

7.2 Terraces & Amenity Spaces

Double-Height Amenity Spaces

The integration of double-height amenity spaces within the tower's architecture serves a pivotal role in transforming its massing into more refined elements that reinforce the connected vertical neighbourhood concept.

These spaces provide users with a shared gathering space where they have access to an outdoor environment and are in close proximity to plants. Along the perimeter of the terraces, there is a planter that extends urban greening up the tower. The two lower amenity spaces are generously deep on both elevations, while the two upper amenity spaces optimize the depth of the terrace along the north elevation.

Three of the four amenity terraces are dedicated to the adjacent tenants. The L20-21 amenity terrace, located at the mid to high rise lift transfer, is a shared tenant amenity. Placing this shared amenity at the lift transfer ensures ease of access for various tenants and provides a social space serving serendipitous encounters.

The double-height vertical facade elements strategically provide relief in the facade, diverging from the typical tower configuration which has a horizontal shading element on every level. Each double-height space wraps around the massing's corner, visible from two elevations. These spaces enhance the overall tenant experience by blending nature, great views, and potential communal knowledge-sharing areas throughout the tower.

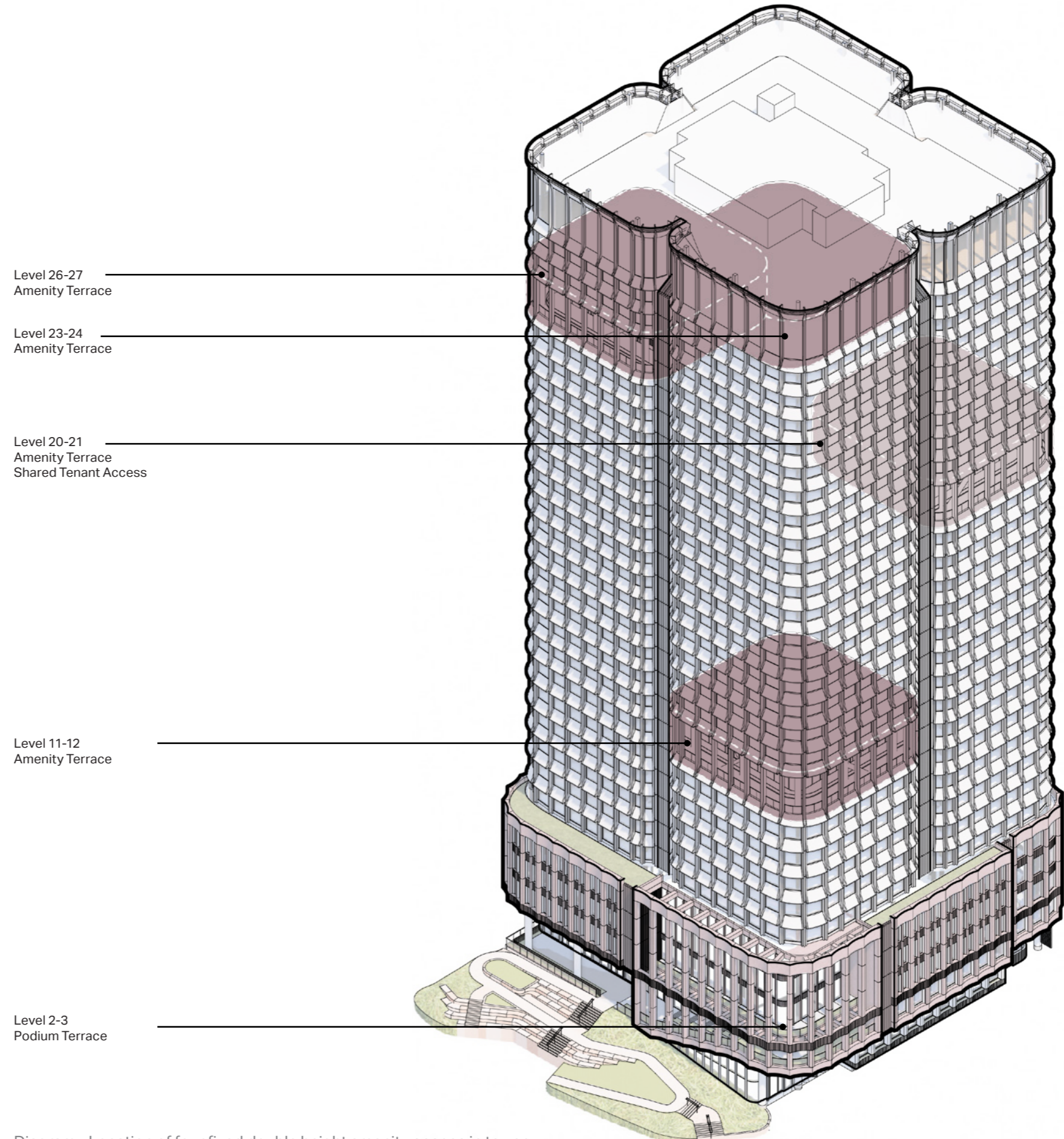
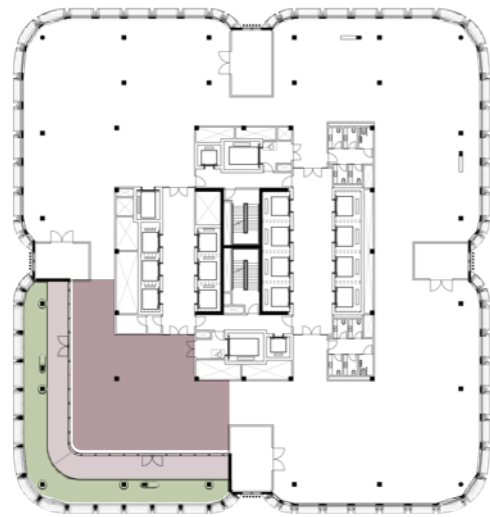
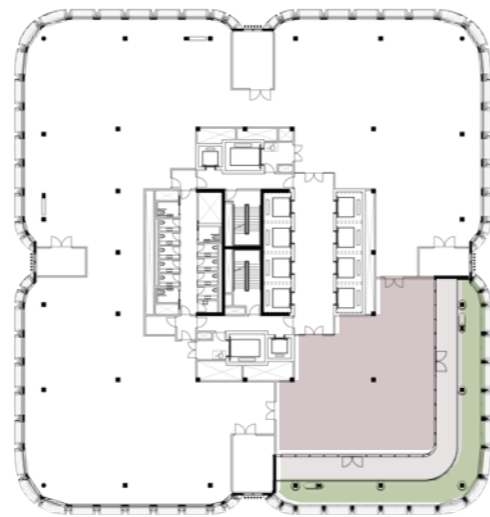


