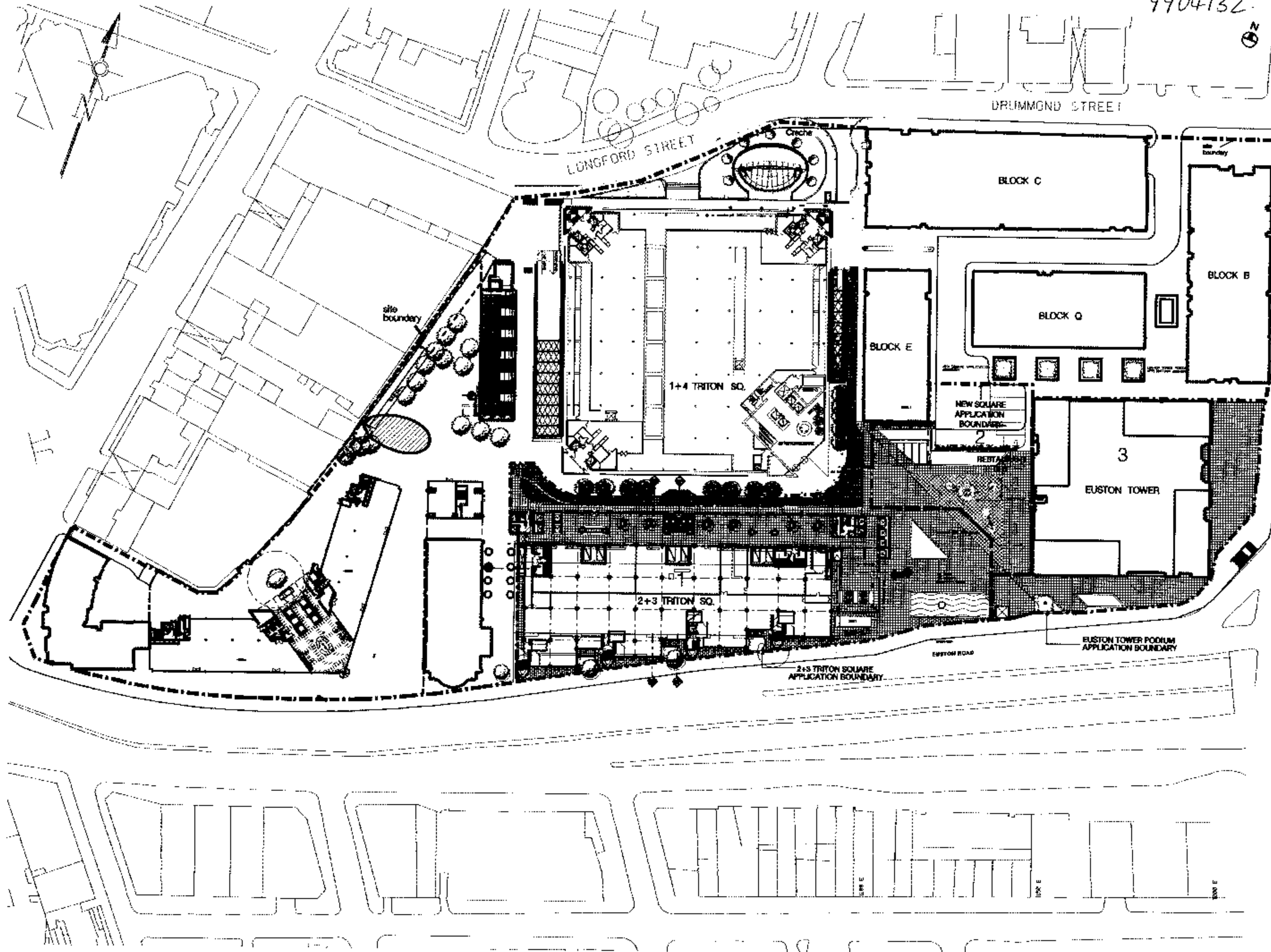
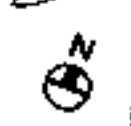
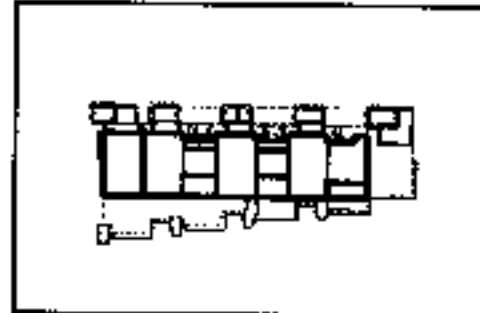


9904132



01.02.00  
 01.02.00  
 01.02.00



**2&3 Triton Square**  
 Regent's Place  
 London NW1

Sheppard Robson  
 Architects Planners Interior Designers  
 77 Parkway, Cannon Town, London NW1 3PL  
 Telephone 0207-460 4100 Fax 0207-267 2000

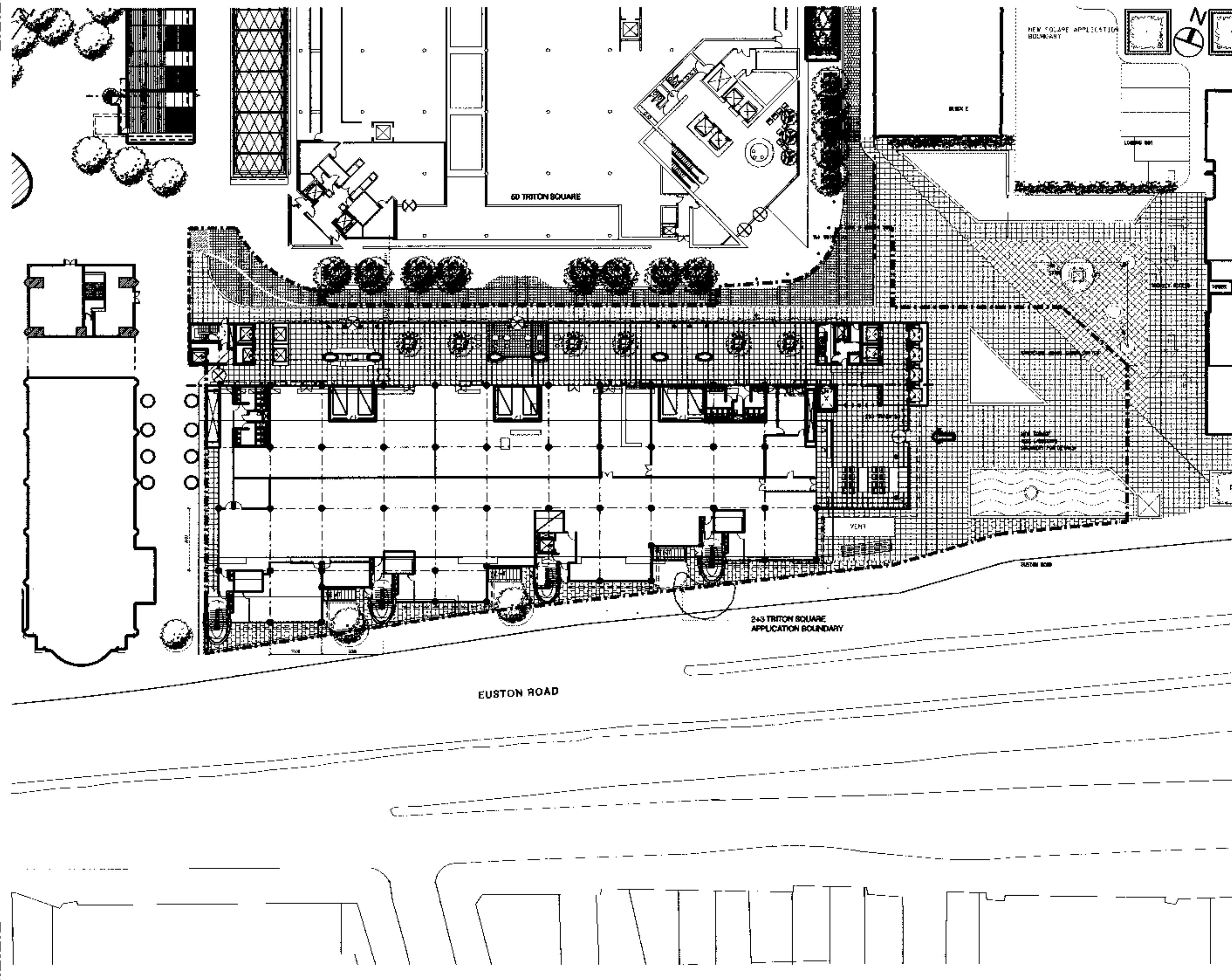
**SITE PLAN**  
**GROUND FLOOR**  
**BOUNDARY KEY PLAN**

1:1000 A1 A3 21.01.00

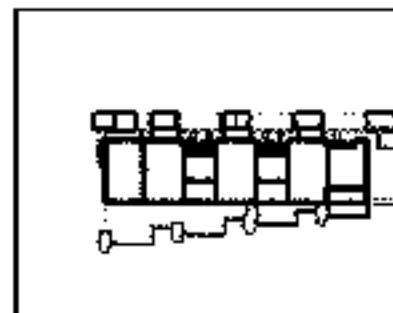
**PLANNING**

1946\_00\_013 A

9904132



A	04/08/08	Consent for Planning Application
Issue	Date	Amendment



2&3 Triton Square  
Regent's Place  
London NW1

Sheppard Robson  
Architects Planners Interior Designers  
77 Parkway, Canons Park, London NW1 7PU  
Telephone 0201-425 4100 Fax 0201-257 3900

Scale  
1:1000

Project  
GROUND FLOOR  
BOUNDARY PLAN

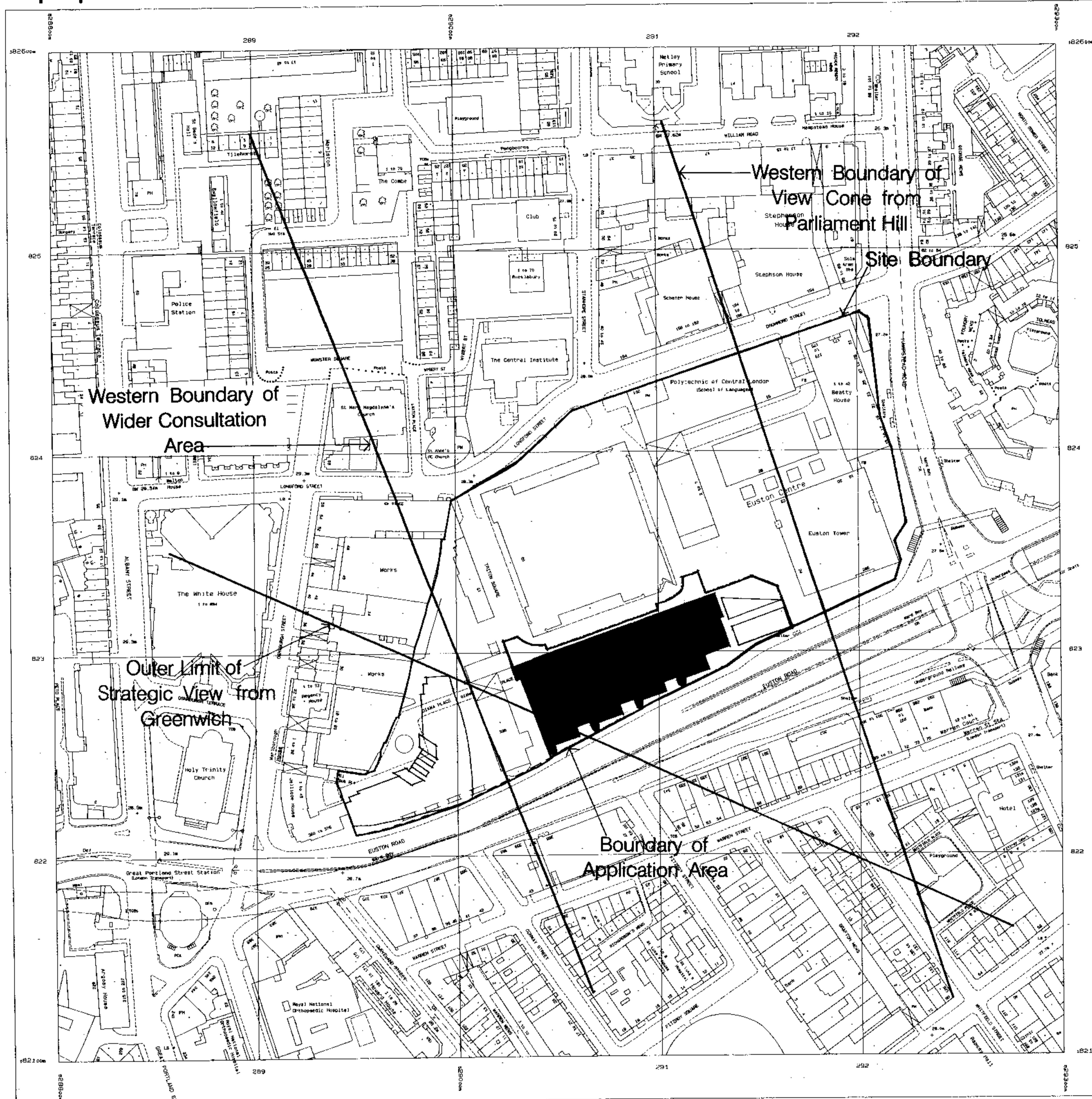
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13/06/08

Scale  
2101/08

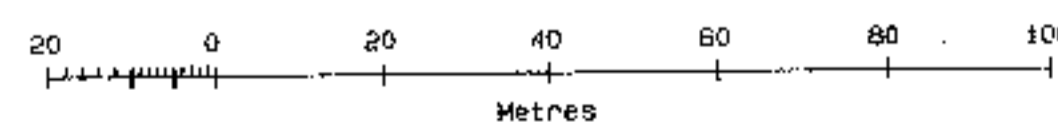
Disc  
PLANNING

1946.00

A



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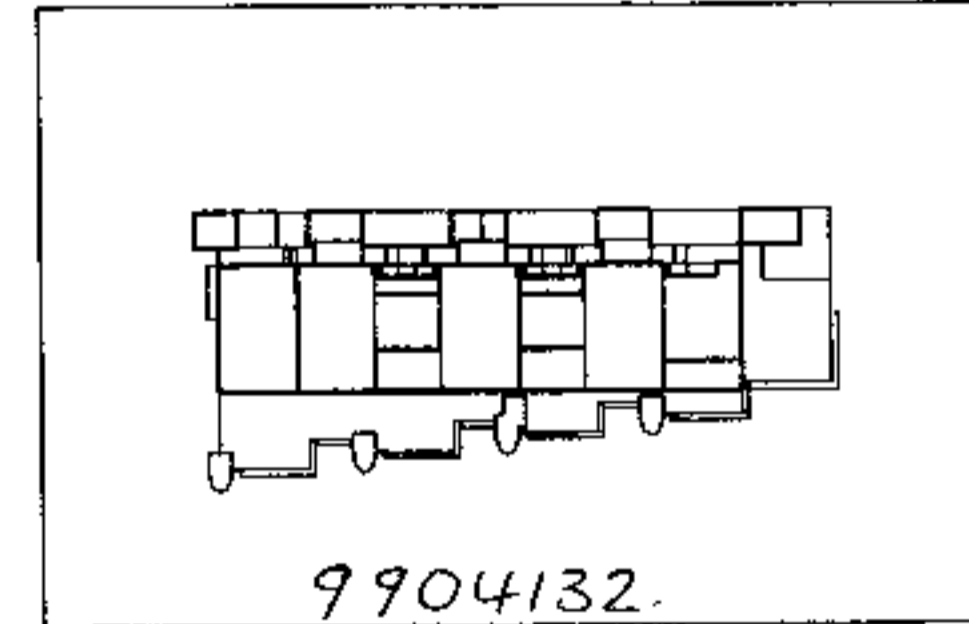


Scale 1: 1250

National Grid sheet reference at centre of this Superplan 100900SM  
The representation of a road, track or path is no evidence of a right of way.  
Heights are given in metres above O.D.M.  
The alignment of tunnels is approximate.

Centre Coordinates: 529050 182350  
Supplied by: Stanfords, London WC2

Issue	Date	Amendment



2&3 Triton Square  
Regent's Place  
London NW1

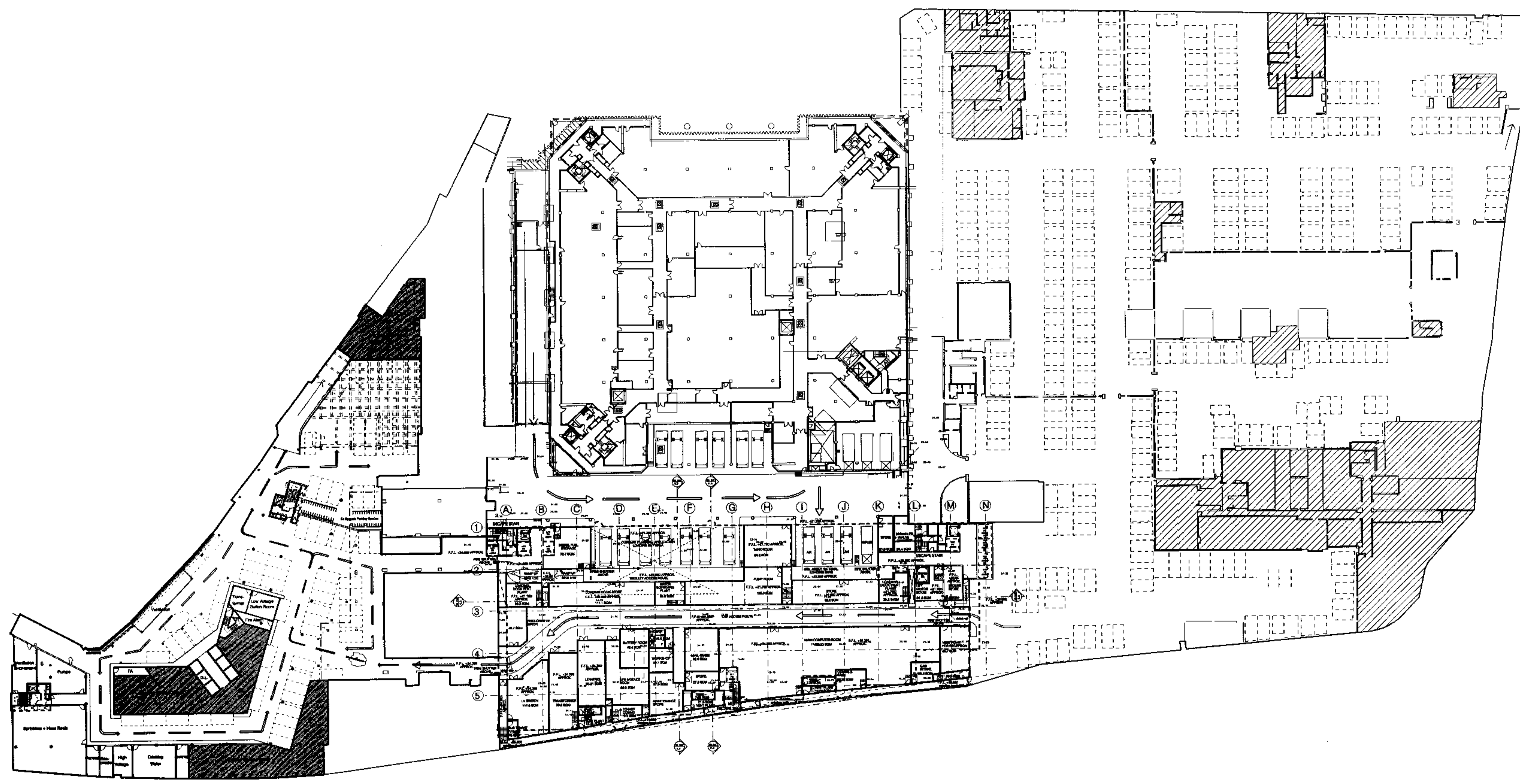
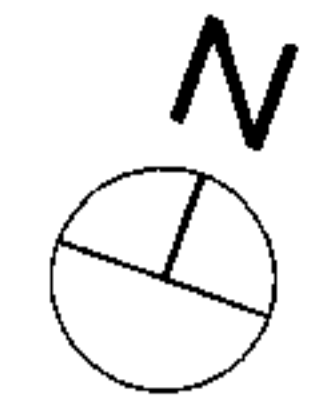
Sheppard Robson  
Architects Planners Interior Designers  
77 Parkway, Camden Town, London NW1 7PU  
Telephone 0171-485 4161 Fax 0171-267 3861

**LOCATION PLAN**

Scale	Date	Drawn	Checked	Approved
1:1250 AT A1	22.01.99			

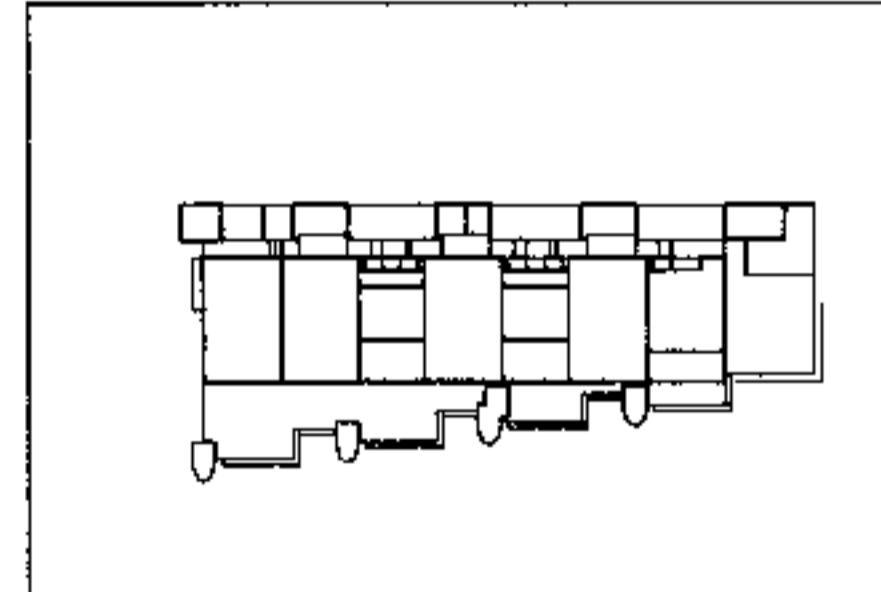
**PLANNING**

Drawing No.	Rev.
1946_00_001	



9904132.

Issue	Date	Amendment
A	01.02.99	Revised for Planning Application



2&3 Triton Square  
Regent's Place  
London NW1

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77 Parkway, Camden Town, London NW1 7PU  
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Drawing  
**BASEMENT  
SITE PLAN**

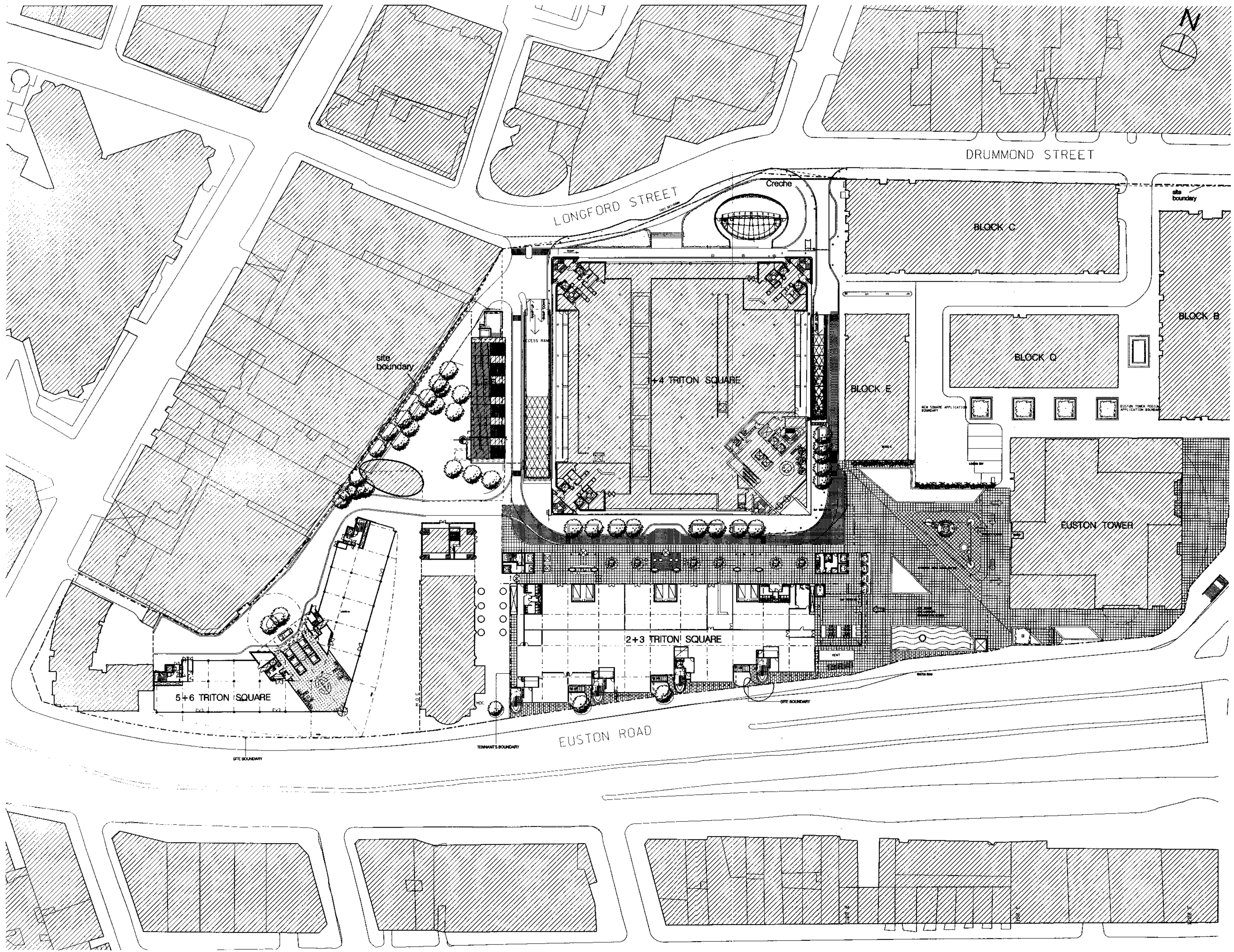
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Drawing No.	Rev.
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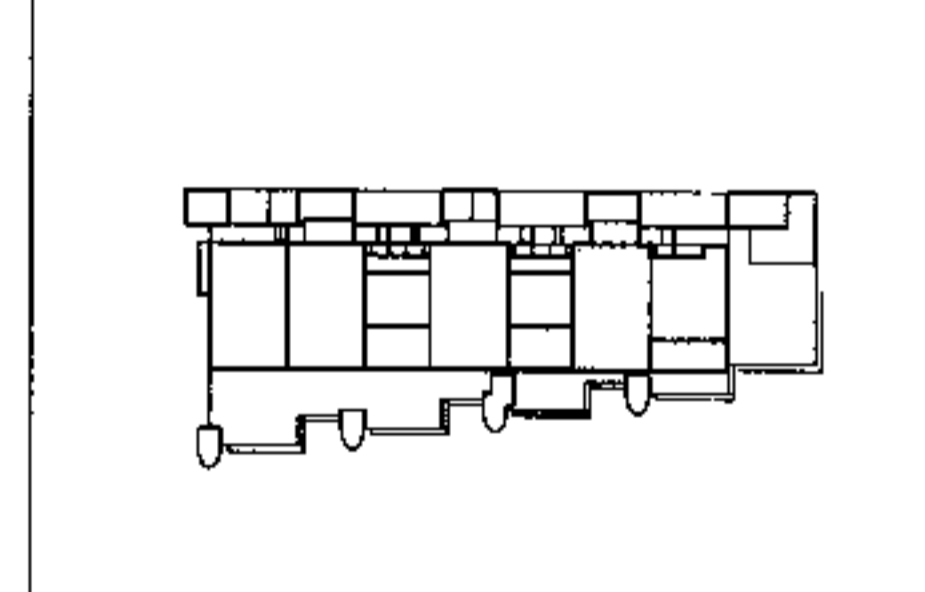
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Notes:



9904132.

A	01.02.99	Revised for Planning Application
Issue	Date	Amendment



**2&3 Triton Square**  
 Regent's Place  
 London NW1

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 77 Parkway, Camden Town, London NW1 7PU  
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Drawing  
**GROUND FLOOR**  
**SITE PLAN**

Scale	Date	Drawn	Checked	Approved
1:500 at A1	27.01.99			

Status  
**PLANNING**

Drawing No.	Rev.
1946_00_003	A

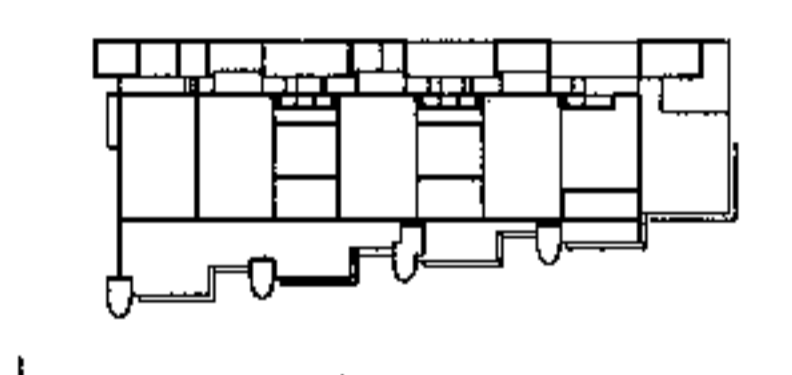
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JELlicoe HOUSE      5+6      338      2+3 TRITON SQUARE: APPLICATION 1      APPLICATION 2      TOWER PODIUM APPLICATION 3

9904132

Issue	Date	Amendment
A	01.02.99	Revised for Planning Application



**2&3 Triton Square**  
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 77 Parkway, Camden Town, London NW1 7PU  
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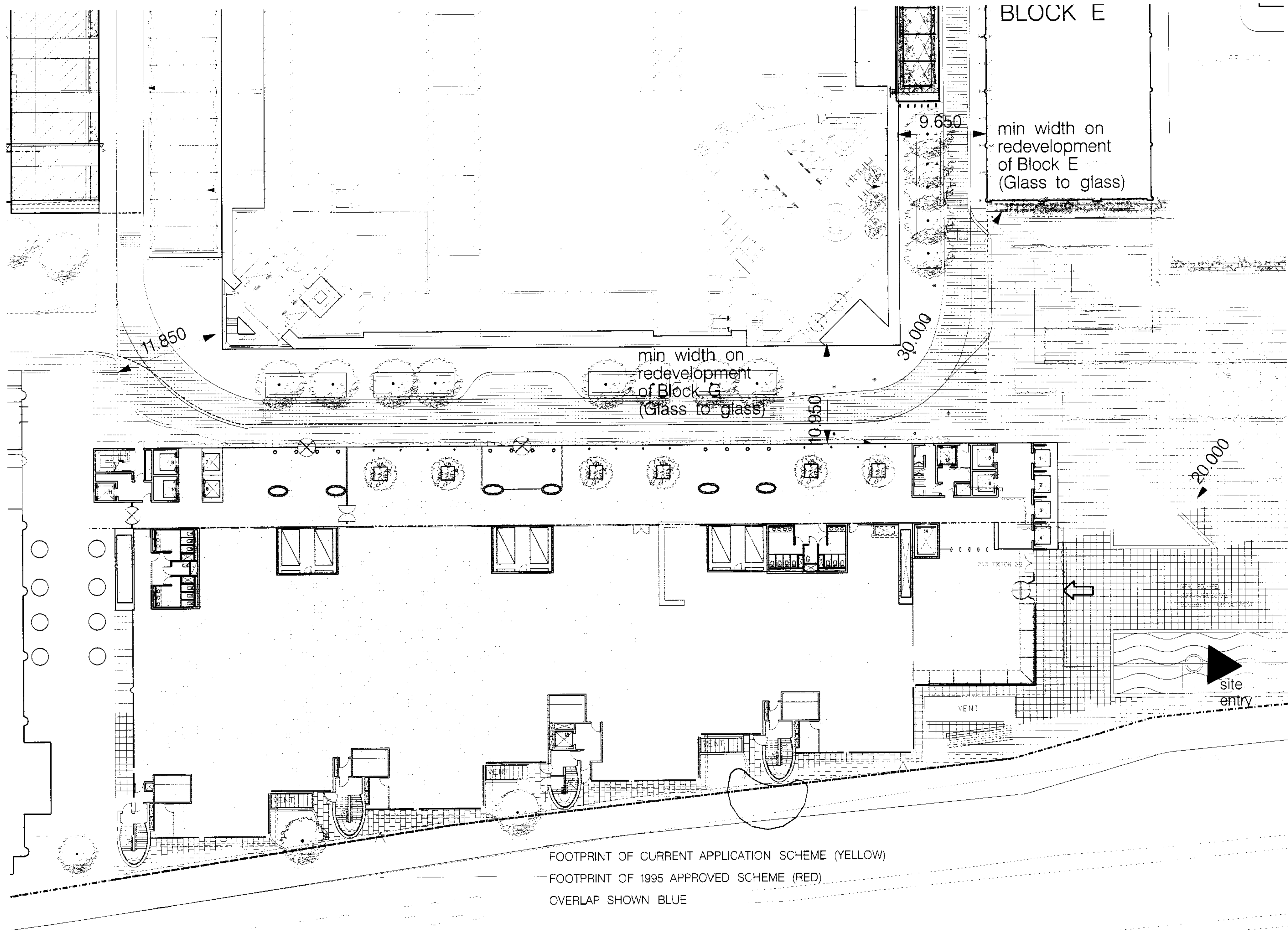
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**SOUTH ELEVATION**  
**SITE CONTEXT**  
**DRAWING**

Scale	Date	Drawn	Checked	Approved
1:500 at A1	27.01.99			

Status  
**PLANNING**

Drawing No.	Rev.
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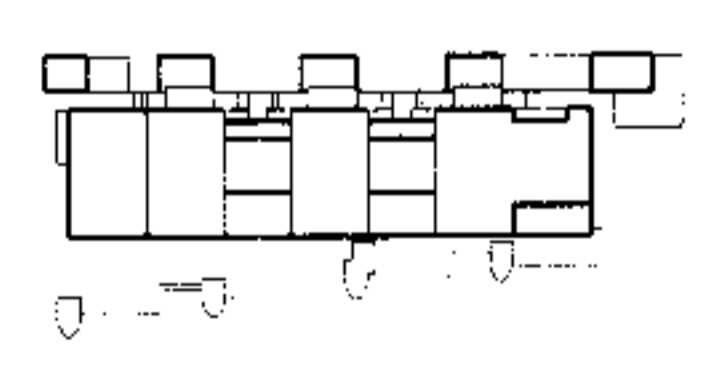
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Notes:

7904152

A 01/2/99 Review to Planning Application  
 Issue Date Amendment



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 Regent's Place  
 London NW1

