



EUSTON TOWER

Public Realm Statement Addendum

Revision B | December 2024

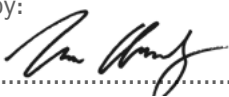


Public Realm and Landscape Design Statement Ammendment


November, 2024

Rev	Date	Purpose	Document Ref	Comments
-	29/11/2024	DAS		Issued for Planning
R1	10/12/2024	DAS		Issued for Planning

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Project Addendum Summary

This Public Realm and Landscape Design Statement Addendum summarises the revisions made to the pending strategic application for Full Planning Permission (ref. 23/5240/P), submitted in December 2023 for the Proposed Development at Euston Tower (286 Euston Road, London).

The Applicant has undertaken extensive consultation during both the pre-application and determination stages of the Proposed Development and has sought to respond positively to the responses received. The scheme has been revised in response to feedback from Officers, local stakeholders and residents, the Regents Park Conservation Area Advisory Committee and statutory consultees, including Historic England and The Greater London Authority.

This Addendum has been prepared detailing the revisions to the pending scheme (the “Proposed Development”). For the avoidance of doubt, the Public Realm and Landscape Design Statement which accompanied the December 2023 Submission is considered as read and this Addendum deals only with the 2024 Revisions and any updates to assessments as a result of these revisions. This Addendum also clarifies and provides further details responding to consultation responses received since the original submission in December 2023. Save where varied or supplemented in this Addendum, the content of thePublic Realm and Landscape Design Statement remains valid and up to date.

The Description of Development for the Proposed Development, in light of the 2024 Revisions, has been updated to the following:

Redevelopment of Euston Tower comprising retention of parts of the existing building (including central core, basement and foundations) and erection of a new building incorporating these retained elements, to provide a 32-storey mixed-use building providing offices and research and development floorspace (Class E(g)) and office, retail, café and restaurant space (Class E) and Enterprise space (Class E/ F) at ground and first, and associated external terraces; public realm enhancements, including new landscaping and provision of new publicly accessible steps and ramp; short and long stay cycle storage; servicing; refuse storage; plant and other ancillary and associated work.

The principal components of the 2024 Landscape and Public Realm Revisions comprise:

- Main entrances to lobby space remain as originally submitted planning application in December 2023 submission: on the southwest and southeast corners of the ground floor.
- Main public entrance to Enterprise Space (hybrid affordable workspace/neighbourhood lab) remains at the northeast corner. Public entrance to restaurant space at LO1 Regent’s Place Plaza also remains on northwest corner.
- Minor updates have been made to the design and location of planters and trees in the public realm

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 in addition to the full Landscape Statement as part of the original planning submission.**

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

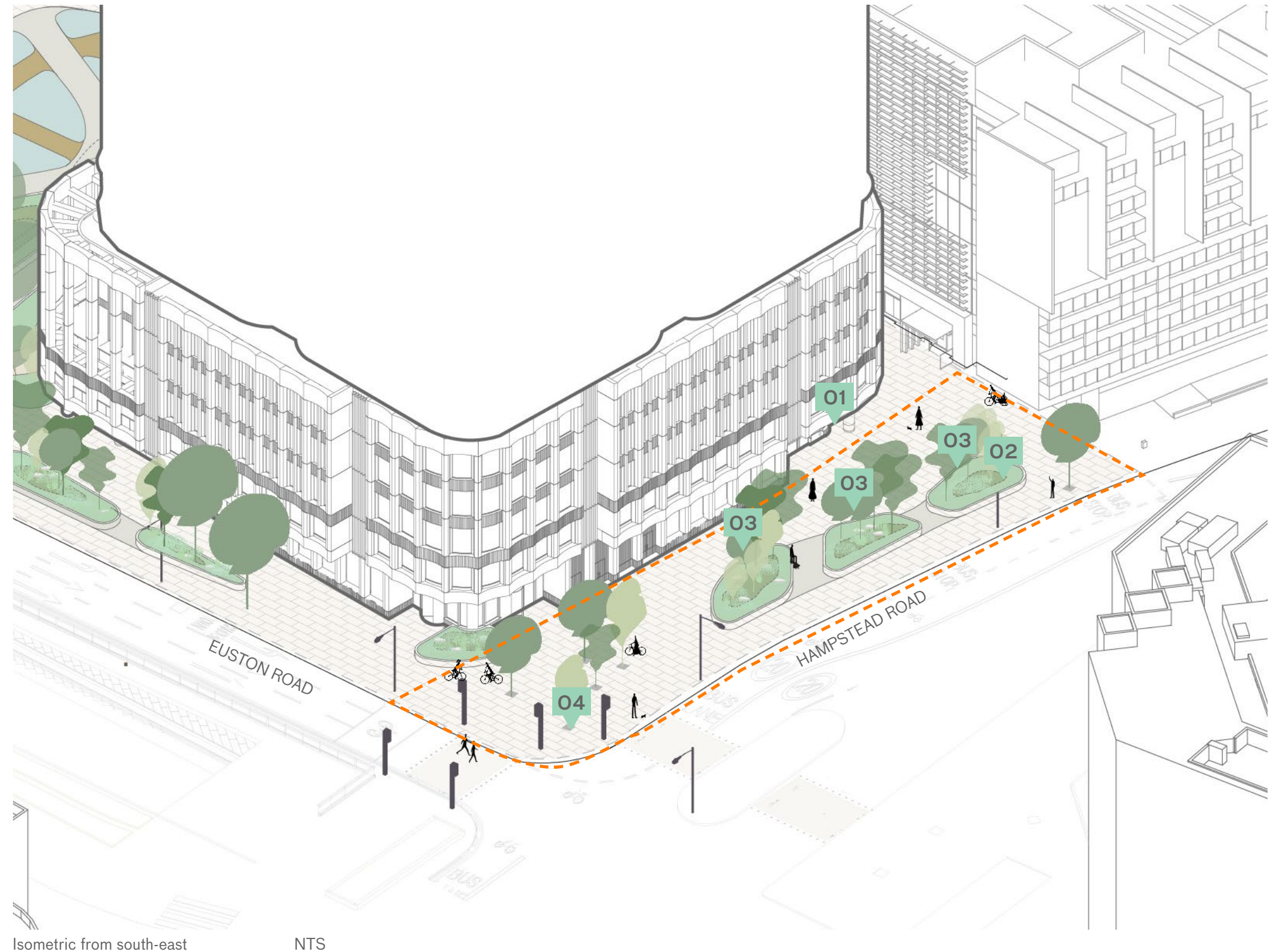
Key Areas

Hampstead Road

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

Key

- 01** Public Use Primary Entrance
- 02** Street Planting
- 03** Bench Seating
- 04** Connection to Main Intersection



Isometric from south-east

NTS

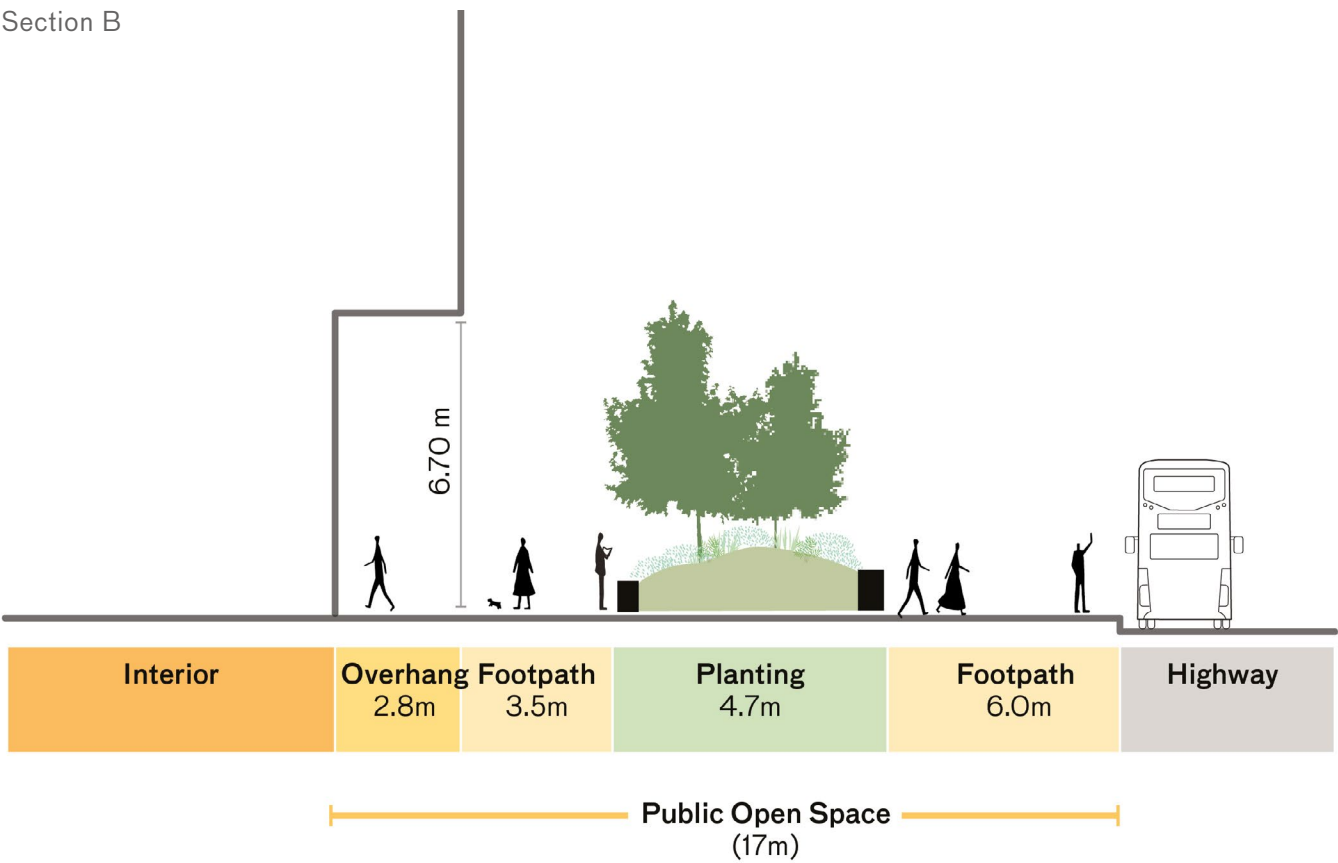
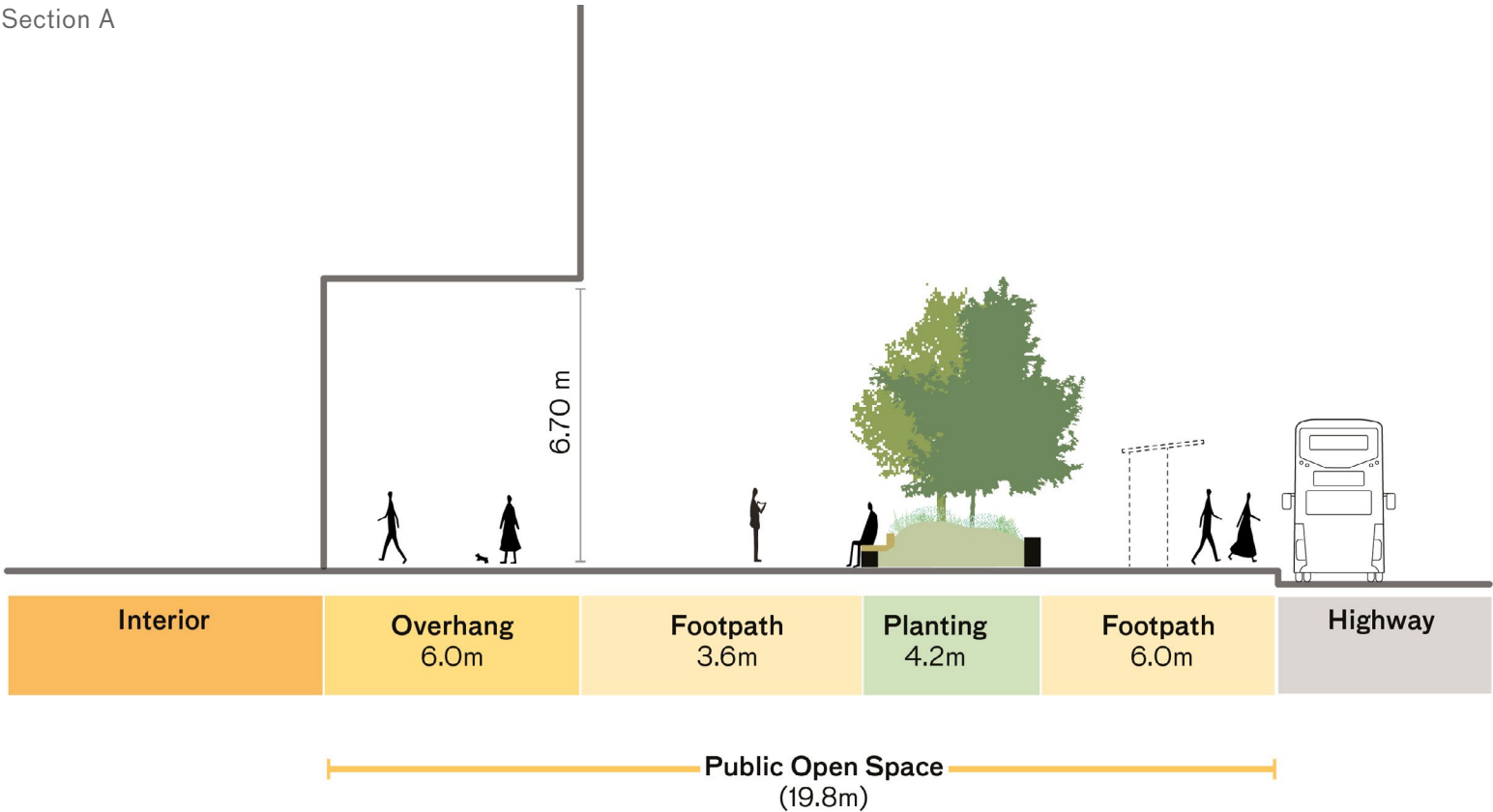
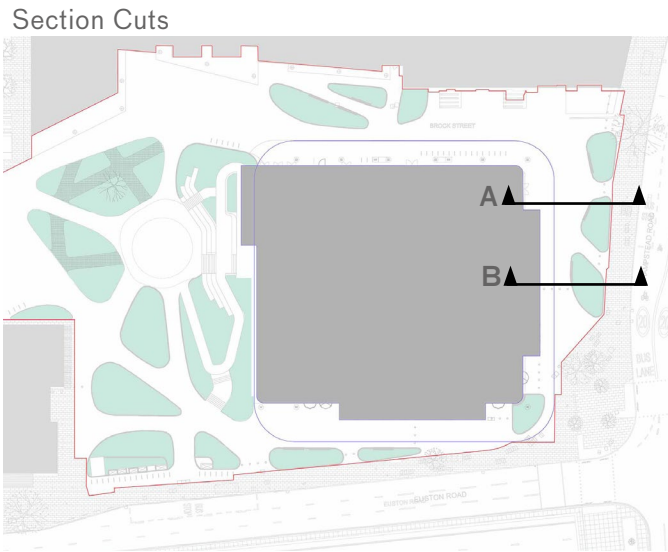
Key Areas