Diagram - Location of four fixed double height amenity spaces in tower



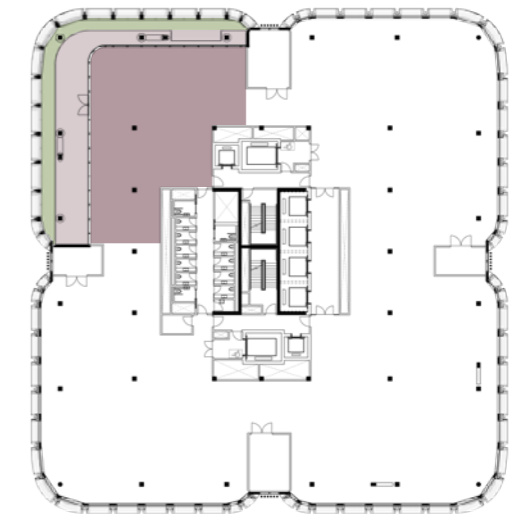
Level 11-12
Dedicated tenant amenity
with terrace



Level 20-21
Shared tenant amenity with
amenity terrace



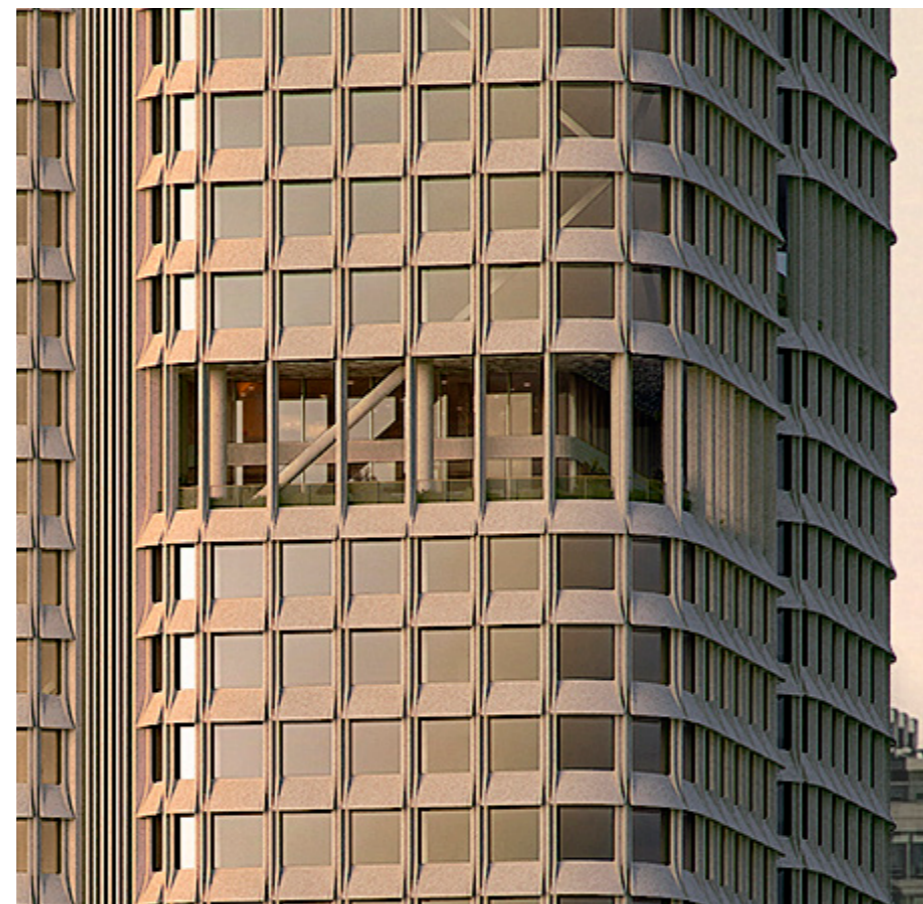
Level 23-24
Dedicated tenant amenity
with terrace



Level 26-27
Dedicated tenant amenity
with terrace



Illustrative View - Dedicated tenant amenity at Level 11-12



Illustrative View - Shared tenant amenity at Level 20-21



Illustrative View - Dedicated tenant amenity at Level 23-24

Double-Height Amenity Spaces - Relation to Context

The four amenity spaces are positioned with careful consideration to Euston Tower's immediate context.

The lowest amenity space over Levels 11 & 12 located in the south-west corner speaks directly to Regent's Place Plaza.

The Levels 20 & 21 aligns to both 10 Brock Street and the location of the mid- to high-rise lift transfer floor. Located in the south-east corner, it offers easterly views to the British Museum.