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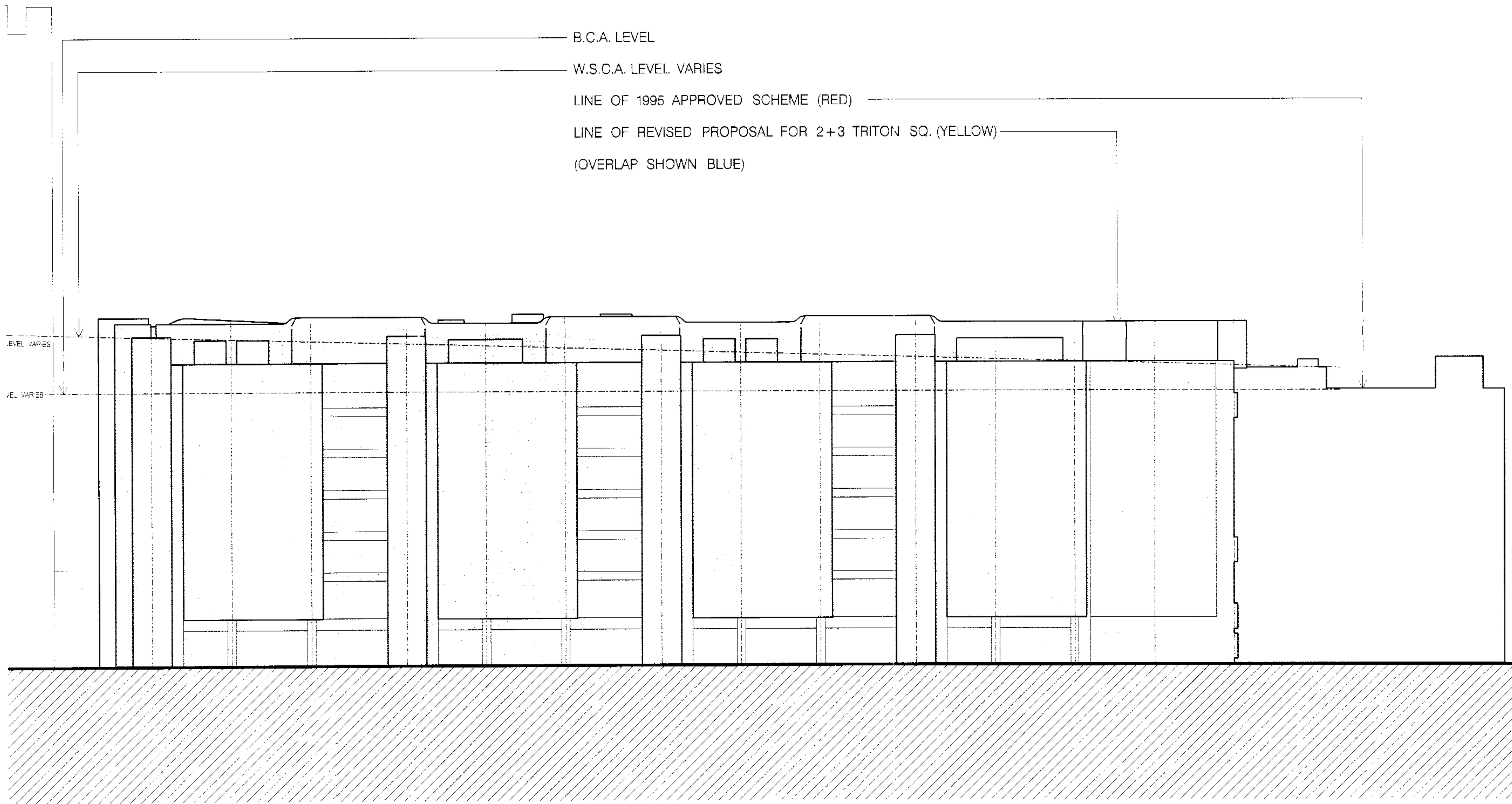
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 GROUND FLOOR  
 PLAN COMPARISON

Scale Date Drawn Checked Approved

Status  
 PLANNING

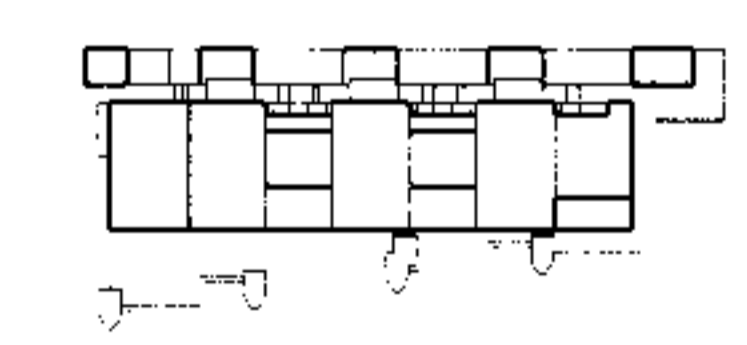
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Rev. A



9/5/13

A	01/02/99	Revision for Planning Application
Issue	Date	Amendment



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Telephone 0171-485 4161 Fax 0171-267 3861

Drawing  
**SOUTH ELEVATION  
COMPARISON**

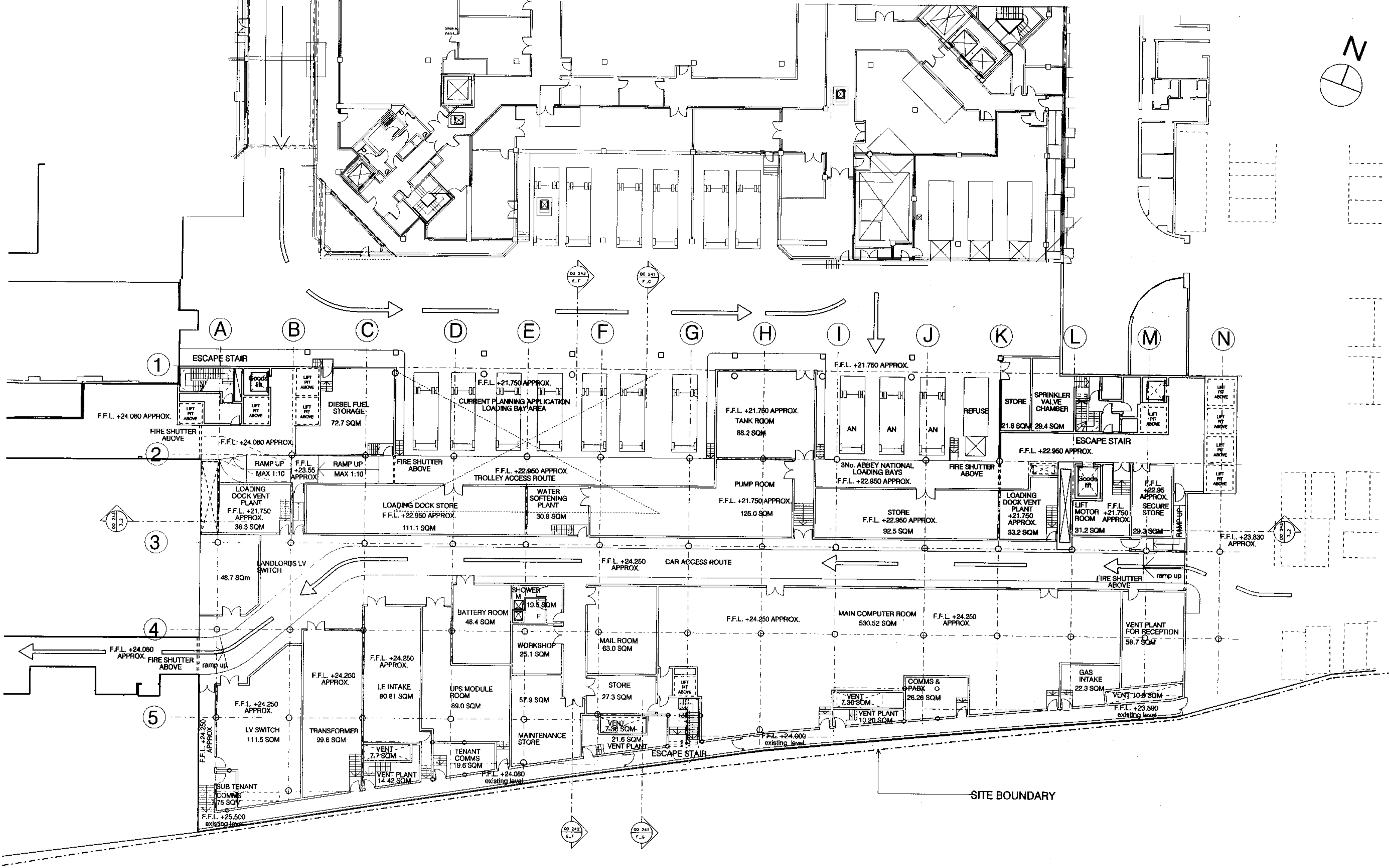
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Status  
**PLANNING**

Drawing No.	Rev.
1946_00_108	A



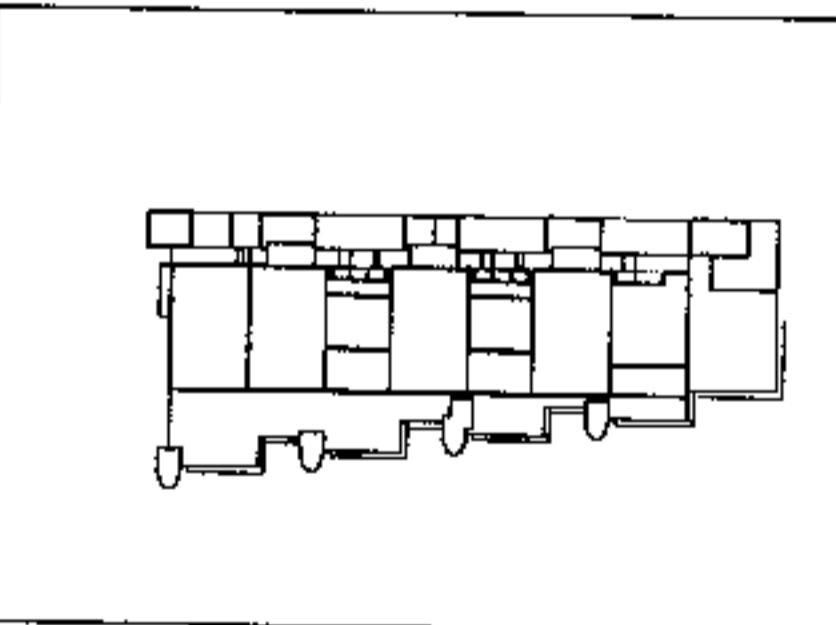
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NOTE: ALL LEVELS SHOWN AS INDICATIVE ONLY. TO BE CONFIRMED BY SITE SURVEY

9904132.

Issue	Date	Amendment
A	01.02.99	Revised for Planning Application



**2&3 Triton Square  
Regent's Place  
London NW1**

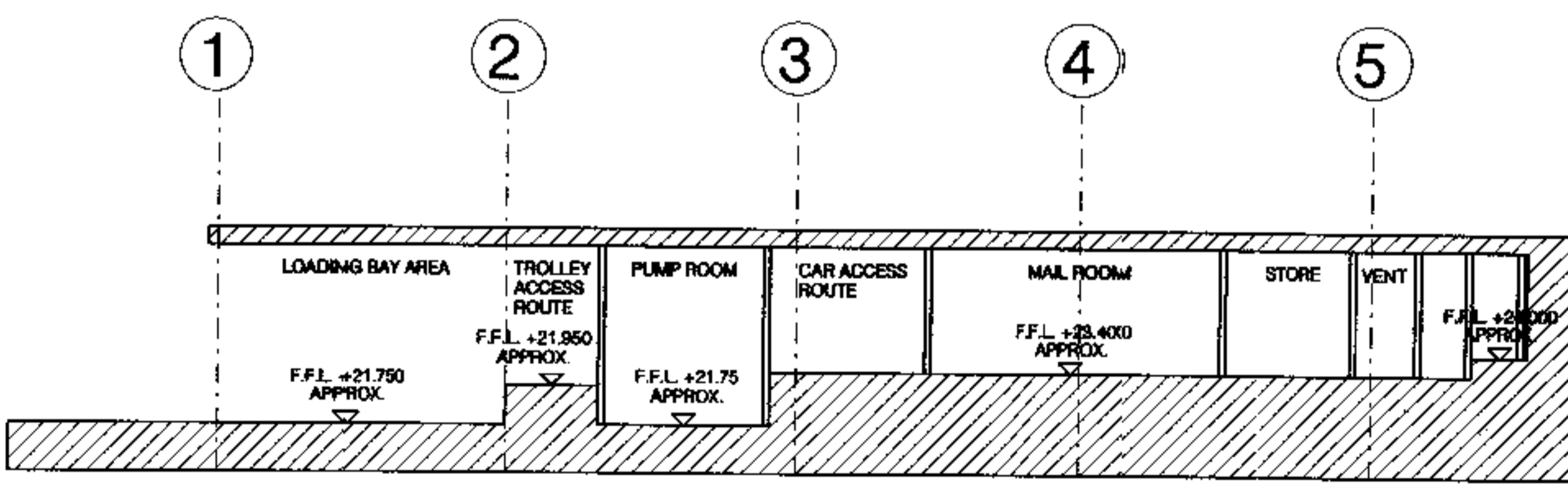
**Sheppard Robson**  
Architects Planners Interior Designers  
77 Parkway, Camden Town, London NW1 7PU  
Telephone 0171-485 4161 Fax 0171-267 3861

Drawing  
**BASEMENT PLAN**

Scale Date Drawn Checked Approved  
1:200 at A1 27.01.99

Status  
**PLANNING**

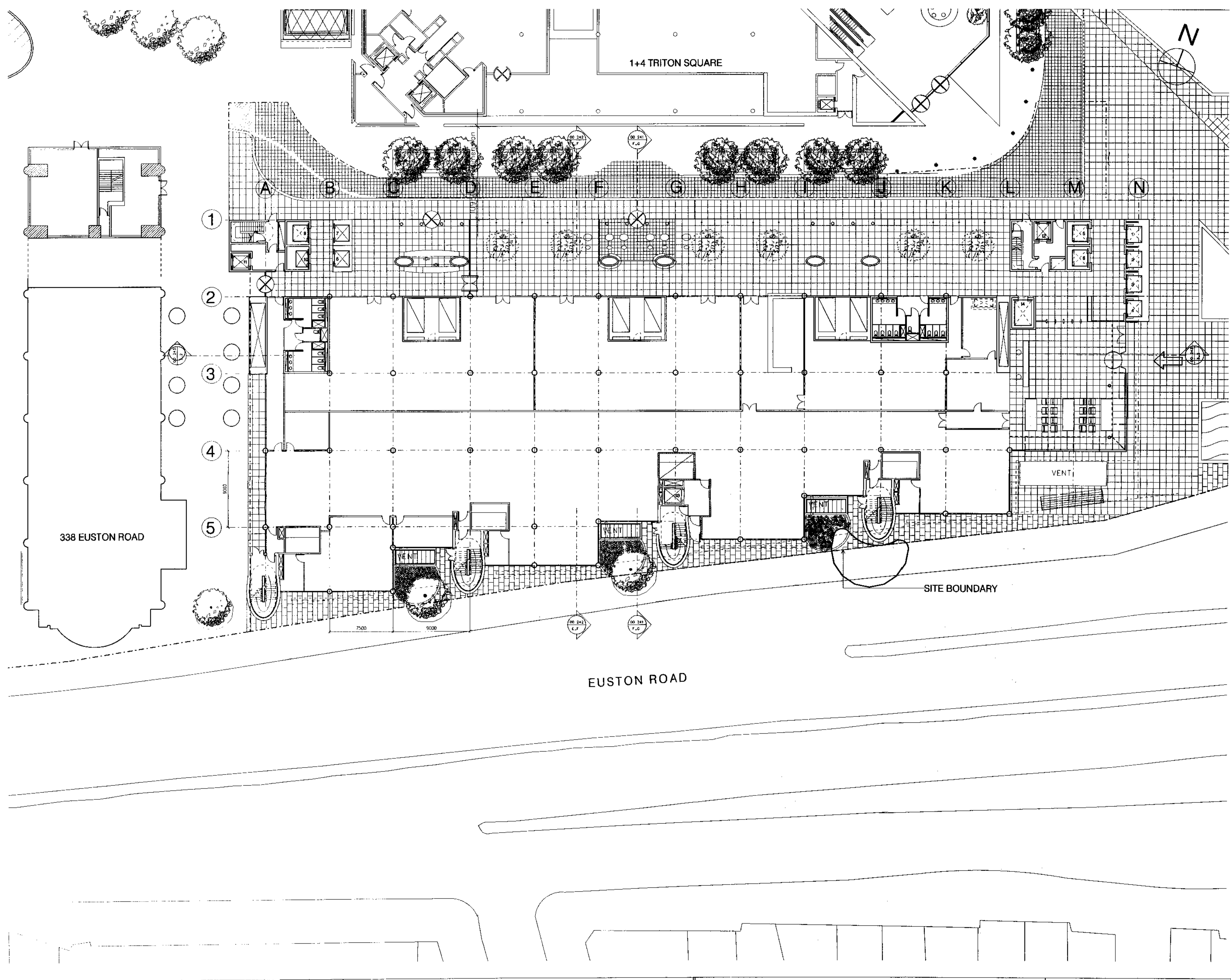
Drawing No. 1946\_00\_201 Rev. A



**BASEMENT LEVELS - SKETCH SECTION E-F**

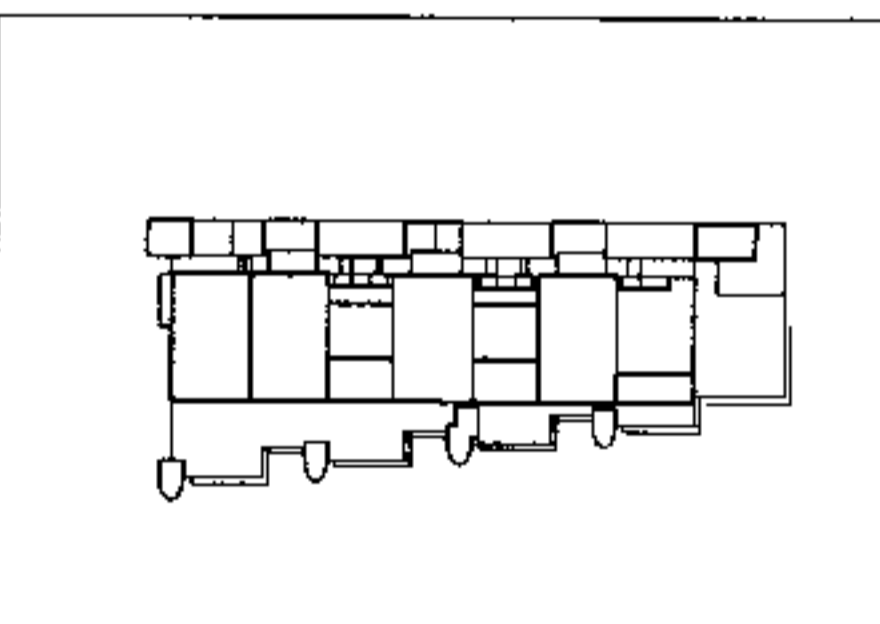
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Notes:



9904132

A	01.02.99	Revised for Planning Application
Issue	Date	Amendment



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London NW1

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Architects Planners Interior Designers  
77 Parkway, Camden Town, London NW1 7PU  
Telephone 0171-485 4161 Fax 0171-267 3861

Drawing  
**GROUND FLOOR PLAN**

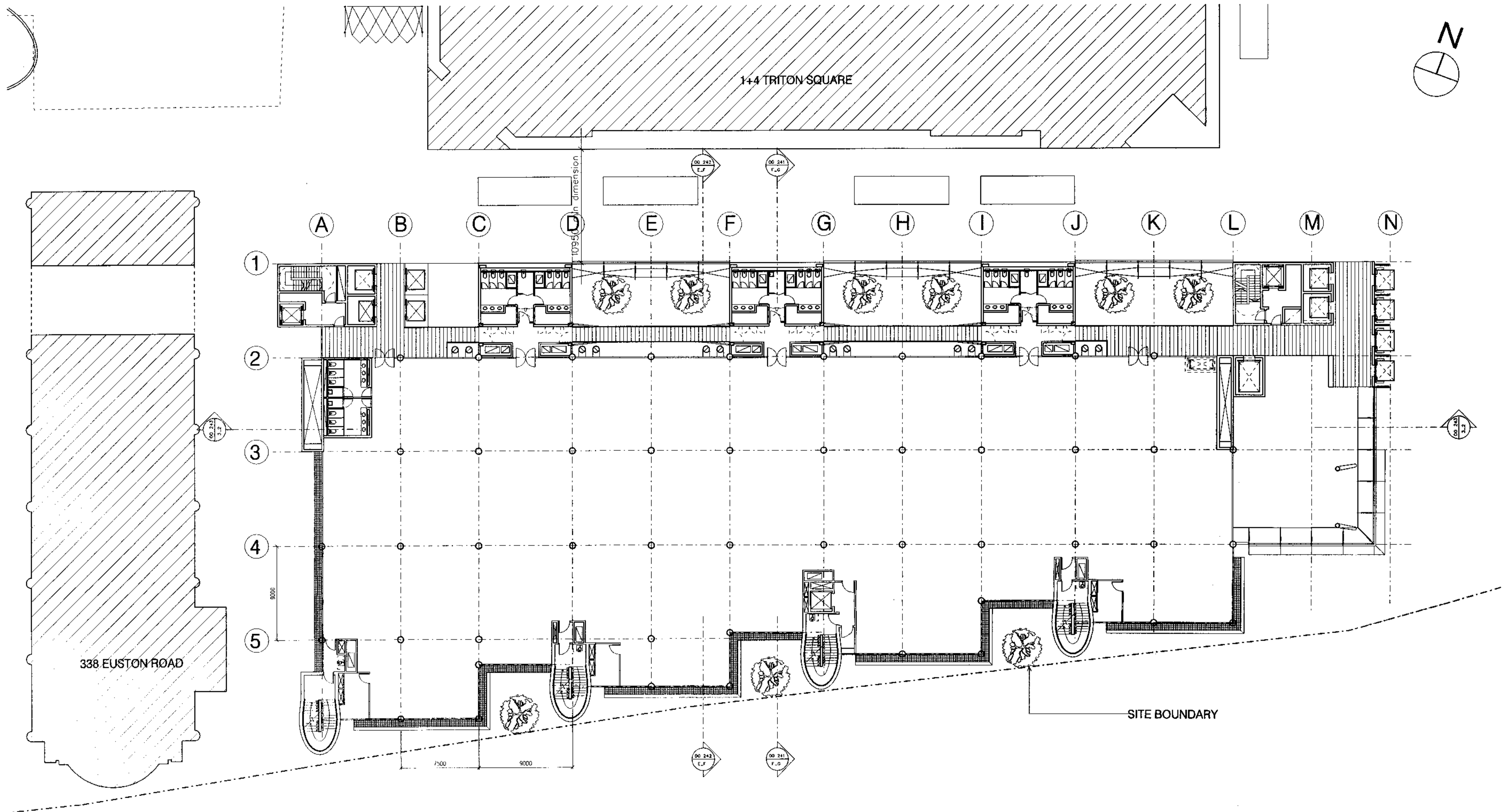
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1:200 at A1	27.01.99			

Status  
**PLANNING**

Drawing No.	Rev.
1946_00_202	A

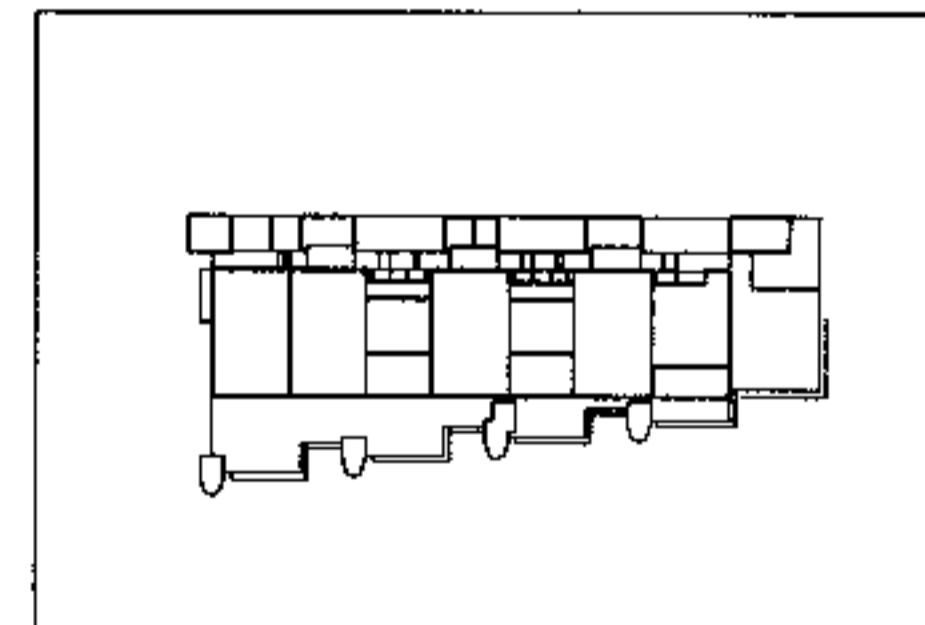
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Notes:



9904132

Issue	Date	Amendment
A	01.02.99	Revised for Planning Application



**2&3 Triton Square**  
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 London NW1

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 Architects Planners Interior Designers  
 77 Parkway, Camden Town, London NW1 7PU  
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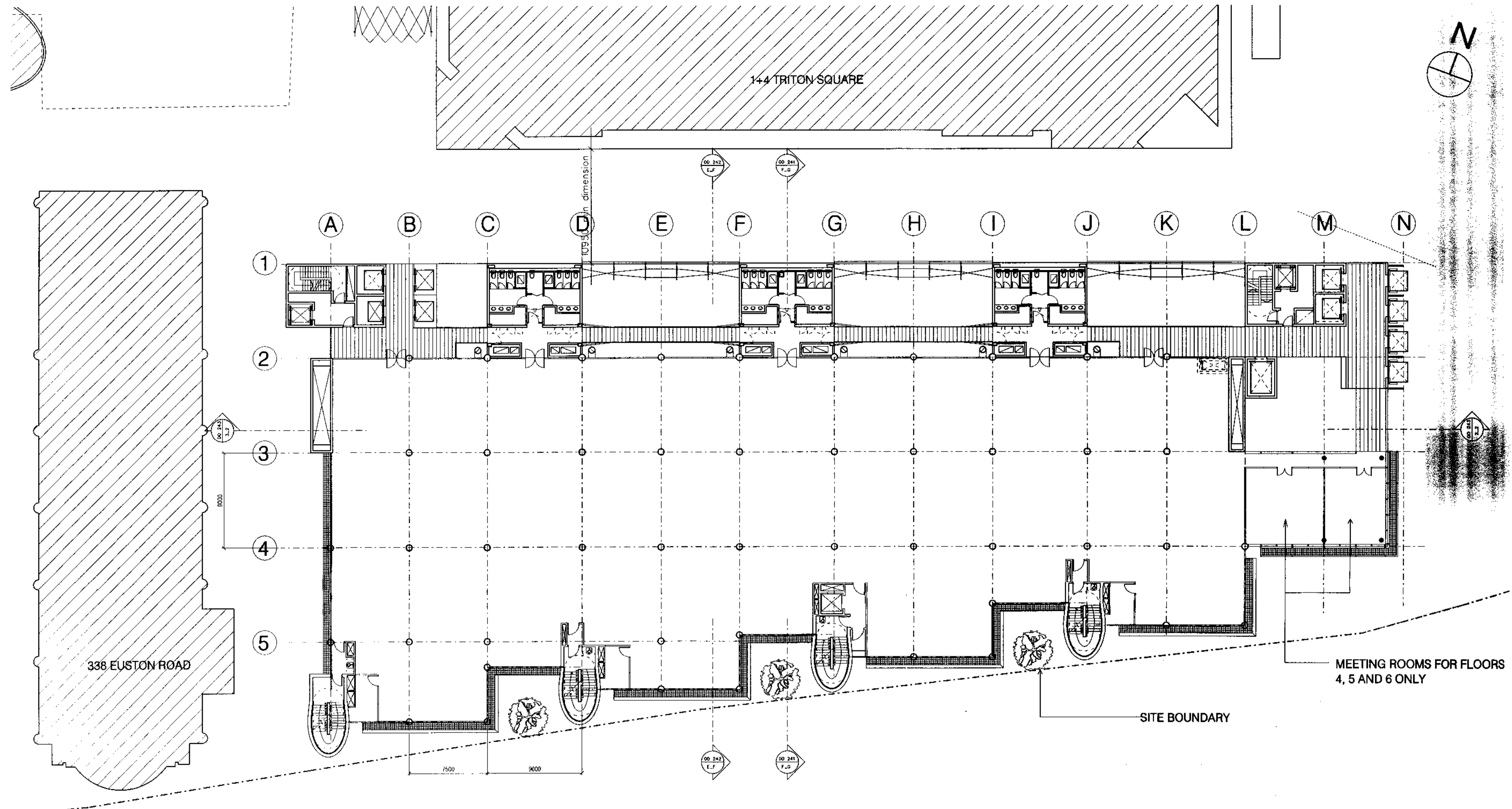
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**FIRST FLOOR PLAN**

Scale	Date	Drawn	Checked	Approved
1:200 at A1	27.01.99			

Status  
**PLANNING**

Drawing No.	Rev.
1946_00_203	A

Plotted: 08-FEB-1999 09:37 Filename: p:\1946\plot\00-203.plt



1+4 TRITON SQUARE

338 EUSTON ROAD

EUSTON ROAD

SITE BOUNDARY

MEETING ROOMS FOR FLOORS 4, 5 AND 6 ONLY

Notes:

9904132

A	01.02.99	Revised for Planning Application
Issue	Date	Amendment

**2&3 Triton Square**  
Regent's Place  
London NW1

**Sheppard Robson**  
Architects Planners Interior Designers  
77 Parkway, Camden Town, London NW1 7PU  
Telephone 0171-485 4161 Fax 0171-267 3861

Drawing  
**TYPICAL FLOOR PLAN**

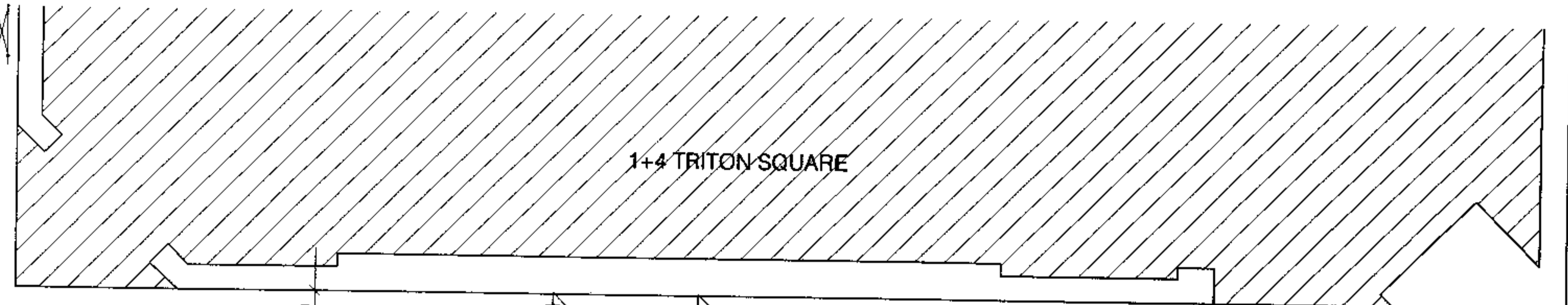
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Status  
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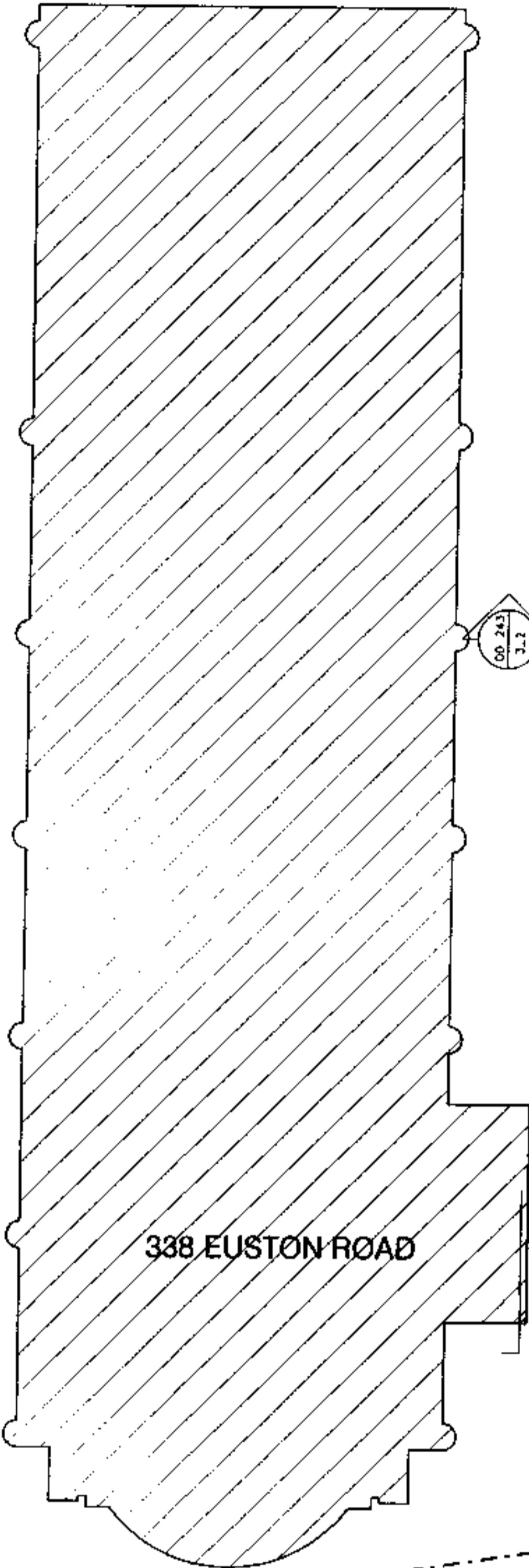
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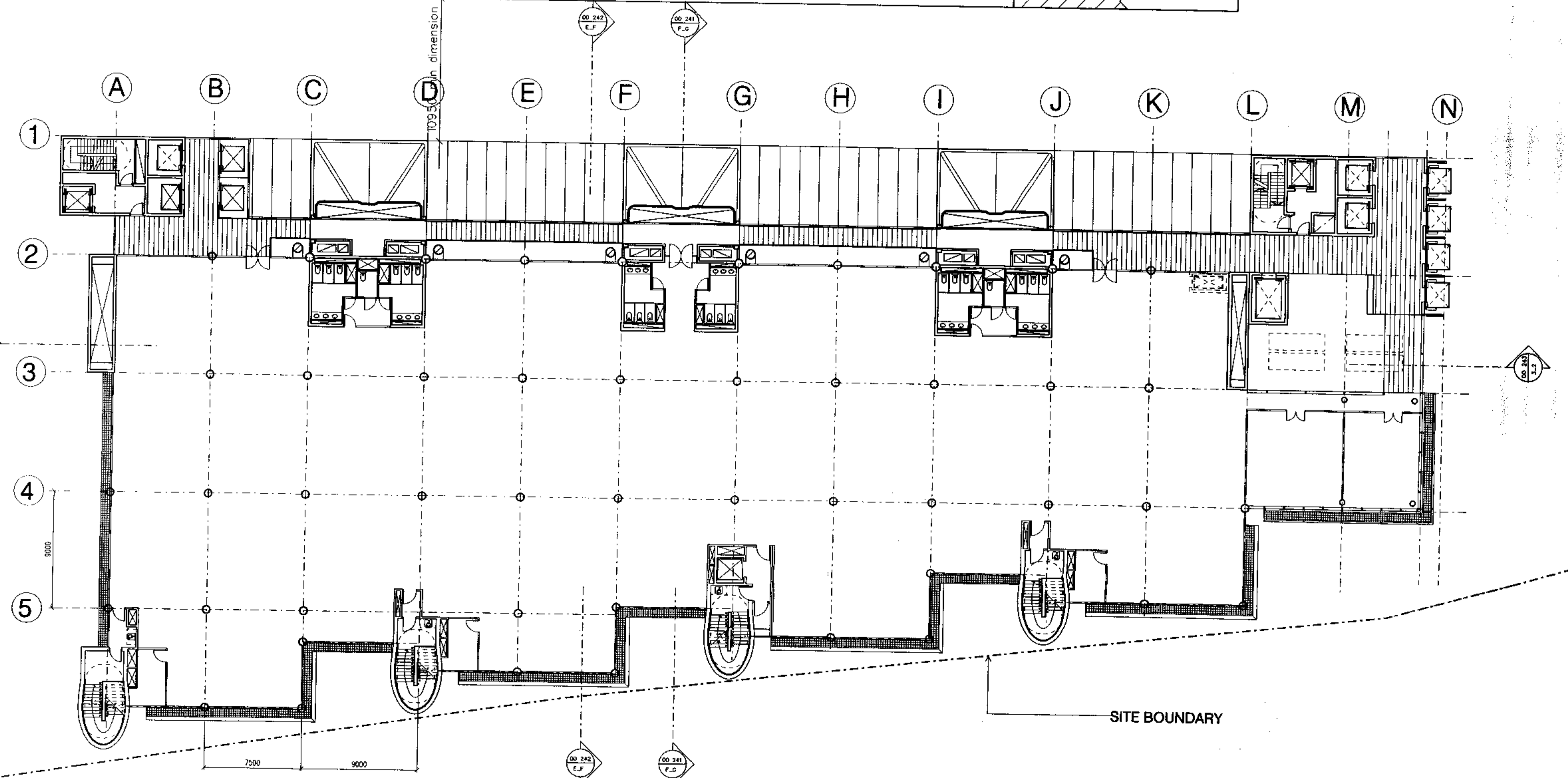
Notes:



1+4 TRITON SQUARE



338 EUSTON ROAD

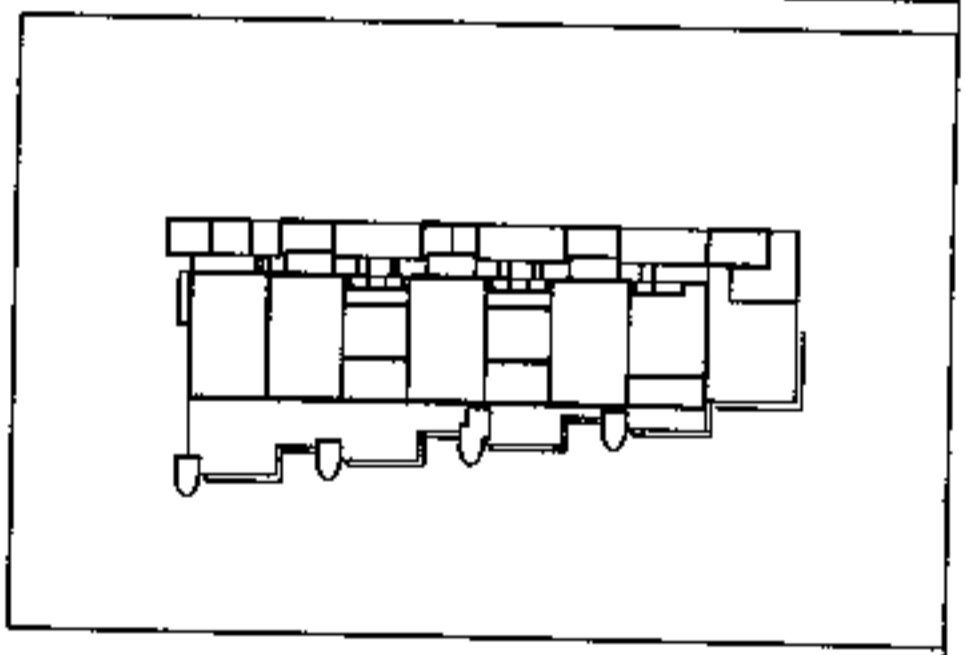


SITE BOUNDARY

EUSTON ROAD

9904132

A	01.02.99	Revised for Planning Application
Issue	Date	Amendment



2&3 Triton Square  
Regent's Place  
London NW1

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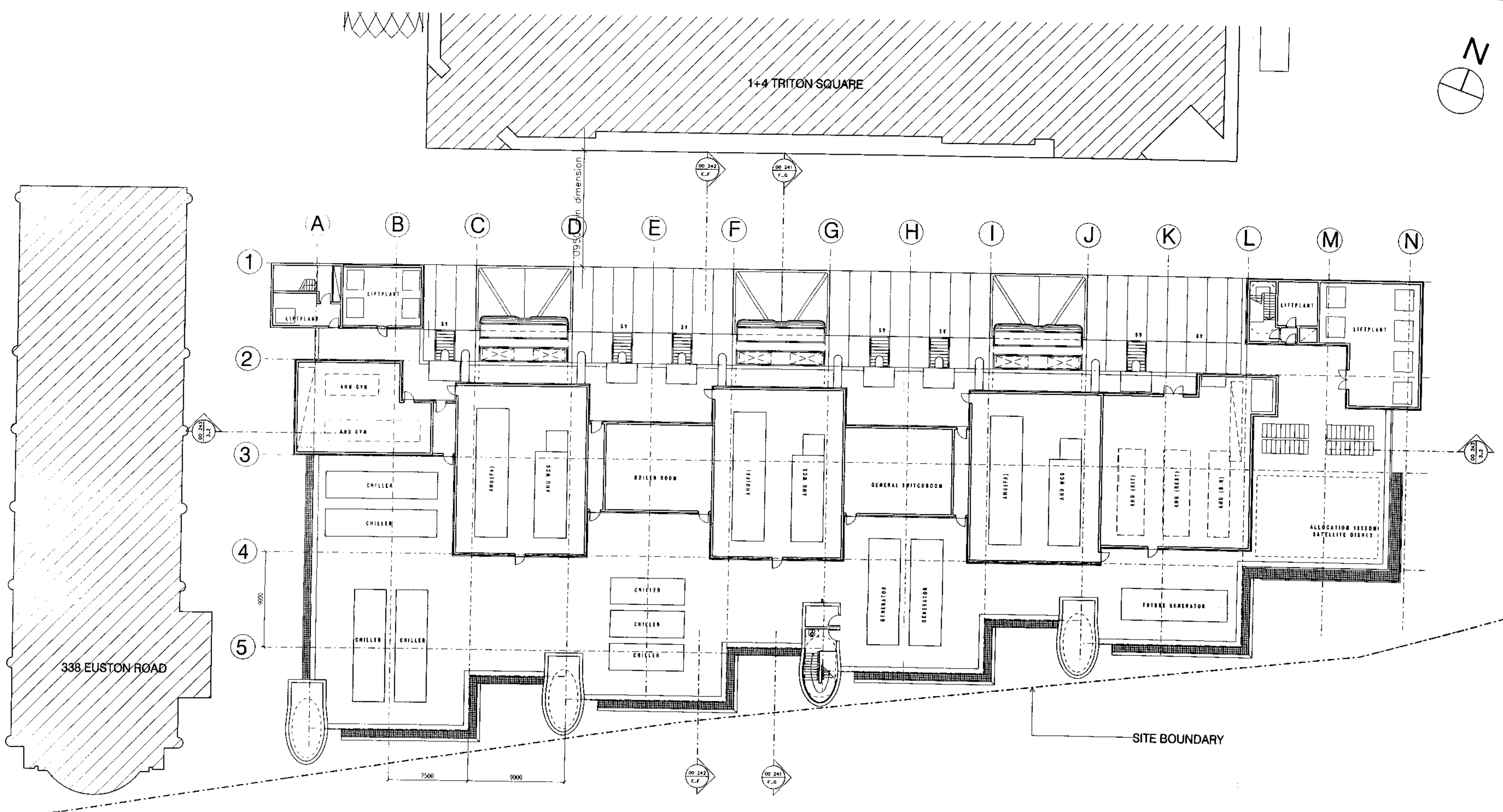
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**6TH FLOOR PLAN**

Scale	Date	Drawn	Checked	Approved
1:200 at A1	27.01.99			

Status  
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Drawing No.	Rev.
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Plotted 08-FEB-1999 09:38 Filename p:\1946\plot\00\_208.plt

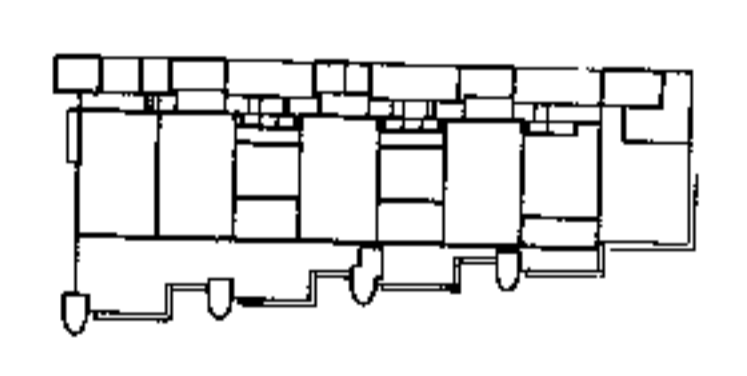


Notes:

A1

9904132

A	01/02/99	Revised for Planning Application
Issue	Date	Amendment



2&3 Triton Square  
Regent's Place  
London NW1

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77 Parkway, Camden Town, London NW1 7PU  
Telephone 0171-485 4161 Fax 0171-267 3861

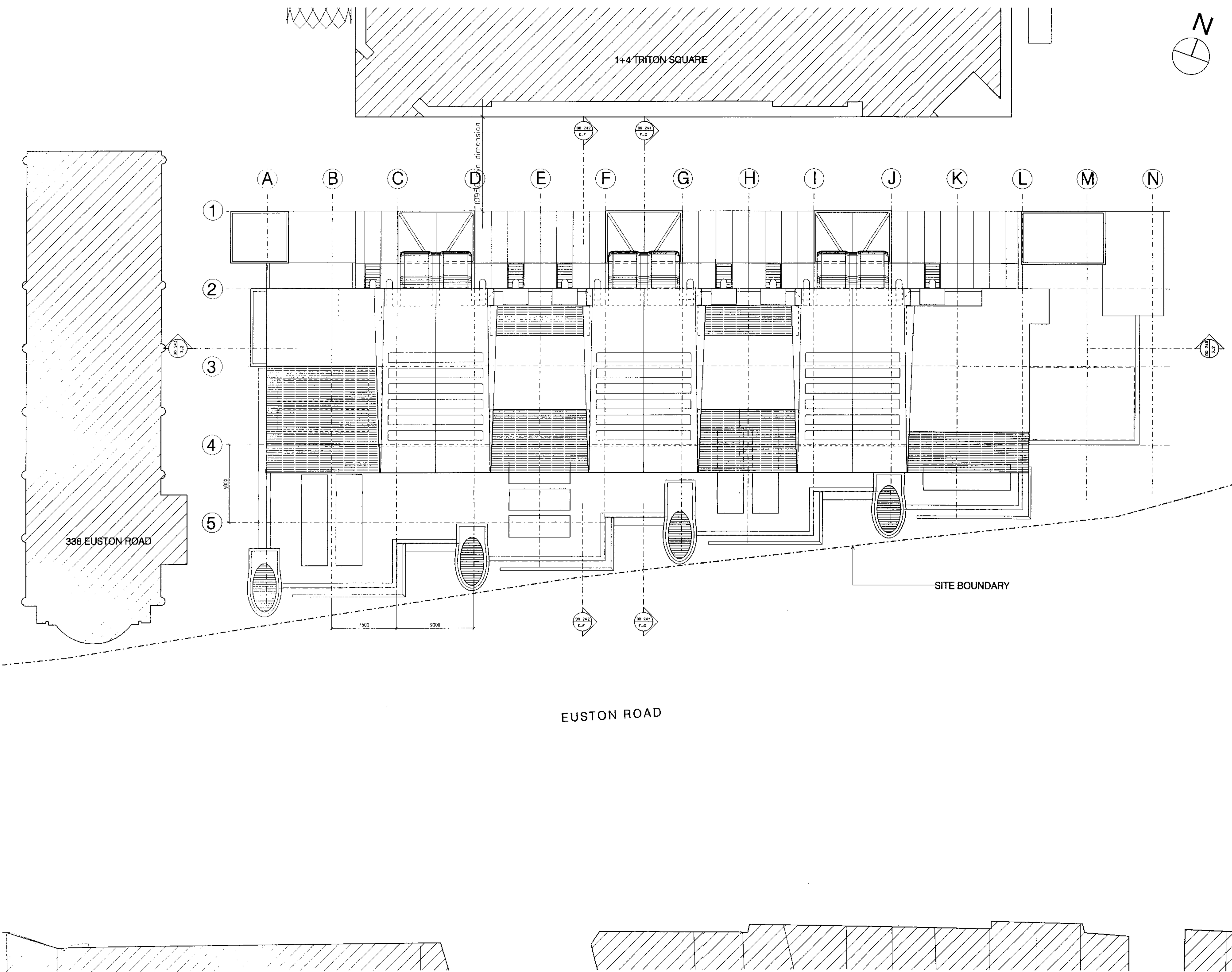
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**SEVENTH FLOOR PLAN  
ROOF PLANT LEVEL**

Scale	Date	Drawn	Checked	Approved
1:200 at A1	27.01.99			

Status  
**PLANNING**

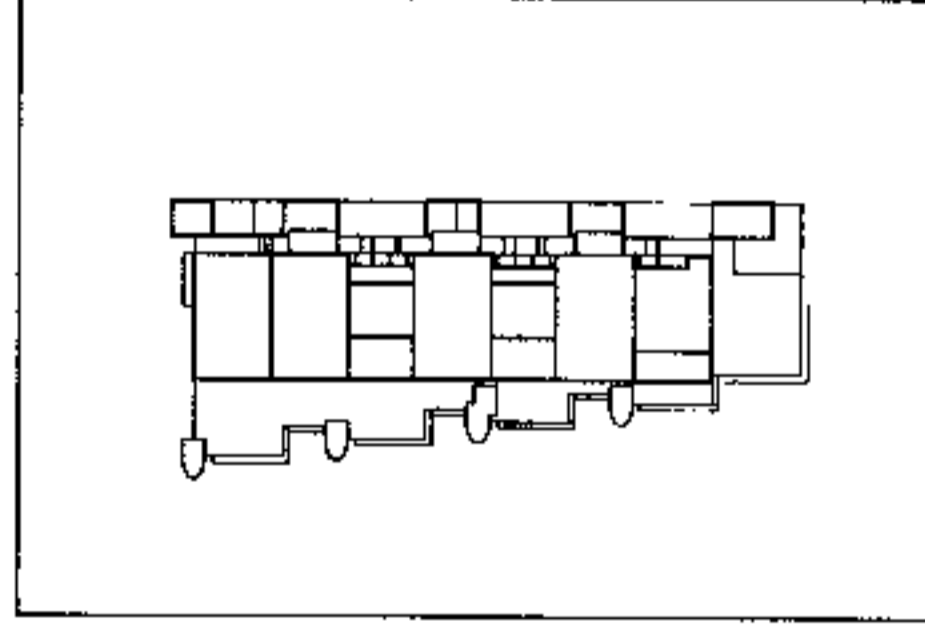
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Plotted 08-FEB-1999 09:39 Filename p:\1946\plot\00\_209.plt



9904132

Issue	Date	Amendment
A	01.02.99	Revised for Planning Application



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**Regent's Place**  
**London NW1**

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**Drawing**  
**ROOF PLAN**

Scale	Date	Drawn	Checked	Approved
1:200 at A1	27.01.99			

**Status**  
**PLANNING**

Drawing No.	Rev.
1946_00_210	A

Plotted 08-FEB-1999 17:38 Filename: p:\1946\plot\00\_210.plt

**Note:**  
**CLADDING 2&3 TRITON SQUARE**

**South Facade**  
 Double/triple glazed Structural Silicone Glazing System (S.S.G.) with Polyester Powder Coated (P.P.C.) spandrel panels.  
 Cast SS brackets to support SS maintenance walkways and aluminium or stone louvre 'screen' with P.P.C. extruded aluminium vertical support framework

**East Facade**  
 Double glazed S.S.G. system with P.P.C. aluminium spandrel panels at slab edges. Glazing wall supported by vertical bow string cable structure. Steel brackets to support maintenance walkways. Part mechanically operated aluminium louvre screen fixed to P.P.C. extruded aluminium support framework to match south wall.

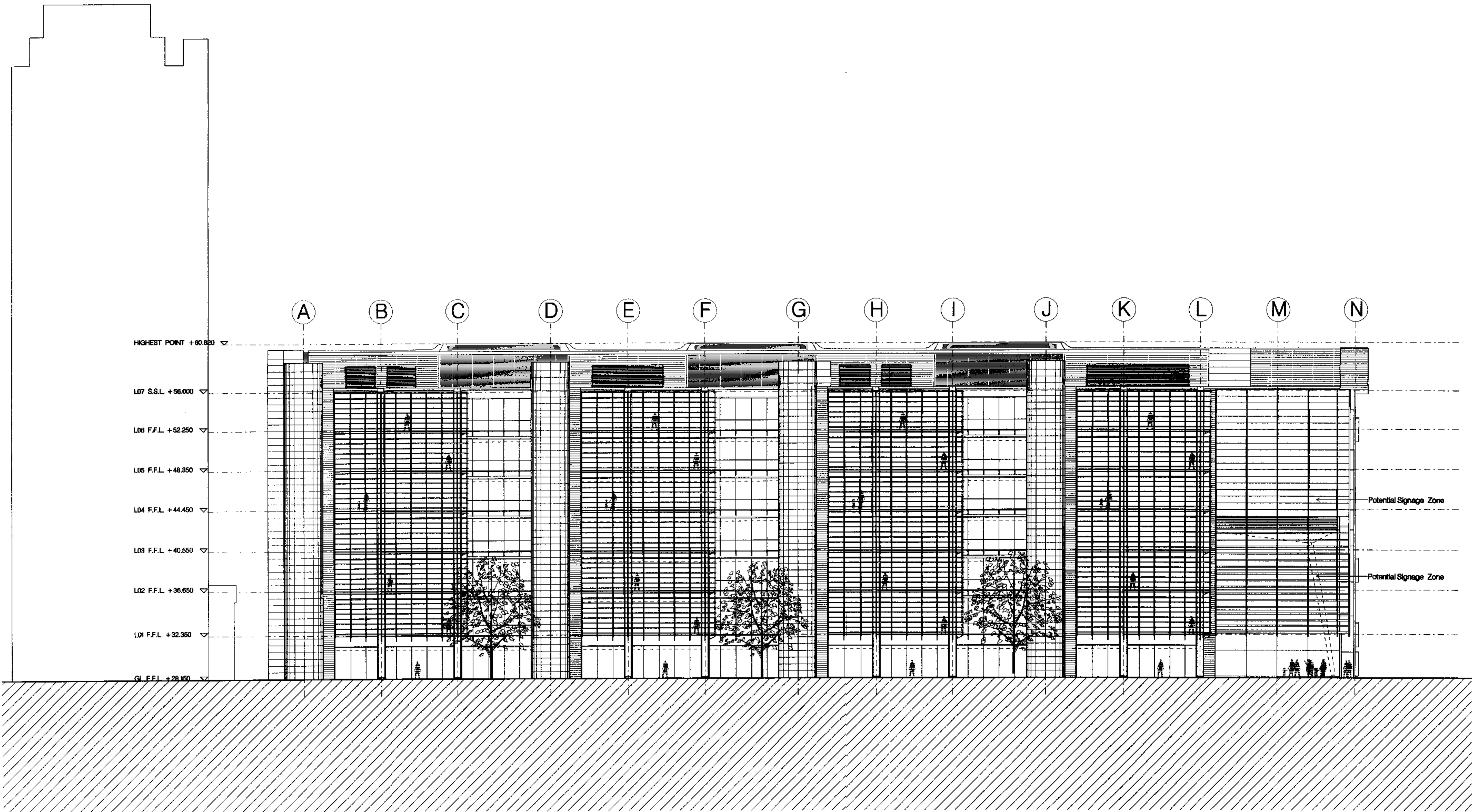
**North Facade**  
 Double glazed S.S.G. supported by horizontal bow string cable structure. Double glazed S.S.G. proprietary wall system to all other glazed areas.

**West Facade**  
 Triple glazed S.S.G. climate wall with P.P.C. aluminium spandrel panels. External cast steel brackets to support SS maintenance walkways.

**Cores**  
 Structural concrete core clad with reconstituted/natural stone panels.

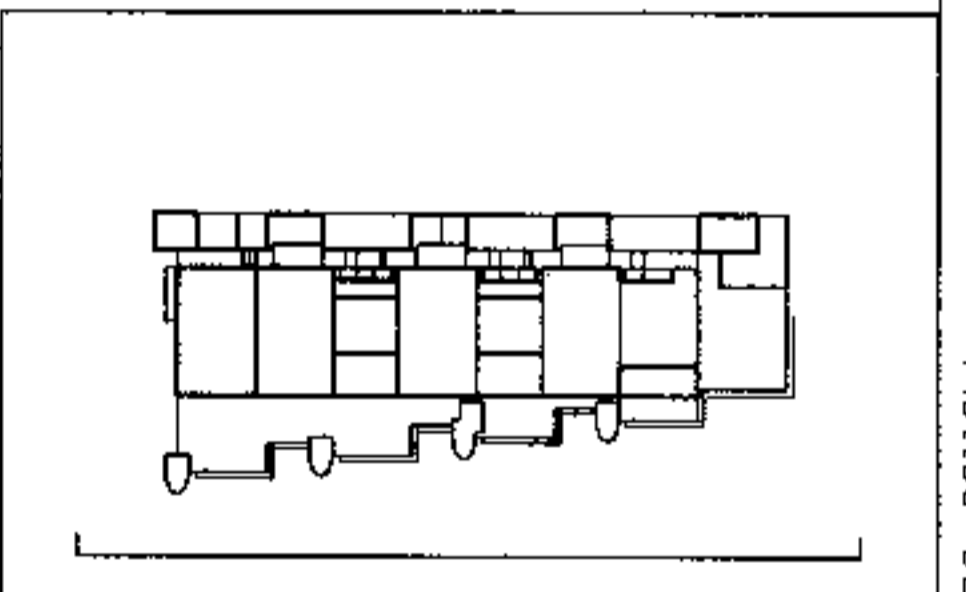
**Columns**  
 Fair faced light grey reinforced concrete

**Roof Plant**  
 P.P.C. aluminium rainscreen panels/louvres.



9904132

A	01.02.99	Revised for Planning Application
Issue	Date	Amendment



**2&3 Triton Square**  
**Regent's Place**  
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**Drawing**  
**SOUTH ELEVATION**

Scale	Date	Drawn	Checked	Approved
1:200 at A1	27.01.99			

**Status**  
**PLANNING**

Drawing No.	Rev.
1946_00_220	A

Plotted 08-FEB-1999 09:40 Filename p:\1946\plot\00\_220.plt



Notes:  
CLADDING 2&3 TRITON SQUARE

**South Facade**  
Double/triple glazed Structural Silicone Glazing System (S.S.G.) with Polyester Powder Coated (P.P.C.) spandrel panels.  
Cast SS brackets to support SS maintenance walkways and aluminium or stone louve 'screen' with P.P.C. extruded aluminium vertical support framework.

**East Facade**  
Double glazed S.S.G. system with P.P.C. aluminium spandrel panels at slab edges. Glazing wall supported by vertical bow string cable structure. Steel brackets to support maintenance walkways. Part mechanically operated aluminium louve screen fixed to P.P.C. extruded aluminium support framework to match south wall.

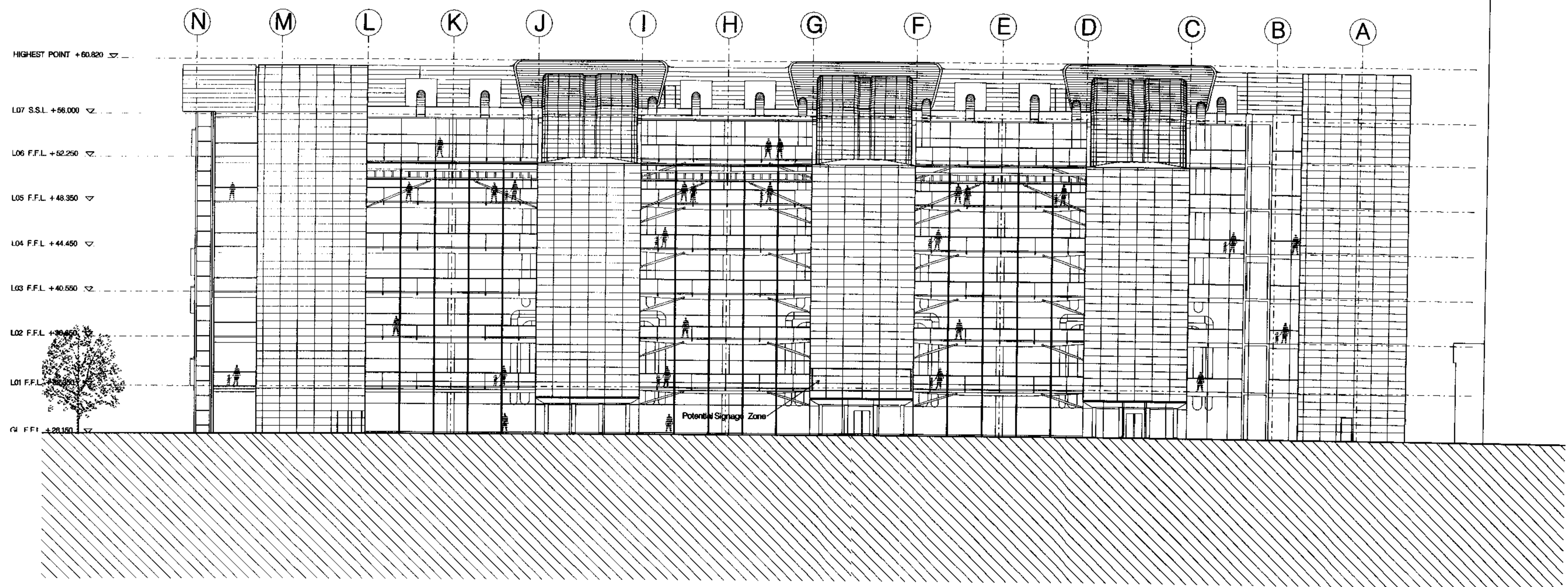
**North Facade**  
Double glazed S.S.G. supported by horizontal bow string cable structure. Double glazed S.S.G. proprietary wall system to all other glazed areas.

**West Facade**  
Triple glazed S.S.G. climate wall with P.P.C. aluminium spandrel panels. External cast steel brackets to support SS maintenance walkways.

**Core**  
Structural concrete core clad with reconstituted/natural stone panels.

**Columns**  
Fair faced light grey reinforced concrete

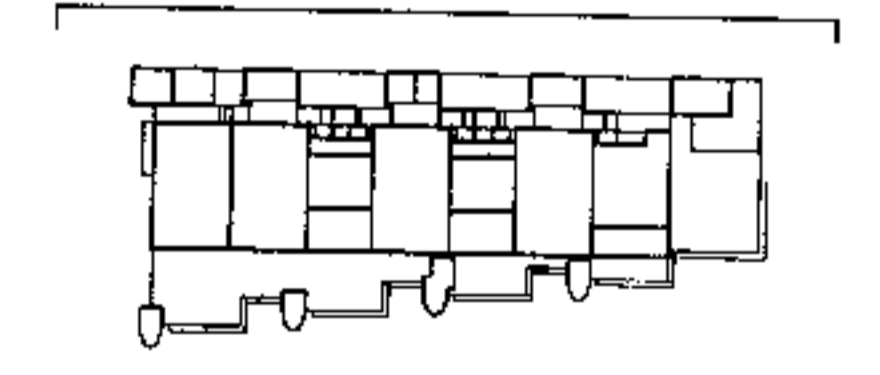
**Roof Plant**  
P.P.C. aluminium rainscreen panels/louvres.



990413Z

A 01.02.99 Revised for Planning Application

Issue Date Amendment



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Regent's Place  
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Drawing  
NORTH ELEVATION

Scale Date Drawn Checked Approved  
1/200 at A1 27.01.99

Status  
PLANNING

Drawing No. 1946\_00\_221 Rev. A

Plotted 08-FEB-1999 09:46 Filename p:\1946\p100\00\_221.plt

Notes:  
CLADDING 2&3 TRITON SQUARE

South Facade  
Double/triple glazed Structural Silicone Glazing System (S.S.G.) with Polyester Powder Coated (P.P.C.) spandrel panels.  
Cast SS brackets to support SS maintenance walkways and aluminium or stone louvre 'screen' with P.P.C. extruded aluminium vertical support framework

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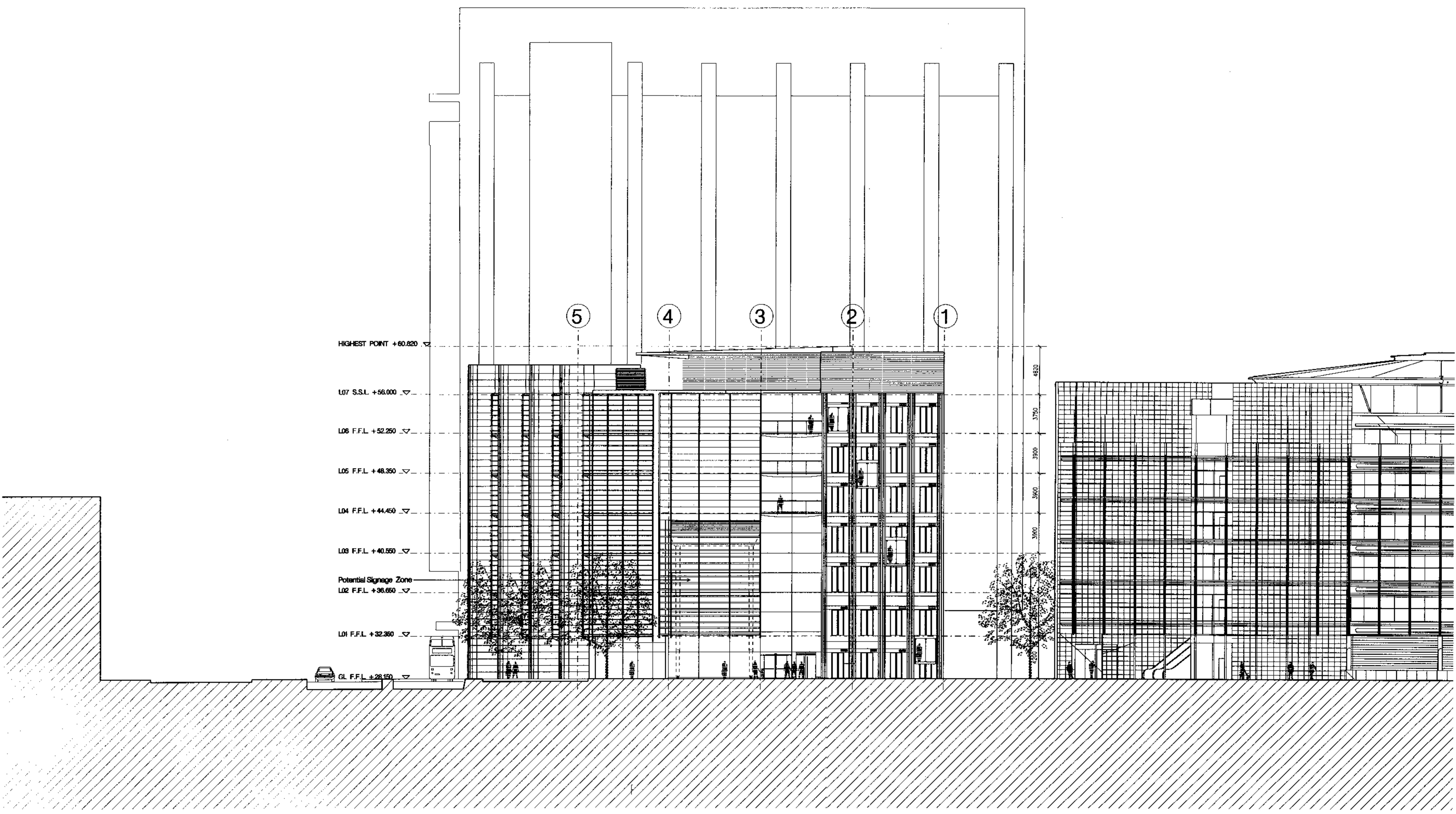
North Facade  
Double glazed S.S.G. supported by horizontal bow string cable structure. Double glazed S.S.G. proprietary wai system to all other glazed areas.

West Facade  
Triple glazed S.S.G. climate wall with P.P.C. aluminium spandrel panels. External cast steel brackets to support SS maintenance walkways.

Cores  
Structural concrete core clad with reconstituted/natural stone panels.

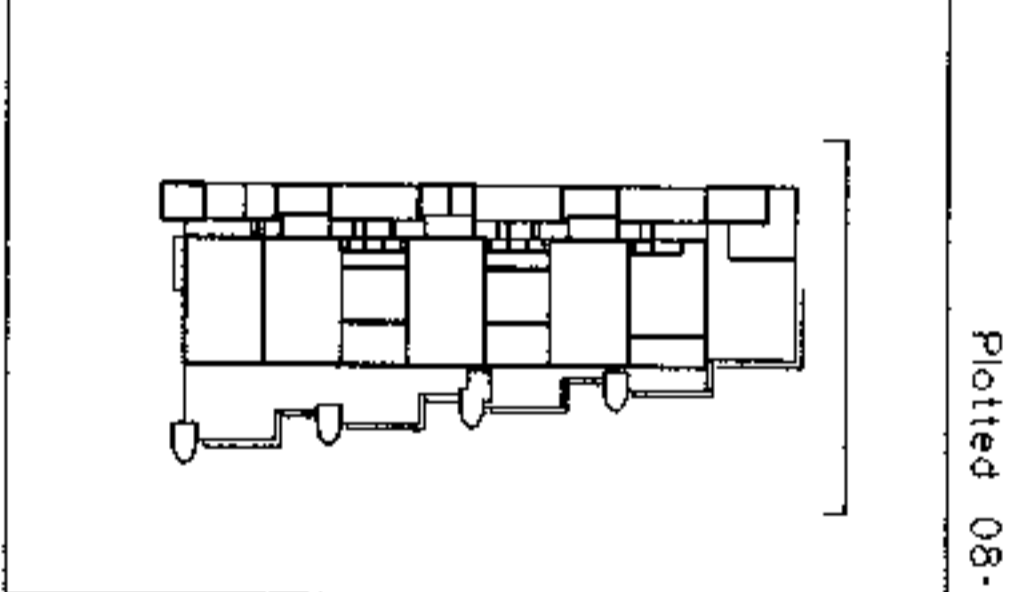
Columns  
Fair faced light grey reinforced concrete

Roof Plant  
P.P.C. aluminium rainscreen panels/louvres.