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. Further coordination with TfL regarding the integration of a bike lane will be conducted following issuing of proposed layouts.



Key Areas

Euston Road

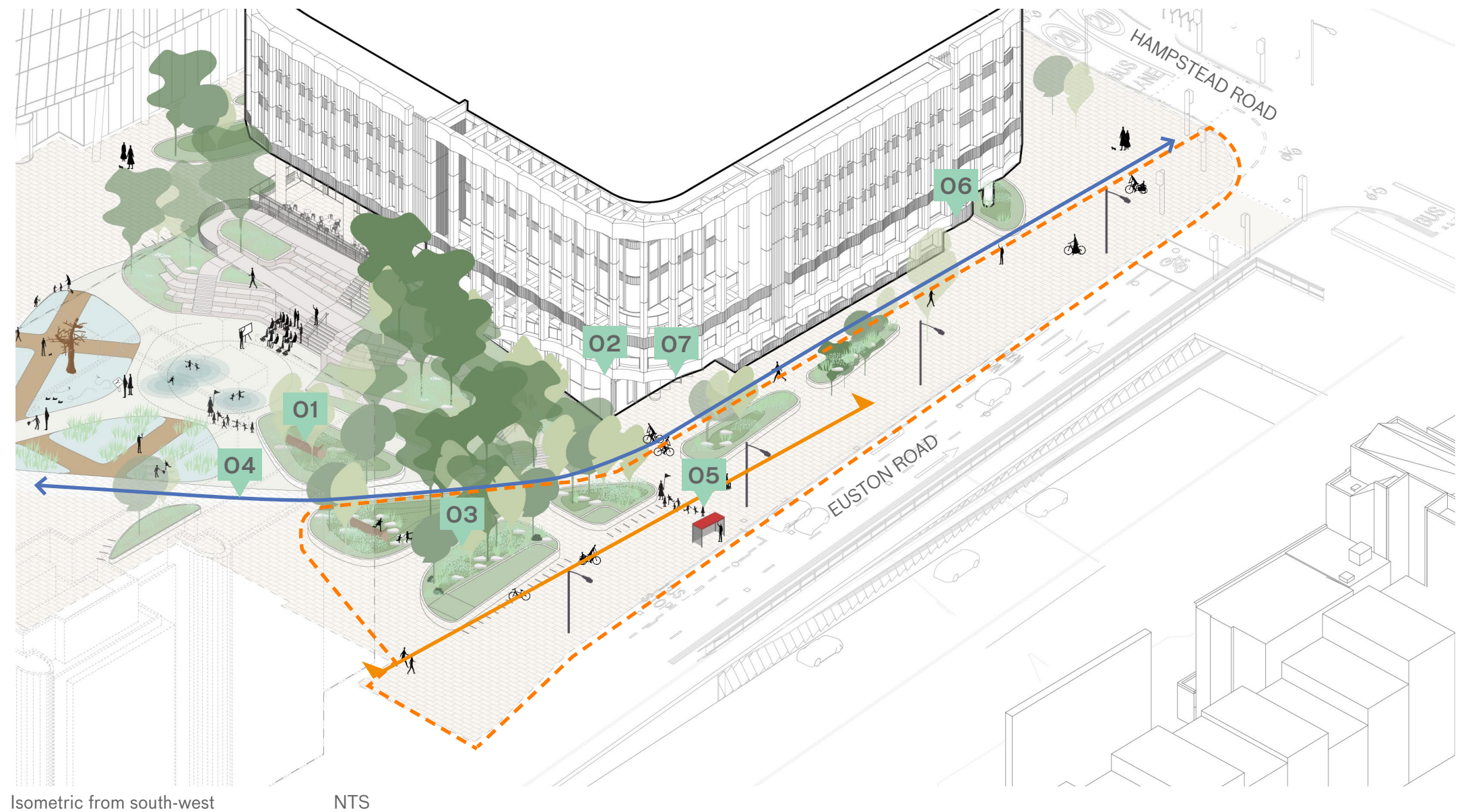
The landscape along Euston Road has been designed to accommodate a wide range of users while responding to a number of critical conditions. The area hosts one of the buildings main entrances as well as the entrance to the basement cycle store. Eastbound cycle lanes and a bus stop border the site along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



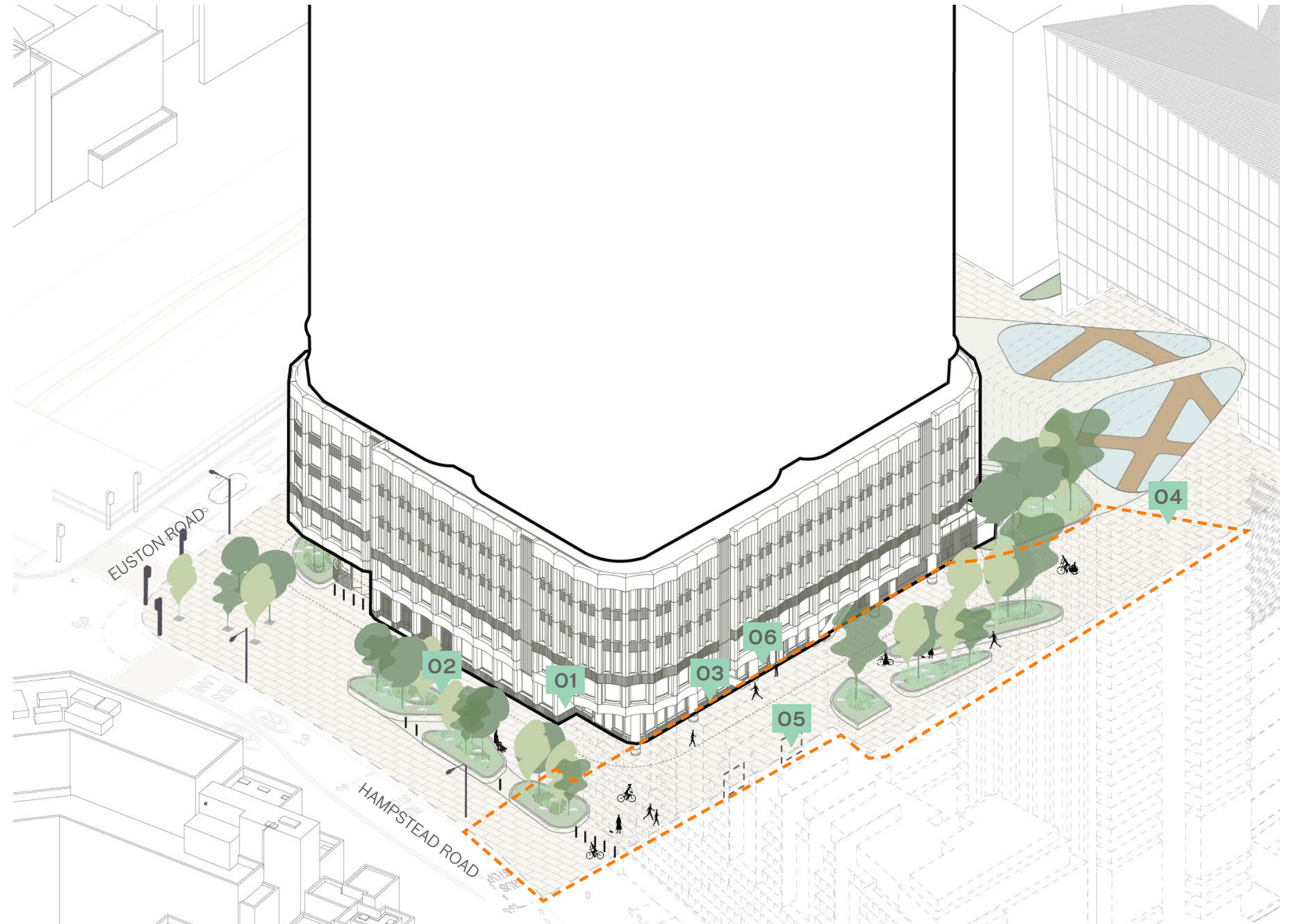
Section cut indicated by solid orange line above

Key Areas

Brock Street

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

- 01** Public Use Primary Entrance
- 02** Permanent Benched Seating
- 03** Outdoor Cycle Parking
- 04** Access to Regent's Place Plaza
- 05** Access to 20 Brock Street (residential) and 30 Brock Street (office)
- 06** Public Use Secondary Entrance



Isometric from north-east

NTS

Key Areas

Terraces & Biodiverse Roof

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

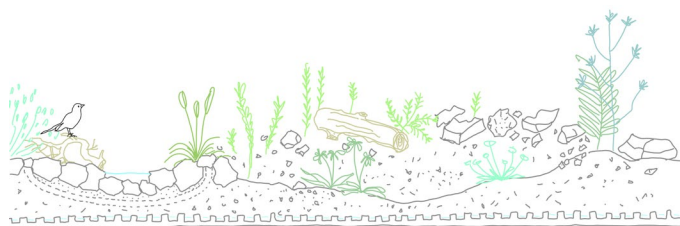
- 01** Biodiverse Roof
- 02** Podium Greening
- 03** Planted Terraces

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.