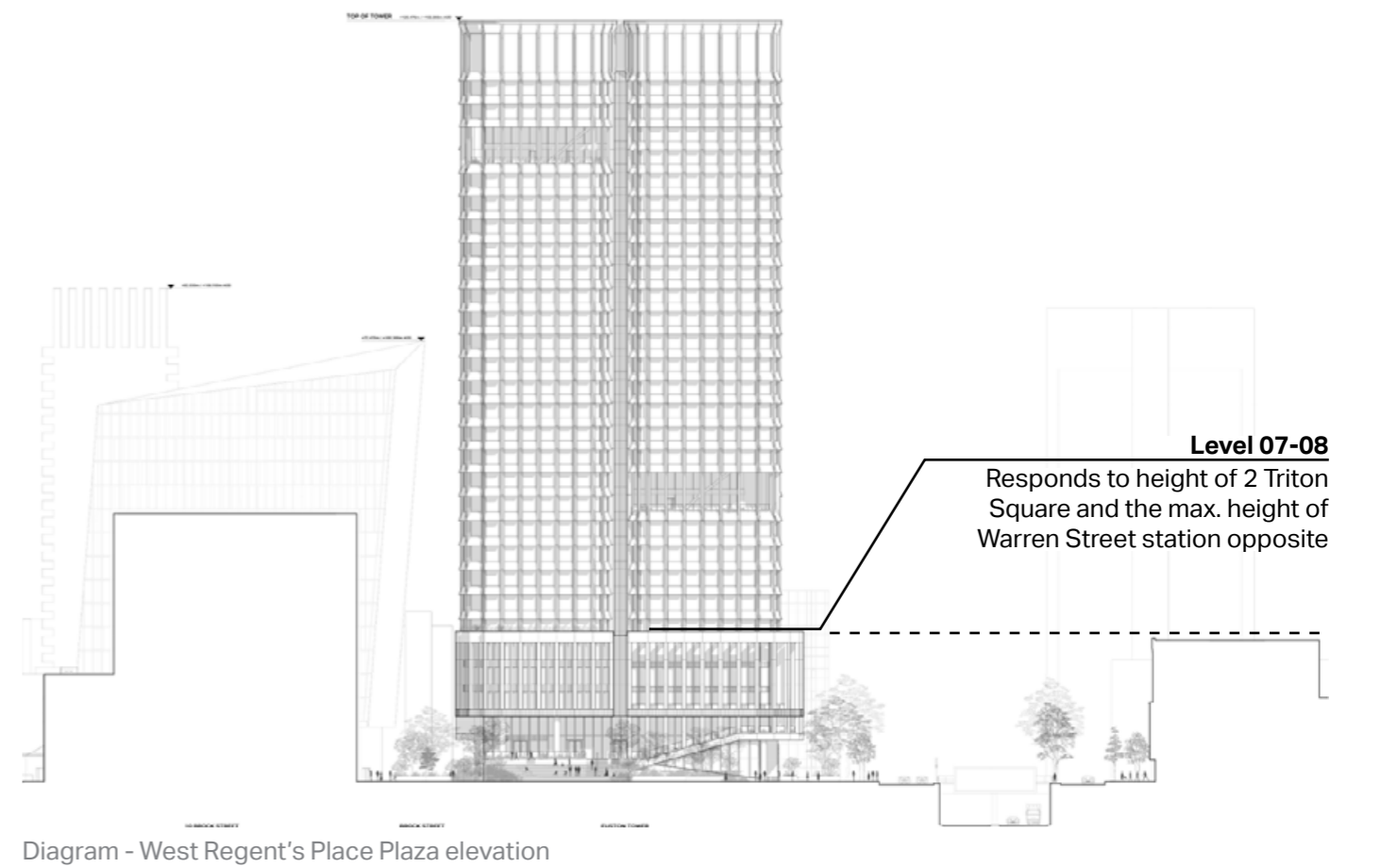
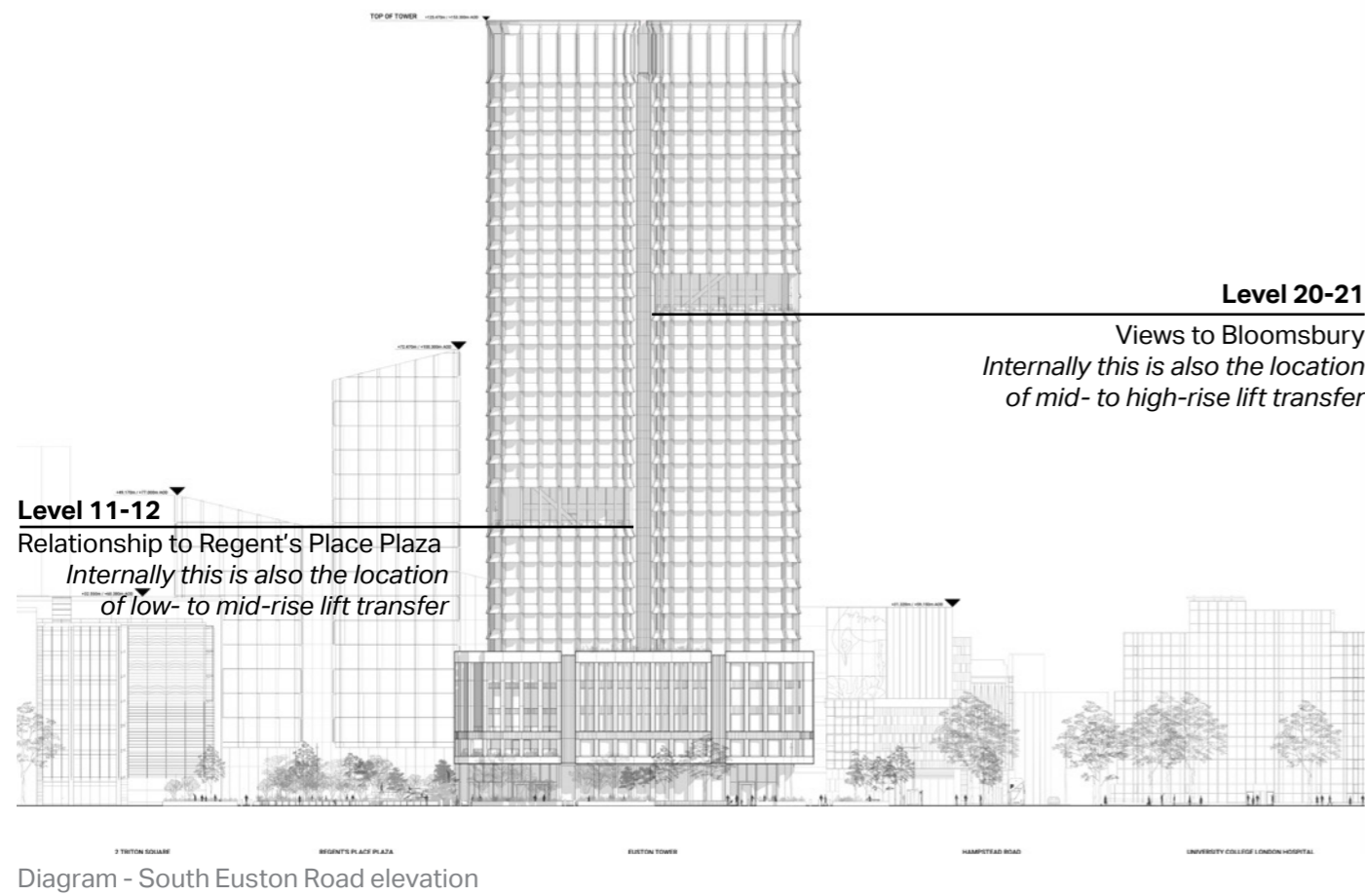
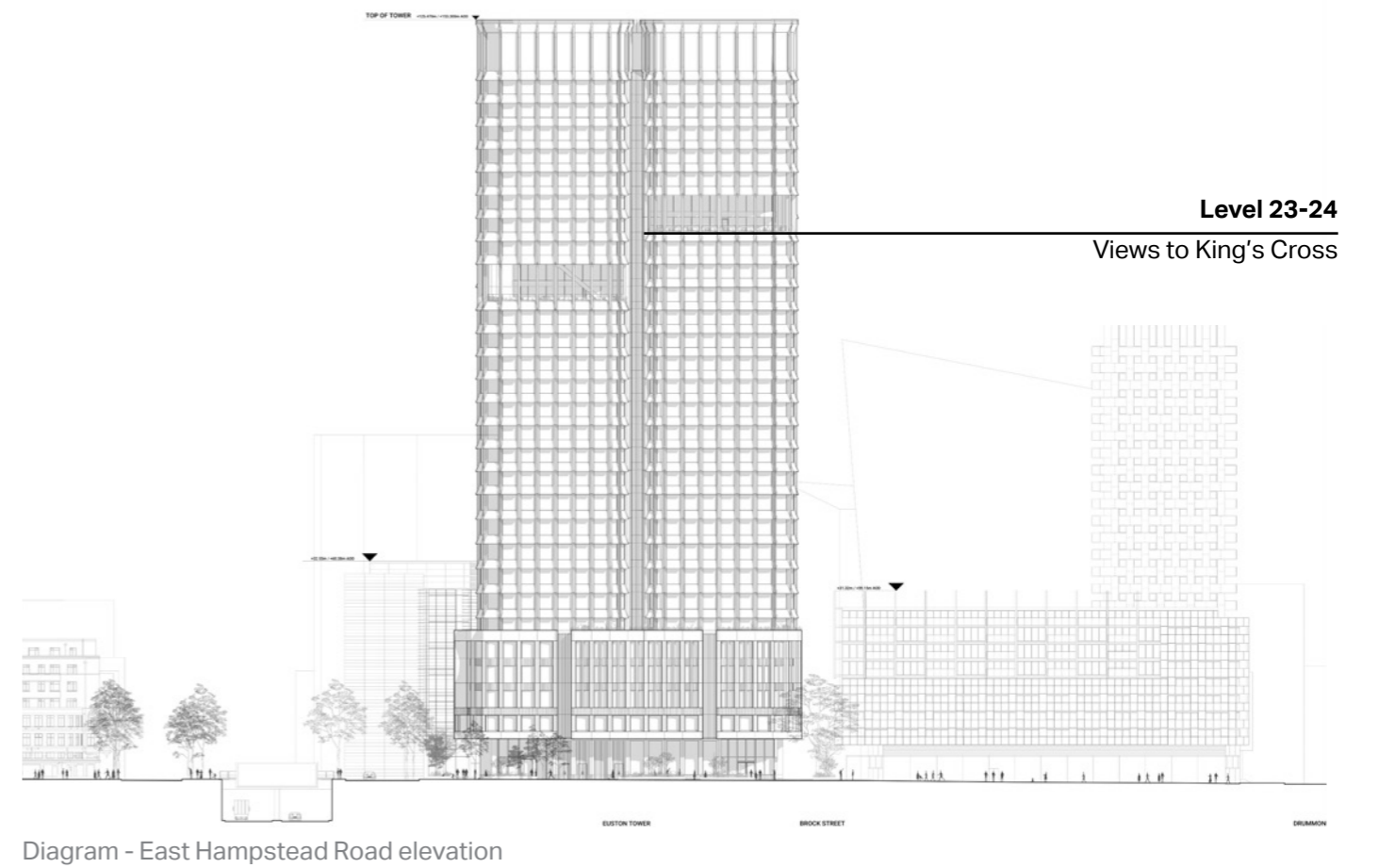