9904132

A	01.02.99	Revised for Planning Application
Issue	Date	Amendment



2&3 Triton Square  
Regent's Place  
London NW1

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Architects Planners Interior Designers  
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Drawing  
**EAST ELEVATION**

Scale	Date	Drawn	Checked	Approved
1/200	27.01.99	MJ		

Status  
**PLANNING**

Drawing No.	Rev.
1946_00_222	A

Plotted 08-FEB-1999 09:46 Filename p:\1946\plot\00\_222.plt

**Notes:**  
**CLADDING 2&3 TRITON SQUARE**

**South Facade**  
 Double/triple glazed Structural Silicone Glazing System (S.S.G.) with Polyester Powder Coated (P.P.C.) spandrel panels.  
 Cast SS brackets to support SS maintenance walkways and aluminium or stone louvre 'screen' with P.P.C. extruded aluminium vertical support framework

**East Facade**  
 Double glazed S.S.G. system with P.P.C. aluminium spandrel panels at slab edges. Glazing wall supported by vertical bow string cable structure. Steel brackets to support maintenance walkways. Part mechanically operated aluminium louvre screen fixed to P.P.C. extruded aluminium support framework to match south wall.

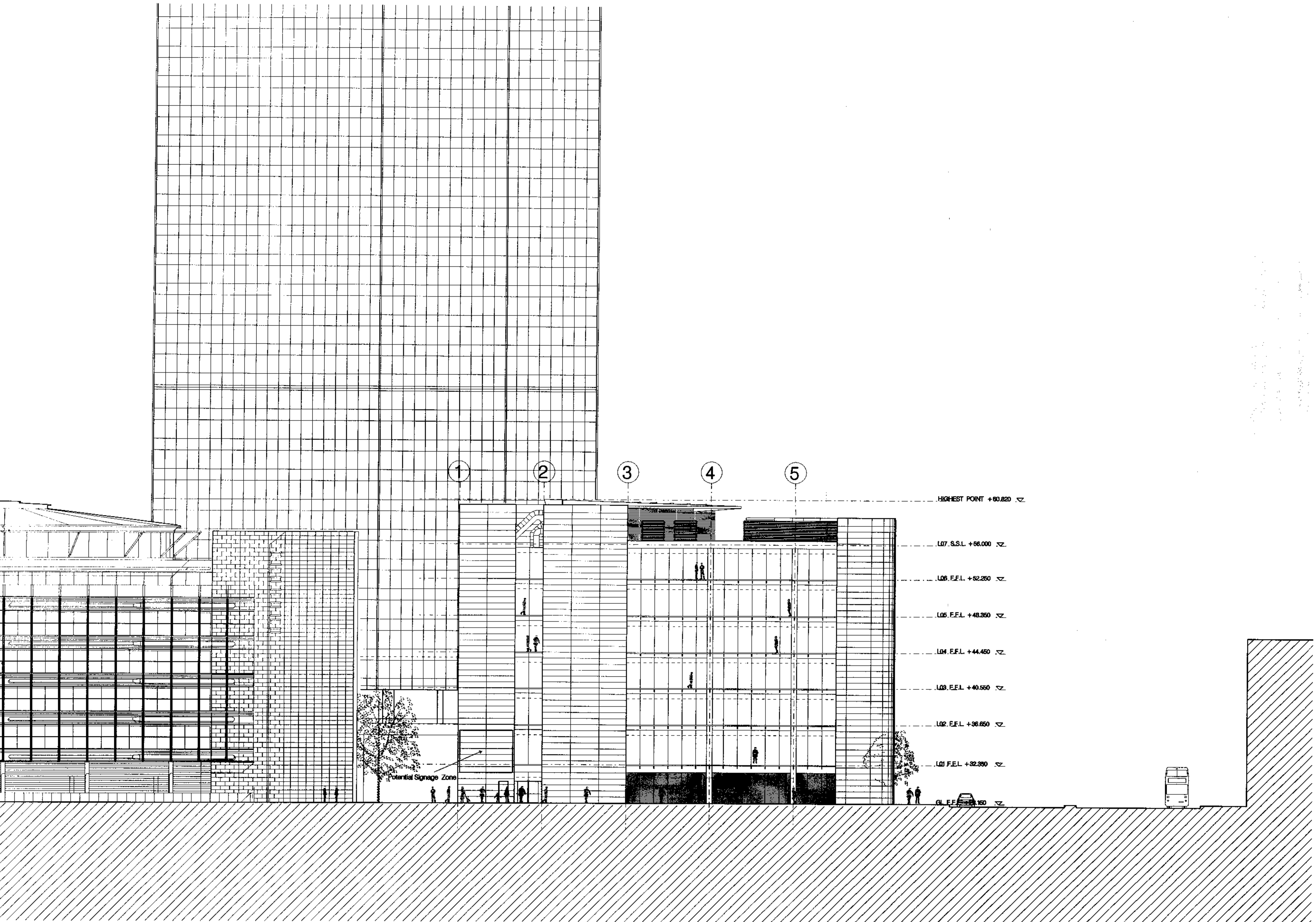
**North Facade**  
 Double glazed S.S.G. supported by horizontal bow string cable structure. Double glazed S.S.G. proprietary wall system to all other glazed areas.

**West Facade**  
 Triple glazed S.S.G. climate wall with P.P.C. aluminium spandrel panels. External cast steel brackets to support SS maintenance walkways.

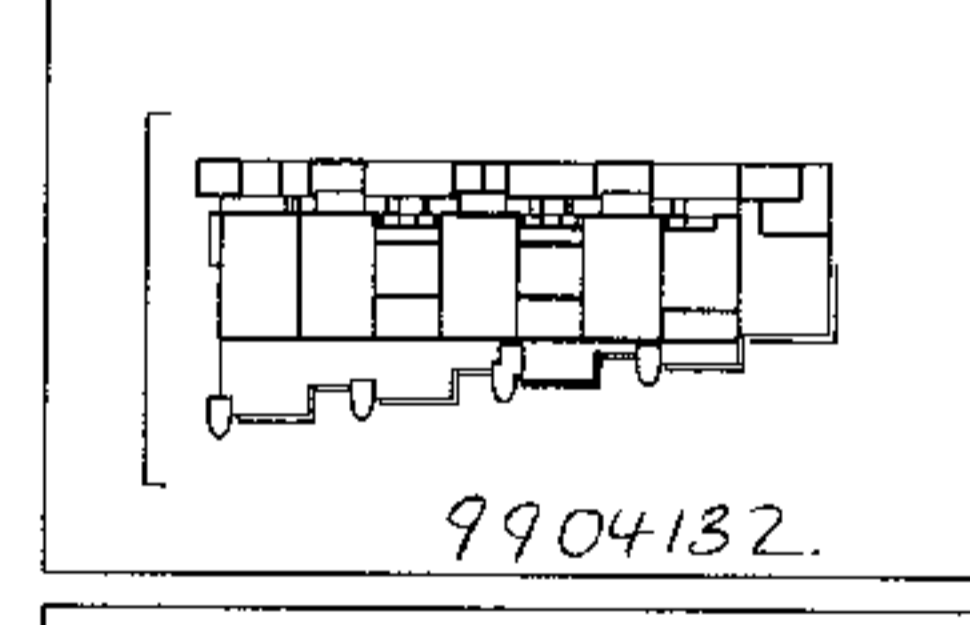
**Core**  
 Structural concrete core clad with reconstituted/natural stone panels.

**Columns**  
 Fair faced light grey reinforced concrete

**Roof Plant**  
 P.P.C. aluminium rainscreen panels/louvers.



A	01.02.99	Revised for Planning Application
Issue	Date	Amendment



**2&3 Triton Square**  
**Regent's Place**  
**London NW1**

**Sheppard Robson**  
 Architects Planners Interior Designers  
 77 Parkway, Camden Town, London NW1 7PU  
 Telephone 0171-485 4161 Fax 0171-267 3861

**Drawing**  
**WEST ELEVATION**

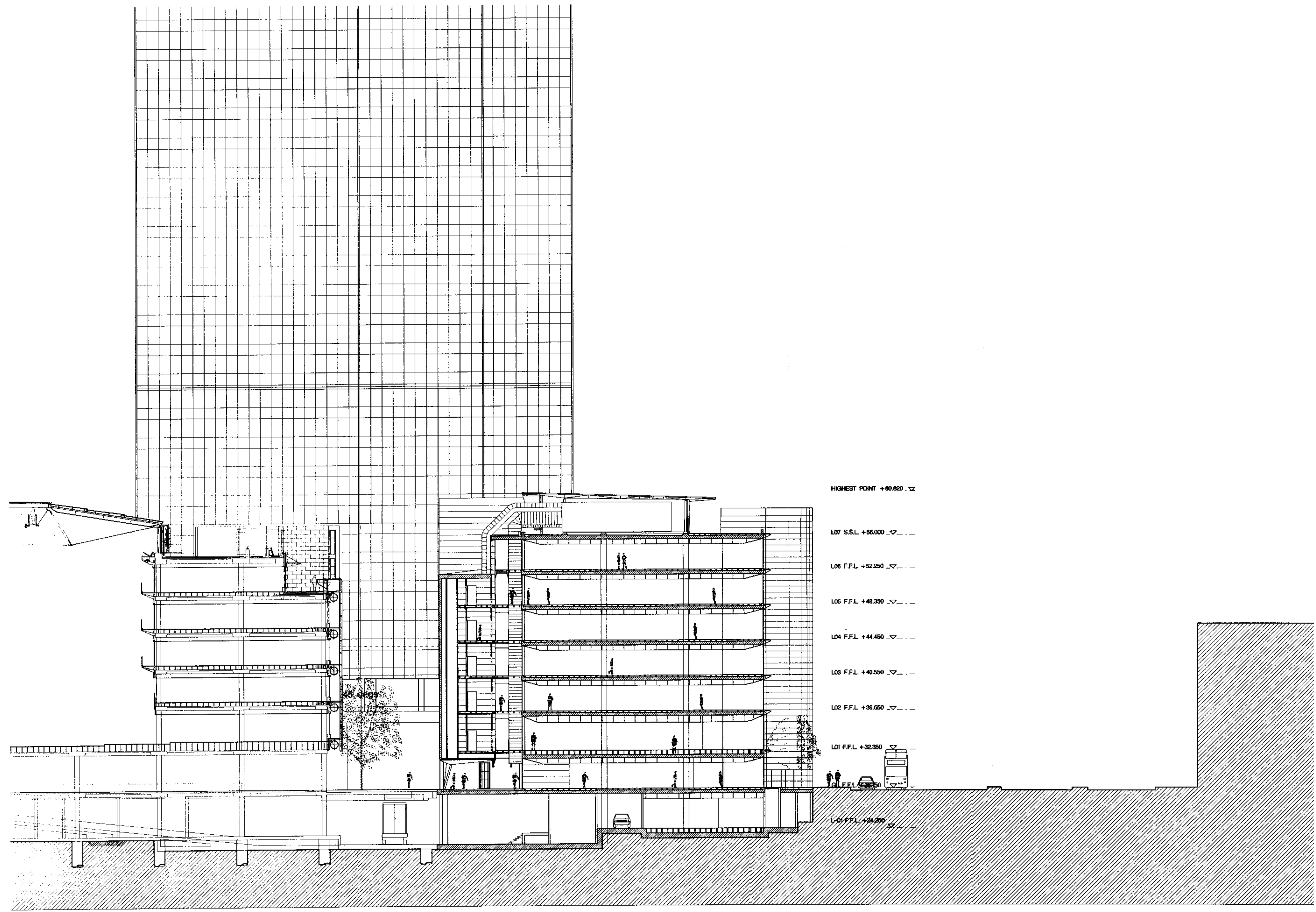
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**Status**  
**PLANNING**

Drawing No.	Rev.
1946_00_223	A

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Notes:



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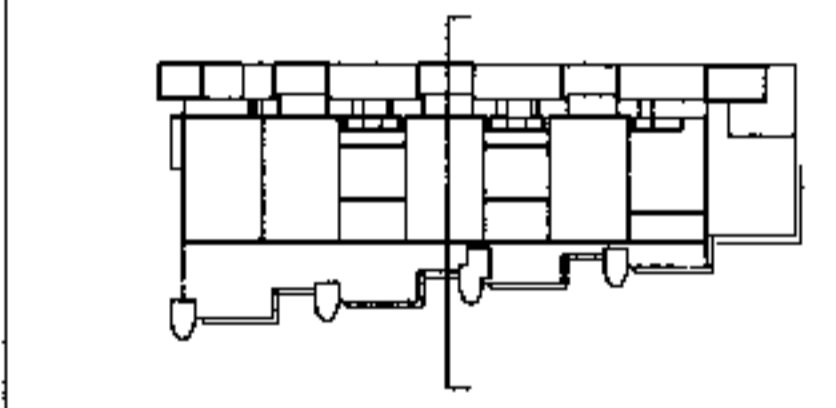
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L-01 F.F.L. +28.250 . sz

Issue	Date	Amendment
A	01.02.98	Revised for Planning Application



2&3 Triton Square  
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SECTION F-G

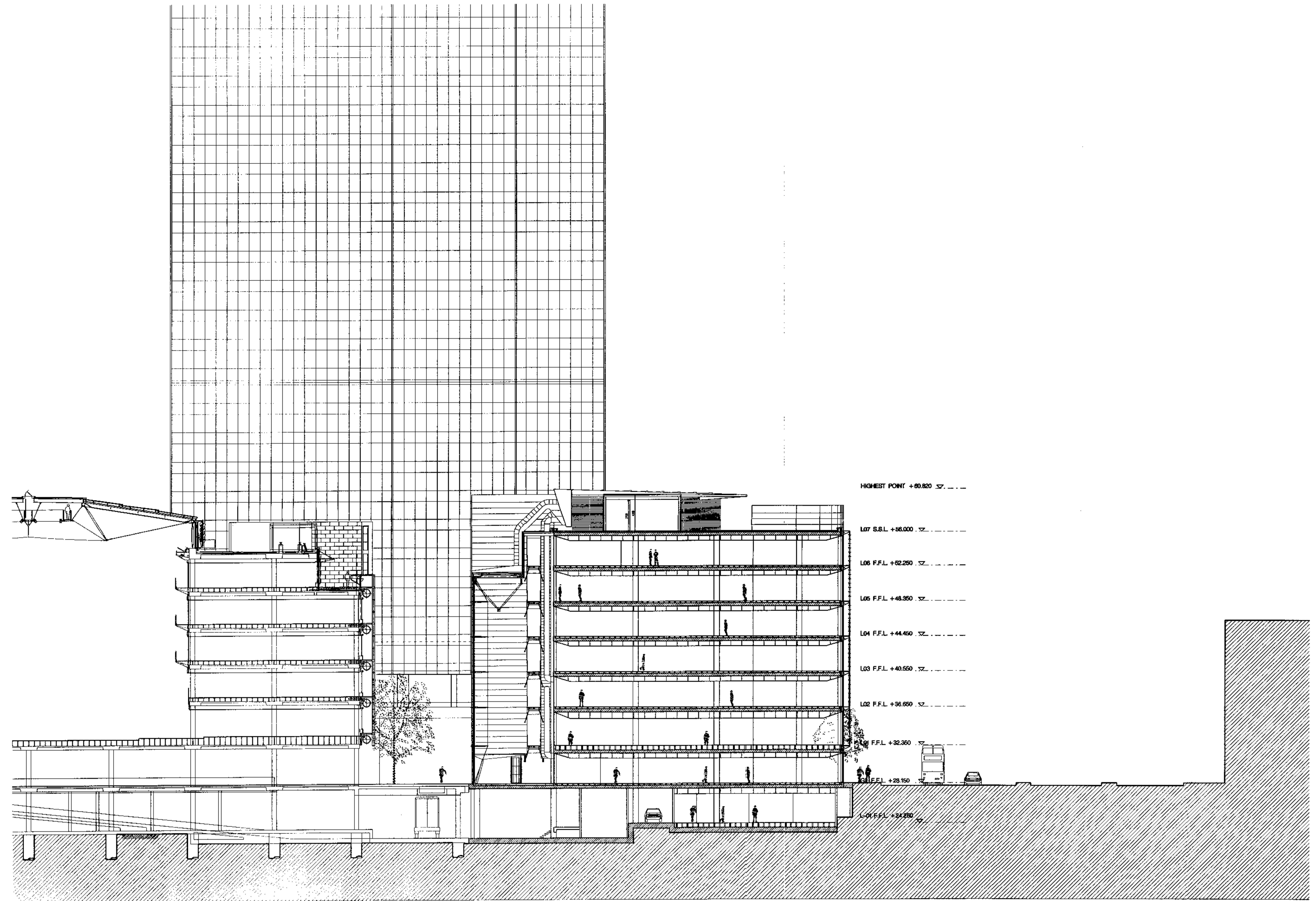
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PLANNING

Drawing No.	Rev.
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Note:



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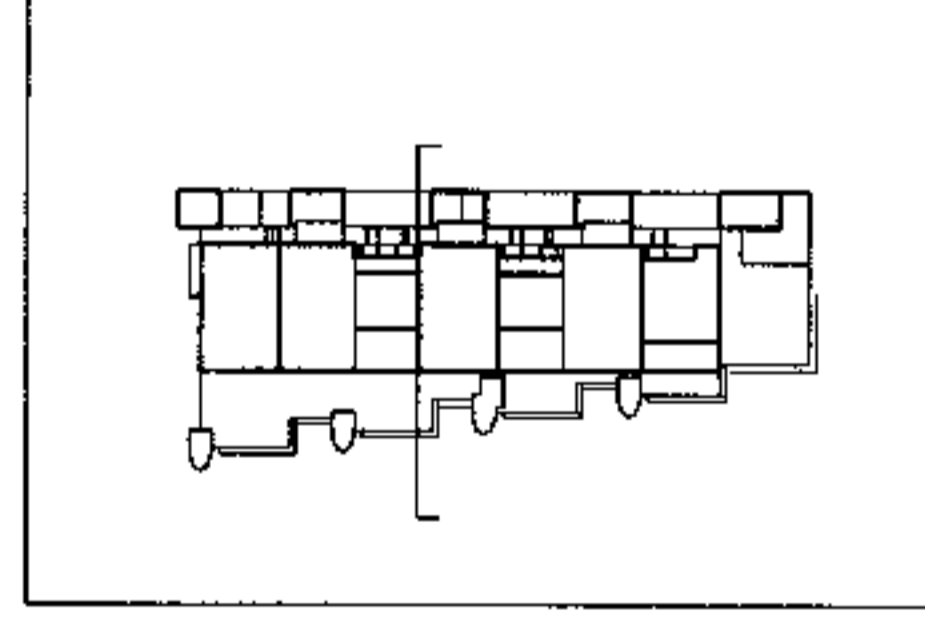
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G.F.E.L. +28.150

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Issue	Date	Amendment
A	01.02.99	Revised for Planning Application



2&3 Triton Square  
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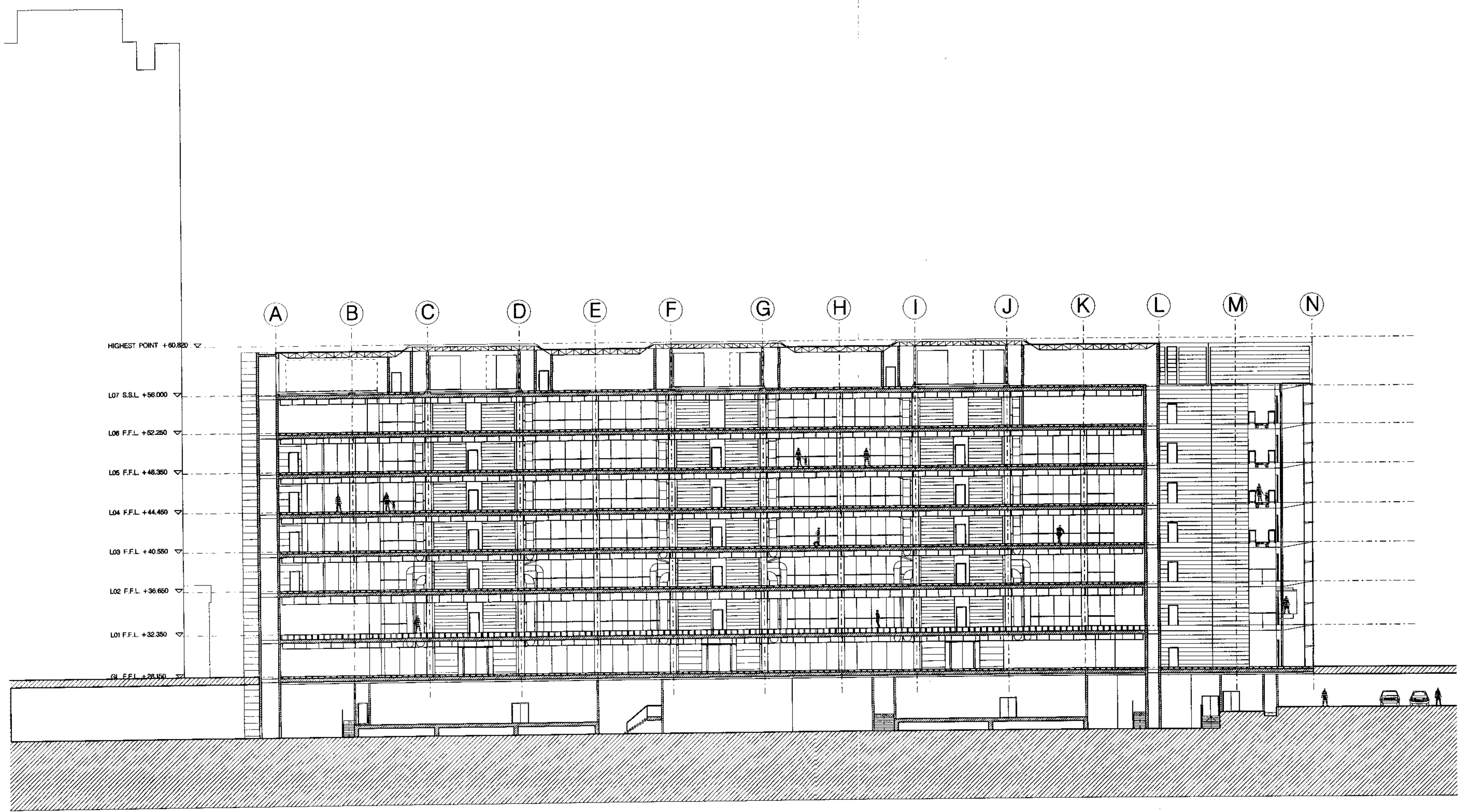
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**SECTION E-F**

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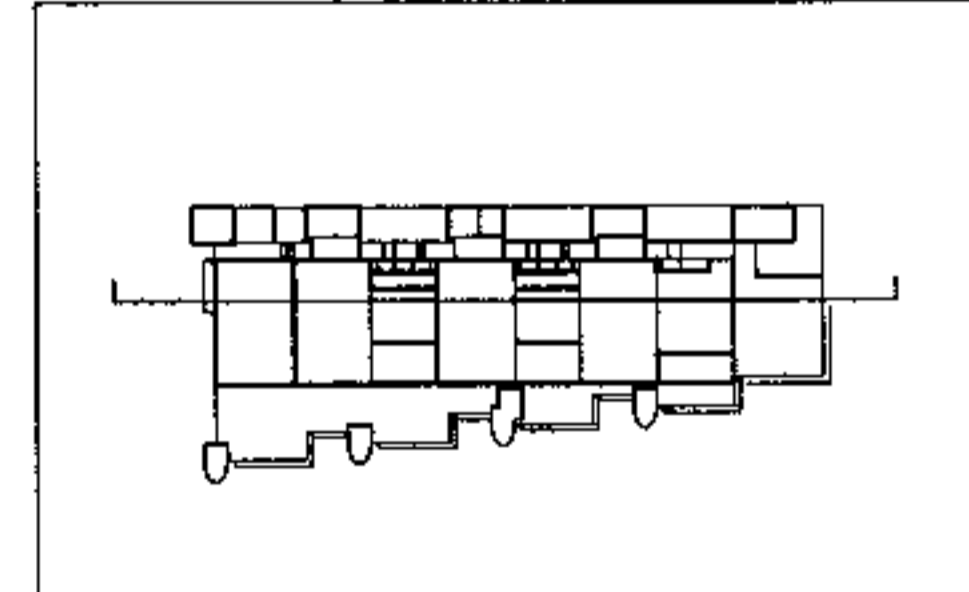
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Drawing No.	Rev.
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Issue	Date	Amendment
A	01.02.99	Revised for Planning Application



2&3 Triton Square  
 Regent's Place  
 London NW1  
 9904132



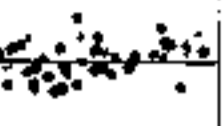




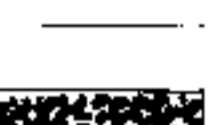

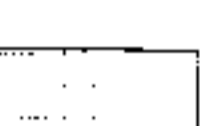

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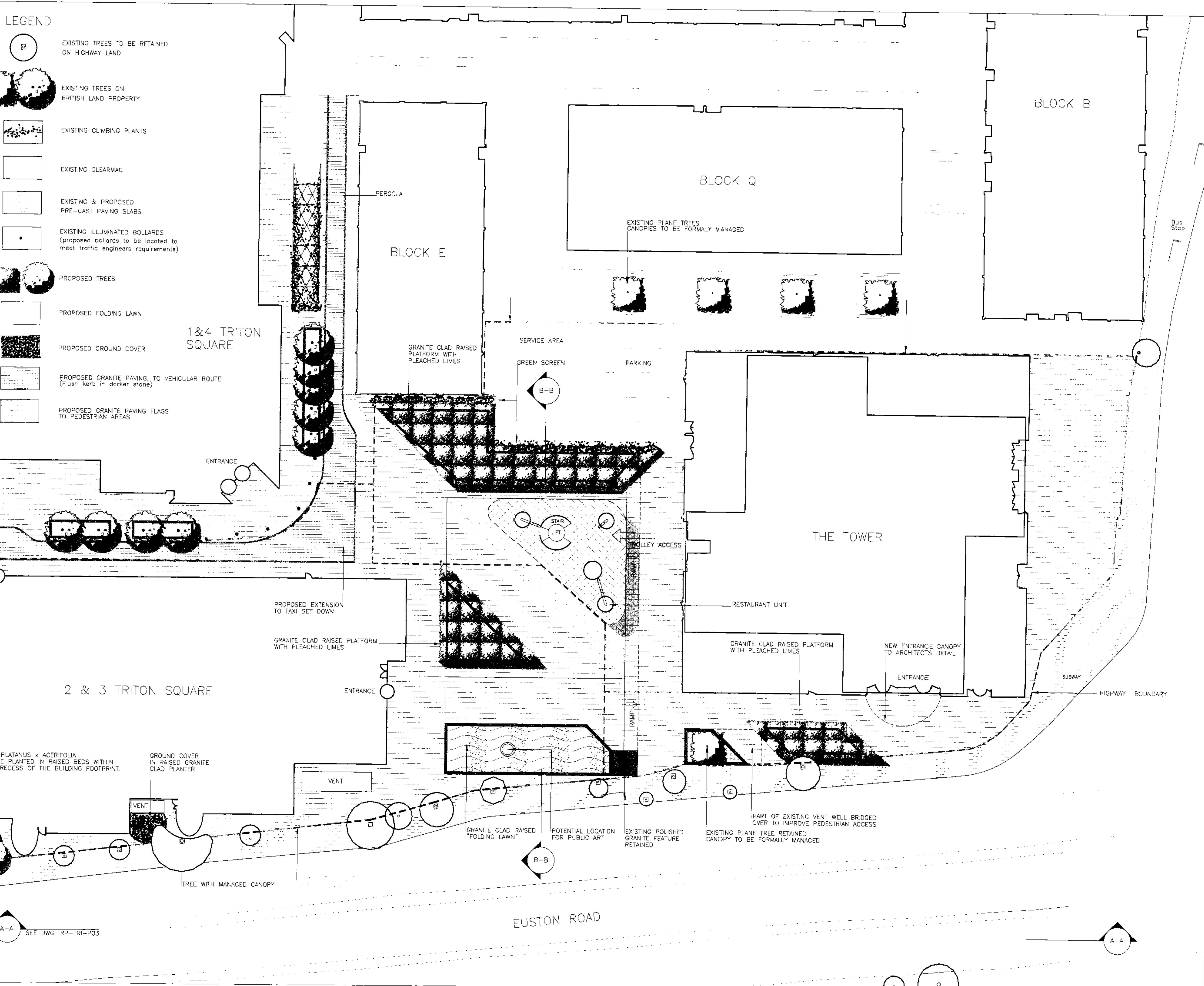
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**SECTION 3-2**

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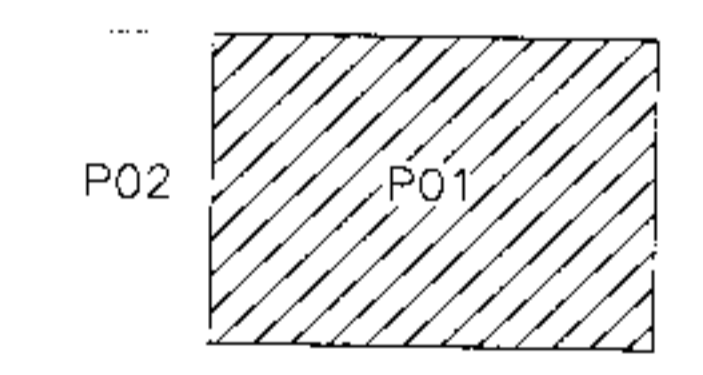
Status  
**PLANNING**

Drawing No.	Rev.
1946_00_243	A

- LEGEND**
-  EXISTING TREES TO BE RETAINED ON HIGHWAY LAND
  -  EXISTING TREES ON BRITISH LAND PROPERTY
  -  EXISTING CLIMBING PLANTS
  -  EXISTING CLEARMAC
  -  EXISTING & PROPOSED PRE-CAST PAVING SLABS
  -  EXISTING ILLUMINATED BOLLARDS (proposed bollards to be located to meet traffic engineers requirements)
  -  PROPOSED TREES
  -  PROPOSED FOLDING LAWN
  -  PROPOSED GROUND COVER
  -  PROPOSED GRANITE PAVING TO VEHICULAR ROUTE (7.5m kerb 1m darker stone)
  -  PROPOSED GRANITE PAVING FLAGS TO PEDESTRIAN AREAS



BOLLARDS TO BE LOCATED TO TRAFFIC ENGINEERS LAYOUT



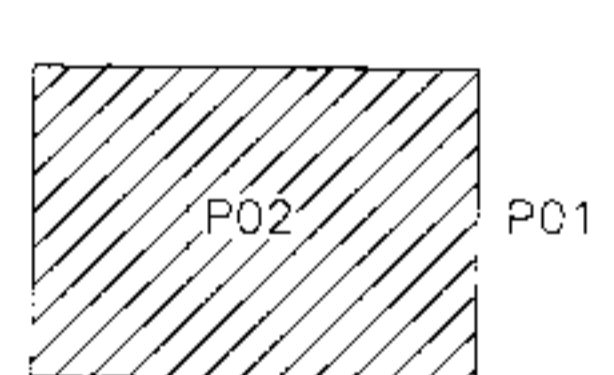
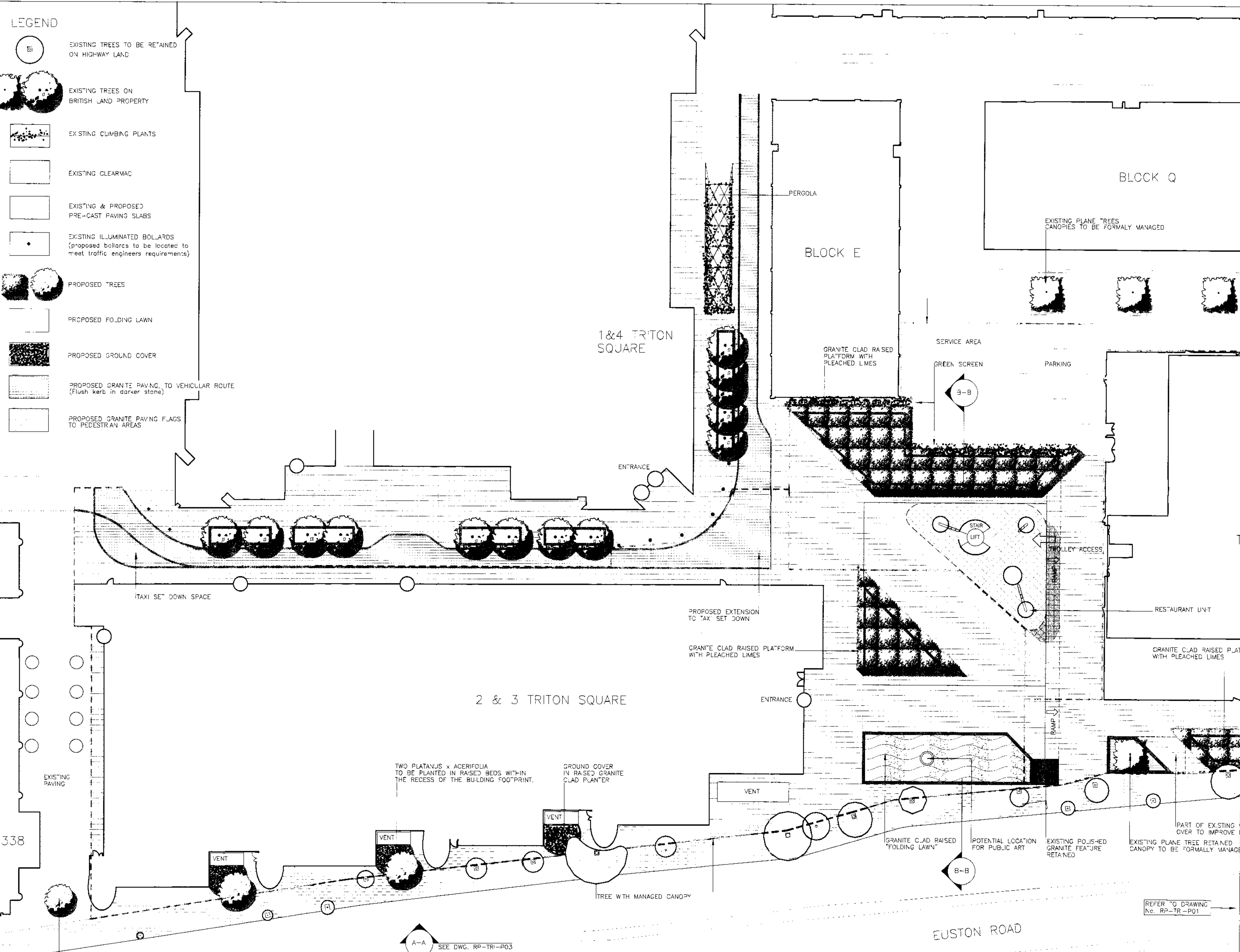
Revisions with date

