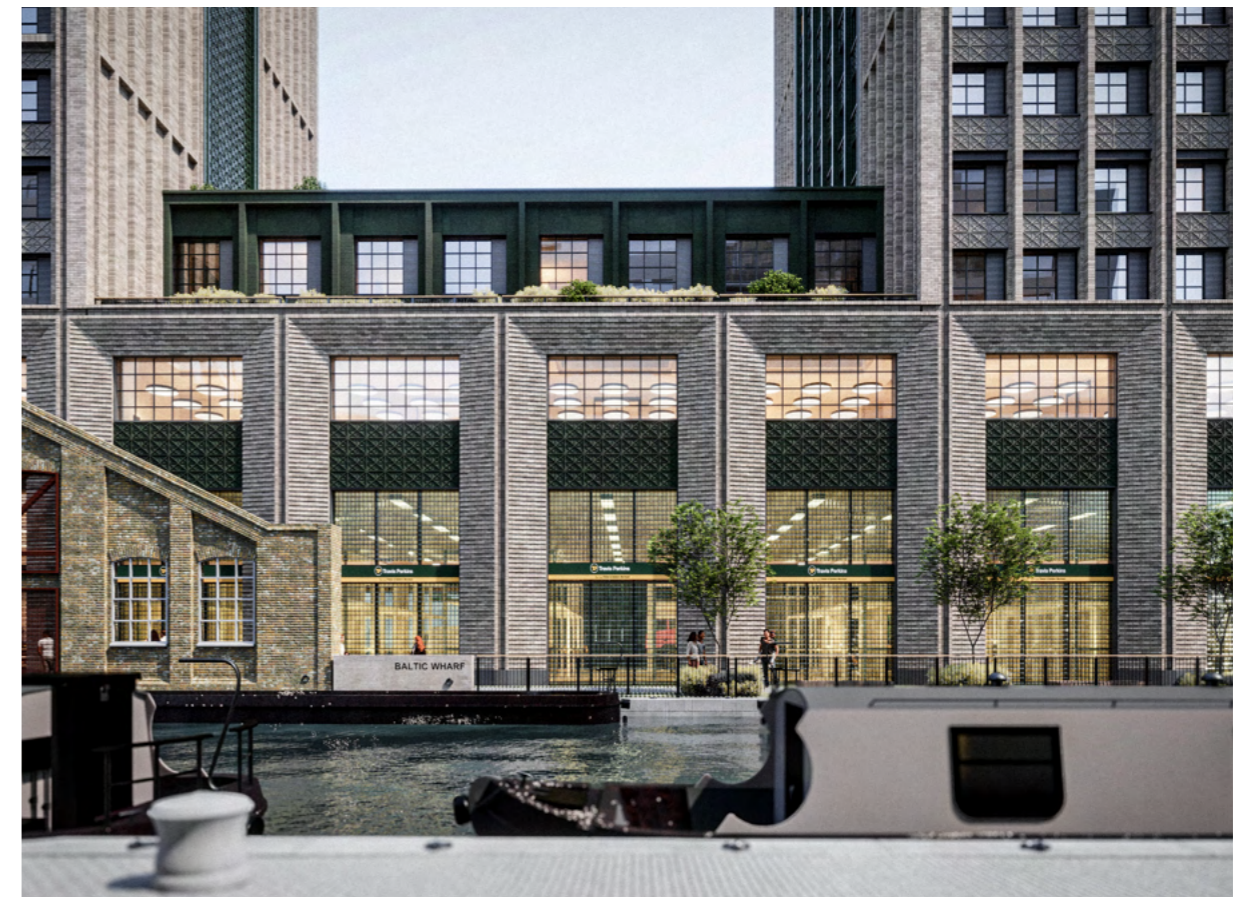
The proposals include tree planting and sustainable drainage features within the canal side path to mitigate risk of pollution running into the canal water



## A place that benefits all

We want to focus on ensuring that our scheme benefits everyone in the local area with tangible opportunities residents can take advantage of. A new community space within the building will give multiple opportunities for the building to be in constant use by the community whilst the student areas and rooms will be periodically opened up for community use during the summer months.

- **There will be opportunities to provide access to rooftop greenspaces for local residents**
- **We will provide a permanent community space which will have entrance onto the canal side path**
- **We will join existing schemes to share the new Baltic Wharf building with local people on well-advertised Open Days**
- **Unite Students will provide a summer accommodation package, aimed directly at the friends and families of local residents**



View of Baltic Wharf redevelopment, highlighting proposed palette of materials



## What we say

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“ We provide a home for 70,000 students, across 162 properties, in 23 leading university towns and cities. Our focus is on creating a positive impact, for the students who chose to live us, the communities that host us and our teams. Baltic Wharf will be a flagship development for us and we are excited about the opportunities that it offers to really give something back ”

Unite Students

“With 500 branches and almost 9000 employees nationwide, we are the UK’s largest builders’ merchants. Our business sits at the heart of the construction industry, working in partnership, to help build better communities and enrich lives. Building on this is our overwhelming objective for our new builders’ merchants at Baltic Wharf”

Travis Perkins

“ London is the best student city in the world, and King’s sits at the absolute centre. We aim to give our students a world-class experience – both in the quality of teaching that we deliver and the accommodation that we provide. But student accommodation is not just about high-quality buildings – it is also about helping our students to become part of the community, to give back and make a difference. We are confident that they will do that at Baltic Wharf ”

King’s College London



# Baltic Wharf

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