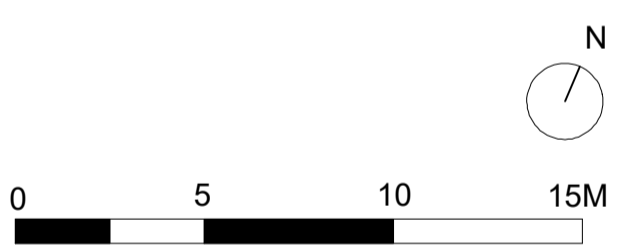


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KEY:

- Site Boundary
- Building Footprint
- Podium Overhang Extents



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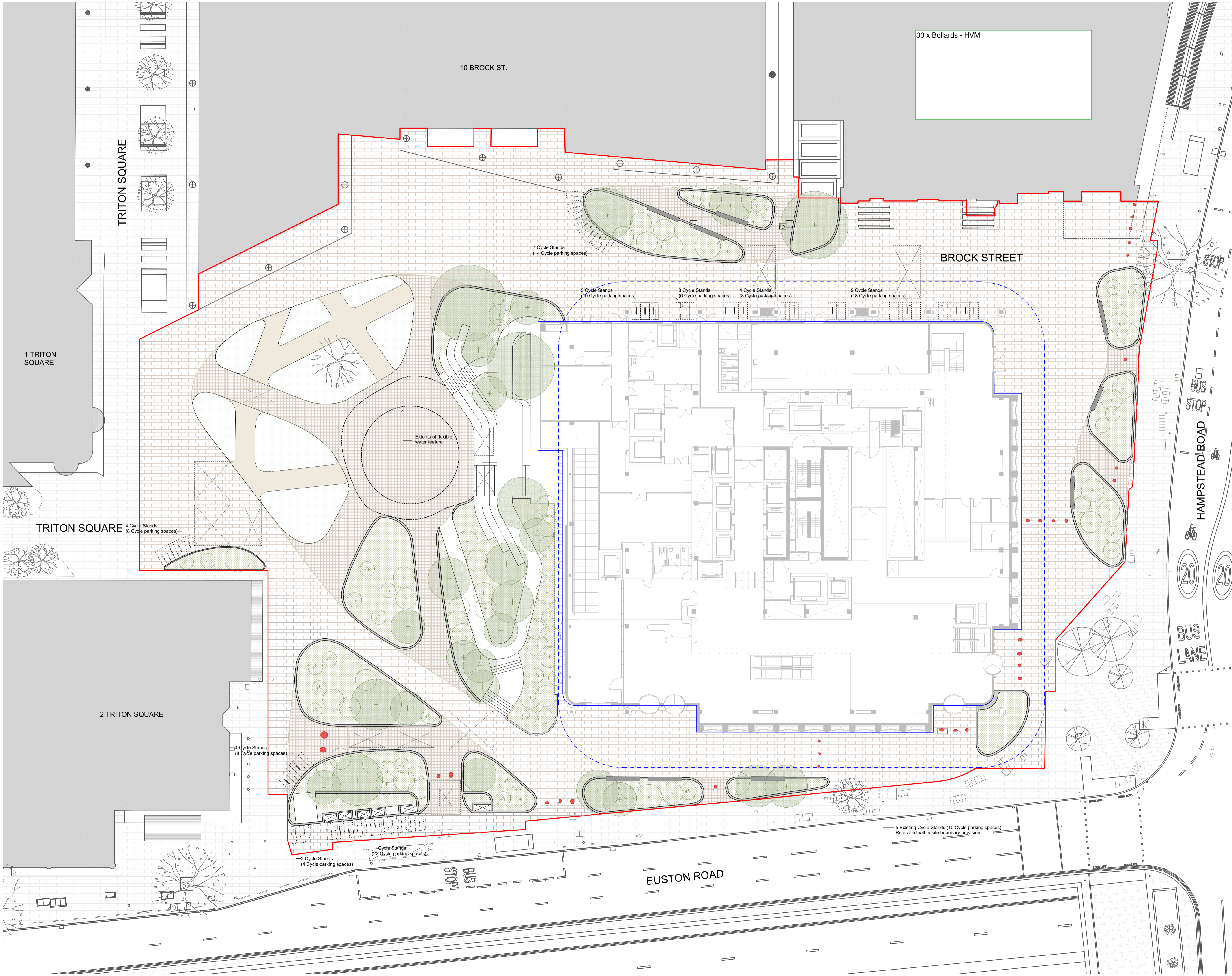
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project
Euston Tower Public Realm
 286 Euston Rd., London
 NW1 3DP

drawing title
PROPOSED PUBLIC REALM
 Illustrative Plan

drawn	size	date	scale
TM / NA	A1	10/12/24	1:200
drawing number	revision		
364.20.000	R1		

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30 x Bollards - HVM

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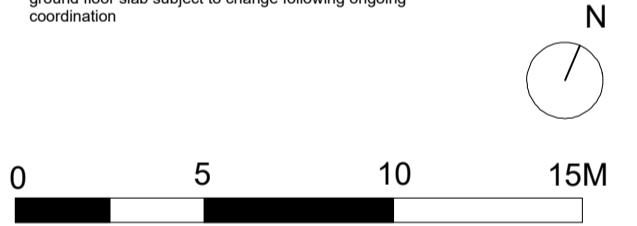
- KEY:
- Site Boundary
 - Building Footprint
 - Podium Overhang Extents
- Soft Landscape
- Soft Landscaping, Refer to Planting Plan and Planting Schedule
 - Existing Tree
 - Existing Tree removed for construction & replaced on same location
 - Coniferous Tree
 - Deciduous Single-Stem Tree
 - Deciduous Multi-Stem Tree
 - Proposed Biodiversity Element
- Hard Landscape
- Existing Pavement
 - Limestone Paving Type 1 (matching existing)
 - Black Granite Paving Type 2 (matching existing)
 - Natural stone Paving Type 3
 - Timber Boardwalk Type 4
 - Planter Curb Edge Type 5
 - Proposed Bench
 - Proposed Cycle Stand

