

## 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 understorey 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

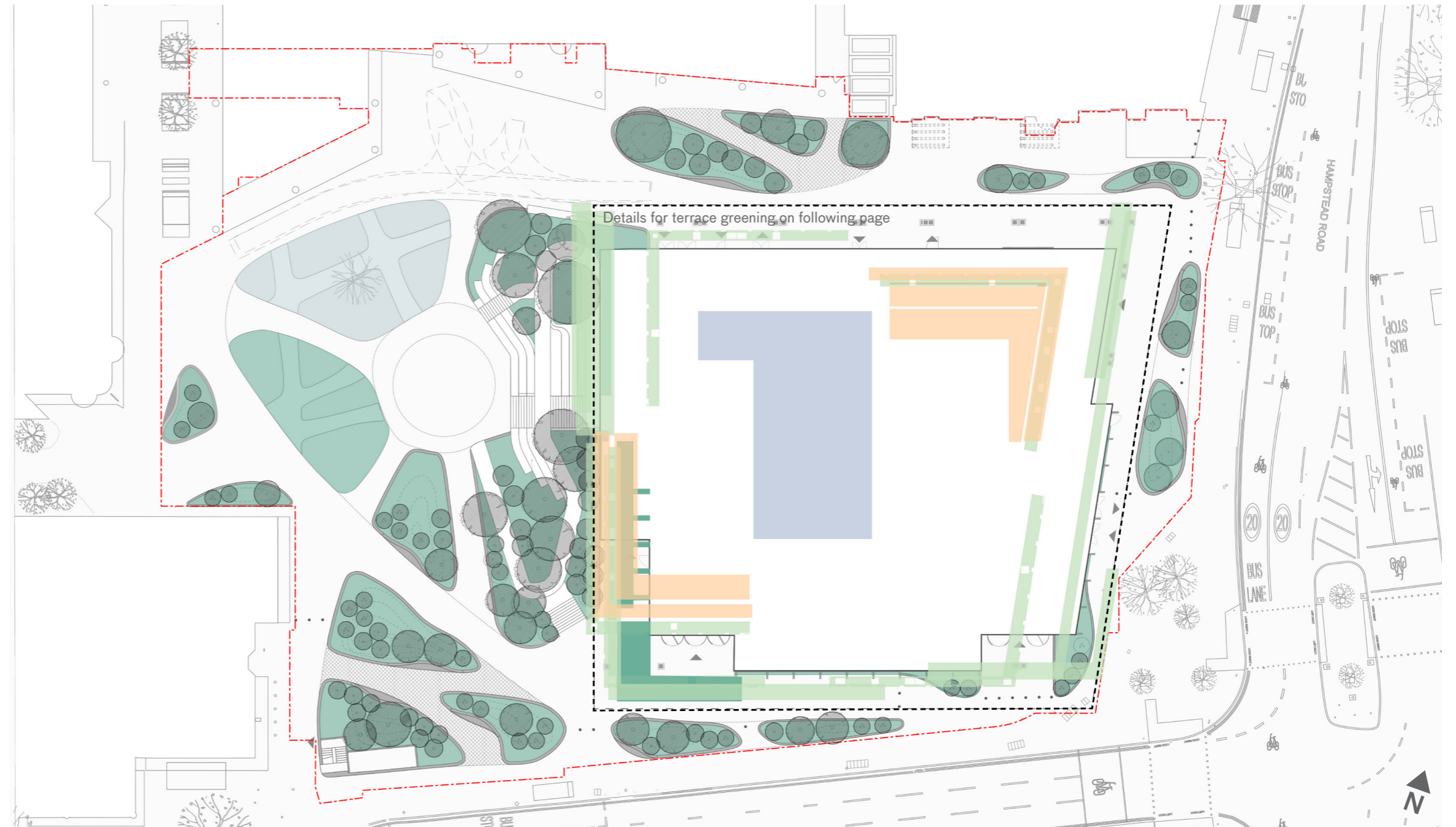
Terraces above level O3 will include soil depths over 150mm.