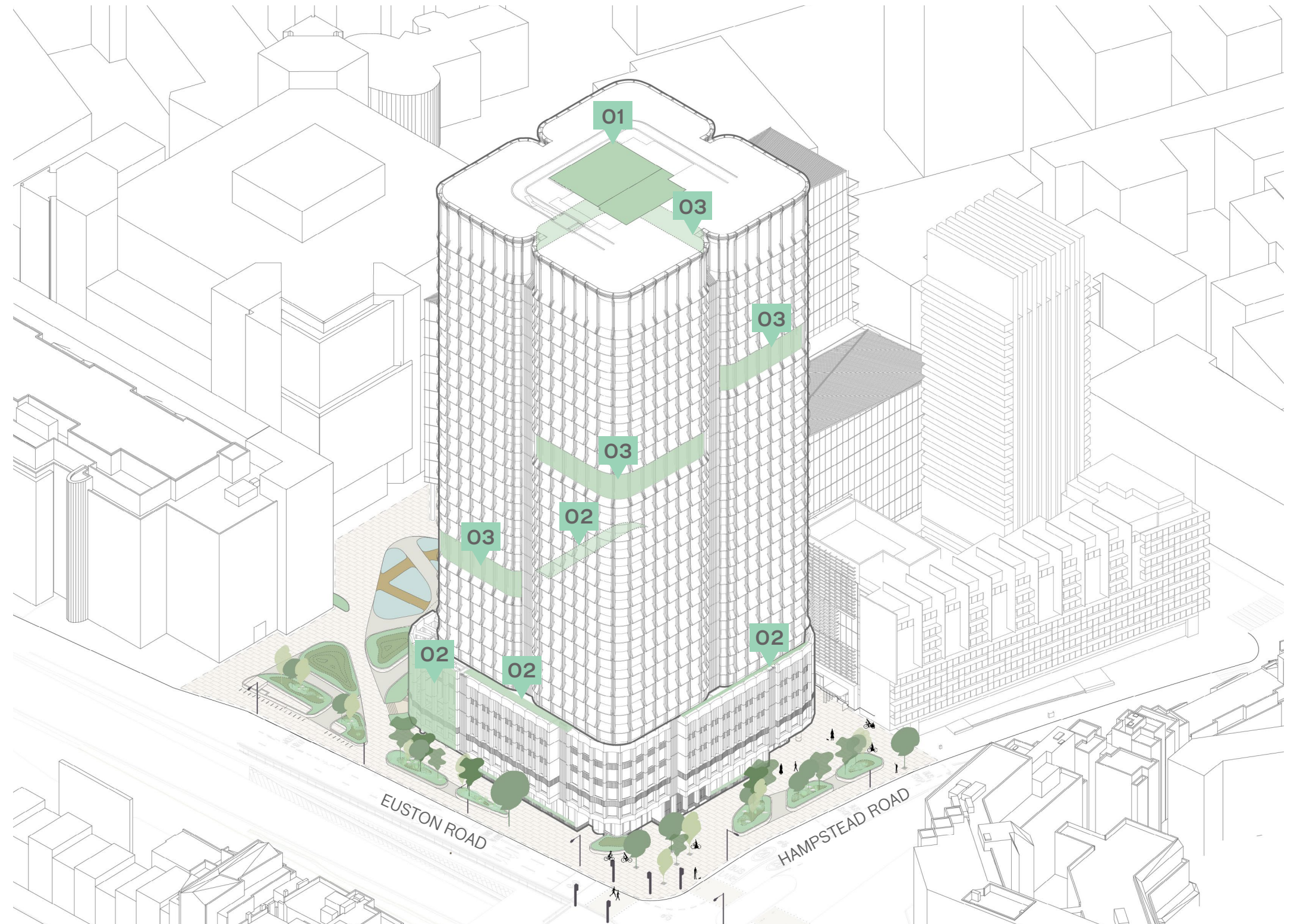
The planted terraces are proposed at levels 3, 6, 11, 20, 23, and 26 and would feature intensive planters along the perimeter and provide greening for extended views of the tower.

A proposed biodiverse roof will be incorporated under the PV panels. 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 subgrade and habitat features.

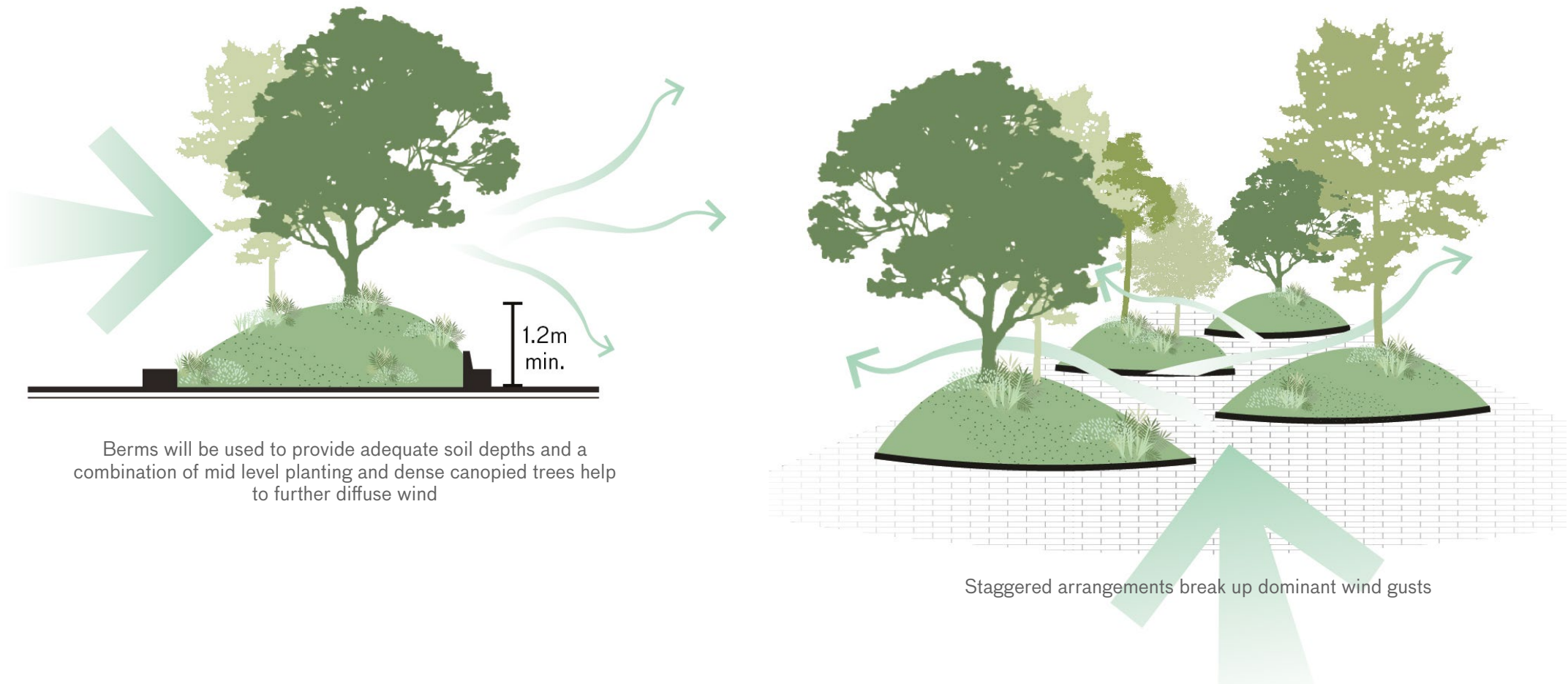


Isometric view from south-east

Wind Considerations

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.



