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.

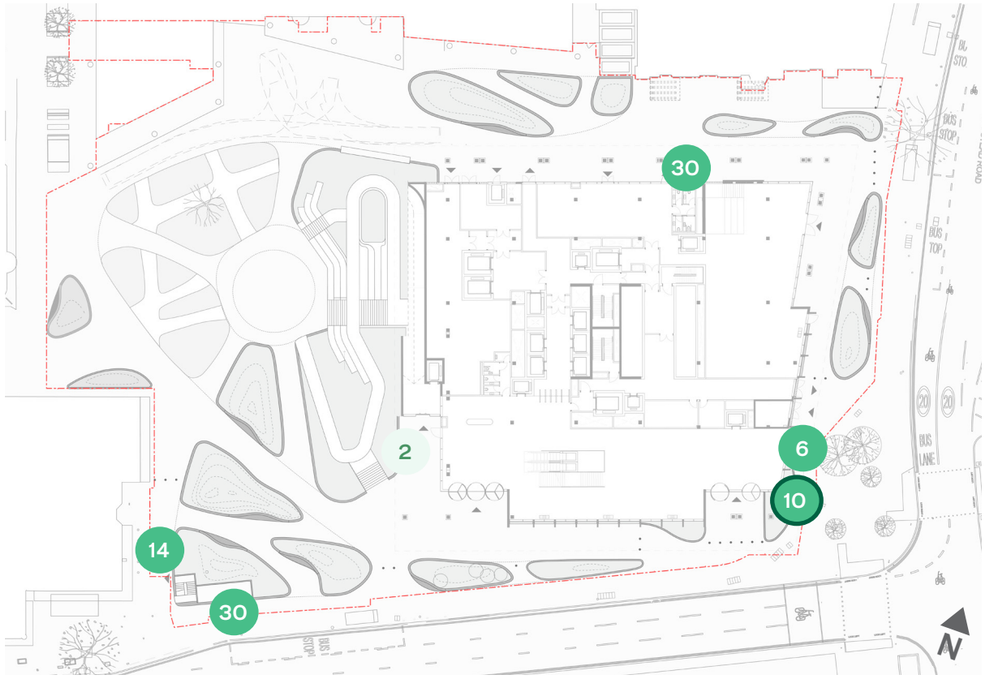
Short Stay Cycle Parking:

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

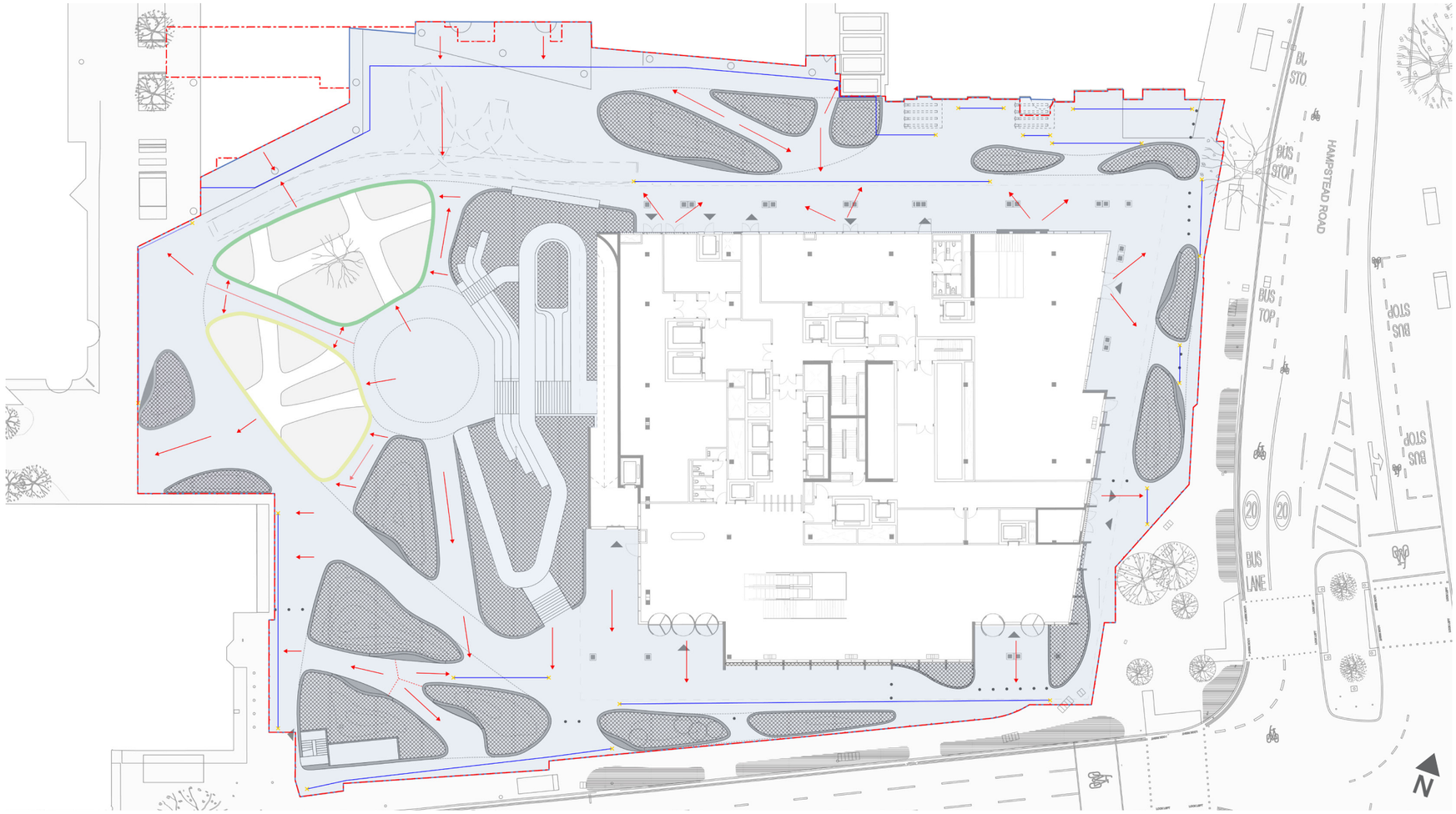
- X — Existing short-stay cycle parking spaces (60 total)
- X — Proposed short-stay cycle parking space (90 total)
- X — Existing short-stay cycle parking to be relocated (10 total)
- X — Proposed relocation of short-stay cycle parking (10 total)
- X — Proposed cargo cycle parking space (2 total)

