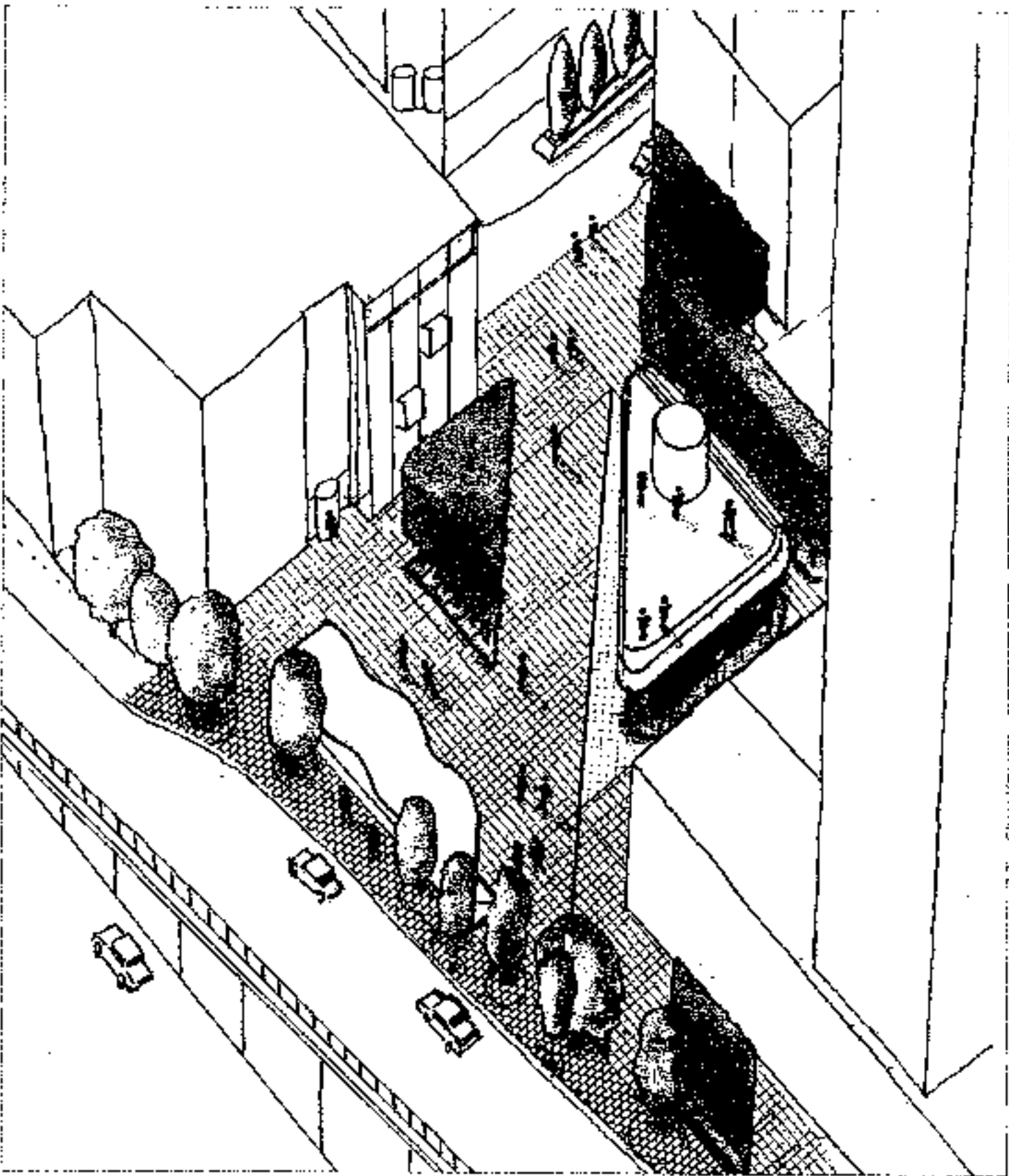


9904132

The British Land Company PLC
**Regent's Place,
2&3 Triton Square
Tower Podium
and Triton Square**

**Planning Application Supporting Information:
Landscape Design Report**
January 1999



Edwards Gale

Chartered Landscape Architects

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1 Introduction

The development of 2 & 3 Triton Square and the alternatives to the internal layout of the Podium of Euston Tower provide an opportunity for the phased construction of "Triton Square" ("the Square"), a new and prestigious civic open space. The Square is crossed by important pedestrian desire lines and will be free from vehicles. It will be a hub of activity stimulated by the provision of a new restaurant unit to be provided in the Square. The Square will be activated further by the new shop units proposed for the ground floor of the Podium. In addition, 2 & 3 Triton Square will form the main elevation of the development to Euston Road as well as completing the main East / West street south of 1 & 4 Triton Square.