Please refer to the Transport Report for further cycle parking details

Proposed location for insect houses and top piles to be coordinated in later stages of design development

Security and risk mitigation measure, including bollard locations and details, subject to change following ongoing coordination

Landscape interface with basement ventilation and existing ground floor slab subject to change following ongoing coordination



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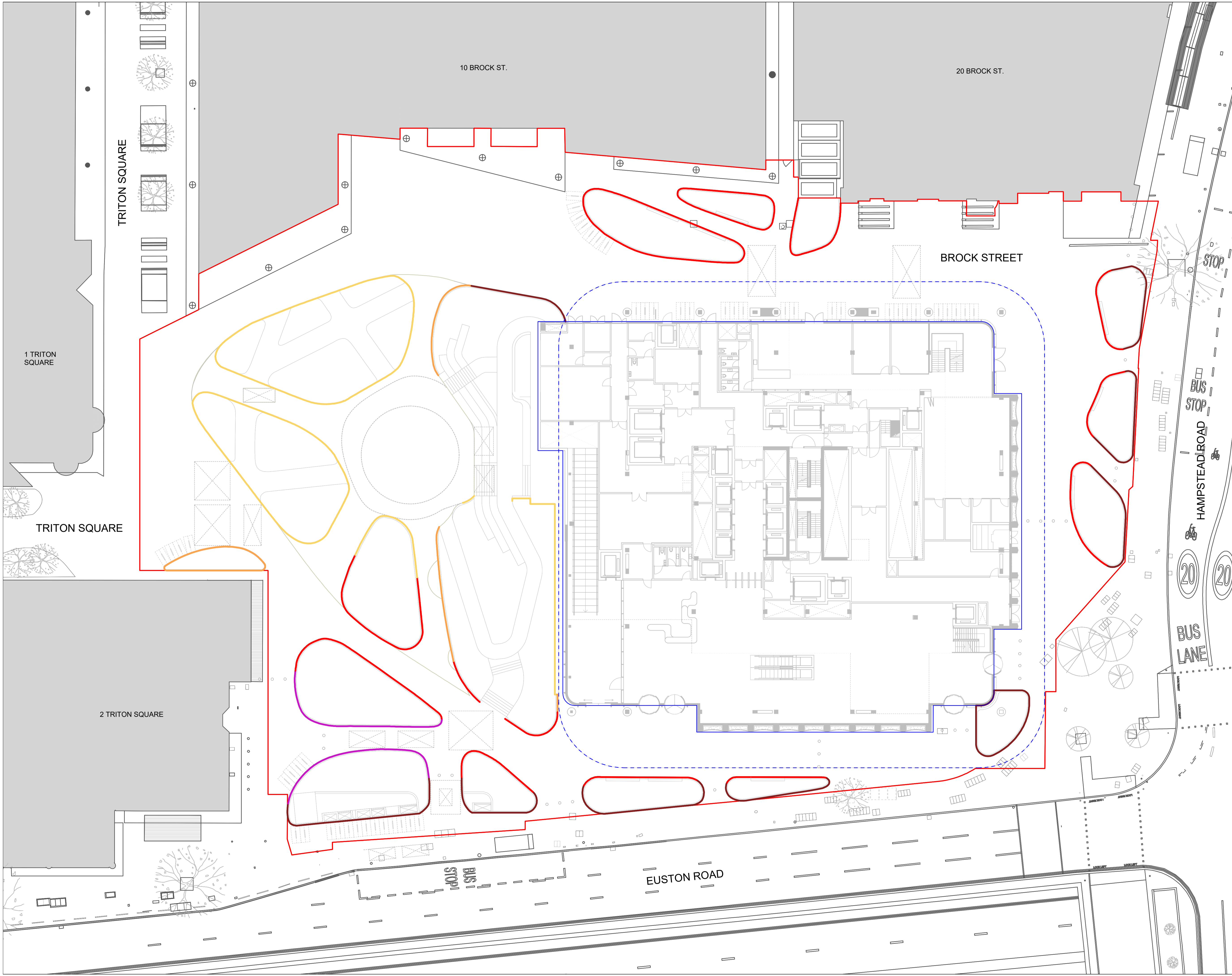
drawing title
 PROPOSED PUBLIC REALM
 General Arrangement
 Level 00-01

drawn	size	date	scale
TM / NA	A1	10/12/24	1:200
drawing number	revision		

364.20.001 R1

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- KEY:
- Site Boundary
 - Building Footprint
 - Podium Overhang Extents
- Proposed Boundaries and Edges
- Flush Edge
 - <450mm high planter edge
 - 450mm high planter edge for seating
 - 650mm high planter edge
 - >650mm high planter edge

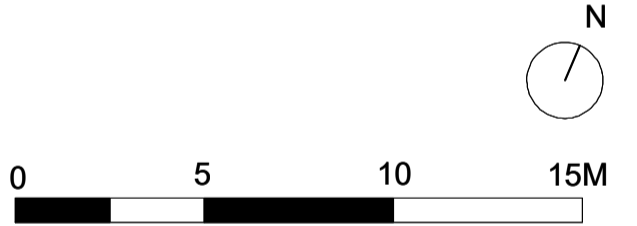
Details on materiality and character of planter edges to be further developed at later stages of design development

Please refer to the Transport Report for further cycle parking details

Proposed location for insect houses and log piles to be coordinated in later stages of design development

Security and H&M mitigation measure, including bollard locations and details, subject to change following ongoing coordination

Landscape interface with basement ventilation and existing ground floor slab subject to change following ongoing coordination