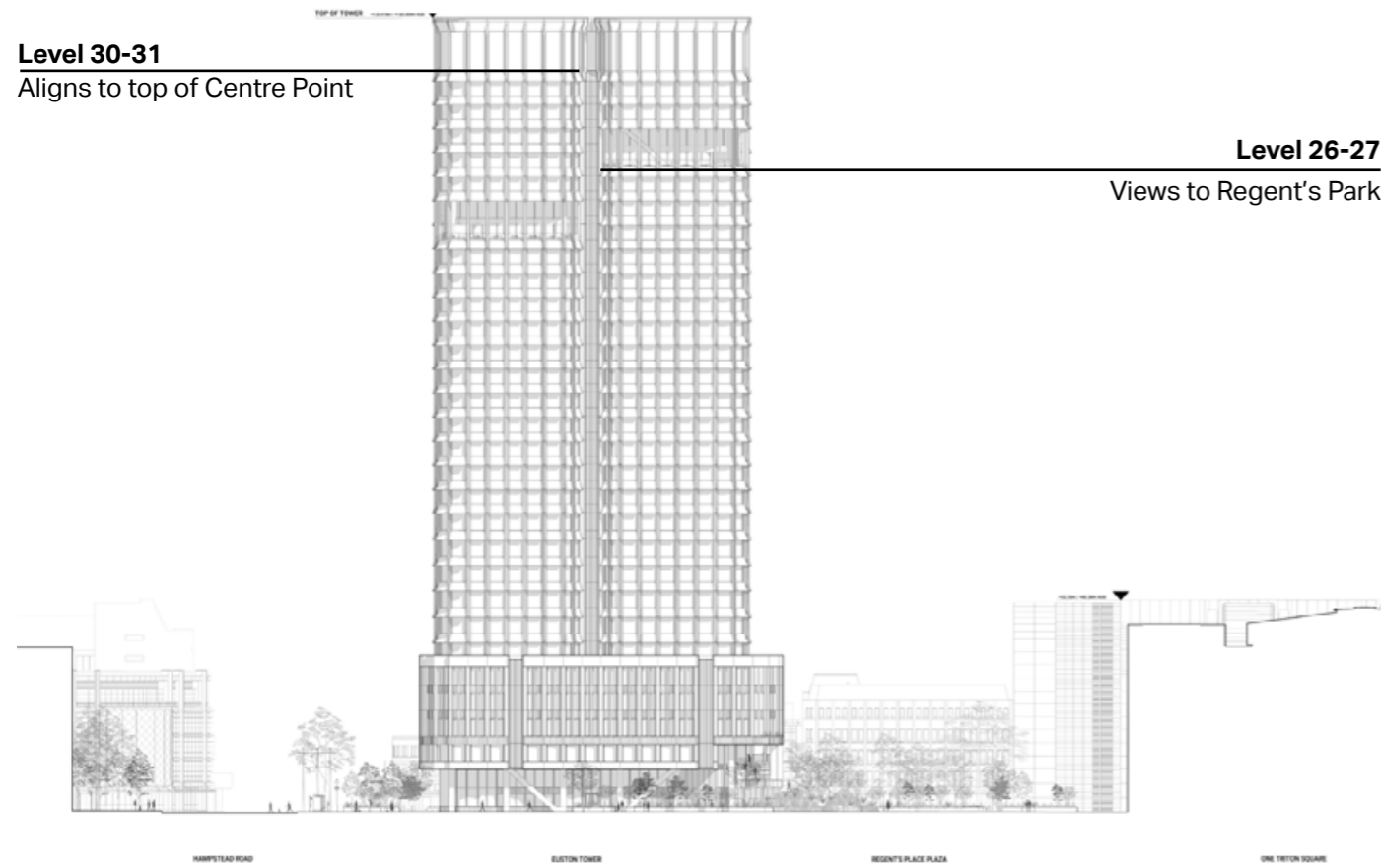
The Levels 23 & 24 located in the north-east corner offers views to King's Cross.