The long term single ownership of Regent's Place by British Land provides the opportunity to implement and manage high quality hard and soft landscape designed as a coordinated network of public spaces.

2 Triton Square Context

The Square is the major open space within Regent's Place and is strategically located at the end of the main East / West axis through Regent's Place. It is a focal urban area and an enclave off Euston Road. It is also the main entrance space to Regent's Place. These and other key factors affect its design as follows:

2.1 Function

The Square is a space for pedestrian movement as analysed in the Space Syntax study. The occupation of 2 & 3 Triton Square and the Podium will increase pedestrian use.

The proposed restaurant unit in the Square and shops in the Podium will draw more people into the Square. They will promote the use of the external space as a place to meet, to sit and to watch passers by.

2.2 Enclosure

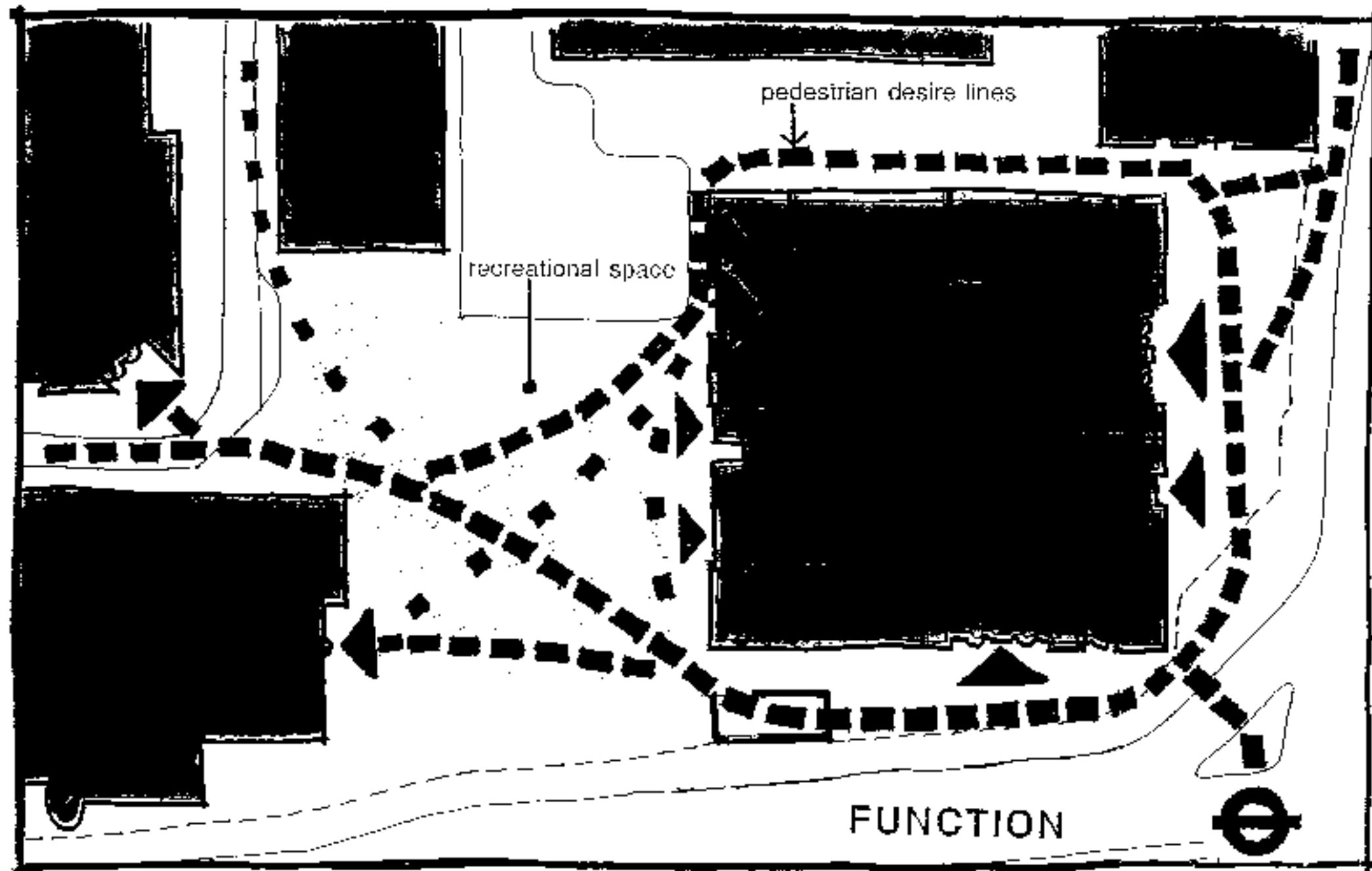
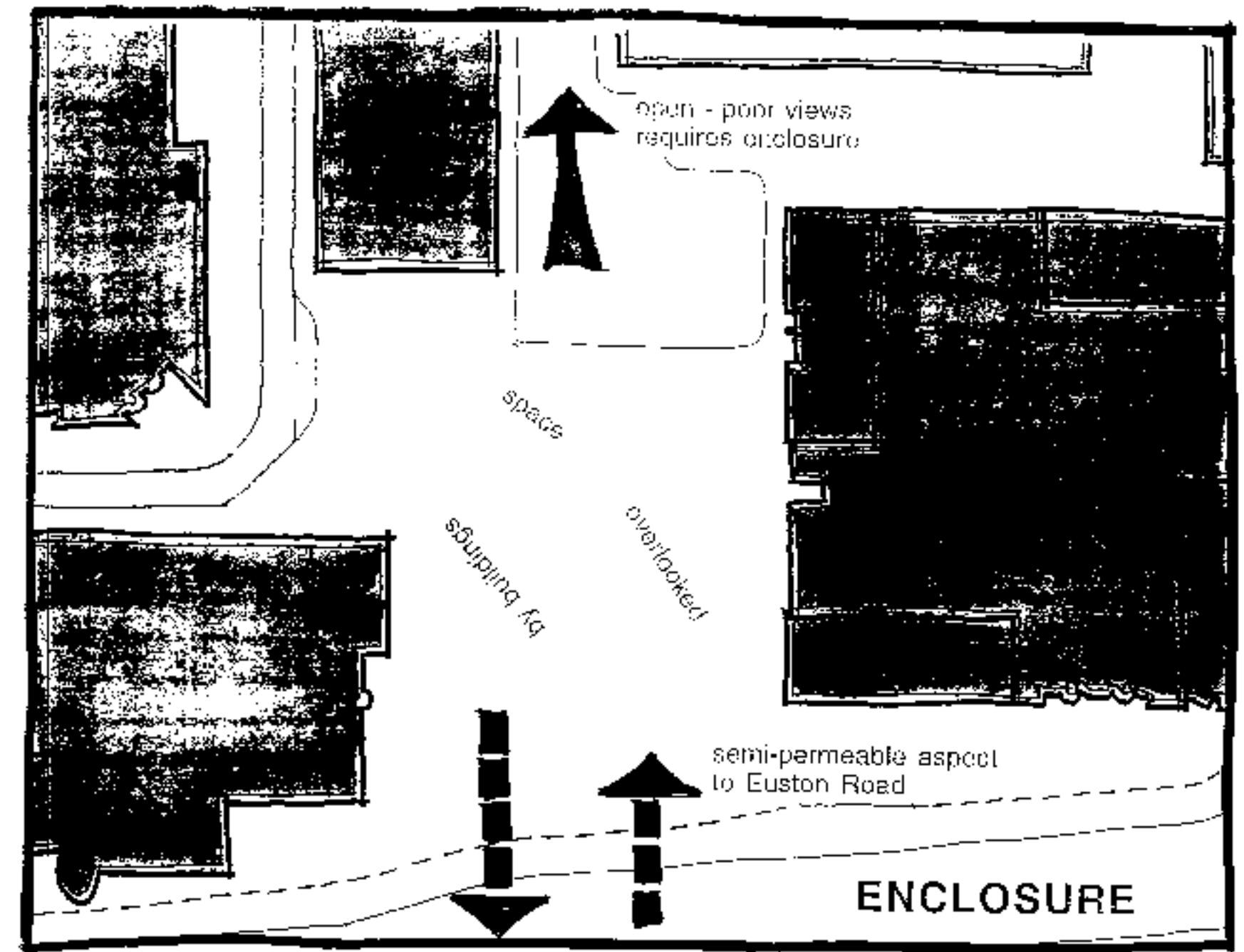
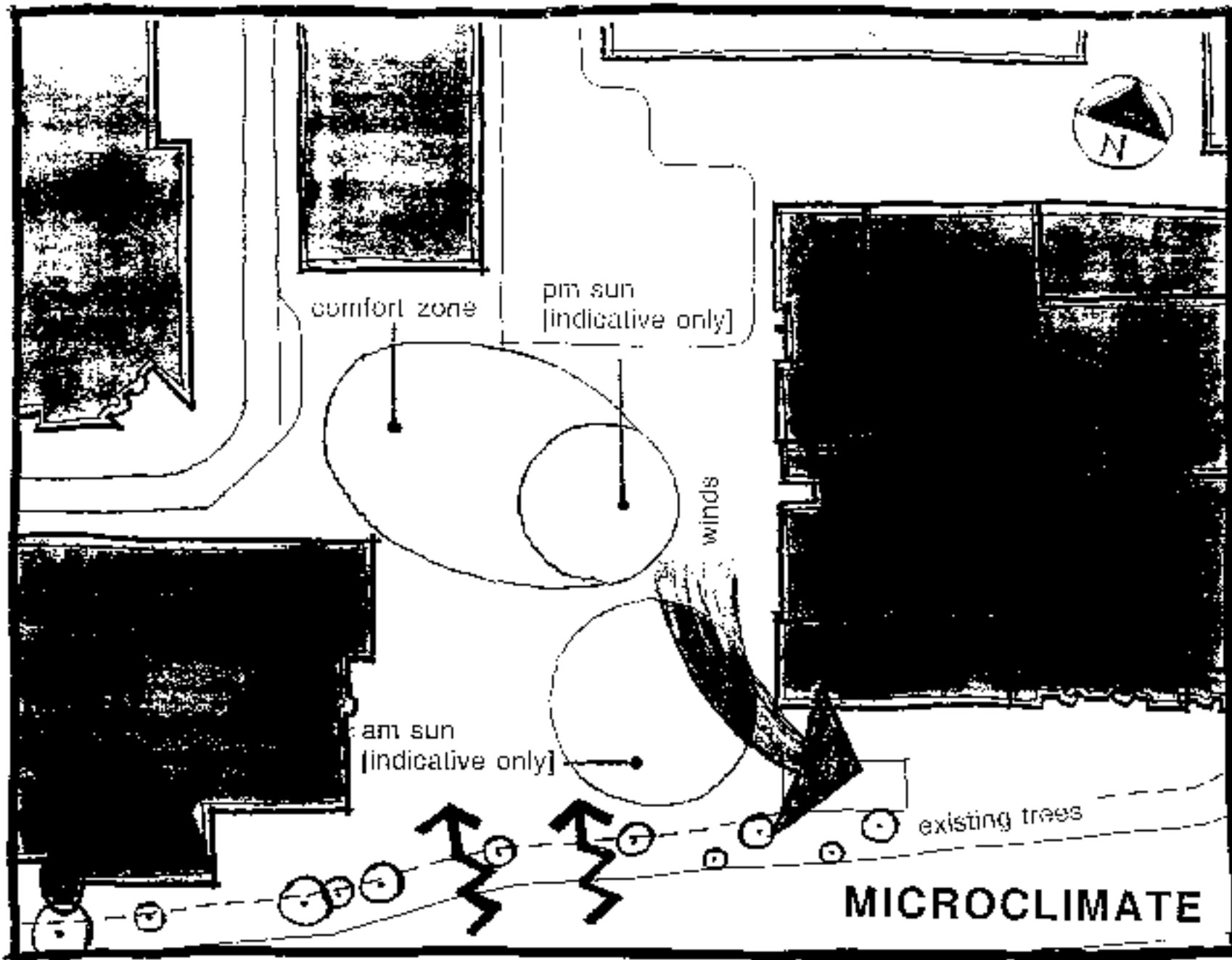
Enclosed to the East & West by Block A, 1 & 4 Triton Square and 2 & 3 Triton Square, the site of the Square is currently semi-open to Euston Road and only partly enclosed to the North by Block E.

