

EUSTON TOWER
FFLO
PLANTING PROPOSALS FOR
PLANNING 01 12 2023
rev D

OVERALL AIMS OF THE SCHEME . QUALITATIVE

The site sits at the intersection of Euston Road, Hampstead Road, and Tottenham Court Road. Euston Station is nearby. The overall setting is therefore somewhat intense: Busy. Nature feels far away.

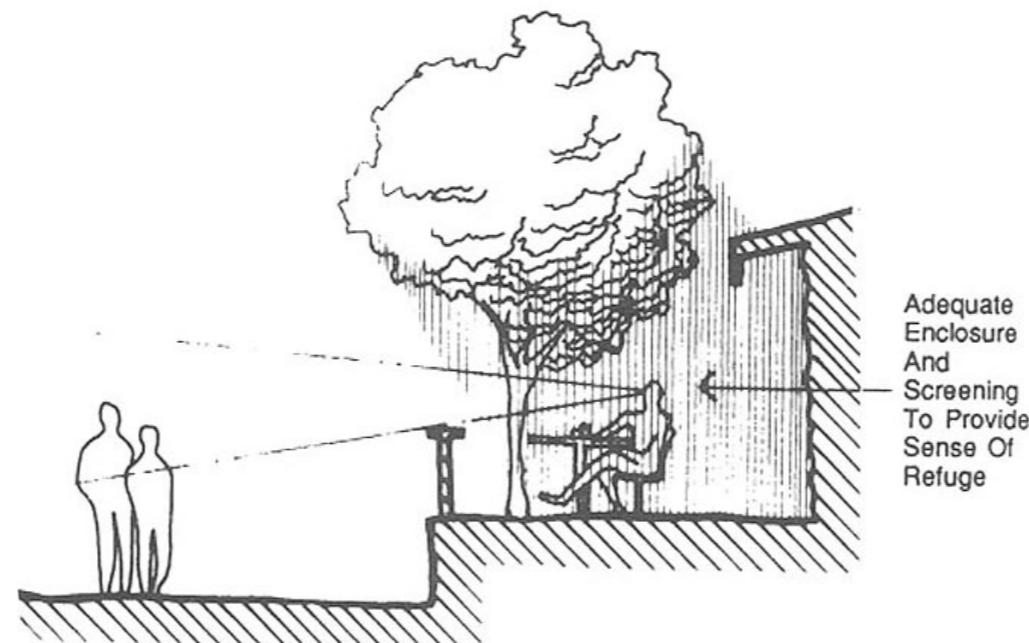
Nonetheless the massing of the buildings and their scale has created a ‘tucked away’ feeling, almost like a nook carved into a bluff or cliff-face looking out over a river. It is quite a surprising place to come across, and in terms of the environmental conditions it has much to offer. Our aim is to use the planting of the landscape to exacerbate all that is good about it: A surprisingly wonderful landscape to pass through, or visit.

We felt from the outset that there was an opportunity to create a place of enclosure and respite from the busy streetscape beyond, and we have worked with DSDHA to envisage a landscape that will make visitors feel that they are surrounded and enclosed by nature, richly and densely planted, sheltered. The planting should be distinctive, defining a strong and unique quality that will make this a destination to visit in itself, for locals and visitors alike, as much as a place to pass through. Finally, it is of course the threshold to many work places, and if the last thing the workers hear before walking in the door is a robin singing, or the last thing they smell the scent of heather, so much the better for them too.

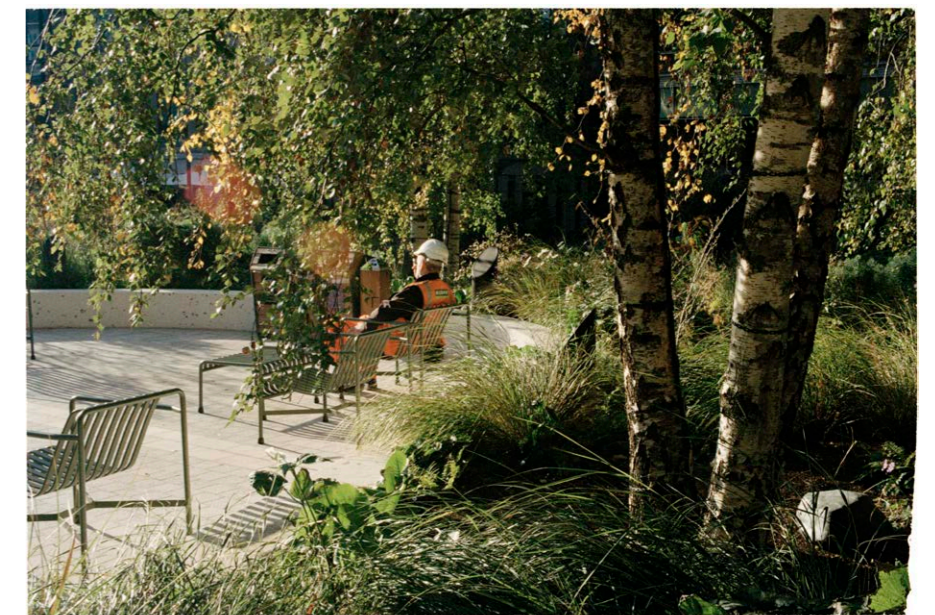
In many ways the planting of this project builds on the success of our previous collaboration with DSDHA, Exchange Square (Broadgate), which likewise used naturalistic planting in a matrix system, in that case based on a woodland/woodland edge type. One of the strongest things we take from that project is that people tend to most enjoy to sit under the trees at the top of the square amongst the planting. From this point of enclosure they look out over the square and the train station in movement below them: Prospect and refuge – sitting in a comfortable refuge surveying the busy scene below. In this project we are looking to extend that comfortable quality to Regents Place.



at peace - surrounded by nature - exchange square



John Lautner - prospect and refuge



tucked under the trees surveying the view - exchange square

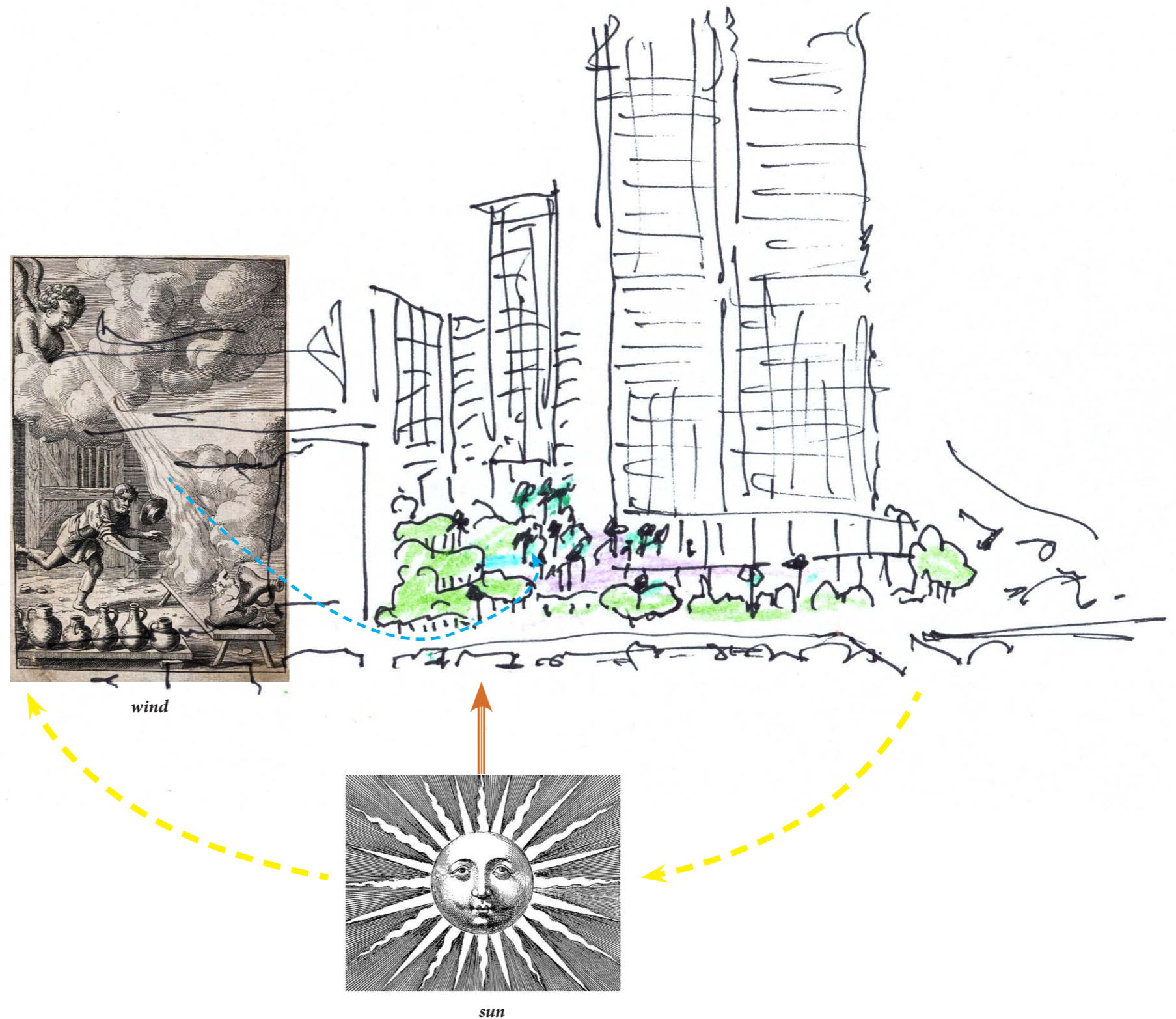
SITE CONDITION

The square is enclosed by tall buildings to the east, west, and north, but is open on the south side to Euston Road. Euston Road is an exceptionally broad street, some 50m in width at this point! As such the plaza is graced with unusually good light for central London, with the sun flooding in from the broad open sky to the south for much of the day.

At present Euston Road is heavily trafficked. We have therefore made use of extensive planting of birch. The small leaves of this tree, which is pollution resistant, are good at phytoremediation of the air and catching particulates. Whilst the road is currently not qualitatively beneficial it should be noted that in due course, with the transition to electric vehicles, it will become considerably less noisy and polluting. The new plaza therefore has a brighter future to grow in to.

Due to the width of Euston Road, acting as a funnel for the wind, and the tall buildings around, the site is windy. The heavy planting of trees is designed to provide shelter from the wind, they have been carefully positioned to mitigate this effect as much as possible.

The planting is all on a roof/above a basement. As such the planting beds will be entirely artificial with new soil arriving for the project. This gives us the opportunity to make use of very specific soil types and mixes to



create an unusual diversity of planting conditions within the project.

PLANTING CONCEPT

The planting concept has been developed in close collaboration with DSDHA and is echoed in the forms of the hard landscape and the overall structure of the scheme. As we have mentioned, from the outset we wanted to envelop visitors to the square in nature, and surround them with trees. But there follows from this a further question: Which nature, which trees?

Because the landscape will be formed of imported soils and there is no preexisting subsoil structure we are able to bring together three naturally occurring systems that would normally exist side by side but over a much more extended site area than the one we have here: Marsh/wetland, meadow, native woodland, and upland heath.

By compressing these four 'natures' we have created a much more diverse and intense naturalistic environment for the users of the landscape to enjoy. And also a more diverse set of conditions in which plants and animals can thrive: biodiversity for all.

PLANTING TECHNIQUE

For the planting of the ground plane we will be using the matrix technique of planting pioneered by Nigel Dunnet of Sheffield university. In this technique the plants are mainly mixed together, as they would be in nature, rather than planted in swathes. The matrix of planting is in each case expressed as a mix of various plants, chosen for the specific conditions that the mix refers to. These are then set out by hand on site by the designer, Claire Fernley, partner in FFLO.

The planting will be strongly seasonal, using predominately deciduous species. In this way the planting will bring the slow rhythm of the natural world to the city here.