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



Massing model and sensors used for wind tunnel testing

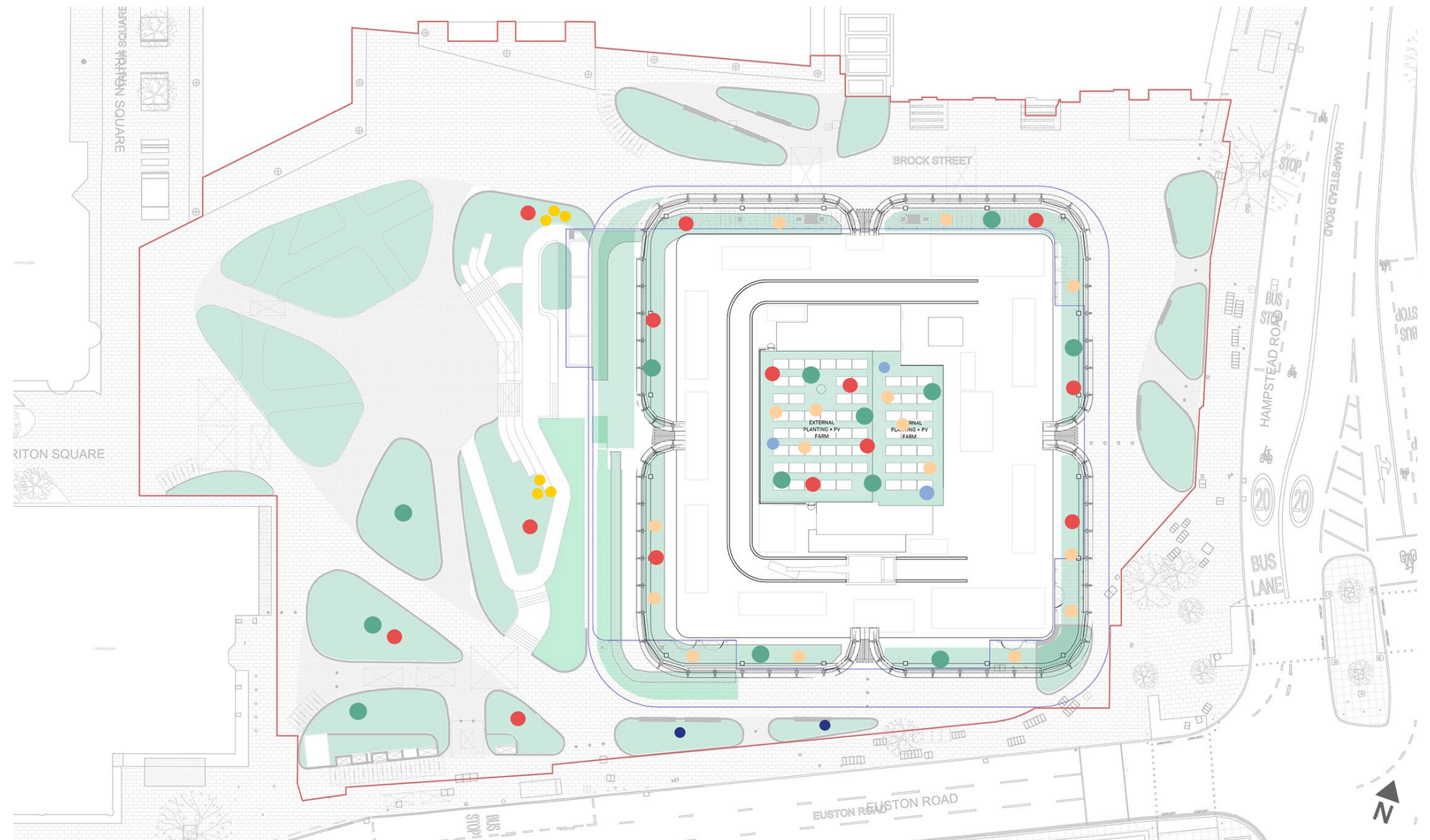


Building for Biodiversity

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

Hard Landscape

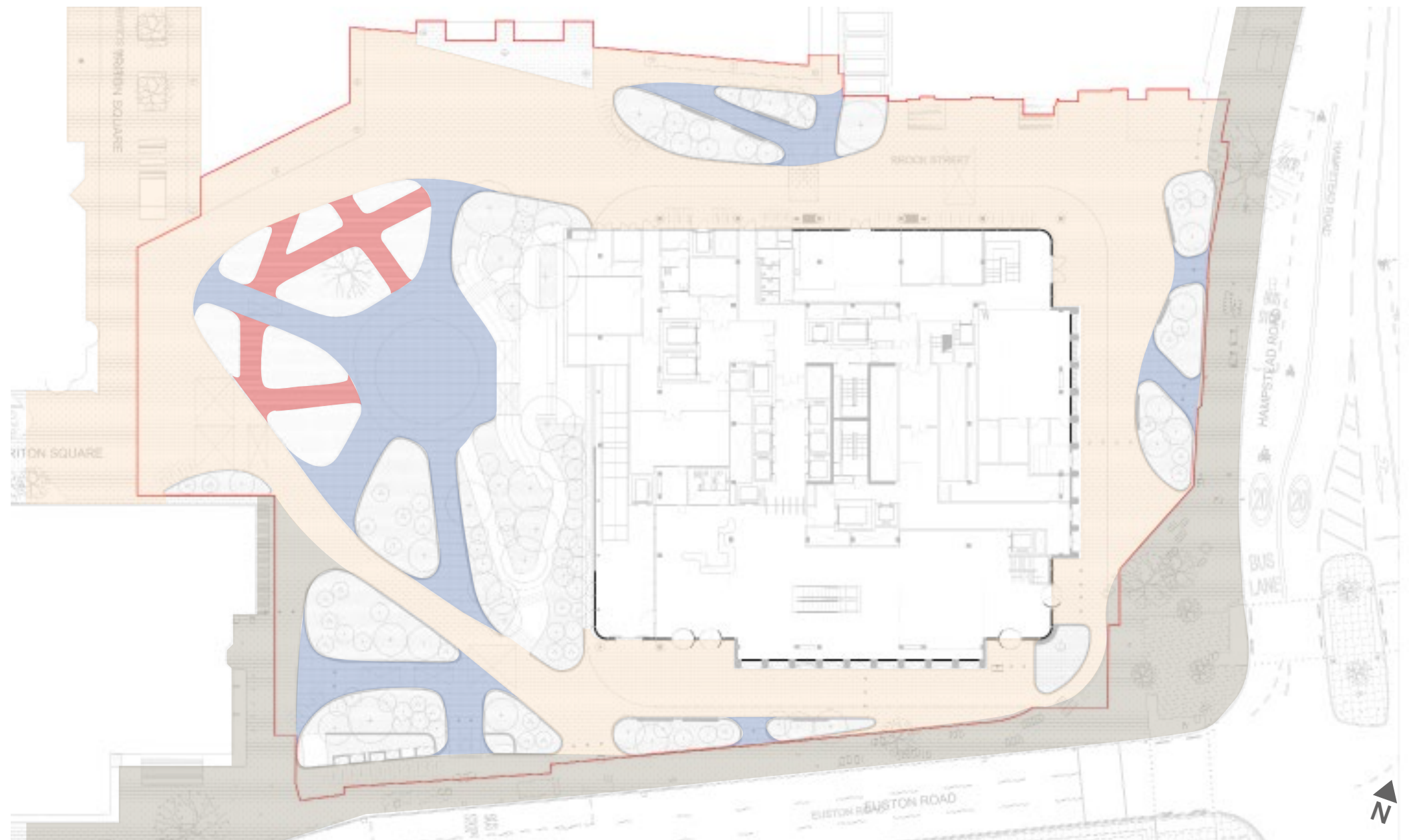
The aspiration is to use the hardscape to link together the public spaces surrounding Regents Place Estate. The strategy aims to create a seamless transition between the existing dark granite paving along Euston Road and Hampstead Road and the yellow limestone throughout the Regent's Place Campus.

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

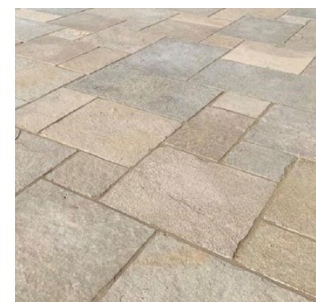
A wooden material is proposed to construct boardwalks over the wetland features, evoking the traditional elements found in these habitats.

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.



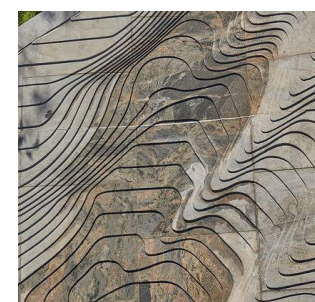
Hardscaping Plan NTS



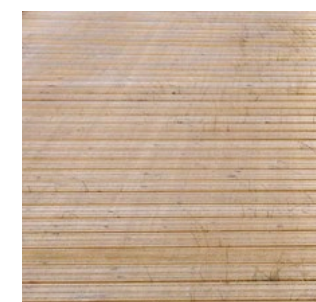
Yellow Limestone



Black Granite



Specialty Paving



Boardwalk

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.

Further explorations in the next stage will develop options for re-using structural slab elements as edge materials, alongside additional material explorations.

Key

- Flushed edge
- Less than 450mm high planter edge
- 450mm high planter edge for seating
- 450mm-650mm high planter edge for HVM mitigation
- >650mm high grated wall for UK Power Network (UKPN) utilities



Examples of Proposed Edges



Reference: Delfland Water Authority, The Netherlands

Edge Conditions Plan NTS



Reference: Federal Foreign Office in Berlin, Germany



Reference: Treehouse Residence Hall, Massachusetts USA



Reference: Parque Ribeiro do Matadouro, Portugal

Soft Landscape

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.

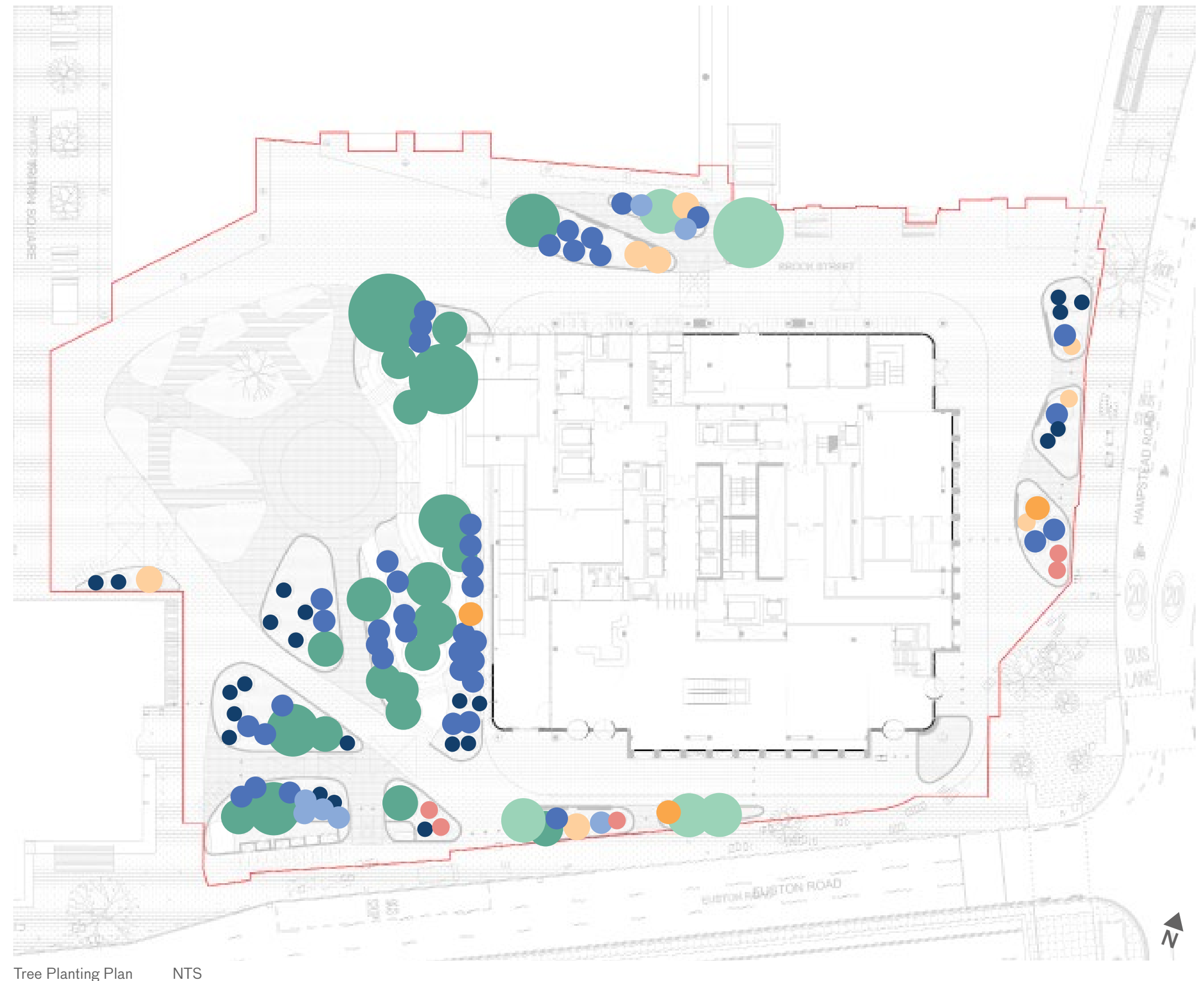
The trees play various roles in the proposed site design. Firstly, they will provide shade for people and plants, protecting against the heavy winds in the area. On a smaller scale, the trees will offer the natural scent of mulch, permeating to air and strengthening the users touch with nature. In many 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 sylvestris



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.

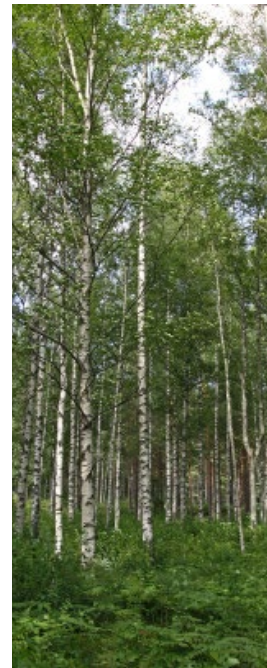
03: Understorey, understorey, ground flora, formed of perennials, grasses, ferns and bulbs.

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 throughout the year.



