

**From:** Joe Lewis

**Sent:** 24 March 2025 10:09

**To:** Greenspace Improvements

**Cc:** David Fowler

**Subject:** Re: Consultee letter for Planning Application: 2023/5240/P

The landscape proposals for this scheme are really extensive and will contribute significantly to the Euston Road experience, softening the appearance of the buildings and creating a far more natural environment for residents and visitors to spend time.

The playfulness of the landscape is positive with natural play elements, climbable edges, waterplay and discovery trails across the western edge of the site. It would be good to see this adopted into a public realm/open space management plan that commits the future owners to protecting this provision.

There isn't anything explicit that is aimed at older children which seems like a missed opportunity and should be addressed through proactive engagement and programming of the civic square, encouraging access into the space from residents of Regents Park Estate.

Some of the public realm architecture looks like it would be attractive to skateboarders, which should be designed in as a considered approach to encouraging positive uses in areas of the site where movement conflicts are less likely to exist. E.g. Reinforced edging on planters or designing some edges not to be skateable as an integrated approach. It would be a great shame to cover the new landscape furniture with unsightly skate stoppers retrospectively.

Noted that the UGF score is 0.38 which is positive, with a range of habitat types being introduced into a central London location.

The approach to SuDS and drainage is positive, managing much of surface water through the planting scheme for the site.

The calculation on open space looks okay based on the planning statement.

An open space management plan should be secured as a condition to ensure the maintenance and management is fully considered.

Kind regards

Joe Lewis  
Green Space Development Manager