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| Delegated Report | | Analysis sheet | | Expiry Date: | | 28/09/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | | |
| Officer | | | | Application Number(s) | | | |
| Kevin Fisher | | | | 2010/4219/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Site bounded by Hampstead Road, Drummond Street and Triton Square (a.k.a. North East Quadrant), Regents Place London NW1 | | | | Refer to decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Submission of details of all hard and soft landscaping pursuant to condition 10 of planning permission dated 23/5/2009 (Ref No. 2007/0823/P) for (Redevelopment involving demolition of remaining buildings, basements and structures and the erection of 26 storey block comprising 101 private residential units plus an 8 storey block comprising 70 affordable units (Class C3) -both blocks positioned on top of a one storey plus mezzanine level podium-; a part 16, part 11, part 9 storey block comprising 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1) uses at ground floor, provision of basement and lower basement levels together with associated access, parking (comprising 182 parking spaces), servicing, open areas and landscaping, alterations to and enlargement of Triton Square). | | | | | | | |
| Recommendation(s): | | Approve details | | | | | |
| Application Type: | | Approval of Details | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 00 | No. of objections | 00 | |
| | | | No. electronic | 00 | | | |
| Summary of consultation responses: | | No SN/PN | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | None | | | | | |
| Site Description | | | | | | | |
| The site (known as NEQ) stands to the north of the junction of Euston Rd/ Hampstead Rd/ Tottenham Court Rd (a.k.a. Euston Rd Underpass junction) adjacent to the Euston Tower on the commercial estate owned by the applicants known as Regent's Place. It is broadly an L-shaped site of around 1 hectare in size bounded by Drummond St, Hampstead Rd, Euston Rd and office buildings on the Regent's Place commercial estate | | | | | | | |
| Relevant History | | | | | | | |
| 25/03/2009 planning permission was granted for redevelopment involving demolition of all existing buildings and the erection of 26 storey block comprising 101 private residential units plus an 8 storey block comprising 70 affordable units (Class C3) -both blocks positioned on top of a one storey plus mezzanine level podium-; a part 16, part 11, part 9 storey block comprising 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1) uses at ground floor, provision of basement and lower basement levels together with associated access, parking (comprising 182 parking spaces) , servicing, open areas and landscaping, alterations to and enlargement of Triton Square. | | | | | | | |

Relevant policies

Replacement Unitary Development Plan 2006

B1, N8 (Complies)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS14,CS15,DP24 (Complies)

Assessment

The proposed landscape details demonstrate a high quality landscape design and public realm which integrates the site into its surroundings.

Some changes have been made to the original proposals. These are the removal of a grid of tree planting extending across Longford St and across the forecourt to the Westminster College site. The applicants did not reach agreement with Westminster College on the incorporation of the forecourt into the public realm. The current proposal consolidates the tree planting across the broadly triangular section of land opposite the Westminster College site and adjacent to the nursery building.

The proposed water feature between the Tower and the residential buildings has been removed due to installation, maintenance and ongoing management cost. This element has been replaced with topiaried blocks of evergreen hedging that cascade down the levels originally proposed for the water feature. This planting element echoes other topiaried planting (Trees and shrubs) used elsewhere on the Regents Place site. These topiaried blocks of planting also ties in with the clipped box forming a maze within the court yard of the residential buildings.

The courtyard maze is also planted with semi mature Red Japanese Maples to give the space elevation and colour and provides amenity space for the residential buildings and informal play space for small children.

The topiaried planting theme is continued elsewhere on the site with square cut Plane Trees through the access from Hampstead Rd into Triton Square and within Triton Square itself. These planting elements give a cohesive and distinctive character to this series of spaces.

Further informal play space has been provided for small children on the roof garden to the affordable housing block.

As described with the original proposals the causeway structures which form the final phase of the design of Triton Square also provide for informal play along with other roles as seating , sculpture and amphitheatre .

New tree planting is provided to improve the street frontage to Drummond St. Also a green wall is provided to the blank flank wall of the affordable housing block to ameliorate the visual impact of this façade and provide habitat along with bird boxes fixed to the wall. The green wall is to be planted with Virginia Creeper.

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