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.

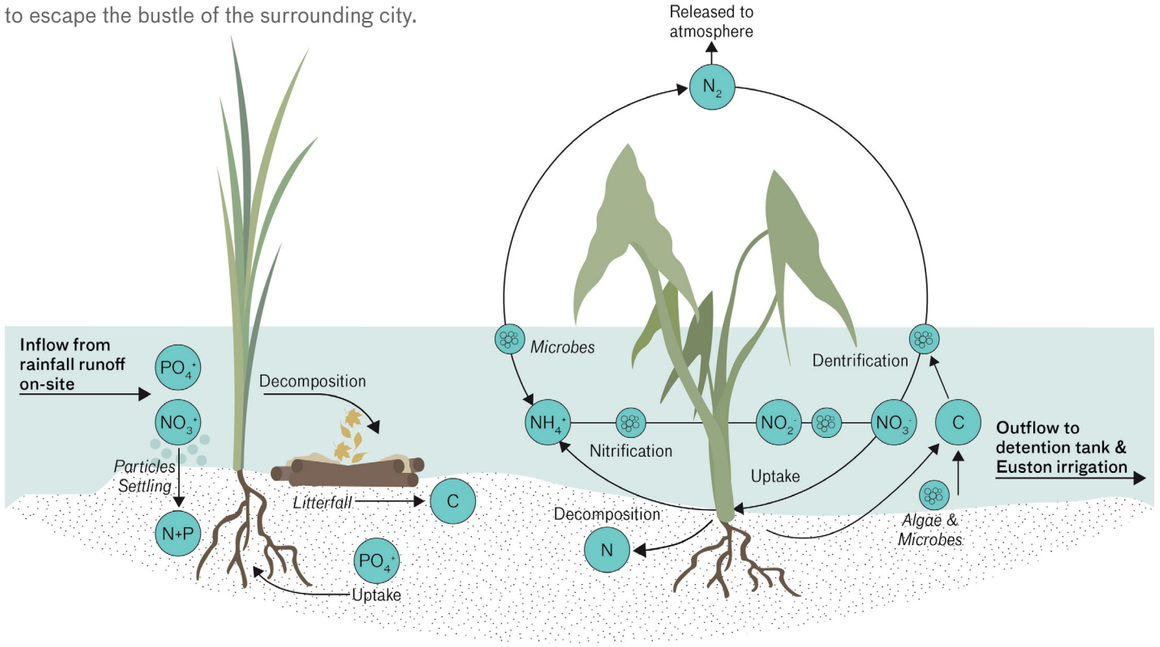
Examples of Rain Gardens that maintain a O.6m setback from kerb edge.

