EUSTON TOWER

Landscaping Statement

December 2023

British Land

Euston Tower

DSDHA

Public Realm and Landscape Design Statement

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Contents

1.0 Introduction

1.1 Report Purpose / Executive Summary

This Public Realm and Landscape Design Statement has been prepared by DSDHA in support of the fulle planning permission for the redevelopment of Euston Tower. This report has been prepared on behalf of British Land Property Management Limited (Thereafter British Land) who is the Applicant.

The purpose of this report is to demonstrate the analysis, objectives, design development and resulting detailed proposals for the landscaped spaces and how this fits within a long-term vision for the wider site.

Please note that this report deals with areas of external public realm at ground level and the external terrace space at first floor. Details of the internal and external public realm, including the second floor terraces and upper floor terraces on level 03, 04, 07, 19, and 25, are included in the Design and Access Statement prepared by 3XN GXN.

Project Description

The proposal involves the redevelopment of Euston Tower through the partial retention of its core, basement, and foundations. The 32 storey tower will host offices and research and development floorspace and office, retail, café and restaurant space at ground, first and second floors, and associated external terraces. To further support the Knowledge Quarter, lab-enabled accelerator spaces will occupy level 03 of the podium which will be fitted out lab spaces and let out scale-up companies to encourage the growing industry by removing the barrier of high fit-out costs.

The ground floor will connect directly with levels 01 and 02 through a terraced landscape with publicly accessible staircase and ramp that will integrate biodiverse planting, seating, and spaces to socialise along the level change. The accessible ramp will lead from the ground floor within the central square to the cafe entrance on Level 01. The set of external stairs and accessible lift from Level 01 will allow for access to publicly accessible facilities and terrace on Level 02. Integrated beneath the terraced landscape will be a ramped cycle entrance that will lead to 861 long-stay cycle store within the towers basement. Gas delivery for the proposal will be accessed through a controlled entrance point at Triton Square and unloaded at a designated point on the west end of Brock Street. Basement delivery and parking access will be maintained through the shared cycle-vehicle entrances on Drummond Street.

The Proposed Development will include the enhancement of the existing public realm in Regent's Place, along Brock Street, Hampstead Road, and Euston Road within the applicants ownership boundaries above ground totalling nearly 8000m^2.

Aerial image of the existing Euston Tower and public realm NTS

1.0 Introduction

1.2 DSDHA

DSDHA

DSDHA are delighted to be working together with the design team for the Euston Tower Public Realm.

Founded by Deborah Saunt and David Hills in 1998, we're an architecture, urban design and research practice, with the persistent search for new forms of beauty through active design, research and agency at the heart of everything we do.

For us, architecture isn't about bricks and mortar and cities aren't about buildings, they're both about people.

London needs to be a city where people want to live, work, learn and travel. Sometimes architects (and architecture) can lose sight of this fact. We don't. We design beautiful buildings but, more than that, we design environments – buildings, urban landscapes and master plans that serve people.

It's simple. But it's not easy. It takes research, strategy, insight, experience and vision.

By adopting a people-centred approach, we deploy our spatial intelligence across a broad range of scales – from infrastructure to intimacy - to produce spatial strategies and designs that tap into each project's latent potential to foster positive change, in balance with nature and the planet.

Our work in Camden spans the last decade and includes both built and ongoing architectural, urban and public realm projects – Corner House, Suffolk House and working with Camden Council on the West End Project, Central Somers Town Masterplan,Museum Street Masterplan, and the British Library.

Our work has been recognised with 17 RIBA Awards, and has twice been nominated for the European Union Mies Van Der Rohe Prize for Contemporary Architecture, and shortlisted for the RIBA Stirling Prize. But more than that, it's been taken to the hearts of communities.

A selection of DSDHA's recent public realm work in Camden is included opposite.

Exchange Square

Central Somers Town

West End Project

British Library Extension

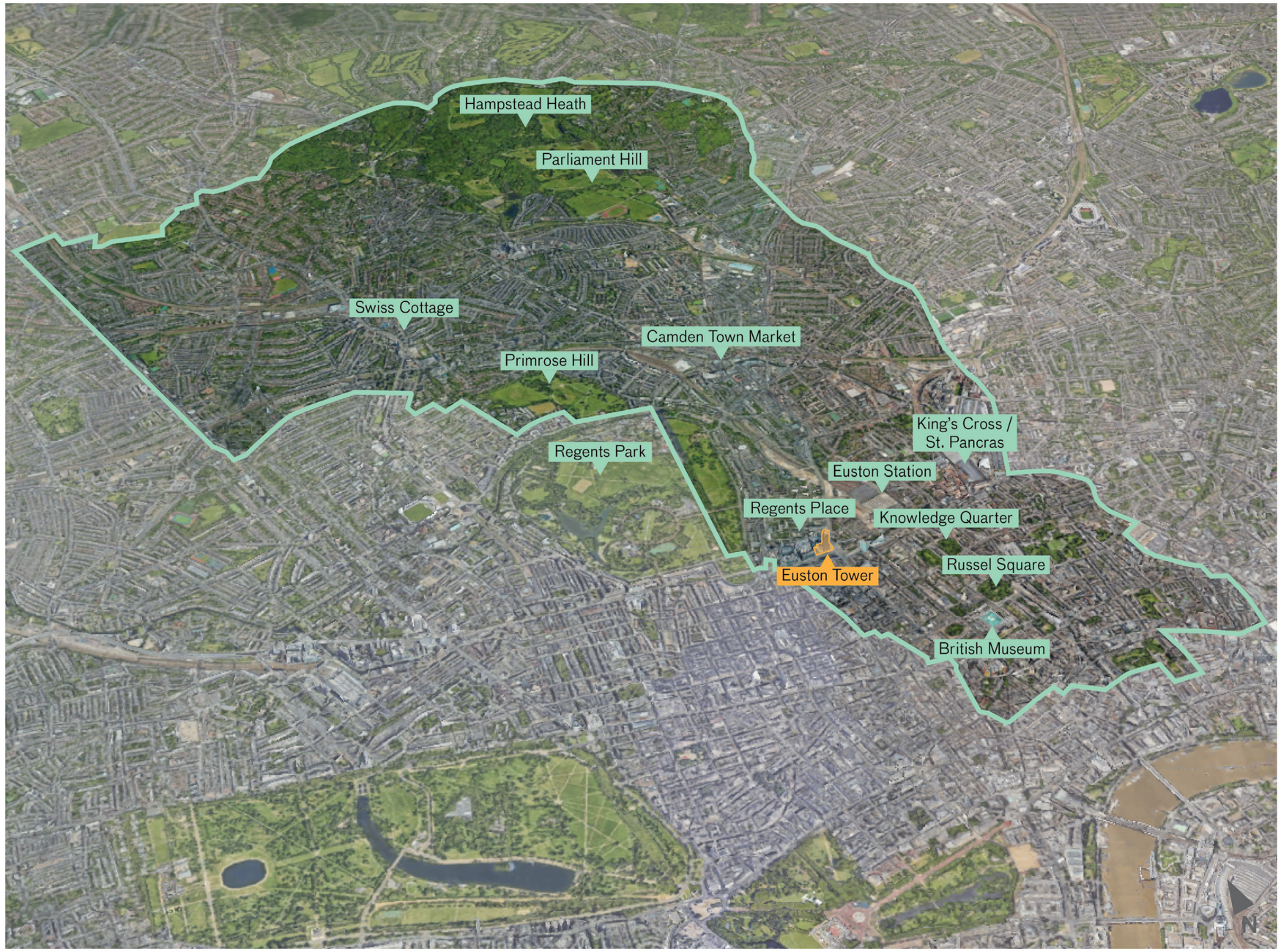
2.0 Context

2.1 Overview

We have carried out detailed Site Analysis of the existing site to inform the brief development for the public realm and landscape proposals across the site.

The Wider Site Context
The research included in this section reveals an understanding of the community dynamic beyond that of the site of Euston Tower, which aims to have a transformative urban impact in the Borough of Camden.

The Euston Tower Site
The site of Euston Tower has been analysed across a temporal scale, identifying historic, present, and future uses of the public realm. This has lead to an understanding of community spaces in the area and how they engage within the Borough of Camden.



Site overview NTS

2.2 History

Over the past two centuries the site of Euston Tower has undergone major change and development. The site has been established as a significant crossroads since early maps, where the wider site was undeveloped. As the site urbanised over the years, it became known as an entertainment area by the 1600's, and was fully developed by the 1800's.

Community History

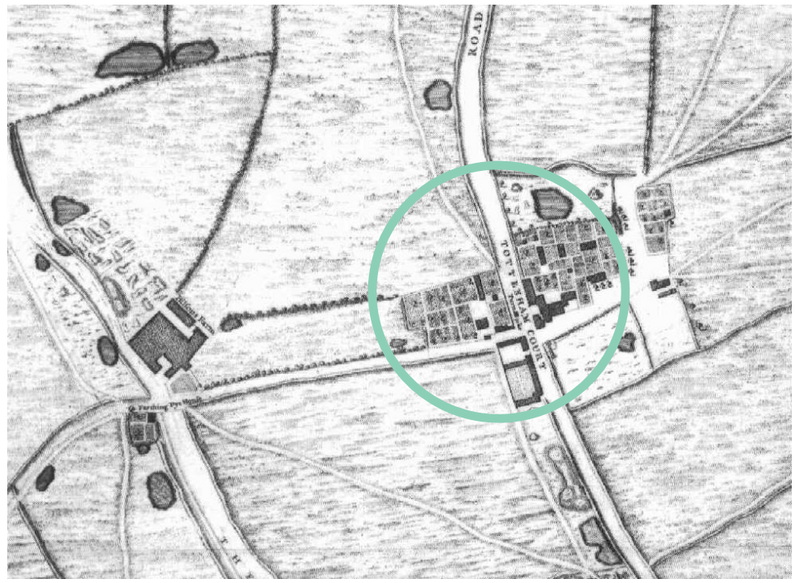
The site of Euston Tower and Regent's Place sits atop an old housing block. The area was once known for it's 7 day-a-week market on Seaton Street, existing for over 50 years. The market closed in 1966, in order to support the demolition of the housing block and the construction of Euston Tower.

Public Green Space

Access to public greenspace within the area was quite limited until Regent's Park began allowing public access to sections of the park. In 1836, Regent's Park offered access 2-days a week, eventually reaching everyday use in the late-1800's. Around the same time as the development of Regent's Park, the developers designed three smaller scale gardens for the purpose of market squares. The current site is close to Munster Square, Clarence Gardens, and Cumberland Market, all destroyed in the Blitz of WW2, and later re-envisioned in the 1950's.

Recent Years

Catalysed by the development of Euston Tower, the surrounding area grew as a business and office district, with few residential buildings replacing the housing that was once prominent.



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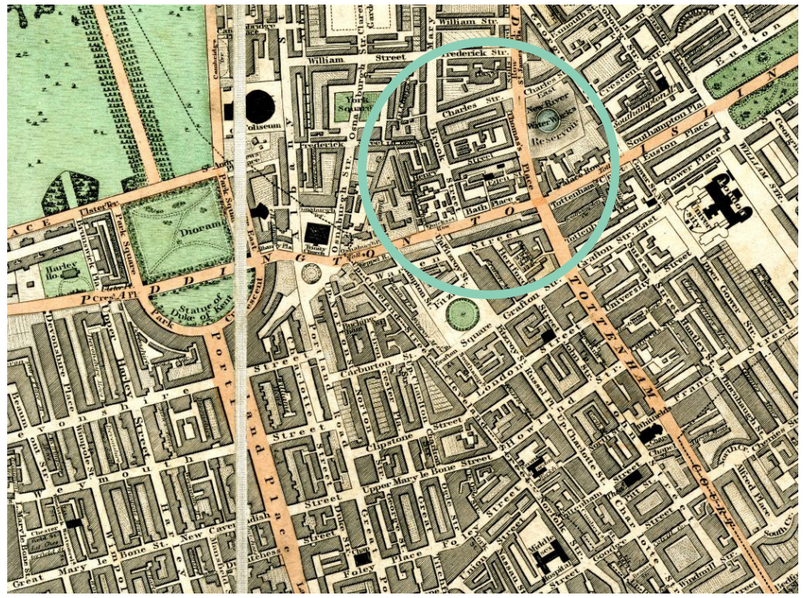


1828

1920

1966; the closing of Seaton Market

2.3 Relevant Policies around the Euston Area

2.3.1 Euston Area Plan (2017) & (2023 Draft)

The Euston Area Plan (Adopted 2015) and its revised draft of January 2023, anticipate the future changes of the area around Euston Station. Looking towards its redevelopment as part of the new HS2 Masterplan, they define Camden Council's vision for Euston in the coming years. The Euston Tower site acts as an anchor point at the corner of Hampstead Road & Euston Road intersection and forms a significant part of the overall vision, with a series of local streets (Drummond Street, Stanhope Street) passing close to the site. The plan indicates an aspiration to enhance the existing walking and cycling conditions along Hampstead Rd, with a focus on existing crossings' improvement along Euston Rd, increasing widths of footpaths to anticipate future footfalls and enabling safe and easy east-west cycling along Euston Road, among other objectives. This last aspiration also ties into the Euston Healthy Streets Project vision on prioritising sustainable modes of travel over private motor vehicles & making sure new public realm proposals in the area are contributing towards this goal.

2.3.2 Healthy Streets for London (2017) & Euston Healthy Streets (2021)

The Healthy Streets for London (2017) & the more recent Euston Healthy Streets Vision (2021) indicate more specifically the aspiration for the future improvement of the three streets surrounding Euston Station: Hampstead Road, Euston Road & Eversholt Street. The Euston Tower Site, sitting at the intersection of Hampstead Road and Euston Road, evidently becomes a significant opportunity to contribute to this public realm vision and act as a future example for other developments in the area. The vision defines the need for both streets to become greener, more accessible & friendlier for pedestrians while assisting links to all the surrounding London Underground stations & bus stops. Additionally, Hampstead Rd. is highlighted as an important cyclist-friendly environment, providing seamless access to cycling infrastructure & facilities around Euston and linking to the wider London cycle network.

The overall aspirations mentioned above and the more specific vision outcomes for Euston Healthy Streets as summarised on the right, have set the base for our Euston Tower public realm proposal and have acted as a constant point of reference and evaluation throughout the project's design development.

Relevant Local Policies around Euston

	Efficient use of street space: reallocation of space / capacity from cars to support walking, cycling and public transport outcomes, fostering a positive perception of routes to maximise connectivity and support mode shift. Reduce adverse impacts of freight and service vehicles on street network in line TfL's freight action plan, including considering more sustainable loading and servicing practices.
	Improve the environment: identify opportunities to deliver green infrastructure, improve air quality, reduce traffic noise, reduce private car use and prioritise sustainable modes of travel.
	Good Public Transport Experience
	Quality Public Transport: explore opportunities to improve, protect and maintain public transport, whilst balancing the need for quality pedestrian and cycling infrastructure, to encourage active travel
	Enhancing customer service: high quality, legible and accessible transport interchange between Euston and Kings Cross through bus, cycle and walking connectivity
	Local Community
	Meeting the needs of the Local Community: explore opportunities for removing existing barriers that disconnect the communities surrounding Euston Station and work with the Local Community to ensure their transport, movement and public realm needs and priorities are accounted for within the EHS proposals.
	Healthy Streets and People
	Places for walking: deliver a high quality, safe and inclusive walking environment, remove existing barriers and prioritise pedestrian crossings and comfort. Support urban realm and place making opportunities.
	Connected cycling: enable high quality, safe and well-connected cycle routes. Prioritising crossing points over the Euston Road that link into the existing and planned cycle networks. Ensure easier and safer east- west and north-south movements through the project area with good quality cycle infrastructure that links to the cycle network and key destinations.
	Road Danger Reduction: prioritise measures to reduce collisions, particularly those involving cyclists and pedestrians, in known hotspots considering future changes in street layouts.

Main commercial or active frontages
Station frontage set-back to increase public realm
Improved existing open spaces
New public squares
New or improved crossings
Gordon Street Pedestrianisation
Existing roads within Euston Healthy Streets project scope
New walking and cycling only links
New link through concourse
Enhanced existing walking and cycling links
New London Underground entrances
Locations for bus stops or stands
Potential/indicative location for bus facilities
Cycle parking facility

Euston Area Plan (Draft 2023) - Euston Road Area Illustrative Plan

2.4 Future Effects of the HS2 Station Development & East-West Connectivity

2.4.1 Euston Area Emerging Public Realm

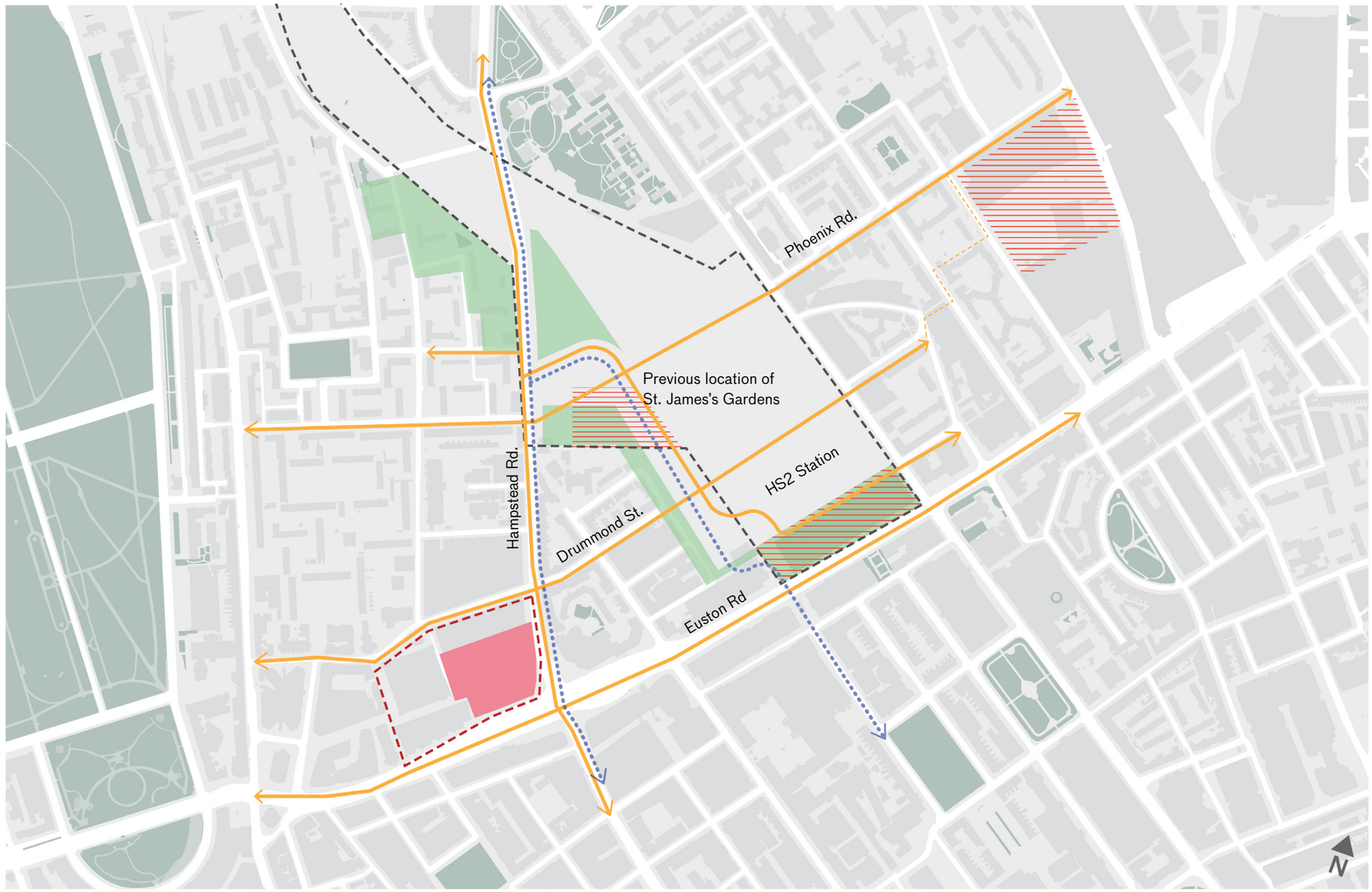
Analysis of the anticipated impact of the Euston Station redevelopment and HS2 works on pedestrian and cyclist movements was undertaken at the outset of the design process to inform the proposals for Euston Tower public realm. These anticipated impacts are illustrated on the adjacent plan.

This initial study highlighted the strategic location of the Euston Tower Site along the E-W connections passing through the HS2 Station site and extending towards King's Cross St. Pancras to the east and Regent's Park to the west. In combination with the Euston Healthy Streets aspirations, this places the site at the centre of the area's changing character in the coming years.

What is of even greater significance though, is the site's potential to introduce a new, high quality public open space that would mitigate some of the HS2 works' impact the last few years on the available public open spaces in the area. The recent loss of nearby St. James's Gardens as a once significant community green space and the almost complete, even if temporary, disuse of Euston Square Gardens as part of the ongoing HS2 works, has significantly reduced the available spaces for locals, workers & commuters alike.

Re-introducing Regent's Place Plaza as a vibrant, accessible open space would partially mitigate these losses in the surrounding area. At the same time, it has the potential to assist East-West connectivity by improving walking & cycling conditions along Hampstead Road and Euston Road across the site, while also offering a new landscaped pedestrian link through the Regent's Place Campus and towards Regent's Park.

It is important to note that current changes to the HS2 public realm are on pause, and in combination with the green space that has been lost, highlights the importance of the Regent's Place Plaza improvements to negating the impacts of the HS2 on local public space.



Plan highlighting future HS2 effects & strategic location of the Euston Tower Site NTS

- Regent's Place Campus
- Euston Tower Site Scope
- HS2 Works Boundary
- Green Space Introduced
- Green Space Lost
- Proposed Pedestrian
- Proposed Cycle Routes

2.5 A wider network of Public Open Spaces & N-S Connectivity

In parallel with the Euston Area immediate context and the east-west connectivity, there is a potential for the Euston Tower project to contribute towards a wider network of green open spaces. By becoming a linking node between the spaces located north of Euston Road and the ones located south, the Euston Tower project can effectively reduce the severance caused by the current street.

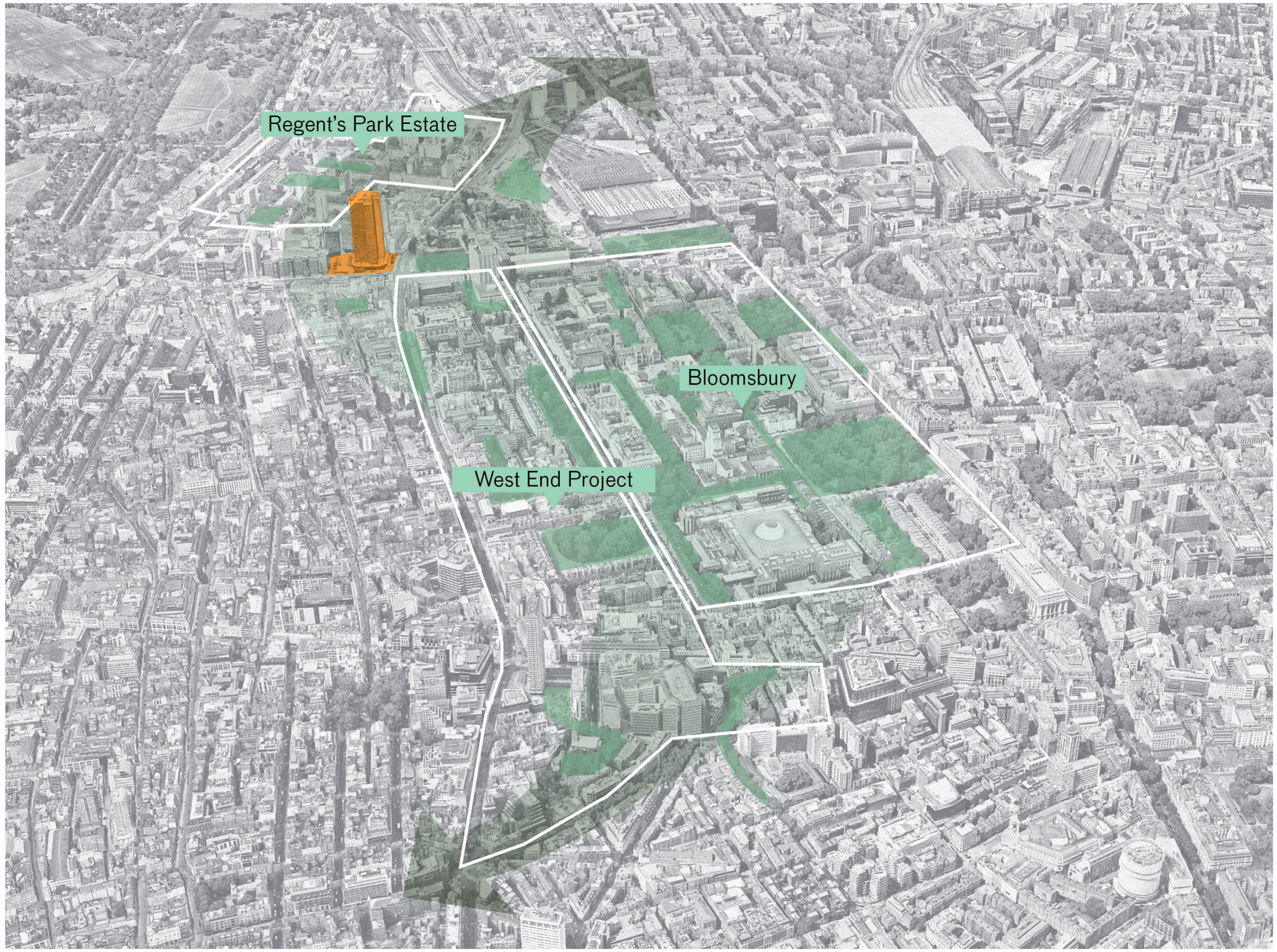
The Bloomsbury corridor demonstrates a series of green spaces and links across the area and potential opportunities for improving the public realm connections. This ties into the wider aspiration for the Euston masterplan on the north to eventually link to the River Thames to the south through this green corridor. The Euston Tower Site, with its proximity to the HS2 Station masterplan and the West End project, has the potential to strengthen the links between these separate visions and contribute in a greener north-south connectivity along Euston Road.

2.5.1 West End Project

The West End Project, a concept which was developed by DSDHA through a commission from Camden Council, has had a great effect in the transformation of the area around Tottenham Court Road. Linking to this previous work, the Euston Tower public realm offers a unique opportunity to improve the transition of Tottenham Court Road to Hampstead Road for pedestrians and cyclists alike and link further north towards the future HS2 masterplan.

2.5.2 Regent's Park Estate Green Spaces

Further to the aspirations of linking with the areas south of Euston Road and the HS2 Station masterplan, the Site sits in close proximity to Regent's Park Estate and its network of local community gardens and allotments. A strong potential was identified early on the project for Regent's Plaza to become a public open space for workers and locals alike by making the site equally accessible and welcoming for everyone. This also involves ensuring through the design process that the proposed public realm is not detached from local communities but a part of a wider network of accessible spaces north of Euston Road.



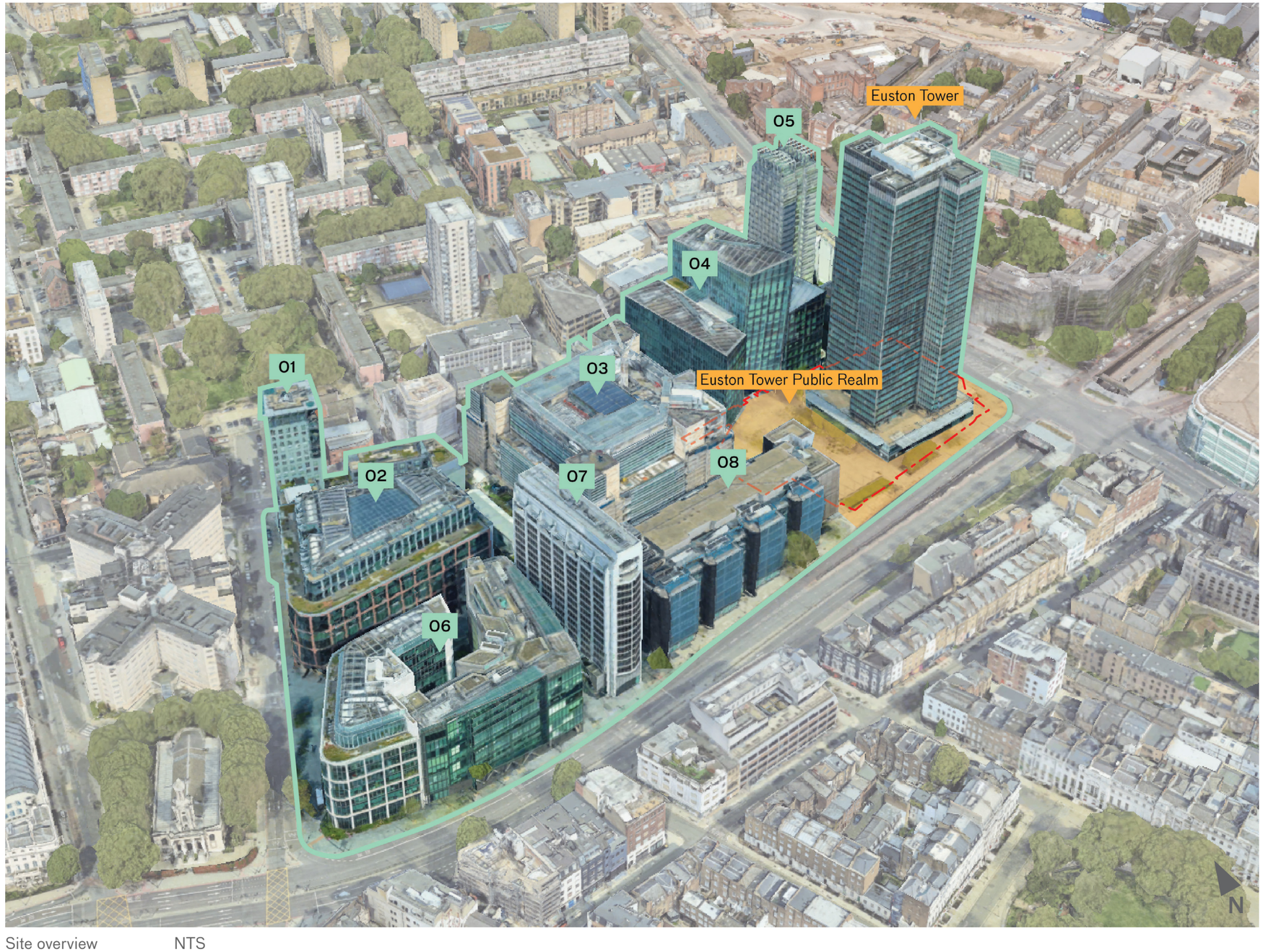
Intention to link to the West End project, Bloomsbury & Regent's Park Estate network of open spaces

2.0 Context

2.6 Regent's Place Campus: Public Realm & Landscape Qualities

The adjacent image is an aerial view of the existing Regent's Place and it's surroundings. The buildings which make up Regent's Place are highlighted, and their use and occupation is indicated in the key below.