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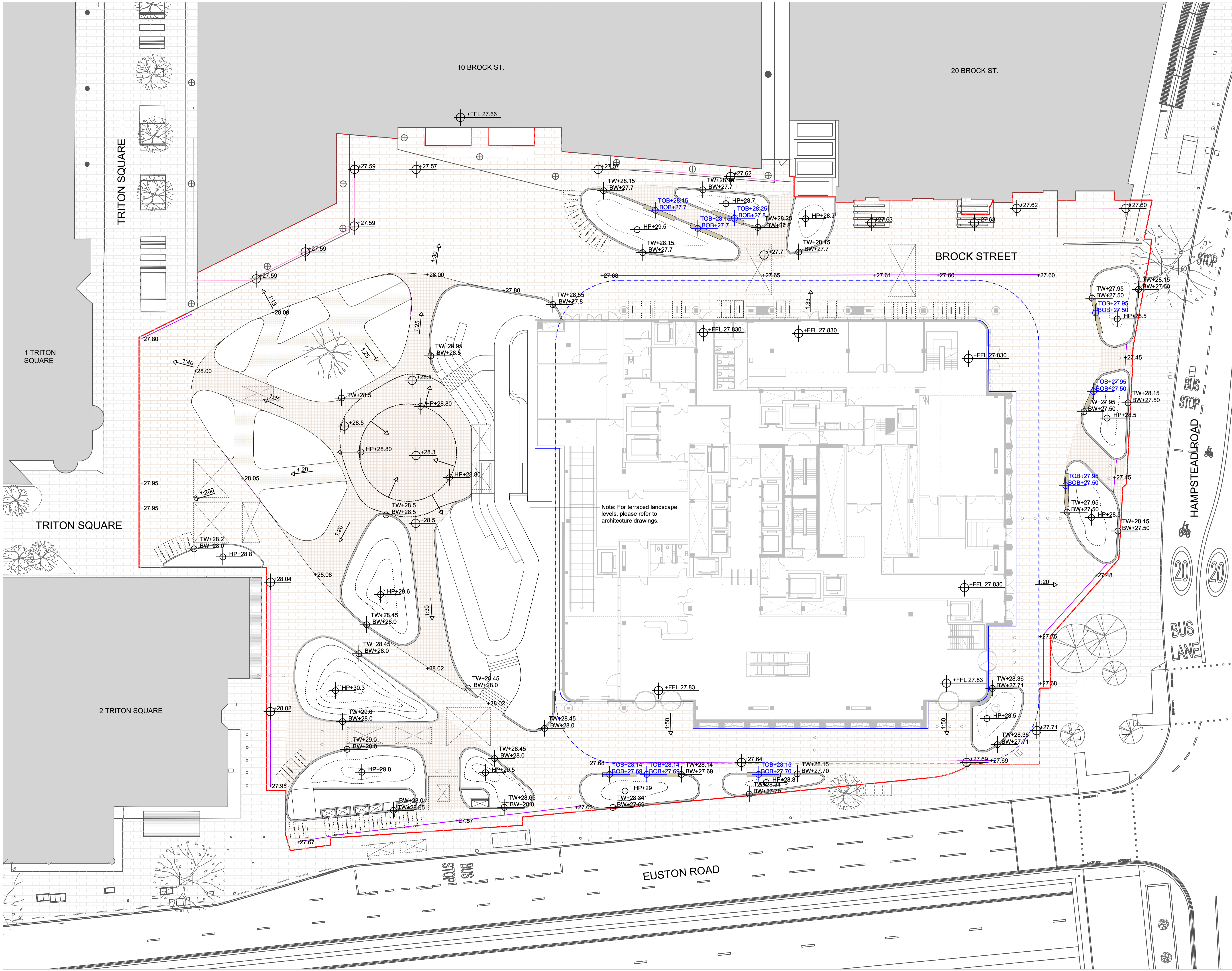
project
 Euston Tower Public Realm
 286 Euston Rd., London
 NW1 3DP

drawing title
 PROPOSED PUBLIC REALM
 Boundaries And Edges
 Level 00-01

drawn	size	date	scale
TM / NA	A1	10/12/24	1:200
drawing number			revision
364.20.002			R1

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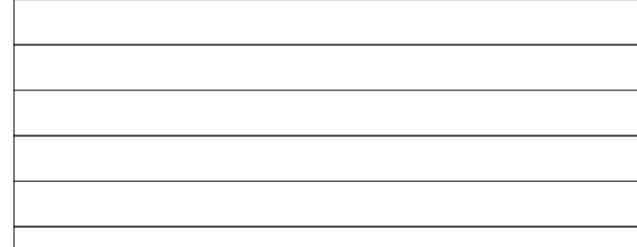


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- KEY:
- Site Boundary
 - Building Footprint
 - Podium Overhang Extents
 - Mound Contours
 - Proposed Spot Elevations
 - Existing Spot Elevations
 - HP Mound High Point
 - TW Top Height of Wall
 - BW Bottom Height of Wall
 - TOB Top Height of Bench
 - BOB Bottom Height of Bench
 - Proposed Gradient
 - Proposed Drainage Channel
 - Existing Drainage Channel

Note: For terraced landscape levels, please refer to architecture drawings.

Please refer to the Transport Report for further cycle parking details
 Proposed location for insect houses and log piles to be coordinated in later stages of design development.
 Security and FHM mitigation measure, including bollard locations and details, subject to change following ongoing coordination.
 Landscape interface with basement ventilation and existing ground floor slab subject to change following ongoing coordination.
 Landscape drainage intent based on survey of existing drainage strategy. Location and levels of existing drainage points subject to ongoing coordination with civil engineers.