The Levels 26 & 27 amenity space in the north-west corner has sweeping views to Regent's Park.

Additionally, the top of the podium and tower crown align to contextual datums. The podium aligns to the height of Warren Street station opposite Euston Road. This height is shared by other key buildings south along Tottenham Court Road. At the southern end of Tottenham Court Road, the top of Centre Point aligns to the crown of Euston Tower creating a contextual link between these two towers.



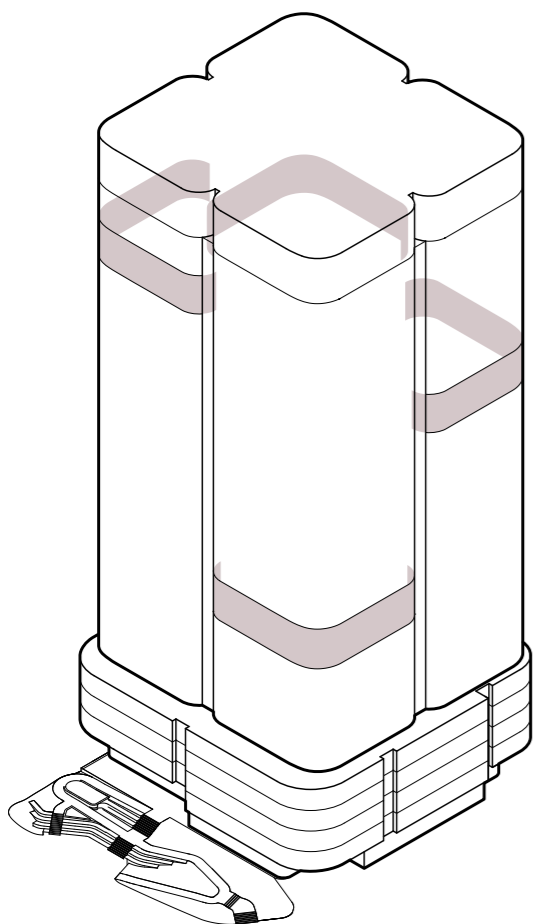
Illustrative View - Double-height amenity space



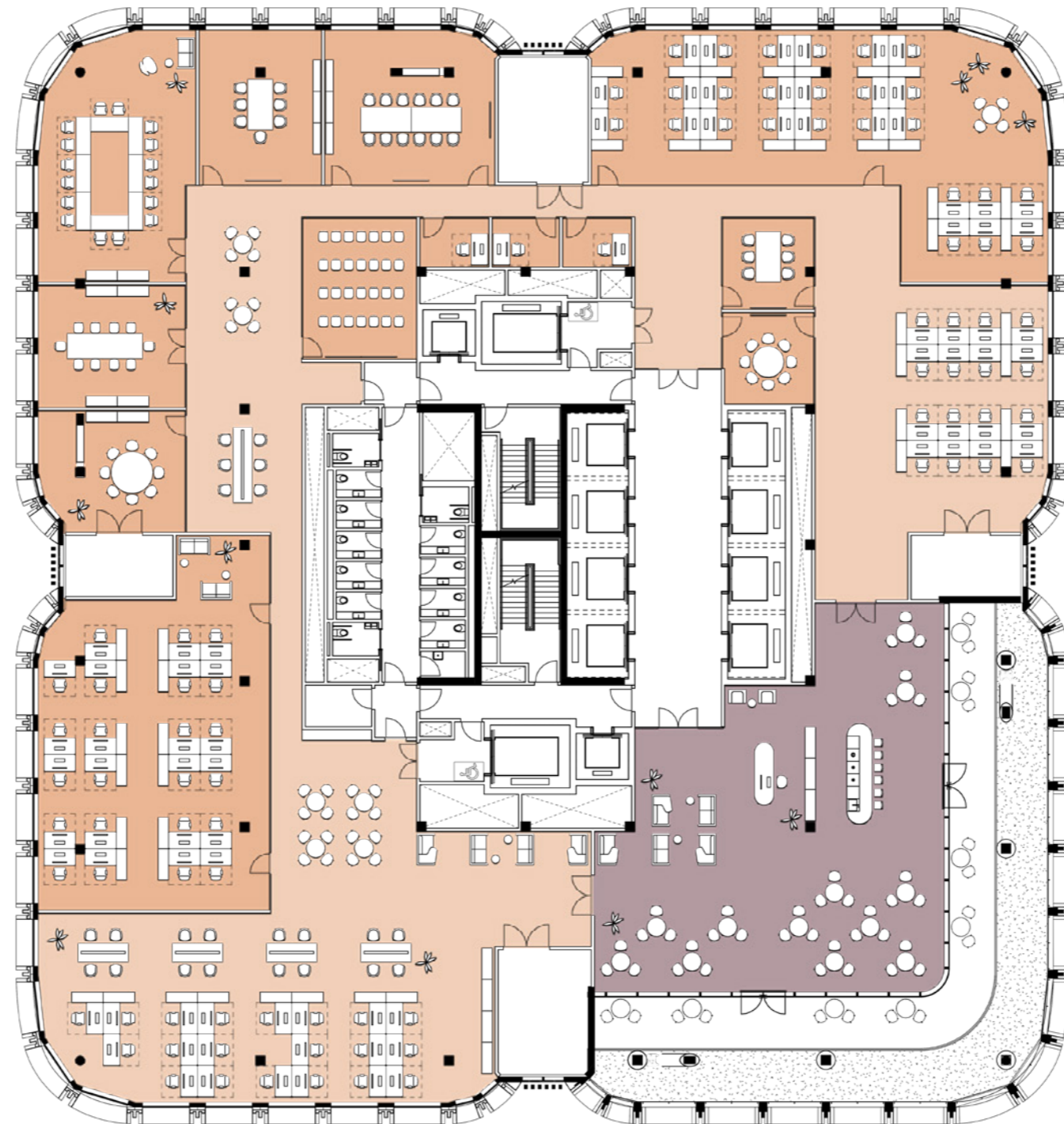
Double-Height Amenity Spaces - Relief in Facade