The area outlined in green is the wider Regent's Place Campus. Please refer to the drawings submitted for Planning for the application red line boundary.



Site overview NTS

01 Residential *(occupied)*

02 Office building *(occupied)*
Ground floor: pub, cafe, theatre

03 Office building *(unoccupied)*

04 Office building *(occupied)*
Ground floor: restaurant, arts centre

05 Residential building *(occupied)*
Ground floor: grocery store, restaurants

06 Office building *(occupied)*
Ground floor: pub, restaurant, cafe, climbing centre

07 Office building and lab space *(occupied)*
Ground floor: cafe

08 Office building *(occupied)*
Ground floor: cafe

3.0 The Site

3.1 Existing Site Conditions

The following image is an aerial view of the existing Euston Tower and Regent's Place Plaza. The public realm is made up of all four sides of the tower, and therefore are indicated and expanded upon in the key below.

Site overview NTS

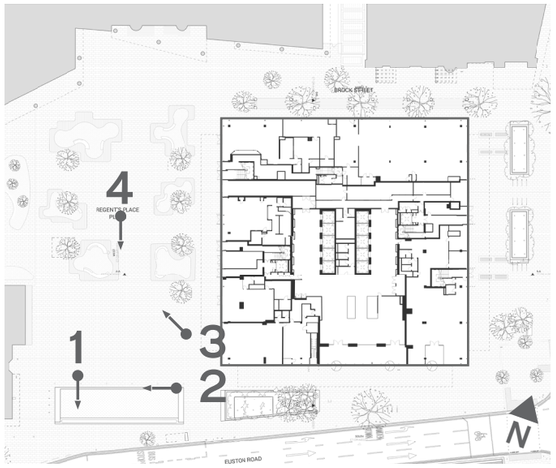
01 Regents Place Plaza
Ground floor: office entrances, cafe

02 Brock Street
Ground floor: residential & office entrance, cafe

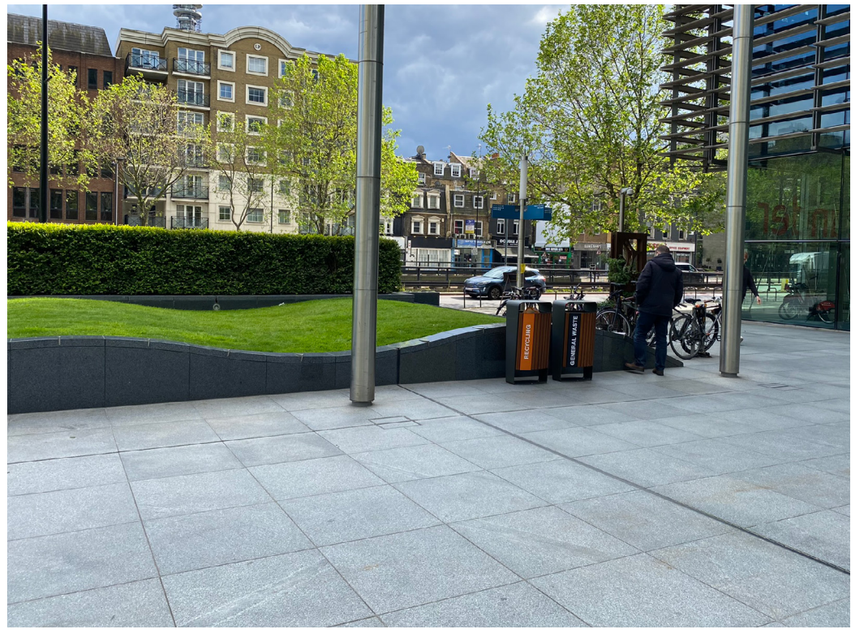
03 Hampstead Road
Ground floor: grocery store

04 Euston Road
Ground floor: cafe

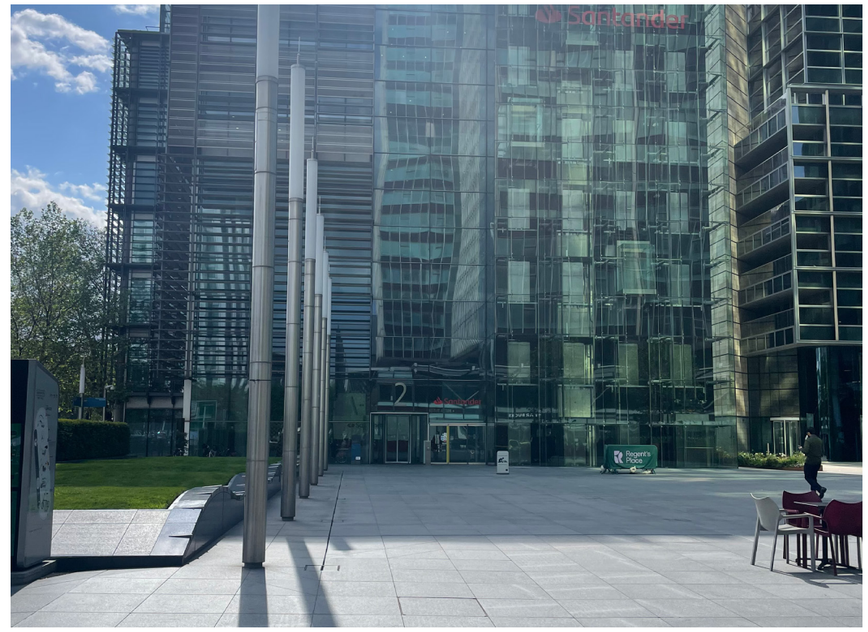
3.1 Existing Site Conditions



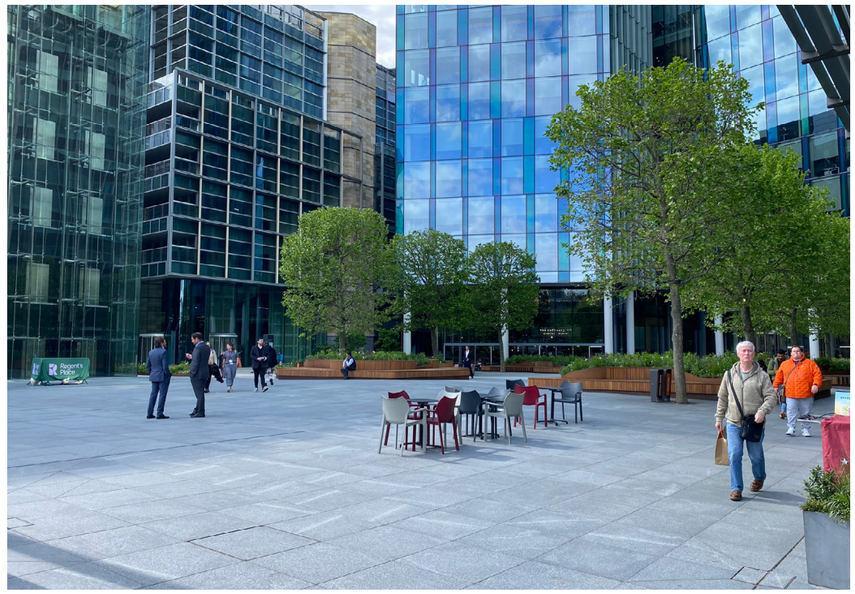
Regent's Place Plaza



01: Regent's Place Plaza looking South



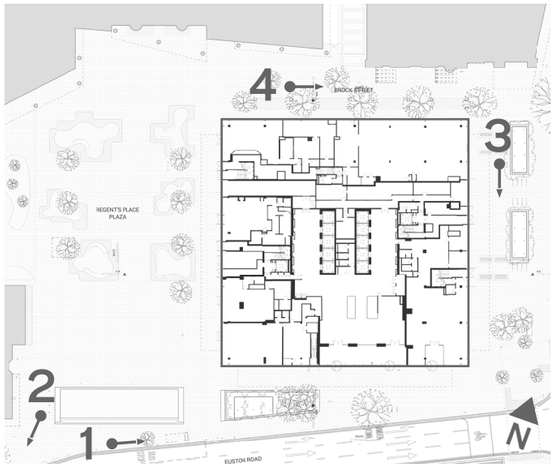
02: Euston Road looking North towards Regent's Place Plaza



03: Regent's Place Plaza looking North

04: Regent's Place Plaza looking South

3.1 Existing Site Conditions



Euston Road

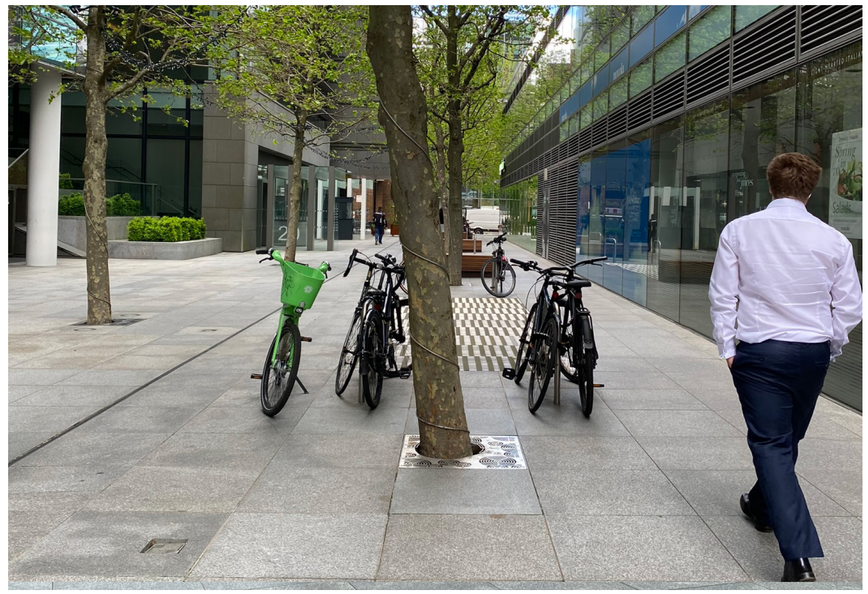
01: Euston Road looking East

02: Euston Road looking West from Regent's Place Plaza

Hampstead Road

01: Hampstead Road looking South

Brock Street



04: Brock Street looking East

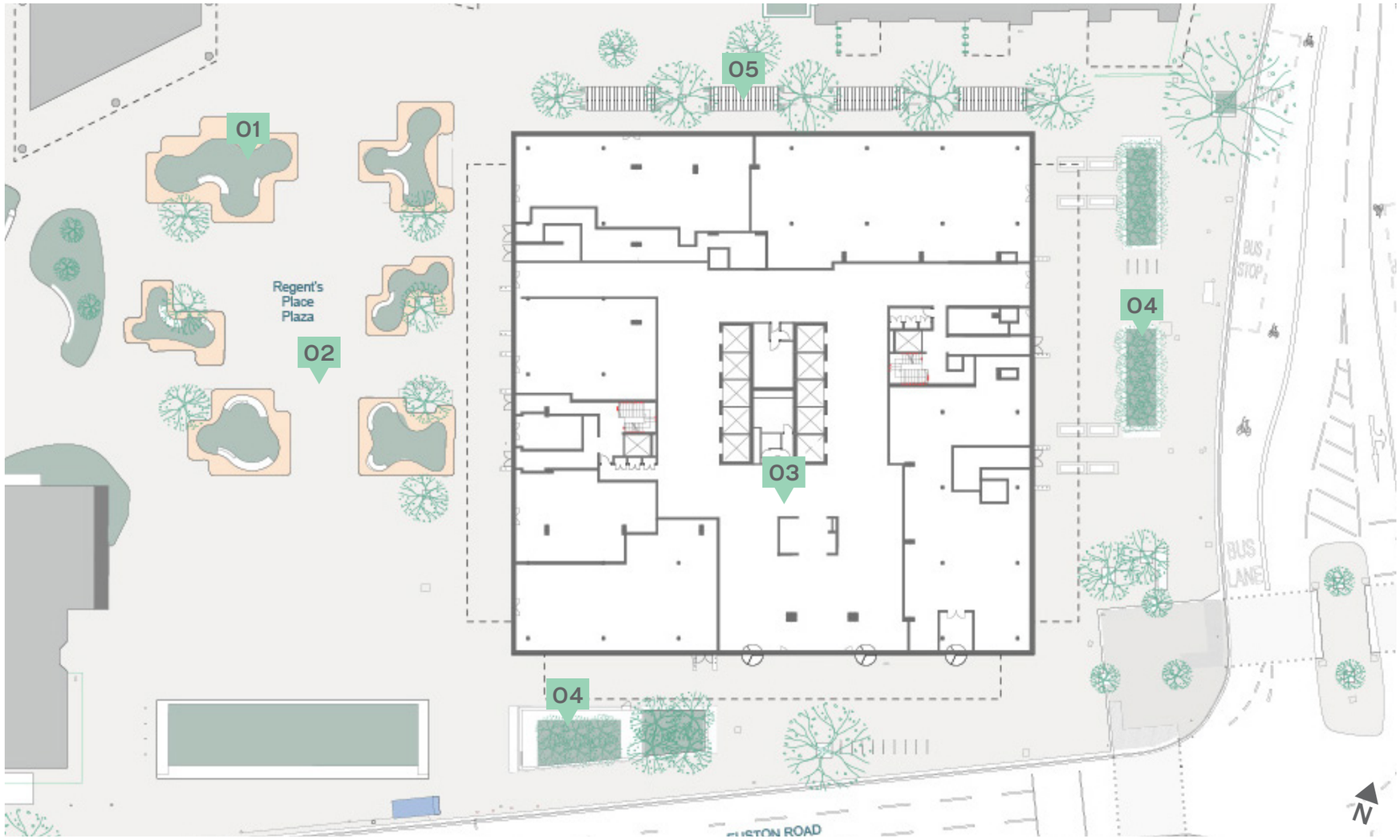
3.2 Existing Public Realm & Landscape

The existing public realm is comprised of four main spaces around the tower: Regent's Place Plaza to the west, Brock Street to the north, Hampstead Road to the east, and Euston Road to the south.

Overall, the public realm is dominated by hard standing paving punctuated by greening in the form of tree pits and planters. A temporary landscape for Regent's Place Plaza was constructed by Townshend Landscape Architects to link the space into the greater Regent's Place Campus. It is comprised of large timber seating platforms with integrated planters. These features have been designed around existing basement ground vents and seven semi-mature London plane trees planted in tree pits. A temporary screen has been installed periodically within the plaza to show sporting events, movie screenings, and local art exhibitions. Activation within the plaza is primarily through the use of seating for office workers or visitors to the two cafés within the retail units on the ground floor of Euston Tower.

Euston and Hampstead Road feature similar fragmented landscape elements such as short-stay cycle parking, raised tree planters, and a cluster of at-grade tree planting to the south-east corner. Seating is available along planters on Hampstead Road while elements along Euston Road are minimized to provide sufficient pedestrian clearways. No activation at ground floor level is present along Euston Road, while a single grocery retail entrance is available to the north of Hampstead Road. The entrance to Brock Street at the north is marked by a mature and protected London plane tree.

The Brock Street landscape maintains a similar hardscape dominated character with a linear arrangement of trees planted at grade. A combination of site furnishings including Sheffield stands and temporary planter boxes arranged around large in-ground vent grates to the basement. Activation is situated along the north side and consists of an office and residential tower entrance and commercial units.



Existing site plan NTS

01 Large Planting Beds
02 Regent's Place Plaza
03 Euston Tower
04 Streetscape Planters
05 Large Vents on Footpath

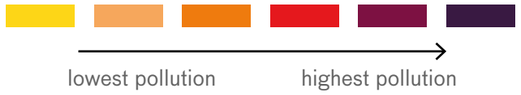
Wooden Seating
Existing Green
Bus Stop
Bike Stand

3.3 Site Conditions

Due to its situation at the intersection of two major London roadways, the site is subject to a number of compromising conditions, including pollution, noise, wind, and safety. Mapping these conditions helps to identify their role as constraints or opportunities in the proposed design.

The adjacent plans are based on analysis carried out by Publica in 2019. The diagrams were used to develop initial designs. More detailed analysis, particularly on the matter of wind, were conducted throughout Stage 2 and were key in informing the landscape design. More details on these studies can be found in the ES Document.

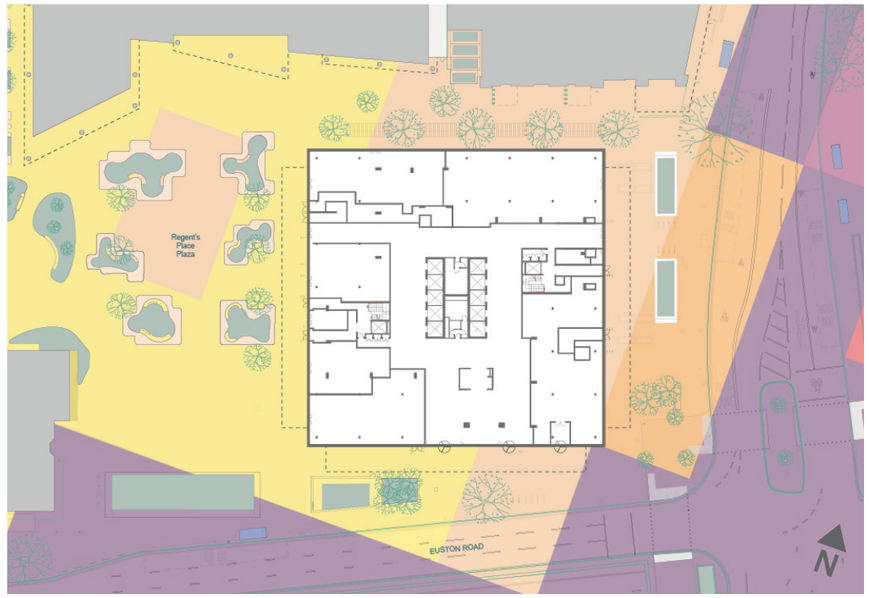
01: Pollution
High levels of cO2, nO2, PM10, and Pm2.5 pollution from adjacent roads are exposed to the site along its southern and eastern sides.



02: Noise
Busy roads from the east and south sides create high levels of noise pollution.

03: Safety
There are high vehicular speeds along Euston and Hampstead Roads.

vehicular movement



01: Pollution NTS

02: Noise NTS

03: Safety NTS

3.3 Site Conditions

Wind Conditions

The site of Euston Tower is prone to high winds, ultimately effecting the user experience around the tower.

Located between tall developments, wind conditions are unfavourable at the intersection of Euston and Hampstead Road as well as along Brock Street. Strong winds are also present along the south western edges.

The adjacent map indicates wind conditions for the existing site highlighting areas exceeding comfort for standing or strolling along the south-western edge.

Lawson Comfort and Safety Criteria

- Standing or Short-term Sitting
- Strolling
- Within general public access (no exceedances)

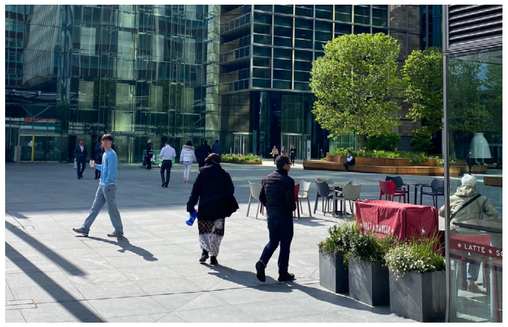
Site Plan of maximum tolerable wind conditions (worst case - winter). Adapted from figure 11.2 in ES Volume 1, Chapter 11. Refer to ES for further details on wind conditions.

NTS

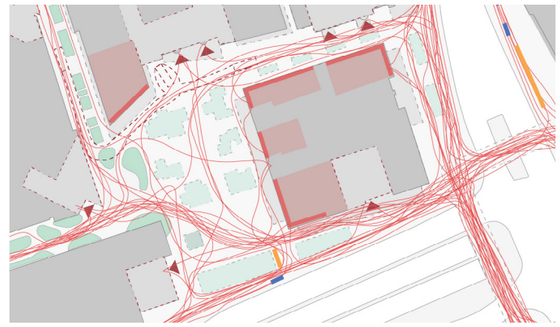
3.4 Pedestrian Movement

The Euston Tower site exposes opportunistic conditions, such as the facilitation of pedestrian and cycle movement.

The adjacent map identifies the movement of people based on current public realm conditions and building entrances.



Site photos showing pedestrian movement on the existing site



Existing plan of Euston Tower

Existing plan of Regent's Place Plaza highlighting movement and use

NTS

3.5 The Euston Tower Opportunities

Public Realm Opportunities
The proposed tower redevelopment will have a significant impact on the surrounding Regent's Place Plaza and as such result in a number of opportunities to make significant public realm improvements to the site itself and its immediate context. The proposed design of the public realm will be publicly accessible and offer an enhanced public entrance into the east and west side of the tower. These opportunities are summarized below:

01: Public Amenity Terrace
The proposed accessible stairs to the west promote an extension of the public realm up the side of the tower to level 01 and a public terrace on level 02. This terraced landscape provides an opportunity for enhanced greening with increased soil depths and planting areas. The terraces also add multi-functionality to the public realm by providing seating for events, opportunities for enhanced views, and informal play.

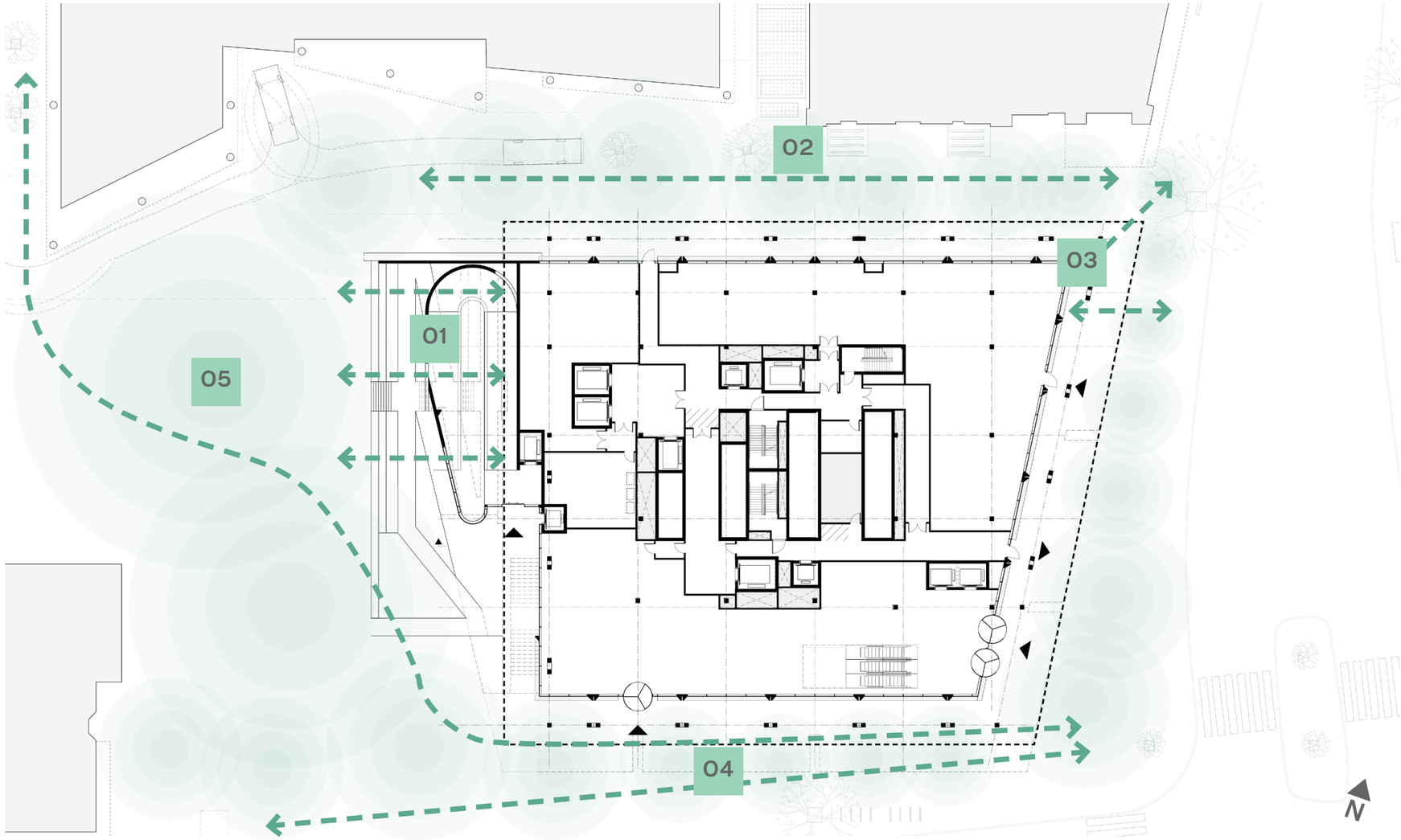
02: Brock Street
Brock Street benefits from an increased setback, where the new building canopy sits atop of previously enclosed space, adding valuable public space for additional greening while maintaining appropriate pedestrian flow.

03: Triple Height Entrance
The raised facade and public entrance at the north-east corner provide opportunity for a new frontage for the tower that address the adjacent community.

04: Euston Road
There is opportunity along Euston Road to rectify the currently narrow and cluttered walkway and providing safer east-west travel routes.

05: Regent's Place Plaza
The redevelopment of the plaza allows for the enhancement of pedestrian desire lines, particularly a diagonal route connecting Regents Park Estate north of the site down towards the city centre.

06: Urban Greening
There is opportunity to greatly increase greening throughout the space and provide shelter from the noise and pollution of Hampstead and Euston Roads.



Existing site plan NTS

Potential areas for ground-level urban greening

Identified movement on-site

07: Proximity to Parks
The site's proximity to adjacent parks and green spaces, such as Regents Park to the north and the anticipated Bloomsbury Biodiversity Corridor to the south, allow for the proposal to link into an existing network of amenity spaces within Camden and promote healthy spaces for the community.

4.0 Project Brief & Objectives

4.1 Public Realm & Landscape Brief

The brief for the project is to transform the 53-year-old disused Euston Tower into a beautifully designed, sustainable new building, delivering pioneering workspace, accessible and inclusive spaces for neighbouring communities, and supporting the development of the local economy.

British Land's vision is to create a world leading science, technology and innovation building and public realm for Camden and the Knowledge Quarter that inspires, connects, and creates opportunities for local people and businesses.

The objective for the project is to re-design the existing building and the surrounding public realm to minimise its impact on the environment and ensure that it is fit for the next 100 years, through partial deconstruction, reuse, recycling, and use of low carbon materials.

The project will achieve this by:

01. Transforming the disused Euston Tower and ensuring it is fit for the future by adopting cutting edge sustainability targets and reusing, recycling, and offsetting where necessary, to reach net zero at completion and in operation.

02. Putting social impact at the heart of the project from the start and ensuring that communities play a key role in shaping new spaces which meet local needs.

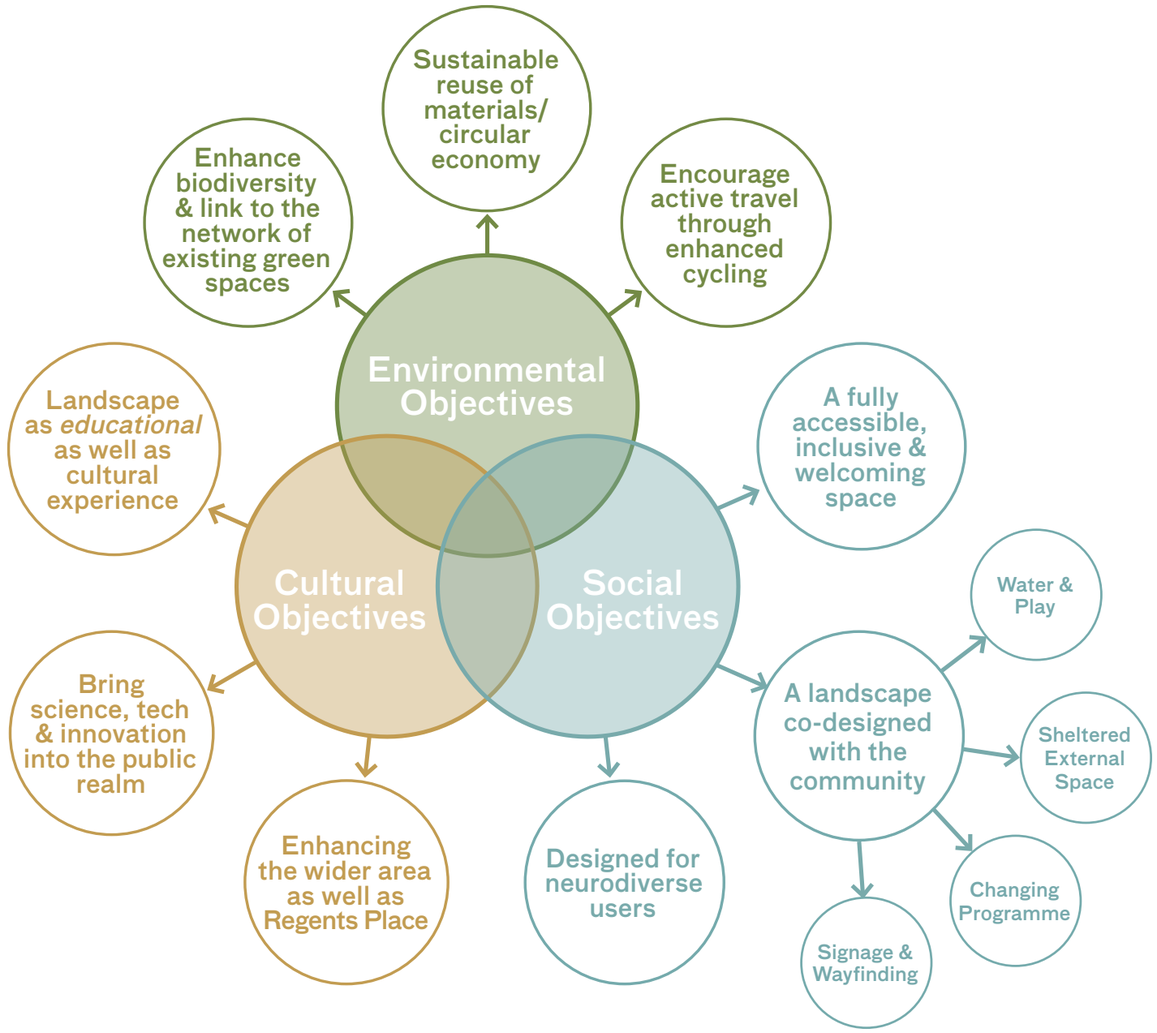
03. Ensuring that the future use of Euston Tower is built upon identified need and contributes to a thriving local, regional, and national economy for our ever-changing world.

04. Creating pioneering workspaces in the Knowledge Quarter for businesses of all sizes to prosper, including flexible incubator and accelerator spaces, to support start-ups and knowledge sharing.

05. Reimagining the public spaces of Regent's Place, creating inclusive, connected, and sustainable spaces for Camden's communities.

The public realm and landscape around the Tower is considered a crucial component of this transformation. Working closely with British Land, architect and the wider design team, and through a series of co-design workshops with the local community, DSDHA expanded the brief for the external areas, as summarized below.