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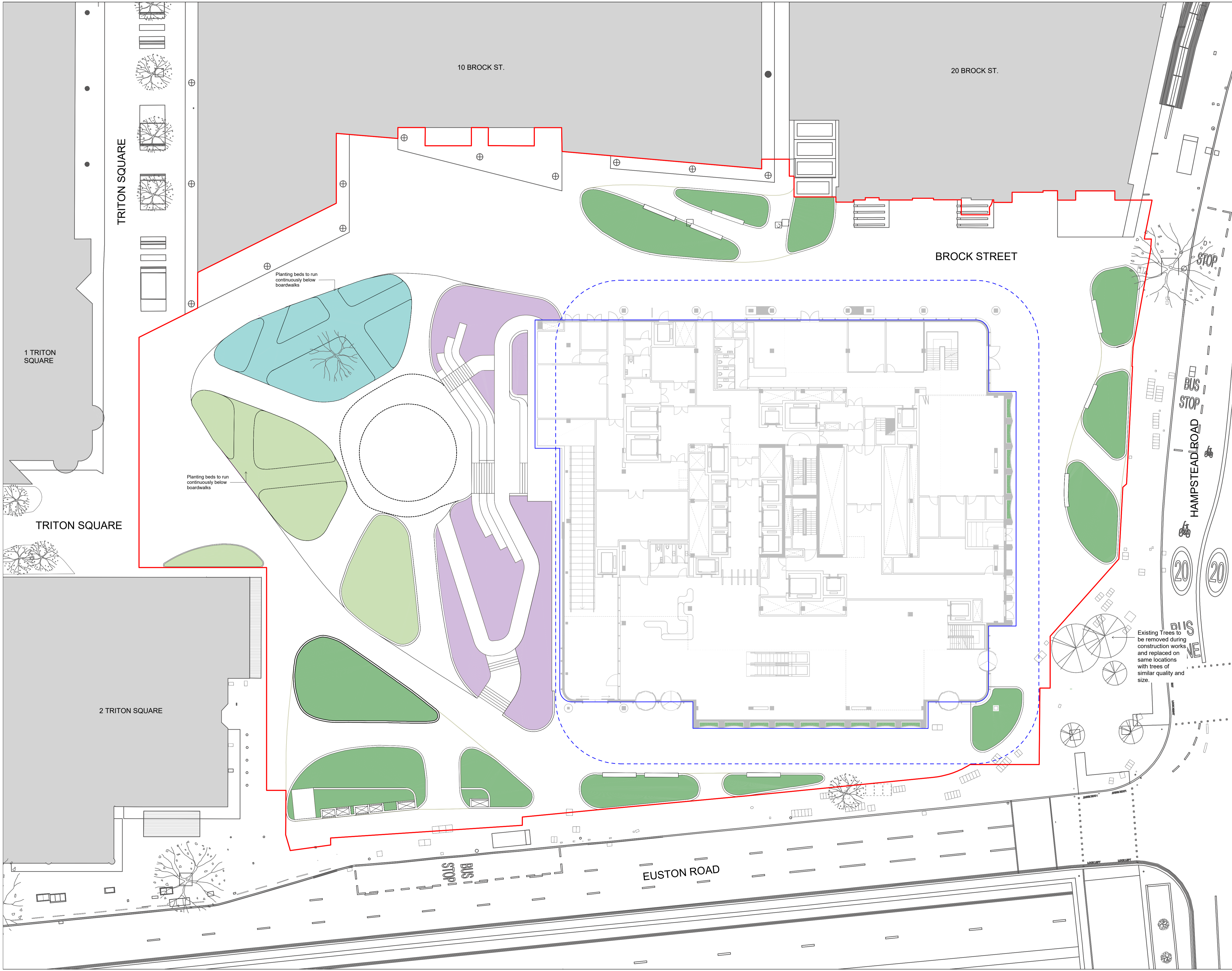
project
 Euston Tower Public Realm
 286 Euston Rd., London
 NW1 3DP

drawing title
 PROPOSED PUBLIC REALM
 Levels And Drainage Intent
 Level 00-01

drawn	size	date	scale
TM / NA	A1	10/12/24	1:200
drawing number	revision		
364.20.003	R1		

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KEY:

- Site Boundary
- Building Footprint
- Podium Overhang Extents

Planting Types

- Woodland
- Grassland
- Wetland
- Heathland

Please refer to the Transport Report for further cycle parking details

Proposed location for insect houses and log piles to be coordinated in later stages of design development.