The wider concepts around a consistent materiality and solid articulation are supported through maintaining the same colour and material, especially for the facade cladding. When viewed from the ground level, this uniform materiality helps integrate the double-height amenity spaces into the overall facade design. The regular and rationalised facade rhythm, to match the typical tower facade, also helps with this integration. As well as reinforcing the connected vertical neighbourhood concept, the setback of the double-height amenity spaces create relief in the facade, allowing for a play of light and shadow that helps break up the massing of the four quadrants further. The setback of the glazing ensures that the terrace space remains perceptible even in distant views of the tower. Planting along the perimeter of each amenity space brings life and warmth to each tower elevation and provide users with an organic respite.

The amenity terraces can be subdivided into two categories. The amenity terraces partially facing south on L11-12 and L20-21 and the amenity terraces partially facing north on L23-24 and L26-27.



Illustrative View - Looking up at the L11-12 amenity terrace from Regent's Place Plaza



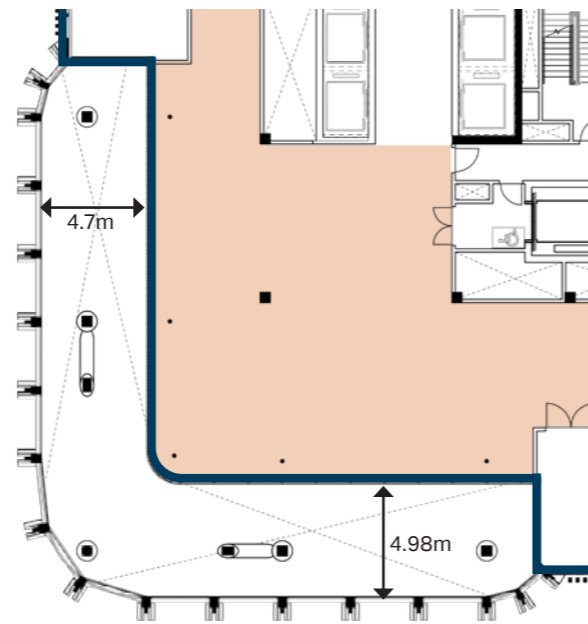
Drawing - Level 20 floor plan showing indicative office workspace with double-height amenity terrace

Amenity Terraces on L11-12 and L20-21

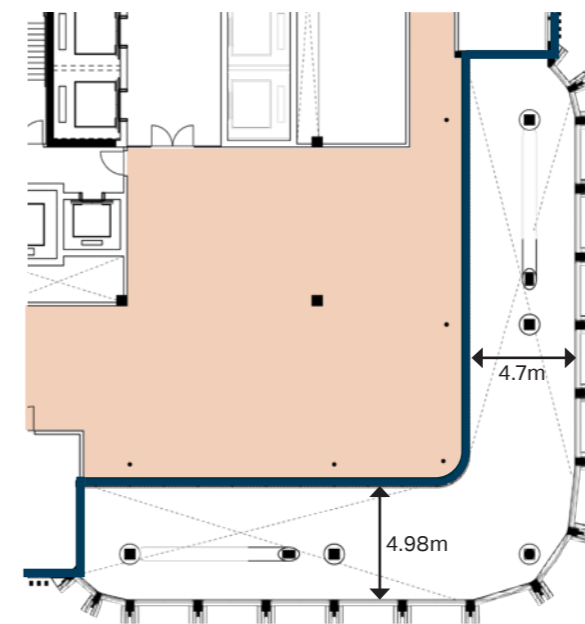
The two amenity terraces featuring south-facing elevations are the lower two amenity spaces on the tower. These terraces are designed to provide generously deep exterior spaces, ranging from 4.7 to 4.98m, taking full advantage of favourable sun exposure. The terraces are nearly identical in plan, mirrored across the central north-south axis of the tower.

A planter along the perimeter of each terrace brings greenery close to users and contributes to the tower's urban greening factor. The planting areas were optimized to meet urban greening targets, though their exact layout will be refined in future design stages. For example, pockets could be incorporated to allow users to approach the edge of the tower more closely, rather than having a uniform setback. The intent is to create a variety of exterior spaces, accommodating both social interaction and moments of personal respite.