### 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
<b>Total contribution</b>			<b>3069</b>
<b>Total site footprint</b>			<b>7936</b>
<b>Urban greening factor</b>			<b>0.386</b>
<b>Tolerance for detailed design</b>			<b>0.348</b>

## 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.

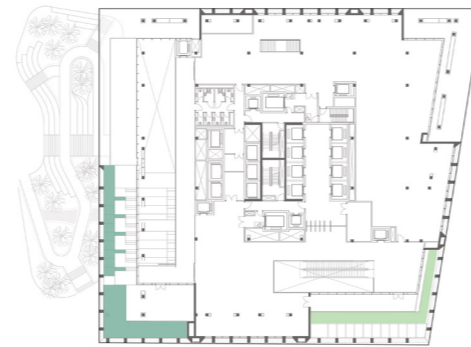
### London Sustainable Drainage Strategy

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.

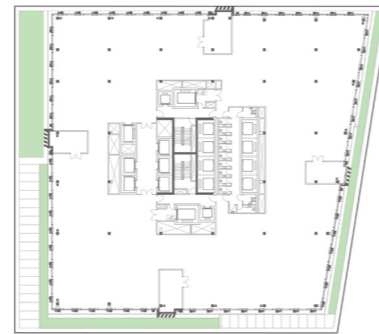