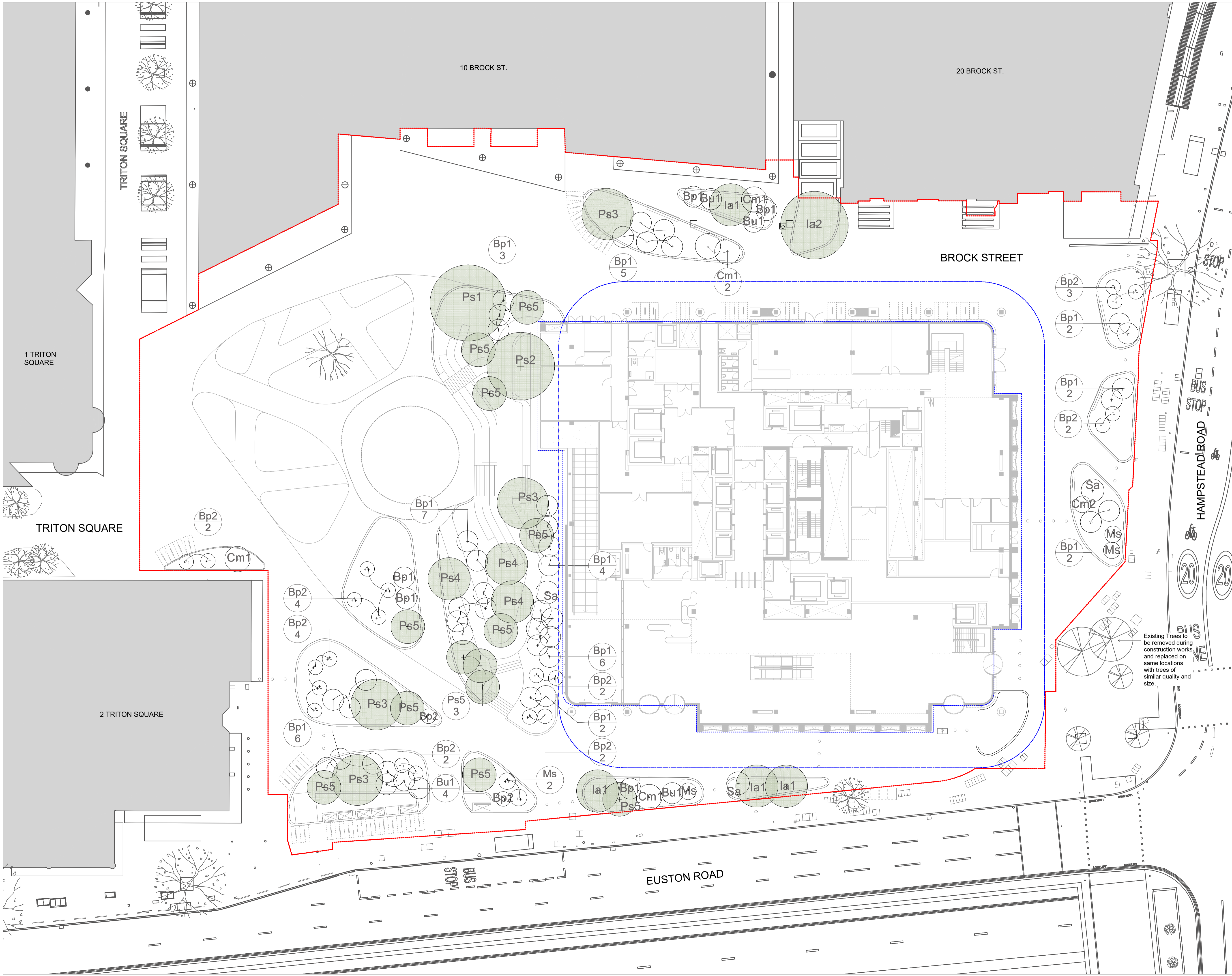
Security and H/M mitigation measures, including bollard locations and details, subject to change following ongoing coordination

Landscape interface with basement ventilation and existing ground floor slab subject to change following ongoing coordination

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project			
Euston Tower Public Realm 286 Euston Rd., London NW1 3DP			
drawing title			
PROPOSED PUBLIC REALM Planting Plan Level 00-01			
drawn	size	date	scale
TM / NA	A1	10/12/24	1:200
drawing number			revision
364.20.004			R1
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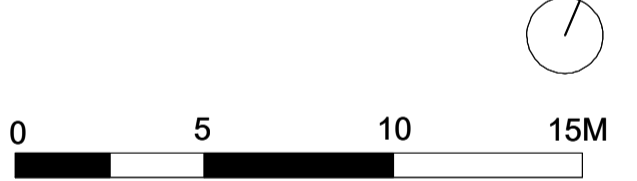
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- KEY:**
- Site Boundary
 - Building Footprint
 - Podium Overhang Extents
- KEY:**
- Existing Tree to be retained
 - Existing Tree removed for construction & replaced on same location
 - Coniferous Tree
 - Deciduous Single-Stem Tree
 - Deciduous Multi-Stem Tree
 - Proposed Biodiversity Element
 - Proposed Bench
 - Tree Species Count

The Plan is to be read in conjunction with accompanying 364_Proposed Tree Schedule Document

Please refer to the Transport Report for further cycle parking details
 Proposed location for insect houses and log piles to be coordinated in later stages of design development.
 Security and H/V/M mitigation measures, including bollard locations and details, subject to change following ongoing coordination.
 Landscape interface with basement ventilation and existing ground floor slab subject to change following ongoing coordination



Existing Trees to be removed during construction works and replaced on same locations with trees of similar quality and size.

PLANNING

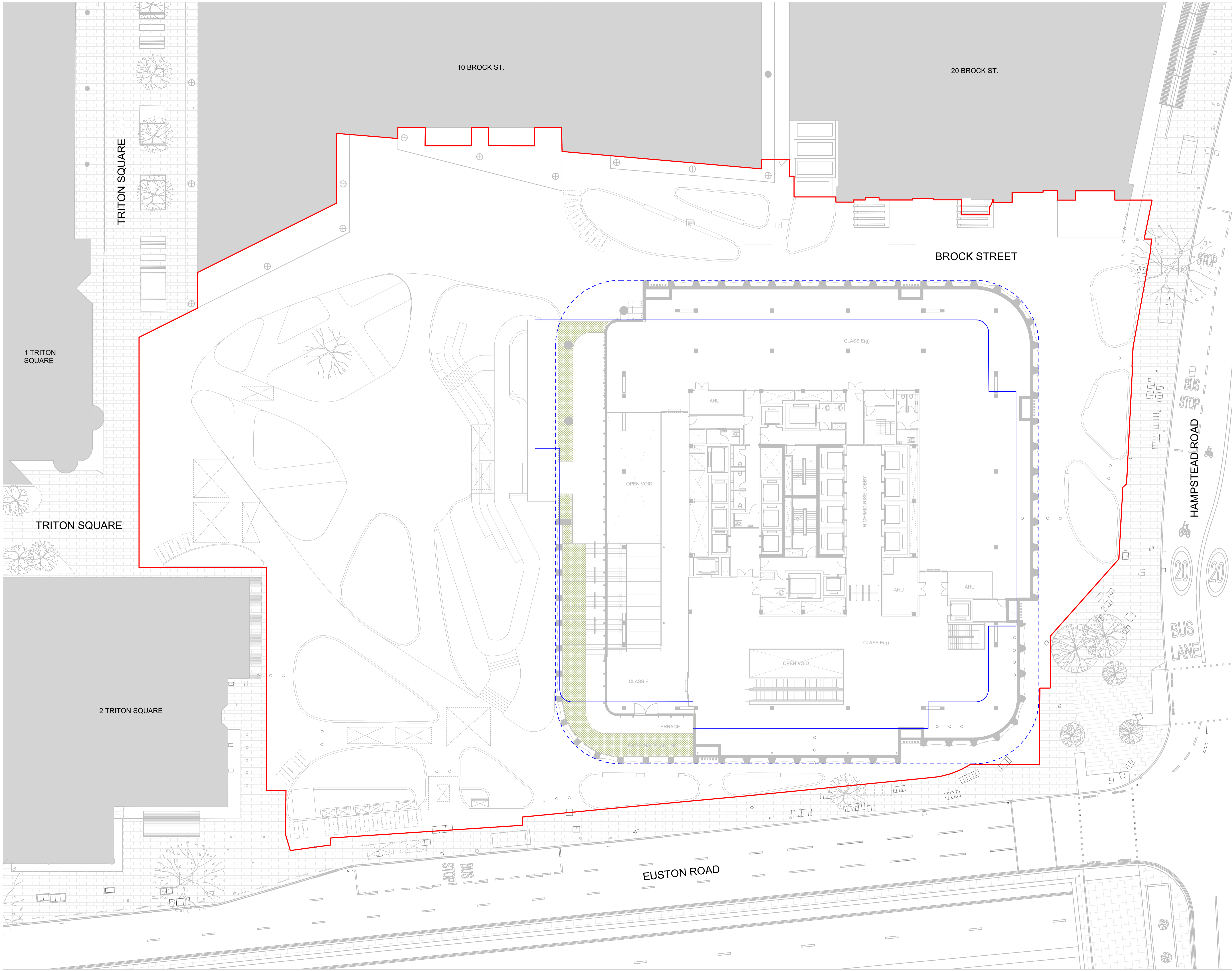
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drawing title
 PROPOSED PUBLIC REALM
 Tree Plan
 Level 00-01