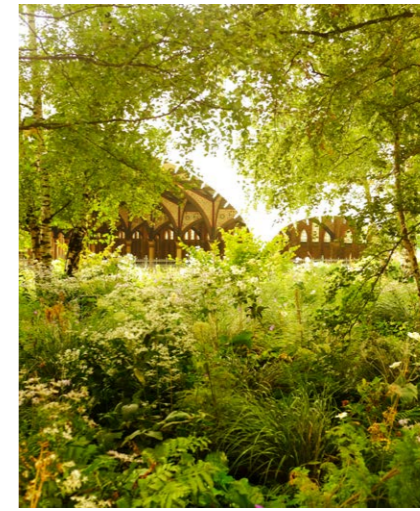
Tree planting has been designed with succession in mind with small trees and saplings planted alongside larger specimens.



wetland



grassland



woodland



heathland

concept - four natures of the site



setting out plants using the matrix system



naturalistic outcome

technique - naturalistic matrix planting, exchange square broadgate

WETLAND

PLANTING CHARACTER

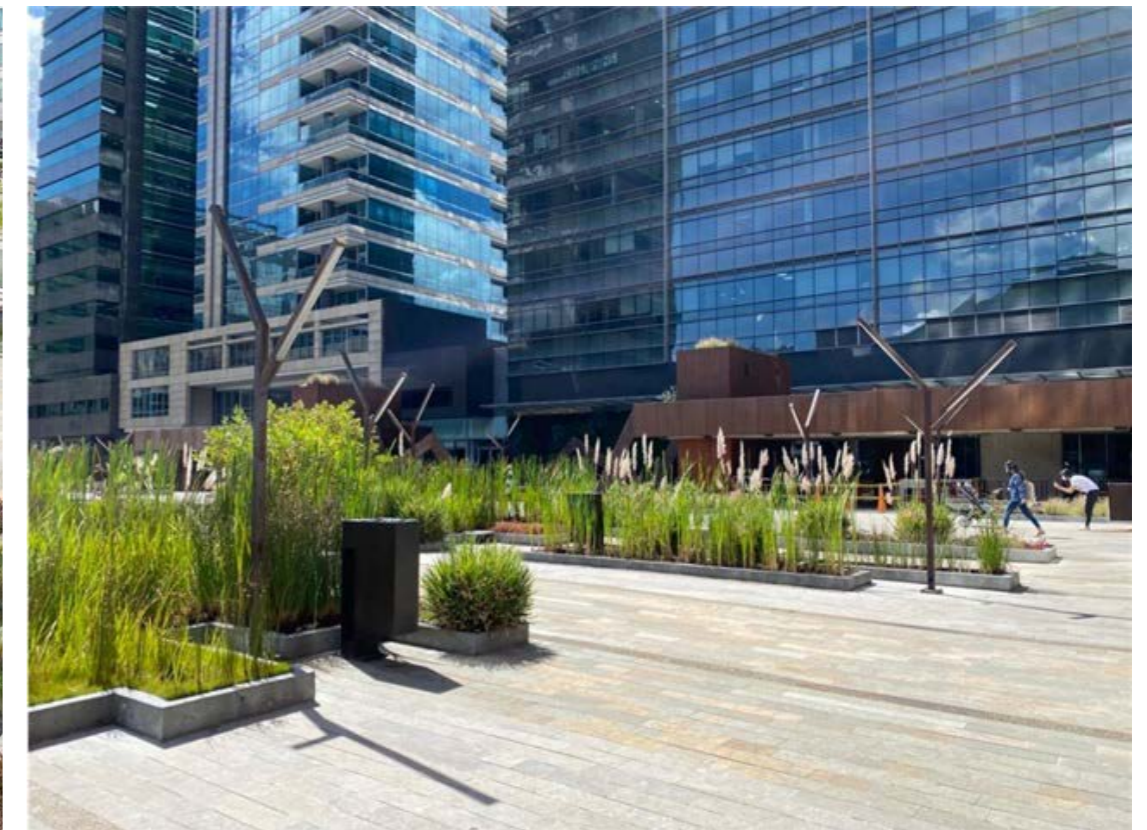
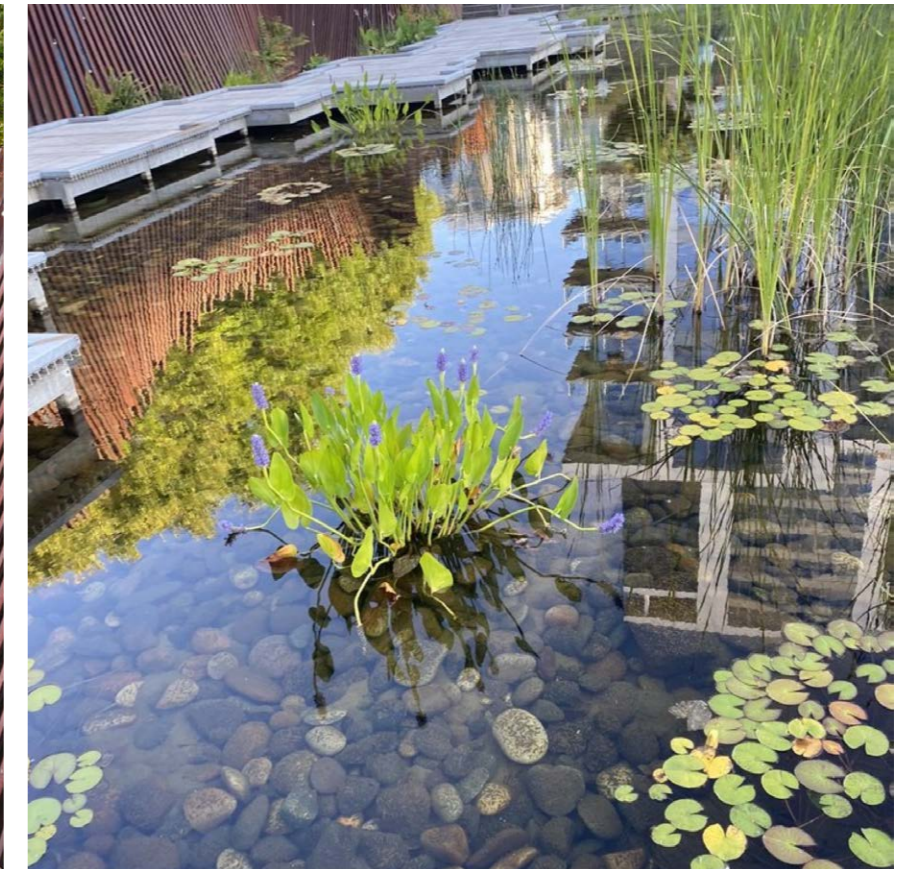
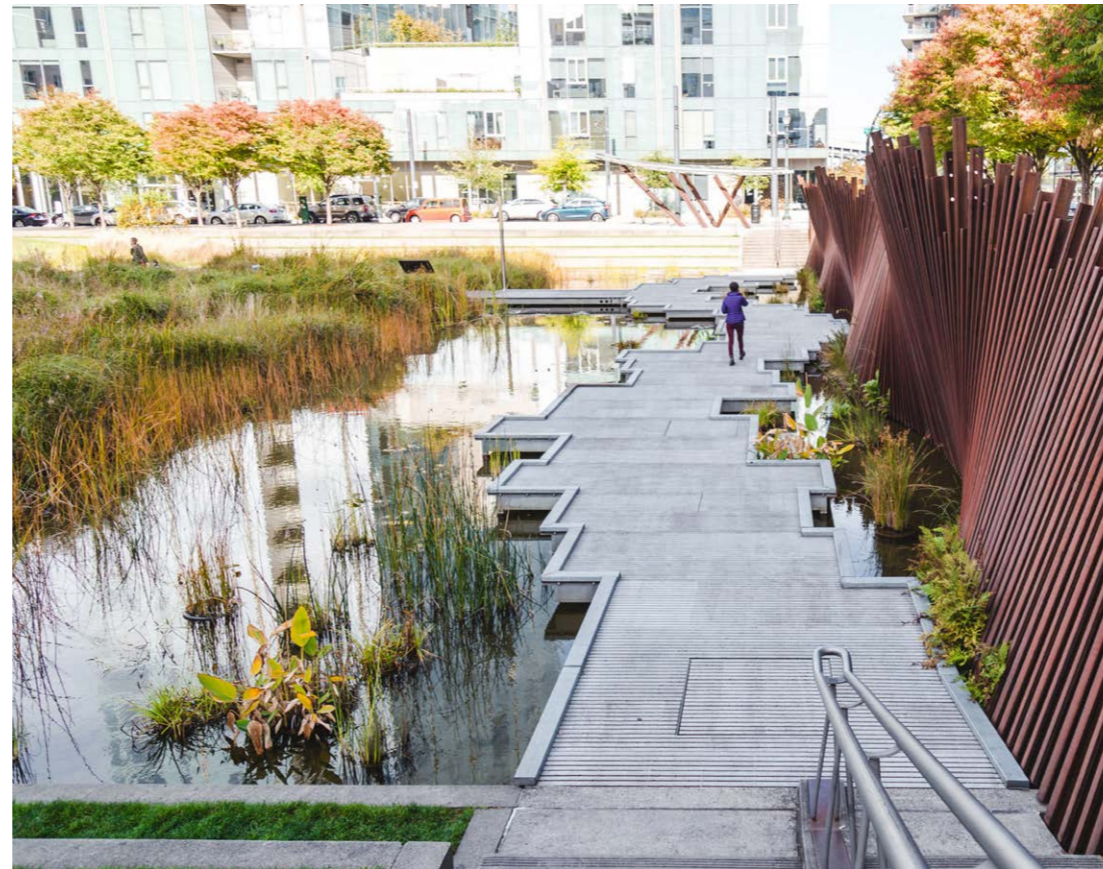
Wetlands include a range of watery habitats from bog, to fen, reedbed, pond, wet meadow, wet woodland or washland.

Within the wetland planting areas we will replicate the conditions and profiles to support the various aspects of wetland habitats: meadow, bog, marginal, and submergent layers.

The proposed wetland landscape will include deeper water for plants such as water lilies and shelving banks where marginal planting such as iris and watermint with its strong minty smell will rise up to a mix of creeping species, bulbs, herbs, grasses and perennials. A few carefully selected smaller shrubs may be possible here, planted relatively young to suit the planting depth and allow them to acclimatise to conditions. Some taller grasses here will also give some enclosure in the summer months and architectural form through the winter. Many of these species are also excellent for insects.



natural wetland habitats



urban wetland character

Precedents: Tanner Springs, Oregon, Usaquen urban wetland

WETLAND

AQUATIC PLANTING ZONES

ZONE 1 . Bog / moisture loving plants
Saturated soil

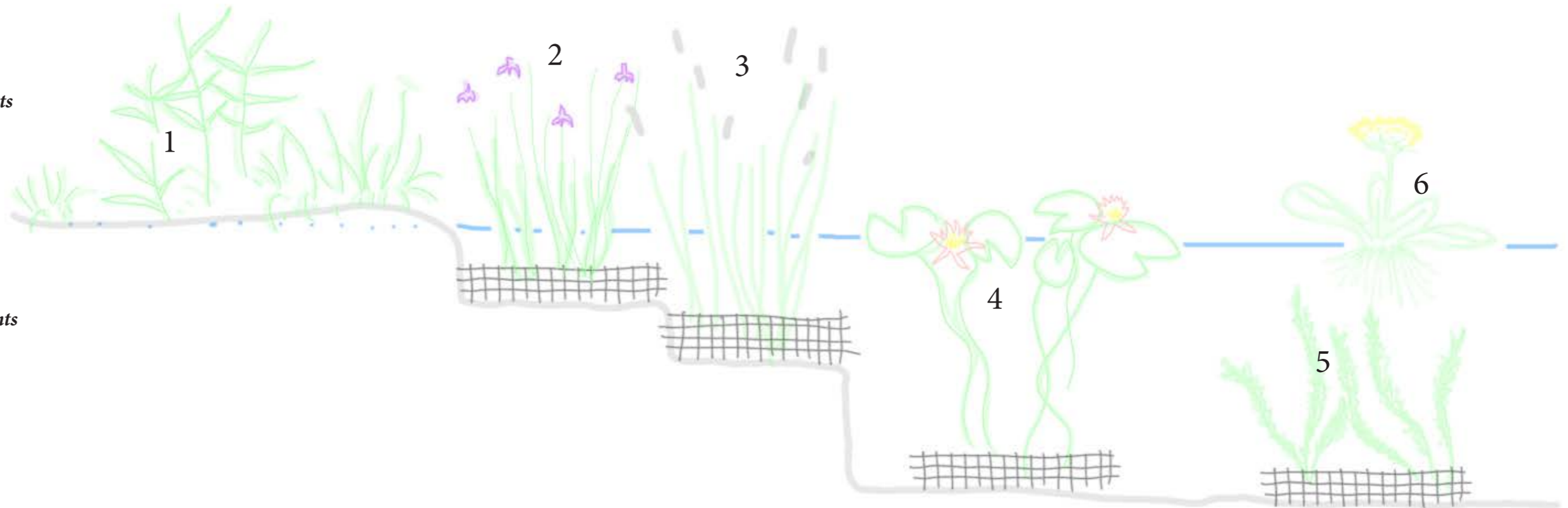
ZONE 2 . Emergent plants
0 - 15 cm water depth