7904132

project	REGENTS PLACE
client	THE BRITISH LAND COMPANY
architect	SHEPPARD ROBSON
engineer	OVE ARUP AND PTNS
<b>Edward Gale</b> <small>Chartered Landscape Architects          210 The Chandlers          30 Westminster Bridge Road          London SE1 7UY</small>	
<b>TRITON SQUARE</b> <b>DETAILED LANDSCAPE PLAN</b>	
scale	1:250
date	JAN 99

- LEGEND**
- EXISTING TREES TO BE RETAINED ON HIGHWAY LAND
  - EXISTING TREES ON BRITISH LAND PROPERTY
  - EXISTING CLIMBING PLANTS
  - EXISTING CLEARMAC
  - EXISTING & PROPOSED PRE-CAST PAVING SLABS
  - EXISTING ILLUMINATED BOLLARDS (proposed bollards to be located to meet traffic engineers requirements)
  - PROPOSED TREES
  - PROPOSED FOLDING LAWN
  - PROPOSED GROUND COVER
  - PROPOSED GRANITE PAVING TO VEHICULAR ROUTE (Flush kerb in darker stone)
  - PROPOSED GRANITE PAVING FLAGS TO PEDESTRIAN AREAS

BOLLARDS TO BE LOCATED TO TRAFFIC ENGINEERS LAYOUT



Revisions with date

9904132

project	REGENTS PLACE THE BRITISH LAND COMPANY
architect	SHEPPARD ROBSON
engineer	OVE ARUP AND PTNS
landscape architect	Edwards Gale <small>           Chartered Landscape Architects            2, 37 The Quadrant            50 Westgate Bridge Road            London SE1 7JZ         </small>
scale	1:250
date	JAN 99
<b>2&amp;3 TRITON SQUARE DETAILED LANDSCAPE PLAN</b>	
RP TRI P02 (2 OF 2)	

REFER TO DRAWING No. RP-TR-P01

A-A  
SEE DWG. RP-TR-P03

EUSTON ROAD

PLATANUS X ACERIFOLIA

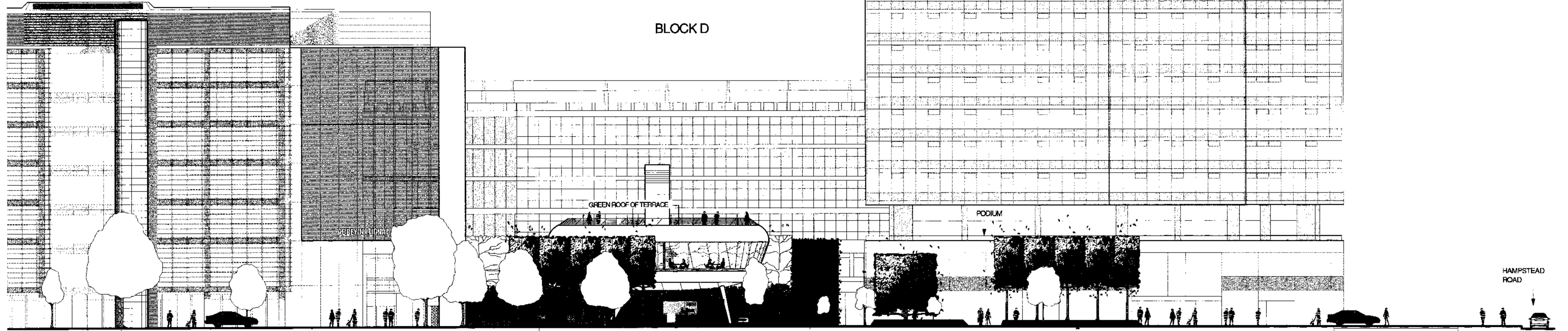
338



NO. 2 & 3

TRITON SQUARE

THE TOWER



ELEVATION A - A

EXISTING TREES RETAINED

GRANITE CLAD FOLDING LAWN

RESTAURANT UNIT - REFER TO ARCHITECT'S DETAILS

GREEN SCREEN

PLEACHED LIME TREES IN RAISED PLANTER

MAIN ENTRANCE

HAMPSTEAD ROAD

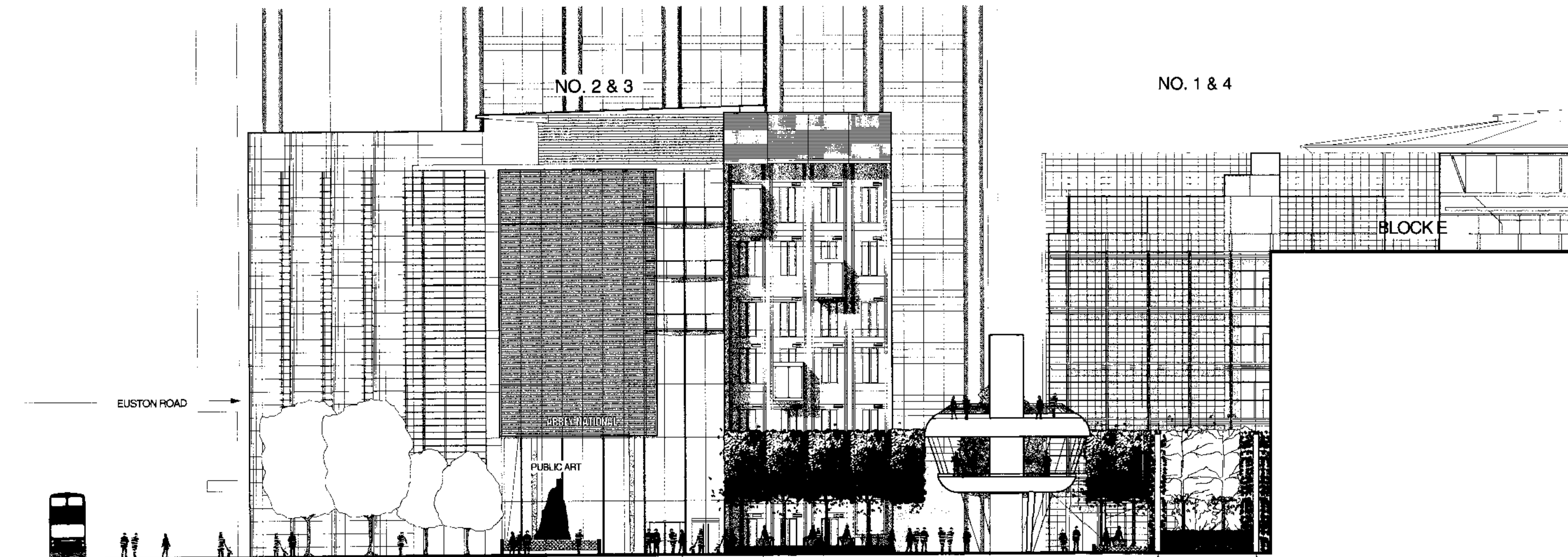
SITTING AREA BENEATH PLEACHED LIMES

NO. 338

TRITON SQUARE

NO. 2 & 3

NO. 1 & 4



ELEVATION B - B

EUSTON ROAD

EXISTING TREES RETAINED

GRANITE CLAD FOLDING LAWN

SITTING AREA BENEATH PLEACHED LIMES

RESTAURANT UNIT - REFER TO ARCHITECT'S DETAILS

GREEN SCREEN

GREEN SCREEN

BLOCK E

GRANITE CLAD RAISED PLATFORM WITH PLEACHED LIMES

GRANITE CLAD RAISED PLATFORM WITH PLEACHED LIMES

7904132

Project	REGENTS PLACE
Client	THE BRITISH LAND COMPANY PLC
Architect	SHEPPARD ROBSON
Engineer	OVE ARUP & PARTNERS
Landscape Architect	Edwards Gale
Chartered Landscape Architects 210 The Chandlery 50 Westminster Bridge Road London SE1 7QY	
tel 0171 721 7464 fax 0171721 7465	
2 & 3 TRITON SQUARE : DETAILED LANDSCAPE ELEVATIONS	
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Date	19/01/99
RP TRI P03	

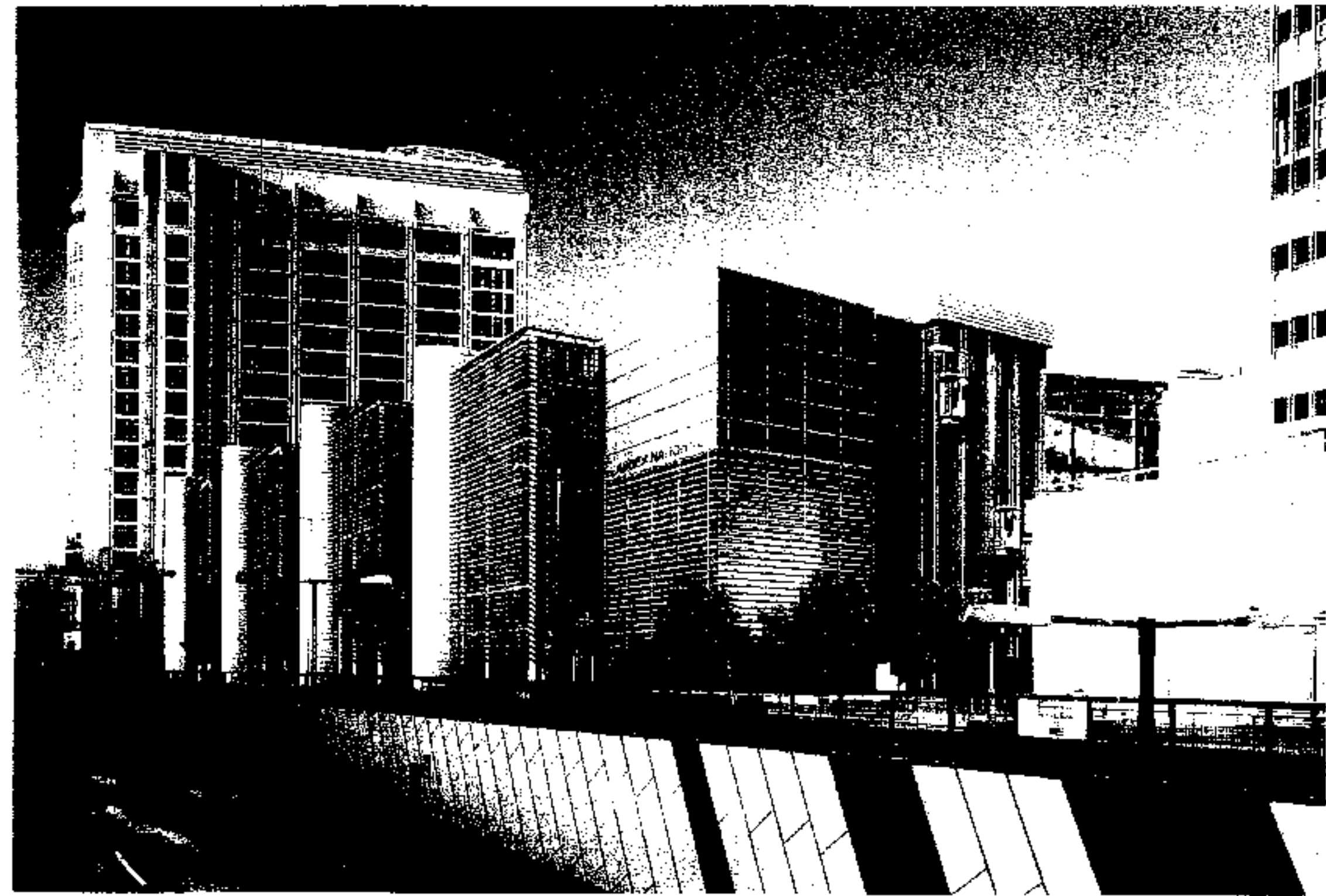
9904132

The British Land Company PLC

# Regent's Place 2 & 3 Triton Square

Planning Application  
Supporting Information

January 1999



Sheppard Robson  
Ove Arup & Partners  
Edwards Gale  
Gleeds  
Gleeds Management Services

The British Land Company PLC

**Regent's Place  
2 & 3 Triton Square**  
Planning Application  
Supporting Information

January 1999

Sheppard Robson

*Architects Planners Interior Designers*  
77 Parkway, Camden Town, London NW1 7PU  
Telephone: 0171-485 4161 Fax: 0171-267 3861

# Contents

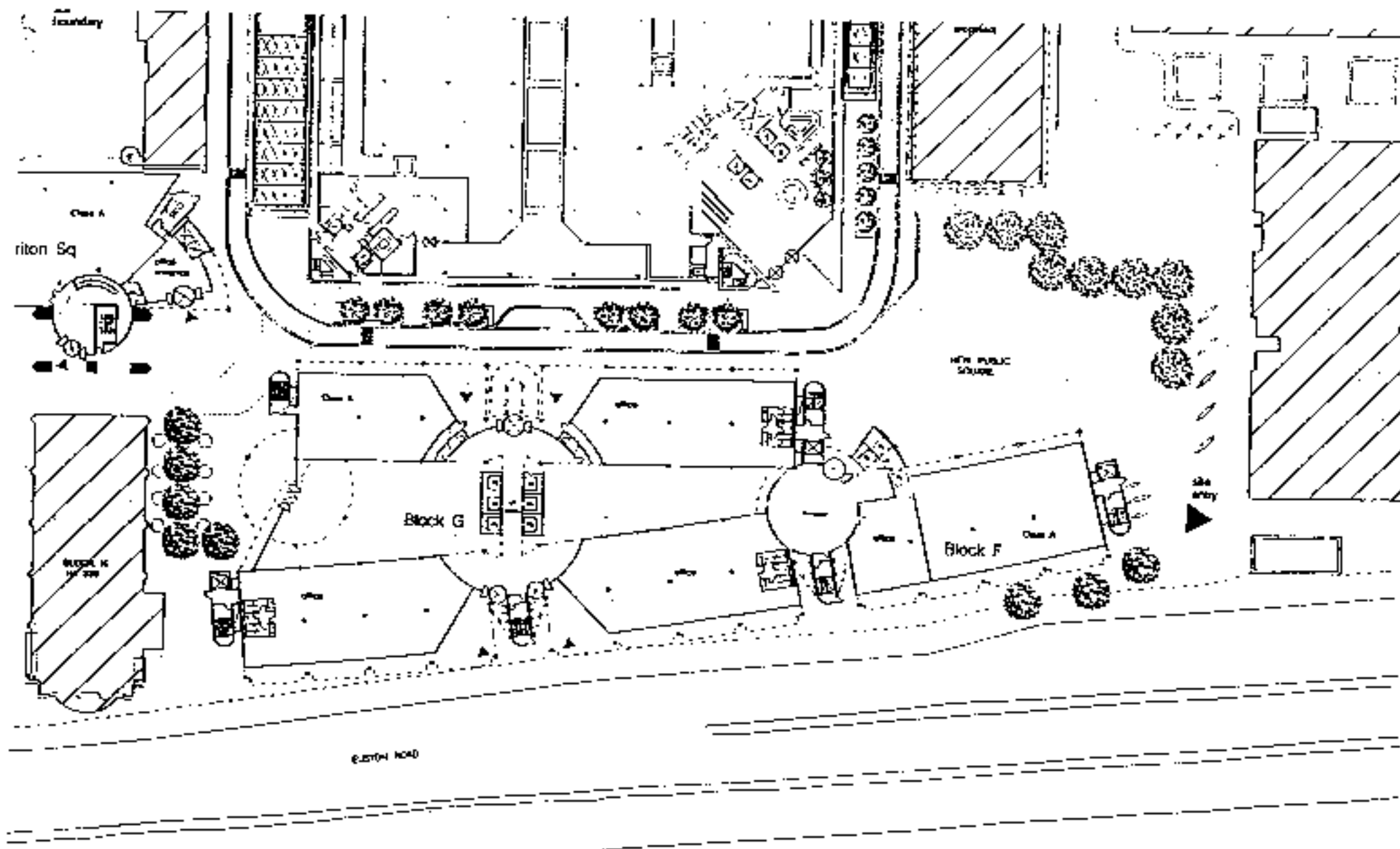
- 1 Introduction
- 2 Background to detailed proposal submission
  - 2.1 2 & 3 Triton Square
  - 2.2 Resume of Town Planning History
  - 2.3 Summary of 1995 Approved Scheme
  - 2.4 Planning Policy
- 3 Description of Scheme
  - 3.1 The planning application
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- 4 Traffic and transport issues
  - 4.1 Introduction
  - 4.2 Accessibility
  - 4.3 Pedestrian facilities
  - 4.4 Cycling facilities
  - 4.5 Servicing
  - 4.6 Vehicular access
  - 4.7 Parking facilities
- 5 Environmental statement
  - 5.1 Introduction
  - 5.2 Building construction
  - 5.3 Plant selection
- 6 Social and community issues

Appendices: A - Application drawings

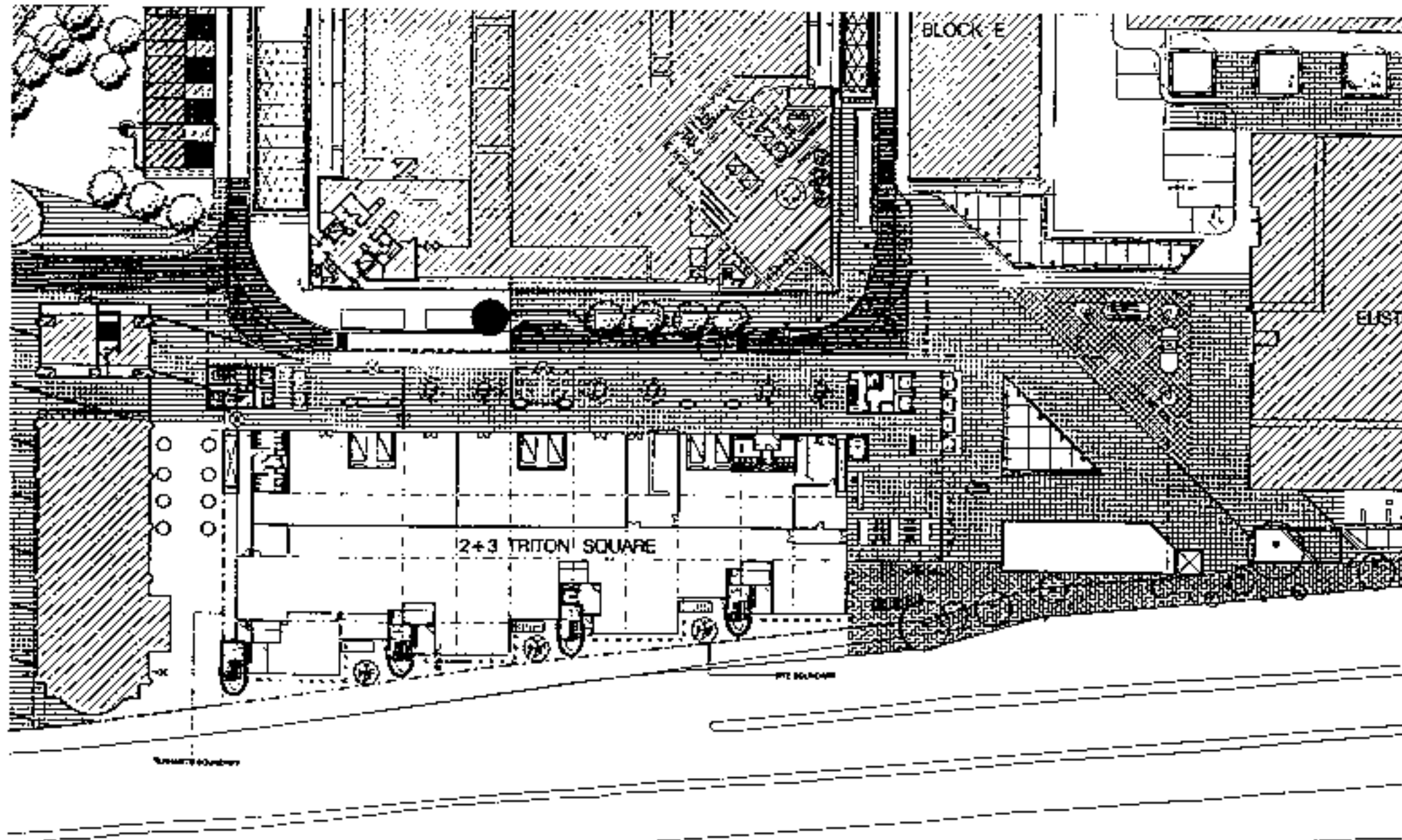
1996/8.14/sup plan.jan

# 1 Introduction

- 1.1 This planning report supports the detailed planning application by Sealhurst Properties Limited, a wholly owned subsidiary of The British Land Company PLC, to the London Borough of Camden for a new office development on the site of 2 & 3 Triton Square, Regent's Place, formerly known as the Euston Centre.
- 1.2 This report includes, a full description of the proposed detailed scheme covering all design aspects, including the site masterplan, the architectural design philosophy and detail, servicing details, traffic and transport issues and environmental building design matters. There is also a section dealing with the continuing social and community based initiatives associated with the Regent's Place development. Landscaping is the subject of a separate report.
- 1.3 Illustrative materials for the scheme proposals, including a detailed site model, will be presented to the Council during the course of the application process.



Ground floor plan showing 1995 Approved Scheme



Ground floor plan showing current application scheme

## 2 Background to detailed proposal submission

### 2.1 2 & 3 Triton Square

2.1.1 The site of 2 & 3 Triton Square was previously occupied by Blocks F and G of the Euston Centre. The site is currently occupied by temporary landscaping provided when 1 & 4 Triton Square was constructed in 1994/95. The site is roughly rectangular in shape, and fronts onto Euston Road, lying to the east of Number 338 Euston Road, to the south of 1 & 4 Triton Square and to the west of the Euston Tower.

### 2.2 Resume of Town Planning history

2.2.1 On 5 November 1993 outline planning permission was granted for the redevelopment of Blocks F and G to provide offices on upper floors, offices or class A use at ground floor level and servicing and plant at basement level. The permission was granted subject to the standard condition relating to the submission of reserved matters in respect of siting, design, external appearance of the building, means of access to and landscaping of the site.

2.2.2 On 5 April 1994 detailed planning permission was granted for alterations to elevations of Block E following partial demolition to separate Blocks F and G. Blocks F and G were demolished in 1994.

2.2.3 On 21 July 1995 outline and detailed planning permissions were granted for the redevelopment of the site to provide offices on upper floors and offices and uses within Class A at ground floor level, landscape, access, plant and servicing. Siting, design, external appearance of the building, means of access and landscaping were reserved in the outline permission.

2.2.4 On 31 July 1998 condition 2 of the outline permission from 21 July 1995 was varied to allow the submission of reserved matters before 1 February 2000.

## 2.3 Summary of 1995 approved scheme

- 2.3.1 The plans approved under the outline and detailed consents are identical and show a building with servicing in the basement, class A and class B1 office use at ground floor level plus a further six floors for B1 office use with a plant room on the sixth floor and further plant in the form of air handling units on the roof.
- 2.3.2 The proposed building was composed of two main blocks separated by a central area of open space with a barrel vaulted atrium which was enclosed at the eastern end by the primary entrance and reception area and in the west by a glazed facade through which there was a secondary entrance. The two blocks were linked at upper levels by walkways which bridged the open space. The more southerly of the two blocks was orientated roughly East North East - West South West parallel to the Euston Road with the northerly block orientated East - West parallel to the southern elevation of 1 & 4 Triton Square. This meant the central area of open space tapered towards the reception area in the east of the building. To the east of the reception area the southerly block extended towards the Euston Tower with the reception area being accessed from the North East via a square between 1 & 4 Triton Square and the Euston Tower.

## 2.4 Planning policy

- 2.4.1 The proposals are in accordance with the policies in the emerging Camden UDP. Strategic policy SEC emphasises that the Council will seek to conserve and strengthen the strategic and international role of parts of Central London, promoting local and London-wide linkages and fostering wherever possible a reduction in the need for resources. The entire site of Regent's Place is situated within an area allocated as the Central Activities Zone and Frontage, which is suitable for development likely to attract a significant number of trips (Policy RE1), and has the potential for the expansion of business floorspace (Policy EC7). The site is acknowledged for its excellent location close to the mainline termini of Euston and Kings Cross and, with easy access to the underground system and bus routes, it is accepted as having a high level of public transport accessibility (Strategic Statement para 6.3).
- 2.4.2 Policy REx of the emerging Camden UDP which expects new development to incorporate a mix of land uses at street level will apply to this application. British Land has reviewed its strategy for the whole of the south-east sector of the estate in the light of the new proposals for 2 & 3 Triton Square, Camden's emerging UDP policies, new research into pedestrian movements across the

entire estate and surrounding areas, and experience of marketing mixed use, ground floor units.

This application is accompanied by two further applications for planning permission for:

- alterations to and the refurbishment of the elevations of the Podium of the Euston Tower and the provision new shop frontages at ground floor level together with landscaping;
- use of the ground floor of the Podium for mixed uses (including uses within A1, A2, A3 and D1) and office entrance and foyer to upper floors;
- change of use of the first floor to offices;
- the provision of a new landscaped square between 1 & 4 Triton Square, the Euston Tower and 2 & 3 Triton Square, comprising both hard and soft landscaping and including a restaurant unit providing [ ] sq m ([ ]) sq ft) of floorspace.
- a new restaurant unit (in the new square)

- 2.4.3 Both of these applications will be supported by Undertakings to bring the retail areas in the ground floor of the Podium of the Euston Tower and the new restaurant unit in the Square into use as soon as possible.
- 2.4.4 An application for approval of reserved matters under the planning permission for 1 & 4 Triton Square will be submitted to the Council in the very near future. The application will be for the approval of a day nursery and estate management office on the north east side of 1 Triton Square and a Class A retail unit to the south east side of 1 Triton Square.
- 2.4.5 In this way a balanced and sustainable mix of land uses will be provided at Regent's Place and therefore these proposals comply with policy REx of the emerging Camden UDP.
- 2.4.6 As a result of a reduction in the footprint of the proposed building there is a significant reduction in its bulk and mass in comparison to the November 1995 Scheme.
- 2.4.7 The proposed building is in the Wider Setting Consultation Area for the Strategic View from Parliament Hill to the Palace of Westminster (see location plan) and projects above the development plane as can be seen on drawing number 1946/00/108 which compares the approved scheme and the earlier proposal. The drawings show that there is no material change in terms of the strategic view.

2.4.8 The scheme lies in the Background Consultation Area for the Strategic View from Greenwich to St Pauls, (see location plan).



# 3 Description of Scheme

## 3.1 The planning application

The present planning application builds upon the basis of the current permission but has been amended to reflect specific end user requirements which can be summarised as follows:

- achieve the highest modern standards of office design.
- address the site in a manner which achieves a better relationship to Euston Road and to the other buildings within the site.
- to facilitate the creation of a new, vital focus to the entire development at Regent's Place by providing a new square available to the public.

## 3.2 Floor Areas

A comparison of the floor areas (gross external) between the scheme granted outline and detailed planning consent in July 1995 and the current proposals is set out below.

	July 1995 scheme sq metres (sq feet)	January 1999 scheme sq meters (sq feet)
Roof/plantroom	37 (344)	2,343 (25,210)
Sixth	1,414 (15,220)	3,234 (34,798)
Fifth	2,905 (31,269)	3,371 (36,272)
Fourth	3,300 (35,532)	3,371 (36,272)
Third	3,300 (35,532)	3,232 (34,776)
Second	3,300 (35,532)	3,232 (34,776)
First	3,084 (33,207)	3,232 (34,776)
Ground	3,260 (35,091)	3,851* (41,437)
<b>Sub Total</b>	<b>20,595 (221,722)</b>	<b>25,866 (278,317)</b>
Basement	190 (2,050)	4,156 (44,718)
	<b>20,785 (223,772)</b>	<b>30,022 (323,035)</b>

NB: For full details see Floorspace Summary document

## 3.3 Site planning

### 3.3.1 Introduction

The proposed new office building is the latest phase in the redevelopment of Regent's Place, formerly known as the Euston Centre.

This provides the opportunity to continue the progressive regeneration of Regent's Place with a high quality of development in an enhanced landscape setting.

### 3.3.2 Site description

Triton Square, Regent's Place is on the northern side of the "west end core" and adjacent to Regent's Park. It extends west from Hampstead Road to Osnaburgh Street and is bounded by Euston Road to the south and Drummond Street to the north. The complex extends to about 4.1 hectares (10.25 acres).

### 3.3.3 Orientation and views

The proposed building presents its main elevations to Euston Road (south) and 1 & 4 Triton Square (north). The primary elevation to Euston Road has been designed as a specific response to its immediate context. The building will predominantly be perceived from the Euston Road which is itself a large scale urban entity. 2 & 3 Triton Square has been designed as a series of vertically articulated elements, to create a rhythm linking the 2 towers between which it sits.

On arriving at the site from either of the London Underground stations - Great Portland Street or Warren Street - key views of the building are afforded across Euston Road.

## 3.4 Building design and appearance

### 3.4.1 Overall design concept

In revisiting the design of a building for this site the primary aim is to produce a landmark building of quality which relates to its urban context, by responding to the scale of the Euston Road and the neighboring buildings. With the end user client identified we have been able to inform the design with their specific requirements, creating a more efficient and dynamic building. Central to the concept of the building is the creation of an active internal street zone. A 5-storey north facing glazed street running the length of the building creates organizational focus where primary vertical and horizontal circulation are accommodated. WC

cores, ducts and risers are also contained within this zone, liberating the floor plates as a clean flexible working environment.

#### 3.4.2 Offices

The building footprint pattern is based upon the repetition of standard, highly efficient, rectilinear floorplates which can easily be split, optimising space-planning flexibility and construction economy, as well as circulation and means of escape.

By locating staircases, lifts, toilets, service risers and kitchen accommodation in the glazed street zone, an almost total uninterrupted floorplate pattern is achieved, with the exception of the structural columns, whilst activating an important new street frontage on the northern elevation.

The floorplates are based on a 1.5m planning grid to optimise space planning flexibility for the cellular and mixed workspace configurations.

#### 3.4.3 Entrance

The entrance zone has been located to the east end of the site - a 6-storey glass and louvres atrium it relates to the open space, the entrance to 1 & 4 Triton Square and the entrance to the Euston Tower. Wall Climber/scenic lifts clearly express the vertical circulation for the building and animate the facade onto the newly created landscaped square. A perforated aluminum screen provides solar protection to the upper level meeting rooms in the space and creates an opportunity for signage.

#### 3.4.4 Ground floor

Visitors and staff will enter the building at ground floor level through the entrance atrium which leads directly into the reception. The foyer will contain a reception desk and visitors' waiting area. Support facilities such as telephone switchboard, cloakroom and security room are located directly behind the reception desk.

The vehicular drop off zone for the building is located to the north of the entrance on the existing granite paved vehicular circulation route, servicing of the building is dealt with in the basement - see section 4 of this report.

The intention is to put the staff restaurant facility and coffee shop on the ground floor allowing the activity to spill out into the glazed street and enliven the space. In addition the gym facility will also be located on the ground floor providing

*Sheppard Robson*

further amenity and activity to this internal street, which will be visible from the new street created between 1 & 4 Triton Square and the proposed building.

#### 3.4.5 Elevation design

The overall integration of the elevation design into the environmental system for the building has informed the function and appearance of the facade. The intention is to create a light, open building which will reduce the requirement for artificial lighting. This has led us to the extensive use of glass. In order to enable the building to function to the level of comfort required we have developed what is known as a passive facade. Static elements such as the external louvres/lightshelves, balconies and maintenance access walkways are designed to reduce the impact of solar gain, thus minimising energy demand on the cooling system for the building. These elements have been further refined to add detail and interest to the facades with minimum disruption to the quality of views in or out and to create a changing perception of the building externally. The predominant materials are glass, stone and aluminum, a palette which allows the creation of a striking modern building whilst giving an impression of permanence and quality.

#### 3.4.6 Disabled accessibility

The scheme has been designed to comply with disabled access requirements. Appropriate entrance pass doors, WC provision, disabled parking, fire escape refuges areas, lifts and other detailed disabled access design features are provided in the scheme in accordance with Part M of the Building Regulations.

## 4 Traffic and transport issues

### 4.1 Introduction

This section provides an overview of the traffic and transport issues related to the proposed development. These issues are reviewed in greater detail in the Transport Assessment which will be submitted in support of the application.

### 4.2 Accessibility

Regent's Place is highly accessible by public transport. It is located within a 5 minute walk of 3 underground stations: Regent's Park, Warren Street and Great Portland Street. These provide access to the Bakerloo, Victoria, Northern, Metropolitan, Circle and Hammersmith & City lines. All of these services have a high frequency providing excellent accessibility to the London Underground network.

In addition within 10 minutes there are a number of bus stops which accommodate 14 bus routes all with frequencies of 12 minutes or less. These serve areas such as Camden, Kensington, Trafalgar Square, Marble Arch, Hampstead, Hackney, Victoria, Paddington and King's Cross. Over 200 buses per hour operate along the routes during the peak periods, thereby making the site readily accessible by bus.

Euston mainline station is within 10 minutes walk of the site and London's other mainline stations are a short bus or tube journey away. The site therefore has excellent access to London's mainline rail network.

### 4.3 Pedestrian facilities

Good pedestrian crossing facilities currently exist between public transport nodes and the site. There are at-grade crossings which serve all the major desire lines to and from stations and bus stops. In addition, subway links are provided at the Euston Road/Hampstead Road junction.

### 4.4 Cycling facilities

To encourage cycling 50 secure cycle parking spaces will be provided in the basement, with shower and changing facilities provided in the new building.

*Sheppard Robson*

### 4.5 Servicing

The existing basement servicing area which serves 1 & 4 Triton Square will be extended on the southern side to provide servicing facilities for 2 & 3 Triton Square. The extension will also serve Number 338 Euston Road and 5 & 6 Triton Square. Basement servicing will minimise the motor vehicle traffic through the site, thus enhancing the environment for pedestrians and cyclists.

Four delivery bays and one refuse collection bay will be provided for 2 & 3 Triton Square. The whole servicing area will be managed by the Regent's Place site management group to ensure security and minimise delays and disruption.

### 4.6 Vehicular access

Vehicular access for drop-off to 2 & 3 Triton Square will be via the existing junction on Drummond Street and along the existing internal roads of Regent's Place. The drop-off facility is provided in the north-east corner of the building near the main entrance.

### 4.7 Parking facilities

Thirteen existing car parking spaces in the basement will be allocated for use in connection with 2 & 3 Triton Square; three of these allocated spaces will be identified and capable for use as disabled persons bays. This parking provision is in accordance with London Borough of Camden parking standards.

## 5 Environmental statement

### 5.1 Introduction

Environmental issues have been key factors in the development of the building. The approach has been to minimise the environmental impact of the building, reduce energy consumption, minimise running cost and to provide the perception of comfortable workspace conditions.

These goals are reflected in a number of significant aspects of the proposed building.

#### 5.1.1 Building orientation

The building orientation and shape was largely dictated by the site, however the positioning of the entrances and the internal glazed street on the northern elevation of the building ("the Street"), and the treatment developed for each of the principle elevations have however contributed to minimising the energy gains and losses to/from the building.