6.16 Drainage Strategy & SuDS Opportunities

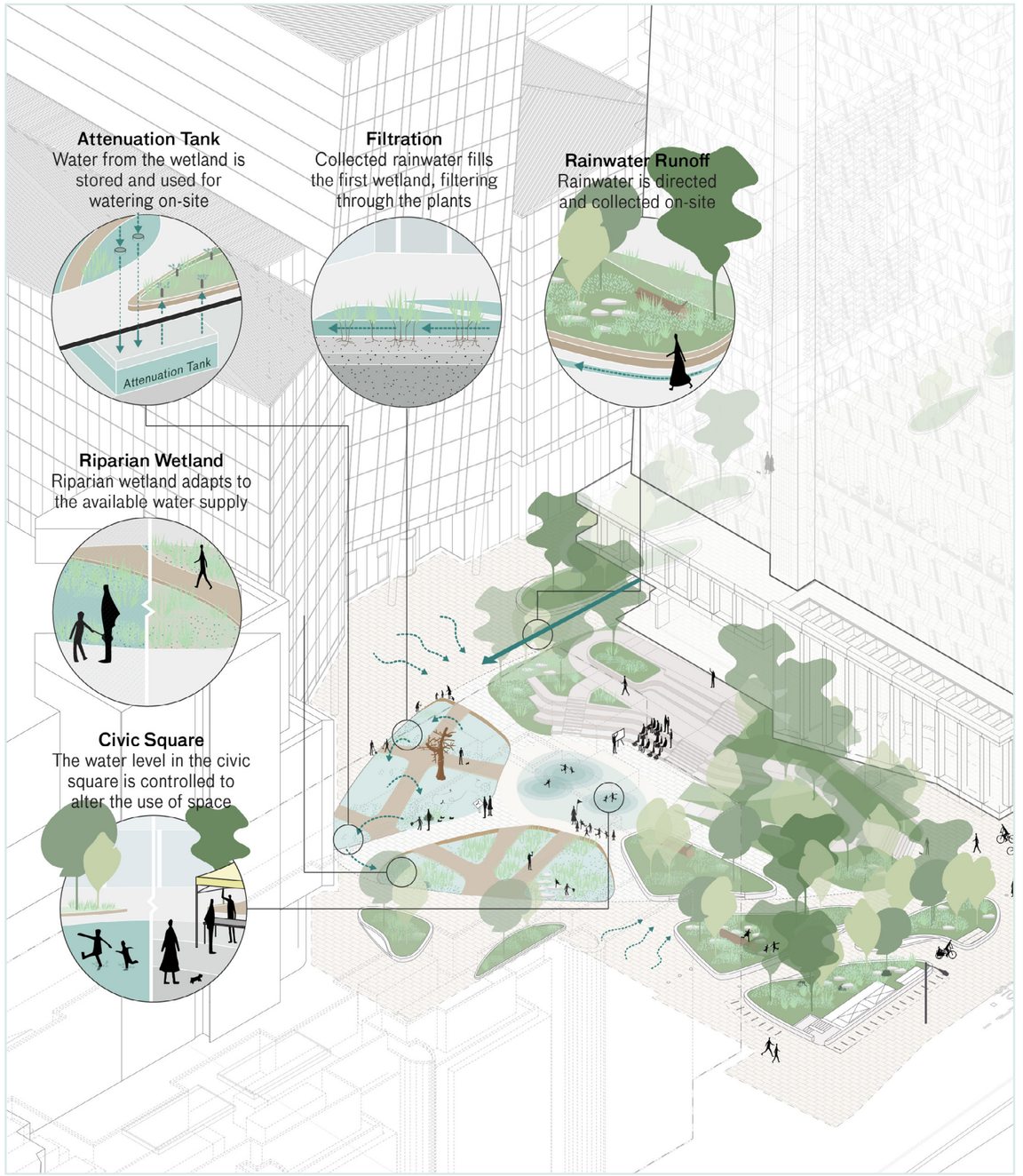
6.16.2 SuDS Opportunities

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

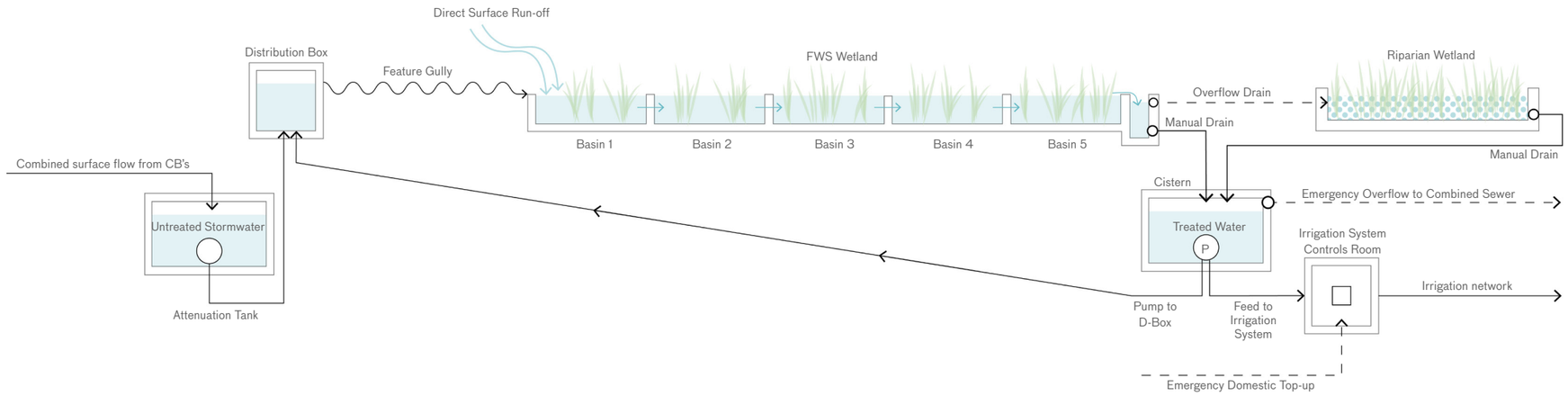
6.16 Drainage Strategy & SuDS Opportunities

6.16.3 Wetland Technical Details

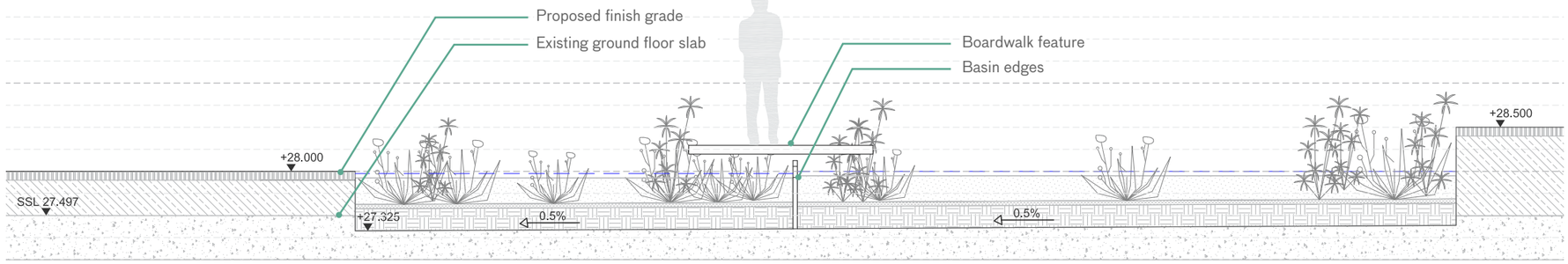
The freshwater wetland is a natural treatment system that is designed as a Free