ZONE 3 . Deeper emergent plants
15 - 40 cm water depth

ZONE 4 . Lillies and deep water plants
Over 40cm

ZONE 5 . Submergent plants
Over 40cm

ZONE 6 . Floating plants



WETLAND

PLANTING PALETTE

ZONE 1 . Moisture Loving Plants

- Salix purpurea,
- Dryopteris lepidopodia,
- Matteuccia struthiopteris,
- Asplenium scolopendrium,
- Deschampsia cespitosa,
- Iris pseudacorus,
- Marsh marigold,
- Trollius europaeus,
- Pillwort,
- Veronica beccabunga,
- Primula florindae,
- Carex acutiformis,
- Filipendula ulmaria,
- Lycnis flos cuculi,
- Valeriana officinalis,
- Lythrum salicaria,
- Chaerophyllum hirsutum 'Roseum',
- Geranium 'Prelude',
- Angelica sylvestris Ebony,
- Ranunculus acris 'Citrinus',
- Lycchnis coranaria



WETLAND

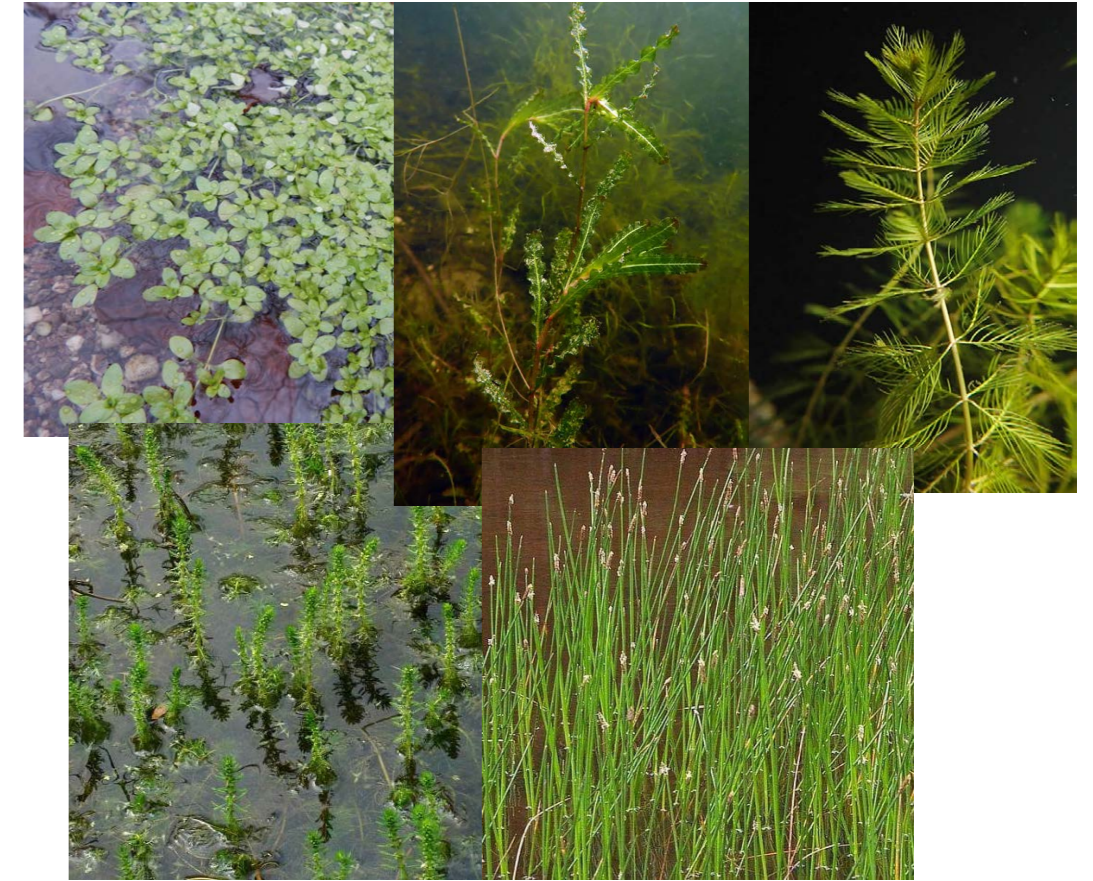
PLANTING PALETTE



ZONES 2 -4 Emergent Native Plants

- Iris pseudacorus
- Filipendula ulmaria
- Lythrum salicaria
- Carex spp
- Ranunculus lingua
- Junus spp
- Mentha aquatica
- Myosotis scorpioides
- Butomus umbellatus

Floating Plants



Submergent Plants

ZONE 5 Submerged Native Plants

- Myriophyllum spicatum
- M. verticillatum
- Potamogeton crispus
- Ceratophyllum demersum
- Callitriche stagnalis
- Eleocharis palustris

ZONE 6 Floating Native Plants

- Lemna trisulca
- Hydrocharis morsus ranae
- Nymphaea alba
- Stratiotes aloides



Emergent Plants

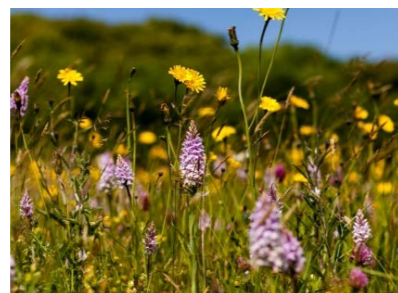
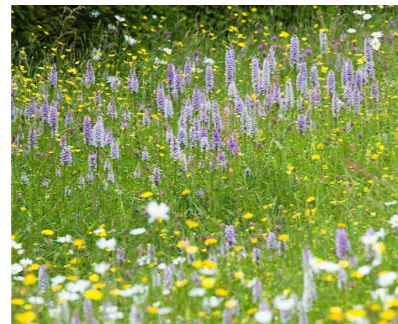
GRASSLAND

PLANTING CHARACTER

Grasslands are areas dominated by grass cover, but they can also contain lots of other plants. Natural grasslands and meadows offer a rich source of wildflowers, food for wildlife and habitat.

We will adapt the character of a naturalised meadow to develop a planting design that will more robustly suit this very urban setting and its management as well as the smaller scale environment of the planter layout.

We have therefore abstracted this planting type to become a more floriferous prairie mixed with ornamental grasses. The planting mix will be designed with a mixture of evergreen ornamental grasses and a careful selection of perennial and bulb species that have interesting winter structure, seedheads and leaf texture and early spring colour, therefore extending the structure, colour and display throughout the winter before the cycle of growth begins again in early spring.



natural grassland / meadow



adapted 'prairie or perennial meadow' planting



GRASSLAND

PLANTING PALETTE

Grasses

Sporobolus heterolepis,
Sporobolus wrightii,
Briza media,
Calamagrostic brachytricha,
Achnatherum calamagrostis,
Pennisetum macrorum,
Stipa gigantea

Flowering Plants

Dianthus carthusianorum,
Knautia arvensis,
Daucus carota,
Centrnthus ruber alba,
Camassia leitchii,
Echinops ritro Veitch's Blue,
Gallium mollugo,
Liatris spicata,
Salvia nemerosa Amethyst,
Aster oblongifolius
Solidago speciosa
Kniphofia sunningdale
Coreopsis Moonbeam
Salvia nemerosa Amethyst
Lysimachia atropurpurea Beaujolais
Allium sphearoccephalon
Althaea cannabina
Fritillaria meleagris
Verbascum thapsus
Pulsatilla vulgaris
Linum perenne



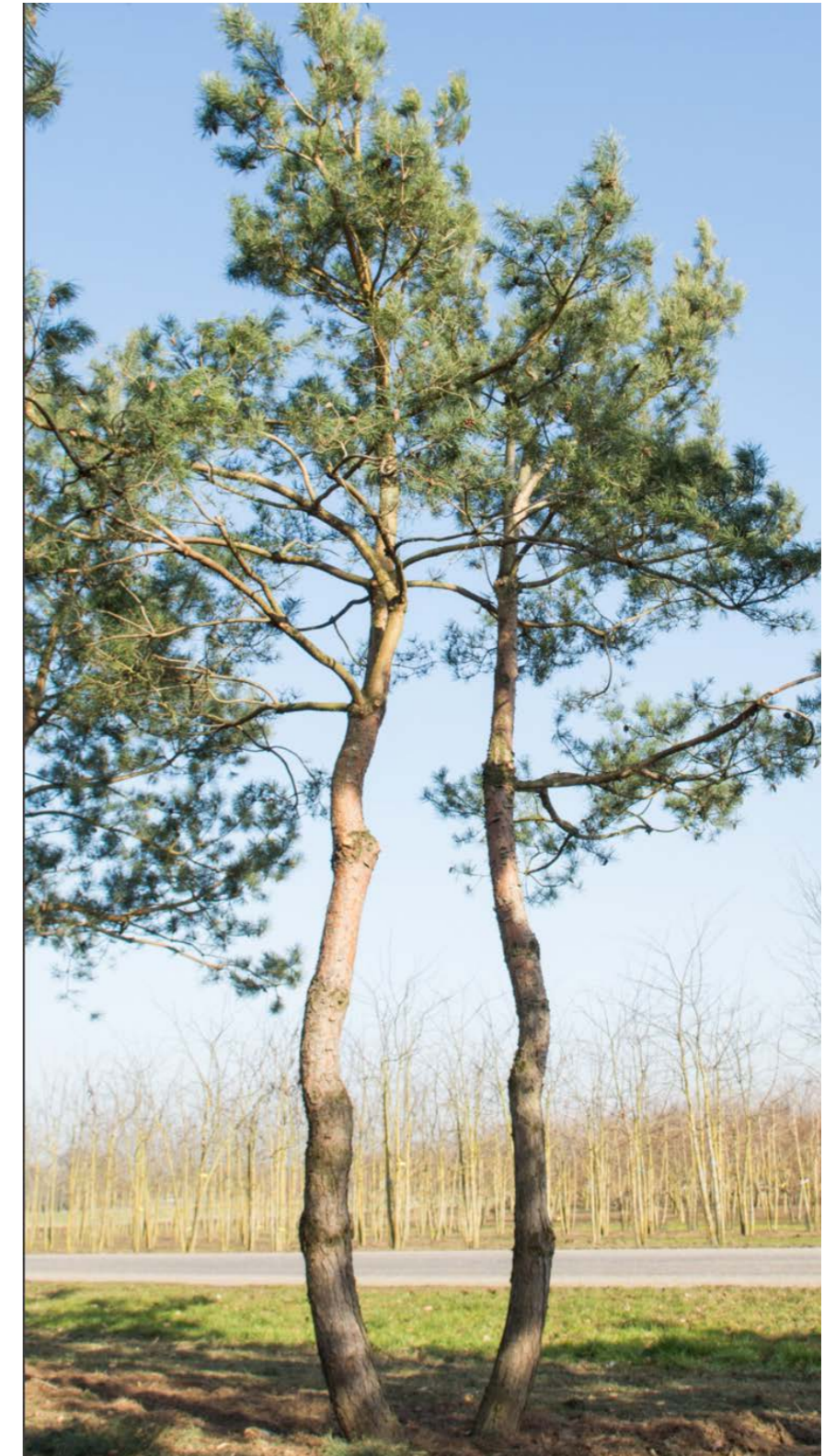
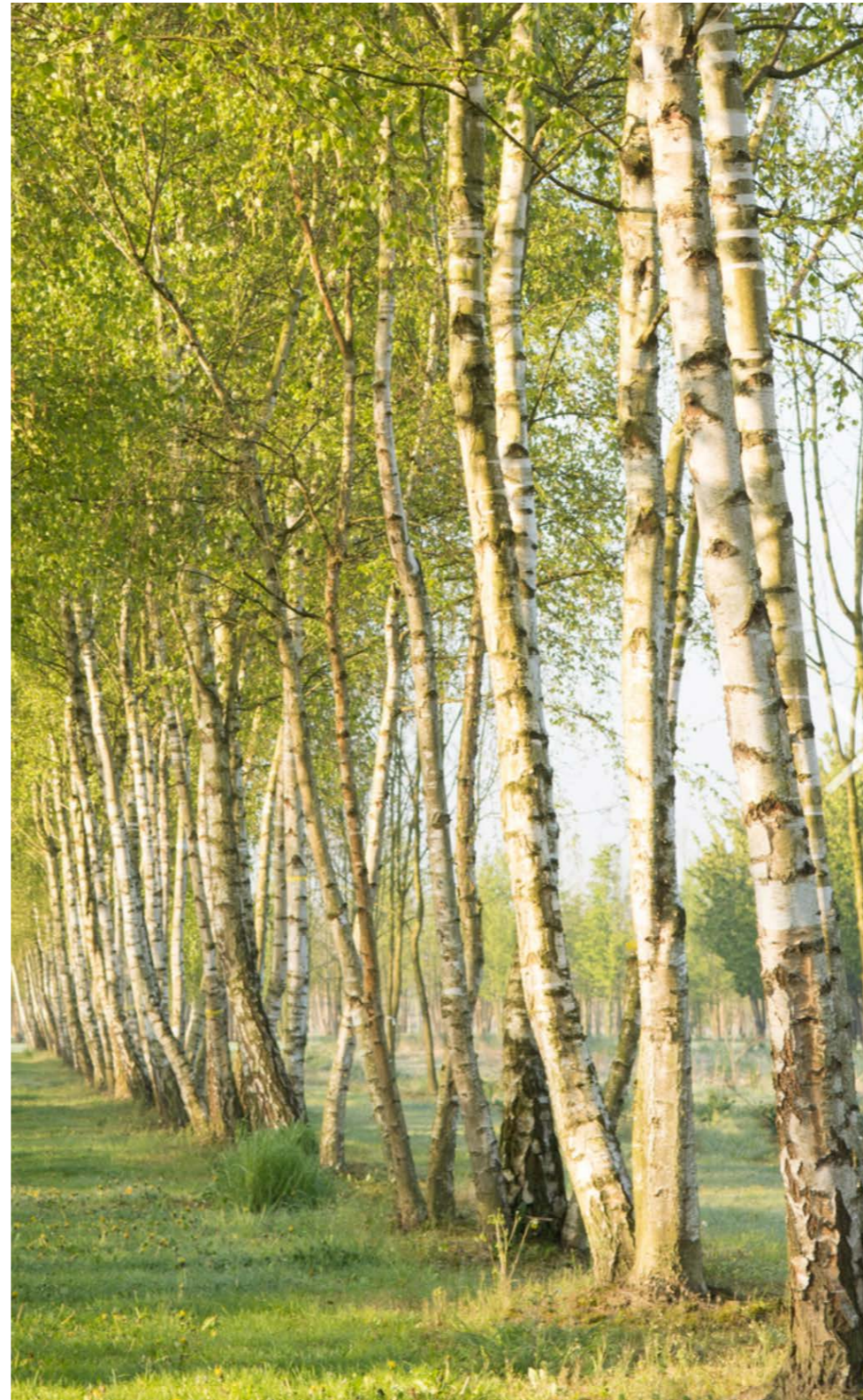
WOODLAND