drawn	size	date	scale
TM / NA	A1	10/12/24	1:200
drawing number	revision		
364.20.005	R1		

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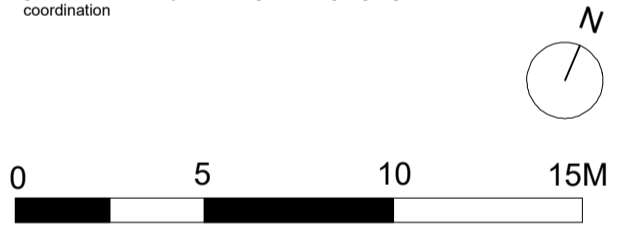
- KEY:
- Site Boundary
 - Building Footprint
 - Podium Overhang Extents
- Soft Landscape
- Soft Landscaping. Refer to Planting Plan and Planting Schedule

Please refer to the Transport Report for further cycle parking details

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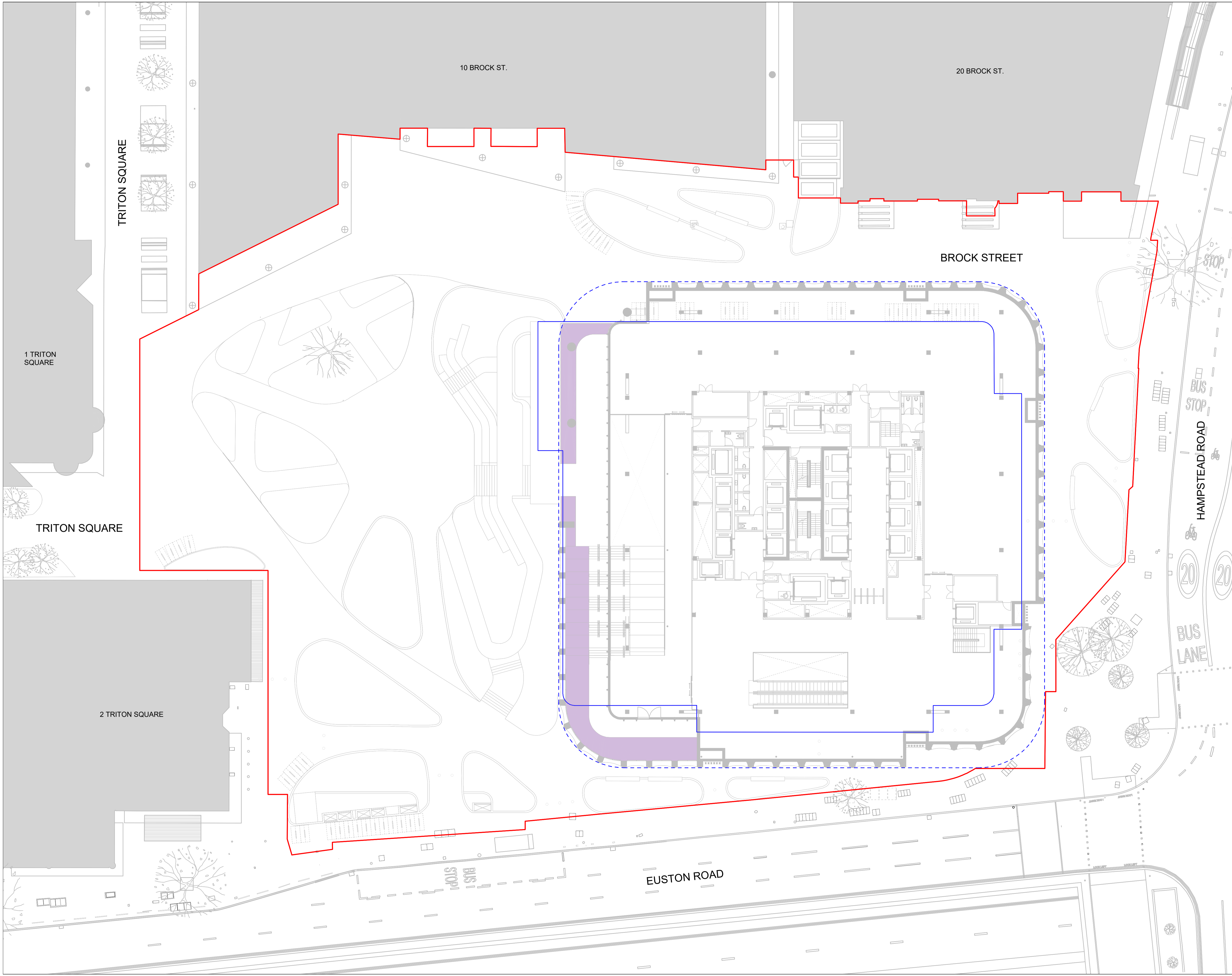
drawing title