- Enhance the biodiversity of the site through a biodiversity strategy that works with the local network of green spaces and, therefore, contributes meaningfully to the creation of the Bloomsbury Biodiversity Corridor.
- Work with low carbon and sustainable materials, make use of existing materials that are suitable for reuse, and consider circular economy principles in the specification and detailing of landscape elements.
- Sustainably manage water on the site to mitigate heavy weather events and for sustainable irrigation of planting.
- Encourage active travel through enhancing facilities for cyclists and designing spaces that safety integrate pedestrian and cyclist routes.
- Design a fully accessible, inclusive and welcoming public realm that is appropriate for people of all ages, different abilities, and neurodiverse needs.
- Create a landscape that offers an educational as well as cultural experience to complement the programming of the public levels of the building.
- Provide opportunities for science, technology and innovation to be brought out into the public realm.
- Build on the recent landscaping improvements to Regent's Place undertaken by Townshend Landscape Architects.
- Work with the local community to co-design the public realm and landscape to ensure that it meets their needs and aspirations.
- Mitigate the challenging microclimatic conditions of the existing site including wind, noise pollution and air pollution through landscape solutions.



4.2 Project Objectives & Design Principles

In response to the contextual analysis and brief development presented in the previous sections, a number of design principles have been developed which outline a set of ambitions for the public realm proposal to meet. These are summarised below:

01: A Strategy for Nature and People
Green public spaces offer a natural haven within the city, engaging all of the senses and evolving through the seasons.

02: Character and Materials
Successful public spaces offer a range of character areas and spatial experiences, providing a sense of discovery and encouraging exploration.

03: Sustainability, Wellbeing and Health
Maximising the natural capital of the space, creating a biodiverse landscape that supports wellbeing and plays its part in combating the climate crisis.

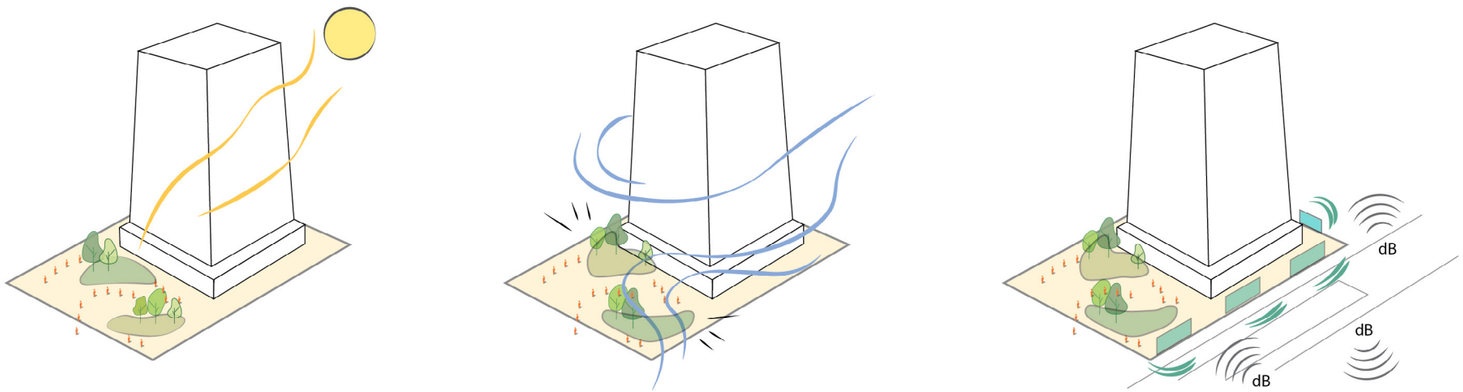
04: Users and Uses
The design should cater for the needs of diverse groups and individuals: passers-by, visitors, tourists, workers and residents.

05: Connectivity, Legibility and Identity
The site should be integrated into the surrounding urban fabric as an inviting and distinctive destination.

06: Programme and Uses
A city's public spaces must be able to accommodate a wide range of cultural and social events.

07: Exploration and Learning
There should be playful, inclusive elements suitable for all ages.

08: Quality of Materials
Public spaces should be resilient and robust, and design should aim to retain their qualities over time.



Early sketch diagrams visualising potential ways to connect the public realm to Euston Tower

4.3 Co-design Process

Early on in the design process, the community was engaged through a series of co-design workshops, panel events, and discussions where the designers met and collaborated with members of the community. DSDHA attended events held from April - October which involved over 200 attendees and were able to gather a critical understanding of how the current spaces are used, and what types of spaces are desired by the people who use them. DSDHA presented the translated designs in additional community events in October, where members of the community could review the progress of the design.

Some of the things we heard throughout these events were:

- a space to protect from the wind and rain
- a water feature and safe spaces for children to play
- increased green space like trees and colourful planting
- a flexible space that accommodates the changing needs of the community
- a space that people feel welcome

Photographs captured during the co-design process

5.0 Design Development

5.1 Landscape Concept

The spatial organization and character of the public realm has been designed with reference to Hampstead Health, an iconic greenspace within the borough and one that was historically linked to the site through water. Based on the concept of bringing a piece of the Heath to Euston, the design uses principles found in the natural ecosystem to create meaningful and lasting greenspace in an urban centre.

The ecosystem of Hampstead Heath was studied to inform methods for generating meaningful greening on the site. Four key habitats were highlighted and studied for their character, ecosystem functions, and site suitability. These habitats are summarized below:

O1: Heathland
Found at the highest elevation in sandy, nutrient-poor, well-drained soils. Plants within heathland are often robust, drought tolerant species.

O2: Grassland
With similar soil profiles to heathlands, grasslands are found lower elevations and are comprised of variety of wild flower meadows and tall grasses punctuated with fast-growing pioneer tree species.

O3: Woodland
Successive from older heath and grasslands, increased nutrient availability in the soils allow for larger plant species to root. Characterized by ancient tree canopies that create ideal conditions for shade-tolerant understorey planting.

O4: Wetlands
Habitats that are periodically wet or permanently flooded and are home to a variety of grasses, and hydrophilic tree species. Wetlands help to attenuate and filter water in sites while their grassy riparian edges act as buffers during storm surges.

Creating a Piece of the Heath

‘Branch Hill Pond’, Hampstead Heath - John Constable, 1819

O1: Heathland; image illustrating common qualities of a heathland in the UK

O2: Grassland; image illustrating common qualities of a grassland in the UK

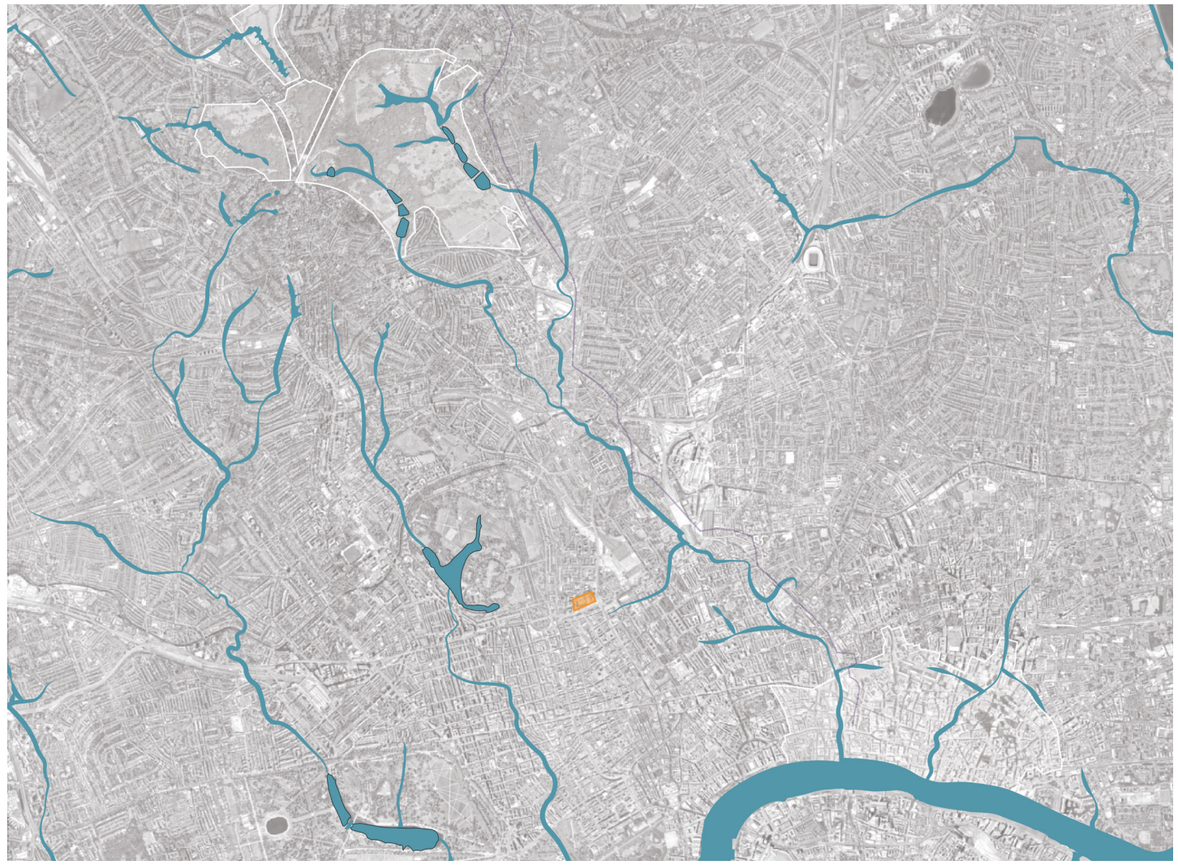
O3: Woodland; image illustrating common qualities of a woodland in the UK

O4: Wetland; image illustrating common qualities of a wetland in the UK

5.1 Landscape Concept

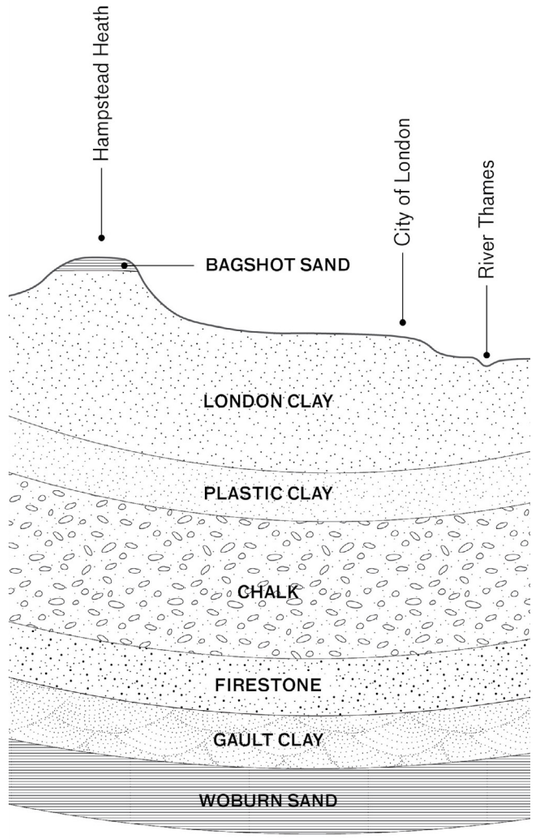
The unique character of Hampstead Heath as a 'mosaic of habitats' is a direct product of the site's geology; where glacial deposits formed a sandy gravel ridge over a base of clay. This variation in soil types translates to a hydrologically diverse area of highly permeable, sandy landscapes that infiltrate spring water down towards the impermeable clay where it pools. A series of unique plant communities respond to the appropriate soil conditions and elevations, and define the habitats identified on the site. The study of this unique landscape highlights the ecological interdependence amongst habitats to create a symbiotic system across the site. Understanding how each system functions independently and holistically within the setting helps to determine how it may be replicated in an urban setting.

Recognising the Lost Rivers of London



A map of London's rivers before they were brought below ground

Source: Hidden Hydrology Organisation



Geology of Hampstead Heath

5.1 Landscape Concept

Taking inspiration from fluvial patterns, the development of the spatial design imagined pedestrian flows as water courses that defined the landforms.

Three water patterns were used to inform early design concepts:

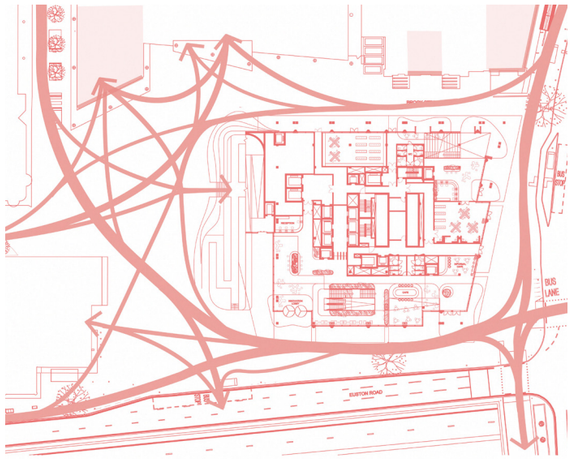
01: The Delta
Pedestrian movement defines form

02: The Clearing
A central clearing defines pedestrian movement

03: The Brook
Pedestrian movement is punctuated by form

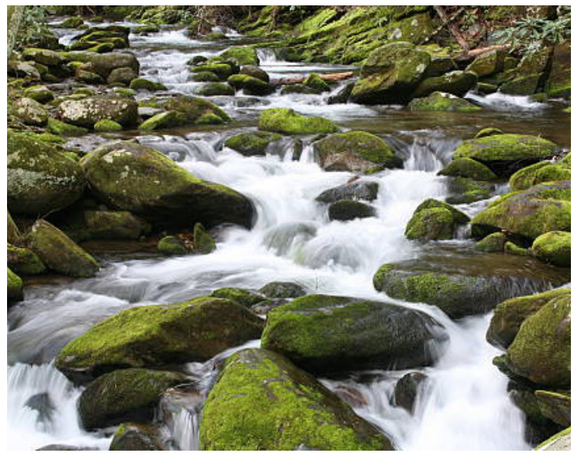
The final concept combined elements of the delta and the clearing, where pedestrian movement determined the location and size of landscape features, with a central clearing located at the base of the terraced landscape. This principle allows for the configuration of a flexible use space within the plaza that does not hinder the anticipated movement throughout Regent's Place.

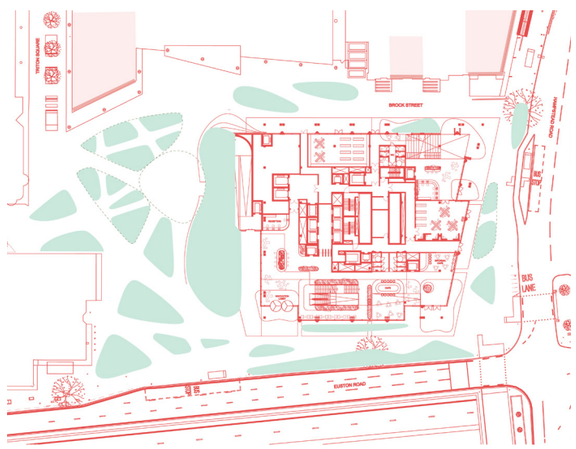
The Delta



The Clearing

The Brook



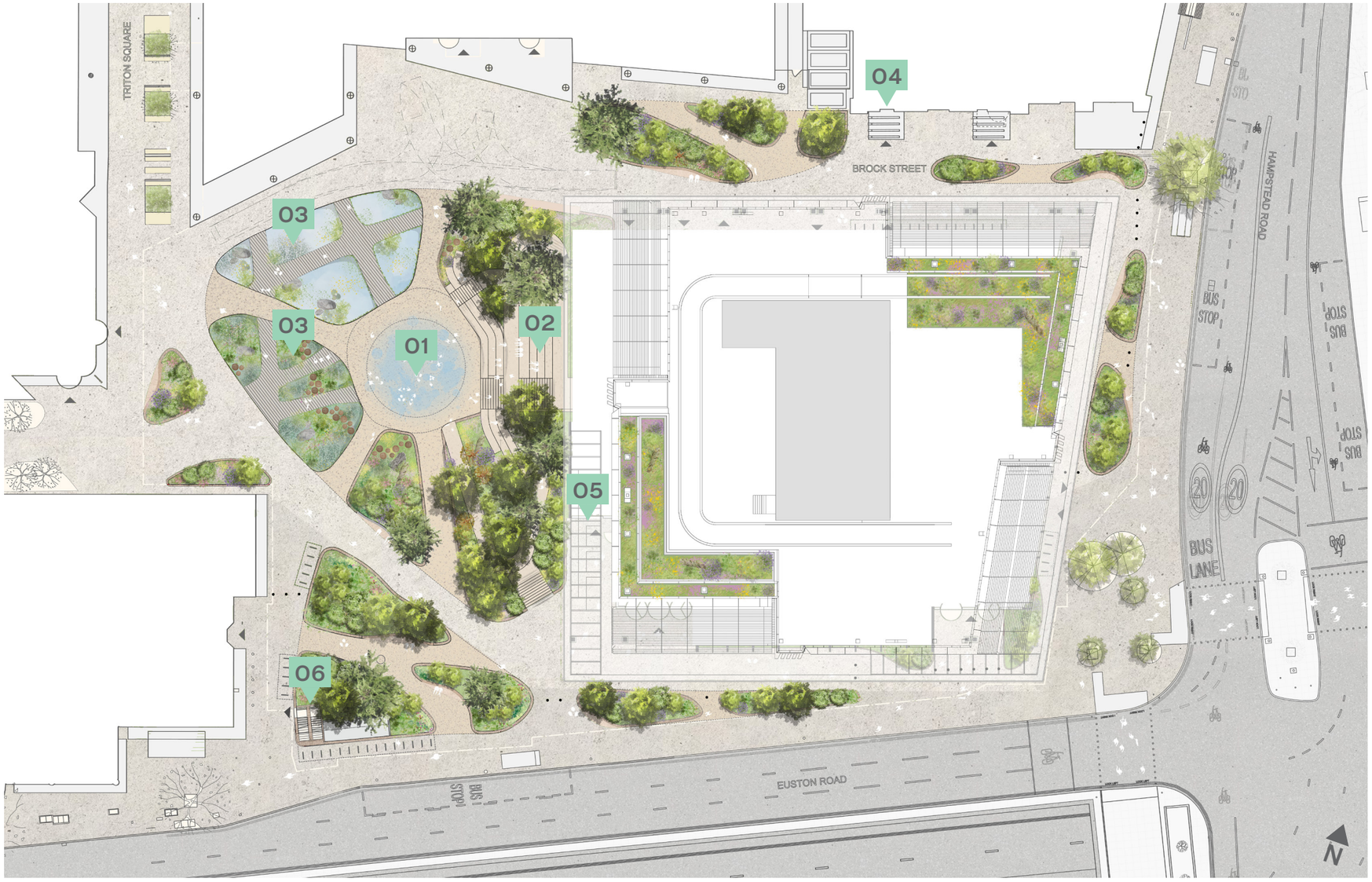


6.0 Design Proposal

6.1 Design Overview

This plan is an illustration of the proposed layout of the landscape, combining both the ground floor and first floor to capture the full height of the terraced landscape. The floor surface of the internal public foyer space is shown to demonstrate how the external and internal public spaces work together at ground floor level.

This plan should be read in conjunction with DSDHA's Landscape Planning drawings, which have been prepared as part of this application.



Key

- 01 Civic Square
- 02 Regent's Place Plaza Entrance
- 03 Freshwater and Riparian Wetlands
- 04 Access to 20 Brock Street (residential)
- 05 Tenant Bicycle Entrance
- 06 Basement Fire Escape

Proposed site plan NTS

6.2 Character Areas

The following diagram summarizes the approach to the proposed layout of the public realm and illustrates how the landforms have been configured in response to key site requirements and conditions:

01: Movement

Anticipated primary and secondary routes have been mapped to understand how people will move and navigate across the site.

02: Climate

The proposed location of different habitats has been considered in response to the microclimate challenges of the site. The orientation of the landforms further assist in the mitigation of climate conditions.

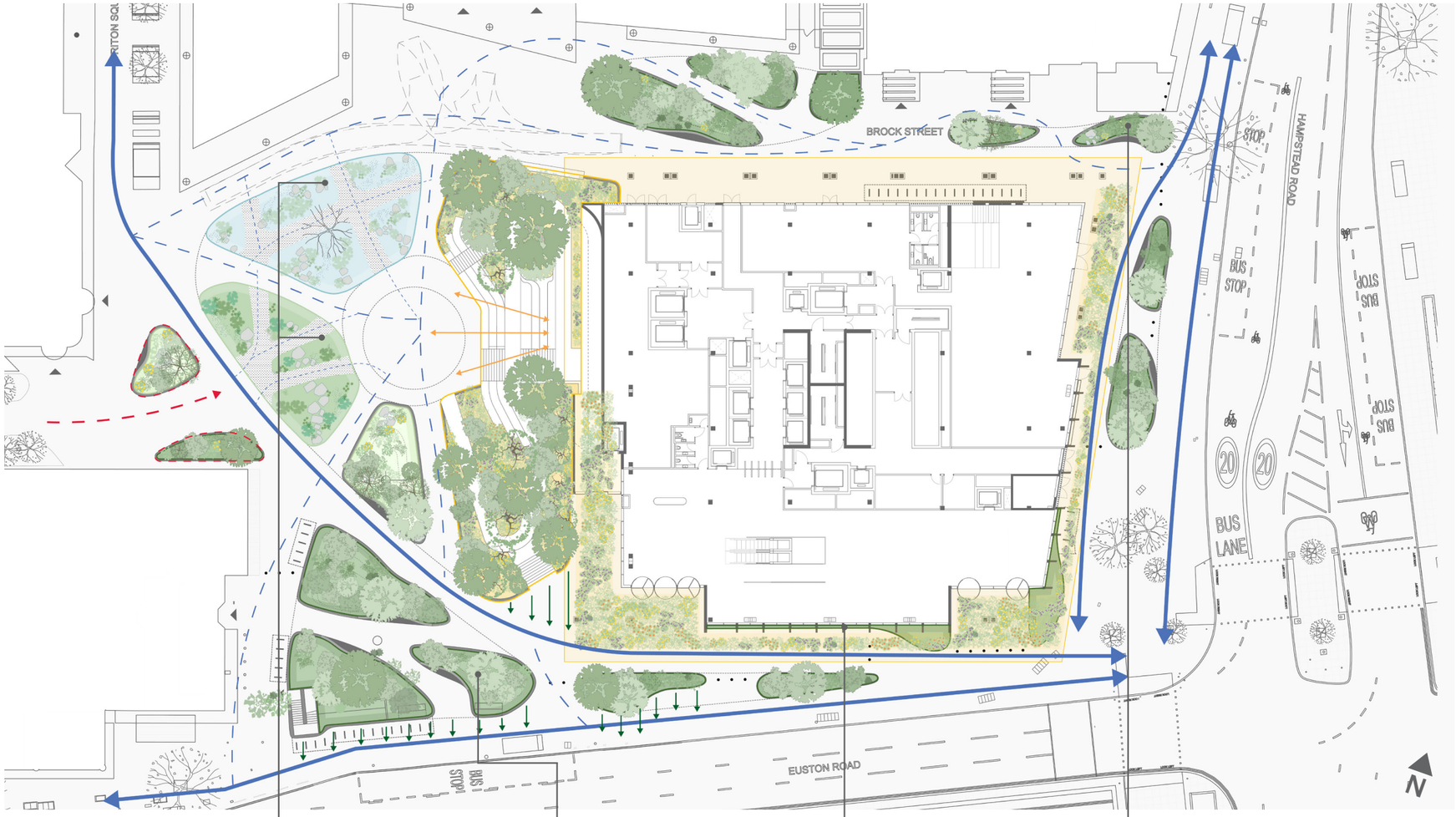
03: Activity

The size, location and orientation of the central square is proposed to respond to the movement studies and the microclimate as stated above. Connection to the central stair has been designed to promote programming and activation with the podium public space.

04: Landscape Strategy

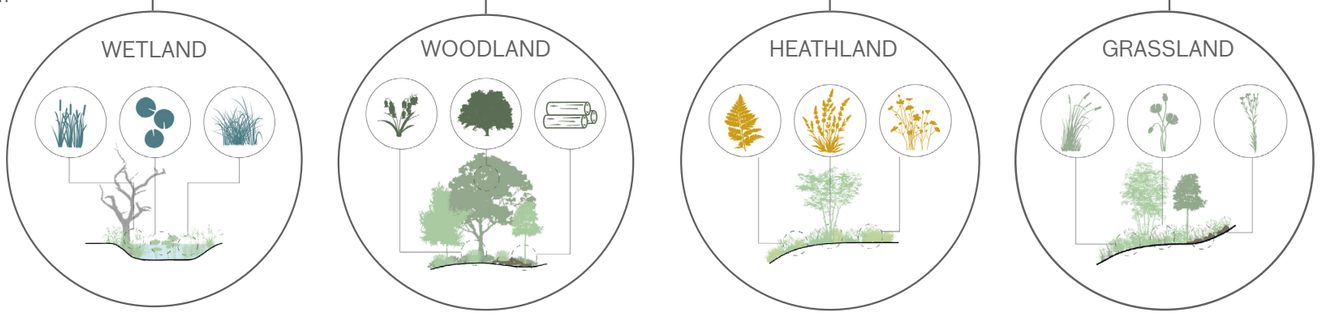
The landscape forms are an intentional continuation of the scheme along Triton Square in order to maintain a cohesive character across the campus. The mounds transition to more exaggerated scales and forms as they move west, highlighting the change to the proposed activated and centralized plaza.

The adjacent plan demonstrates these four site requirements and conditions, whilst highlighting the ecosystem characters throughout the site.



Proposed Site Plan

NTS



Collect and filter runoff from the public realm.

Densely planted mounds surround the site to shield from exterior conditions.

Located on upper levels to reduce the need for high soil volumes and water use

Provide ecosystem benefits and colourful greening with reduced soil volumes.

6.3 Key Areas

The drawing on this page is an illustration of the proposed layout of the landscape, combining the ground floor public spaces, the building podium, amenity terraces, and biodiverse roof. Please read in conjunction with the Landscape Planning drawings which have been prepared as part of this application.

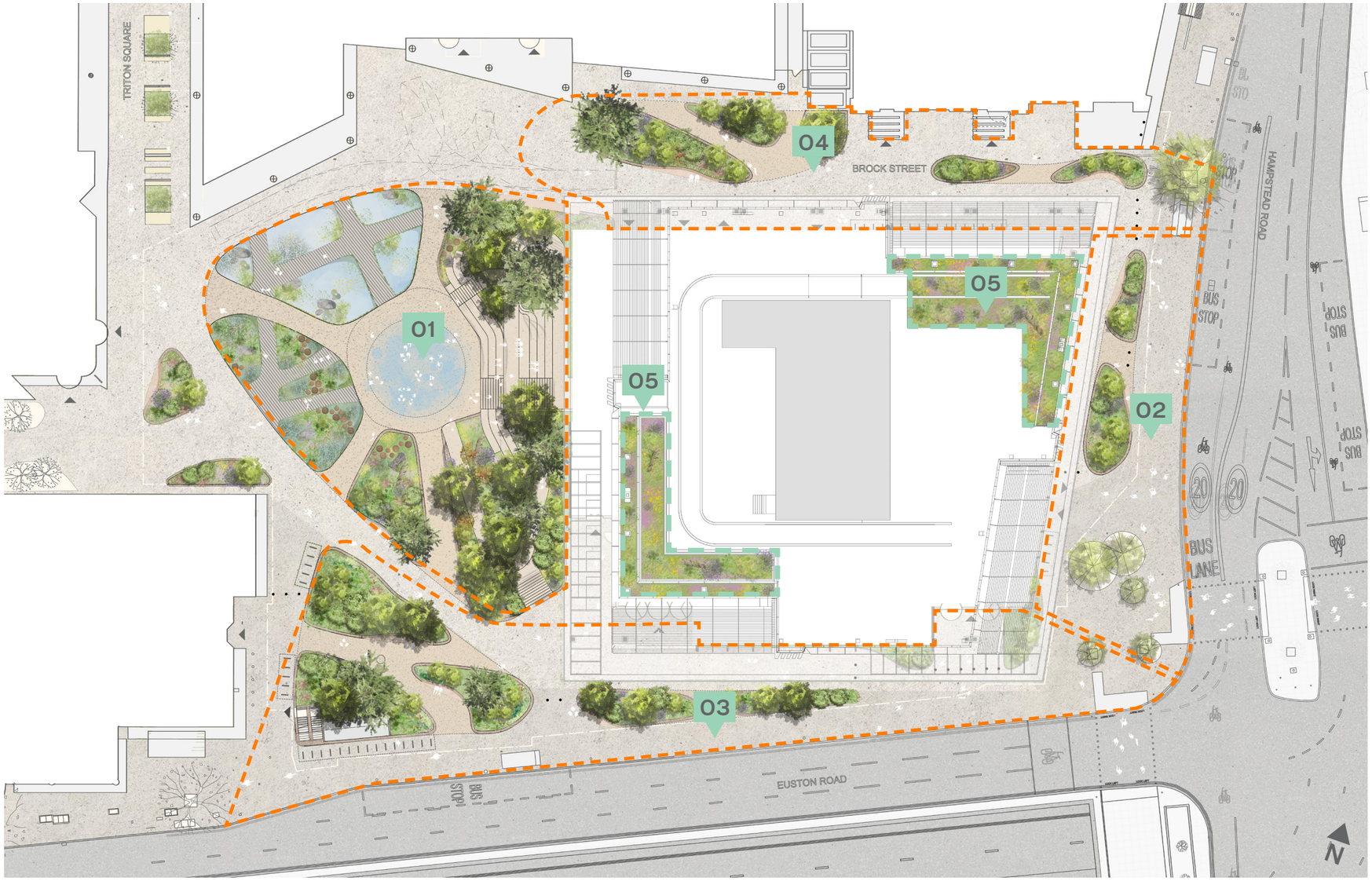
Key Spaces

On the following pages, more detail is given on proposals for five distinct areas of the site and how these proposals respond to the particular site conditions, and the brief objectives in each case.

The 5 key areas are:

- 01 Regent's Place Plaza & Podium
- 02 Hampstead Road
- 03 Euston Road
- 04 Brock Street
- 05 Terraces & Biodiverse Roof

Further details on each of these key areas is provided on the following pages.