TREES

For the woodland we have selected all British native trees: Birch, Scots pine, Rowan, Hawthorn (multistems) Holly.....To heighten the natural feeling of the landscape the trees will be planted at a variety of different sizes as they would be found in nature, with young trees and saplings alongside larger specimens.

The trees will provide shade for people and for plants, still the wind, and here the scent of leaf mould (mulch) will permeate the air. We believe that planting is not simply a mechanism for creating space, or a thing to look at, but a creator of very specific conditions for life stimulating all the senses: Wind in the leaves, scent, cooling the air, expressing long term seasonal change, creating space, and finally to look at.

The tree planting is structured around the larger specimens and in particular the Scots pines which are used to establish the heathland type planting as the planting of the square rises up to meet the tower, and then as accents, or punctuation marks at some of the key routes in and out of the square.



WOODLAND

PLANTING CHARACTER

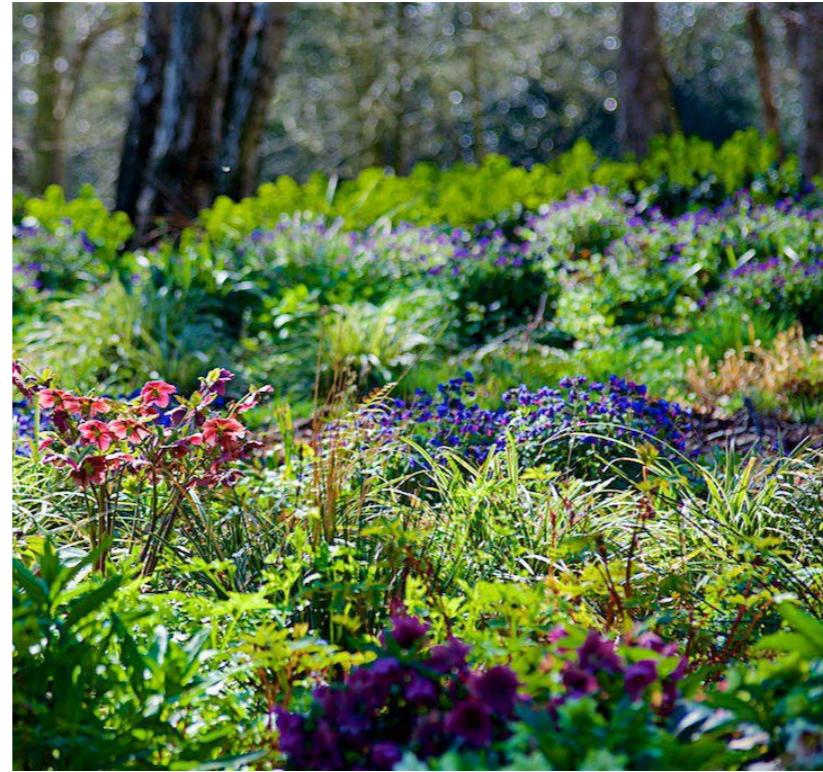
The woodland character is made up of several planting layers.

- Canopy, made of native deciduous and evergreen trees.
- Shrub/scrub layer again made of deciduous, evergreen and flowering species.
- Understorey, ground flora, formed of perennials, grasses, ferns and bulbs.

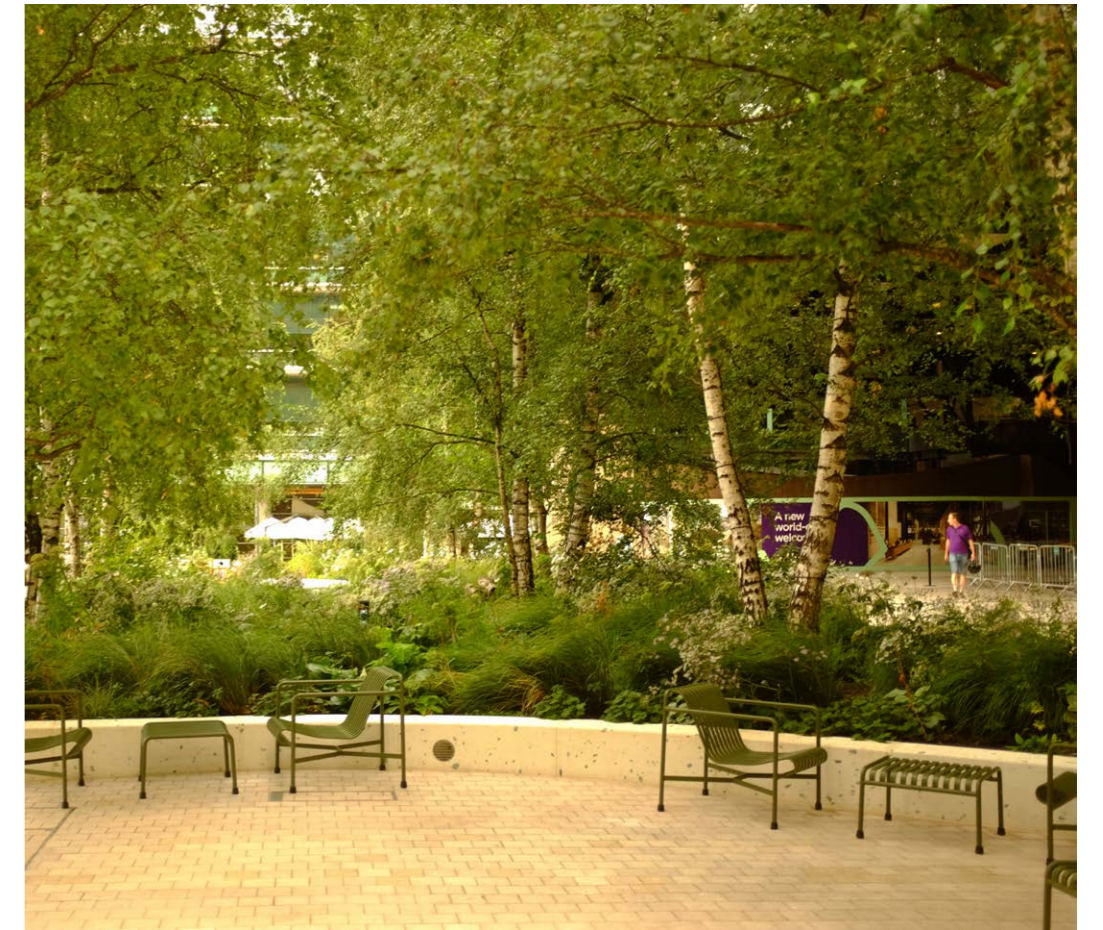
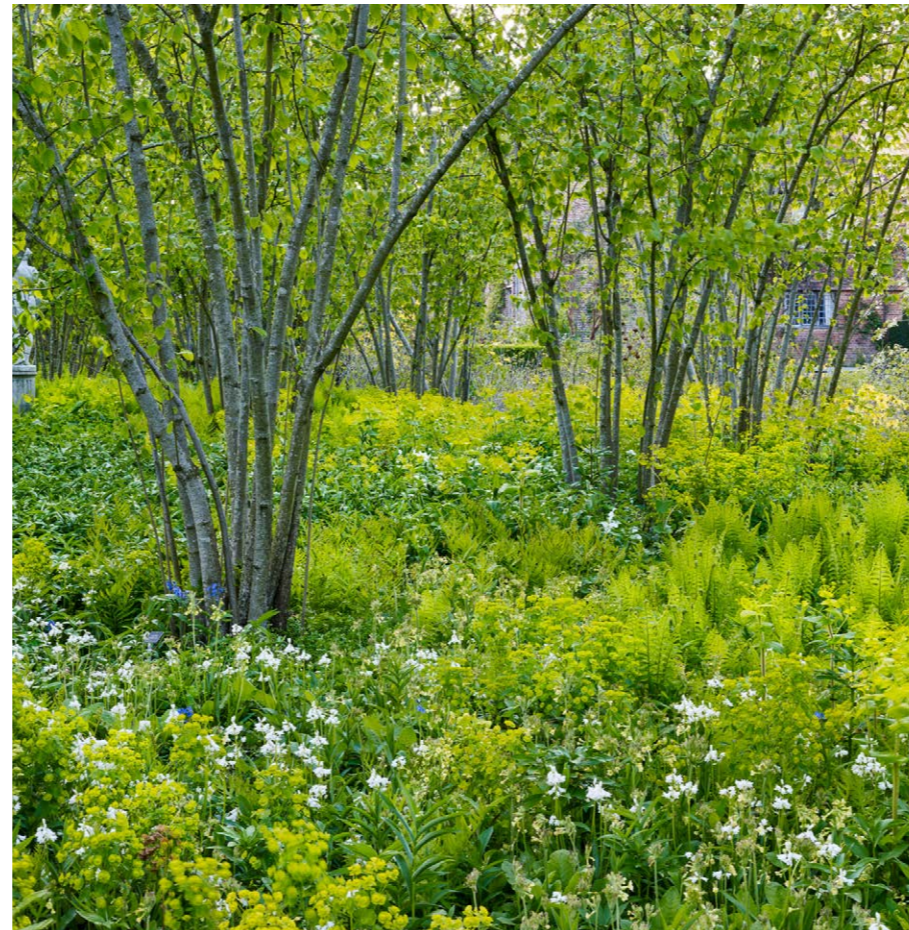
Planting will be inspired by woodland species where trees offer shade. Where there is more light species that are more suited to a 'woodland edge' will form the basis of the planting mix.