Water Surface (FWS) wetland. These systems are the closest to mimicking natural wetlands and as a result, attract a wide variety of wildlife. Due to the inclusion of natural vegetation with growing mediums, the number of 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.

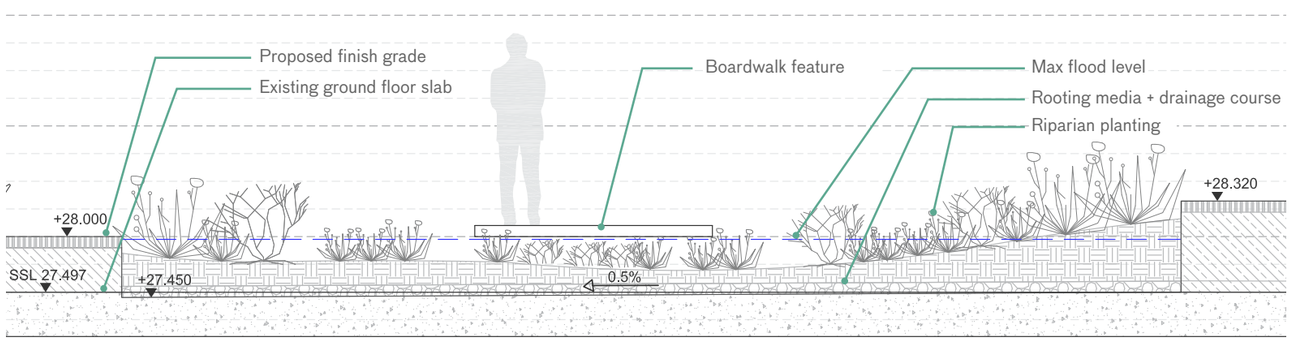


A schematic diagram illustrating the wetland system, connections, and associated mechanics