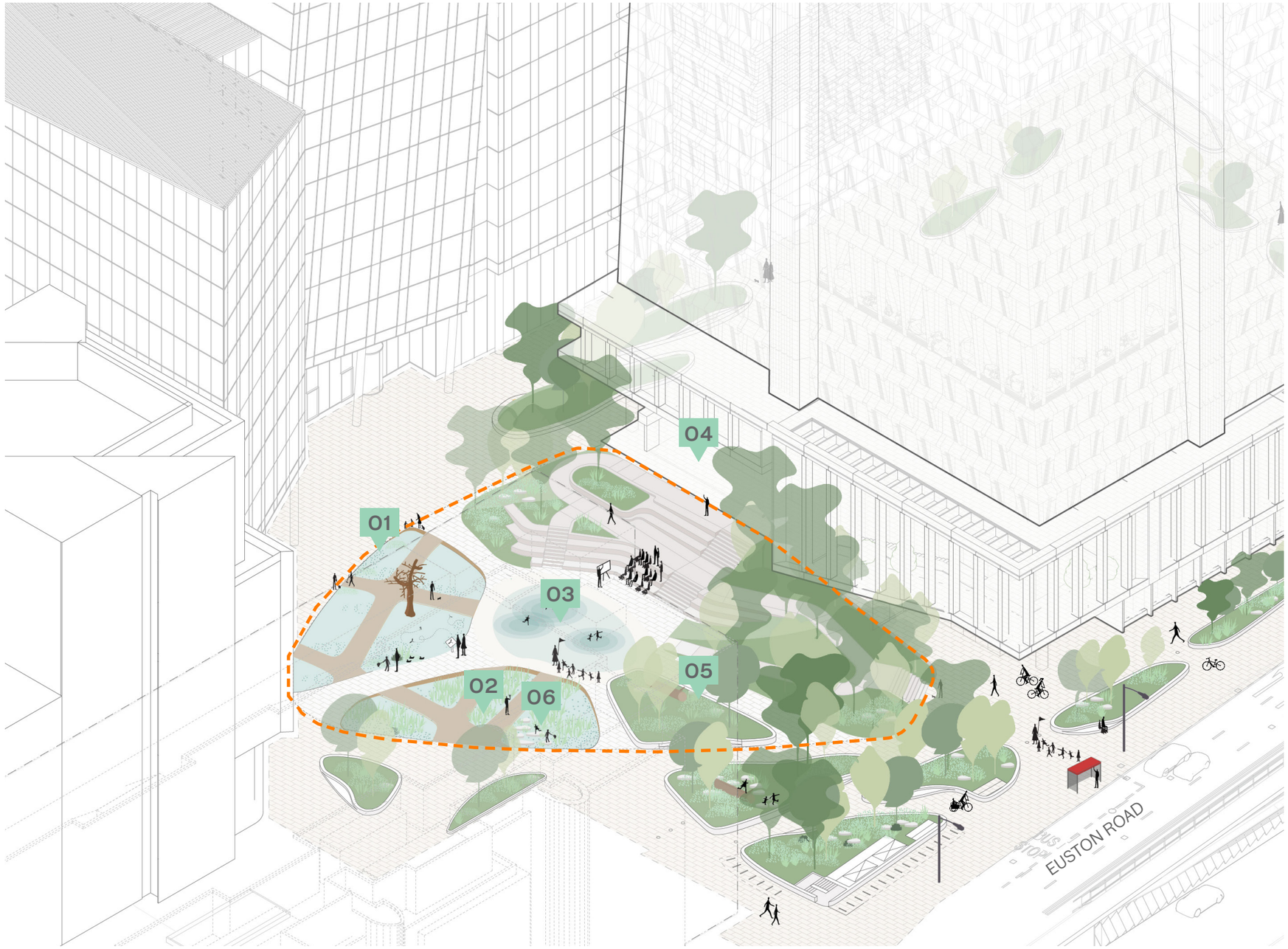


Proposed site plan NTS

6.3 Key Areas

6.3.1 Regent's Place Plaza & Podium

The isometric view of Regent's Place Plaza from the south-west gives an overview of proposals in this key area.



Isometric from south-west NTS

Key

- 01 Freshwater Wetland
- 02 Riparian Wetland
- 03 Civic Square & Water Feature
- 04 Regent's Place Plaza Entrance
- 05 Woodland Mound
- 06 Wild Play

6.3 Key Areas

6.3.1 Regent's Place Plaza & Podium

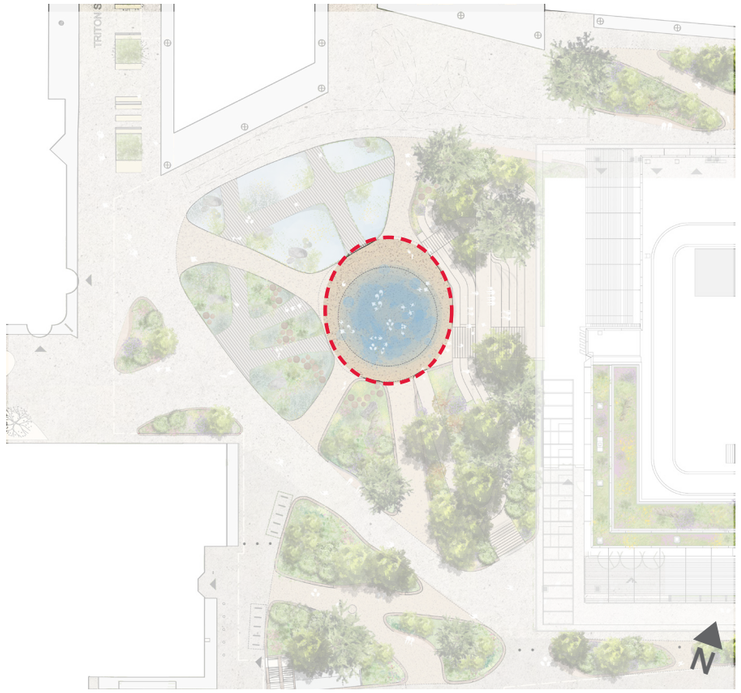
The proposal for Regent's Place Plaza features a series of activated landscape elements arranged around a civic square clearing. To the west, the podium stairs are integrated into the terraced landscape and act as an extension of the public realm. Dense planting beds with a heathland palette bridge the gap between the ground floor and the publicly accessible first floor podium. Tree planting along the terraced landscape is used to vertically extend the sites greening potential whilst responding to microclimatic conditions.

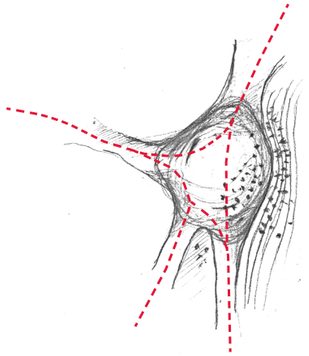
At the heart of Regent's Place Plaza is a shallow water-play feature that, when in use, acts as a splash pad and reflective pool for play or relaxation. The feature can be programmed to respond to changing climates and user needs, and be fully drained to allow for open space in the square. Details on some of the types of programming available will be expanded on later in the chapter.

Two wetland beds are located to the north-west of the site and include a series of accessible boardwalk crossings. The first bed to the north, the freshwater wetland, will be a fixed aquatic habitat and have a permanent body of water flowing through. The second bed, the riparian wetland, will allow for periodic flooding based on storm events. Both beds will be planted with submergent and emergent vegetation to promote biodiversity. The mechanical and ecological function of these wetland systems will be detailed later in the landscape statement. The wetland beds are

The plaza entrance to the public space and cafe on level O1 will be accessed via the terraced landscape stairs and ramp from the plaza. To the south, the main cycle store is accessible via a cycle ramp located beneath the sloped landscape.

Civic Square





Flexible Civic Square with Waterplay

Freshwater & Riparian Wetlands

Freshwater Wetland

Riparian Wetland

6.3 Key Areas

6.3.1 Regents Place Plaza & Podium

Level changes within the plaza are used to define spaces and improve safety and accessibility. While the majority of planting mounds will be raised elements, the two wetlands will be slightly depressed below the finished grade to crate a unique experience of walking over the habitats. This will be partially achieved by raising the finished grade over 500mm from the edge of the plaza to the civic square. The level change will not exceed 1:20, allowing for a fully accessible experience. The raised square will create a sense of seclusion from the main pedestrian and cycle routes across the plaza, while providing a sense of protection and extended views over the lower areas of the site. Raised landscape also help to increase accessibility along the podium ramp by reducing its overall slope length.

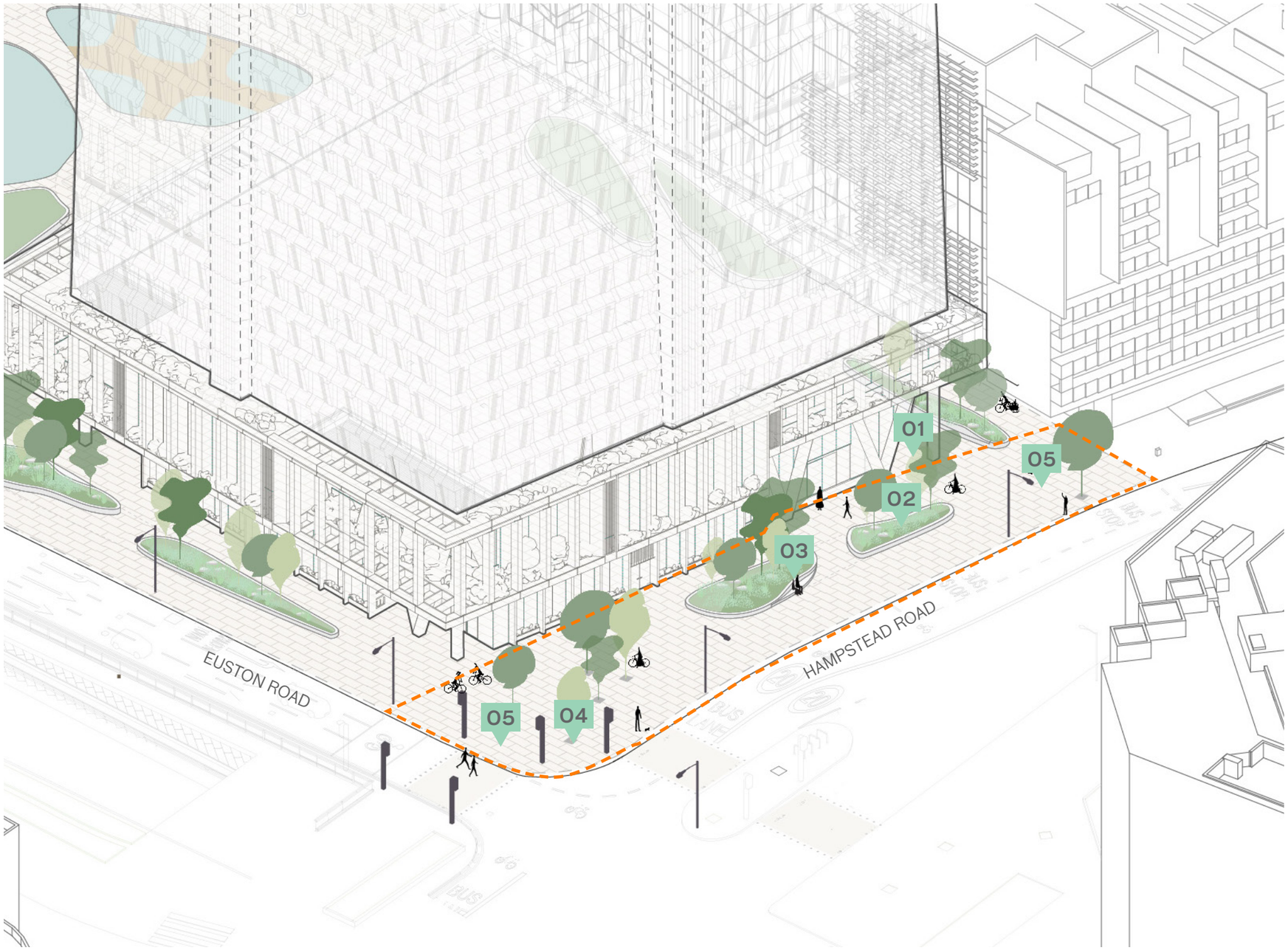
01 Looking south-east towards Regent's Place Plaza

02 Looking south-east towards Euston Tower from the freshwater wetland boardwalk

6.3 Key Areas

6.3.2 Hampstead Road

The isometric view of Hampstead Road from the south-east gives an overview of proposals in this key area.



Isometric from south-east NTS

Key

- 01 Public Use Primary Entrance
- 02 Street Planting
- 03 Bench Seating
- 04 Connection to Main Intersection
- 05 Anticipated TfL Bus Shelter

6.3 Key Areas

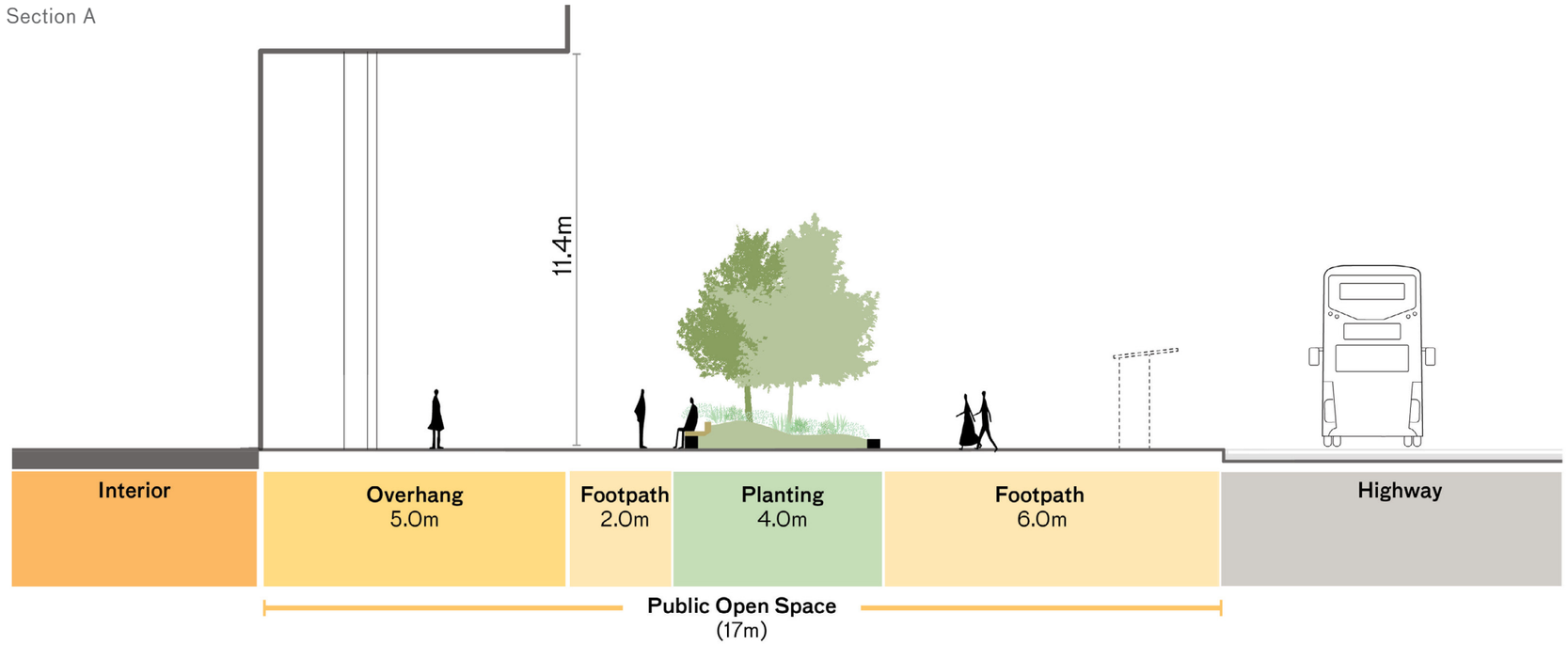
6.3.2 Hampstead Road

This area is located along the eastern edge of the site and is one of the major pedestrian foot ways for Regents Place Estate. A minimum clear width of 6m will be maintained to accommodate existing and anticipated pedestrian movements. Two routes are divided by a series of central mounds, allowing for slower, meandering journeys to the west and faster, commuter paces to the east.

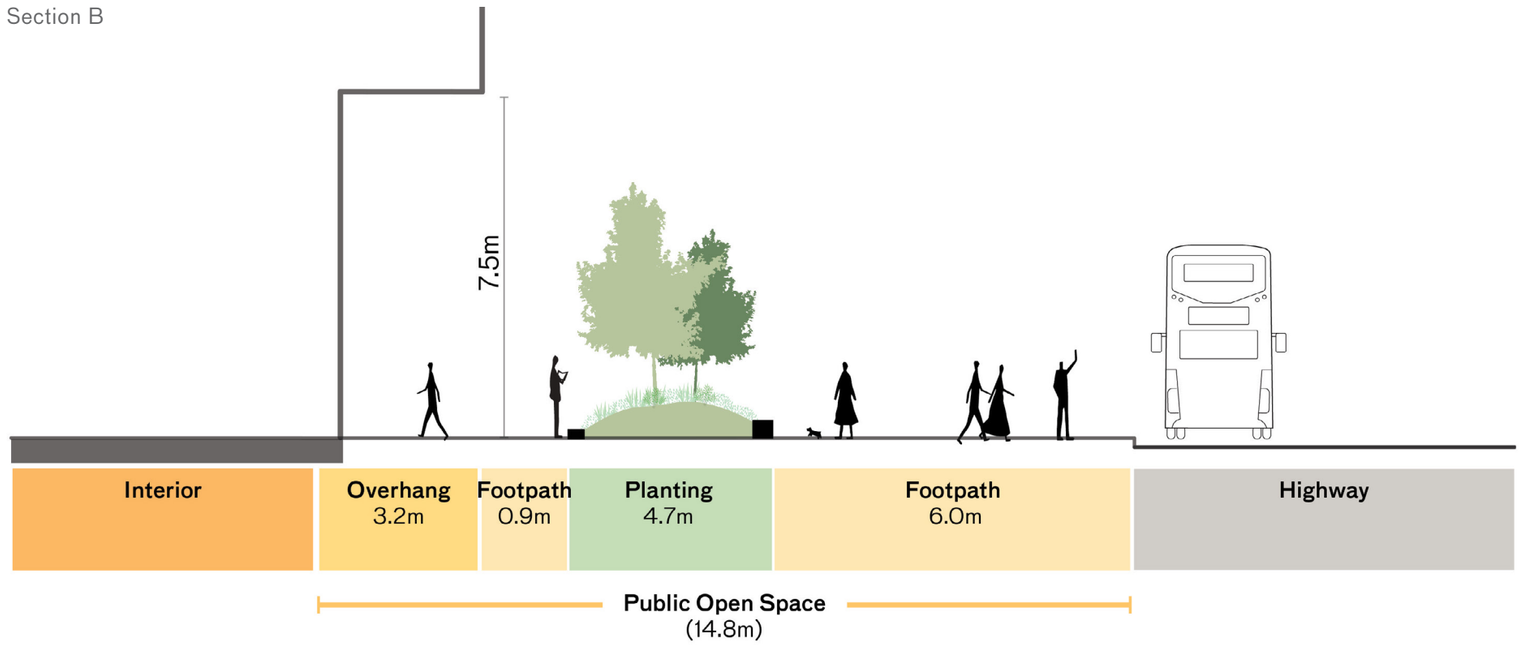
Landscape mounds have been placed to respond to micro-climatic conditions and work to buffer pedestrians from the adjacent traffic. The mounds are fragmented to provide breaks for retail entrances along the eastern facade, with emphasis around framing the Public Primary Entrance to the north.

Generous setbacks around the anticipated TfL bus shelter were included along with planter edge seating in order to provide safe and comfortable spaces for commuters.

Section A



Section B



Section Cuts

6.3 Key Areas

6.3.3 Euston Road

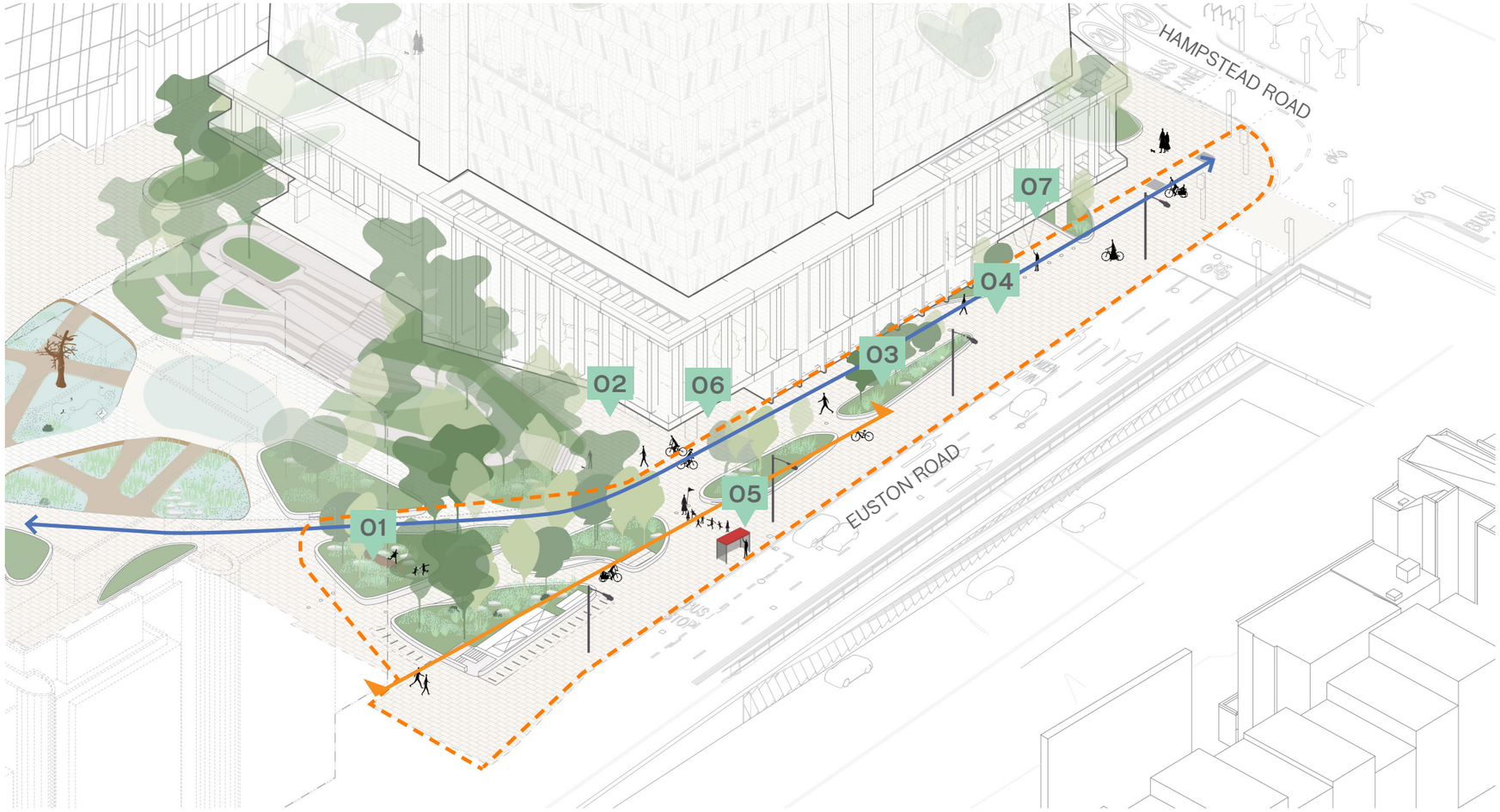
The landscape along Euston Road has been designed to accommodate a wide range of users while responding to a number of critical conditions. The area hosts one of the buildings main entrances as well as the ramped entrance to the basement cycle store. Eastbound cycle lanes and a bus stop border the site along Euston Road.

A 4.5m clear width has been introduced as a shared pedestrian and cycle lane. This primary route runs from the main intersection of Euston Road and Hampstead Road through the site towards Triton Street. The east-west footway will be maintained and the narrow condition around the bus stop to the west will be improved.

The isometric view of Euston Road from the south-west gives an overview of proposals in this key area.

Key

- 01 Wild Play
- 02 Tenant Bicycle Entrance
- 03 Woodland Mounds
- 04 Shared Cycle/Pedestrian Route
- 05 Existing TfL Bus Shelter
- 06 Lobby Primary Entrance
- 07 Lobby Secondary Entrance



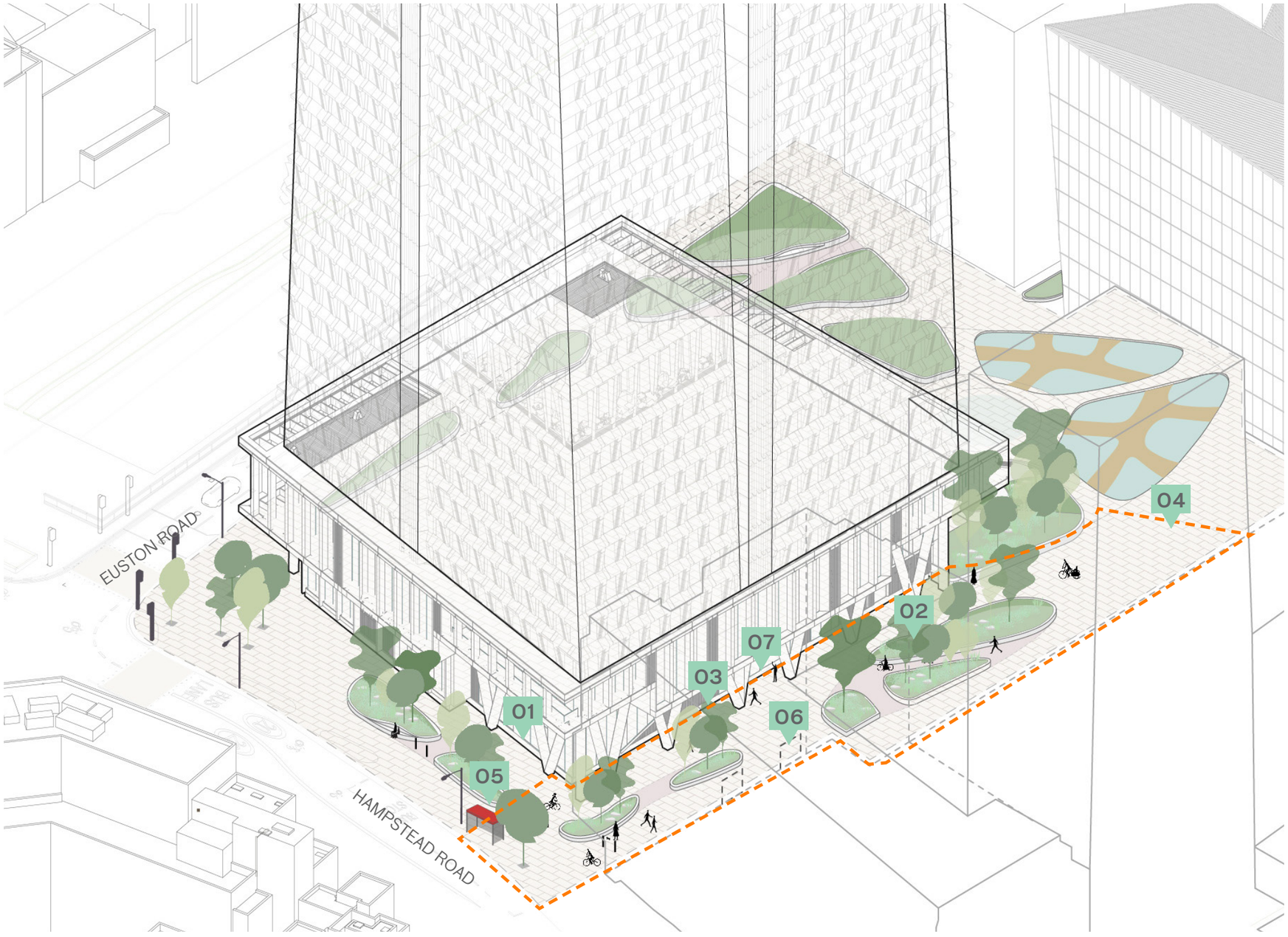
Isometric from south-west NTS

Section cut indicated by solid orange line above

6.3 Key Areas

6.3.4 Brock Street

The isometric view of Brock Street from the north-east gives an overview of proposals in this key area.



Isometric from north-east NTS

01 Public Use Primary Entrance

02 Permanent Benched Seating

03 Outdoor Cycle Parking

04 Access to Regent's Place Plaza

05 Anticipated TfL Bus Shelter

06 Access to 20 Brock Street (residential) and 30 Brock Street (office)

07 Public Use Secondary Entrance

6.3 Key Areas

6.3.4 Brock Street

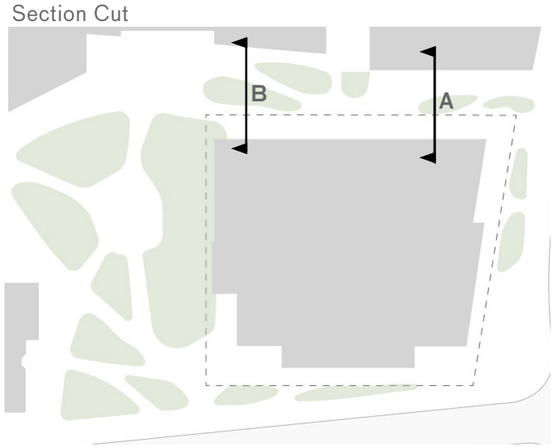
Careful consideration was made to accommodate the anticipated increase of pedestrian connections along Brock Street whilst also improving its landscape character.

Brock Street was envisioned as a gateway to the Plaza with landscape mounds acting as bookends to the street. The increased setback of the ground floor provides valuable space, allowing for the implementation of valuable greening opportunities. Grassland and woodland planting palettes respond to the desire for brighter colours and seasonal interest for both the public and residents along the street. The mounds increase in size and scale as they move towards the plaza to draw interest to the public space within.

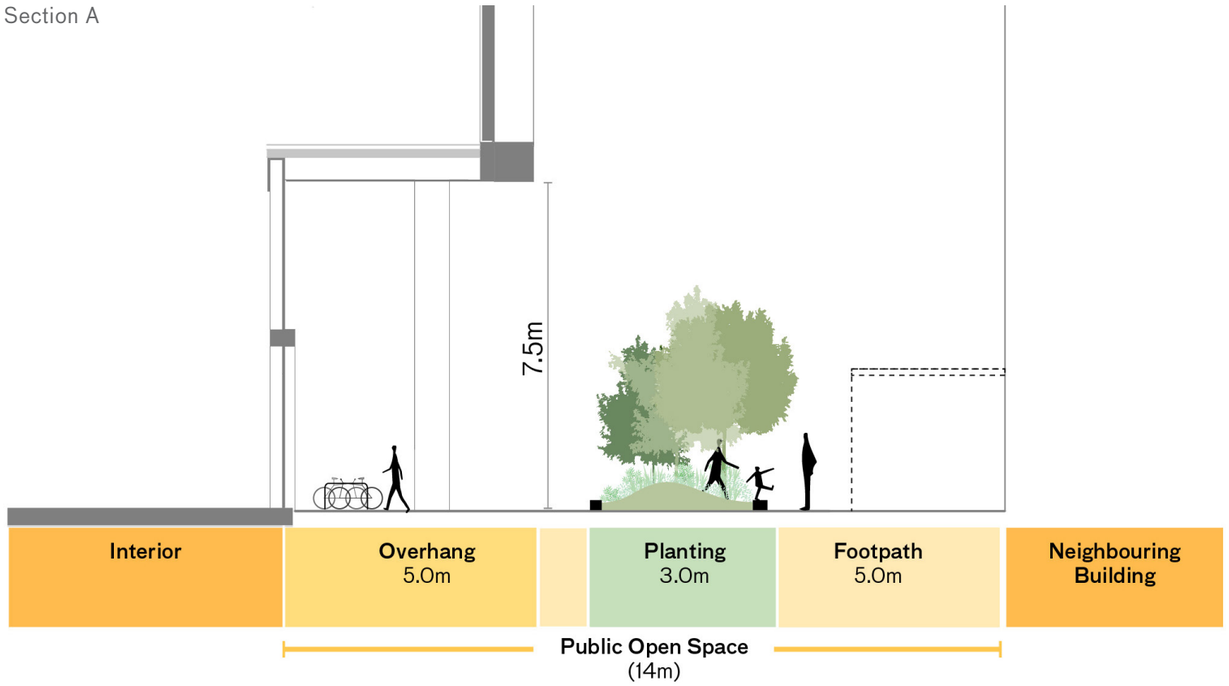
Two mounds at the western end of Brock Street act as a safety measure during deliveries. Trucks are able to be parked between the facade and southern mound, with pedestrian flow being directed north.