Betula Pendula
Silver Birch



Betula Pubescens
Common White Birch



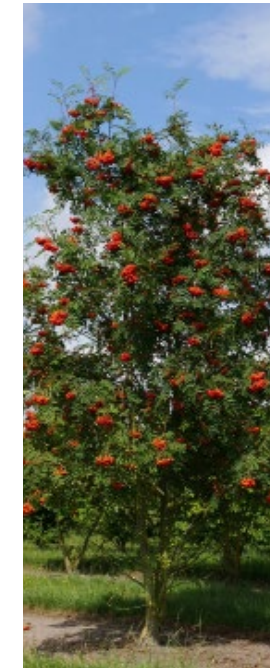
Crataegus monogyna
Multi-stem Hawthorn



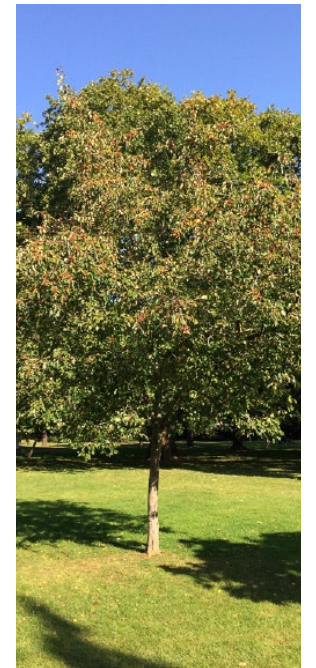
Pinus Sylvestris
Scots Pine



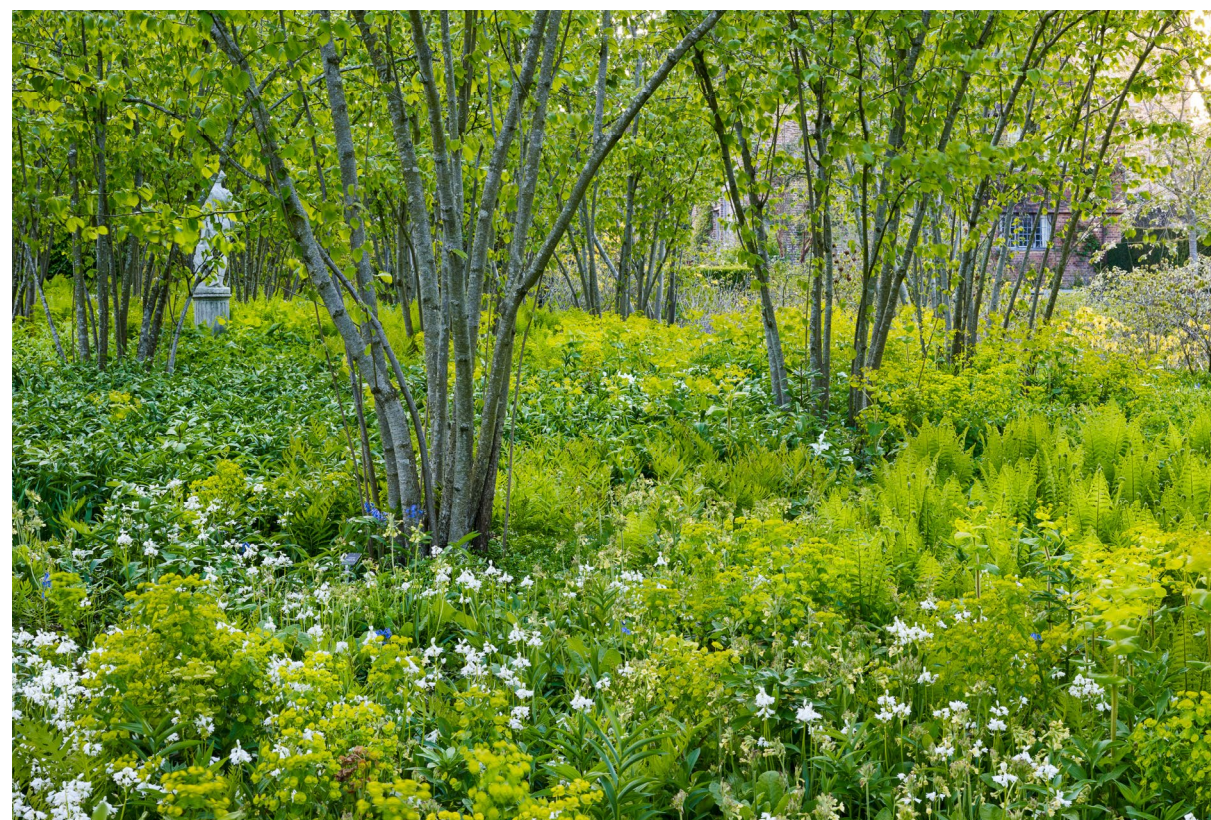
Ilex Aquifolium
Common Holly



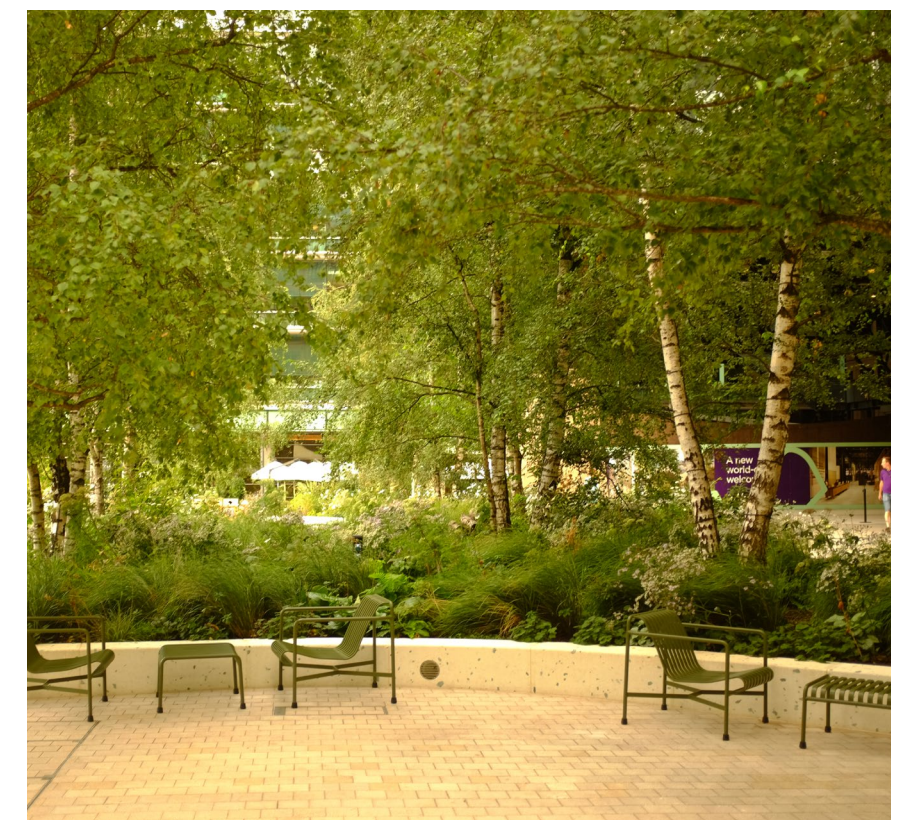
Sorbus Aucuparia
Mountain Ash, Rowan



Malus Sylvestris
Crab Apple



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



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

Short-Stay Cycle Parking

Please refer to the previously submitted Velocity Transport Statement (as part of the original Stage 2 Submisison), and the new Transport Statement submitted as part of this planning application addendum, for further detailed information on cycle parking provision.

Short Stay Cycle Parking:

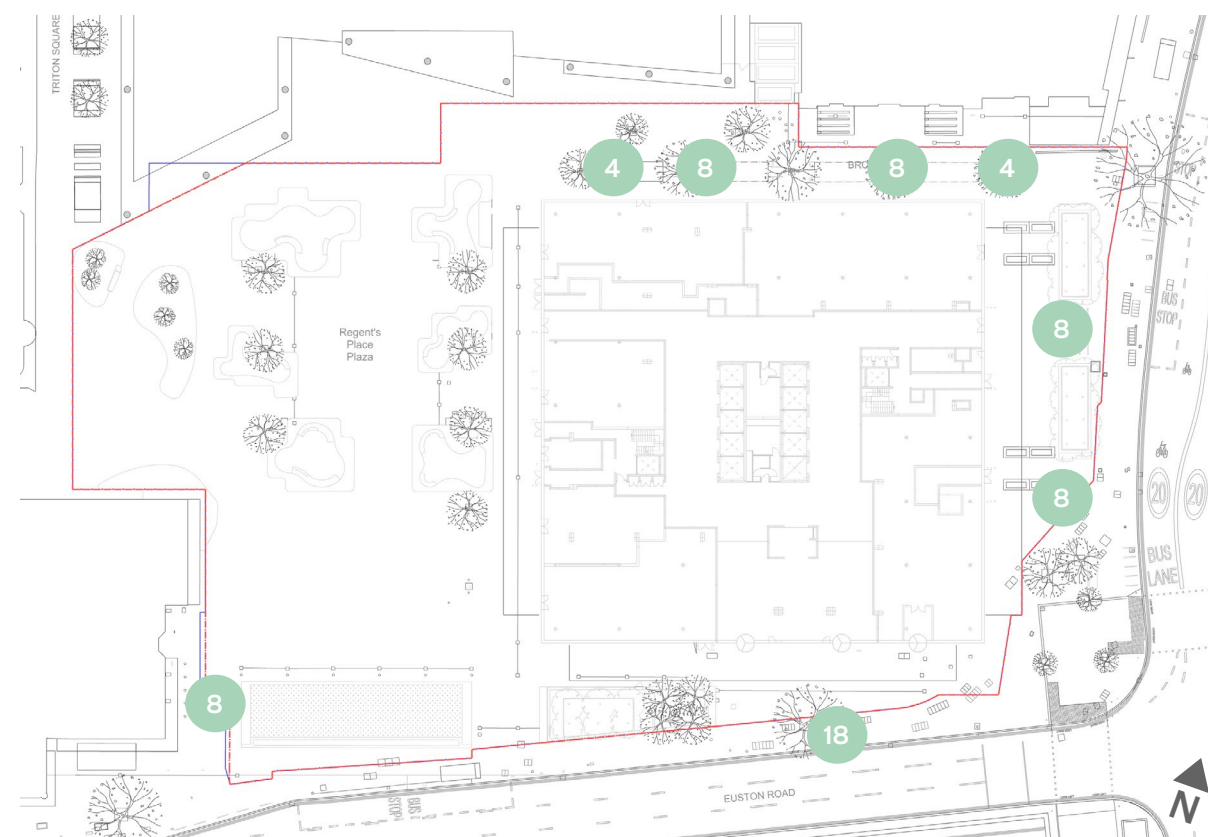
In accordance with the London Plan (2021), the area schedule indicates that 100 short-stay cycle parking spaces should be provided. The proposals indicate a provision of 100 short-stay cycle parking spaces for short term visitors/public on-site.

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.

Key

- X Existing short-stay cycle parking spaces (66 total)
- X Proposed short-stay cycle parking space (98 total)
- X Proposed cargo cycle parking space (2 total)



Existing Short Stay Cycle Parking



Proposed Short Stay Cycle Parking

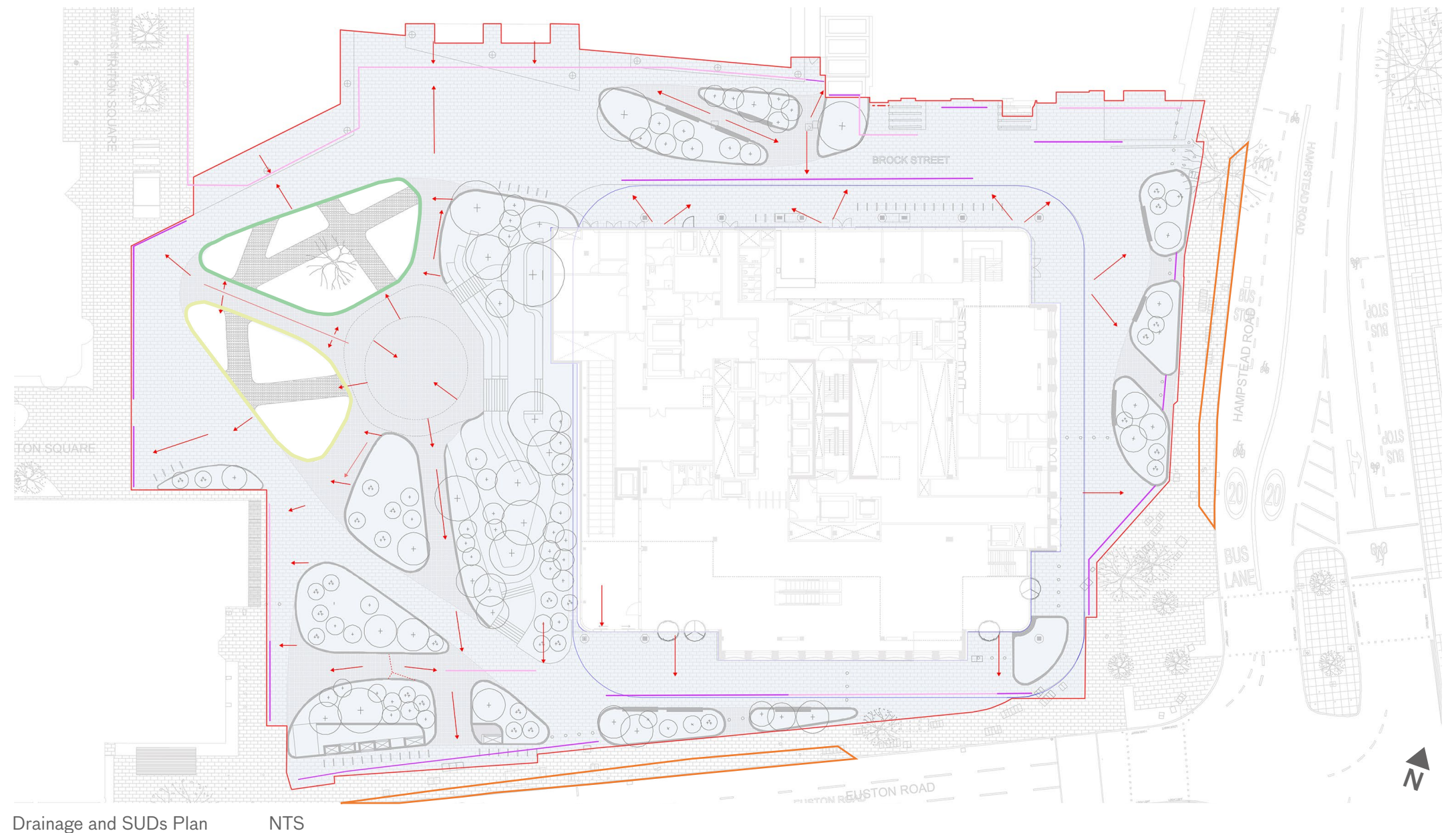
Total: 100 Spaces

Drainage Strategy & SuDS Opportunities

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. Due to a high slab and existing limitation in buildup, there is a significant challenge in accommodating SuDS features such as rain gardens or permeable surfaces. Increased planters on site are used to minimize surface runoff and reduce the peak flow during storm events. Where possible, a small area of runoff will be directed into the Riparian Wetland, which has been designed to act as a rain garden. Due to the existing high slab levels, this bed must sit above finished garden, thus stormwater cannot be directed via surface flow into the feature. Ongoing design development between DSDHA and ARUP will progress through Stage 3 to determine the possibility of feeding surface water drainage outlets into the Riparian Wetland to reduce the overall volume of stormwater entering the sewer system.