A tapestry of grasses, ferns, bulbs and perennials will form the understorey layer. Small shrubs will form the medium layer and provide shape and structure.

We will look to include a balance of deciduous and evergreen species to ensure interest and cover throughout the year.



natural woodland habitats



adapted woodland character

Precedents: Trentham Woodland Garden; Exchange Square Woodland Planting; Sissinghurst Coppice woodland garden.

WOODLAND

PLANTING PALETTE

Grasses & Ferns

- Dechampsia cespitosa
- Hakonechloa macra
- Melica altimissia
- Anemanthele lessoniana
- Sesleria autumnalis
- Blechnum spicant
- Polypodium vulgare
- Matteuccia struthiopteris
- Dryopteris erythrosora
- Onoclea sensibilis

Flowering Plants

- Lilium martagon
- Bergenia overture
- Leucanthemum vulgare
- Digitalis purpurea
- Anemone hybrida Honorine Jobert
- Anthriscus Ravenswing
- Helleborus hybridus
- Helleborus feotidus
- Brunnera macrophylla 'Jack Frost'
- Tellima grandiflora
- Astrantia Buckland
- Aster divicatus
- Polygonatum x hybridum
- Smyrniun perfoliatum
- Silene fimbriata
- Primula vulgaris
- Primula veris
- Hycinthoides non scripta
- Convallaria majalis
- Omphaloides Cherry Ingram
- Cyclamen coum 'Rubrum'
- Epimedium x versicolor
- Sulphureum
- Geranium rozanne



HEATHLAND

PLANTING CHARACTER

The planting of the heath is associated with the higher sloping elements of the landscape, particularly around the stair to the tower and the lower terraces of the building. In this way the heath is presented, as it would be in nature, on the more exposed upland.

Heathlands are typically open spaces, made up of low-growing plants, like heather, gorse, broom and grasses. We will work with the colours and distinctive low level mounded forms of the subshrub layer reminiscent of heathland. However the qualities of a natural heathland will be adapted to a slightly more diverse planting mix, adding more flowering perennials and ornamental grasses and a wider mix of subshrubs to create a more rich tapestry of colour, texture and winter form.

Above the heath rise the associated native heathland type trees: Scotch pines, Downy Birch, and Weeping birch. Again, these trees are planted at a variety of sizes, from saplings to semi mature specimens.

In this part of the landscape we will be using a slightly acidic, ericaceous soil type to mimic the soil found naturally in heathland environments.



natural heathland habitats



adapted heathland character

Precedents: Hauser & Wirth, Piet Oudolf's private garden



PLANTING PALETTE

Grasses

- Dechampsia cespitosa
- Molinia arundinacea 'Transparent'
- Sesleria autumnalis
- Sesleria nitida
- Stipa gigantea

Flowering Plants

- Dianthus carthusianorum,
- Lonicera peralcyum
- Achillea credo
- Centaurea nigra
- Thymus pulegioides
- Calluna vulgaris
- Erica cinerea
- Erica tetralyx
- Aster oblongifolius
- Phlomis blossom
- Rudbeckia fulgida Goldstrum
- Lotus corniculatus
- Knautia macedonica
- Lysimachia atropurpurea Beaujolais
- Dactylorhiza maculata
- Cytisus Luna
- Allium sphearcephalon
- Echinacea pallida
- Echinacea
- Salvia 'Dear Anja'
- Cirsium rivulare Trevors Blue Wonder
- Campanula rotundifolia



UPLAND - LEVEL 7-30 - SUNNY ASPECT

Higher on the building the upland palette is adapted to the harsher environment here by adding alpines and plants that grow in tough windy maritime environments,.

PLANTING PALETTE

Grasses

- Dechampsia cespitosa
- Molinia arundinacea 'Transparent'
- Sesleria autumnalis
- Sesleria nitida

Flowering Plants

- Dianthus carthusianorum,
- Lonicera peralcyum
- Achillea credo
- Centaurea nigra
- Thymus pulegioides
- Calluna vulgaris
- Erica cinerea
- Erica tetralyx
- Aster oblongifolius
- Lotus corniculatus
- Knautia macedonica
- Echium vulgare
- Helichrysum italicum
- Saxifraga urbium
- Pinus mugo
- Euphorbia mysinites
- Euphorbia Blue Haze
- Campanula rotundifolia
- Gypsophila retans Alba
- Tulbaghia violacea
- Dianthus deltoides Albus
- Ipheion Jesse
- Aster alpinus
- Perovskia Little Blue Spire
- Erigeron karvinskianus
- Armeria maritima 'In the Red'
- Santolina chaemaecyparissus



PLANTING PALETTE

Grasses

- Dechampsia cespitosa
- Dechampsia flexuosa
- Carex testacea
- Anemanthele lessoniana
- Luzula sylvatica
- Luzula nivea

Flowering Plants

- Bergenia overture
- Leucanthemum vulgare
- Helleborus hybridus
- Helleborus feotidus
- Brunnera macrophylla 'Jack Frost'
- Tellima grandiflora
- Astrantia Buckland
- Aster divicatus
- Primula vulgaris
- Primula veris
- Convallaria majalis
- Omphaloides Cherry Ingram
- Cyclamen coum 'Rubrum'
- Epimedium x versicolor Sulphureum
- Campanula portenschlagiana
- Campanula rotundifolia
- Lonicera peralcyium
- Lirope muscari
- Aquilegia alpina
- Ajuga reptans 'Caitlins Giant'
- Saxifraga urbium
- Mysotis alpestris
- Mysotis sylvatica
- Tiarella cordifolia
- Muscari armeniacum
- Galanthus nivalis



BIODIVERSE ROOF PLANTING

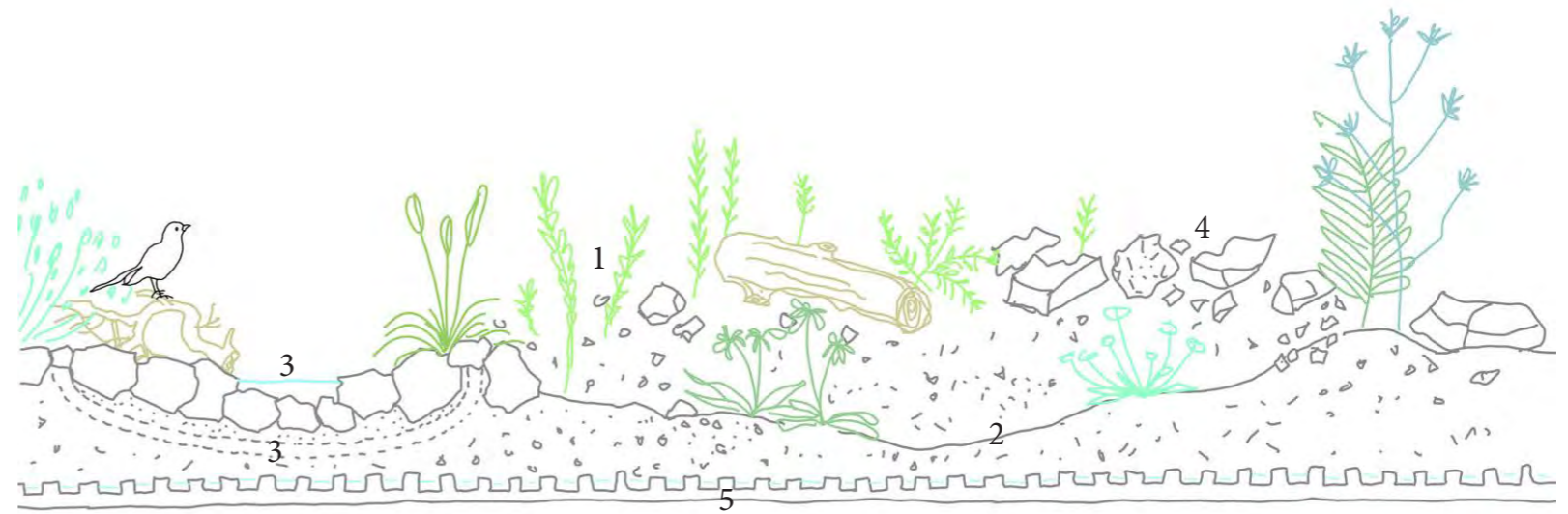
The project includes an area of inaccessible biodiverse roof. It will be serviced with irrigation in periods of extreme drought and during establishment.

These biodiverse roofs will include the details shown on the diagram below.

- 1, plant height variation
- 2, Variation in substrate depth
- 3, Temporary water bodies created using pond liners
- 4, Logs stone and crushed bricks as habitat and foraging sites
- 5, drainage and water retention layer.

The biodiverse roofs will vary in depth between 150 and 200mm substrate and be planted with native wildflower plugs at a density of twenty plants per m².

The roofs will use a specialist lightweight substrate such as “Zinco Rockery” mixed with “Zinco Heather and Lavender”



Gravel areas as a breeding ground for insects and sun trap



Temporary water bodies

BIODIVERSE ROOF

PLANTING PALETTE

Planting will be installed using plug plants rather than seeded to ensure a more successful establishment and greater variety established. It will be planted at a rate of 36 plugs per m2 to improve speed and success of establishment of all species.

Grasses

- Achillea millefolium.
- Allium schoenoprasum.
- Armeria maritima.
- Linum perenne
- Bellis perennis.
- Campanula rotundifolia.
- Centaurea nigra.
- Daucus carota.
- Dianthus carthusianorum.
- Dianthus deltoides.
- Echium vulgare.
- Galium verum.
- Hieracium pilosella.
- Hypericum perforatum.
- Leontodon hispidus.
- Leucanthemum vulgare.
- Linaria vulgaris.
- Lotus corniculatus.
- Malva moschata.
- Origanum vulgare.
- Petrorhagia saxifraga.
- Plantago media.
- Prunella vulgaris.
- Ranunculus bulbosus.
- Sanguisorba minor.
- Anthyllis vulneraria,
- Trifolium pratense,
- Fragaria vesca,
- Primula veris,
- Asplenium trichomanes,
- Polypodium vulgare,
- Silene vulgaris,
- Silene uniflora,
- Carex flacca,
- Scabiosa columbaria





PLANTING TYPES

- WOODLAND approx. area = 619m²
- GRASSLAND approx. area = 297m²
- HEATHLAND approx. area = 325m²
- WETLAND approx. area = 249m²