Seating opportunities were incorporated away from the entrance to 20 Brock Street in order to increase privacy for the residential entrance.

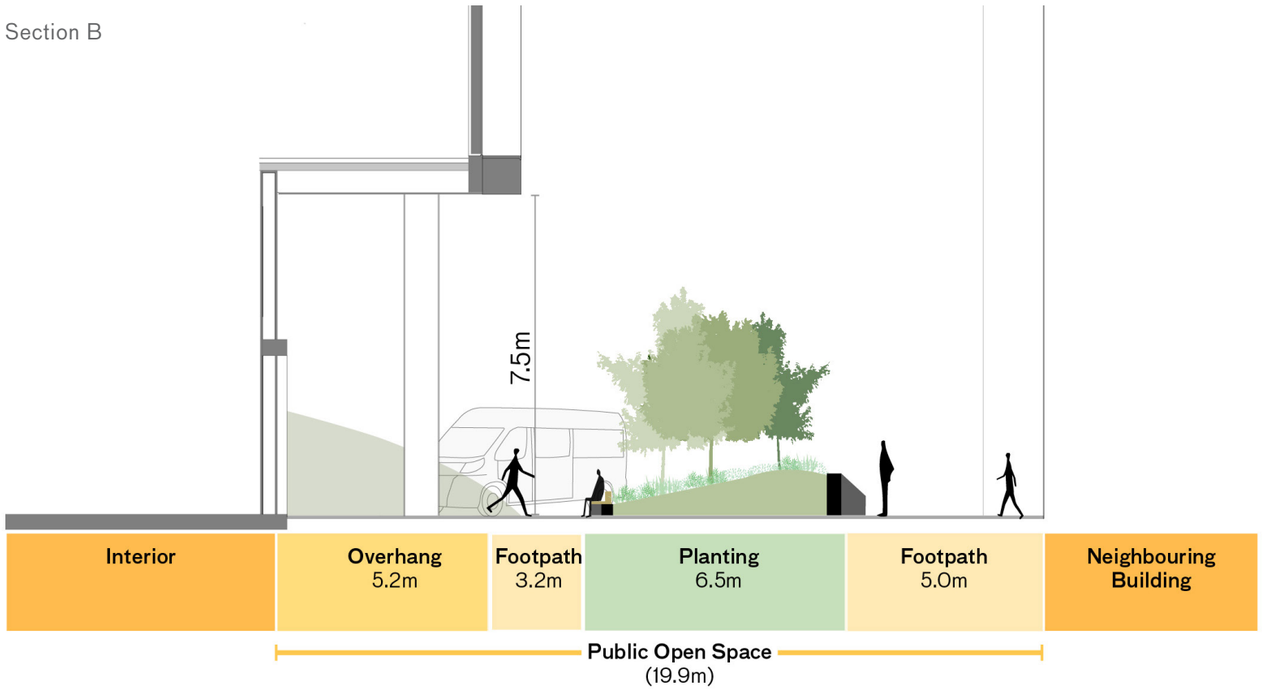
Section Cut



Section A



Section B



6.3 Key Areas

6.3.5 Terraces & Biodiverse Roof

The isometric view of Euston Tower from the south-east showing an overview of the biodiverse roof and terraces.

01 Biodiverse Roof

02 Podium Greening

03 Planted Terraces

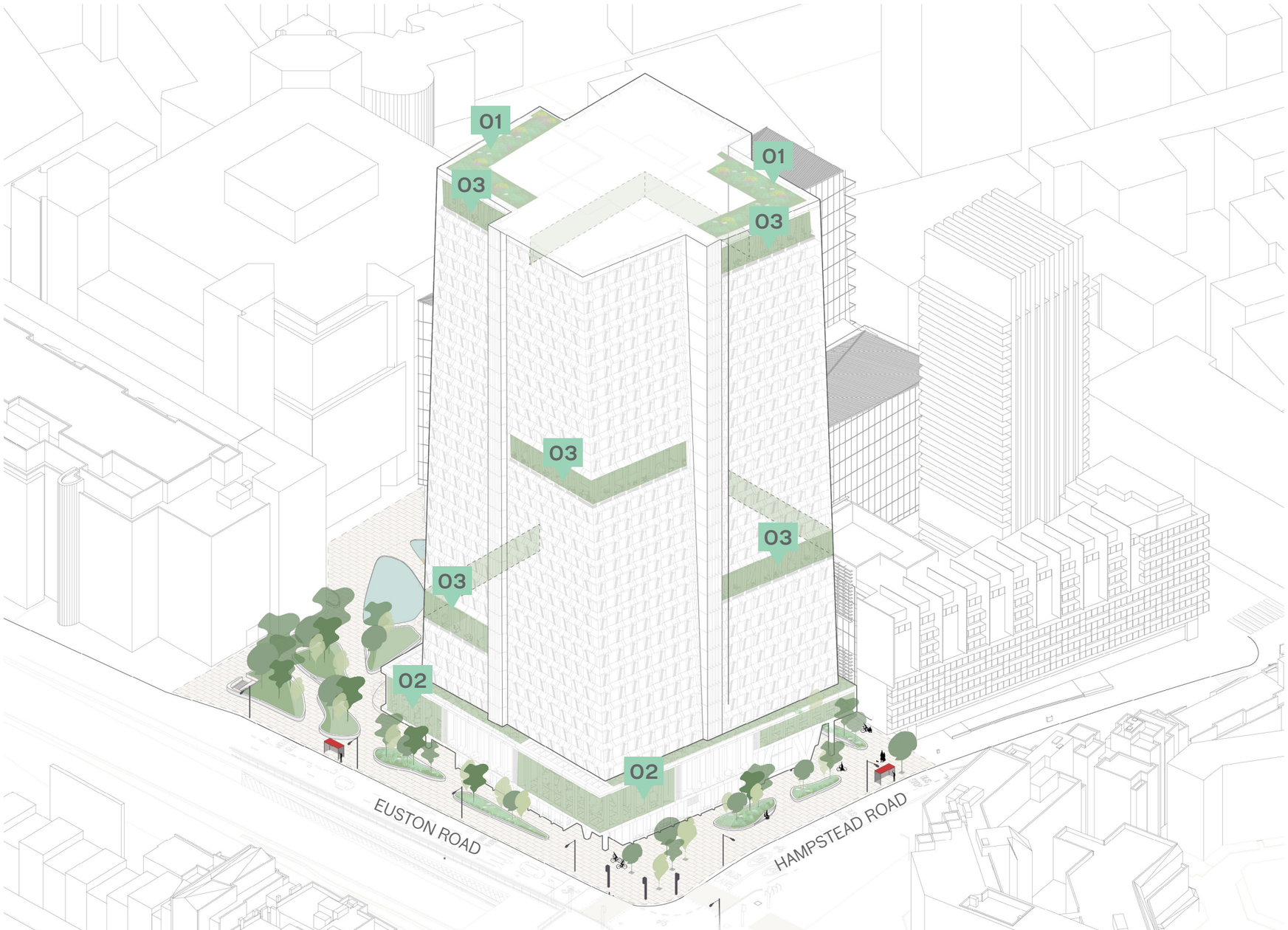
The option to incorporate greening on the podium and terraces is being considered. The greening would provide opportunities for biodiversity and enhanced external spaces for the public at level 2 .

The planted terraces are proposed at levels 3, 4, 7, 19, and 25 and would feature intensive planters along the perimeter and provide greening for extended views of the tower.

A proposed biodiverse roof will be incorporated around the plant room and BMU track. The roof will feature intensive planting, gravel patches, small areas for pooling water, and woody debris that will provide habitat for invertebrates and birds.

The proposed publicly accessible terrace at level 2 will be a continuation of the landscape along the podium stairs and level 1, featuring the heathland planting palette.

Section and precedent of biodiverse roofs illustrating a range of sbgrade and habitat features.



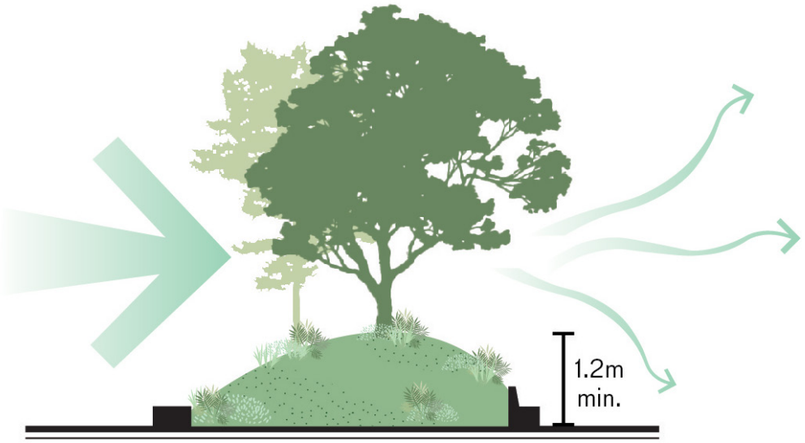
Isometric from south-east

6.4 Mound Design

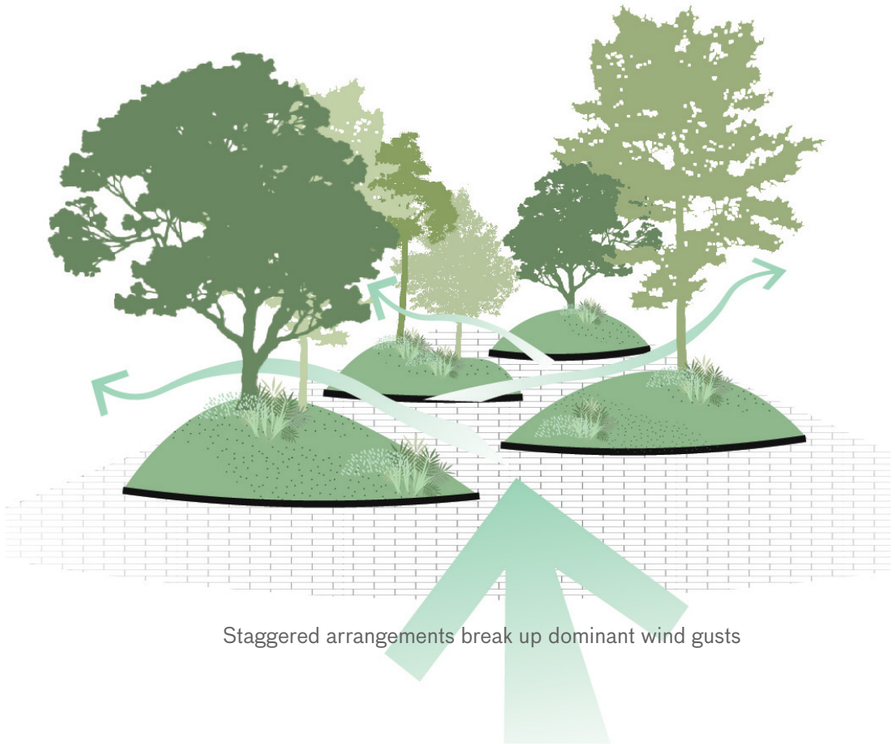
Landscaped mounds are proposed to address the lack of available soil on the site. A high basement slab inhibits the use of traditional planting beds so the landscape will be built up to accommodate the required depths for the planting material.

The raised beds provide an opportunity for wind mitigation which, when coupled with planting, are effective in buffering strong gusts.

More details on the mound planting character and edge conditions can be found in the Soft Landscaping section of this statement.

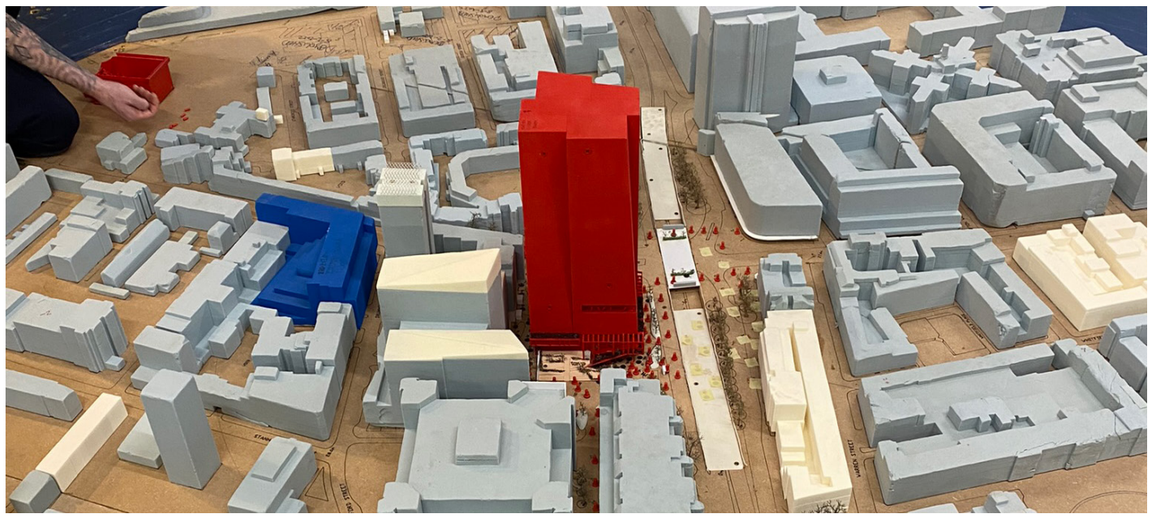


Berms will be used to provide adequate soil depths and a combination of mid level planting and dense canopied trees help to further diffuse wind

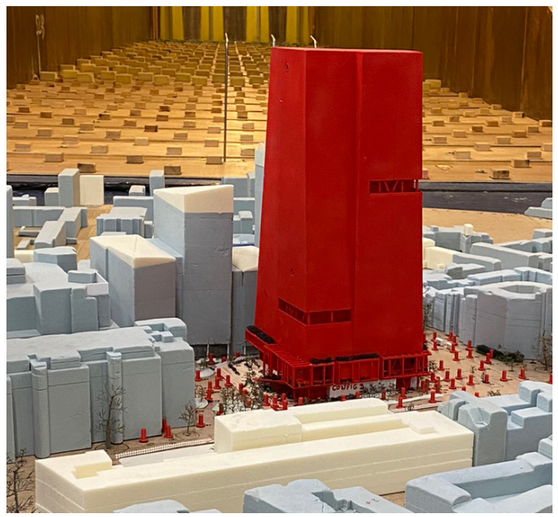


Staggered arrangements break up dominant wind gusts

Large mounds for wind mitigation. Reference: Daniels Building, Toronto, Canada



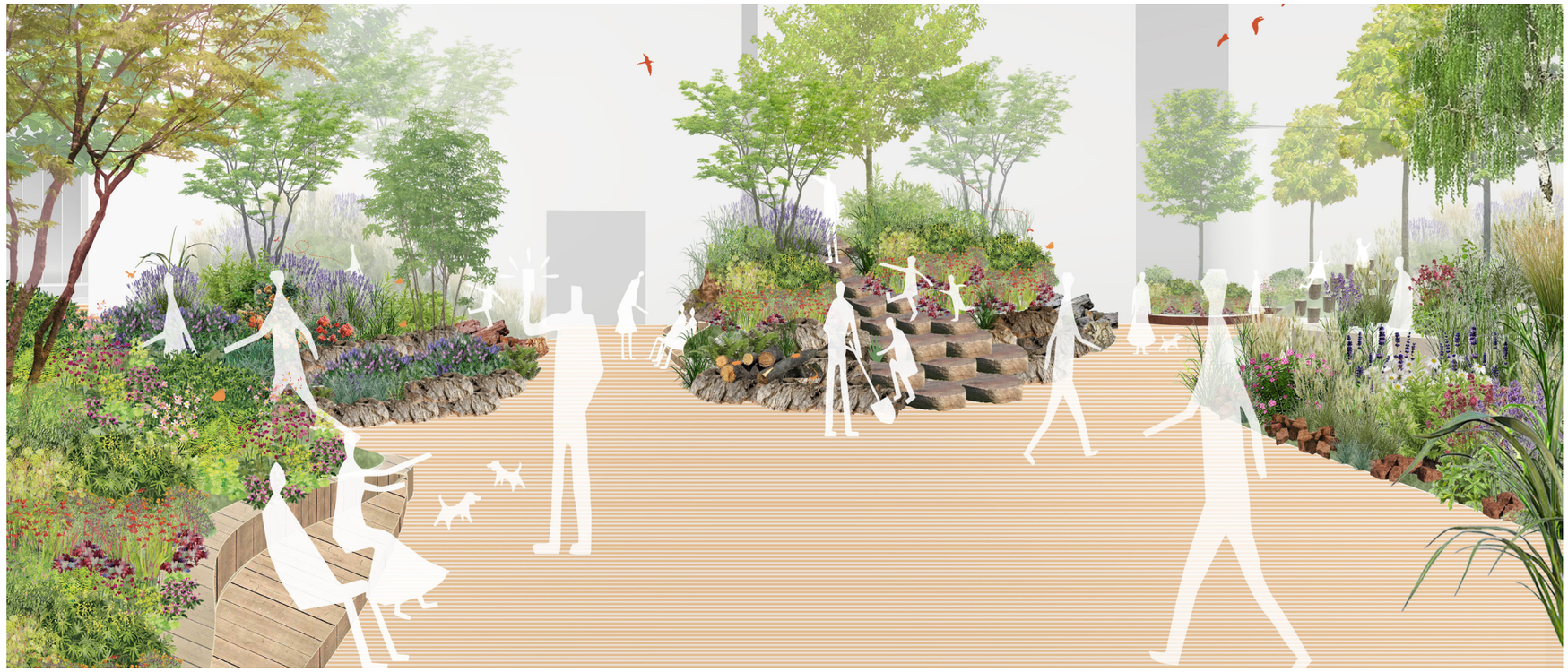
Massing model and sensors used for wind tunnel testing



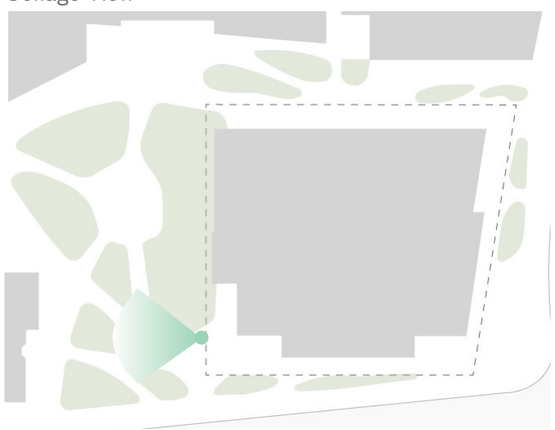
6.4 Mound Design

Large landscaped mounds have been strategically placed to increase planting and seating opportunities without hindering access to the public realm. Steep edges have been created along the southern edge to conceal basement utilities and double as hazardous vehicle mitigation. Internal edges with reduced grades allow for stepped access to landscape features or seating away from the busy Euston Road.

The dispersed arrangement of the mounds creates a uniform wall of vegetation, effectively shielding the central plaza from the noise, pollution, and windy conditions to the south.



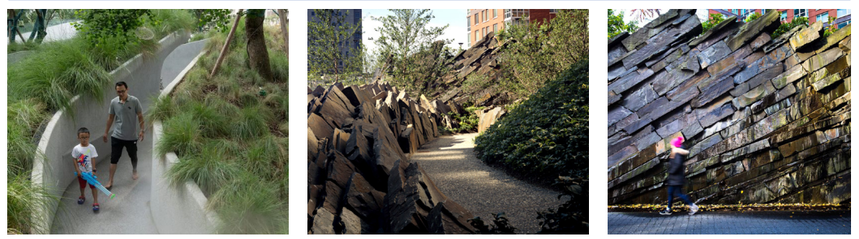
Collage View



Stepped Edge

Edge Seating

Steep Edge



6.5 Building for Biodiversity

Parallel to the concept of Hampstead Heath is the introduction of meaningful and lasting biodiversity on site. The inclusion of four unique habitats increases the variety of nesting and forage sites for local species and strengthens the overall resilience of the system in the face of climate change. The strategic design of landscape mounds, coupled with the use of planting on level 01 and 02 of the podium, is focused on generating soil volumes capable of supporting tree groupings. The concept is to develop a significant tree canopy which establishes an urban forest within the site, further creating a meaningful and lasting greenspace.

The concept addresses a number of objectives outlined in the Camden Biodiversity Strategy (Creating Space for Nature in Camden) which are outlined below:

01: Designated Sites
The scheme provides a valuable addition to the network of Camden's greenspaces and helps support local designated sites by providing an additional habitat connection. This is particularly significant for the wetland species where existing connections are sparse.

02: Habitats
The scheme looks to increase four priority habitat areas: grassland, heathland, woodland, and wetland (reed bed).

03: Species
The diverse habitats present in the scheme provide increased foraging and nesting spaces for a number of key priority species in Camden.

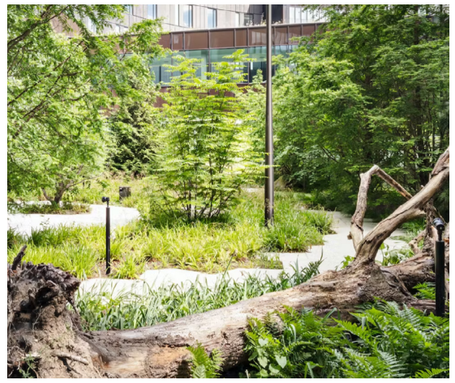
04: Trees
Beyond simply increasing canopy cover, a mix of a range of tree maturities is aimed at creating a system of succession to safeguard against future development and bolster habitat resilience.

05: Parks & Greenspaces
Naturalized planting schemes reduce the need for maintenance and have been selected to suit the specific conditions on site.

06: Access to Nature
Programming opportunities have been integrated into the landscape approach including wild play, discovery trails, and areas of interaction with the wetland systems.

07: Greening the Grey
The scheme increases vegetative cover over the public realm and introduces vertical greening across four sides of the tower.

A sample of target species (of London Conservation Concern) within Camden and their associated habitats within the scheme. While it is not guaranteed that these species may be found on site, the use of a diverse mosaic of habitats increases potential for a number of species at risk.




Further opportunities for habitat creation can be facilitated through material re-use. For example, debris from adjacent Camden parks maintenance could be brought to site and placed along the edges of mounds or used for the bio-diverse roof. Construction debris from the tower such as broken slabs and paving could be re-used as gravel piles for invertebrates. The scheme also proposes the incorporation of a large dead tree, sourced from a local site, and secured upright in the wetland feature. Inspired by the natural process of waterlogged trees in fluvial habitats, the dead tree would provide valuable nesting and forging sites for species while additionally acting as an educational opportunity and peacemaking element.

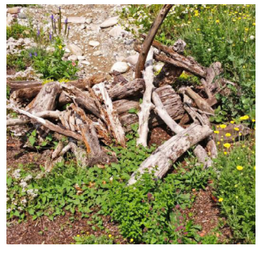
6.5 Building for Biodiversity

In order to bolster habitat opportunities for target species, a number of biodiversity enhancements are proposed to be included in the landscape. Species of interest include invertebrates such as the stag beetle and carder bee, as well as bird and bat species like the black redstart and common pipistrelle.

Enhancements located throughout the public realm have a potential for engagement with the local community through educational signage and monitoring. Habitat enhancements have also been included in inaccessible areas such as the biodiverse roof to minimize disturbance.

The adjacent plan is an illustrative example of how these enhancements may be distributed. Further coordination with the environmental consultant will be required to determine exact locations and quantities. Please Refer to the Design and Access Statement for details on enhancements within the architectural scope.

Biodiversity Enhancement Plan NTS



Deadwood Log Piles

Rope Coils

Sandy Piles

Water Trays

Habitat Panels

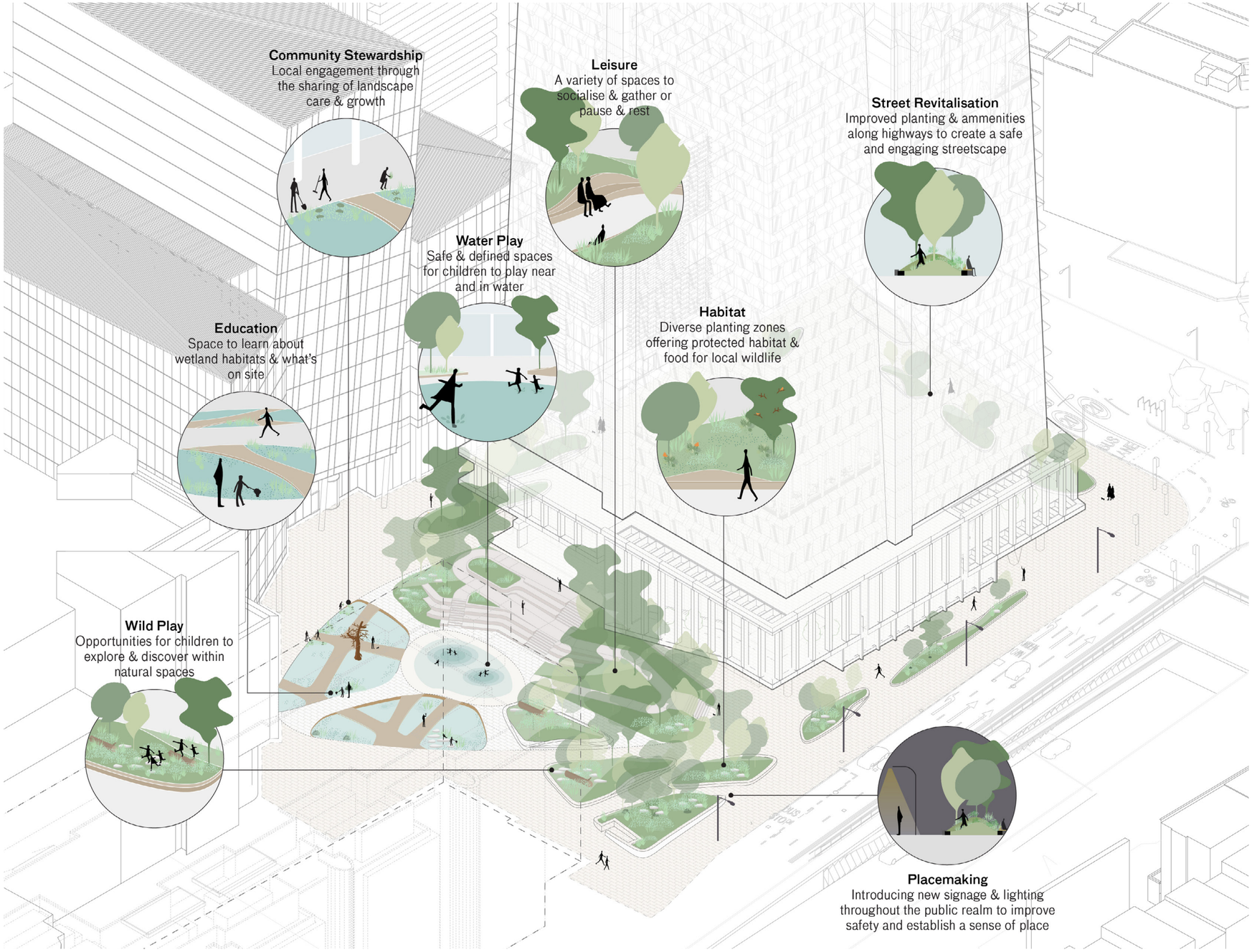
Bee Posts

6.6 A day in the life of the Euston Tower Public Realm

The analysis of the individual key areas, along with a wider aspiration to create a unique and exciting public realm that will become a focal point for workers, commuters, locals and passers-by paints the picture of a diverse new environment that supplements the proposed tower and the podium, and links back to its surrounding context.

A day in the life of the future Euston Tower Public Realm will involve, among others, opportunities for children to explore and discover new diverse natural habitats, spaces to learn and interact with water, areas of wild play, a variety of social spaces and areas of rest, as well as the potential for communities to engage and learn directly through their interaction with the landscape.

At the same time, the public realm will offer protection and shelter, both from natural elements and from the noise and traffic of Euston Road, while creating safe and accessible pedestrian walkways around the site.



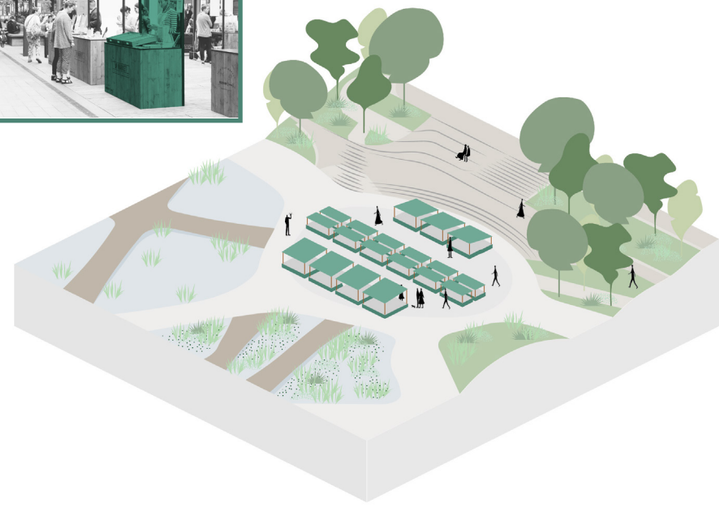
6.6 A day in the life of the Euston Tower Public Realm

Creating a multi-functional space for community events within the plaza was a key design focus which was echoed by the community throughout the co-design process. The terraced landscape works to extend the functionality of the civic square by providing additional seating opportunities or a back drop for performances. The ability to fully drain the water feature allows the entirety of the space to be used for public programming.

The following graphics illustrate the types of programming, the possible arrangements, and the scale of events that may be held in the space. The civic square is approximately 210m^2.

Exhibition

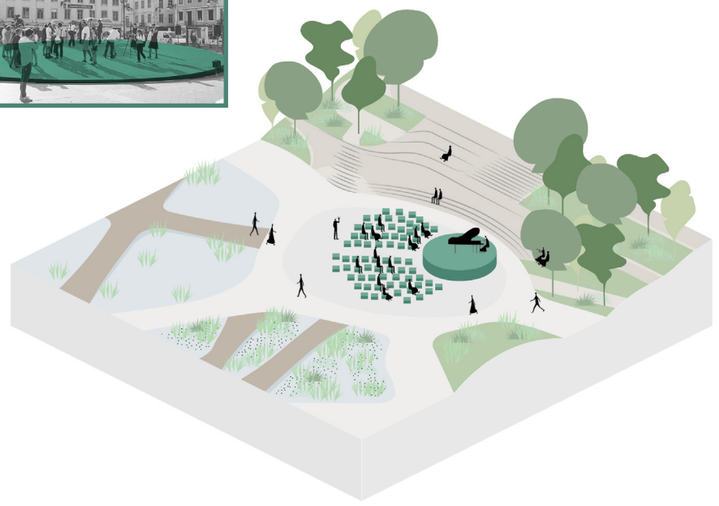
Market



Water Play

Cinema

Performance



6.7 Linking to the network of existing community open spaces

Following a series of co-design workshops throughout the project's design development, the concept and programming of the proposed public realm around Euston Tower has been developed with an aspiration to respond to existing needs in the area for additional spaces where communities can come close to nature while being involved in exciting activities.