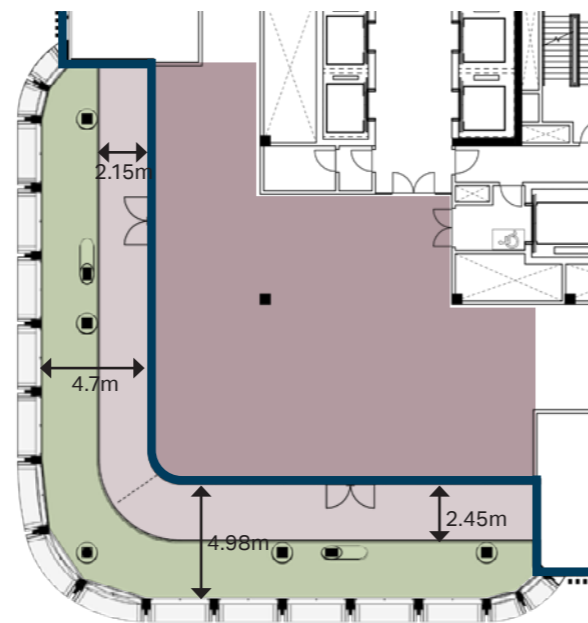
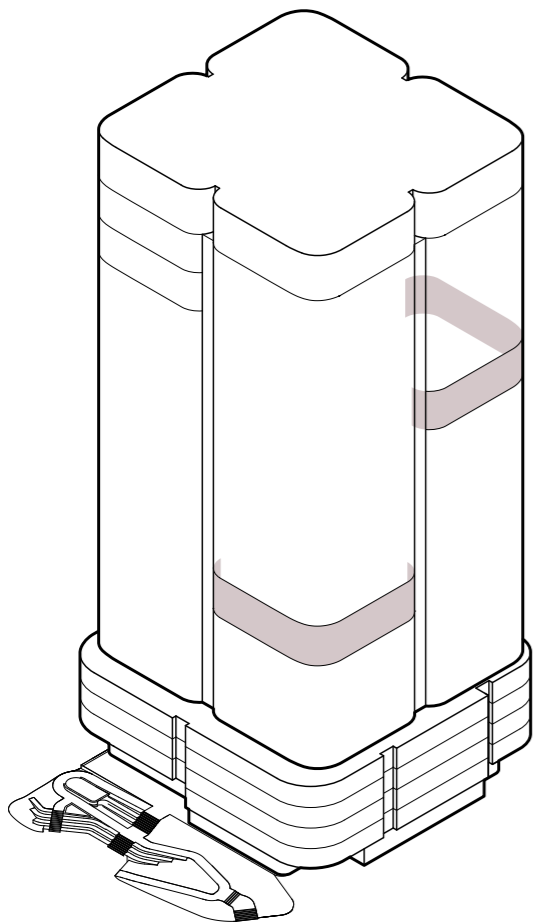
These exterior spaces are double-height, allowing sunlight to penetrate the nearly 5m-deep areas.



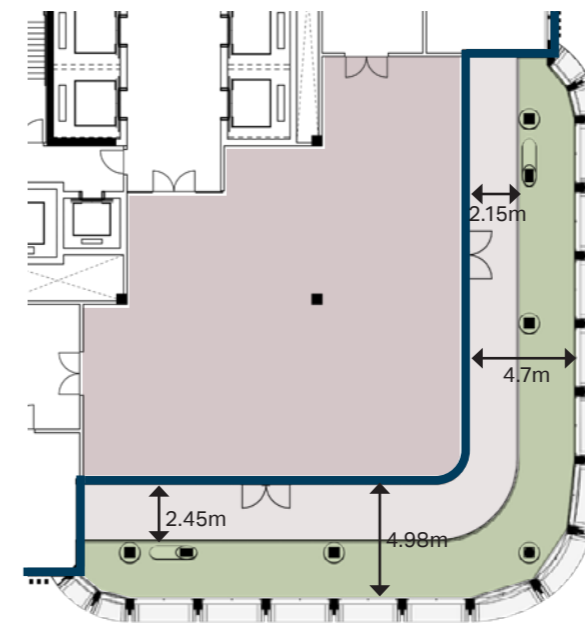
Drawing - Level 12



Drawing - Level 21



Drawing - Level 11



Drawing - Level 20

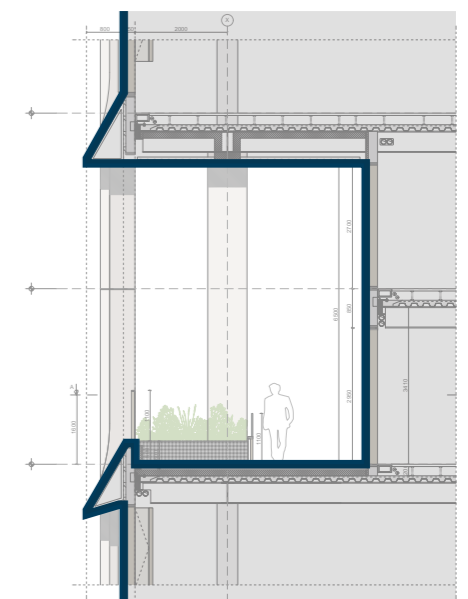
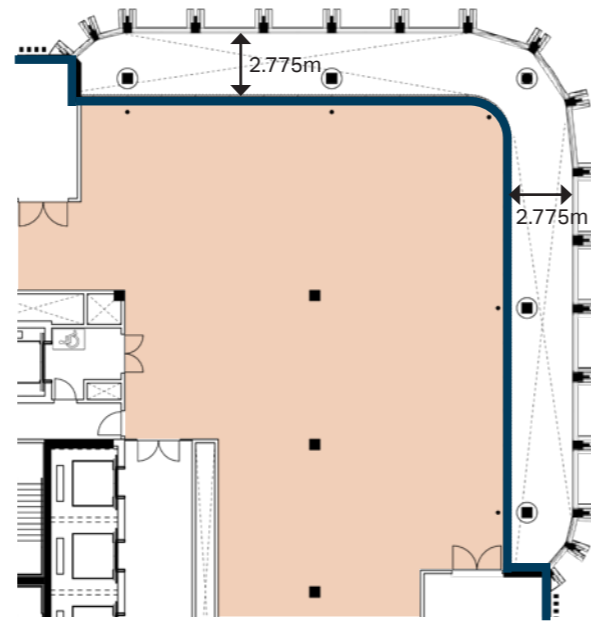


Diagram - Section showing alignment of glazed facade

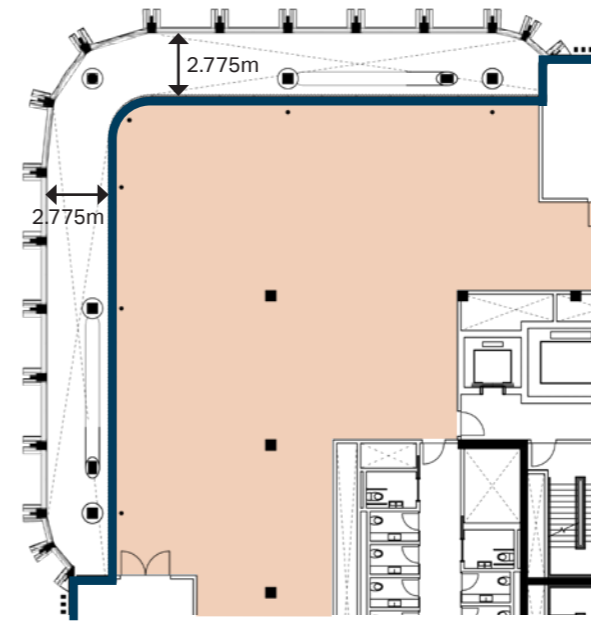
Amenity Terraces on L23-24 and L26-27

The two amenity terraces higher up the tower feature north-facing elevations. Similar to the southern terraces, these are mirrored in plan across the tower's central north-south axis. To maximize the use of space with the best sunlight, the east/west portions of these terraces are nearly 5m in depth, while the northern sections, receiving less sunlight, are shallower at 2.775m. The northern portions still provide enough room for planters and intimate, occupiable terraces approximately 1.5m deep.