PROPOSED PUBLIC REALM
 General Arrangement
 Level 02

drawn	size	date	scale
TM / NA	A1	10/12/24	1:200
drawing number	revision		
364.20.006	R1		

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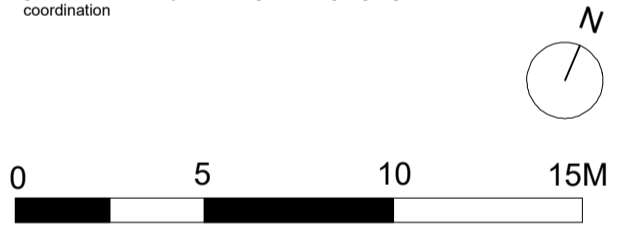
- KEY:
- Site Boundary
 - Building Footprint
 - Podium Overhang Extents
- Soft Landscape
- Heathland

Please refer to the Transport Report for further cycle parking details

Proposed location for insect houses and log piles to be coordinated in later stages of design development.

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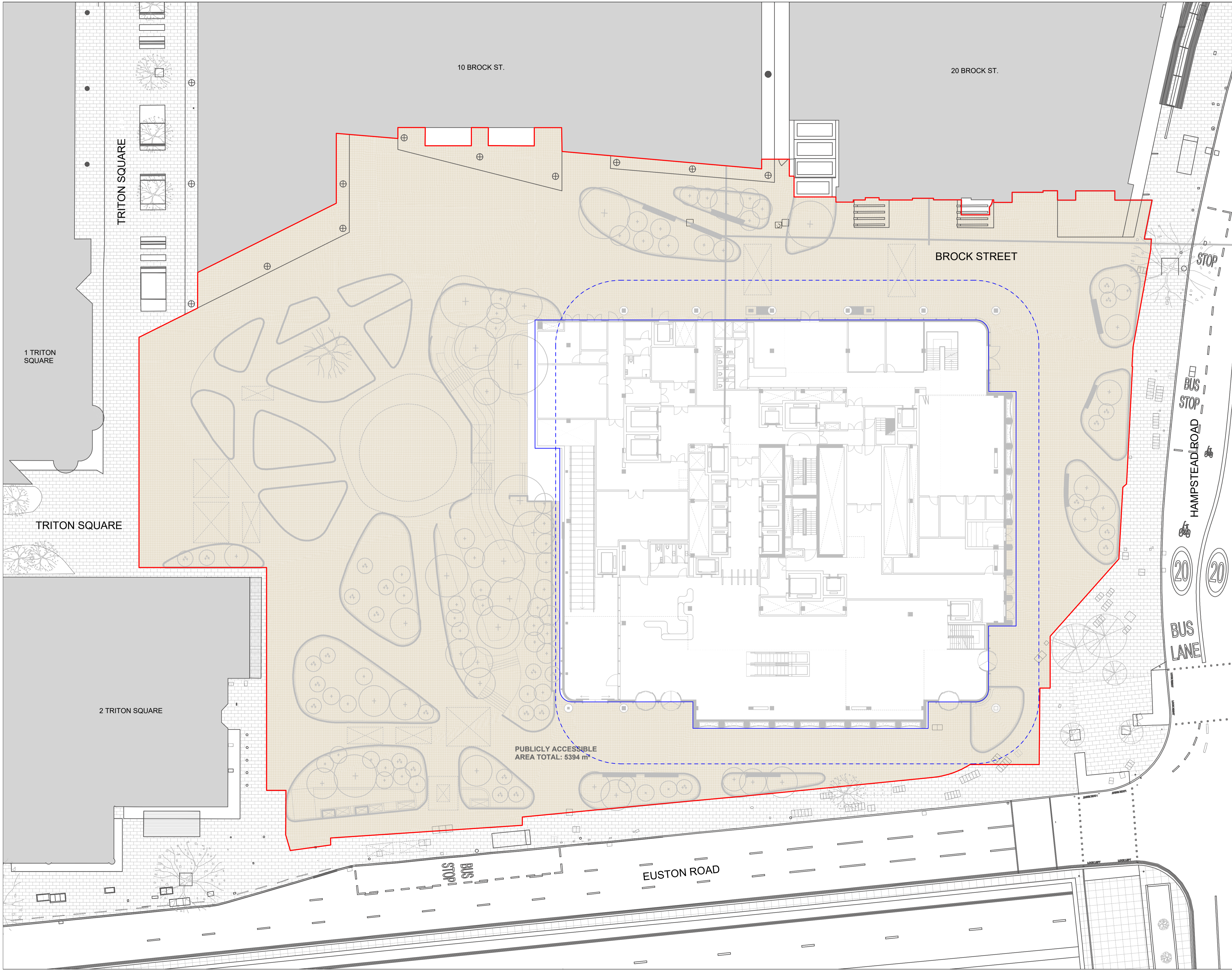
project
 Euston Tower Public Realm
 286 Euston Rd., London
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drawing title
 PROPOSED PUBLIC REALM
 Planting Plan
 Level 02

drawn	size	date	scale
TM / NA	A1	10/12/24	1:200
drawing number	revision		
364.20.007	R1		