NOTE

To be read together with FFLO landscape spec and plant schedule

To fully understand the key please print in colour

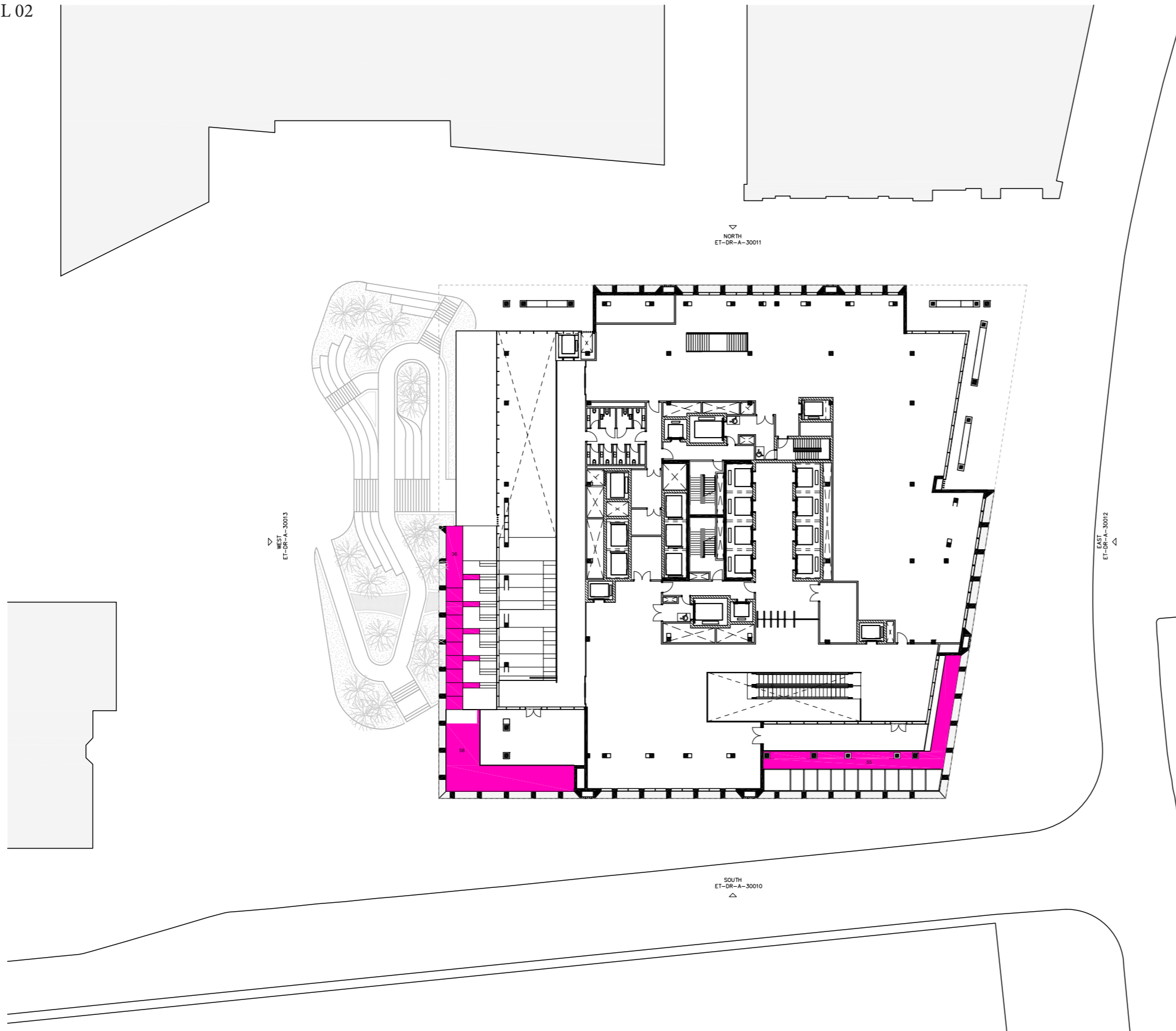
PLANTING TYPES PLAN – Level 00–01
EUSTON TOWER


Scale 1:500 @A3

NB to fully understand the key please print in colour
01.12.2023

Drawing no.101 Revision D

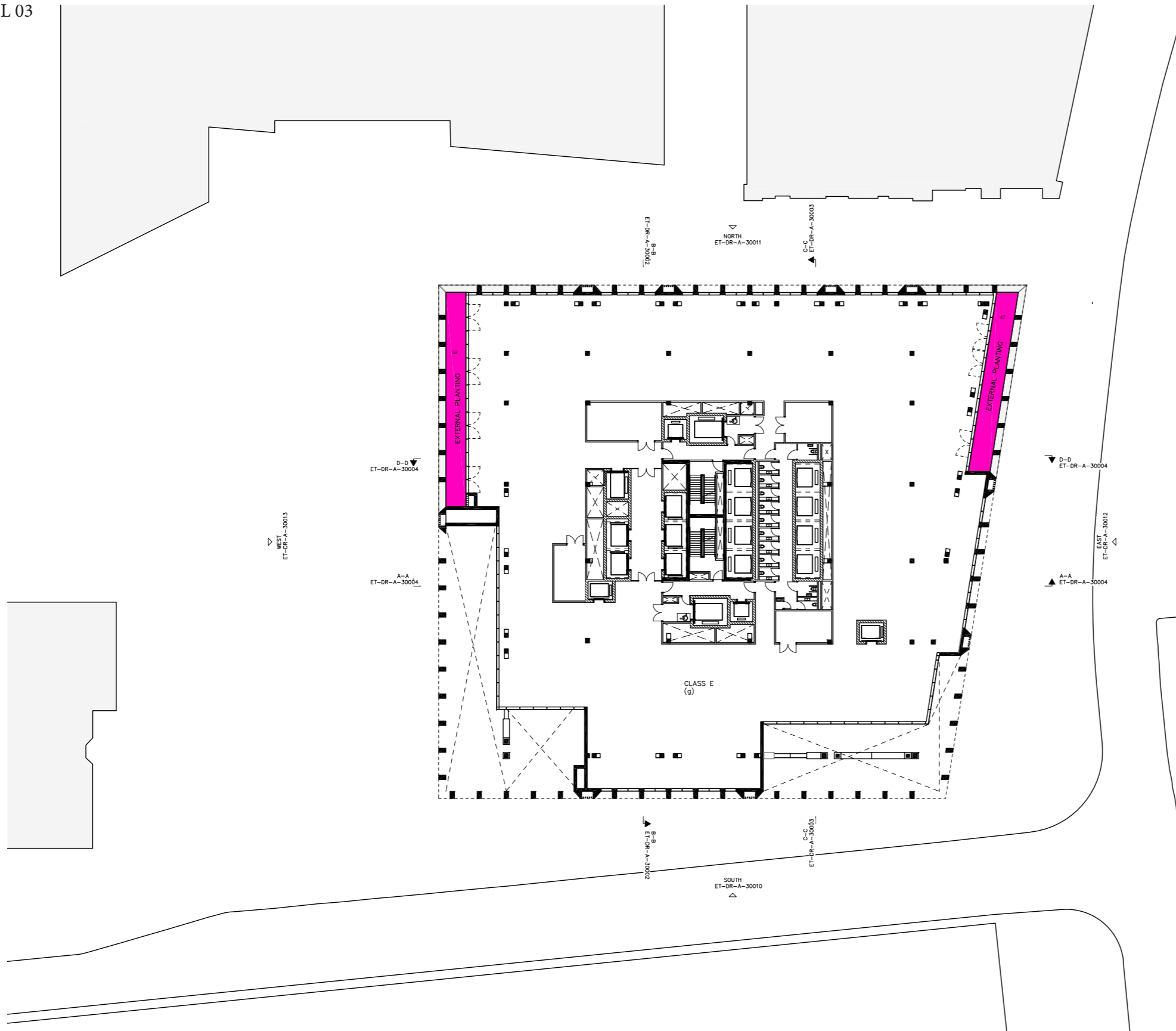
FOR PLANNING




 HEATHLAND approx. area = 149m2

NOTE
To be read together with FFLO landscape spec and plant schedule
To fully understand the key please print in colour

PLANTING TYPES PLAN – Level 02
EUSTON TOWER
Scale 1:500 @A3
NB to fully understand the key please print in colour
01.12.2023
Drawing no.101 Revision B
FOR PLANNING



PLANTING TYPES

 HEATHLAND approx. area = 99m²

NOTE

To be read together with FFLO landscape spec and plant schedule

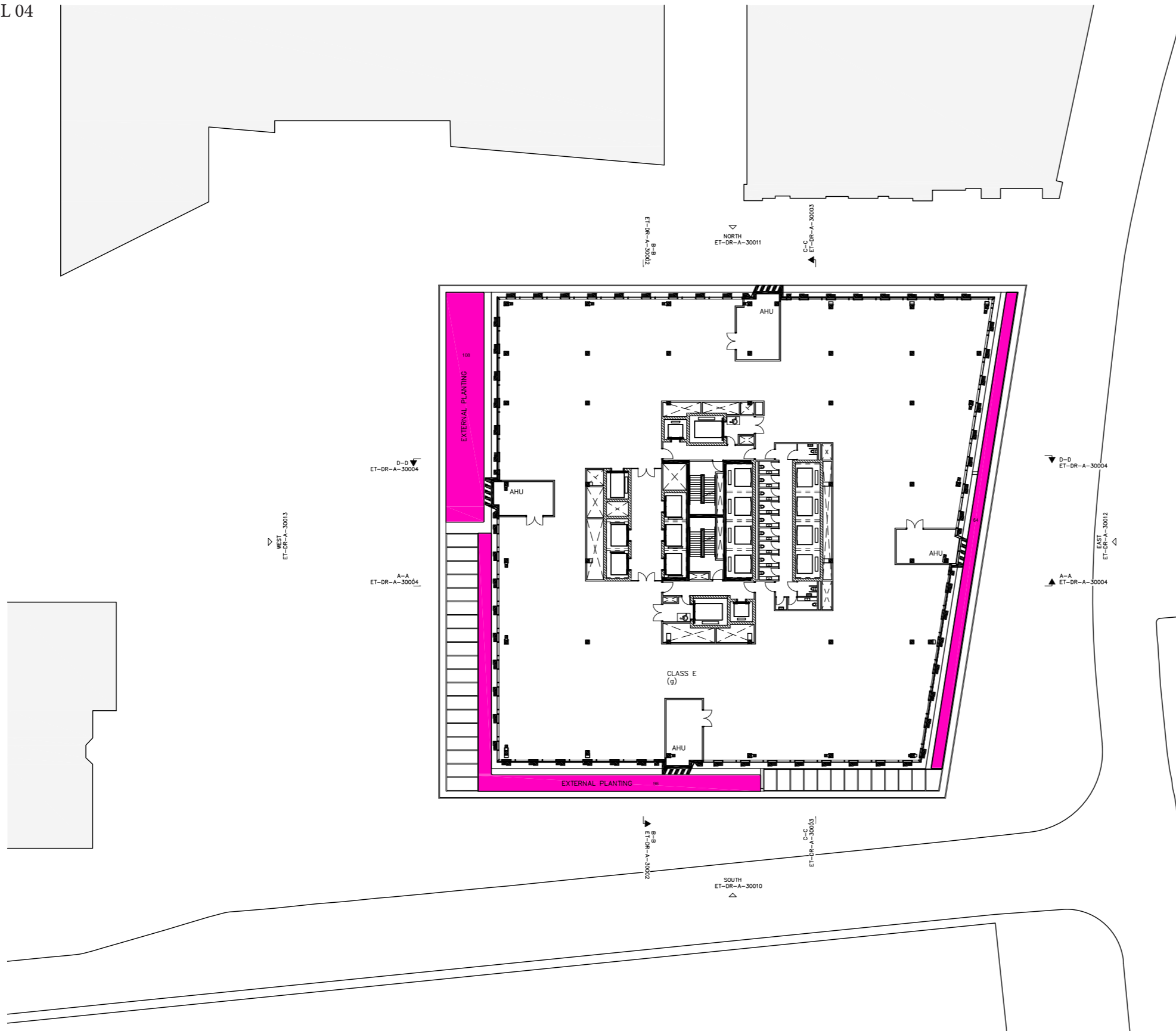
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PLANTING TYPES PLAN – Level 03
EUSTON TOWER