'Placing' the proposed public realm back into the local context and looking at how it fits within the local network of existing spaces and activities is a way for us to review the effect of the proposed spaces and new activities offered. We are confident that the proposed public realm concept, as described on the previous pages, can be a vital addition to the existing spaces around the Regent's Park area, especially following the recent improvement works carried out by LBC that introduced new areas of play and sports.

The adjacent diagram demonstrates the role that the proposed design can play in the greater local context.

6.8 Hard Landscape

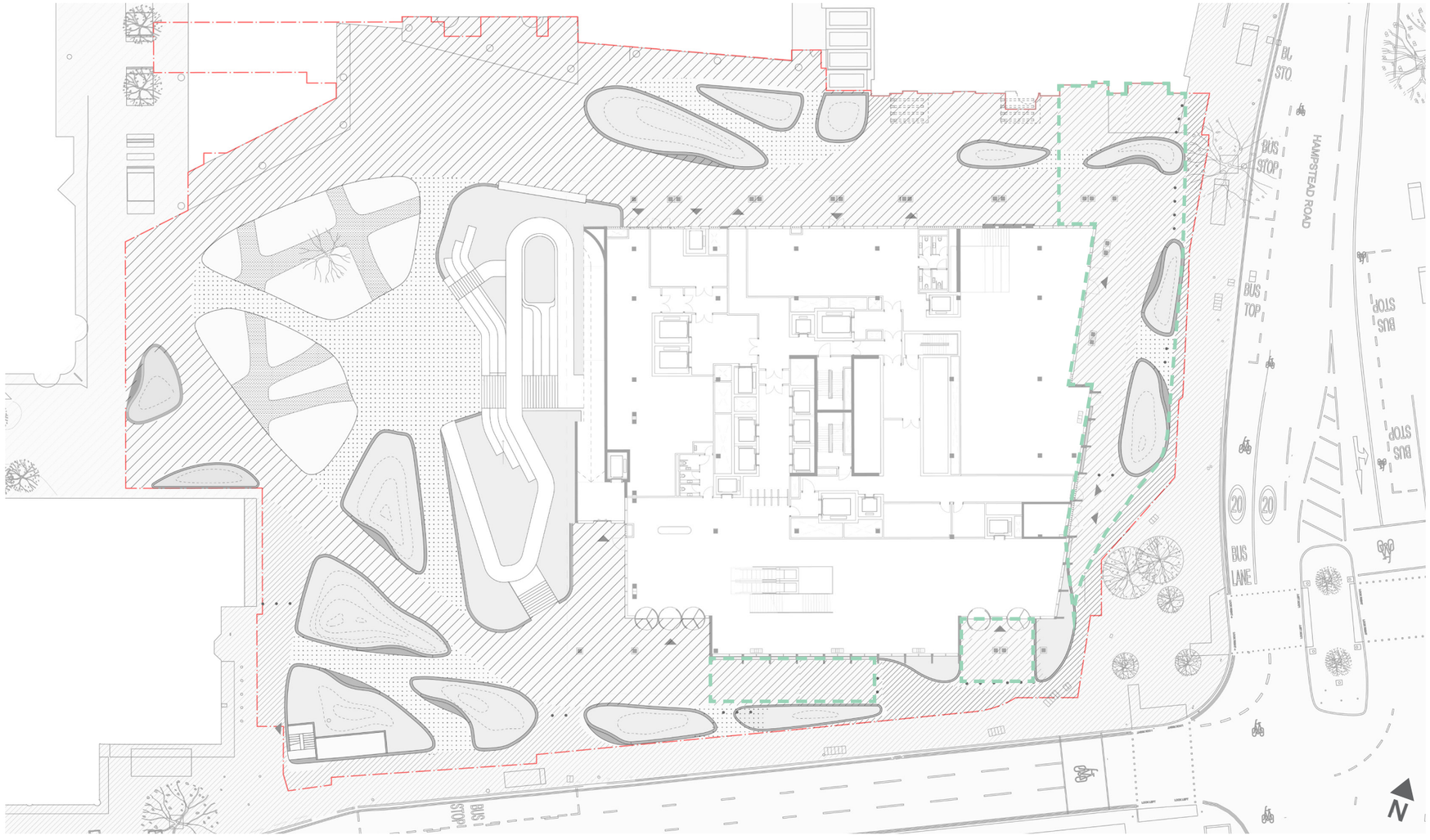
The aspiration is to use the hardscape to link together the public spaces surrounding Regents Place Estate. The strategy aims to create a seamless transition between the existing dark granite paving along Euston Road and Hampstead Road and the yellow limestone throughout the Regent's Place Campus. These two contrasting paving spaces will be 'diffused' in transitional zones that will also denote public entrances, thus blurring the barrier between the public and private space.

A new paving will highlight areas in between the mounds and will be similar in colour to the tower, to give the appearance of the landscape 'growing' into the side of the podium. This material will be selected for its ability to change appearance when wet, creating a visual link to the concept of water on site.

A wooden material is proposed to construct boardwalks over the wetland features, evoking the traditional elements found in these habitats.

All hardscape materials will be selected for their durability and non-slip qualities. Reused materials will be prioritized where available.

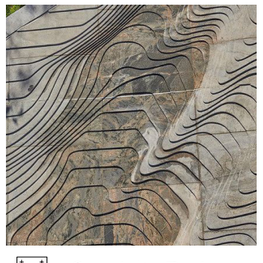
The plan opposite highlights the different hard landscaping materials proposed.



Hardscaping Plan NTS

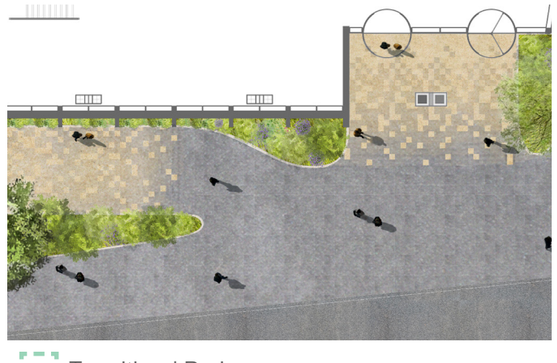
Yellow Limestone

Black Granite



Specialty Paving

Boardwalk



Transitional Paving

6.9 Edge & Boundary Conditions

The plan on this page locates the proposed types and heights of edge conditions. The conditions vary based on location and intended use, providing a range of features including seating, play, Hazard Vehicle Mitigation (HVM) strategies, and utility covers. The general strategy locates taller edges along the border of the site, followed by mid-level seating mounds, and flush, accessible edges within the central plaza.

All the mound edges are proposed to be made of natural stone. Further explorations in the next stage will explore options for re-using structural slab elements as edge materials

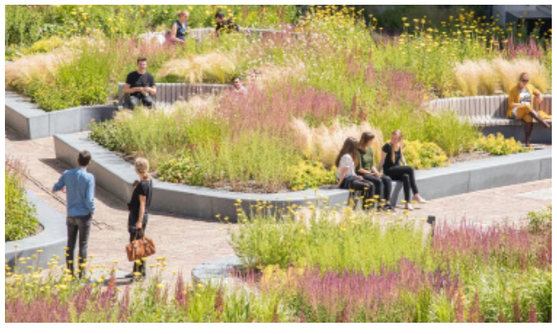
Edge Conditions Plan NTS

Key

- Flushed edge
- Less than 450mm high planter edge
- 450mm high planter edge for seating
- More than 450mm high planter edge
- 1000mm high grated wall for UK Power Network (UKPN) utilities

Examples of Proposed Edges

Reference: Delfland Water Authority, The Netherlands



Reference: Federal Foreign Office in Berlin, Germany

Reference: Treehouse Residence Hall, Massachusetts USA

Reference: Parque Ribeiro do Matadouro, Portugal

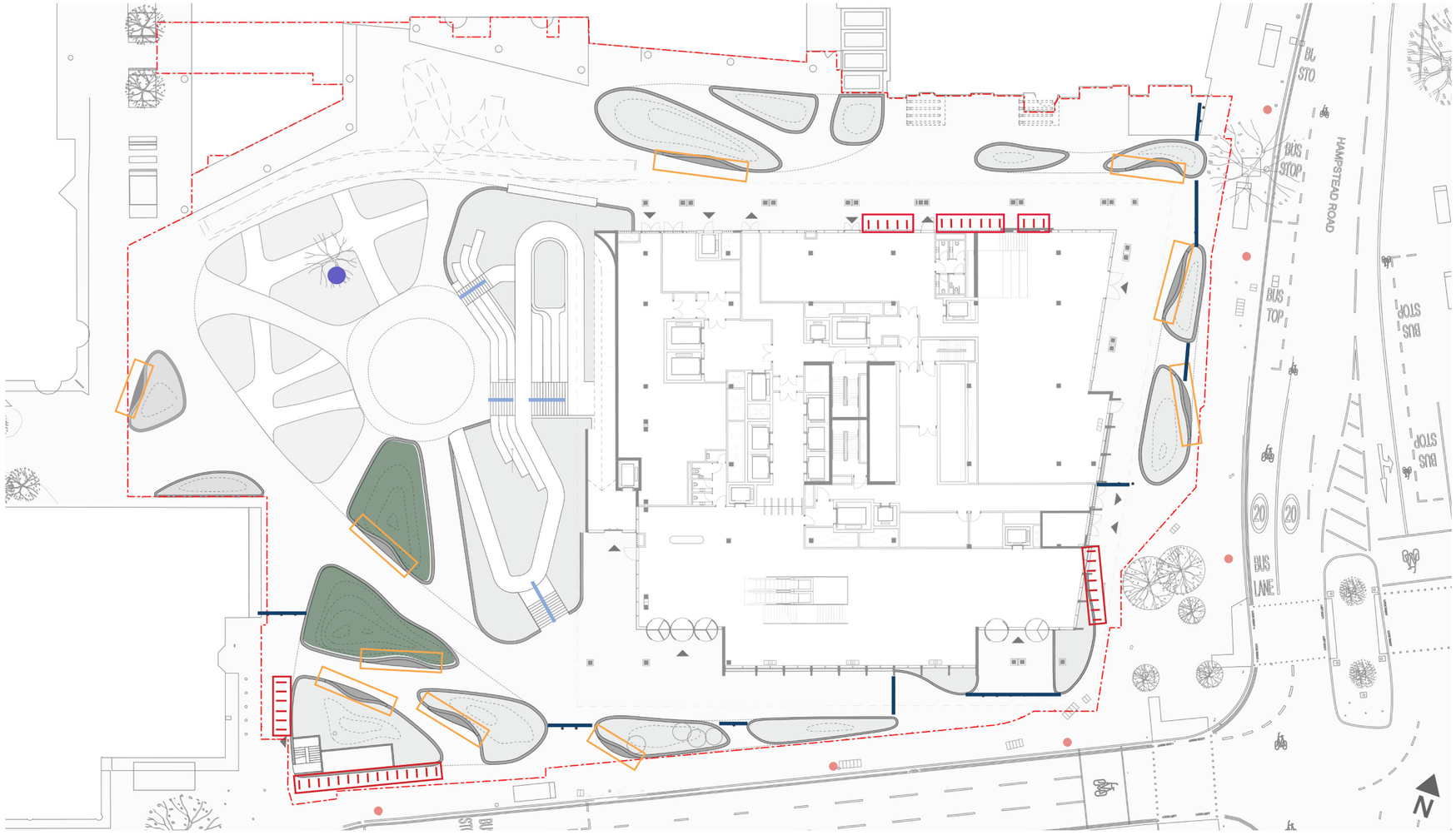
6.10 Site Furnishing

Street furniture is designed and located to provide fluid movement for pedestrians and to create resting spaces in quieter, more intimate zones within the public realm. The Streetscape Design Manual by London Borough of Camden has been referenced as guidance for the furniture proposals.

The design seeks to de-clutter the public realm while providing opportunities to rest and enjoy the landscape. A design of the benches are proposed in a light stone with timber infill so that they feel integrated in the overall composition of landscape elements; in particular the edging and details of the planters. Armrests and backrest will be developed to cater to a wide range of users. The images below provide examples of furniture elements proposed to the public realm.

Key - Indicative Security Measures

- Street Lamps (existing style)
- Mounds for Wild Play (play stumps)
- Cycle Stand Clusters
- Bespoke Benching
- Handrails
- Bollards
- Habitat Tree

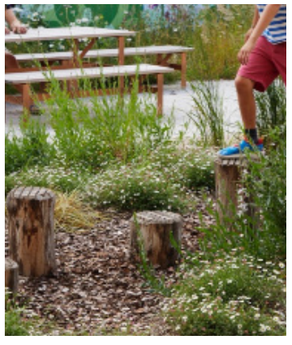


Site Furnishing Plan NTS

Precedent of Cycle Stands

Precedent of Benches

Precedent of Play Stumps



Precedent of Bollards

Precedent of Handrail

Precedent of Habitat Tree

6.11 Soft Landscape

6.11.1 Tree Planting

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

The trees play various roles in the proposed site design. Firstly, they will provide shade for people and plants, protecting against the heavy winds in the area. On a smaller scale, the trees will offer the natural scent of mulch, permeating to air and strengthening the users touch with nature. In many ways, the planting is not simply a mechanism for creating space, or a spectacle to look at, but it creates a very specific conditions for stimulating all the senses.

The tree planting is structured around the larger specimens. In particular, the Scots pines, which are used to establish the heathland type planting, are used in the plaza to meet the tower, aligning with the verticality of the building. These trees serve as accents, or punctuation marks, highlighting some of the key routes in and out of the plaza.

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

Key

- Pinus sylvestris
- Ilex aquifolium
- Sorbus aucuparia
- Crataegus monogyna
- Betula pubescens
- Betula pendula
- Betula pendula (multi-stem)
- Malix sylverstris

Tree Planting Plan NTS

6.11 Soft Landscape

Proposed tree species

The woodland character is made up of several planting layers.

01: Canopy, made of native deciduous and evergreen trees.

02: Shrubery, shrub/scrub layer again made of deciduous, evergreen and flowering species.

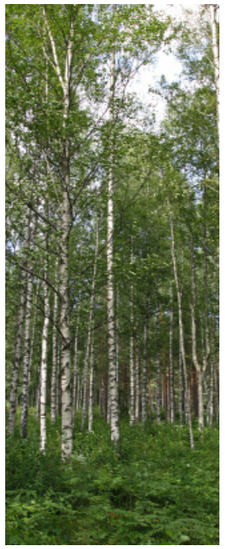
03: Understorey, understorey, ground flora, formed of perennials, grasses, ferns and bulbs.

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 througout the year.

Betula Pendula
Silver Birch



Betula Pubescens
Common White Birch

Crataegus monogyna
Multi-stem Hawthorn

Pinus Sylvestris
Scots Pine

Ilex Aquifolium
Common Holly

Sorbus Aucuparia
Mountain Ash, Rowan

Malus Sylvestris
Crab Apple

Multi-stem trees form a canopy over woodland planting
(Reference: Sissinghurt Coppice Woodland Garden

Tall birch trees elevate the natural atmosphere of an urban landscape
(Reference: Exchange Square Woodland)

6.11 Soft Landscape

6.11.2 Understorey Planting

Planting Technique

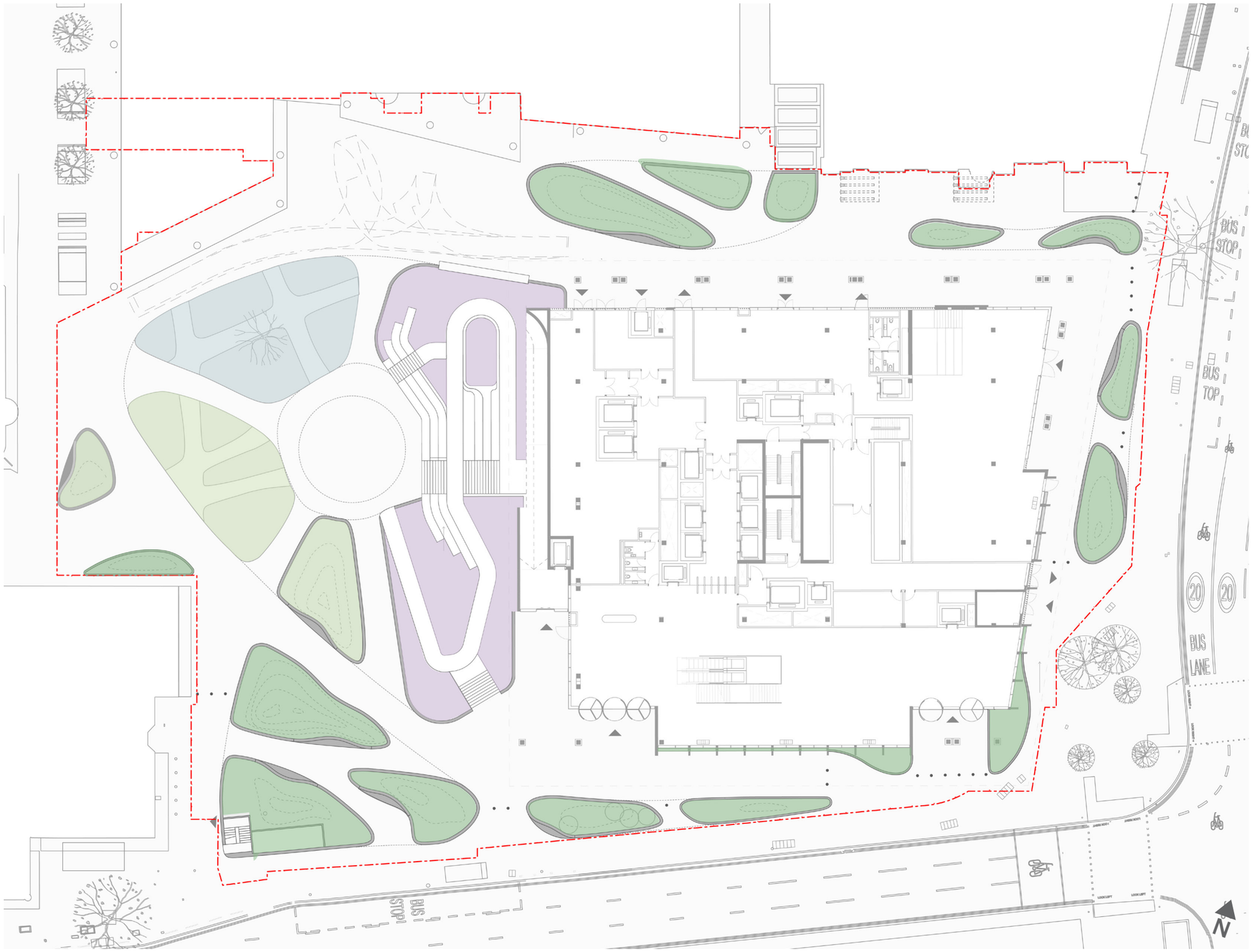
For the planting of the ground plane we will be using the matrix technique of planting pioneered by Nigel Dunnet of Sheffield University. In this technique the plants are mainly mixed together, as they would be in nature, rather than planted in swathes. The matrix of planting is in each case expressed 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 Regent's Place.

Planting Areas

The planting scheme is broken into four distinct characters. Because the landscape will be formed of imported soils and there is no pre-existing subsoil structure we are able to bring together naturally occurring systems that would normally exist side by side but over a much more extended site: 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.



Key

- Proposed Planting Area 1: Wetland
- Proposed Planting Area 2: Grassland
- Proposed Planting Area 3: Woodland
- Proposed Planting Area 4: Heathland

Planting Plan NTS

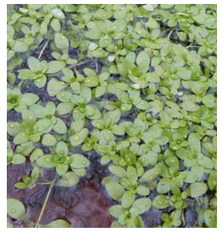
6.11 Soft Landscape

Examples of Proposed Wetlands Plant Types
Read in conjunction with the proposed planting schedule.

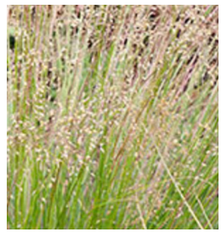

Angelica sylvestris Ebony


Chaerophyllum hirsutum ‘Roseum’


Geranium Prelude


Callitriche stagnalis

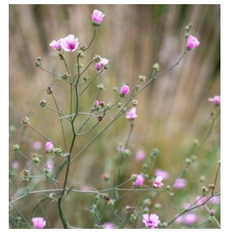

Eleocharis palustris

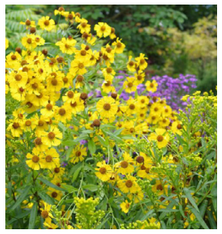

Sporobolus heterolepis


Briza media


Dianthus carthusianorum

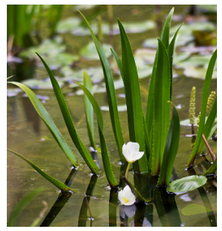

Gallium mollugo


Althaea cannabina


Helenium Goldrausch


Verticillatum ranae


Hydrocharis morsus- ranae


Stratiotes aloides


Deschampsia Cespitosa


Pulsatilla vulgaris


Daucus carota


Echinops ritro


Solidago speciosa


Linum perenne

Examples of Proposed Woodland Plant Types
Read in conjunction with the proposed planting schedule.


Blechnum spicant


Anemanthele lesstontana


Onoclea sensibilis


Bergenia overture


Helleborus hybridus


Dechampsia cespitosa

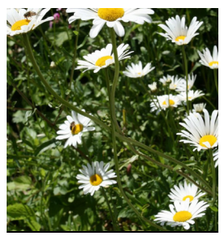

Erica cinerea

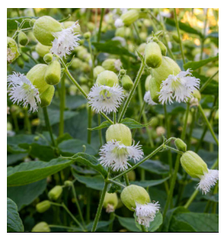

Phlomis blossom

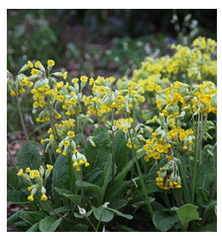

Echinacea


Campanula rotundifolia

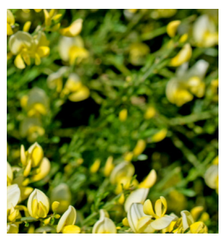

Convallaria majalis

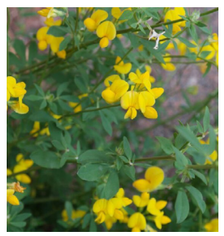

Leucanthemum vulgare

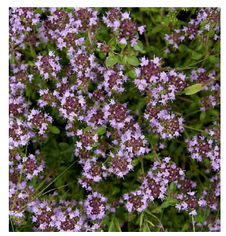

Silene fimbriata


Primula veris


Aster divicatus


Cytisus Luna


Lotus corniculatus


Thymus pulegioides


Centaurea nigra


Stipa gigantea

Examples of Proposed Grassland Plant Types
Read in conjunction with the proposed planting schedule.

Examples of Proposed Heathland Plant Types
Read in conjunction with the proposed planting schedule.

6.12 Play Opportunities

Playspace Strategy

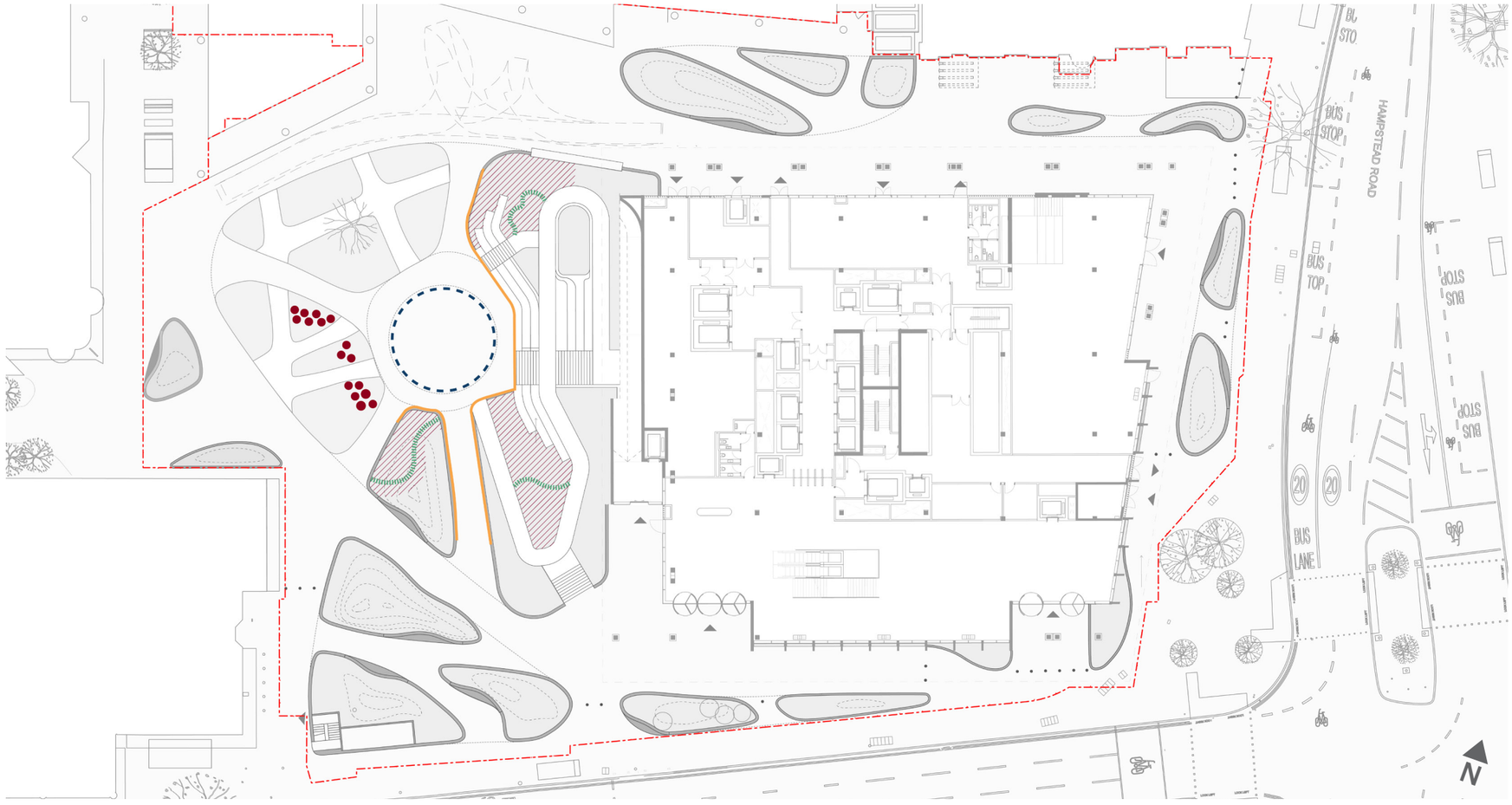
Guidance from 'Shaping Neighbourhoods: Play and Informal recreation (2012)' has been used to develop an approach to play. Our aim is for the entirety of the public realm to provide an informal and immersive recreational experience for children to play and learn about the environment. An integrated approach to providing playspace is proposed, whereby playful elements have been introduced into the landscape such as playful topography, undulating planter edges and trails through planting which encourage children to interact and play.

Opportunities for play have been clustered around the centre of the plaza to improve safety and provide an enclosed space for parents and children.

These interventions are crucial to the inclusion of the community, as one of the common conversations in the design consultation processes was a request for a water feature and safe spaces for children to play.

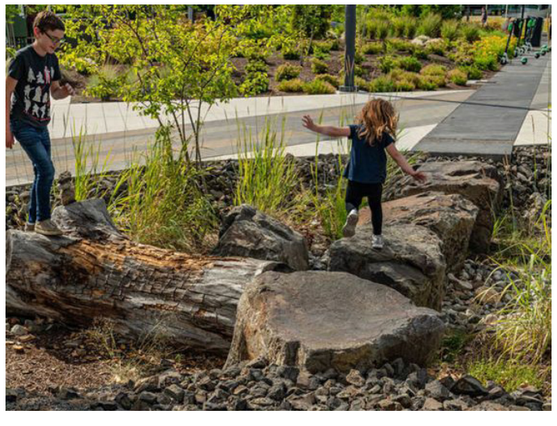
Key

- Water-based Natural Play Elements
- Natural Play Areas
- Water Play Area
- Discovery Trails
- Climbable Edges



Play Opportunities Plan NTS

Natural Play Elements



Water Play

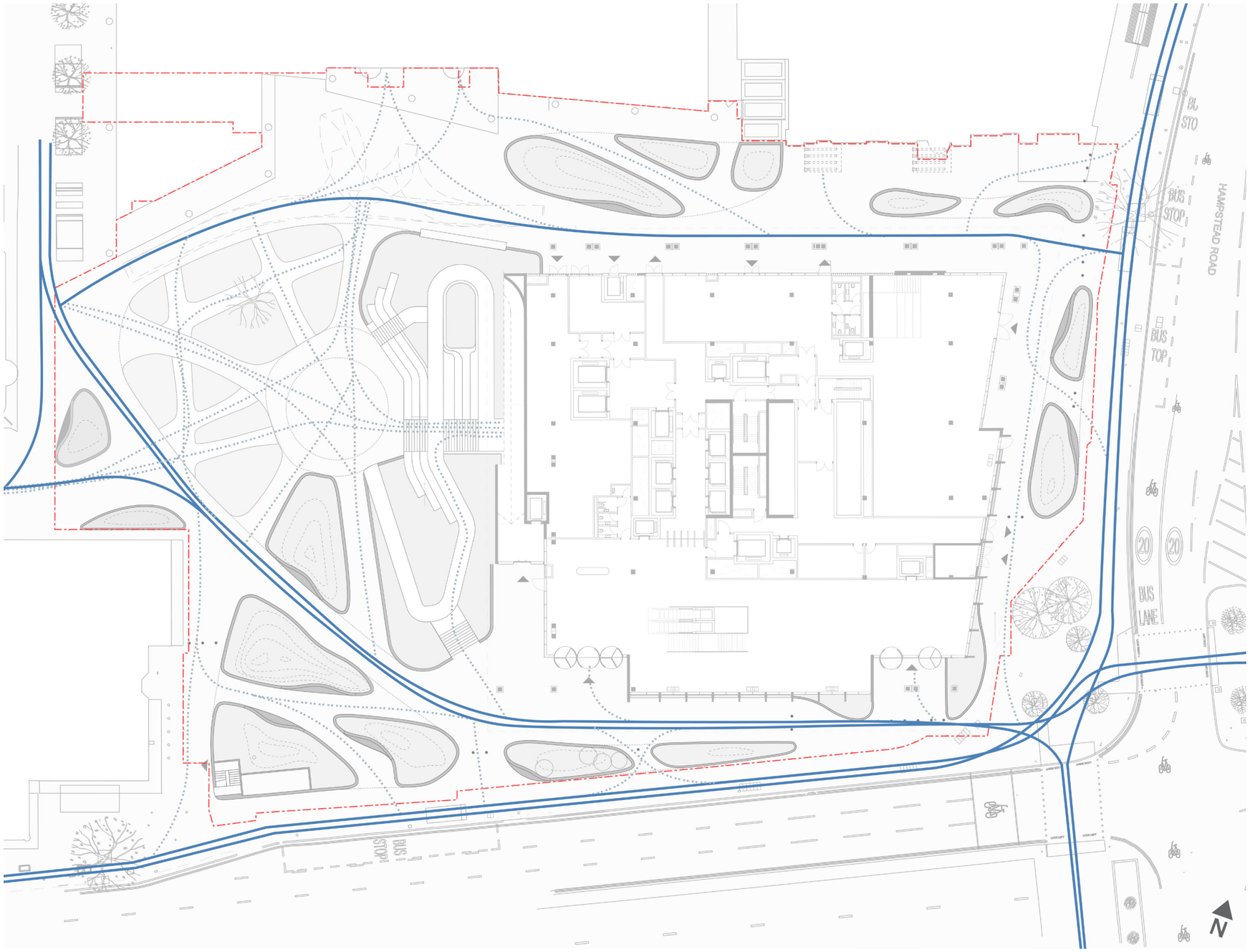
Discovery Trails

Climbable Edges

6.13 Circulation

6.13.1 Pedestrian Movement

The following diagram illustrates the anticipated pedestrian movement through the site.



