

# What we'll be giving back



Unite Students and Travis Perkins are committed to delivering significant public and environmental benefits at Baltic Wharf, which will have a positive impact on the local area.







These include a new community space, to be provided at a peppercorn rent, and targeted at a local charity or organisation that can demonstrate a track record in delivering real local change.

The landscaped canal side path will open-up the north side of the canal to pedestrians for the first time, significantly improving local access. Lighting, CCTV and an on-site security team will ensure that this canal side path, and improved pedestrian routes on Bishops Bridge Road and Harrow Road, are both safe and attractive.

We are currently considering options for incorporating public art into the proposals. Multiple initiatives will also be developed to support community volunteering and the transition from school to university, for example.

Additionally, the project will support the local economy, both through student expenditure and the retention of Travis Perkins, in a new fit for purpose facility.

The benefits identified below are a 'starting point' and will be extended as the project progresses. We would also welcome your thoughts.

| <b>COMMUNITY</b><br>  | <b>SUSTAINABILITY &amp; GREENING</b><br>   | <b>SKILLS &amp; TRAINING</b><br>   | <b>LOCAL ECONOMY</b><br>   | <b>CONNECTIVITY &amp; PERMEABILITY</b><br>   | <b>HISTORY &amp; HERITAGE</b><br>   |
|--|---|---|---|---|--|
| <ul style="list-style-type: none"> <li>- Creation of a new onsite community space to support social impact in the area.</li> <li>- Building a new public path along the canal with public realm amenities for locals to use.</li> <li>- Provision of additional security enhancements to the area (including CCTV, 24-hour on-site security presence and lighting on active street frontages).</li> <li>- Exploring options to open the building to provide study space for local students and community open days.</li> <li>- Developing a joint approach with other landowners to address any wider management/ASB issues.</li> <li>- Public arts strategy is being developed for the site.</li> </ul> | <ul style="list-style-type: none"> <li>- Increased biodiversity through greening the public realm throughout the site.</li> <li>- Introduction of landscaped terraces, green roofs and ground level planting, providing an increase in local biodiversity.</li> <li>- Delivery of an energy-efficient, sustainable development, including a commitment to achieve a BREEAM 'Excellent' rating and utilise 100% renewable energy.</li> <li>- Ambition to be Unite Students and Travis Perkins first net-zero carbon building in construction and operation.</li> </ul> | <ul style="list-style-type: none"> <li>- Volunteer It Yourself partnership with TP to help young people learn vocational trade skills and help renovate local community premises.</li> <li>- Apprenticeship/higher education mentoring with local schools and Unite Student's Leapskill programme endorsed by the Department for Education (DfE).</li> <li>- Travis Perkins' Maddie Rose scheme spreading awareness about employment in construction at schools.</li> </ul> | <ul style="list-style-type: none"> <li>- The delivery of a modern future proofed facility for Travis Perkins along the canal.</li> <li>- Investment in the local economy as a result of significant student spending and gross value added, including for businesses along Praed Street and at Church Street.</li> <li>- Maximised local recruitment during construction and on completion of the development, including apprentices and training opportunities.</li> <li>- 35% of the units will be offered at affordable rents, targeted at those from economically disadvantaged backgrounds.</li> </ul> | <ul style="list-style-type: none"> <li>- Opening up of the canal side path; creating an important connection in this part of Paddington from the north of the site.</li> <li>- Public realm improvements at the junction of Harrow Road and Bishop's Bridge Road, where a new public space is proposed to improve pedestrian experience.</li> <li>- A cycle-friendly scheme; with cycle parking throughout the development to encourage sustainable travel.</li> <li>- Improved signage and wayfinding to improve user experience around the site.</li> </ul> | <ul style="list-style-type: none"> <li>- A public arts strategy which responds to the heritage of the site is being developed.</li> <li>- Retention of Travis Perkins, an industrial use on the ground floor of the scheme, which reflects the heritage of the canal as a working canal to transport goods.</li> <li>- Retention of heritage assets on the site are being explored.</li> <li>- Exploring ways of using the canal for both construction and operation.</li> </ul> |