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.



Key

- Catchment Area (rainwater runoff collected)
- Freshwater Wetlands
- Riparian Wetlands
- Potential Rain Gardens
- Existing Slot Drain
- Proposed Slot Drain



Examples of Greenblue Urban work with planting over existing utilities.



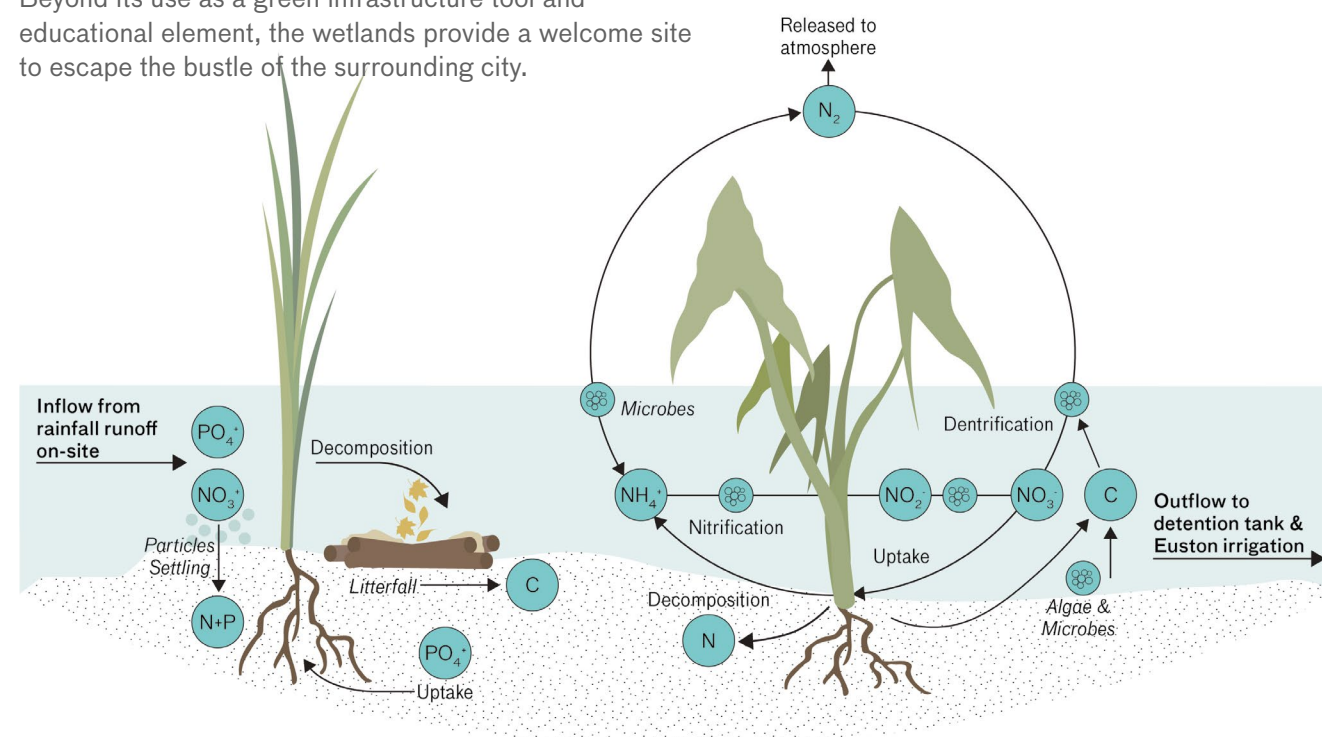
Examples of Rain Gardens that maintain a 0.6m setback from kerb edge.

Drainage Strategy & SuDS Opportunities

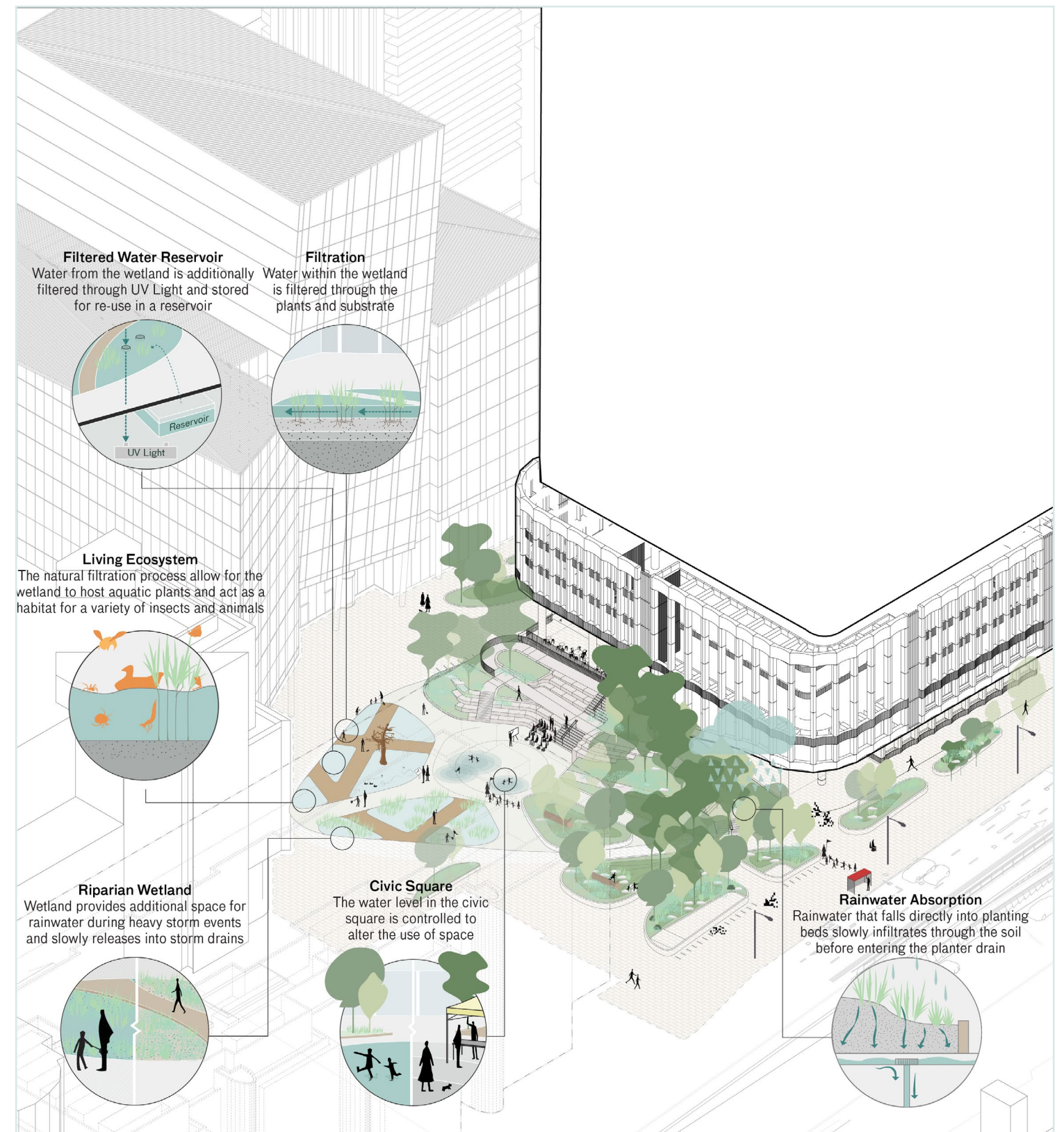
SuDS Opportunities

The wetlands are proposed as both a habitat element and a SuDS system that are designed to educate the public on natural and urban water systems. The two wetlands aim to daylight the stormwater process and make visible the journey of water across the site. Educational signage and wayfinding will accompany the wetlands to enlighten the public on the processes occurring. The following diagram illustrates the different journeys water will take on the site. The Freshwater Wetland bed uses aquatic vegetation to naturally filter water, with its non-chlorinated system providing habitat for a variety of animals and insects. The Riparian Bed mimics the floodable landscapes found in nature, by providing a space for stormwater to attenuate on site. When dry, the bed provides a rich semi-aquatic habitat for a range of species.

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

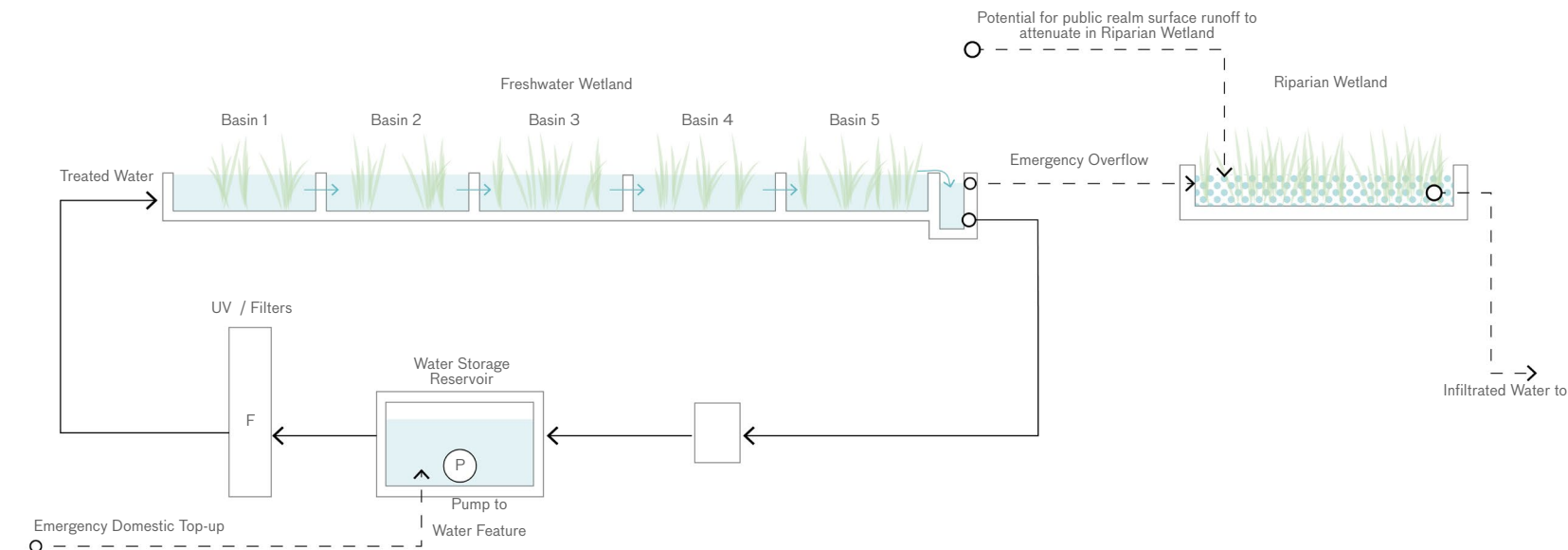
Drainage Strategy & SuDS Opportunities

Wetland Technical Details

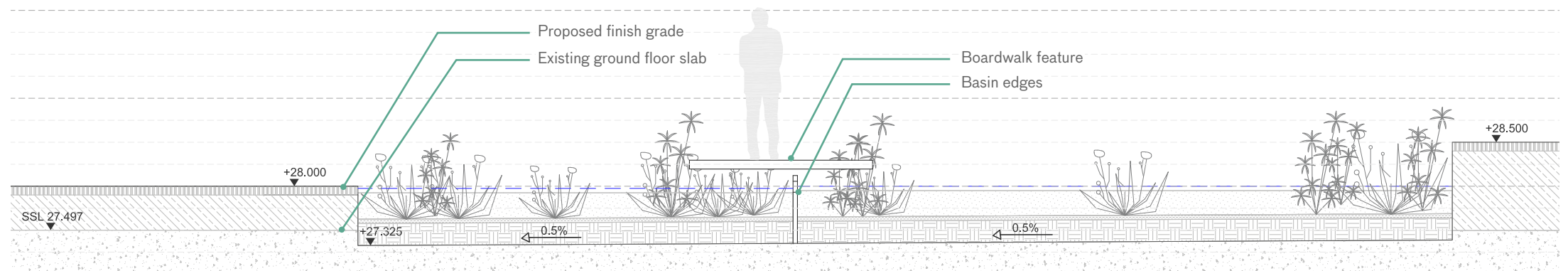
The freshwater wetland is a natural treatment system that is designed to attract a wide variety of wildlife. Due to the inclusion of natural vegetation with growing mediums, the number of biological processes available to treat the water is maximised. The processes are illustrated in the adjacent diagram. In order to prevent the buildup of excess organic matter, additional UV and mechanical filtration will be required, however no additions of chemicals or chlorine will be used.