Key

Primary Routes

Secondary Routes

Pedestrian Movement Plan NTS

6.11 Circulation

6.13.2 Vehicular Access

This diagram highlights the anticipated vehicular movement throughout the site. This route is used for the gas delivery service which is required for the tower. It also serves as site access for the fire and rescue service.

Please refer to Velocity's Transport Statement, submitted as part of this planning application, for further details on how the site is accessed.

Additionally, please refer to ARUP's Fire Statement for further details on the fire and rescue strategy in this area.

Key

- Vehicular Route
- Vehicular Reversal Space
- Room for Gas Delivery

Vehicular Access Plan NTS

6.14 Transport

6.14.1 Cycle Routes & Access

The following diagram illustrates the anticipated cycling movement through the site.

Cycling routes through the site and access to cycle parking areas have been developed to improve permeability and access through the site, while creating clear and safe routes which are legible alongside pedestrian and vehicular movement.

This plan identifies the proposed principal cycle movement routes through the site and their relationship to existing routes along Euston Street and Hampstead Road. A 4.5m shared pathway between pedestrians and cyclists is proposed to cross the site, connecting the busy intersection of Euston Road and Hampstead Road to Regent's Park Estate to the north. Cycle markings will be included along the pavement to identify this primary route for both cyclists and pedestrians.

Please refer to Velocity's Transport Statement, submitted as part of this planning application, for further details of these proposals.

Examples of shared cycle lane indicators

Key

- Existing Cycling Routes
- Proposed Cycling Routes
- Proposed Access to Long-Stay Cycle Parking

Cycling Plan NTS

6.15 Short-Stay Cycle Parking

Please refer to Velocity's Transport Statement, submitted as part of this planning application, for further detailed information on cycle parking provision.

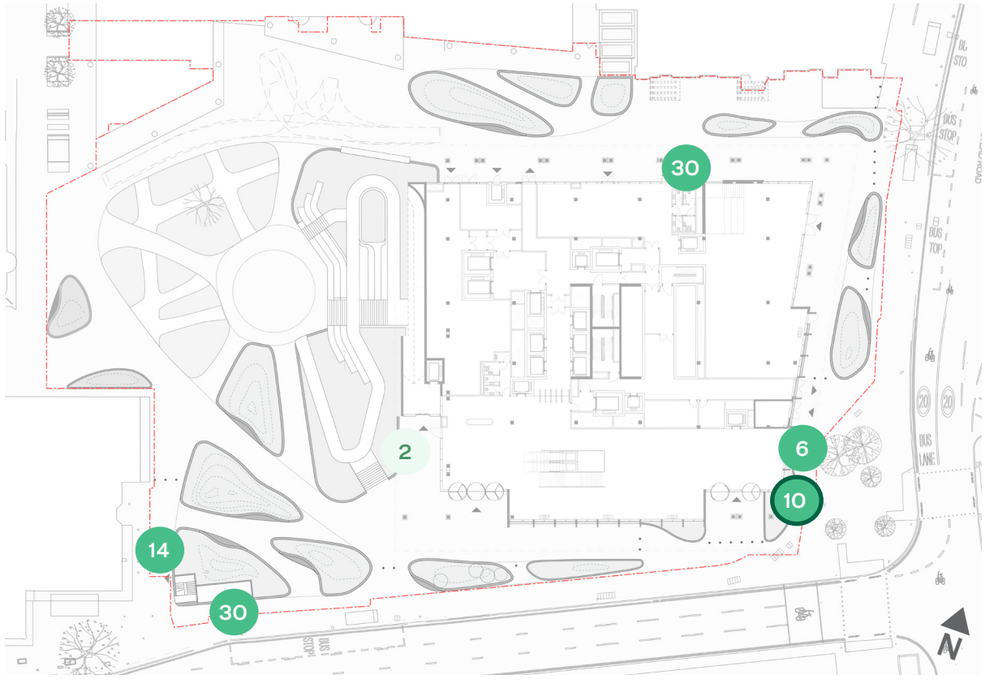
Short Stay Cycle Parking:

In accordance with the London Plan (2021), the area schedule indicates that 89 short-stay cycle parking spaces should be provided. The proposals indicate a provision of 90 short-stay cycle parking spaces for short term visitors/public on-site.

Long Stay Cycle Parking

The existing long stay cycle parking will be located in the basement of the proposed Euston Tower. No long stay cycle parking is proposed within the public realm.

Existing Short Stay Cycle Parking



Proposed Short Stay Cycle Parking

Key

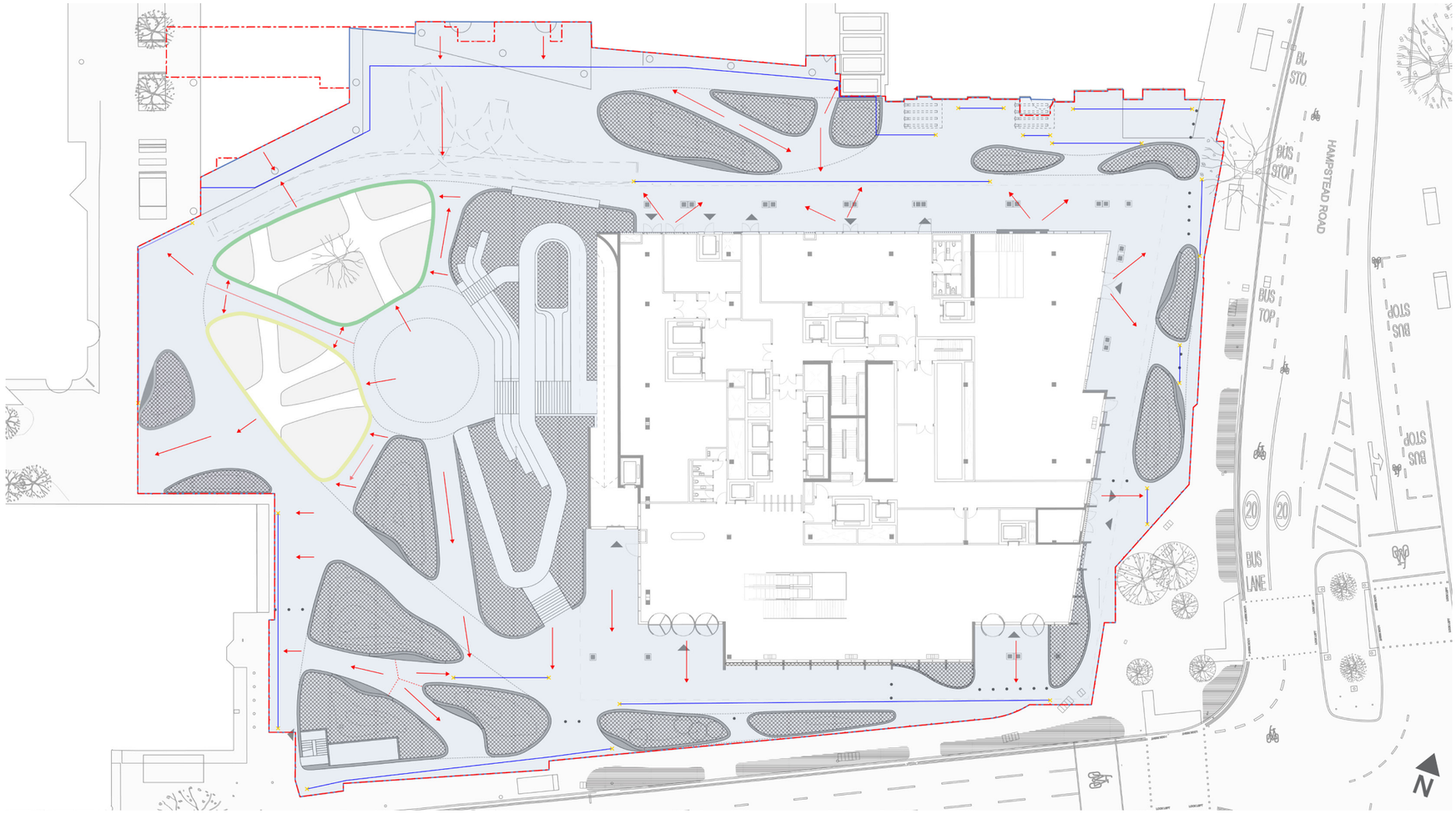
- X — Existing short-stay cycle parking spaces (60 total)
- X — Proposed short-stay cycle parking space (90 total)
- X — Existing short-stay cycle parking to be relocated (10 total)
- X — Proposed relocation of short-stay cycle parking (10 total)
- X — Proposed cargo cycle parking space (2 total)

6.16 Drainage Strategy & SuDS Opportunities

6.16.1 Drainage Strategy & Aspirations

The public realm drainage strategy is a combination of the existing perimeter drainage with an integrated SuDS system in order to align with the hierarchy set out in Policy SI. 13 of the London Plan. Where possible, surface flow will be directed into two open planter features; the freshwater and riparian wetland. These features will be described in more detail on the following page. Surface flows outside the overland catchment area will be directed into a series of drainage channels along the perimeter and contained in a detention tank. All surface water flows from within the site boundary will be directed from the detention tank and used to feed the wetland system. Water treated from the wetland system will then be retained and re-used for planter irrigation in the public realm. The concept aims to imitate the ecosystem services of wetlands found in Hampstead Heath, but adapted to the realities of an urban space above impermeable surfaces. Where natural infiltration cannot occur, the detention basins coupled with natural wetland processes mimic the benefits of water retention and filtration while retaining all stormwater on site.

Hampstead Road and Euston Road present opportunities for rain gardens, as they exist off the basement slab. There is an aspiration to include bioretention systems and tree plantings in this area, however, the presence of in-ground utilities pose significant risk. Initial designs for these systems have been developed alongside Greenblue Urban with more coordination required to determine locations of existing utilities and discussion with TfL ownership. These studies will continue into the next stage.



Drainage and SUDs Plan NTS

Key

- Catchment Area (rainwater runoff collected)
- Freshwater Wetlands
- Riparian Wetlands
- Rainwater Distribution for Irrigation
- Potential Rain Gardens

Examples of Greenblue Urban work with planting over existing utilities.

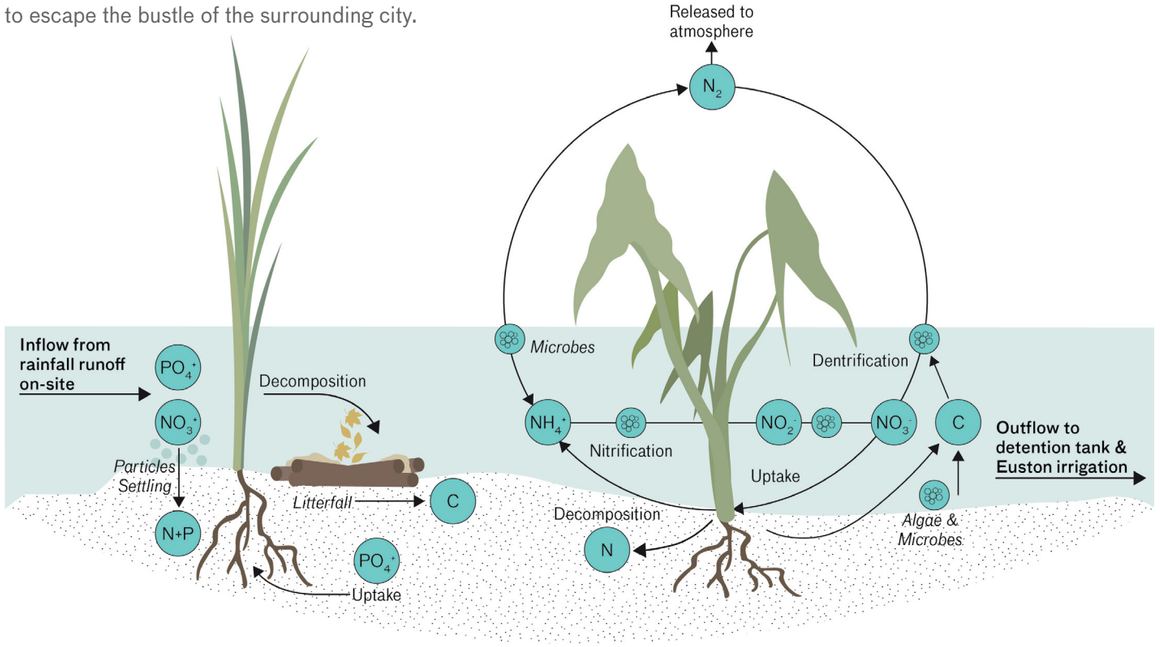
Examples of Rain Gardens that maintain a O.6m setback from kerb edge.

6.16 Drainage Strategy & SuDS Opportunities

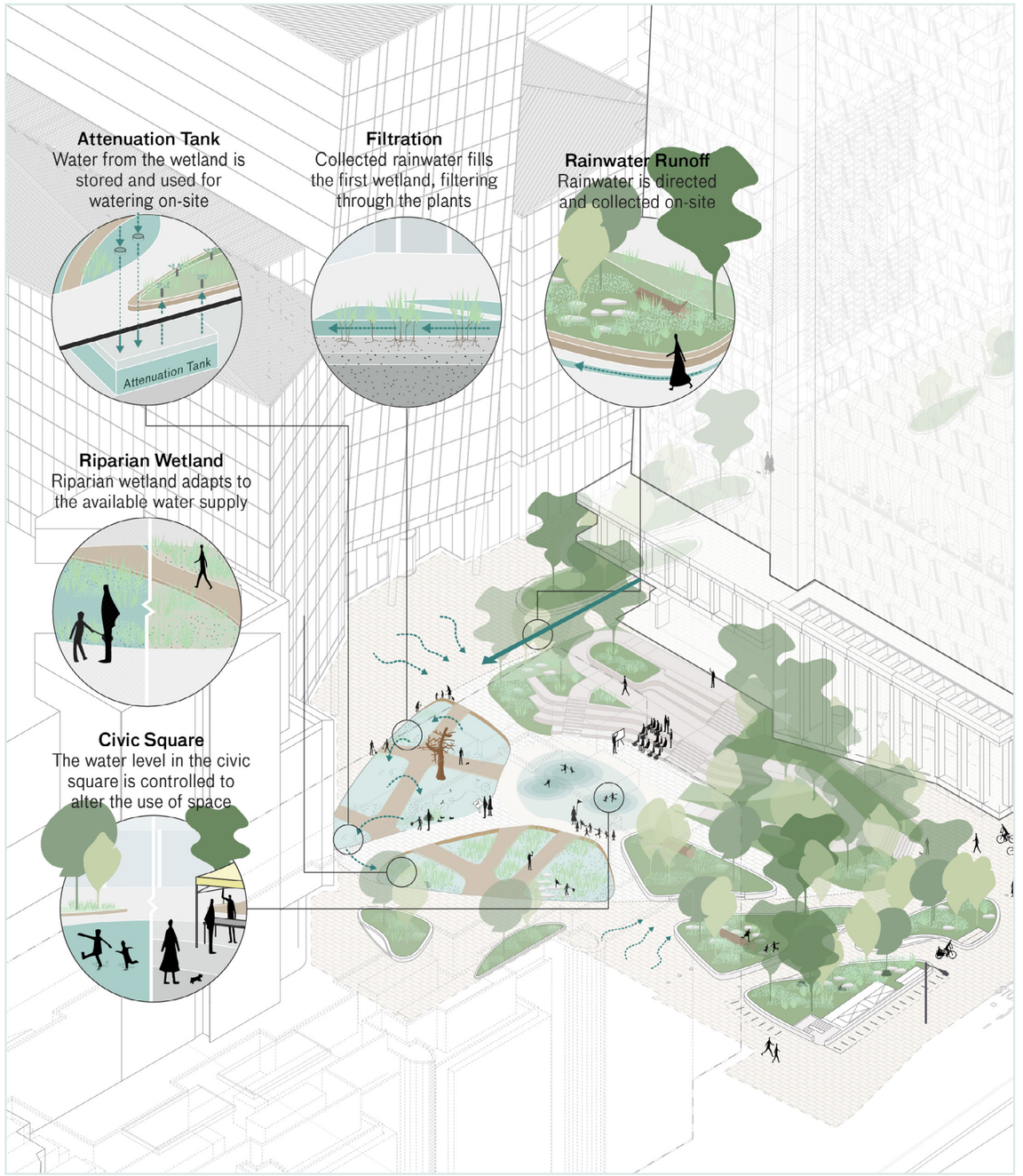
6.16.2 SuDS Opportunities

The wetlands are proposed as both a habitat element and a SuDS system that aims to educate the public on urban stormwater. The two linked systems daylight the stormwater process and make visible the journey of water across the site. Educational signage and wayfinding will accompany the wetlands to educate the public on the processes occurring. The following diagram illustrates the journey water on site will take as it is collected, filtered through the vegetative beds, and stored for use in irrigation. During storm surges, the riparian wetland is designed to take on overflow volumes and slowly release into the attenuation tank.

These wetland systems also support a range of programming for the community, including science based educational opportunities to connect local institutions to the site. Outdoor classrooms and living labs would be able to utilize the wetlands to study the effects of the biofiltration process alongside its habitat development. Beyond its use as a green infrastructure tool and educational element, the wetlands provide a welcome site to escape the bustle of the surrounding city.



A diagram illustrating the ecosystem services provided by the wetland plants and substrate



The stormwater journey on site

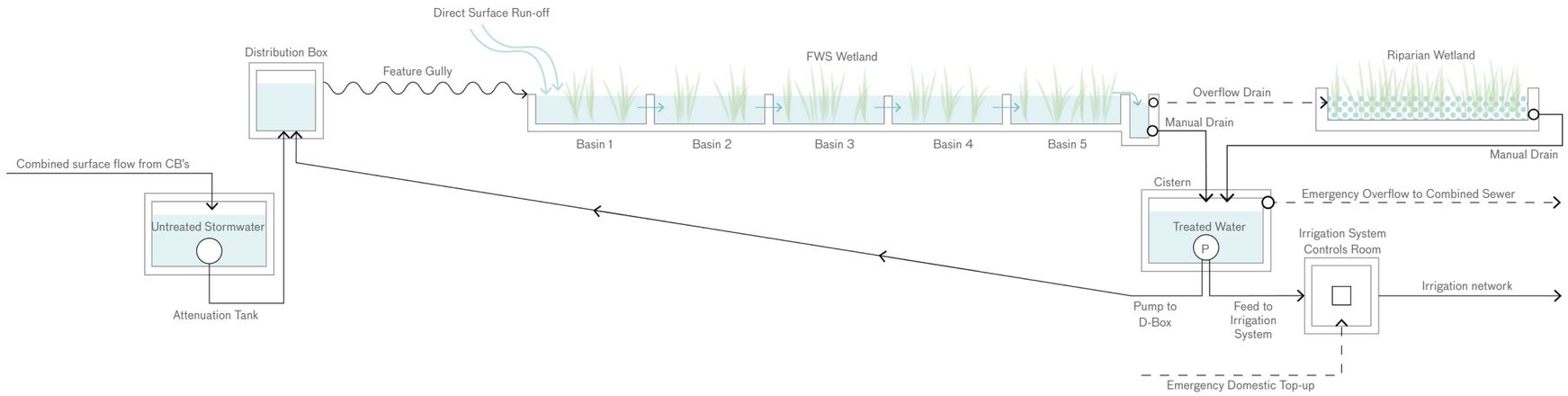
6.16 Drainage Strategy & SuDS Opportunities

6.16.3 Wetland Technical Details

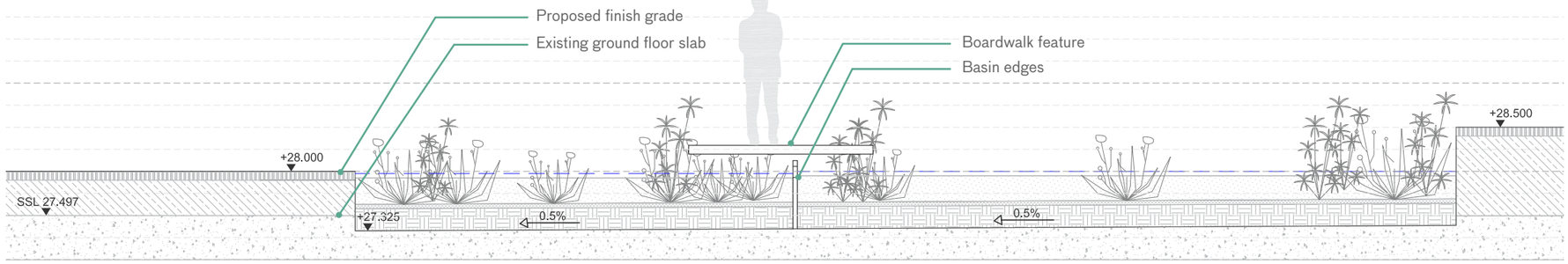
The freshwater wetland is a natural treatment system that is designed as a Free Water Surface (FWS) wetland. These systems are the closest to mimicking natural wetlands and as a result, attract a wide variety of wildlife. Due to the inclusion of natural vegetation with growing mediums, the number of biological processes available to treat the water is maximised. The processes are illustrated in a diagram on the previous page.

The wetland will use pumps and tanks stored within the basement to collect and feed stormwater within the system. The water will be gravity pulled through a series of vegetated beds that have been strategically aligned with the boardwalk edges to give the appearance of a single water body. The last bed will feed to an attenuation tank that will be pumped to the irrigation feeds. This system is based off a similar design found at the University of British Columbia, Canada which incorporates a functional wetland into a plaza setting. Further coordination with a specialist will be required to determine specifics associated with the systems volume intake, output, and tank sizes.

The wetland is proposed to sit flush with adjacent walkways to provide an accessible journey over the habitat. In order to achieve this, the central plaza has been raised by 500mm allowing for the beds to sit beneath the finished grade within the build-up above the ground floor slab. Coordination is ongoing to determine the minimum build-up required for the vegetative beds and the feasibility of have the beds suspend through perforations in the slab. The following sections indicate the current assumption of build-ups and will evolve with greater accuracy based on confirmed finish grades and ground floor slab coordination.

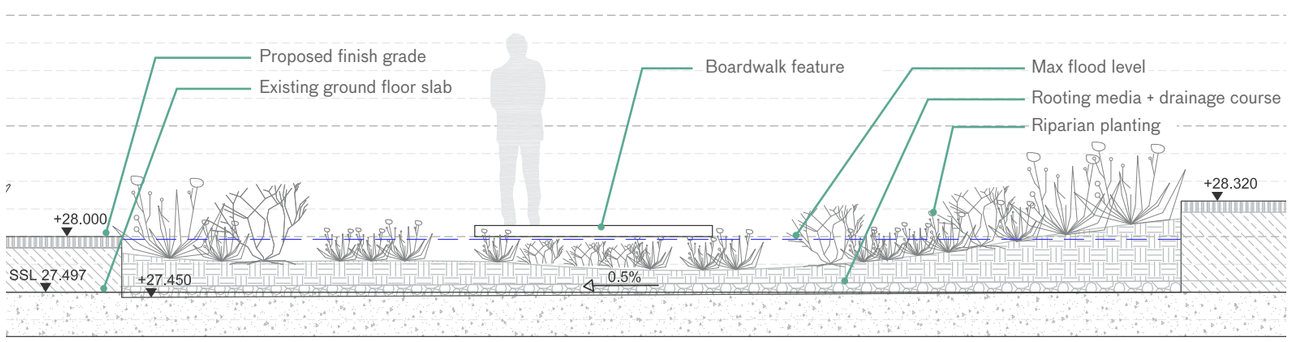


A schematic diagram illustrating the wetland system, connections, and associated mechanics



Proposed section through the FWS wetland indicating adjacent buildup and proximity to Ground Floor Slab (SL 27.497). Coordination is ongoing to determine feasibility of wetland buildup above slab level.

The University of British Columbia Ladder Marsh



Proposed section through the riparian wetland indicating adjacent buildup and proximity to Ground Floor Slab (SL 27.497). Coordination is ongoing to determine feasibility of wetland buildup above slab level.

6.17 Night-time Philosophy

Euston Tower is a new mixed-use development in the heart of the established Regent's Place Campus. There are a number of existing commercial buildings surrounded by recently refurbished and regenerated public realm. The lighting to the existing refurbished exterior spaces has been developed to create a vibrant and inviting public space in the hours of darkness.

The night-time strategy for the public realm surrounding Euston Tower and the flagship Regents Place Plaza will be aligned to wider project aims and will be designed to interface seamlessly with existing lighting, such that the entire site can be read as a cohesive campus in the hours of darkness while retaining a unique character celebrating the features of the new landscape and public realm strategy.

A detailed lighting strategy will be developed in following design stages. The lighting strategy is to be developed by specialist lighting designer or engineer, in accordance with current best practice design guidance.

Social Sustainability

Social sustainability is a driving factor in the development of the lighting strategy. Lighting across the site will be developed to ensure:

- The night-time environment is welcoming and accessible to all, lighting will facilitate improved access for marginalised community users.
- Lighting will be developed to promote an active and well used public realm which will create a positive perception of safety. Particular attention will be paid to ensuring good quality vertical light levels for facial recognition.
- Key routes are delineated through balanced, sensitive and appropriate use of light, to encourage clear movement and legibility across site in the hours of darkness, avoiding over-lighting, minimising the effects of stark contrast and glare.
- Lighting will be employed to differentiate key elements such as building entrances and cycle parking.
- Lighting typologies and approach will be designed to create an efficient lighting scheme, using the most appropriate approach to suit specific needs of the site. This will minimise equipment and visual clutter, along with operational carbon and ongoing energy costs.
- Equipment selection is informed by the principles of circularity; equipment will be standardised, easily replaceable with materiality selection to minimise embodied carbon. Where possible equipment will be selected to avoid use of virgin materials.
- A future reuse and recycling strategy for lighting equipment will be developed during future design stages to ensure that material value is continued in to second use.

Landmark

Regent's Place is intended as a landmark for Camden and the Knowledge Quarter. As well as providing world-class commercial and lab enabled workspace, at ground floor Euston tower will encompass flagship entrances, bars, restaurant and an outdoor cinema. Lighting will reinforce the unique Regent's Place identity:

- Euston Tower's night-time appearance, will be characterised by the internal lit appearance of commercial space, framing the solidity of the façade and revealing the towers form in the hours of darkness. Double height amenity areas will feature accent to soffits, inward facing to minimise spill light.
- Lighting equipment will be selected with an appearance that bears relation to existing refurbished landscape areas to create a visually cohesive campus.
- Lighting colour temperature will be selected to align with existing equipment on site, in the colour range 2700k – 3000k warm white light sources.
- The plaza area will support lighting appropriate for day to day use and include infrastructure provision for additional temporary lighting and power for short term events and pop-ups.
- Amphitheatre style seating will feature integrated lighting at low level to seating and circulation areas reinforcing form in the hours of darkness creating an iconic recognisable design.
- Particular attention will be paid to luminaire selection and line of site around podium area and level changes.
- Where illuminated signage or way-finding is employed, it will be considered holistically with the night-time strategy, light colour and brightness will be aligned to wider lighting considerations.

Meeting the needs of today and tomorrow

Lighting will serve the site for many years to come and it is essential that design decisions are given careful consideration to ensure a robust and future proofed installation, that is fit for purpose while minimising any potential negative impact now and in the future.

- Site-wide lighting controls are to be employed across the site, utilising the latest in sensing and monitoring technology to adapt to different requirements and minimise energy use, this may be DALI or Bluetooth enabled.
- In operation lighting equipment will be controlled to adapt to changing conditions, for example reducing illuminance levels overnight and switching off accent illumination post curfew.
- All lighting equipment will be provided by LED light sources, supplied complete with individually addressable dimmable drivers to enable integration to current or future smart control systems delivering adaptability for future use.
- Lighting strategies will be developed to employ direct downward light, utilising precision optics, providing appropriate light levels with equipment mounted at an appropriate height to create a comfortable lit environment. This will minimise unnecessary upward light and glare.
- Where possible the lighting strategy will be developed to minimise impact on biodiversity.

Note: the ground plane cannot support conditions of intrinsic darkness typically required to support species such as bats and insects, this is a consequence of the central London location, light spill due to Euston tower and other glazed commercial buildings. It is recommended that new biodiversity features requiring intrinsic darkness are located at high level.

*The material covered on this page is work of the ARUP MEP team.