# Design input and next steps



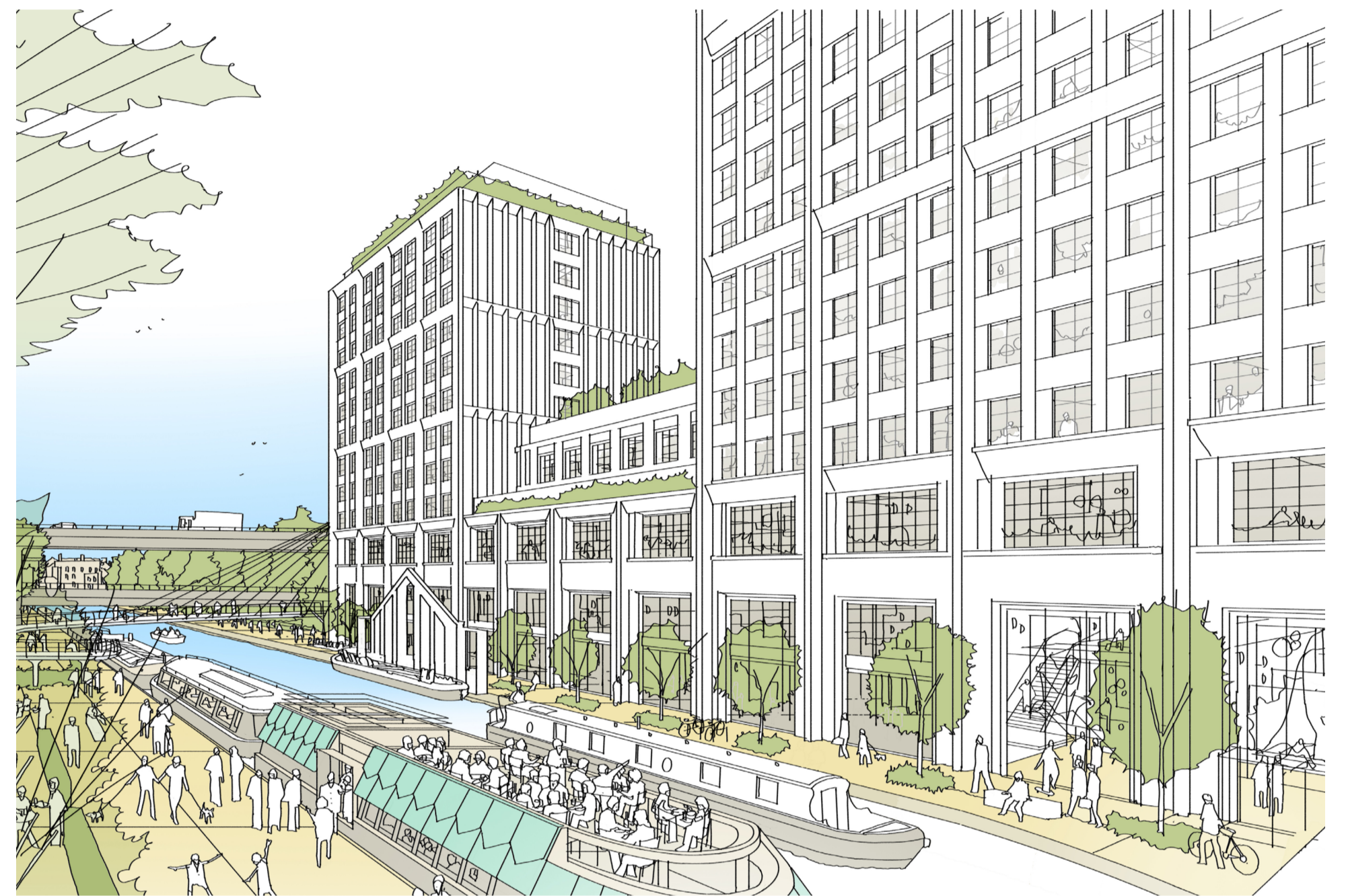
GIVE YOUR  
VIEWS HERE

There are still design decisions to be made and we want to hear your views on some of the ideas we are considering. Below you will see an idea for retaining the existing gable wall, the last remaining element of the traditional warehouse buildings that lined the canal side. Additionally, we are doing extensive studies on facade treatments and materials.

## Existing gable wall



Gable in current arrangement



How the retained gable could look

Please submit your comments on what you have seen today using the feedback forms provided, or comment through our website [balticwharfpaddington.com](http://balticwharfpaddington.com).

You can also contact us by email [info@balticwharfpaddington.co.uk](mailto:info@balticwharfpaddington.co.uk) or phone 0800 319 6185.