#### 5.1.2 The Street

The Street provides a buffer zone between the occupied space and the new public street created between 1 & 3 and 2 & 4 Triton Square. The buffer zone will be provided with a low level of heating during the heating season utilising under floor heating together with the thermal mass of the structure and will be naturally ventilated during summer months. The facility to force ventilate the Street will be provided by using its smoke extract fans at low speeds. This buffer zone will shield the occupants from the external street environment and will minimise the effects of energy losses to the environment.

The Street will also enhance the environment of the occupants by providing a feeling of space and contact with the outside world as well as providing a useful spill out space at the ground floor level.

It is intended that the Street will be double glazed, using clear, low E glass. This elevation faces North and will not require solar shading.

The interface between the Street and the office space will be affected by means of a single glazed toughened glass screen.

The combination of double glazing to the external elevation of the Street, and a further glazing element between the Street and the office accommodation provides an effective double glazed solution which will reduce energy consumption and increase user comfort. In this manner a transparent building form can be achieved with a thermal performance which will be better than that required by Part L of the Building Regulations.

#### 5.1.3 South facing elevations

Where glazing elements occur, external solar shading louvres will be installed to provide a minimum of 35% shading. The glazing units will comprise a climate wall with external elements being double glazed high performance glass and an internal glazing panel enclosing interstitial blinds. The cavity enclosing the blinds will provide an exhaust air route. The blinds will be under automatic control with occupant override facilities.

The combination of this wall and the solid elements of the same facade will provide the best environment possible, with minimum energy usage due to the reduction in air conditioning loads.

#### 5.1.4 West facing elevations

The intention is to install a large planar glazed wall on the west elevation. This will be constructed of the same double glazed unit as used on the south elevation, namely neutral type glass.

This elevation benefits from being in the shade of a neighbouring building during the peak solar intensity periods. Provision for the later installation of internal glare blinds will be made, however it is anticipated that these will not be necessary.

#### 5.1.4 East facing elevations

The lower four storeys of this elevation will form the main reception. The same double glazed system will be employed to this elevation with the addition of external shading providing approximately 50% shading. Internal shading to prevent glare may also be provided.

The upper storeys will be office accommodation and will benefit from a similar treatment to that applied to the west elevation.

The users will benefit from control of their local environment. They will have local control of their blinds, with a global override resetting the blinds at set times to ensure energy control is not lost when people leave their station.

If practical, heat rejection from the building air-conditioning may be used to temper the Street space.

## 5.2 Building Construction

The building elements not enclosed by the Street will be designed to maximise visual interaction with the external environment, and provide a good quality insulated construction.

### 5.2.1 Building materials

All building materials will be selected to current good practice.

Refrigerants will be selected for high plant efficiency (and hence minimum greenhouse gas emission in electrical generation) and low ozone depletion. Refrigerant circuits will be kept to minimum practical.

- Non-deleterious materials will be selected.
- Hardwood elements will be from sustainable forests.
- Insulation materials with known hazardous effects will not be used.

## 5.3 Plant selection

All plant will be selected with high performance efficiency. Boilers will be high efficiency, low NOx units to minimise harmful emissions. Condensing boilers will be considered. Heat recovery equipment will be assessed and incorporated where appropriate.

Water usage will be minimised by the specification of low water content cisterns. Water metering will be included with the facilities to sub-meter. Sub metering of electrical energy will be considered.

A lighting management system will be installed with the facilities to switch under time control, operate under photocell control and operate under movement detection. High frequency lighting control gear with fluorescent fittings will be specified in most areas.

## 6 Social and community issues

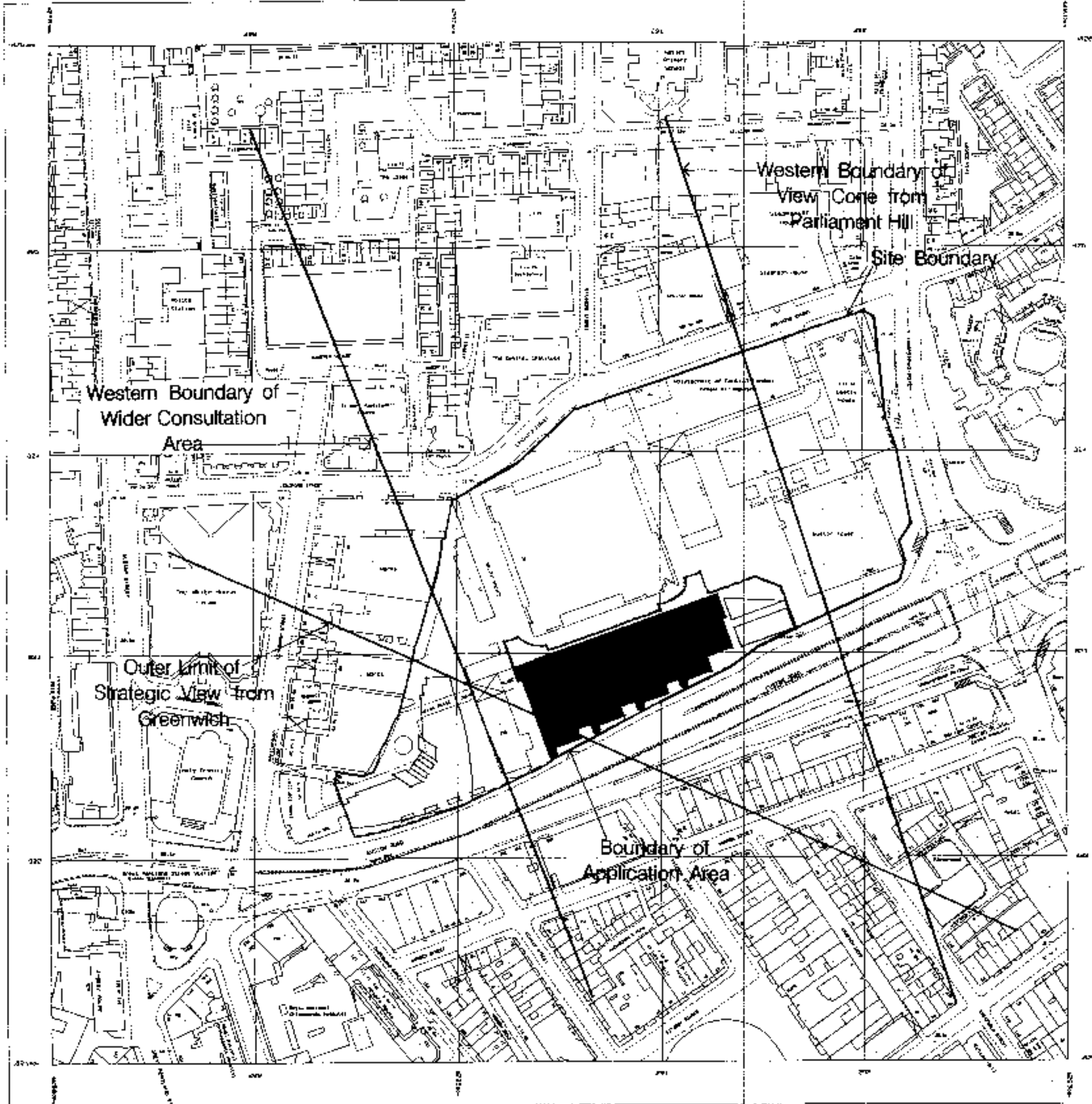
- 6.1.1 British Land is committed to liaising and consulting with local communities on all major development projects. The Company has taken an active role in the partnership between the public, private and voluntary sectors in the West Euston area. It has been involved with the West Euston Partnership for many years, supported the successful Single Regeneration Budget bid and is now a full and active member of the Partnership's Board.
- 6.1.2 The Regent's Place development is viewed as a long-term investment, producing the opportunity to forge lasting links with the local community. The commitment to physical regeneration is visible in the improved environment, high quality of building design and public spaces, and the resulting new employment in the area.
- 6.1.3 The Council's UDP Part One Regeneration policy, RE1, also refers to the importance of social renewal. Involvement in the West Euston Partnership and the resulting day to day links with local community groups, service providers and voluntary organisations provides the opportunity for participation in social initiatives and has encouraged a wide range of projects aimed at bringing together the new business community and the existing diverse local community. These include:
- Direct support for local projects including a local community hall and the Third Age Project.
  - Provision of premises for a youth training project and a 'One Stop Shop' for local community employment and training activities, based in a shop unit in Hampstead Road, bringing community activities to the Regent's Place estate.
  - The encouragement of links between occupiers of the development and local organisations, including schools.
  - Work with other groups, including the West Euston Partnership and the London Borough of Camden, to prepare a directory of local businesses which can provide services to the occupiers of the new development and to contractors working on the site, directly benefiting local businesses.
- 6.1.4 The Company is also working closely with the West Euston Partnership, the London Borough of Camden Council, training agencies, Business in the Community and potential building contractors to explore opportunities for

providing training and subsequently employment in the construction of 2 & 3 Triton Square and future development at Regent's Place in furtherance of the Council's policy on access to employment.

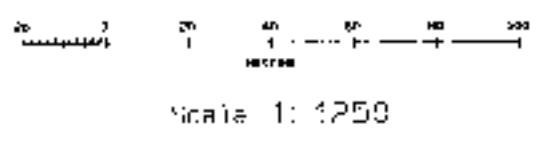
# Appendix A - Application drawings

<b>1</b>	<b>Sheppard Robson drawings</b>			
	Location plan	1946_00_001	1:1250	At A1
	Site plan boundary plan	1946_00_013	1:1000	At A3
	Ground floor boundary plan	1946_00_010	1:500	At A3
	Basement site plan	1946_00_002	1:500	At A1
	Ground floor site plan	1946_00_003	1:500	At A1
	South elevation - site context drawing	1946_00_105	1:500	At A1
	Footprint comparison with 1995 planning application	1946_00_107	1:200	At A1
	South elevation comparison with 1995 planning application	1946_00_108	1:200	At A1
	Basement plan	1946_00_201	1:200	At A1
	Ground floor plan	1946_00_202	1:200	At A1
	First floor plan	1946_00_203	1:200	At A1
	Typical floor plan	1946_00_204	1:200	At A1
	Sixth floor plan	1946_00_208	1:200	At A1
	Seventh floor plan - roof plant level	1946_00_209	1:200	At A1
	Roof plan	1946_00_210	1:200	At A1
	South elevation	1946_00_220	1:200	At A1
	North elevation	1946_00_221	1:200	At A1
	East elevation	1946_00_222	1:200	At A1
	West elevation	1946_00_223	1:200	At A1
	Section F-G	1946_00_241	1:200	At A1
	Section E-F	1946_00_242	1:200	At A1
	Section 3-2	1946_00_243	1:200	At A1





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Selling by: Stamford, LONDON W2

Scale | Date | Drawn | Checked



2&3 Triton Square  
Regent's Place  
London NW1

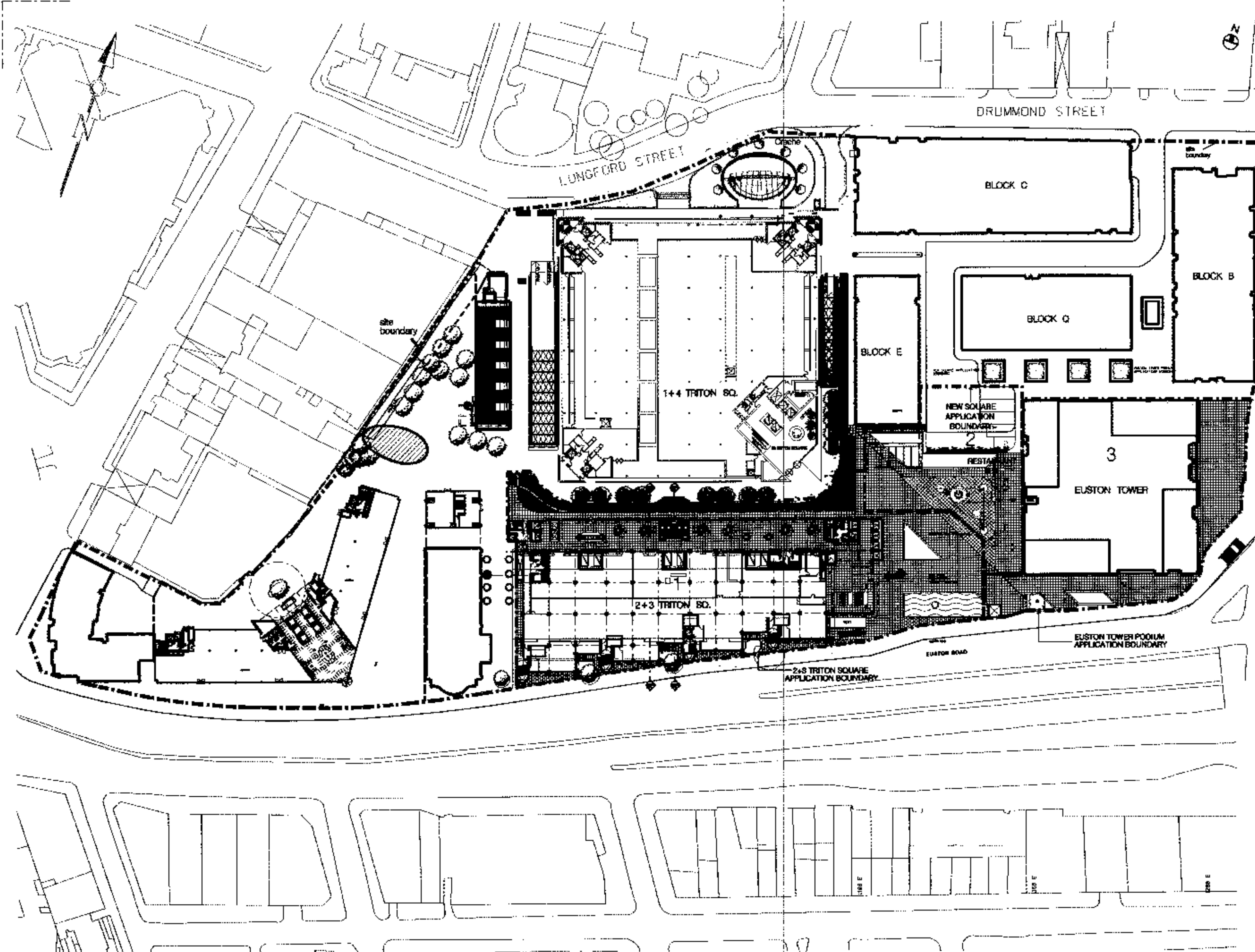
Sheppard Robson  
Architects Planners Interior Designers  
77 Parkway, Camden Town, London NW1 7PU  
Telephone 0171-485 4161 Fax 0171-267 3961

LOCATION PLAN

Scale Date Drawn Checked  
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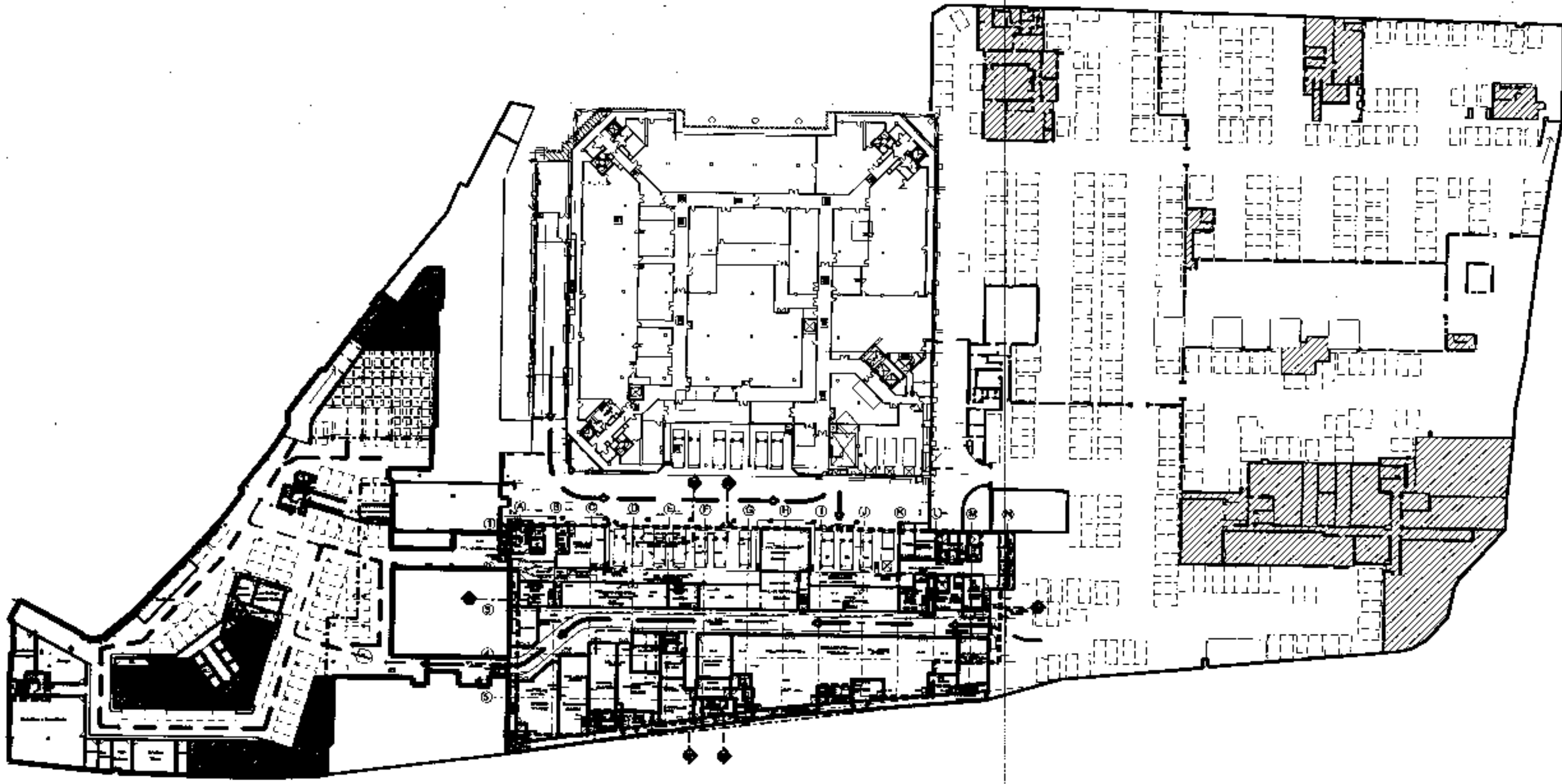
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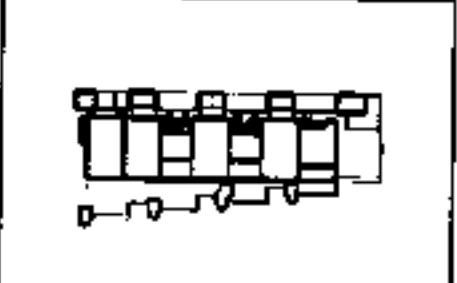


<p>Project Name: 2&amp;3 Triton Square          Location: Regent's Place, London NW1</p>	
<p>Architect: Sheppard Robson          77 Parkway, Cannon Town, London NW1 2NF          Telephone: 020-7426 4181 Fax: 020-7427 2808</p>	<p>Project No: 1346_00_013</p>
<p><b>SITE PLAN          GROUND FLOOR          BOUNDARY KEY PLAN</b></p>	
<p>Scale: 1:1000 AT A3 21.01.96</p>	
<p><b>PLANNING</b></p>	
<p>1346_00_013 A</p>	





1	21 DEC 88	Revised for Planning Application
Author	Date	Approval



2&3 Triton Square  
Regent's Place  
London NW1

Sheppard Robson  
Architects Planners Interior Designers  
37 Parkway, Cannon Row, London SW1 3NF  
Telephone 020-7425 4424 Fax 020-7425 3888

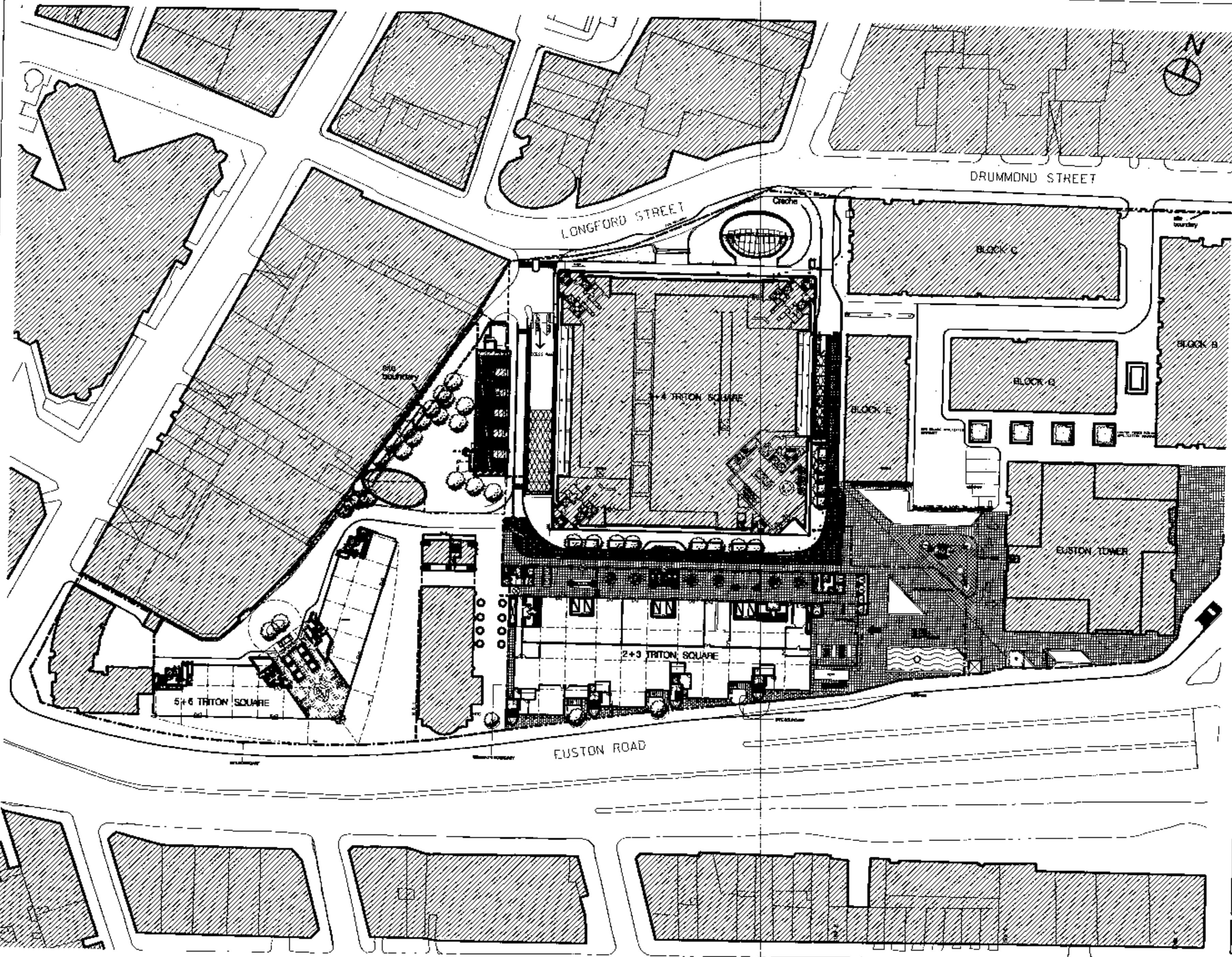
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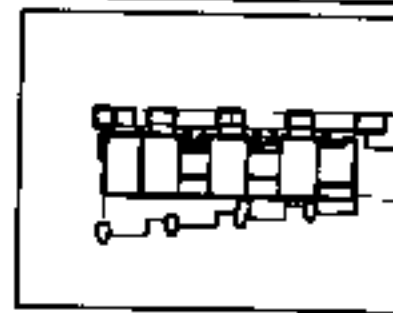
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1946\_00\_002 A

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A 01/08/99 Revised for Planning Application



283 Triton Square  
Regent's Place  
London NW1

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Architects Planners Interior Designers  
27 Parkway, Cannon Row, London SW1 2NF  
Telephone 0207-489 4100 Fax 0207-207 3000

01/99  
GROUND FLOOR  
SITE PLAN

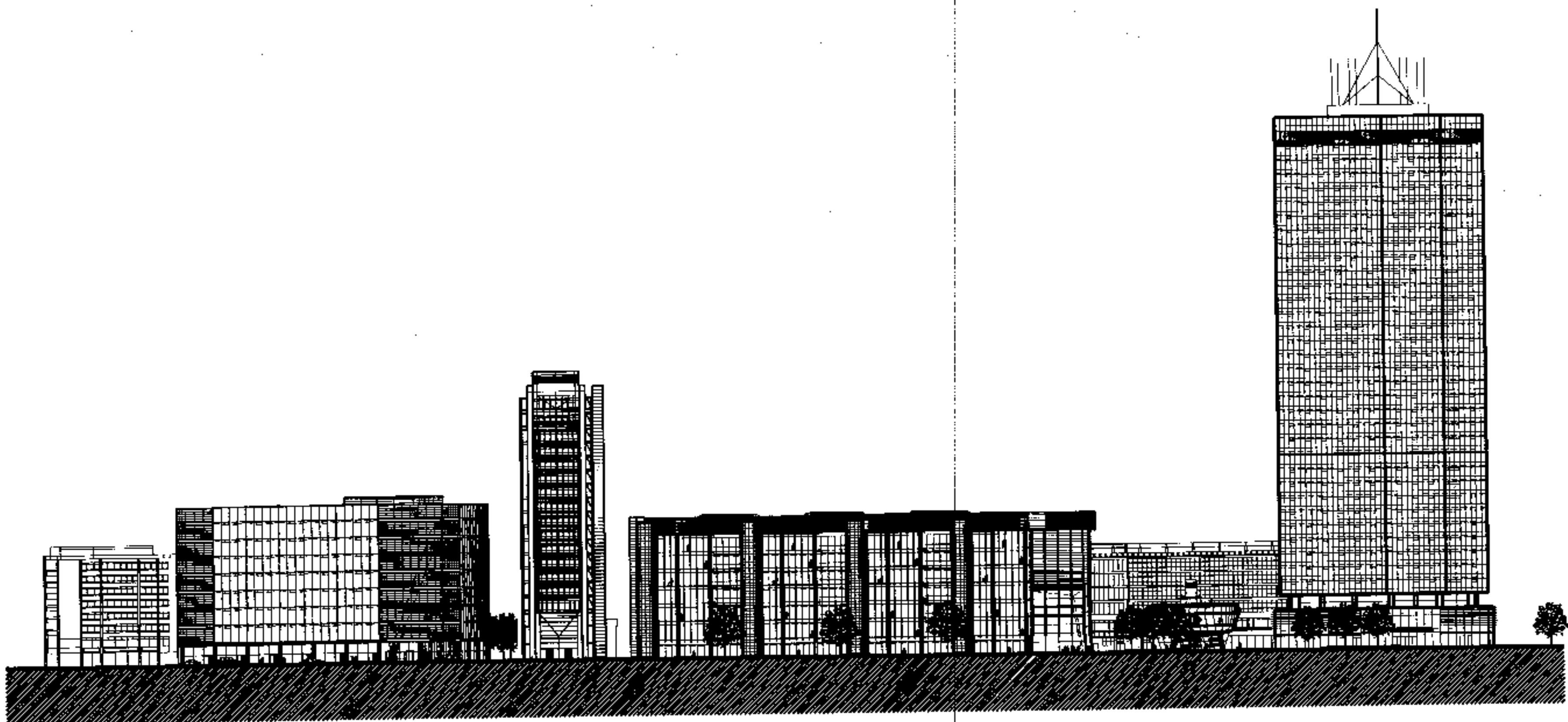
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15/03/99	AL	27/01/99	

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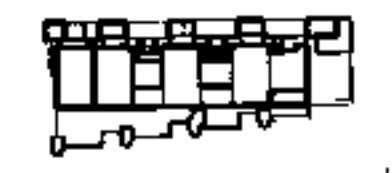
2-3 TRITON SQUARE APPLICATION 1

APPLICATION 2

TOWER PODIUM APPLICATION 3

A 01.08.08 Revised for Planning Application

Name Date Amendment



2&3 Triton Square  
Regent's Place  
London NW1

Sheppard Robson  
Architects Planners Interior Designers  
77 Parkway, Queen's Park, London W2A 2PL  
Telephone 020-7428 4428 Fax 020-7428 2288

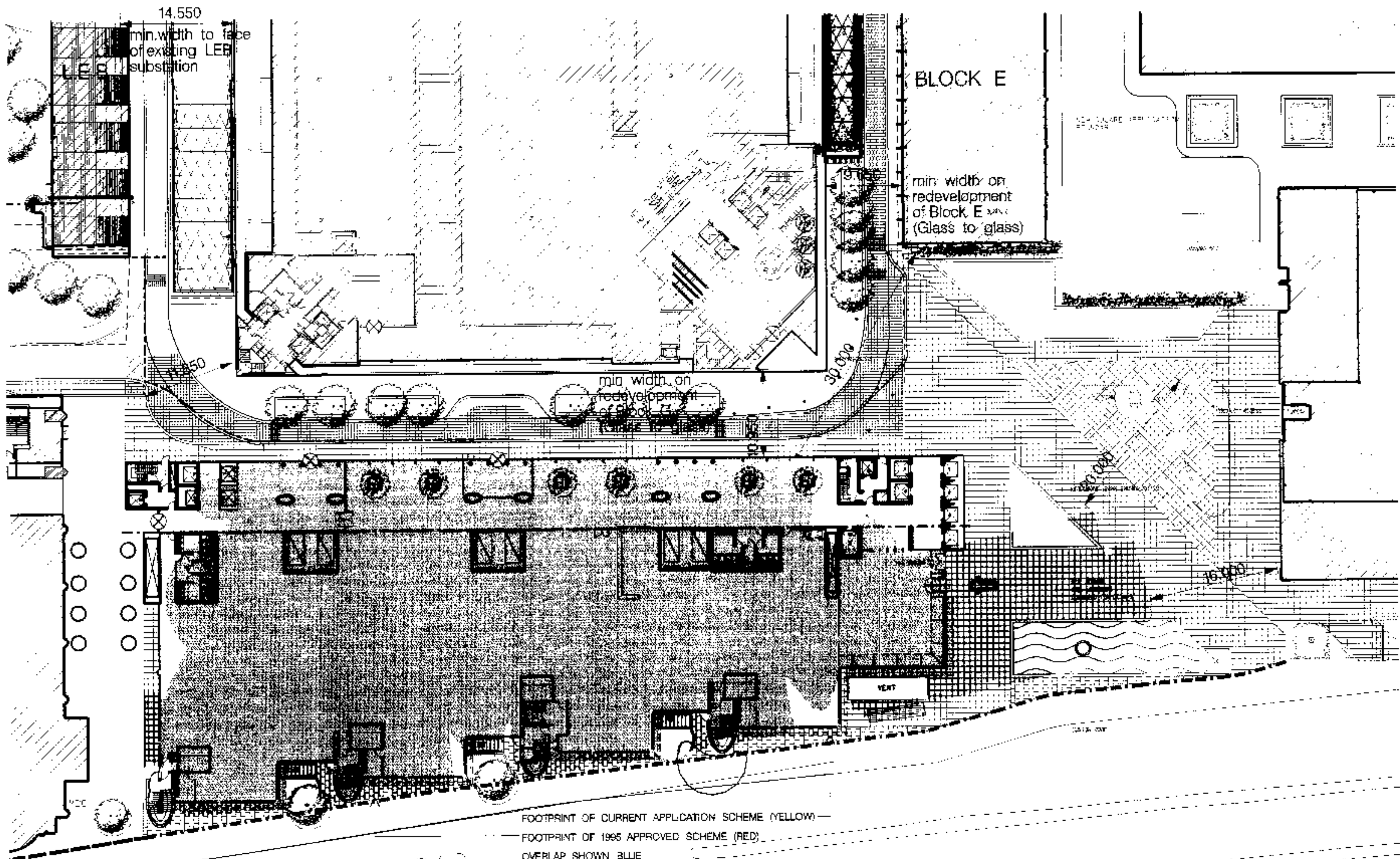
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SOUTH ELEVATION  
SITE CONTEXT  
DRAWING

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PLANNING

1946\_00\_105 A

PUBLISHED BY FECS 1983  
Planning No. 1946/00/105/01



FOOTPRINT OF CURRENT APPLICATION SCHEME (YELLOW) —  
 FOOTPRINT OF 1995 APPROVED SCHEME (RED)  
 OVERLAP SHOWN BLUE

ELSON ROAD

A1

V1.00.00 Review for Planning Application

Scale: 1:500

**2&3 Triton Square**  
 Regent's Place  
 London NW1

Sheppard Robson  
 Architects Planners Interior Designers  
 77 Parkway, Cannon Town, London NW1 3NU  
 Telephone 0201-486 4161 Fax 0201-267 3861

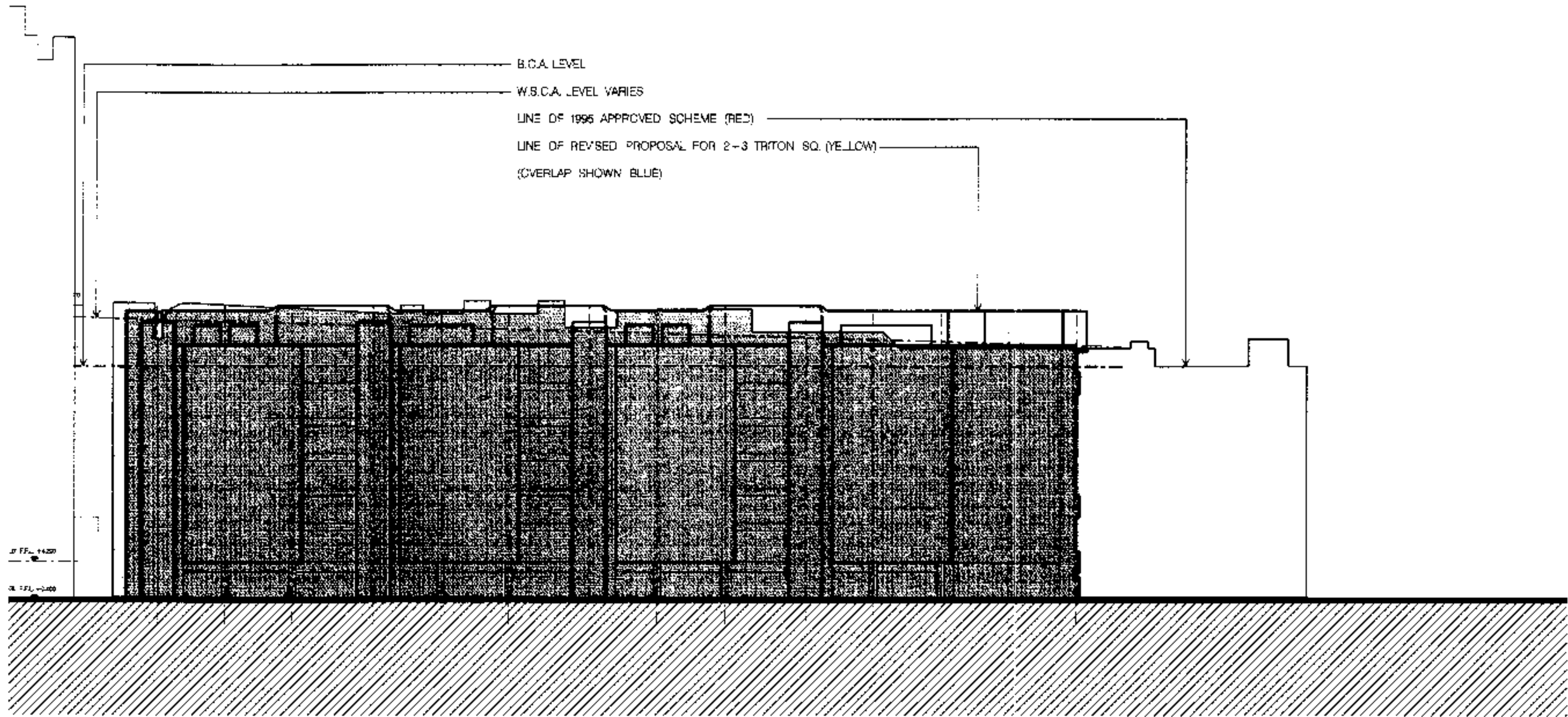
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 PLAN COMPARISON**