Level 2



Level 3



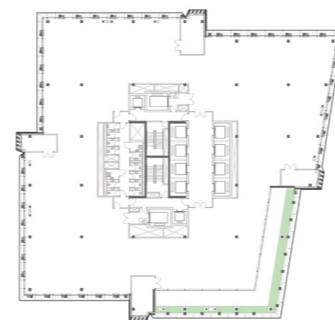
Level 4



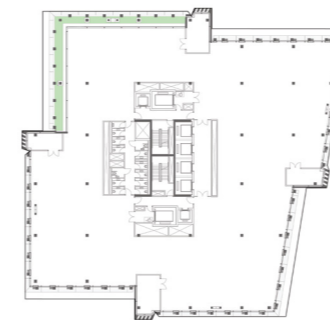
Level 7



Level 19



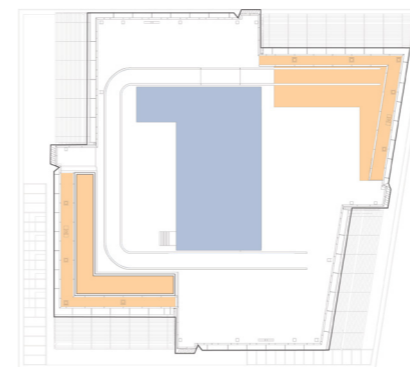
Level 25



Level 30

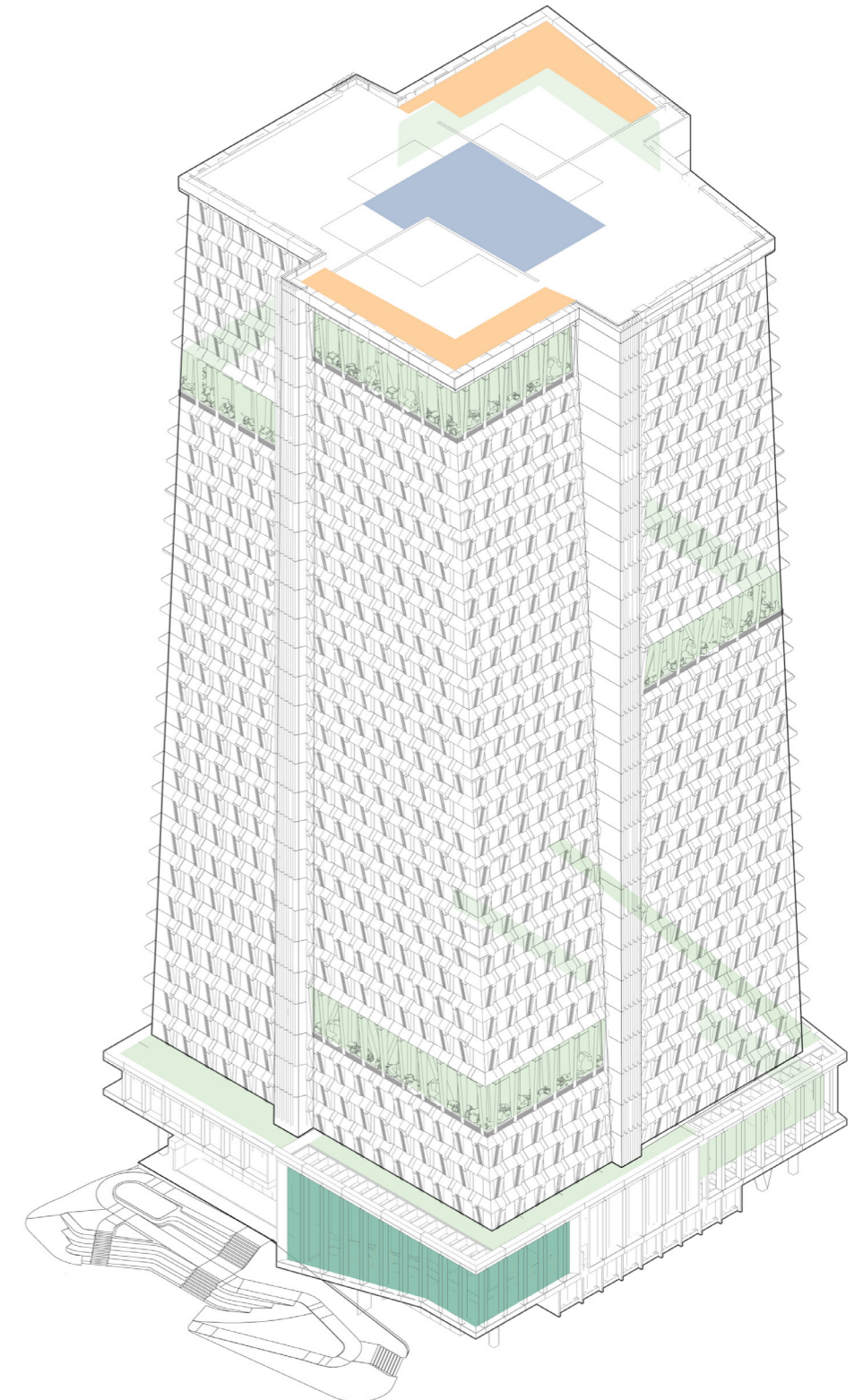


Rooftop



### Key

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



## 7.0 Public Open Space

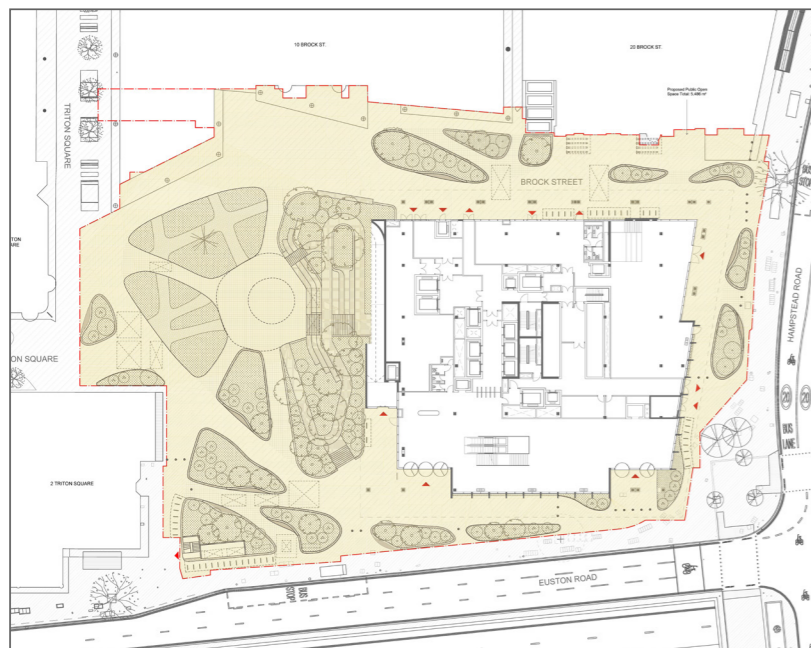
### 7.1 Appendix A: Provisions of Public Open Space