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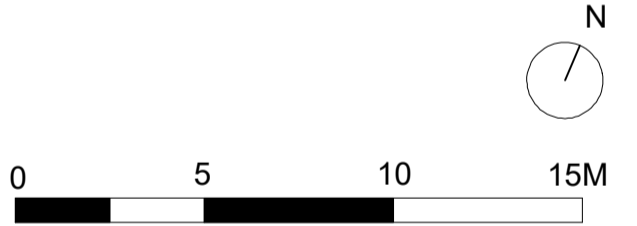
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- KEY:
- Site Boundary
 - Building Footprint
 - Podium Overhang Extents
 - Publicly Accessible Space

Please refer to the Transport Report for further cycle parking details.
 Proposed location for insect houses and log piles to be coordinated in later stages of design development.
 Security and HVM mitigation measure, including bollard locations and details, subject to change following ongoing coordination.
 Landscape interface with basement ventilation and existing ground floor slab subject to change following ongoing coordination



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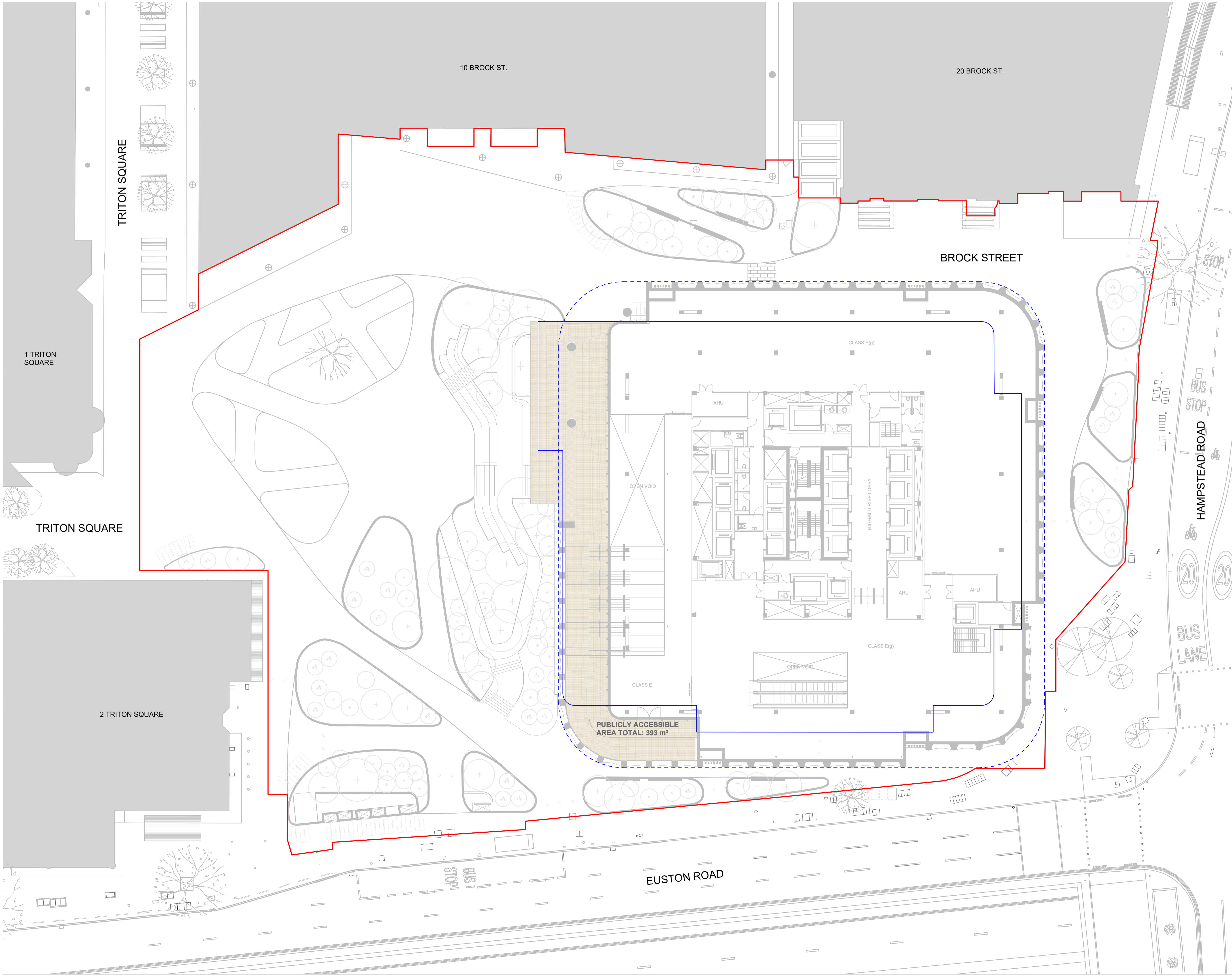
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project
 Euston Tower Public Realm
 286 Euston Rd., London
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drawing title
 PROPOSED PUBLIC REALM
 Open Space Provision
 Level 00-01

drawn	size	date	scale
TM / NA	A1	10/12/24	1:200
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364.90.001	R1		

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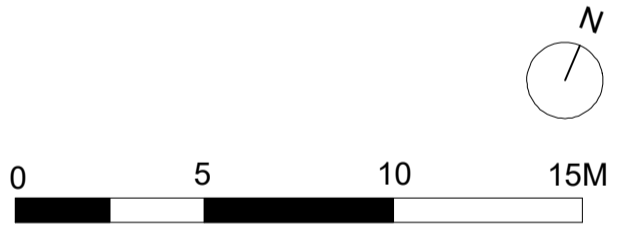
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KEY:

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- Building Footprint
- Podium Overhang Extents
- Publicly Accessible Space

Please refer to the Transport Report for further cycle parking details.
 Proposed location for insect houses and log piles to be coordinated in later stages of design development.
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project
 Euston Tower Public Realm
 286 Euston Rd., London
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drawing title
 PROPOSED PUBLIC REALM
 Open Space Provision
 Level 02

drawn	size	date	scale
TM / NA	A1	10/12/24	1:200
drawing number	revision		
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