Date: 11/09  
 Page: 17/17

**PLANNING**

1946\_00\_107

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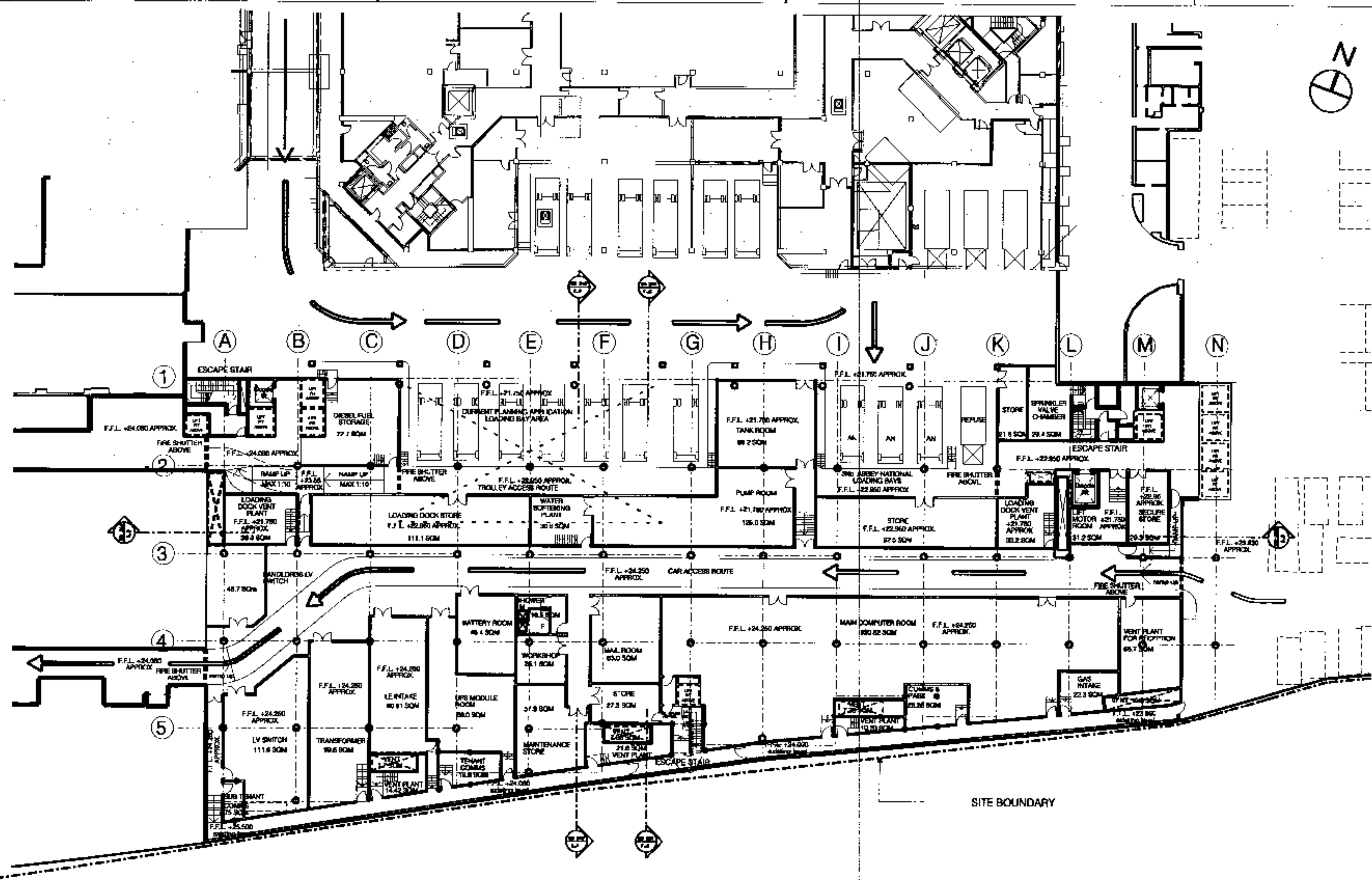


B.C.A. LEVEL  
 W.S.C.A. LEVEL VARIES  
 LINE OF 1995 APPROVED SCHEME (RED)  
 LINE OF REVISED PROPOSAL FOR 2-3 TRITON SQ. (YELLOW)  
 (OVERLAP SHOWN BLUE)

1st FF. +4.20  
 2nd FL. -0.60

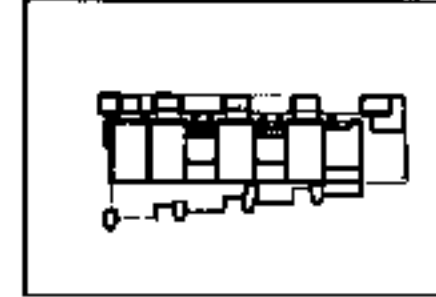
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<p>2&amp;3 Triton Square          Regent's Place          London NW1</p>			
<p>Sheppard Robson          Architects Planners Interior Designers          77 Parkway, Camden Town, London N1 3NU          Telephone 0201-428 4181 Fax 0201-247 2881</p>			
<p>SOUTH          ELEVATION          COMPARISON</p>			
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1999 A1 A1 27.01.08			
PLANNING			
1946_00_106			A





NOTE: ALL LEVELS SHOWN ARE INDICATIVE ONLY, TO BE CONFIRMED BY SITE SURVEY

Issue	Date	Description
A	01/02/01	Prepared for Planning Application



2&3 Triton Square  
Regent's Place  
London NW1

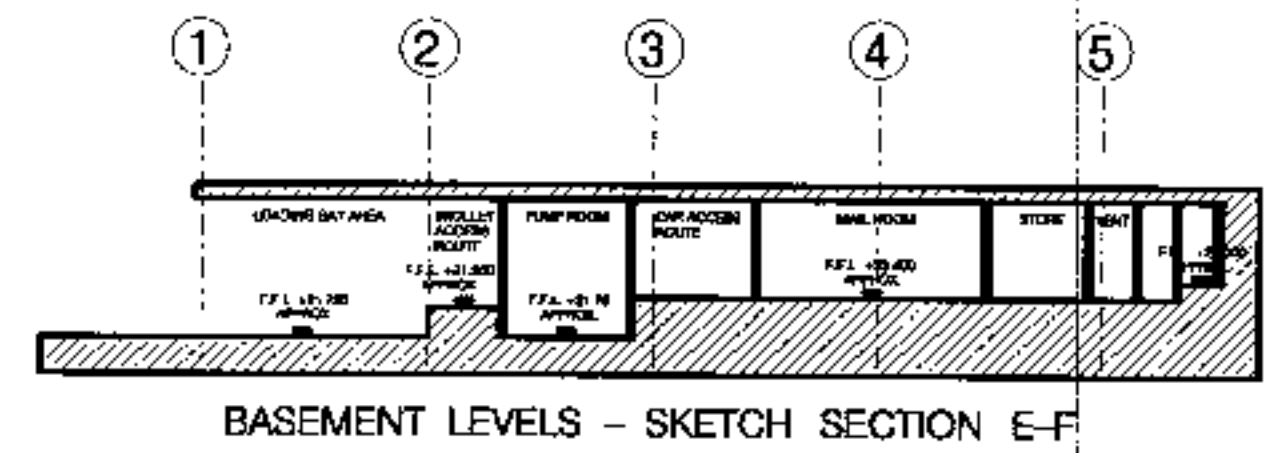
Sheppard Robson  
Architects Planners Interior Designers  
22 Park Lane, London W1K 1QA  
Telephone 020-7635 4101 Fax 020-7635 2800

**BASEMENT PLAN**

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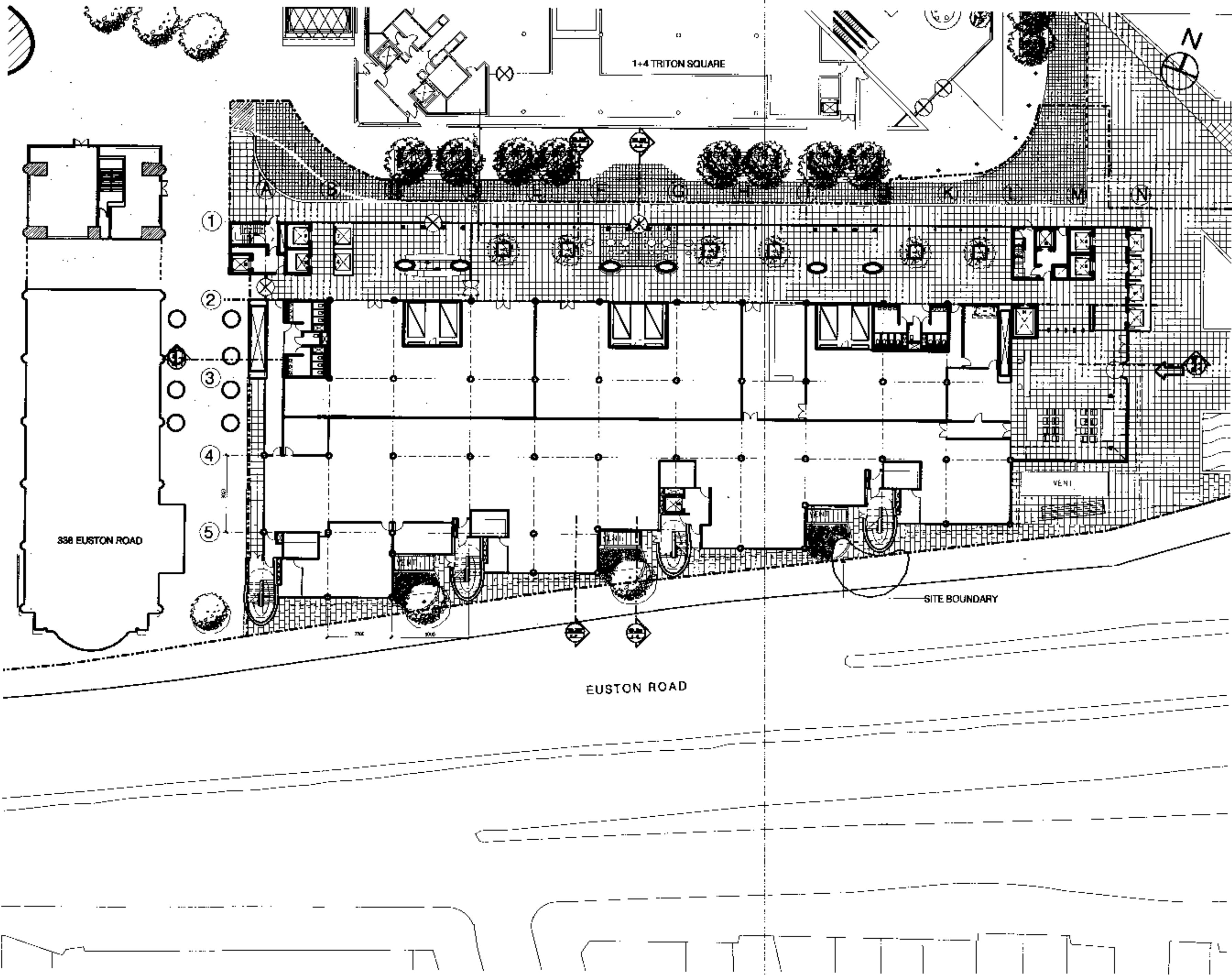
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1946.00.201

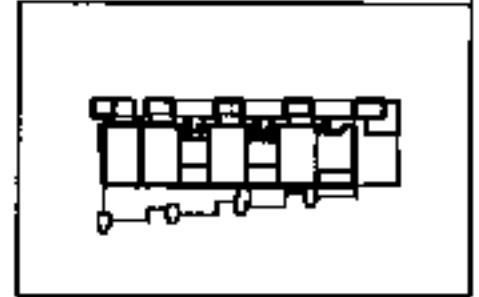


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A 21.03.99 Revised for Planning Application  
 Date: 21.03.99  
 Author: [illegible]



283 Triton Square  
 Regent's Place  
 London NW1

Sheppard Robson  
 Architects Planners Interior Designers  
 22 Abchurch Lane, London EC4N 3DF  
 Telephone 0207-499 4491 Fax 0207-257 2889

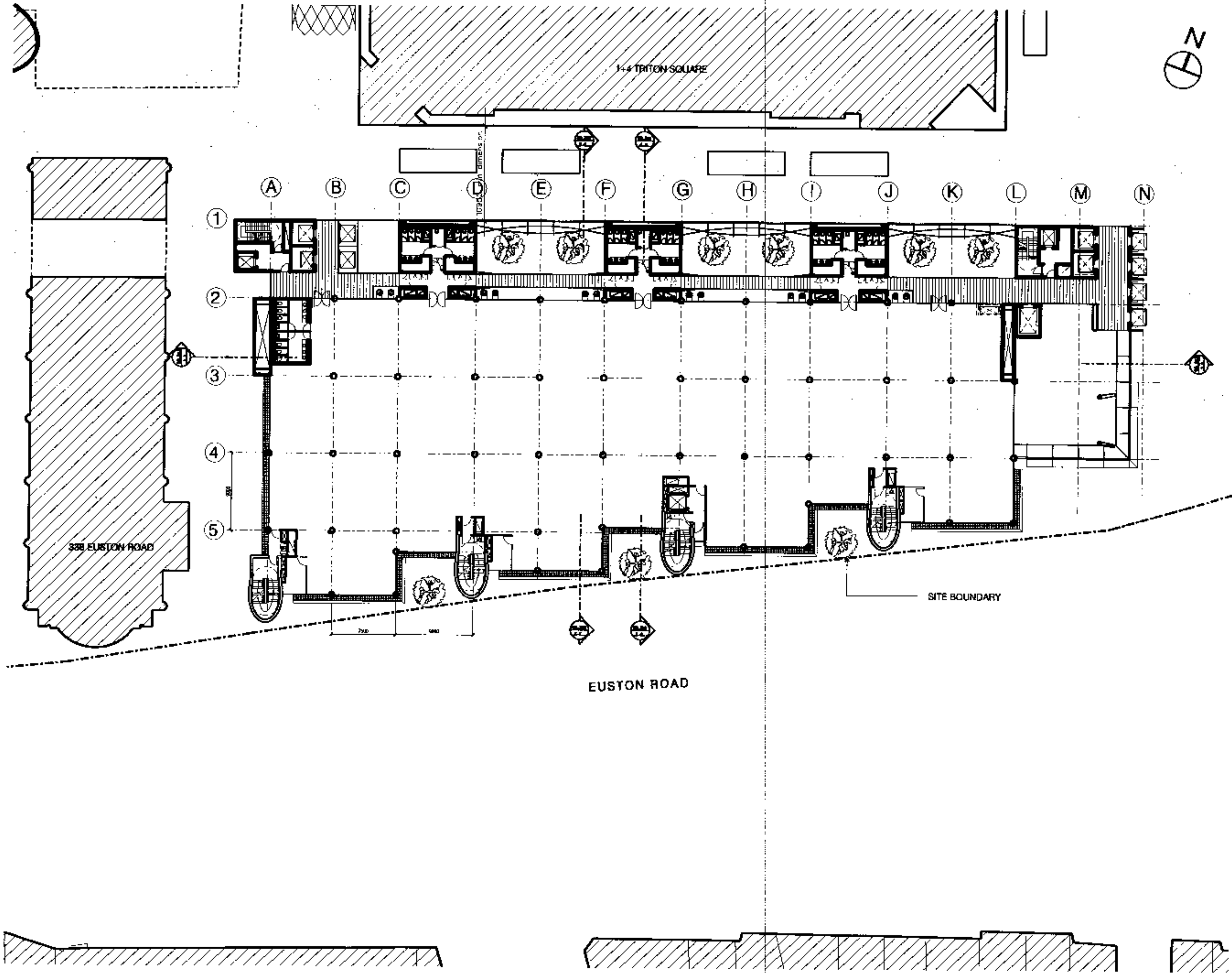
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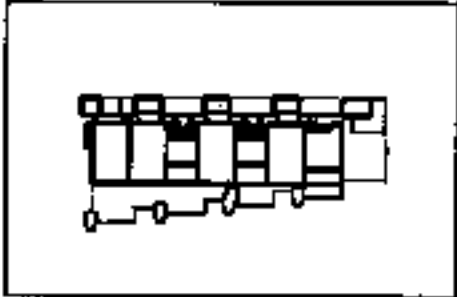
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A	01.06.00	Revised for Planning application
Issue	Date	Prepared by



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Regent's Place  
London NW1

Sheppard Robson  
Architects Planners Interior Designers  
27 Abchurch Lane, London EC4N 3DF  
Telephone 0207-488 4100 Fax 0207-267 2800

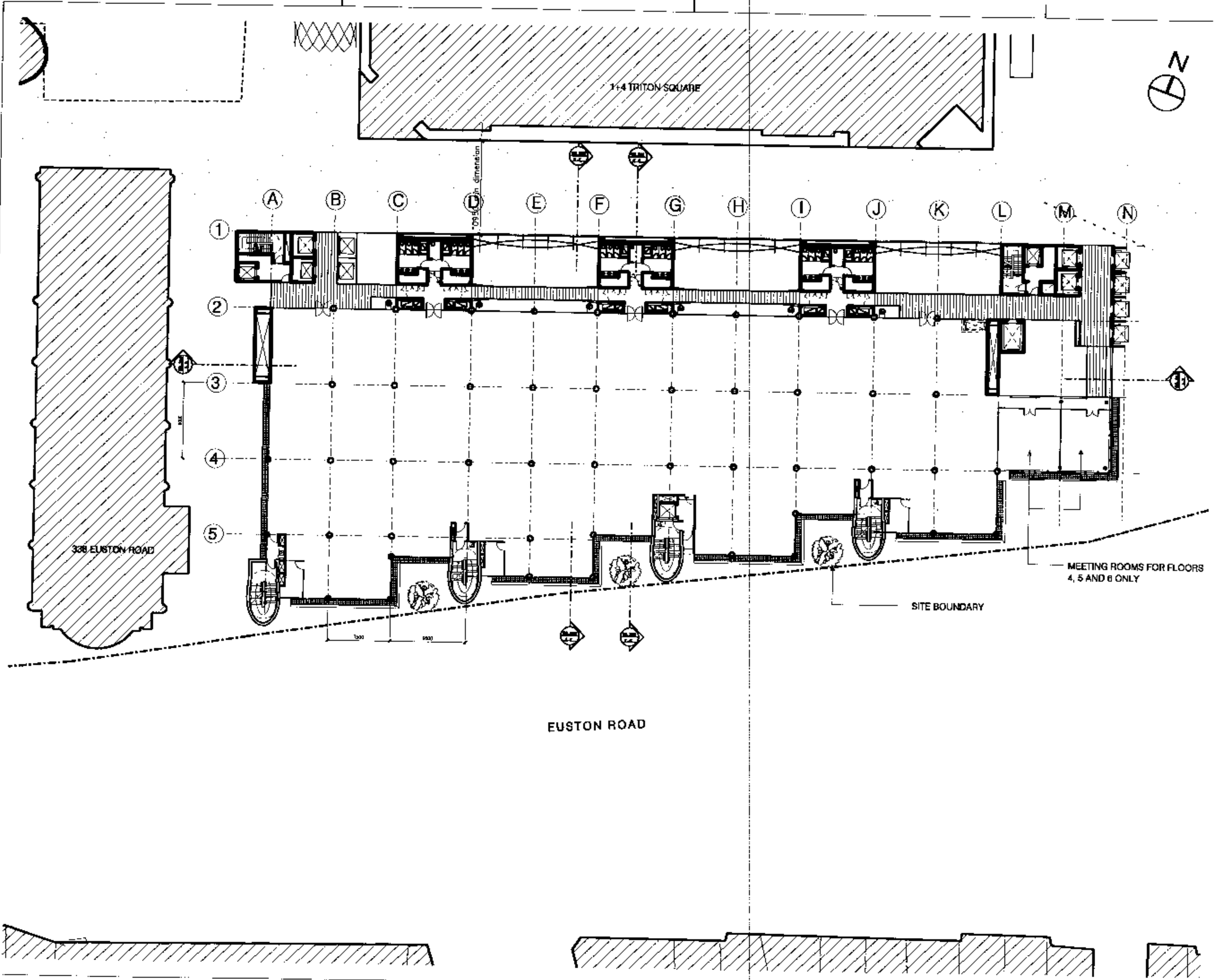
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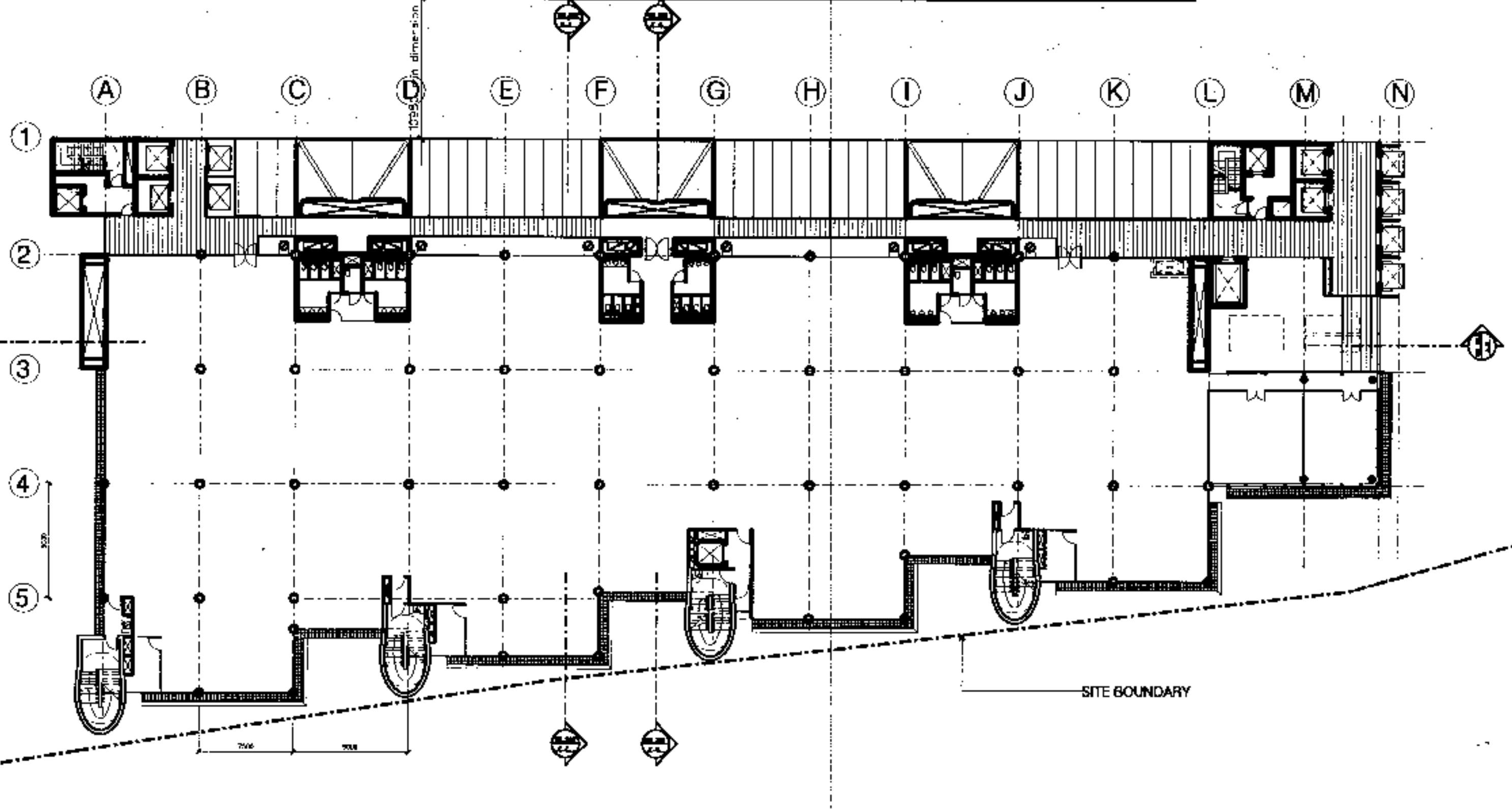
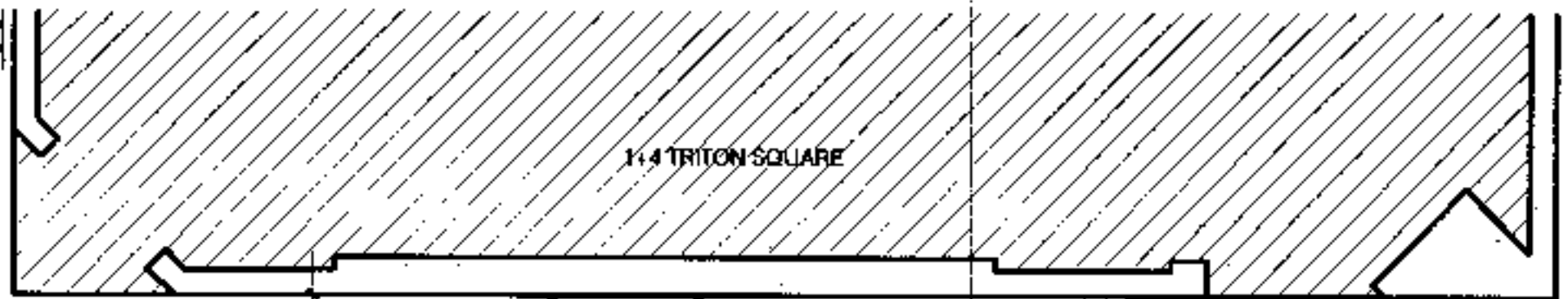
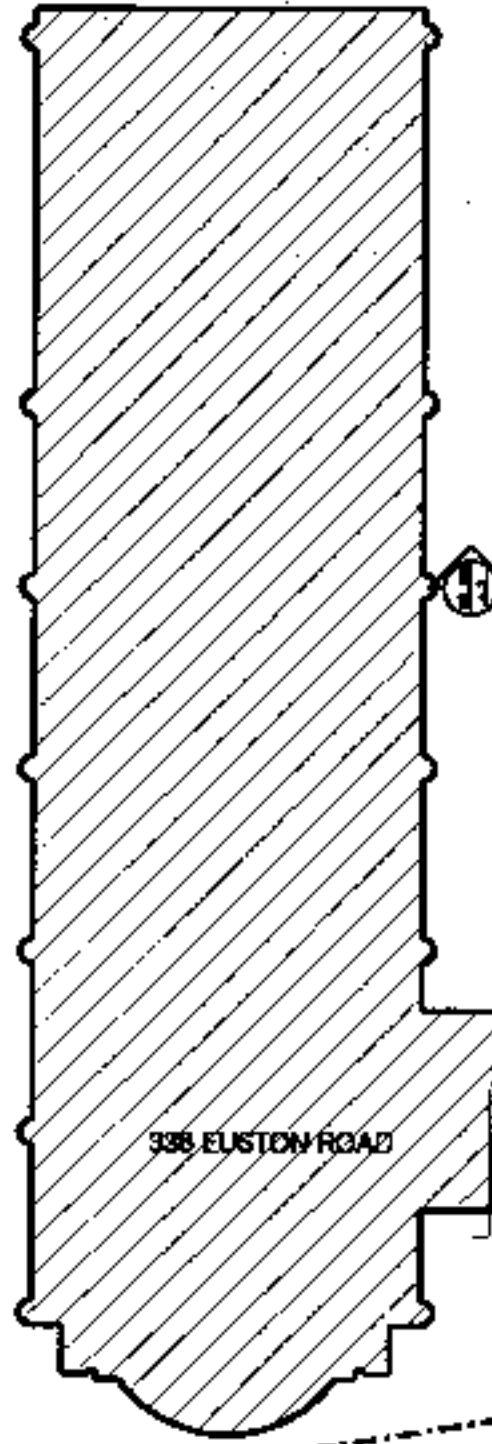
Project No.  
**1046\_00\_203**

Planning No. 1046\_00\_203\_001



1946.00 Revised for Planning Application	
Name: 2&3 Triton Square	Date: 27.01.06
<b>2&amp;3 Triton Square</b> Regent's Place London NW1	
Sheppard Robson Architects Planners Interior Designers 27 Patney, Cannon Lane, London EC6A 3PU Telephone 020-485 4100 Fax 020-267 3000	
<b>TYPICAL FLOOR PLAN</b>	
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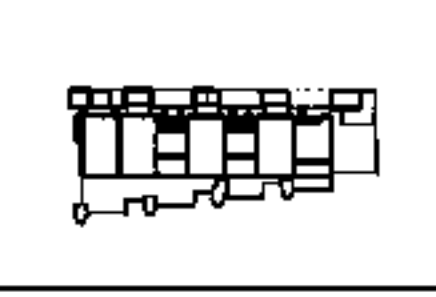


EUSTON ROAD

SITE BOUNDARY



A	01.02.00	Revised for Planning Application
Issue	Date	Description



2&3 Triton Square  
Regent's Place  
London NW1

Sheppard Robson  
Architects Planners Interior Designers  
77 Parkway, Cannon Town, London NW1 9PL  
Telephone 0207-485 4100 Fax 0207-3057 2001

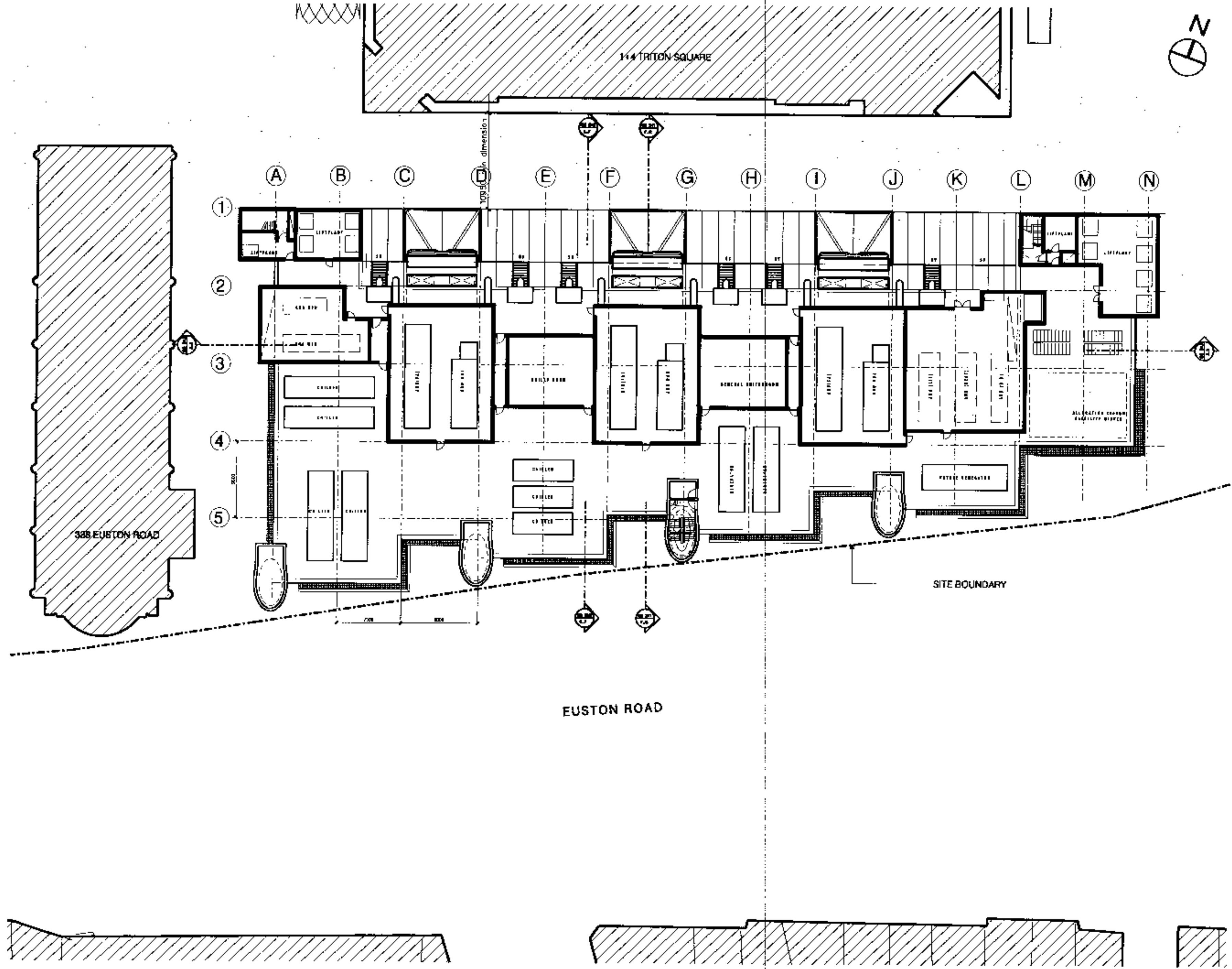
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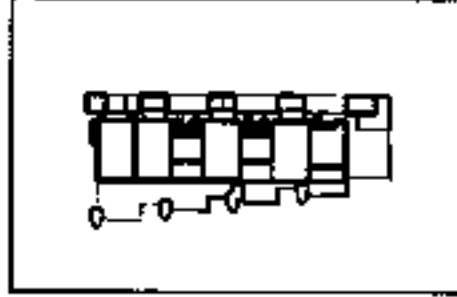
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 Name Date Description



2&3 Triton Square  
 Regent's Place  
 London NW1

Sheppard Robson  
 Architects Planners Interior Designers  
 77 Parkway, Garden Square, London NW1 6PU  
 Telephone 020-7426 4120 Fax 020-7426 3020

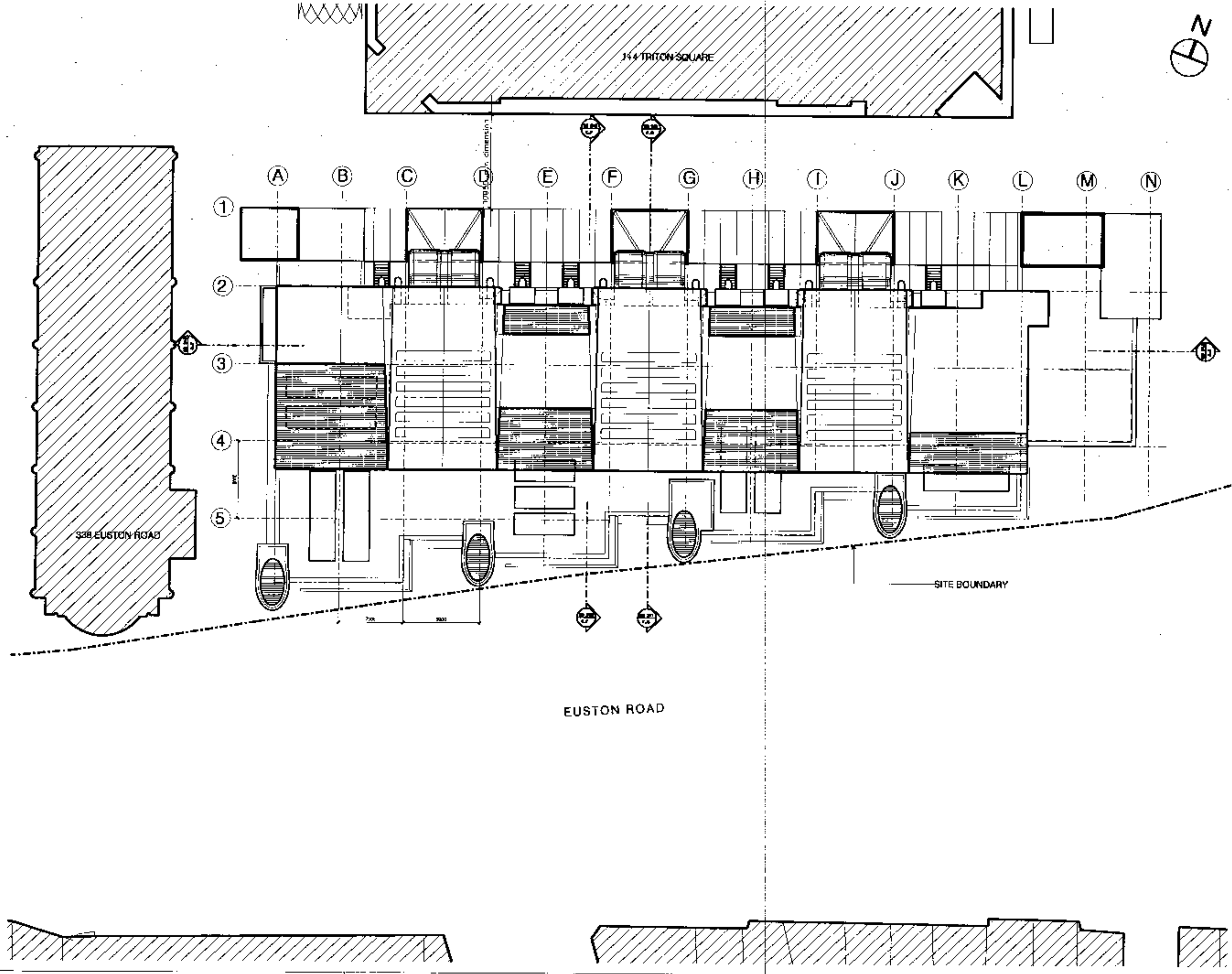
SEVENTH  
 FLOOR PLAN  
 ROOF PLANT LEVEL

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PLANNING

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1946.00.709  
 27.01.00  
 01/05/00  
 15/3



A 01/02/00 Revised for Planning Application

Issue	Date	Amendments

2&3 Triton Square  
Regent's Place  
London NW1

Sheppard Robson  
Architects Planners Interior Designers  
22 Fitzroy Square, London W1T 3JF  
Telephone 020-485 4400 Fax 020-257 2800

Scale  
1:200 @ A1 27.5x36

Scale  
1:200 @ A1 27.5x36

PLANNING

1946\_00\_20

Rev A

Drawing of 2&3 Triton Square, 27.7.plt

**South Facade**  
 Double/triple glazed Structural Silicone Glazing System (S.S.G.) with Polyester Powder Coated (P.P.C.) spandrel panels.  
 Cast 90 brackets to support SG maintenance walkways and aluminium or stone louvre 'screens' with P.P.C. anodized aluminium vertical support framework.