#### 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



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 <sup>2</sup>
Existing Public Open Space - Level O1 =	0m <sup>2</sup>
Existing Public Open Space - Level O2 =	0m <sup>2</sup>
Total Existing Public Open Space (all levels) =	5,394m <sup>2</sup>
<b>Total Existing Public Open Space =</b>	<b>5,394m<sup>2</sup></b>

##### Proposed Area of Public Open Space

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

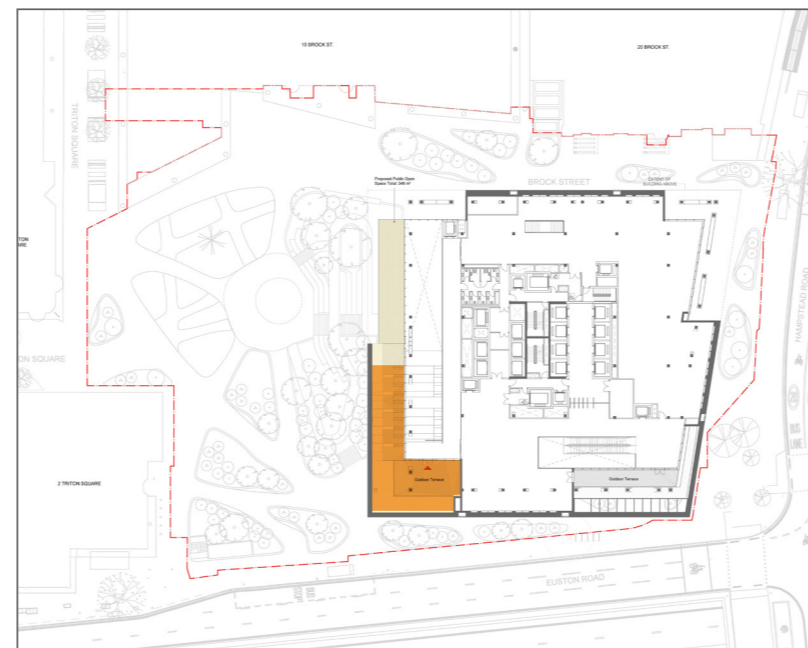
The qualitative impact is described on the following page.

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

Proposed Public Open Space - Ground Level =	5,486m <sup>2</sup>
Proposed Public Open Space - Level O1 =	147m <sup>2</sup>
Proposed Public Open Space - Level O2 =	199m <sup>2</sup>
<b>Total Proposed Permanent Public Open Space =</b>	<b>5,832m<sup>2</sup></b>

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

Total Proposed Public Open Space =	5,832m <sup>2</sup>
Total Existing Public Open Space =	5,394m <sup>2</sup>
<b>Total Increase Permanent Public Open Space =</b>	<b>438m<sup>2</sup></b>



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 **203 m<sup>2</sup>** (max. density scenario) of additional public open space (above existing public open space on site) and **305 m<sup>2</sup>** (min. density scenario) of additional public open space (above existing public open space on site). This is calculated as follows:

##### B1a Office space:

Existing: **31,606m<sup>2</sup> NIA**  
 Proposed: **31,575m<sup>2</sup> NIA** (Net uplift of -31sqm NIA) -  
 No additional provision required