Retaining a semi-permeable boundary with Euston Road will encourage usage of the Square. Uncontained views to the North should be terminated to help define the extent of the Square.

The site of the Square is overlooked by the Euston Tower and will benefit from overhead canopy cover offered to pedestrians by the proposed restaurant unit and by dense pleached tree canopies.

2.3 Microclimate

The Square is South facing and will receive morning sun through to early afternoon.



Client	REGENTS PLACE
Landlord	THE BRITISH LAND COMPANY PLC
Architect	SHEPPARD FODSON
Structural Engineer	OVE ARUP & PARTNERS
<p>Idwards Gale Chartered Landscape Architects 115 The Broadway London SE1 8NL 20 Vauxhall Bridge Road London W1A 1AA London SE1 1JY Tel: 0171 275 1944</p>	
<p>2 & 3 TRITON SQUARE CONTEXT</p>	
Date	11/2000
Scale	1:500/1:200
<p>RP TRI PC4</p>	

Overshading from adjacent buildings will occur but key areas local to the new restaurant unit will receive afternoon sun, further encouraging people to collect at these points.

Localised wind conditions will be improved by dense tree planting.

2.4 *Suspended Slab Environment*

The basement which runs under the whole of Regent's Place and up to the highway boundary imposes constraints on weight loading and dictates the localised raising of planted and grassed areas.