Scale 1:500 @A3
NB to fully understand the key please print in colour
01.12.2023

Drawing no.103 Revision B

FOR PLANNING



PLANTING TYPES

HEATHLAND approx. area = 268m²

NOTE

To be read together with FFLO landscape spec and plant schedule

To fully understand the key please print in colour

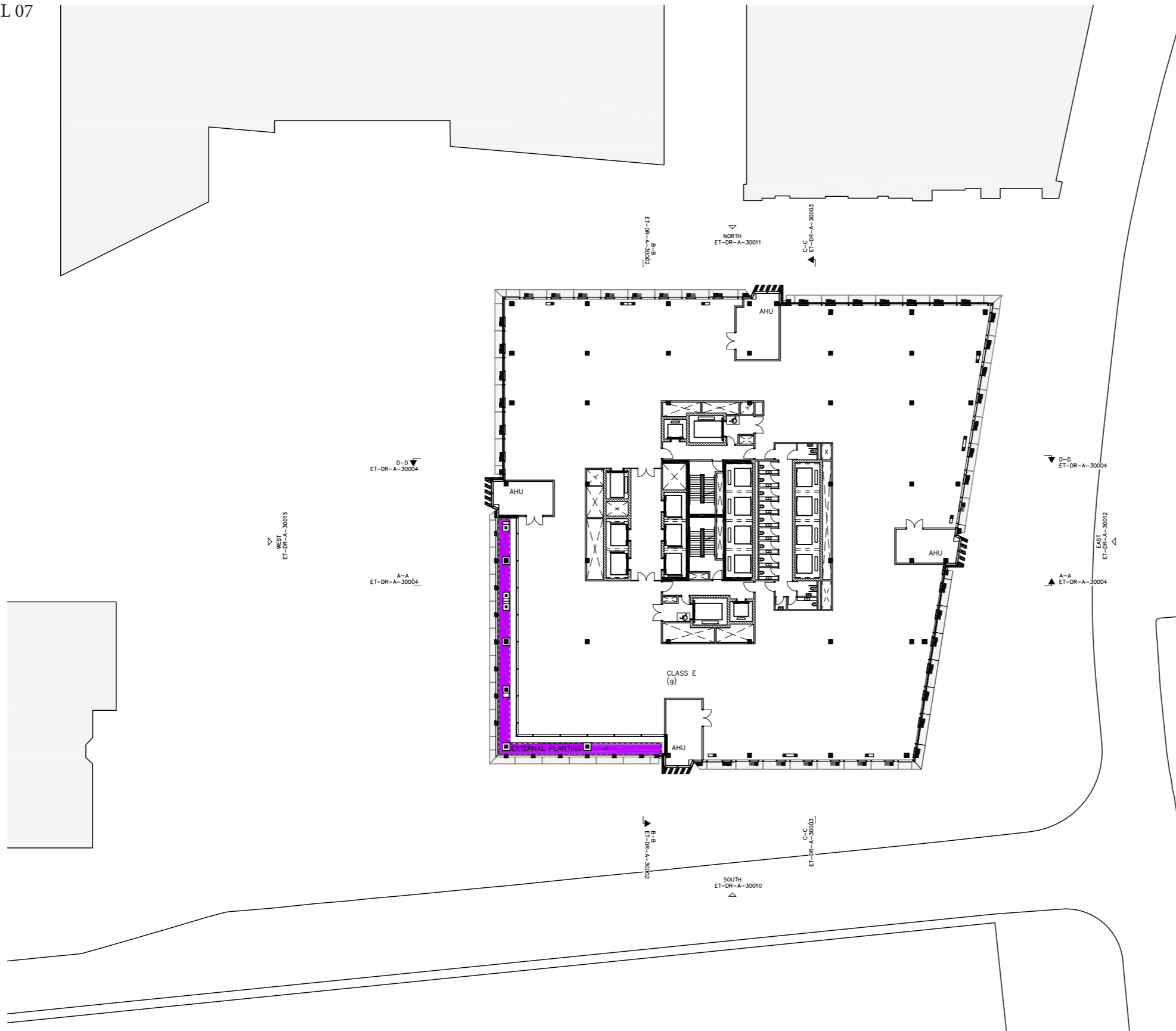
PLANTING TYPES PLAN – Level 04
EUSTON TOWER

Scale 1:500 @A3


NB to fully understand the key please print in colour
01.12.2023

Drawing no.104 Revision B

FOR PLANNING



PLANTING TYPES

 UPLAND sun approx. area = 45m2

NOTE

To be read together with FFLO landscape spec and plant schedule

To fully understand the key please print in colour

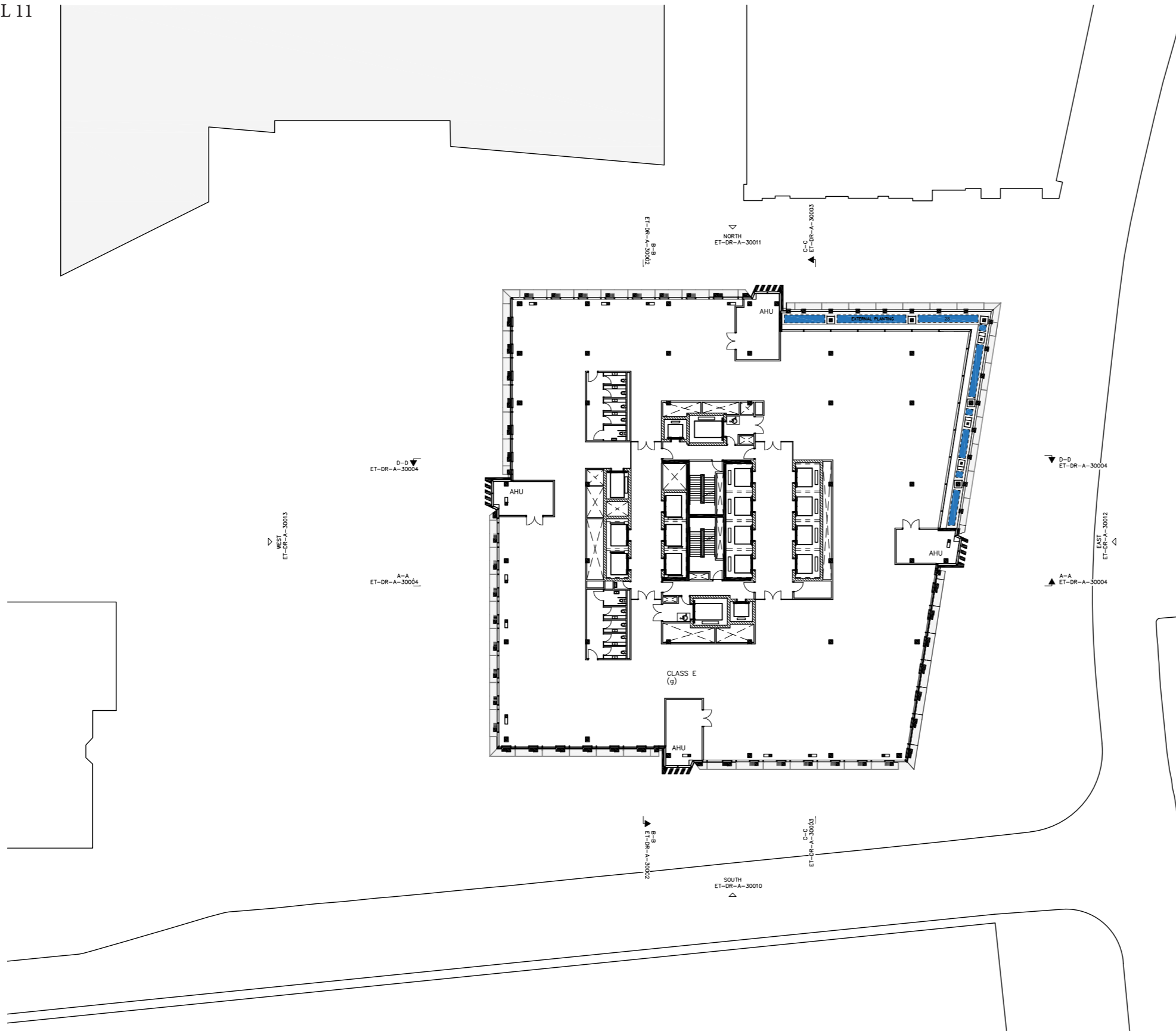
PLANTING TYPES PLAN – Level 07
EUSTON TOWER

Scale 1:500 @A3


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01.12.2023

Drawing no. 107 Revision B

FOR PLANNING



PLANTING TYPES

 UPLAND - shade approx. area = 28m2

NOTE

To be read together with FFLO landscape spec and plant schedule

To fully understand the key please print in colour

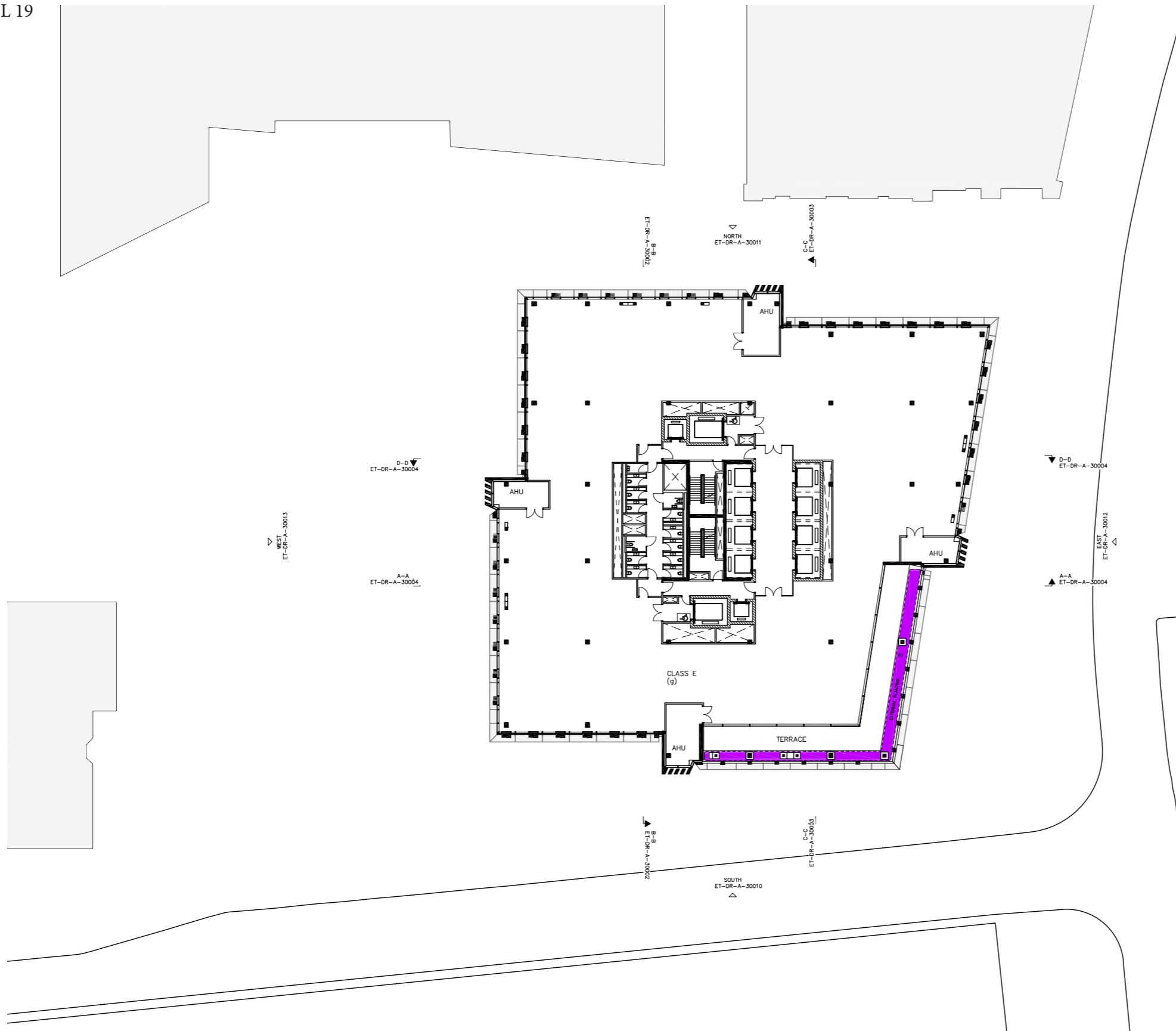
PLANTING TYPES PLAN – Level 11
EUSTON TOWER