The Riparian Wetland is designed as a rain garden, providing a vegetative depression with riparian species that tolerate seasonal flooding.

The wetlands are 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.



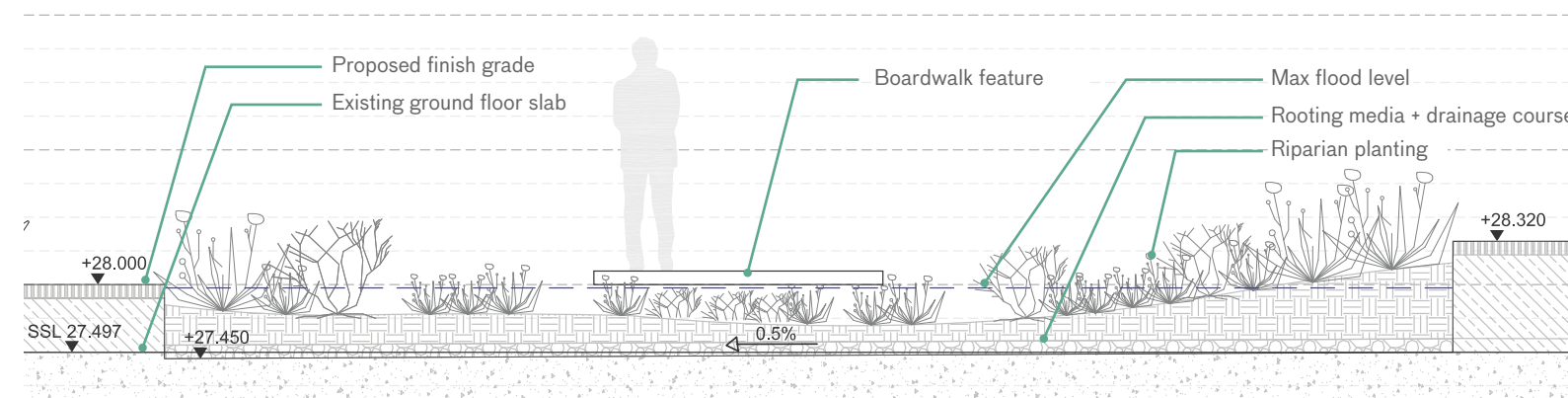
A schematic diagram illustrating the wetland system, connections, and associated mechanics



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.

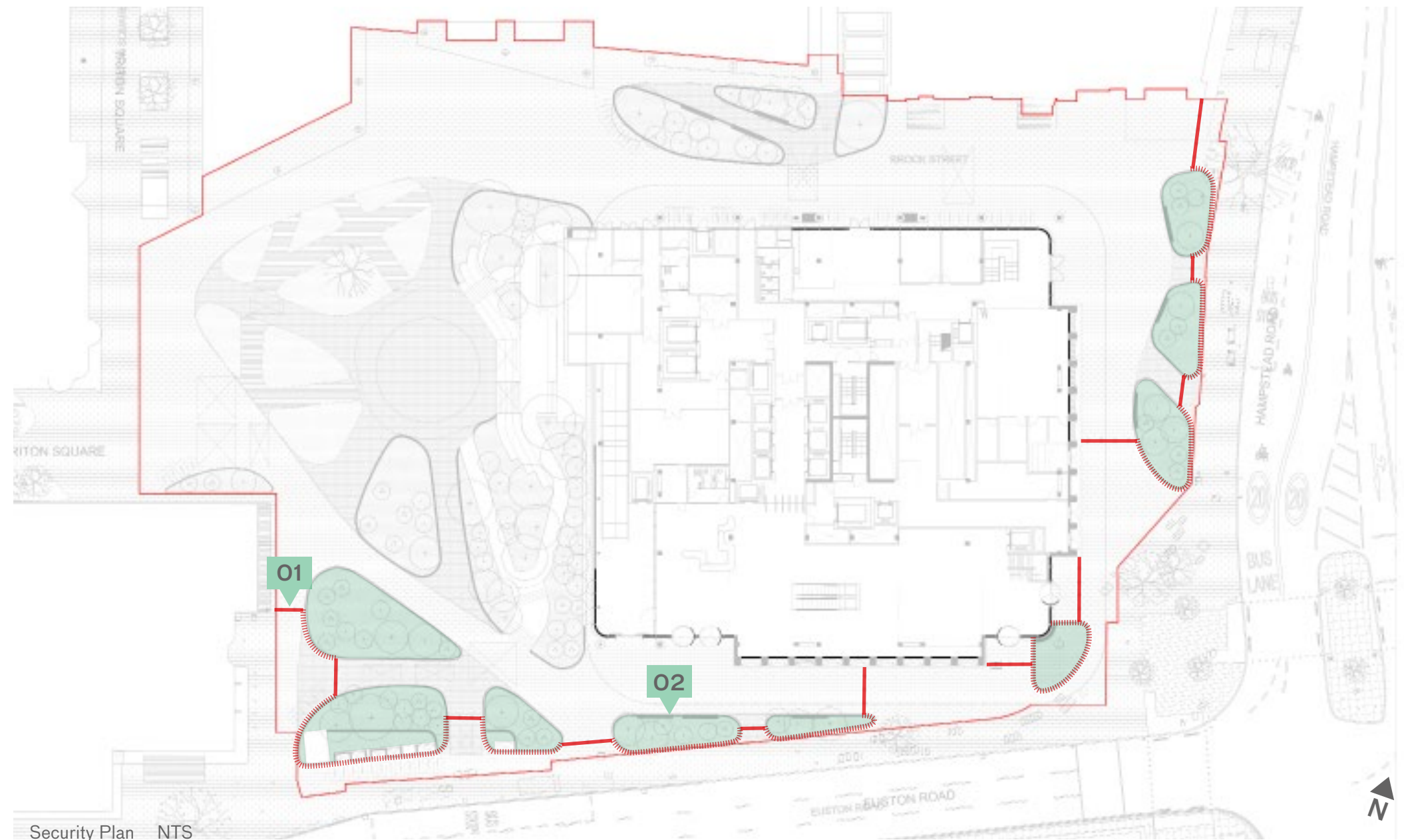
Security Strategy

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 Designing out Crime Officer (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. These bollards proposed are set 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.

Key - Indicative Security Measures

- Security Line (900mm ht. bollards)
- ||||| Security Line (650mm ht. planter wall)
- Large Mounded Planters



01 When there is the absence of a mound, the security line is supported by 900mm ht. bollards.



02 Throughout the design, large mounds shape the landscape, offering additional security support through their height and immovability. These planters will have an external planter wall height of min. 650mm.



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.

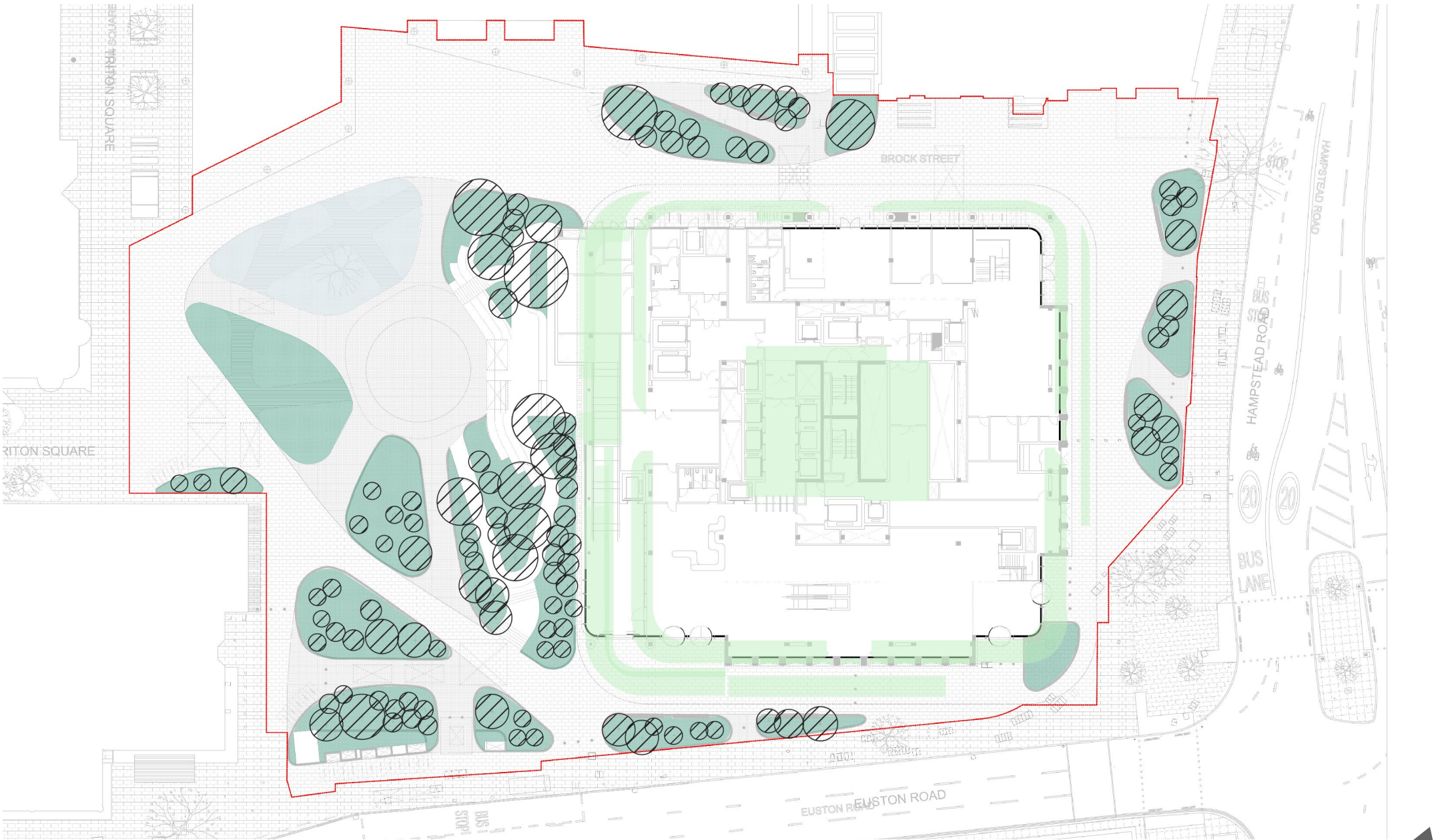
The features are described below to outline compliance with their designate surface cover type:

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 O3 will include soil depths over 150mm. The biodiverse green roof will have varied soil depths between 80-150mm.



UGF Plan NTS

- Key**
- Wetland
 - Semi-natural vegetation
 - Trees in connected pits
 - Intensive Green Roof

Surface Cover Type	Factor	Area (m2)	Contribution
Semi natural vegetation	1.0	1001	1001
Wetland or open water	1.0	388	388
Intensive green roof	0.8	986	788.8
Standard trees in connective tree pits	0.8	576	460.8
Total contribution			2638.6
Total site footprint			7963
Urban greening factor			0.332

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.

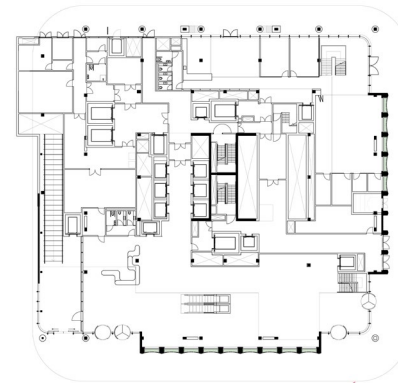
London Sustainable Drainage Strategy

The riparian wetland was designed using the sustainable drainage hierarchy to minimize runoff rates and manage storm water within the site.