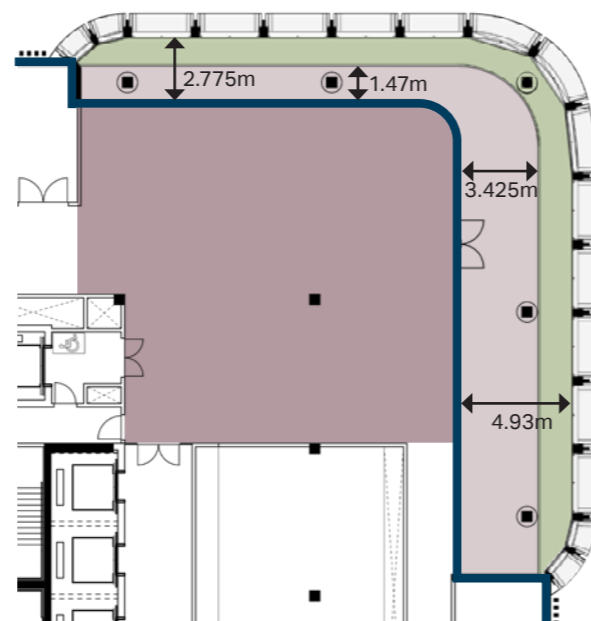
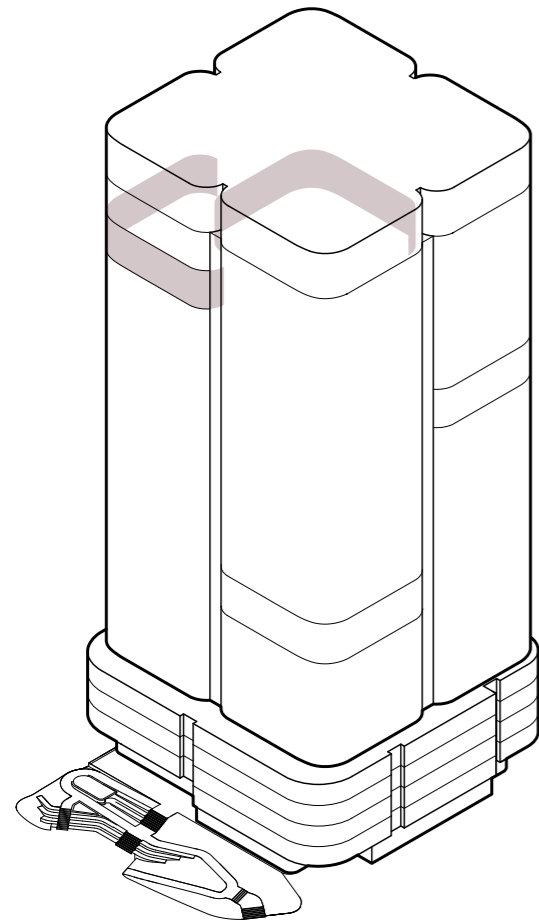
As with the southern terraces, the layout of the planted areas will be further refined in future stages to provide a variety of usable spaces. These exterior spaces are also double-height, with the northern elevation maintaining a consistent 2.775m depth across both levels. In contrast, the east/west elevations feature stepped double-height spaces, where the occupiable terrace level on L23 and L26 is deeper than the level above. This prioritizes outdoor usability on levels where users can directly access the exterior spaces.



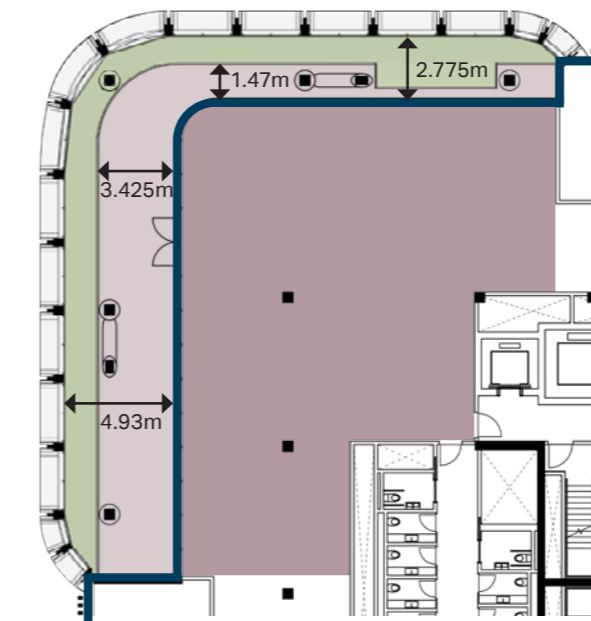
Drawing - Level 24



Drawing - Level 27



Drawing - Level 23



Drawing - Level 26

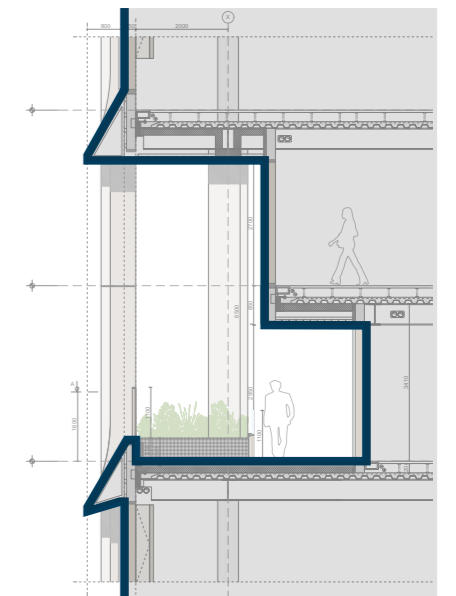


Diagram - Section showing alignment of glazed facade on east/west elevations