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 Lighting Strategy

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

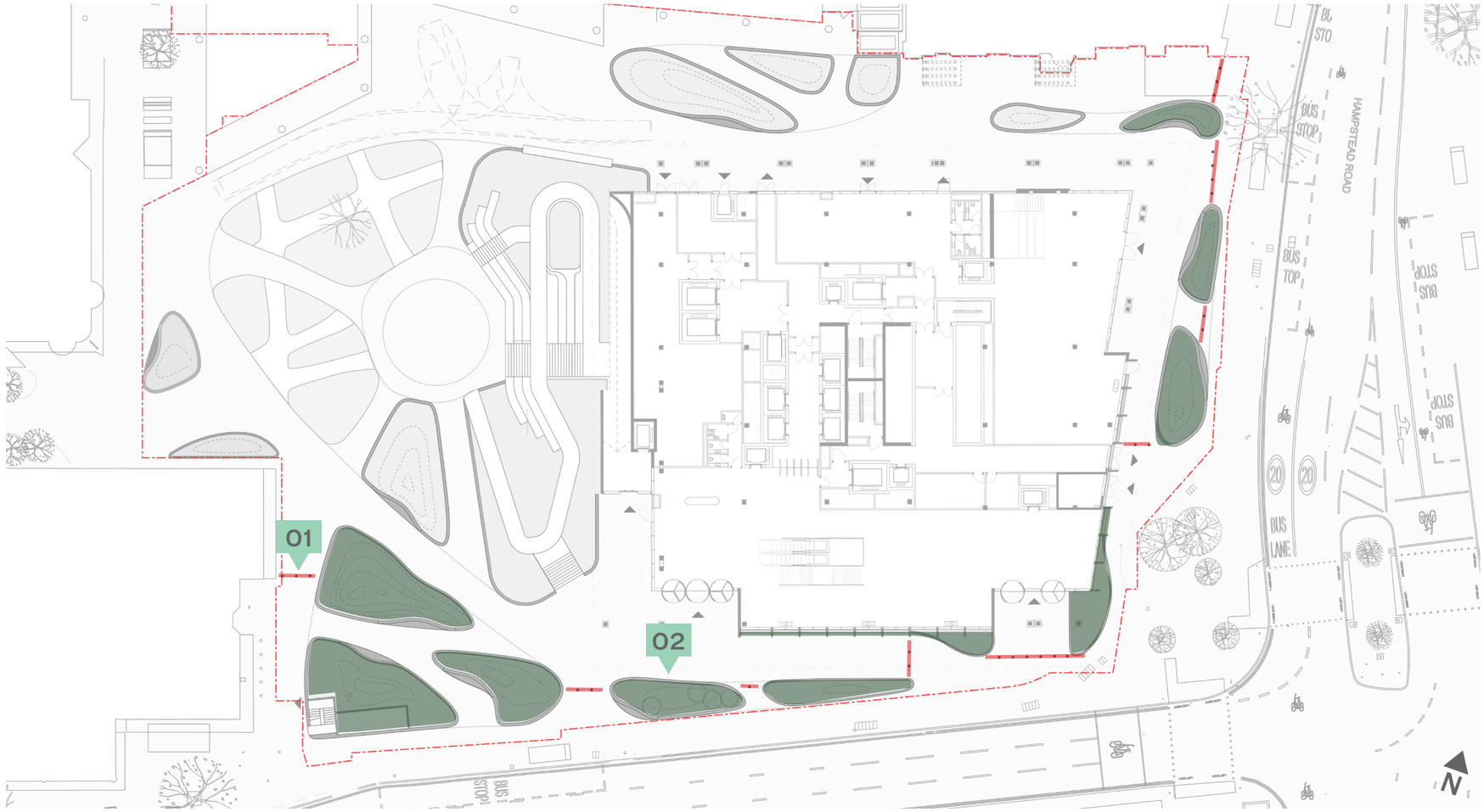
The proposals for external public spaces at the Euston Tower have been designed with particular regard to security, informed by the Threat and Risk Assessment prepared by QCIC. As part of the detailed design process, we have met with DOCO and will consult with all other necessary third parties and stakeholders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