Scale 1:500 @A3


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Drawing no.111 Revision B

FOR PLANNING



PLANTING TYPES

 UPLAND sun approx. area = 40m2

NOTE

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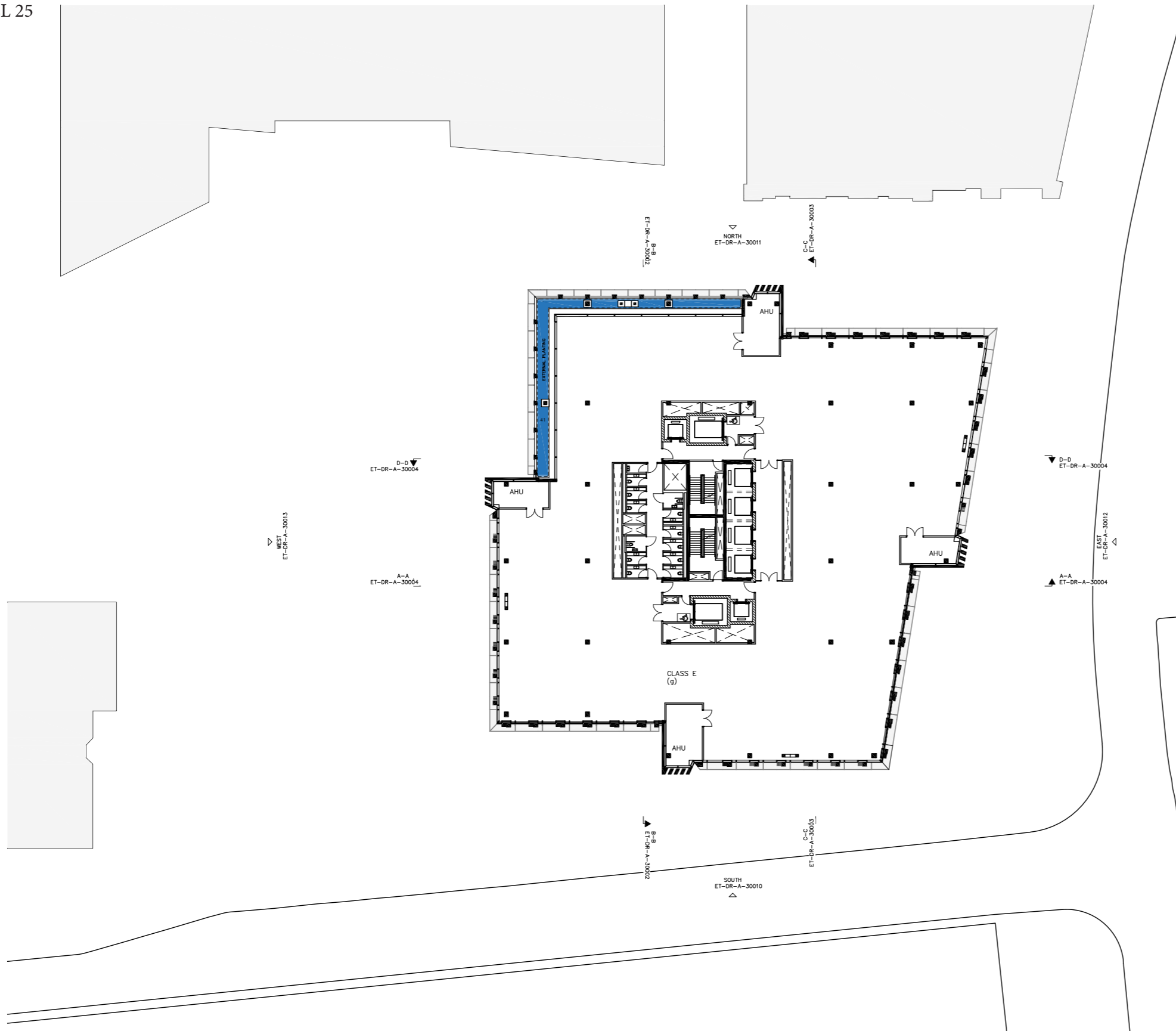
PLANTING TYPES PLAN – Level 19
EUSTON TOWER

Scale 1:500 @A3


NB to fully understand the key please print in colour
01.12.2023

Drawing no. 119 Revision B

FOR PLANNING



PLANTING TYPES

 UPLAND - shade approx. area = 41m2

NOTE

To be read together with FFLO landscape spec and plant schedule

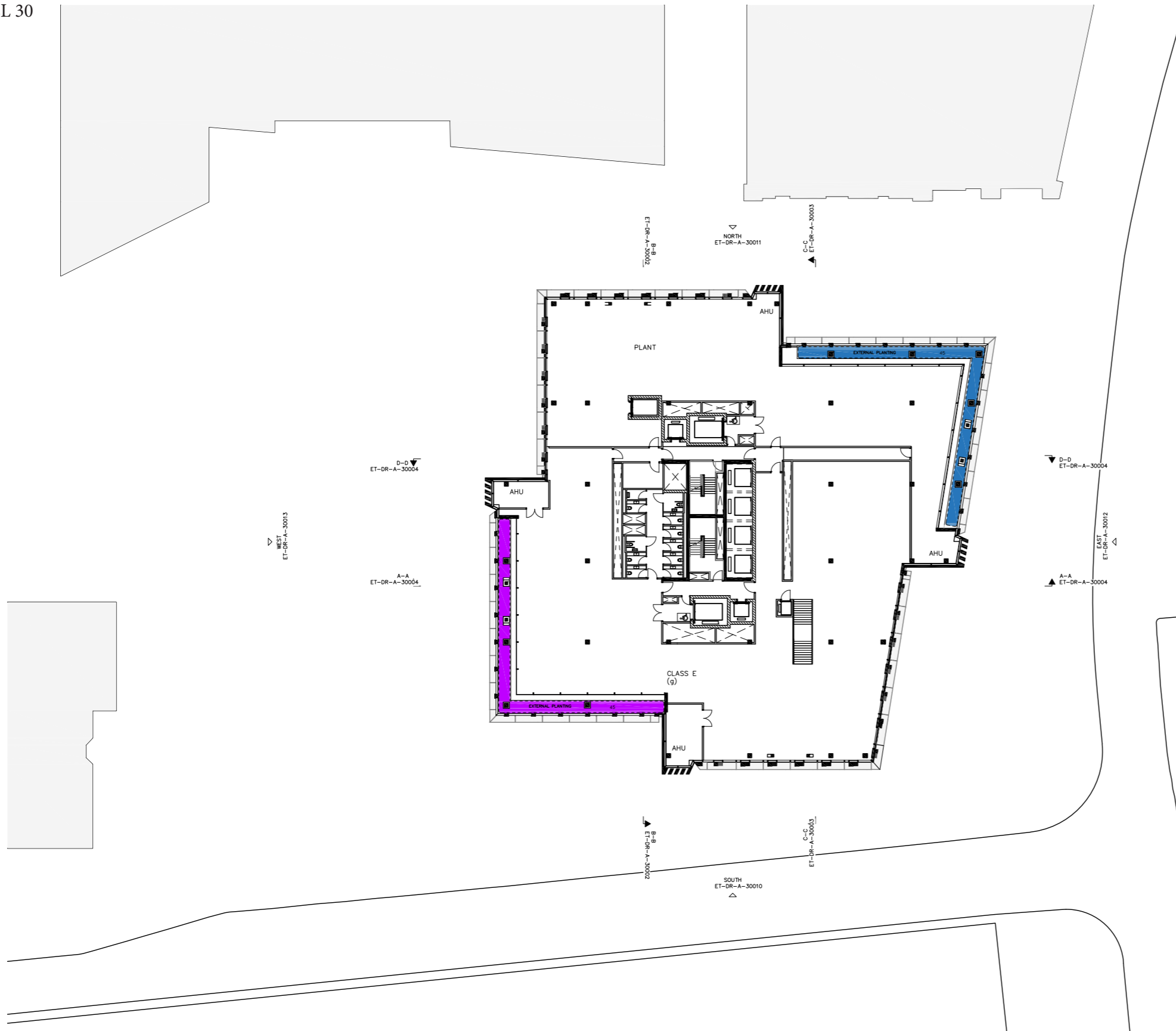
To fully understand the key please print in colour

PLANTING TYPES PLAN – Level 25
EUSTON TOWER

Scale 1:500 @A3
NB to fully understand the key please print in colour
01.12.2023

Drawing no. 125 Revision B

FOR PLANNING



PLANTING TYPES

- UPLAND - sun approx. area = 45m2
- UPLAND - shade approx. area = 45m2

NOTE

To be read together with FFLO landscape spec and plant schedule

To fully understand the key please print in colour

PLANTING TYPES PLAN – Level 30
EUSTON TOWER

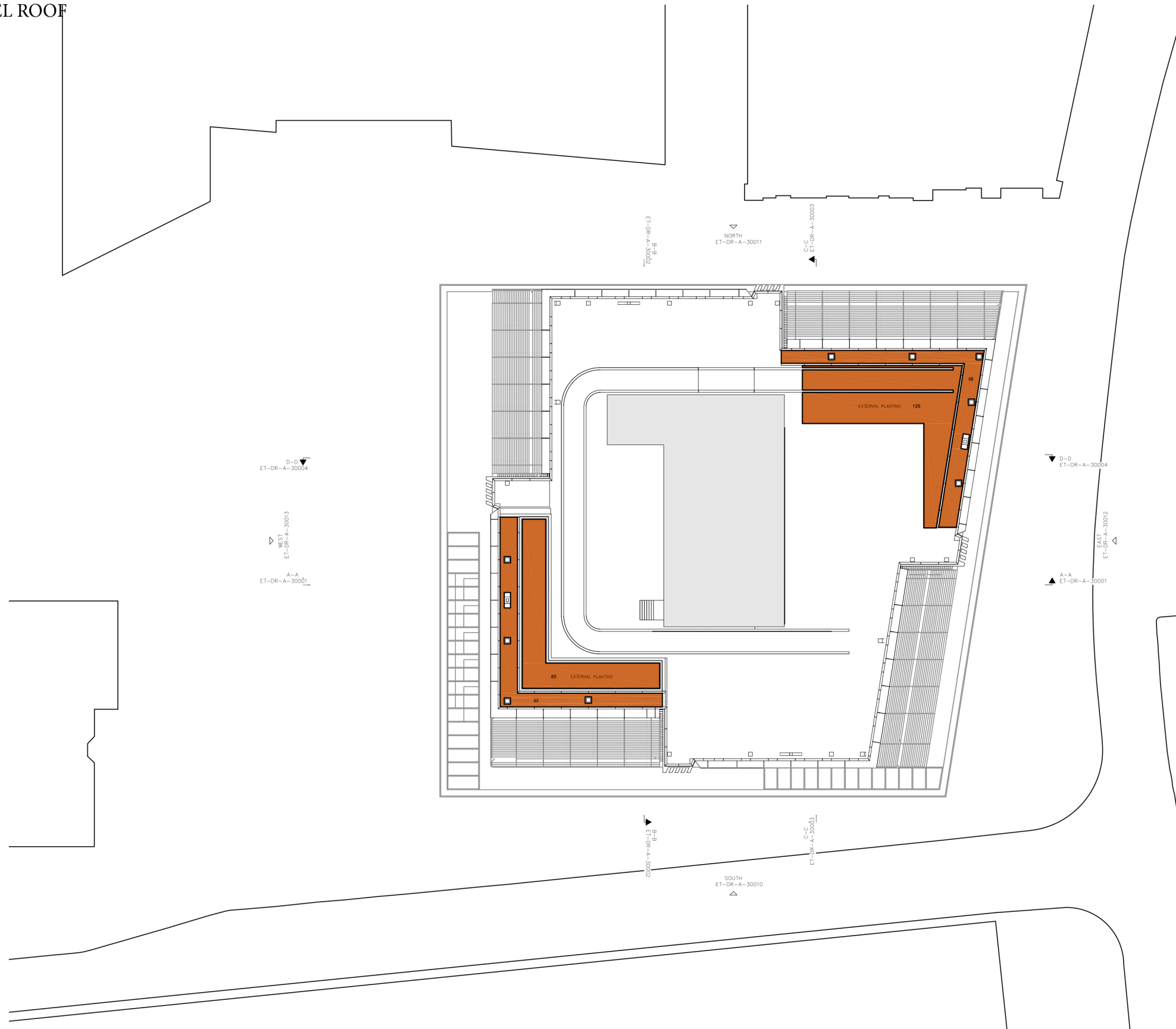
Scale 1:500 @A3

NB to fully understand the key please print in colour
01.12.2023

Drawing no. 130 Revision B

FOR PLANNING

LEVEL ROOF



PLANTING TYPES

 BIODIVERSE ROOF approx. area = 348m2

NOTE

To be read together with FFLO landscape spec and plant schedule

To fully understand the key please print in colour

PLANTING TYPES PLAN – Level ROOF
EUSTON TOWER

Scale 1:500 @A3

NB to fully understand the key please print in colour
05.12.2023

Drawing no.132 Revision B

FOR PLANNING