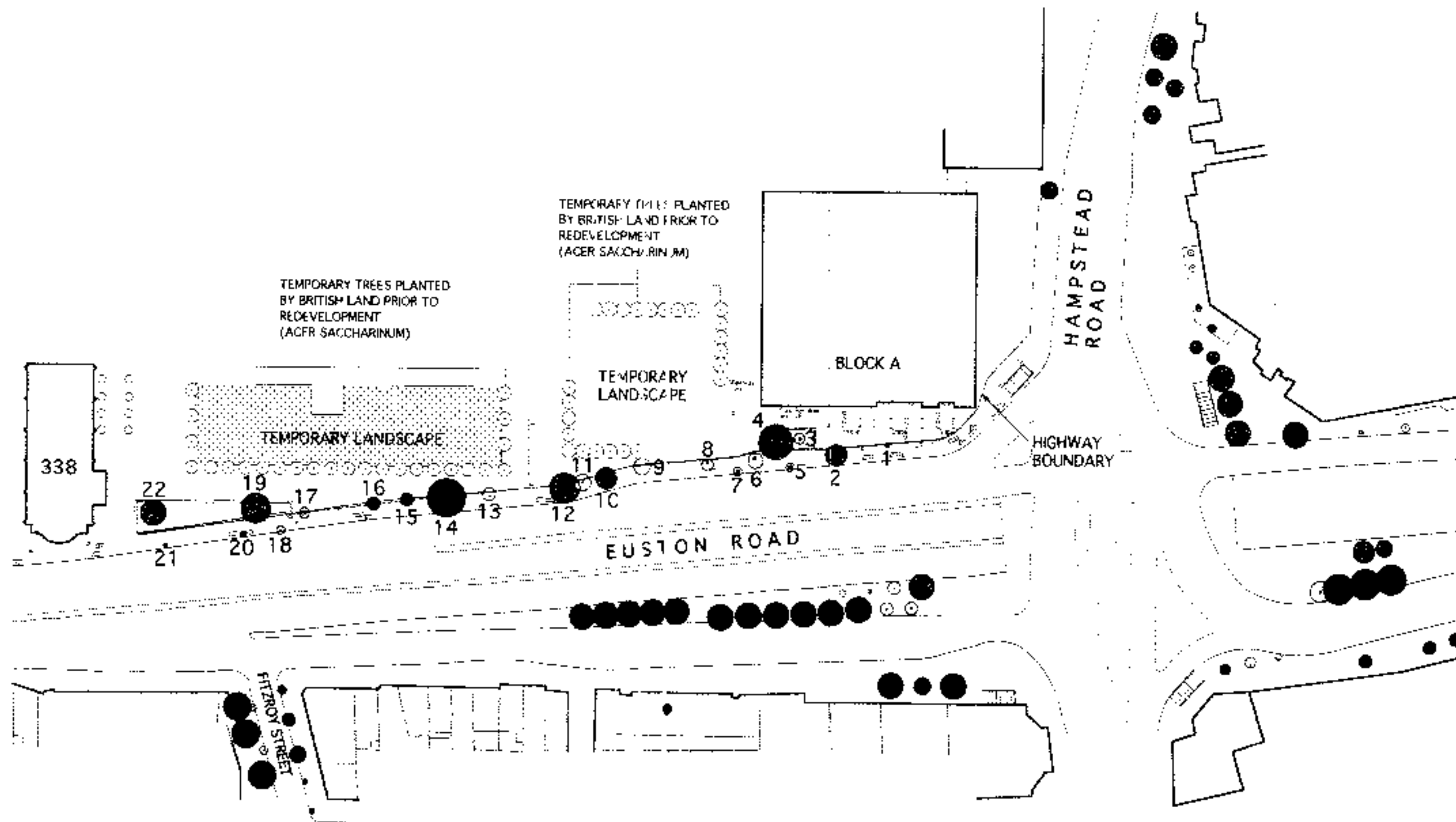
3 Euston Road Context

3.1 *Existing Trees*

Euston Road is a Red Route and contains a number of trees within the highway pavement which should, if possible, be retained to accord with the Highway Agency's strategy. The proposed development of 2 & 3 Triton Square allows for this by setting the building facade back from the highway boundary. One tree, a high value London Plane (No.14 on the enclosed tree survey) overhangs British Land property. An independent Arboricultural report has confirmed that this tree can be pruned to co-exist with the proposed building without significantly affecting the tree's amenity value.

The trees on Euston Road have been surveyed and their amenity value noted. Since this survey, tree No.1 has been vandalised, tree No. 30 has been removed by the Highways Agency. Two medium value trees Nos. 22 and 19 which are within British Land property will be removed to enable the development of 2 & 3 Triton Square.

Where appropriate future planting will be designed and managed to mitigate the adverse effect of wind.



TREE NO.	SPECIES	GIRTH m	SPREAD m	HEIGHT m	ADDITIONAL NOTES	VALUE
1	Platanus acerifolia	0.11	1	3		Medium
2	Platanus acerifolia	0.67	3.5	6	Leans into lamp & over kerb ie, maintenance required.	Medium
3	Prunus sp.	0.42	2.5	4	In lightwell. Overcrowded by plane.	Low
4	Platanus acerifolia	0.93	8	10	In lightwell. Canopy needs balancing.	Medium
5	Alnus cordata	0.13	2	3	Leaning. Too close to carriageway. Maintenance problems.	Low
6	Acer platanoides 'Crimson King'	0.39	3.5	4	Leaning badly. Very windy location.	Low
7	Alnus cordata	0.13	2	2.5		Low
8	Acer platanoides 'Crimson King'	0.57	2.75	7	One-sided canopy due to wind.	Low
9	Acer platanoides 'Crimson King'	0.63	4	5	No leader. Poor canopy form.	Low
10	Acer pseudoplatanus	0.67	5	6	Old trunk damage.	Medium
11	Acer pseudoplatanus	0.61	4	7.5	No leader. Too close to tree no. 12	Low
12	Acer pseudoplatanus	0.86	7	9		Medium
13	Acer platanoides 'Crimson King'	0.44	3	6	One-sided canopy due to wind.	Low
14	Platanus acerifolia	1.4	9	11	Well balanced tree nearing maturity.	High
15	Acer platanoides 'Goldsworth Purple'	0.52	3	6		Medium
16	Acer platanoides 'Goldsworth Purple'	0.48	3	5.5		Medium
17	Acer platanoides 'Goldsworth Purple'	0.45	2.5	5.5	No leader.	Low
18	Acer platanoides 'Goldsworth Purple'	0.31	2	4	Leaning. Very close to carriageway.	Low
19	Platanus acerifolia	1.4	7	8	In lightwell.	Medium
20	Acer platanoides 'Goldsworth Purple'	0.27	1.5	3.5	Too close to carriageway.	Low
21	Acer platanoides 'Goldsworth Purple'	0.2	1	4	Too close to carriageway. Obscures road sign.	Low
22	Platanus acerifolia	1.4	6	10	In lightwell.	Medium