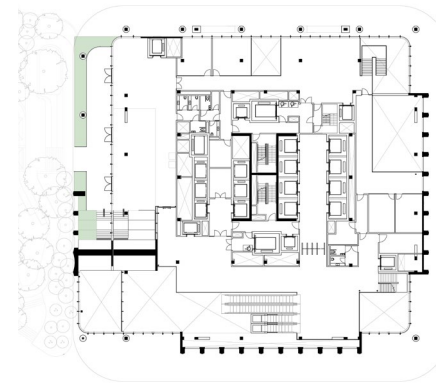
Camden Planning Guidance: Public Open Spaces

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.

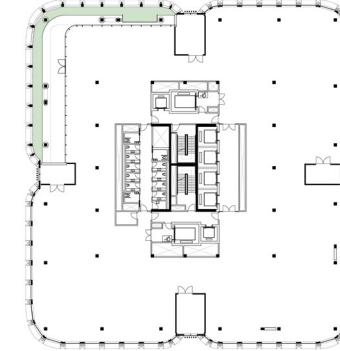
Level 00



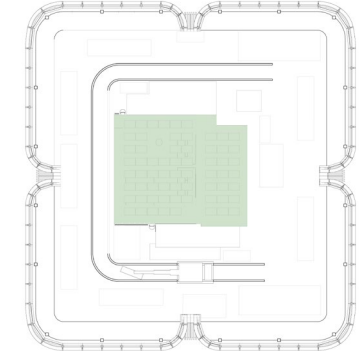
Level 1



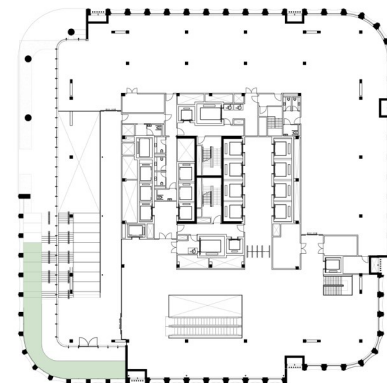
Level 26



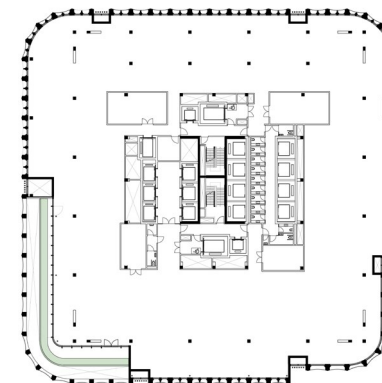
Rooftop



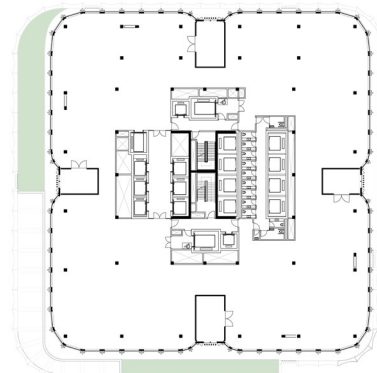
Level 2



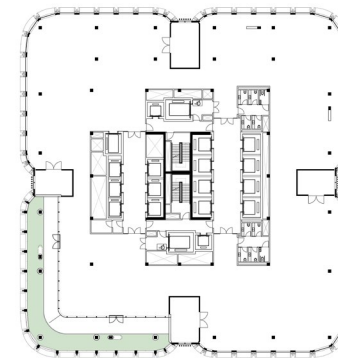
Level 3



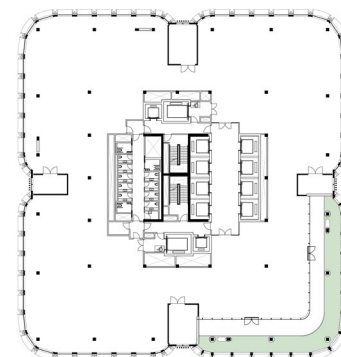
Level 6



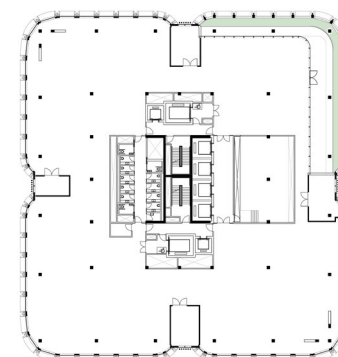
Level 11



Level 20

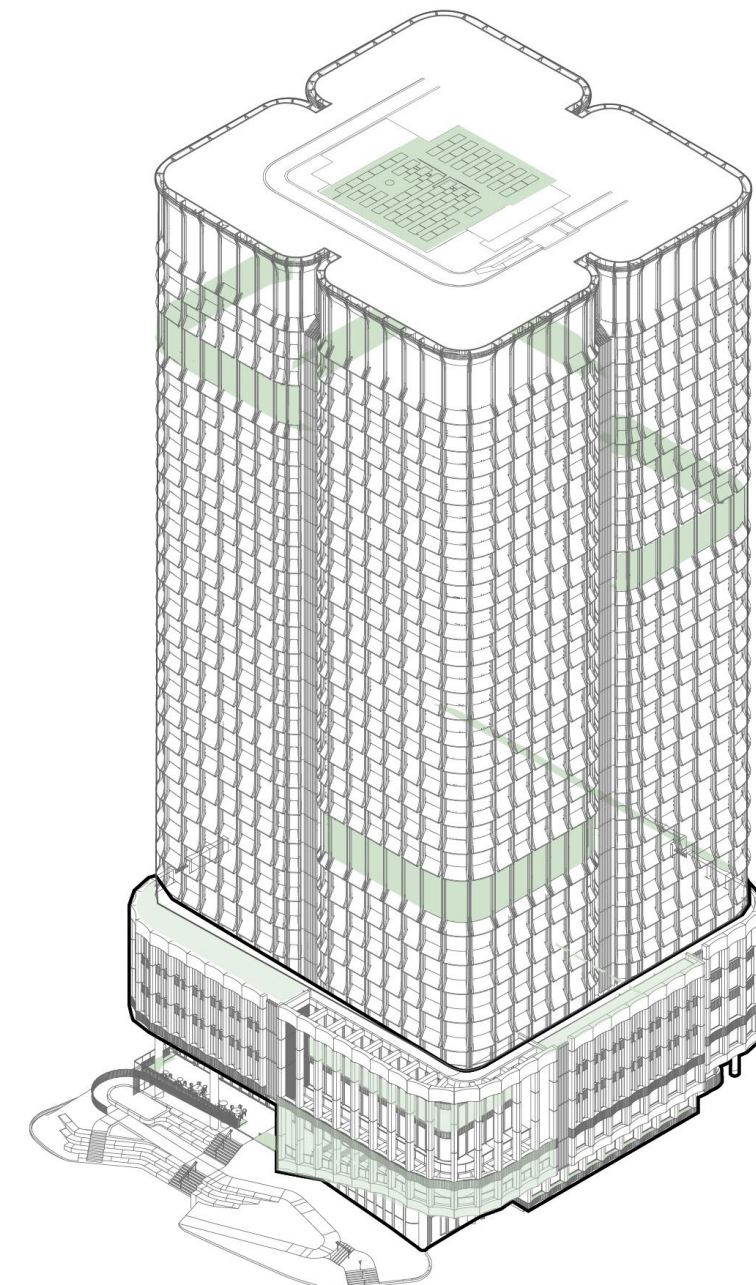


Level 23



Key

- Semi-Natural Vegetation
- Intensive Green Roof



Public Open Space

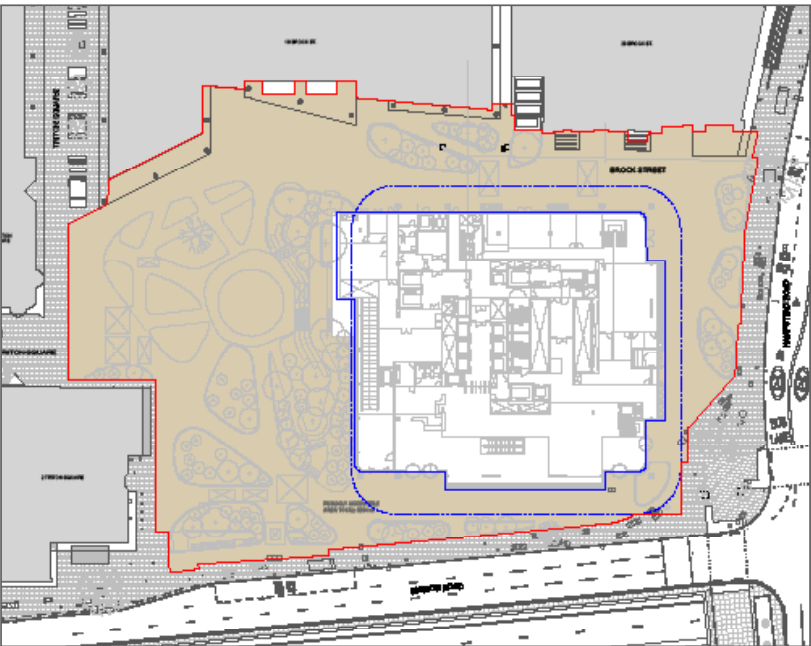
Appendix A: Provisions of Public Open Space

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



Proposed Level 00-01

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 =	5,394m ²
Existing Public Open Space - Level O1 =	0m ²
Existing Public Open Space - Level O2 =	0m ²
Total Existing Public Open Space (all levels) =	5,394m ²
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.

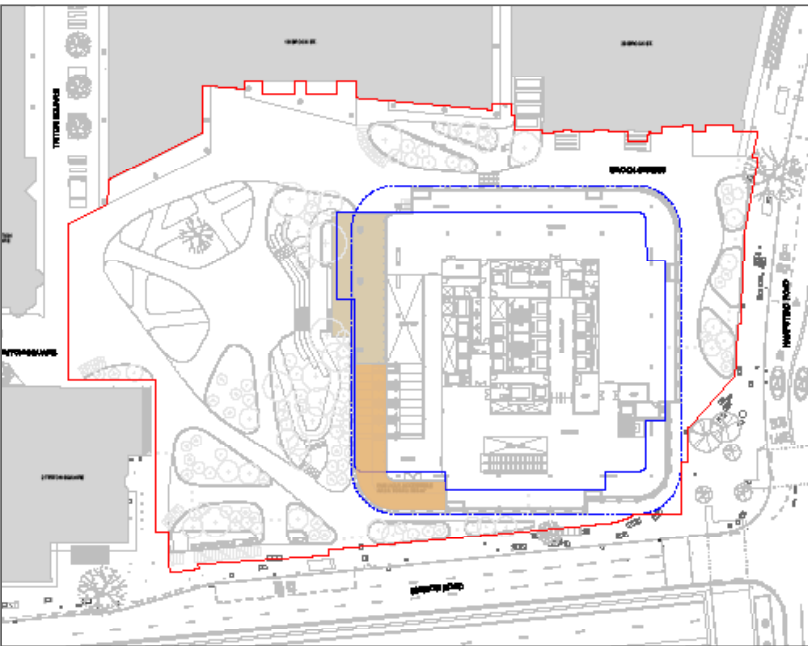
The qualitative impact is described on the following page.

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

Proposed Public Open Space - Ground Level - O1=	5394m ²
Proposed Public Open Space - Level O2 =	394m ²
Total Proposed Permanent Public Open Space =	5,788m²

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

Total Proposed Public Open Space =	5,788m ²
Total Existing Public Open Space=	5,394m ²
Total Increase Permanent Public Open Space =	394m²



Proposed Level 02

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 **379 m²** (max. density scenario) of additional public open space (above existing public open space on site) and **480 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: **34,456m² NIA** (Net uplift of **2,850m² NIA**) -
Uplift of **175.75m² required**

R&D Space:

Existing: -
Proposed: **16,476m² NIA** (Net uplift of **16,476m² NIA**) -

Additional public open space provision required:

(16, 476 / 40) x 0.74 = **304.1 m²** (worst-case scenario) OR
(16, 476 / 60) x 0.74 = **203.2 m²** (best-case scenario)

Combined B1a Office and R&D Space:

Minimum provision: **379 m²**

Maximum Provision: **480 m²**

The actual amount of public open space proposed is: **5,788m²**. This represents an increase of **394 m²** on the existing, which is above the **305m²** total additional provision required in the worst-case scenario for this development.

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

Appendix A: Provisions of Public Open Space

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 two 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

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