##### R&D Space:

Existing: -  
 Proposed: **16,487m<sup>2</sup> NIA** (Net uplift of **16,487m<sup>2</sup> NIA**) -

Additional public open space provision required:

$(16,487 / 40) \times 0.74 = \mathbf{305m^2}$  (worst-case scenario) OR  
 $(16,487 / 60) \times 0.74 = \mathbf{203m^2}$  (best-case scenario)

Total additional provision required = **305m<sup>2</sup>** (worst-case scenario)

The actual amount of public open space proposed is: **5,832m<sup>2</sup>**. This represents an increase of **438 m<sup>2</sup>** on the existing, which is above the **305m<sup>2</sup>** 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

## 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.

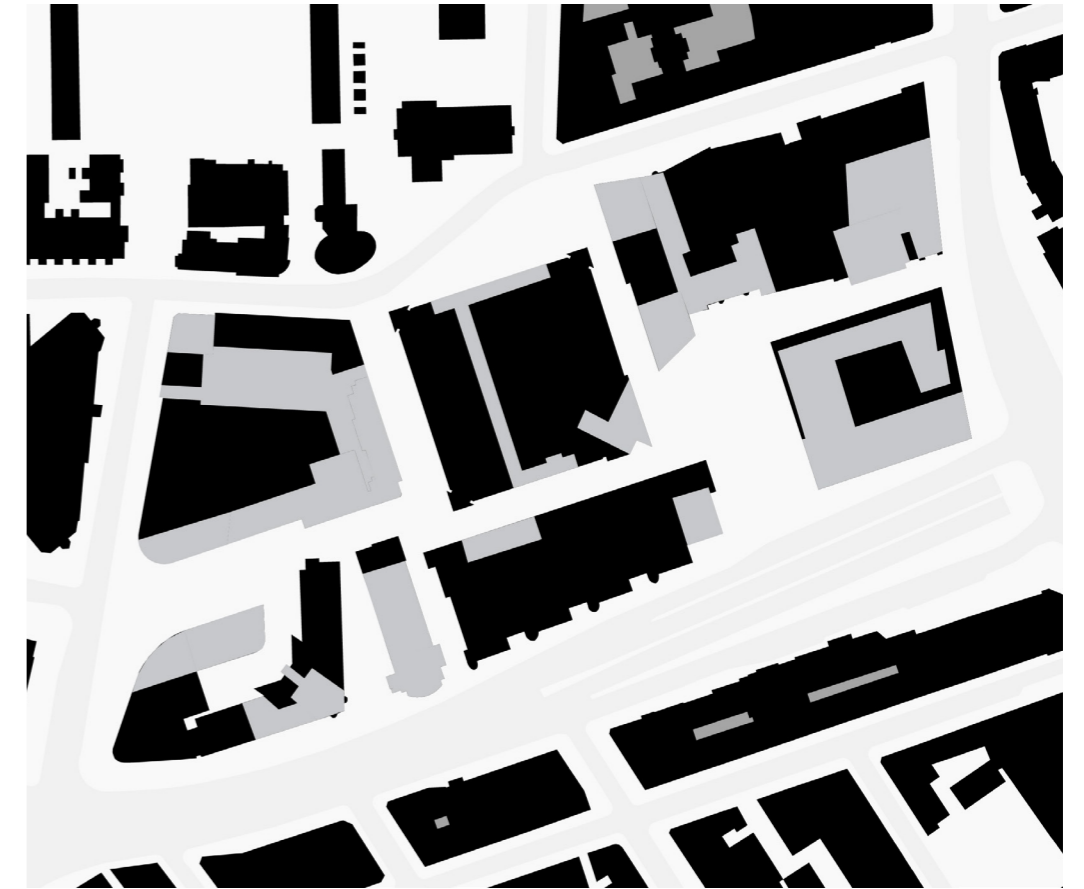
#### Public Space Analysis

##### 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

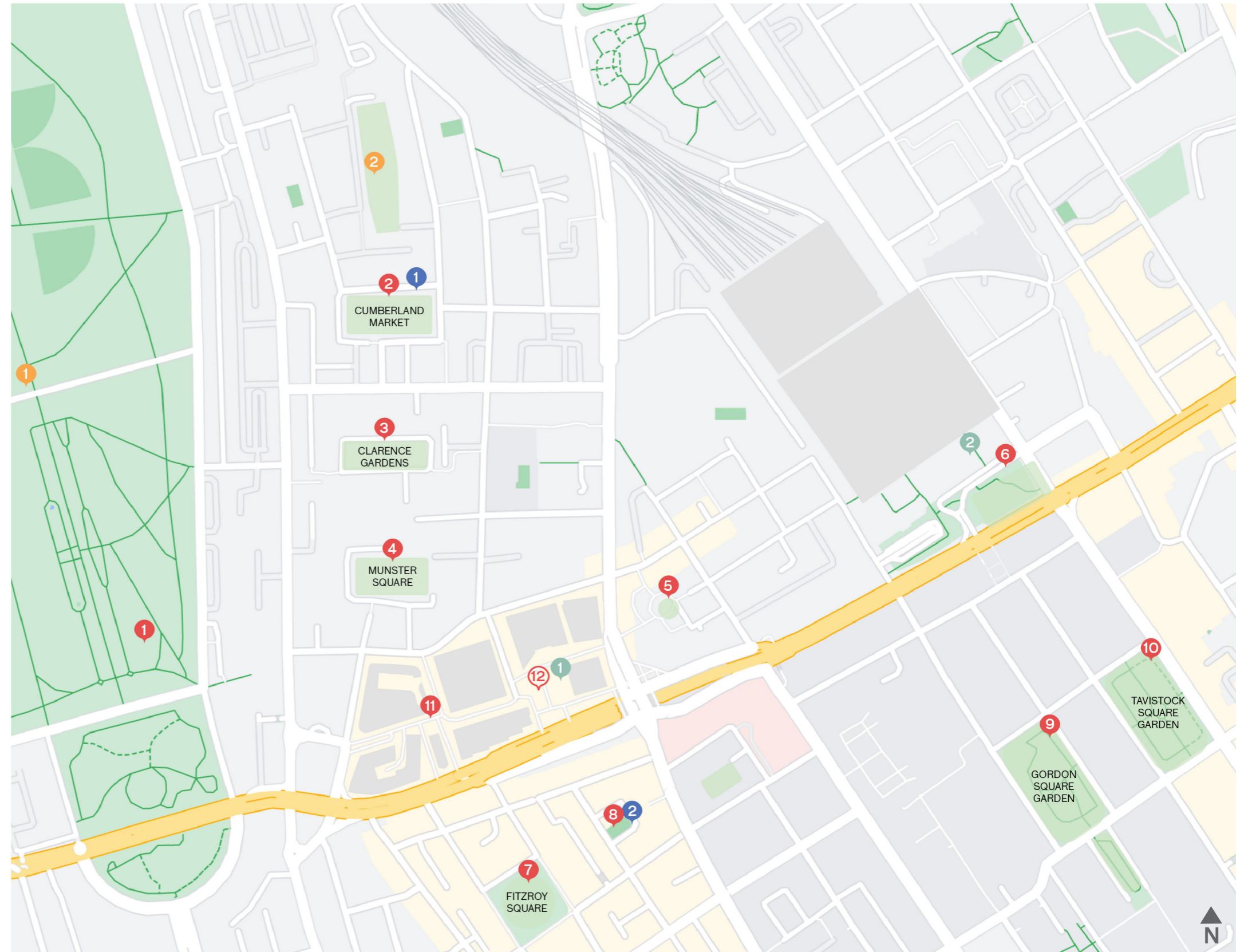
- 1 Regent's Place Plaza
- 2 Euston Station

#### Allotments + Community Gardens

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

#### Key

-  Existing
-  Proposed



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