**East Facade**  
 Double glazed S.S.G. system with P.P.C. aluminium spandrel panels at slab edges. Glazing unit supported by vertical tower string cable structure. Steelwork to support maintenance walkways. Part mechanically operated aluminium louvre screen fixed to P.P.C. anodized aluminium support framework to match south west.

**North Facade**  
 Double glazed S.S.G. supported by horizontal tower string cable structure. Double glazed S.S.G. proprietary walkway to other glazed areas.

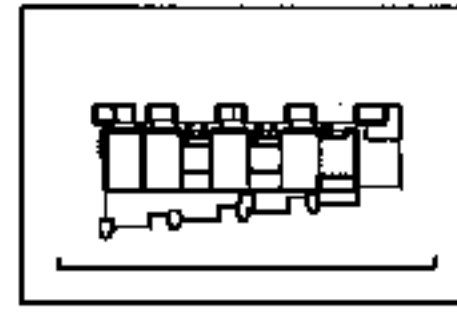
**West Facade**  
 Triple glazed S.S.G. curtain wall with P.P.C. aluminium spandrel panels. External cast steel brackets to support SG maintenance walkways.

**Core**  
 Structural concrete core clad with reconstructed natural stone panels.

**Columns**  
 Fair faced light grey reinforced concrete.

**Roof/Plant**  
 P.P.C. aluminium alu-screen panels/louvre.

A 01.08.99 Revised for Planning Application



**2&3 Triton Square  
 Regent's Place  
 London NW1**

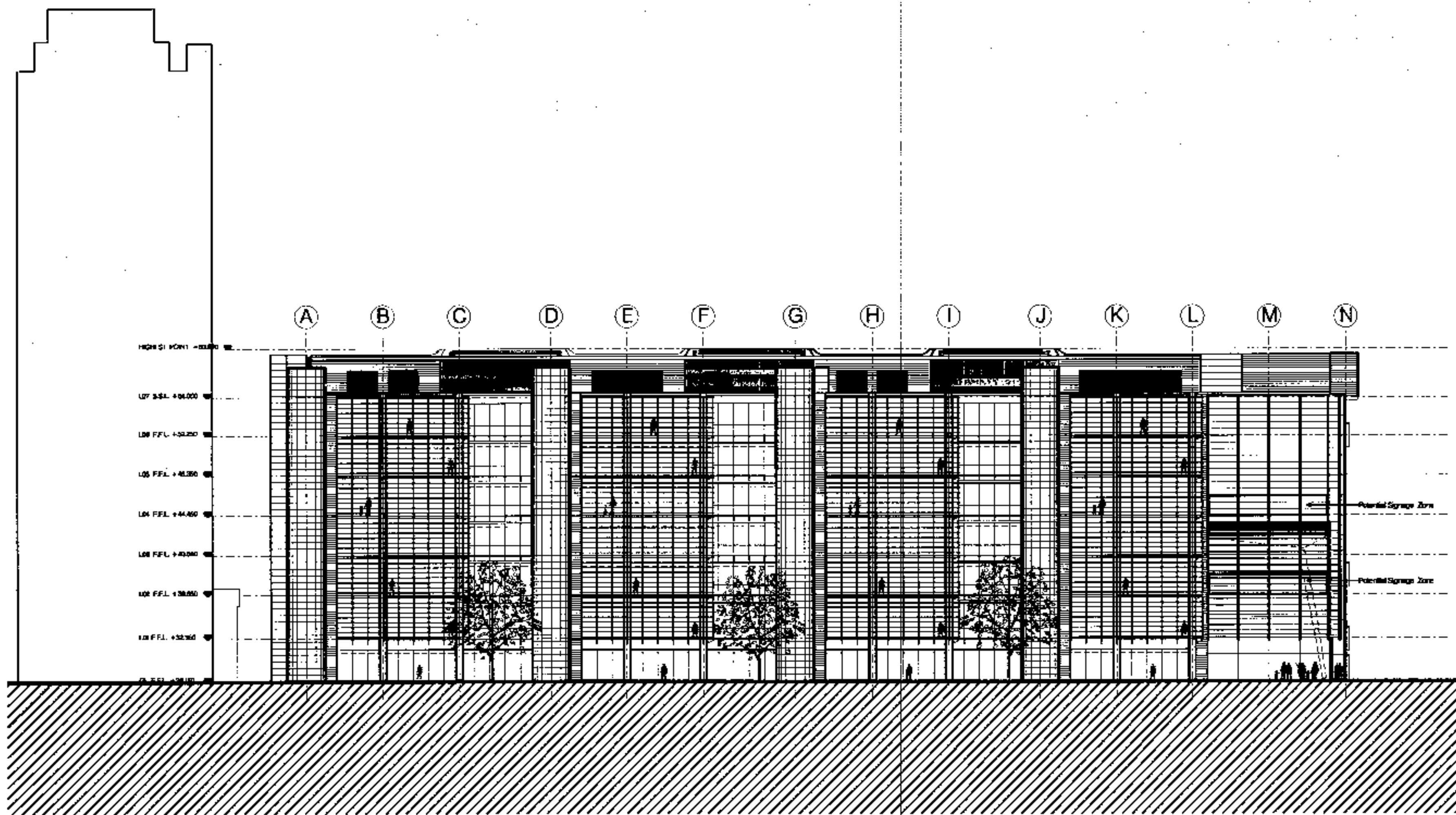
**Sheppard Robson**  
 Architects Planners Interior Designers  
 77 Parkway, Cannon Row, London EC6A 3PP  
 Telephone 020-485 4100 Fax 020-487 3861

**Scale**  
 SOUTH ELEVATION

**Date** 08/01/00  
**Scale** 1:200 at A1  
**Drawn** 07/01/00

**PLANNING**

**1946\_00\_220**



Placed 1 FEB 99 File no: 1946\_00\_220\_00



**CLADDING 2&3 TRITON SQUARE**

**South Facade**  
 Double glazed structural frame glazing system (S.S.G.) with Polyester Powder Coated (P.P.C.) spandrel panels.  
 Cast SS brackets to support SS maintenance walkways and aluminium or stone louvre 'horsetail' with P.P.C. anodized aluminium vertical support framework.

**East Facade**  
 Double glazed S.S.G. system with P.P.C. aluminium spandrel panels at slab edges. Glazing well supported by vertical bow string cable structure. Steel brackets to support maintenance walkways. Post mechanically operated aluminium louvre screen fixed to P.P.C. extruded aluminium support framework to match south wall.

**North Facade**  
 Double glazed S.S.G. supported by horizontal bow string cable structure. Double glazed S.S.G. proprietary system to allow glazed areas.

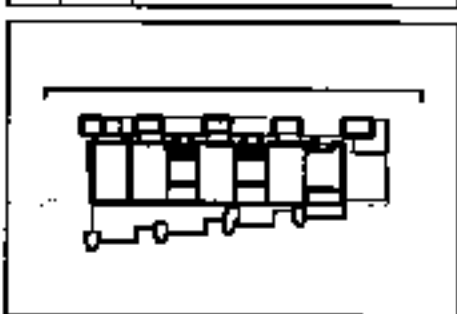
**West Facade**  
 Triple glazed S.S.G. climate wall with P.P.C. aluminium spandrel panels. External cast steel brackets to support SS maintenance walkways.

**CORE**  
 Structural concrete core clad with reconstituted natural stone panels.

**Columns**  
 Full height light grey reinforced concrete.

**Roof Panel**  
 P.P.C. aluminium aluminium perforated.

A 01 05/02 Revised for Planning Application



**2&3 Triton Square  
 Regent's Place  
 London NW1**

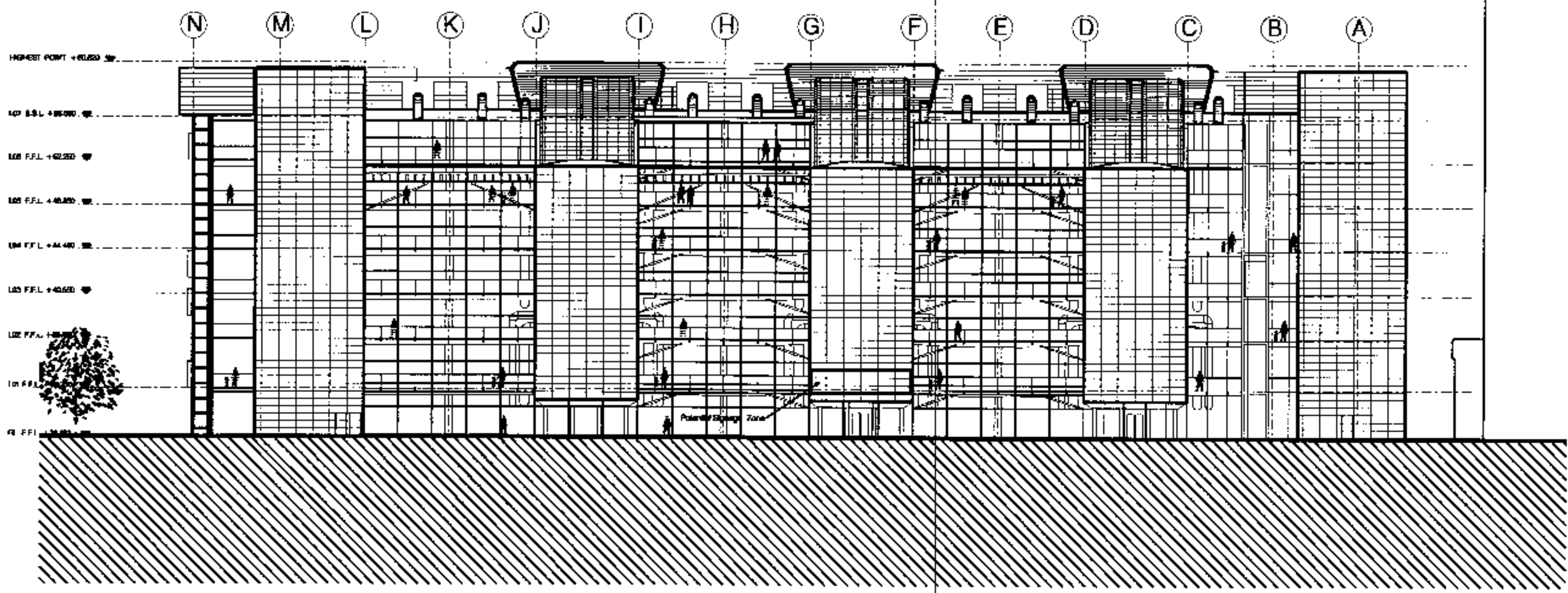
**Sheppard Robson**  
 Architects Planners Interior Designers  
 27 Parkway, Cannon Town, London NW1 2PP  
 Telephone 0207-495 4400 Fax 0207-257 2000

**NORTH ELEVATION**

Date: 05/02  
 Scale: 1/200

**PLANNING**

1946.00.221 A



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**CLADDING 2&3 TRITON SQUARE**

**South Facade**  
 Double glaze structural silicone glazing system (S.S.G.) with Polyester Powder Coated (P.P.C.) spandrel panels.  
 Cast SS brackets to support SS maintenance walkways and aluminium or stone louvre tower with P.P.C. structural aluminium vertical support framework.

**East Facade**  
 Double glazed S.S.G. system with P.P.C. structural spandrel panels at slab edges. Glazing unit supported by vertical bow string cable structure. Steel brackets to support maintenance walkways. Pneumatically operated aluminium louvre tower fixed to P.P.C. structural aluminium support framework to match south wall.

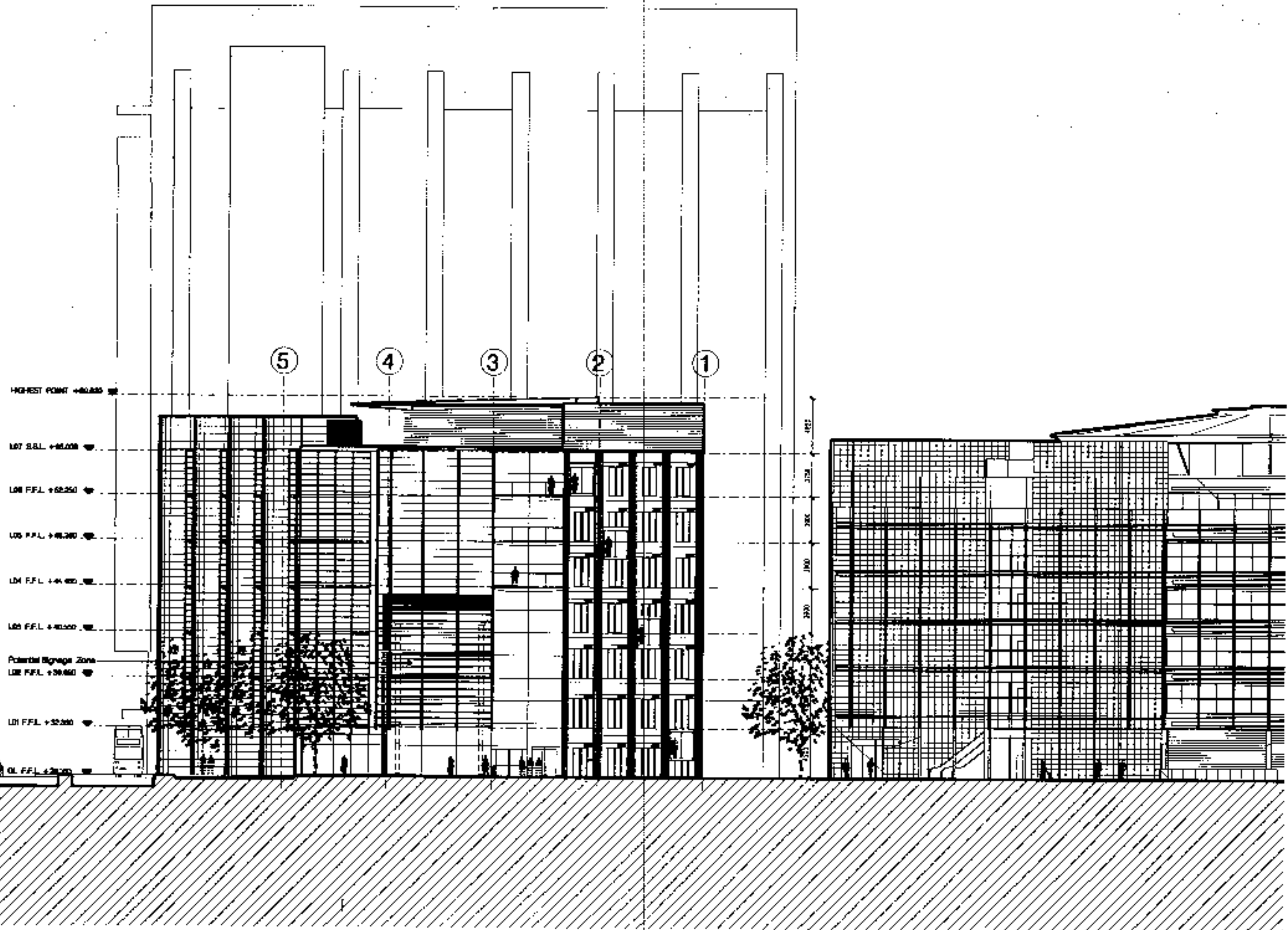
**North Facade**  
 Flexible glazed S.S.G. supported by horizontal bow string cable structure. Double glazed S.S.G. proprietary unit system to all other glazed areas.

**West Facade**  
 Triple glazed S.S.G. double wall with P.P.C. structural spandrel panels. External cast steel brackets to support SS maintenance walkways.

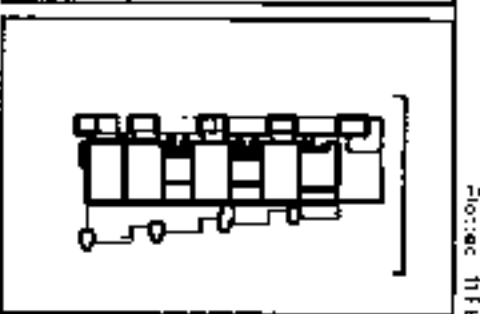
**Core**  
 Structural concrete core clad with reconstituted natural stone panels.

**Columns**  
 Fair faced light grey reinforced concrete.

**Roof Panel**  
 P.P.C. structural aluminium panels to slope.



A 01 02/99 Revised for Planning Application



**2&3 Triton Square  
 Regent's Place  
 London NW1**

**Sheppard Robson**  
 Architects Planners Interior Designers  
 77 Parkway, Greater London, London NW1 7PA  
 Telephone 020-7625 4400 Fax 020-7625 2000

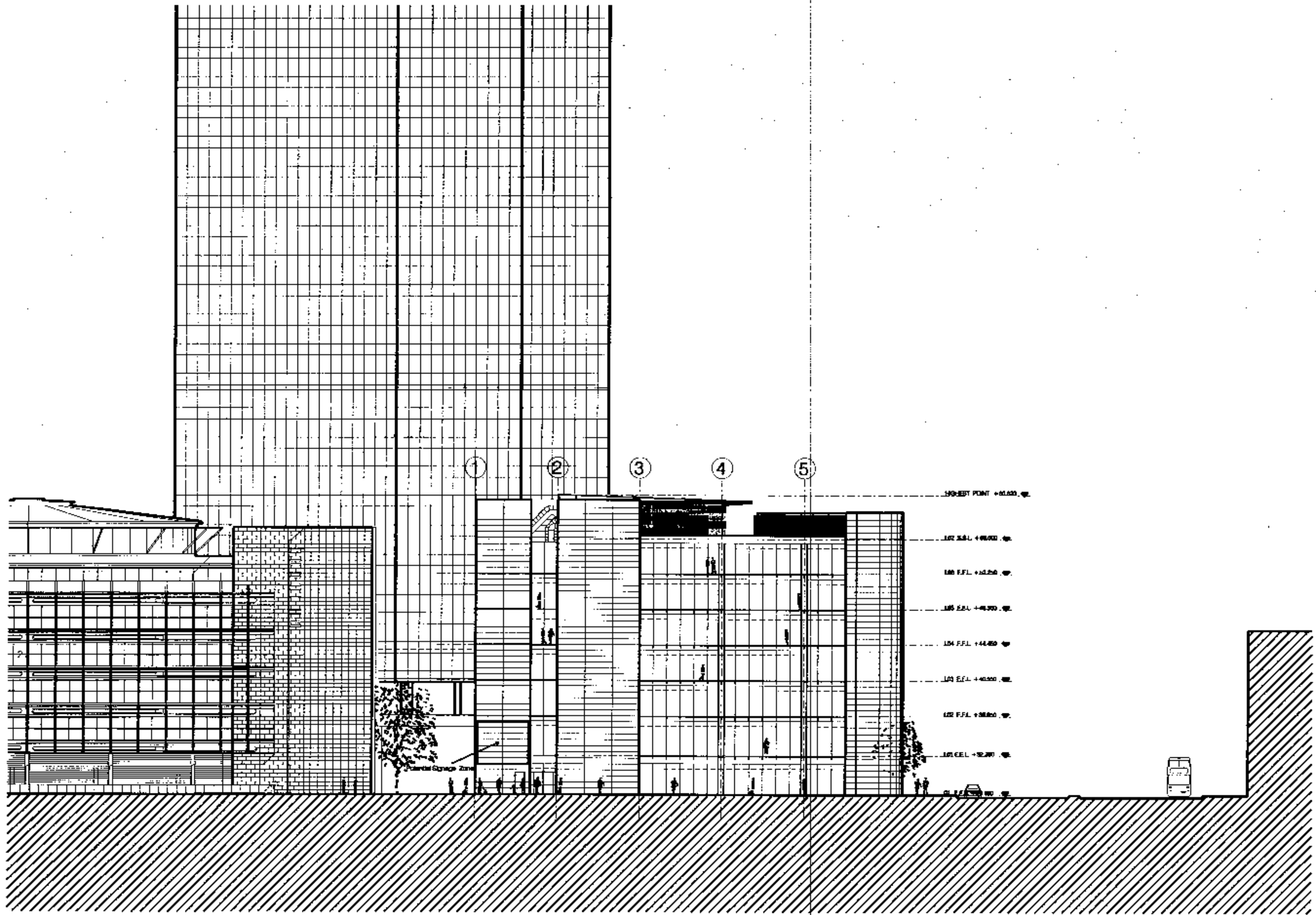
**EAST ELEVATION**

Scale: 1/200 Date: 27.11.99

**PLANNING**

1946\_00\_222 A

Drawing No. 1946\_00\_222\_01



183

**CLADDING 2&3 TRITON SQUARE**

**South Facade**  
 Double glazed Structural Silicone Glazing System (S.S.G.) with Polyester Powder Coated (P.P.C.) spandrel panels.  
 Cast SG brackets to support SG maintenance walkways and aluminium or stone louvre 'screens' with P.P.C. anodized aluminium vertical support framework.

**East Facade**  
 Double glazed S.S.G. system with P.P.C. aluminium spandrel panels at slab edges. Glazing unit supported by vertical bow string cable structure. Steel brackets to support maintenance walkways. Part mechanically operated aluminium screen fixed to P.P.C. anodized aluminium support framework to match spandrel wall.

**North Facade**  
 Double glazed S.S.G. supported by horizontal bow string cable structure. Double glazed S.S.G. proprietary wall system to all other glazed areas.

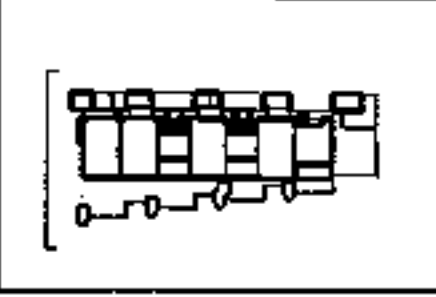
**West Facade**  
 Triple glazed S.S.G. climate wall with P.P.C. aluminium spandrel panels. External cast aluminium brackets to support SG maintenance walkways.

**Core**  
 Structural concrete core clad with reconstituted natural stone panels.

**Columns**  
 Fair faced light grey reinforced concrete.

**Roof Plant**  
 P.P.C. aluminium aluminium panels/curtain.

17 JUL 00 - Revised for Planning Application



**2&3 Triton Square**  
 Regent's Place  
 London NW1

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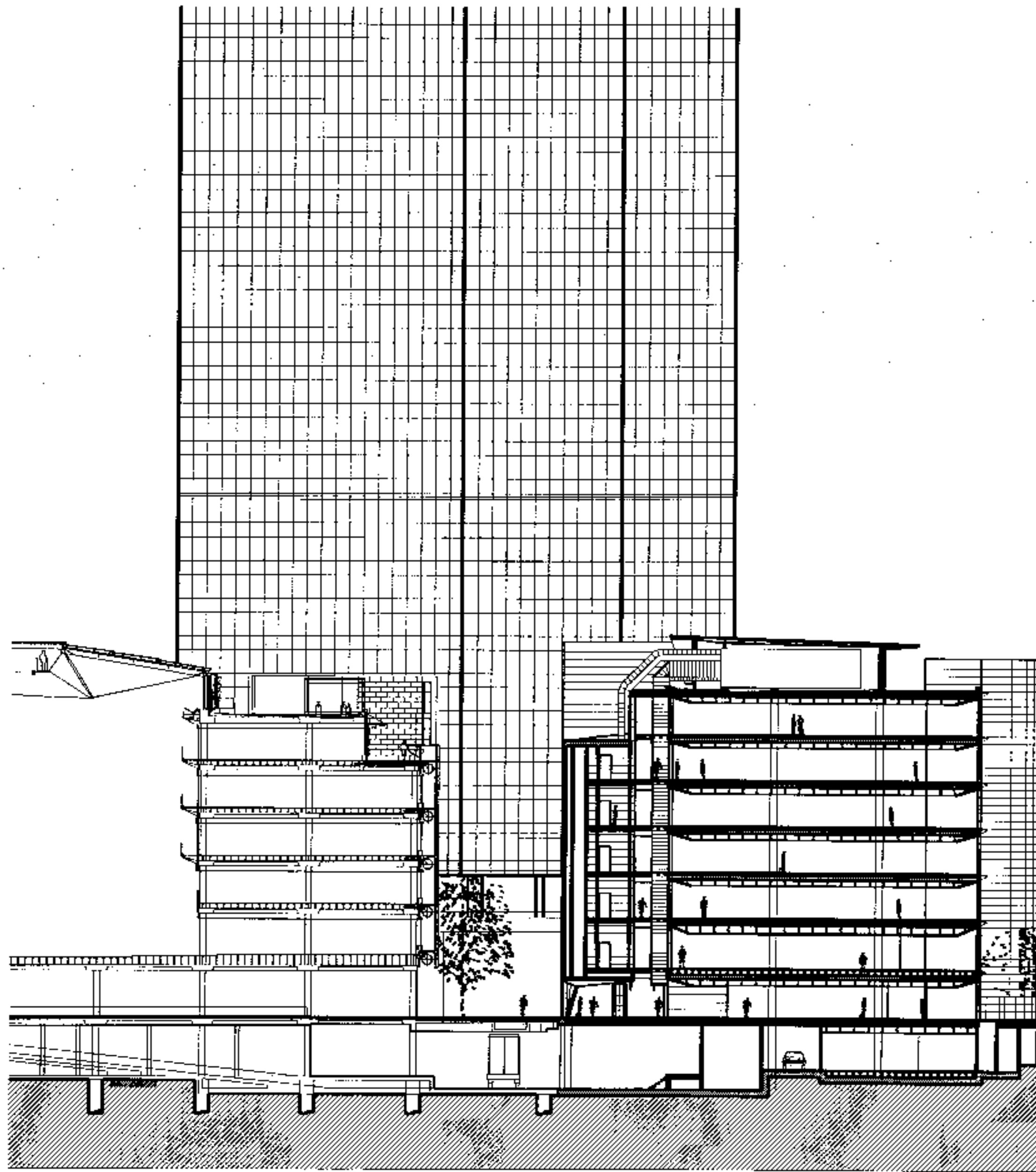
**WEST ELEVATION**

Scale: 1:1000

**PLANNING**

1945.00.223

Drawing No: 1945.00.223.P1



HIGHEST POINT +40.000 m

LOF S.S.L. +40.000 m

LOF F.F.L. +32.250 m

LOF P.P.L. +40.000 m

LOF F.F.L. +34.400 m

LOF F.F.L. +40.000 m

LOF F.F.L. +30.000 m

LOF F.F.L. +30.000 m

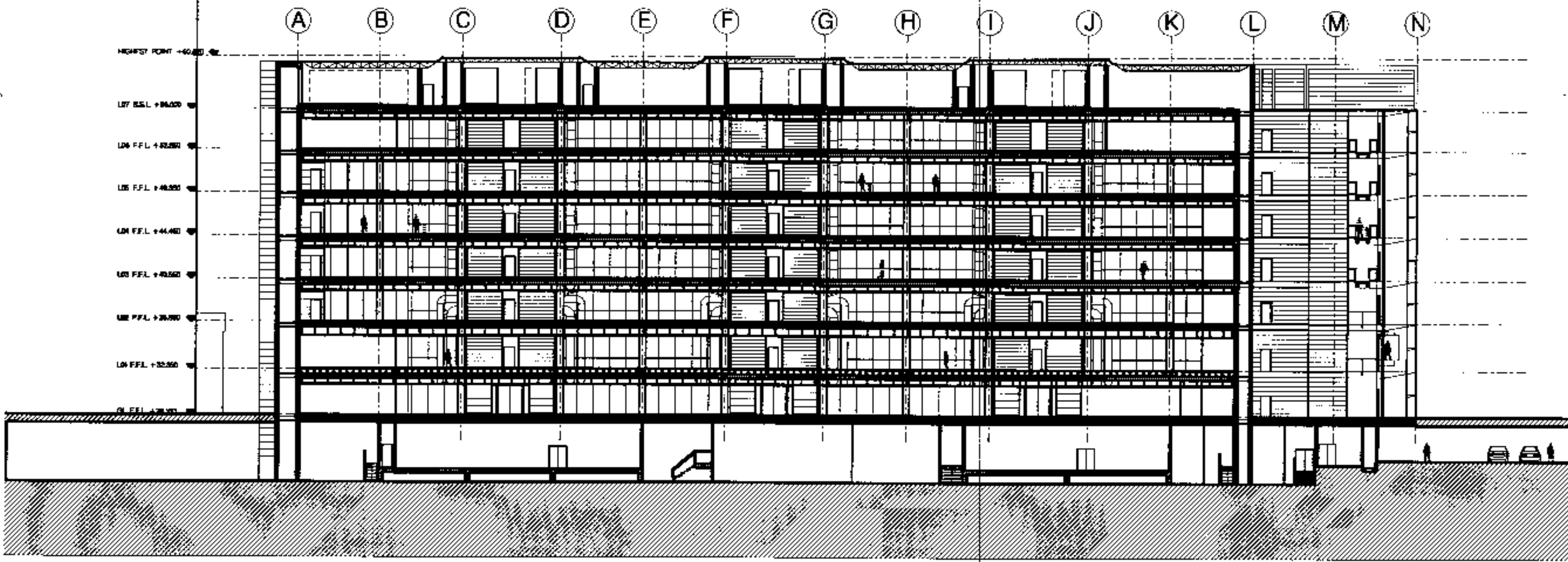
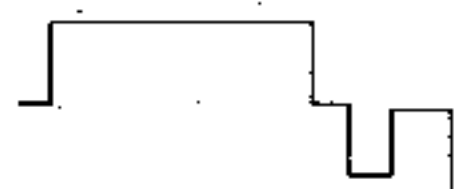
LOF F.F.L. +30.000 m

LOF F.F.L. +30.000 m

A			07.02.00	Revised for Planning Application
Issue	Date	Description		
<b>2&amp;3 Triton Square Regent's Place London NW1</b>				
Sheppard Robson Architects Planners Interior Designers 25 Parkway, Garden Court, London WC1N 3BU Telephone 020-485 4100 Fax 020-257 3000				
<b>SECTION F-G</b>				
Drawn	Check	Drawn	Checked	Approved
10/00	20/00			
<b>PLANNING</b>				
Drawing No. <b>1946.00_241</b>				Rev. <b>A</b>

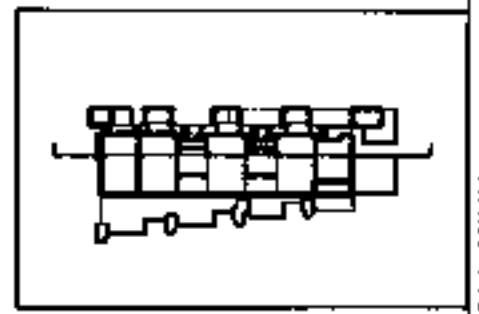
2/11/00 1/FEB 1999  
 Sheppard Robson Architects Planners Interior Designers





1/100

A 1/1000 Proposed for Planning Application  
 Name Date Approval



2&3 Triton Square  
 Regent's Place  
 London NW1

Sheppard Robson  
 Architects Planners Interior Designers  
 77 Parkway, Camden Town, London NW1 9PS  
 Telephone 020-462 4101 Fax 020-257 2000

SECTION 3-2

Scale Date Date of Approval  
 1/200 27.01.01

PLANNING

1945.00.243 A

Plotted 17 FEB 999  
 Drawing P:\1945\p\1\00\_243.dwg