6.18 Security Strategy

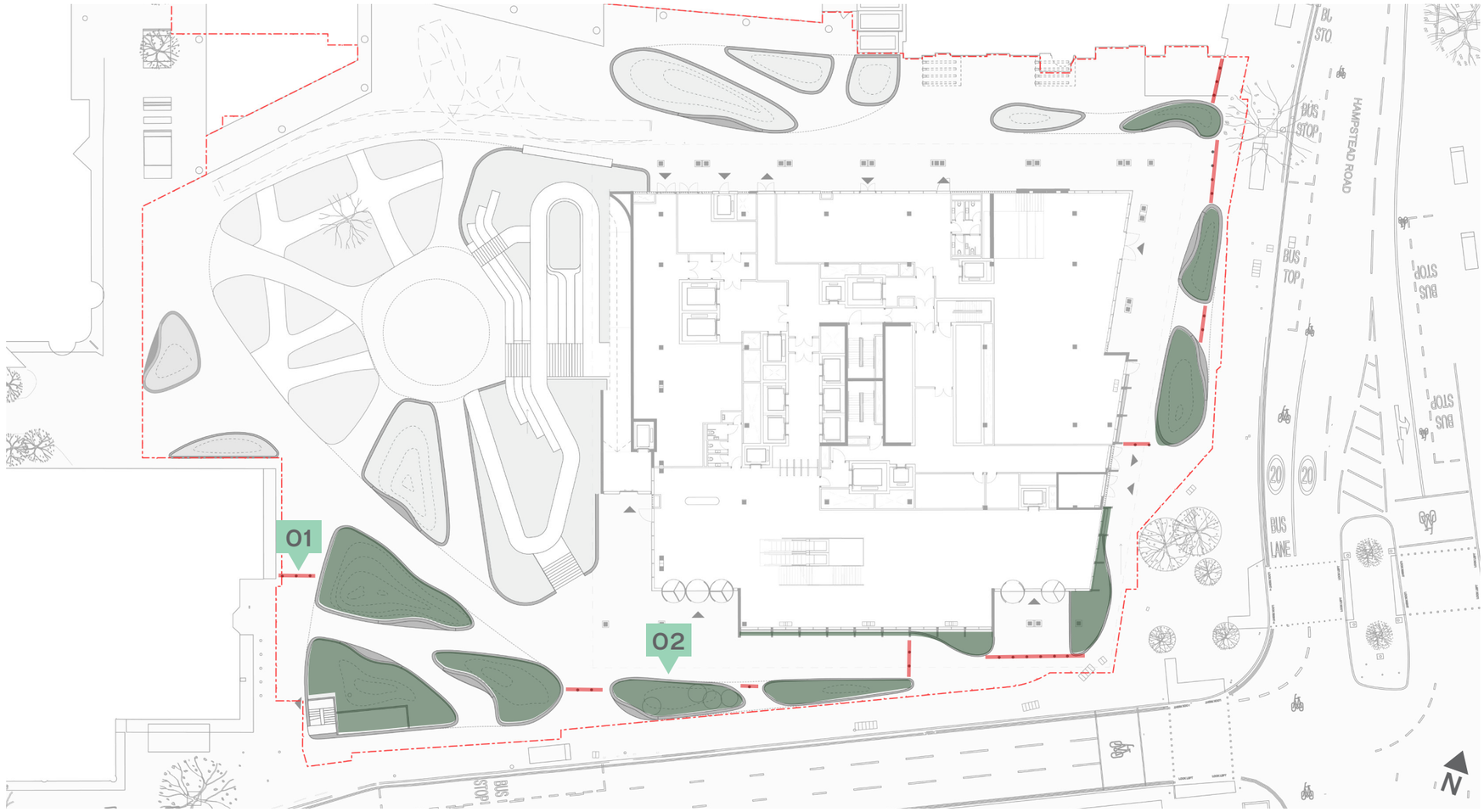
The proposals for external public spaces at the Euston Tower have been designed with particular regard to security, informed by the Threat and Risk Assessment prepared by QCIC. As part of the detailed design process, we have met with DOCO and will consult with all other necessary third parties and stakeholders to agree the final specification of all security measures.

A range of different security measures and strategies are proposed, and the design aspiration for achieving the security requirements on site are shown on the adjacent plan. These measures include using the landscape features themselves as part of the security strategy, as well as more typical bollard mitigation installations to provide protection to the public spaces. There are 24 bollards proposed, at a clearing of 1200mm edge to edge to provide ample place for pedestrian and cyclist movement. We propose to take this approach in order to provide the necessary protection to the site, while avoiding having the character and access of the public spaces being overly impacted by security requirements.

In addition to physical security measures, vehicular access to Triton Square will be managed by Regent's Place Estate..

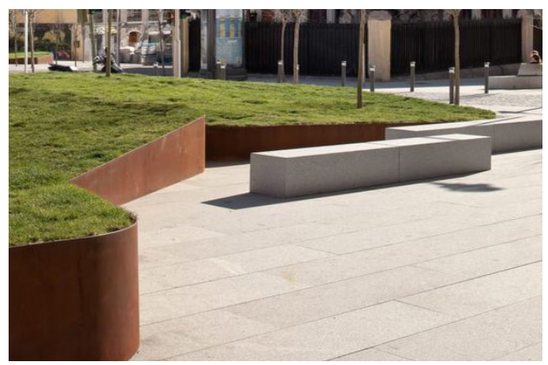
Key - Indicative Security Measures

- Security Line (with bollards)
- Large Mounded Planters



Security Plan NTS

01 When there is the absence of a mound, the security line is supported by bollards



02 Throughout the design, large mounds shape the landscape, offering additional security support through their height and immovability.

6.19 Maintenance Strategy

The requirement for a Management Plan is likely to be dealt with through a public realm strategy secured by way of a planning condition.

This management plan will be in compliance with the requirements set out in Appendix D of the Public Open Space CPG, included on this page for reference.

Special considerations for management on site include but are not limited to:

- Naturalized planting management with reduced clearing / cutting of vegetation to foster habitat creation. Removal of non-native and invasive species will be required.
- Wetland monitoring of sediment levels, water quality, and overall performance will be required frequently within the first few years of establishment. Removal of litter and invasive vegetation will be required to ensure the system functions.
- Tree succession will require younger trees to be installed periodically over the lifespan of the project to anticipate loss of older canopies and maintain a dense canopy on site.
- Restocking of log piles and gravel mounds where necessary to maintain habitat opportunities. There is potential for management plans to incorporate natural debris from surrounding landscapes or local parks. This will be Dependant on coordination of maintenance with external teams.

MANAGEMENT PLANS

As a minimum they should cover the following aspects of green space management and maintenance:

An **overall vision** for the management of the space, including its intended uses, function and character.

Maintenance regimes for all aspects of the open space, including:

- Soft landscaping (horticultural management appropriate to the design);
- Trees;
- Paths and hard surfacing;
- Walls, fences and retaining features;
- Nature conservation features or areas;
- Water features;
- Play spaces;
- Sports facilities;
- Furniture;
- Drainage systems.

This should identify the areas to which the regimes will apply, and the specification and frequency of tasks.

A **conservation management plan** where appropriate (specific to any areas of natural green space), outlining how this area will be managed over time to achieve conservation objectives, and how access will be balanced against conservation objectives.

A clear procedure for dealing with **litter, waste and dog fouling** (including frequencies of collection/cleansing.

Full details of the overall **responsibility** for the management of the green space, including named contacts and full contact details. Arrangements to be put in place for the Council to be notified of changes to the named contacts or their contact details. The Plan should also include:

- A clear explanation of where the responsibilities for management tasks will lie;
- A summary of the roles and responsibilities of any on-site staff.

Appendix D - Public Open Space CPG

- A clear strategy for addressing **anti-social behaviour** or conflicts of use, including mechanisms for reporting and the means of response.
- An outline of any rules or restrictions that will apply to the space, including (but not limited to):
  - Gate locking and opening times (if secured);
  - Restrictions on particular activities;
  - Policies for the accommodation and management of civic activity.
- A clear process for dealing with requests for **community use**, group activity and community events and details of any charges proposed for such use.
- A commitment to free, **unrestricted access** for a reasonable proportion of overall opening times (this will vary according to the type of space and context, and likely usage).
- A **dog management** policy, detailing how dog use will be managed, and how responsible dog use will be encouraged and facilitated.
- A clear strategy for **enabling community involvement** in the management of the space should there be a demand now, or in the future.
- A model for the management and support of any **community growing/ gardening areas** included in the space, including:
  - How growing space will be allocated;
  - Any charges for using growing space;
  - Any conditions of use;
  - Overall responsibility for the space.
- A **forward plan**, identifying future needs and investment and clear actions. This should be reviewed and updated regularly.
- A clear and transparent process for **monitoring and reviewing** management standards and the effectiveness of the management plan, and updating as and when appropriate. This should include explicit reference to how decisions will be made and by whom. It should also detail how members of the public and other stakeholders can engage with this process.

6.20 Urban Greening Factor

Greening on site is constrained by a number of factors including high basement slab, weight loading, vehicular and pedestrian access, and TfL boundaries that restrict planting along the east and southern edges. To combat these challenges, the planting scheme has been developed to maximize the quantity and quality of greening on site. Where permeable paving is not possible, storm water is directed to open wetlands or absorbed within the planting beds and blue roof.

The features are described below to outline compliance with their designate surface cover type:

Wetland
The semi-natural wetland feature will include submerged, emergent, and floating aquatic plants and will therefore not be chlorinated.

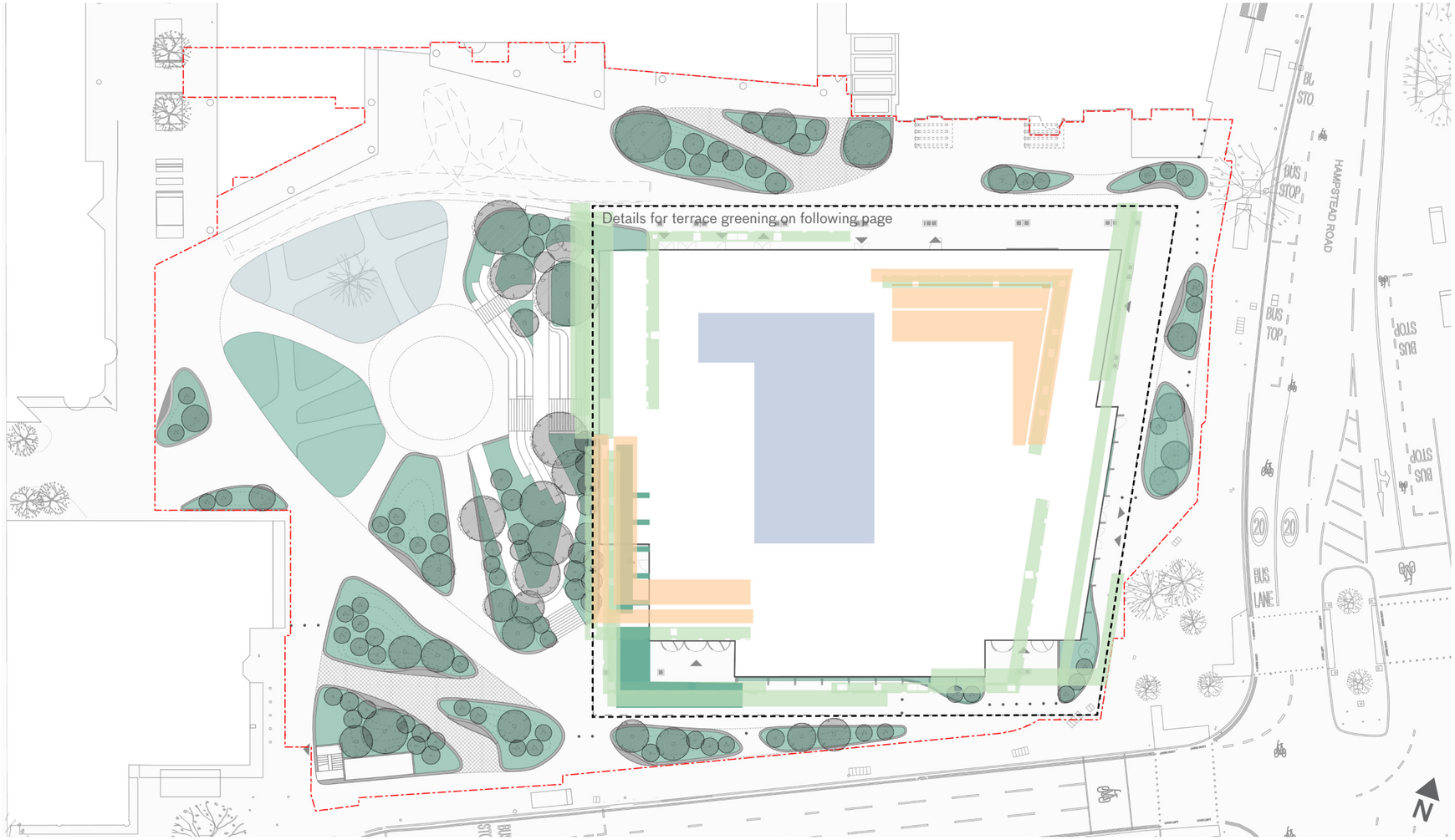
Semi-natural Vegetation
All beds indicated on site are designed to imitate one of four priority habitats noted in the London Environment Strategy. Woodland plantings have a mix of structures including tree planting, shrub planting, and dense under-storey planting. Grasslands will not be frequently cut.

Trees in Connected Pits
All trees on site will be in connected pits to ensure successive growth.

Intensive Greenroof
Terraces above level 03 will include soil depths over 150mm.

Extensive Greenroof
The biodiverse green roof will have varied soil depths between 80-150mm.

Blue Roof
A blue roof will be installed beneath all planting elements and on the roof top where planting cannot be accommodated. Water harvested from the roof level blue roof will be used within the tower, while water from ground level planters will be collected and filtered through the wetland.



UGF Plan NTS

Key

- Wetland
- Semi-natural vegetation
- Trees in connected pits
- Intensive Green Roof
- Extensive Green Roof
- Blue Roof

Surface Cover Type	Factor	Area (m2)	Contribution
Semi natural vegetation	1.0	1384	1384
Wetland or open water	1.0	249	249
Intensive green roof	0.8	667	533.6
Standard trees in connective tree pits	0.8	776	620
Extensive green roof	0.7	348	244
Permeable paving	0.1	381	38.1
Total contribution			3069
Total site footprint			7936
Urban greening factor			0.386
Tolerance for detailed design			0.348

6.20 Urban Greening Factor

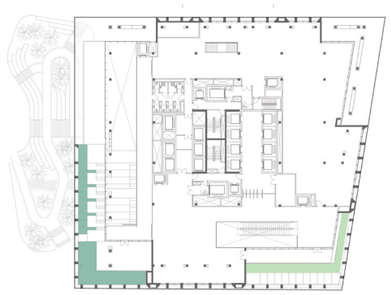
In accordance with the London Plan, the planting scheme was designed to provide synergies between urban greening and local policy requirements which are outlined below:

Camden Biodiversity Strategy
All public realm plantings are designed around four key priority habitats and include semi-natural, species rich planting. The biodiverse roof provides extended opportunities for both greening and habitat on site. Dense tree canopies planted in connected pits create habitat opportunities.

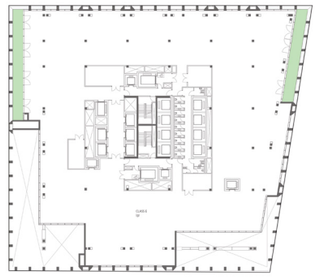
London Sustainable Drainage Strategy
The wetland was designed using the sustainable drainage hierarchy to minimize runoff rates and manage storm water within the site. The blue roof supports increased rainwater re-use within the tower.

Camden Planning Guidance: Public Open Spaces
Play provision has been integrated within the greening elements to sit a range of ages and include discovery trails, balance logs, stepping stones, and exploration within the wetland feature.

Level 2



Level 3



Level 4

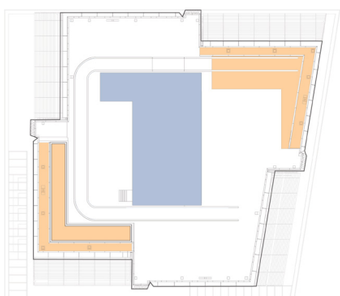
Level 7

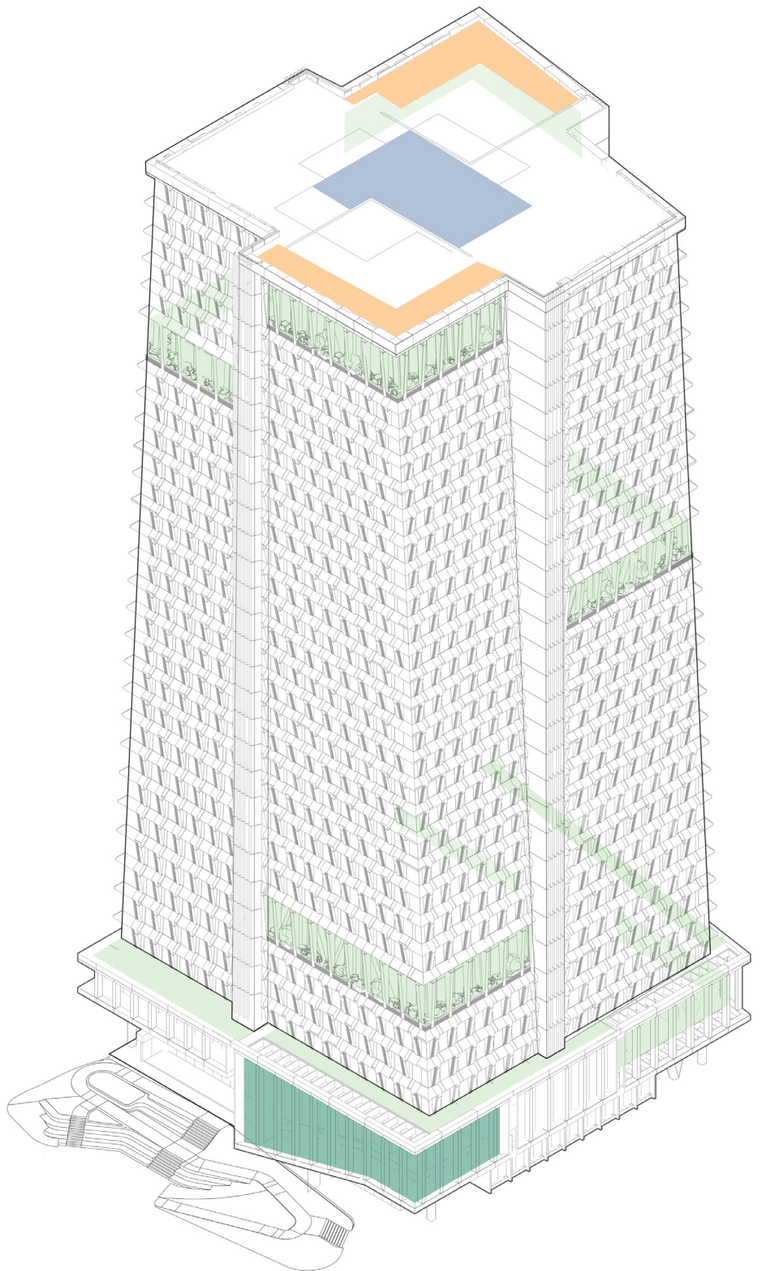
Level 19

Level 25

Level 30

Rooftop





Key

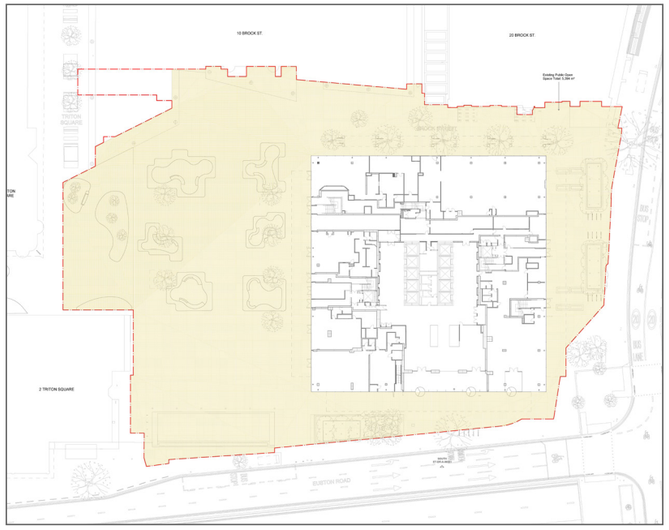
- Semi-Natural Vegetation
- Intensive Green Roof
- Blue Roof
- Extensive Green Roof

7.0 Public Open Space

7.1 Appendix A: Provisions of Public Open Space

7.1.1 Impacts on Existing Open Space

The following pages set out the project Public Open Space plan, as this development is likely to result in an increased demand for public open space in accordance with the thresholds in paragraph 1.19 of the Public Open Space guidance document.



Existing

Public Open Space Provision:

Existing Area of Public Open Space

Existing public open space on site is highlighted in pink on the plans below:

Existing Public Open Space - Ground Level =	5,394m2
Existing Public Open Space - Level 01 =	0m2
Existing Public Open Space - Level 02 =	0m2
Total Existing Public Open Space (all levels) =	5,394m2
Total Existing Public Open Space =	**5,394m2**

Proposed Area of Public Open Space

The plans below show the proposed quantity of public space at the site.

The qualitative impact is described on the following page.

Proposed public open space on site is highlighted in pink on the plans below:

Proposed Public Open Space - Ground Level =	5,486m²
Proposed Public Open Space - Level 01 =	147m²
Proposed Public Open Space - Level 02 =	199m²
Total Proposed Permanent Public Open Space =	**5,832m²**

The proposed increased in Public Open Space is set out below:

Total Proposed Public Open Space =	5,832m²
Total Existing Public Open Space=	5,394m²
Total Increase Permanent Public Open Space =	**438m²**

Commentary on compliance with Public Open Space CPG:

In line with the Public Open Space CPG paragraphs 1.18 and 1.19, the development is required to deliver between **203 m²** (max. density scenario) of additional public open space (above existing public open space on site) and **305 m²** (min. density scenario) of additional public open space (above existing public open space on site). This is calculated as follows:

B1a Office space:

Existing: **31,606m² NIA**
Proposed: **31,575m² NIA** (Net uplift of -31sqm NIA) -
No additional provision required

R&D Space:

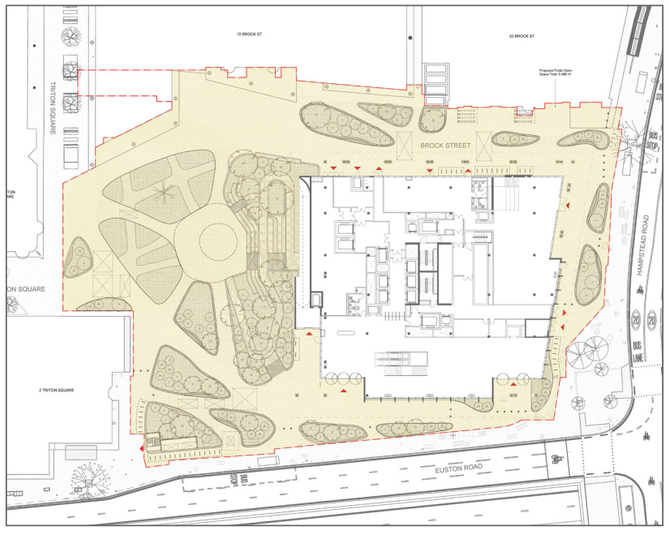
Existing: **-**
Proposed: **16,487m² NIA** (Net uplift of **16,487m²** NIA) -

Additional public open space provision required:

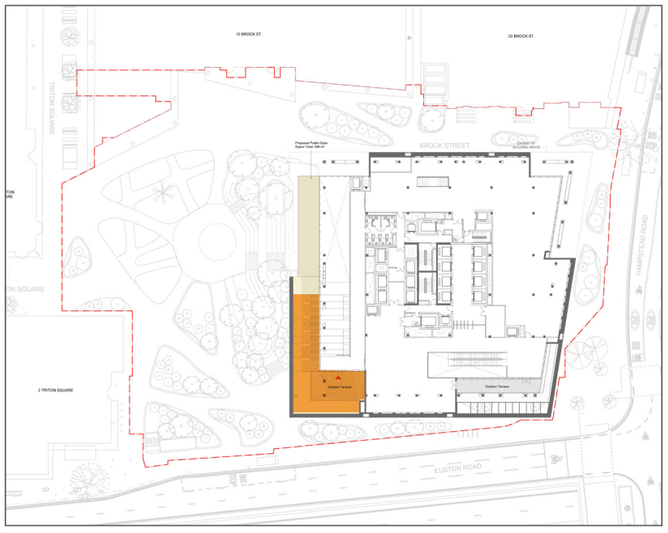
(16, 487 / 40) x 0.74 = **305m²** (worst-case scenario) OR
(16, 487 / 60) x 0.74 = **203m²** (best-case scenario)

Total additional provision required = **305m²** (worst-case scenario)

The actual amount of public open space proposed is: **5,832m²**. This represents an increase of **438 m²** on the existing, which is above the **305m²** total additional provision required in the worst-case scenario for this development.



Proposed Level 00-01



Proposed Level 02

Publicly accessible space

Publicly accessible space by stairs at all times, requiring building opening hours for lift users

7.1 Appendix A: Provisions of Public Open Space

7.1.2 Existing & New Public Space

Design proposals for the new Regents Place Plaza have been informed by our analysis of adjacent public and private spaces within the wider site. The Nolli plans below demonstrate the impact that the development will have in terms of improving the public realm in this area.

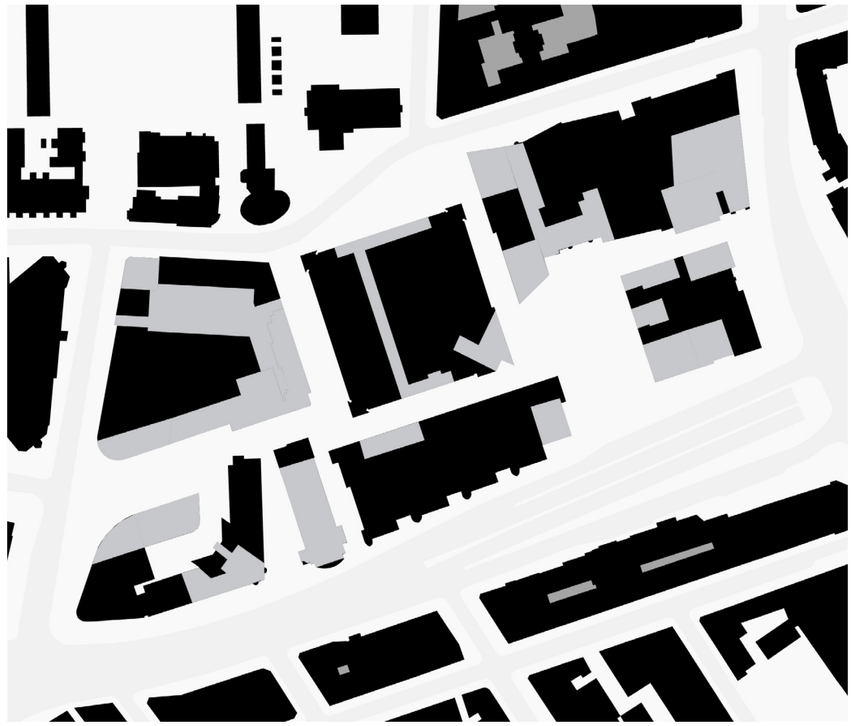
There is also a significant increase in the amount of public interior space. The design of the podium has been targeted at increasing public movement through the tower, and introduced three floors of publicly accessible spaces that previously did not exist.

The development will provide new public open space that will connect the neighboring community with Regents Place Estate and the wider Innovation Quarter.

Public Space Analysis

Key

- Private
- Public Interior
- Public Exterior



Existing Public and Private Space

Proposed Public and Private Space

7.1 Appendix A: Provisions of Public Open Space

7.1.3 Surrounding Existing & New Public Realm

New Green Amenity Spaces, Semi-Natural Spaces, and Civic Spaces will be provided as part of the proposed Euston Tower project. The scheme will link into the existing green amenity spaces provided within Regents Place Plaza through improved connections and continuity of form and material. A strengthened pedestrian and cycling route across the site provides a greened connection towards Regent's Park.

In line with the recommendations of Camden's Open Space, Sport and Recreation Study (2014) and the types set out in Appendix C of the Public Open Space CPG, the plan on this page locates existing and proposed public open spaces in the area surrounding the site. These are:

Green Amenity Space

1 Regent's Park
2 Cumberland Market
3 Clarence Gardens
4 Munster Square
5 Tolmer's Square
6 Euston Square
7 Fitzroy Square
8 The Warren Park
9 Gordon Square
10 Tavistock Square
11 Regent's Place
12 Regent's Place Plaza

Active Spaces

1 Cumberland Market Basketball Court
2 Warren Sports Pitch

Civic Spaces

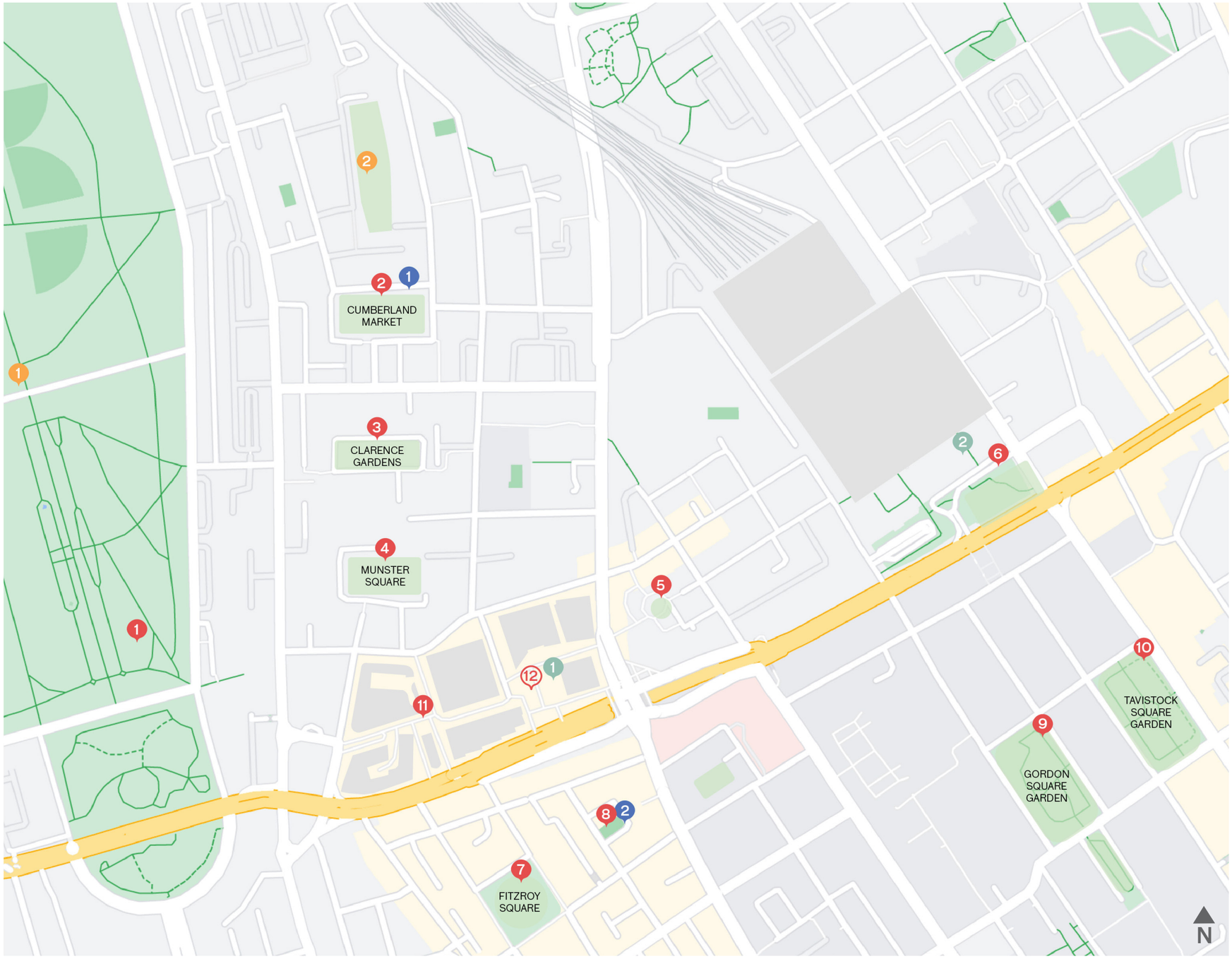
1 Regent's Place Plaza
2 Euston Station

Allotments + Community Gardens

1 Regent's Park Allotments
2 Regent's Estate Allotments

Key

Existing
Proposed



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