LEGEND

- HIGH VALUE TREE
- MEDIUM VALUE TREE
- LOW VALUE TREE

REGENTS PLACE
 THE BRITISH LAND COMPANY PLC
 SHEPPARD HOBSON
 OVE ARUP & PARTNERS
Edwards Gale
 Chartered Landscape Architects
 210 The Chandlers
 50 Westminster Bridge Road London SE1 7QY Tel: 0171 721 7464 Fax: 0171 721 7465

TREE SURVEY - EUSTON ROAD
 1:1250 Date: 03/08/99
 RP TS 05

3.2 Access

To the south of the Podium the existing vent well interrupts the main diagonal desire line identified in the Space Syntax study. If possible this should be partly bridged to alleviate this.

3.3 Secondary Site Entrance - adjacent to No. 338

The space between 2 & 3 Triton Square and 338 Euston Road is sufficiently wide to allow tree planting. The introduction of a large canopy tree in this location will be an important enhancement.

4 Triton Square Landscape Concept

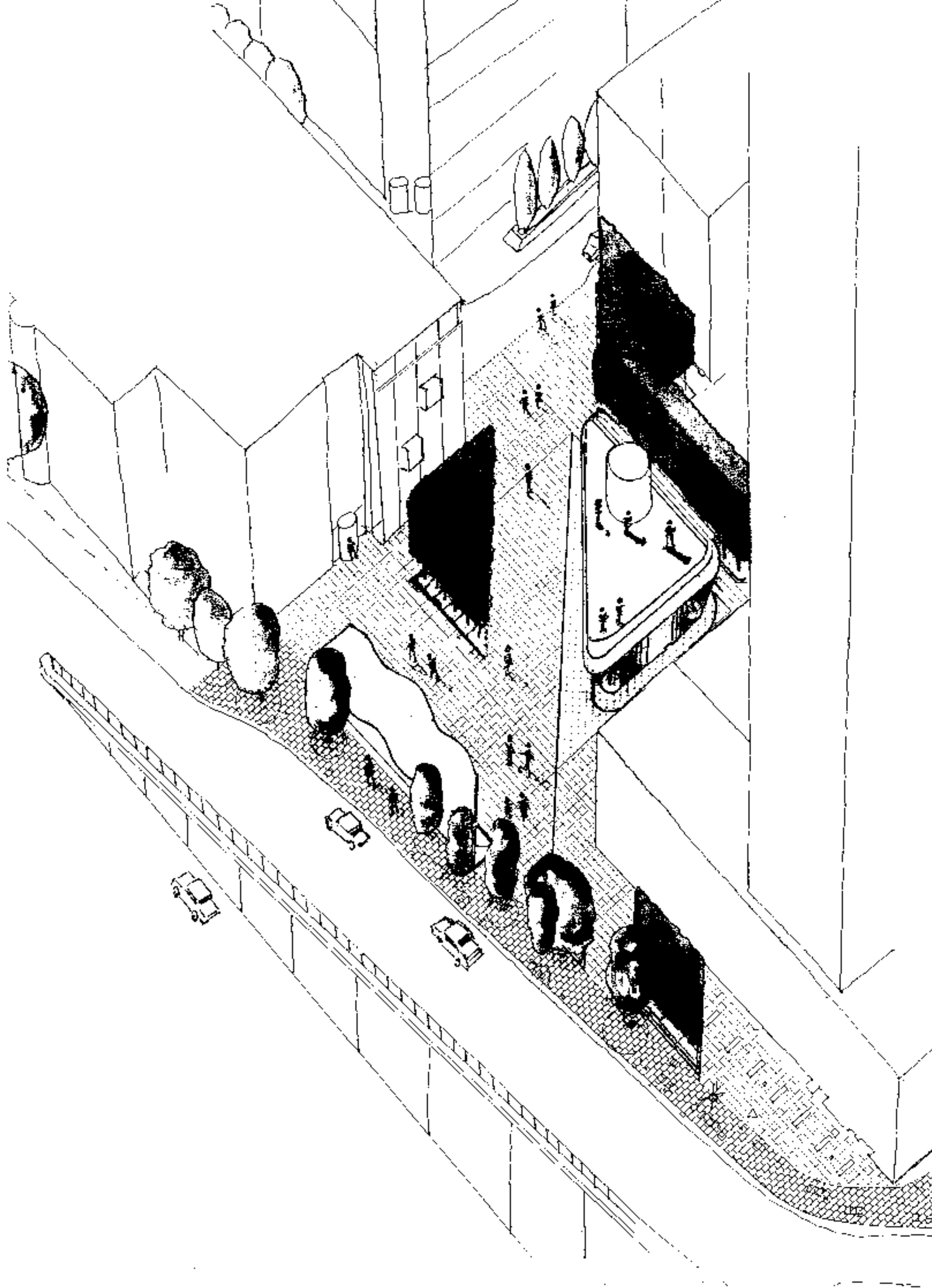
The design of the Square develops the language of materials and spaces initiated elsewhere on the site. The proposed layout responds to the context as follows:

4.1 Function

The new restaurant unit and the new shops in the ground floor of the Podium will generate new life and activity within the Square and associated pavement spaces on the corner of Euston and Hampstead Roads.

The proposed landscape flows around the new restaurant unit and is designed to fulfil two main functions, which are the creation of external areas for people to sit, congregate and enjoy, and the provision of an unimpeded movement zone for high levels of pedestrian activity. This dual function is catered for by providing raised seating areas around the perimeter of the Square and, in contrast, a flush central paved space allowing heavy use and easy access. Seating areas are sheltered by closely planted pleached lime trees forming overhead enclosure. This theme is repeated within the pavement spaces to the South of the Podium.

The Square is designed to be seen as one space with a strong identity. The new restaurant unit will be the central unifying feature.



The primary diagonal desire line running through the Square is a dynamic which extends across the Square and out onto Euston Road pavement. It is expressed further by the partial bridging of the existing vent well to improve pedestrian access and help draw people into the Square. Within the Square the diagonal reads subtly as a joint in the paving or a "line of fracture", either side of which material patterns change. This can be seen as a metaphor for the deformation of the earth's crust which is completed by the "folding lawn" sculpture proposed on the boundary with Euston Road. This principle lends energy and cohesion to the landscape design and will help to establish the Square as a unique and attractive space.

4.2 *Enclosure*

To encourage visibility and usage it is intended that the Square should be open to Euston road, although in the long term the existing highway trees will provide some filtering of views.

The Square will be contained to the North by a green screen clad with climbing plants in high level, irrigated troughs. This will provide a positive backdrop to the restaurant unit.

Dense clipped tree canopies will provide filtered overhead cover and a sense of refuge to users of the Square and the pavement space South of the Podium. This will encourage people to these locations and the edge of the proposed granite clad raised planters, which contain the trees, will be designed for seating.

4.3 *Microclimate*

The roof terrace of the proposed restaurant unit and ground level areas within the vicinity of the restaurant all have a sunny aspect encouraging use. The main "comfort zone" coincides with the proposed seating terrace to the north of the Square. This area is relatively sunny, has good views into the Square and west down the main axis route and benefits from a sheltered location. These factors will help to encourage people to stay and enjoy the Square and its facilities.

LEGEND:

▲ PRIMARY SITE ENTRANCES

▲ SECONDARY SITE ENTRANCES

EXISTING TREES TO BE RETAINED WHERE POSSIBLE

● HIGH/MEDIUM QUALITY

⊕ LOW QUALITY

⊕ PROPOSED TREE SUBJECT TO SHADING

● PROPOSED TREE

▨ EXISTING GROUND COVER/CLIMBERS

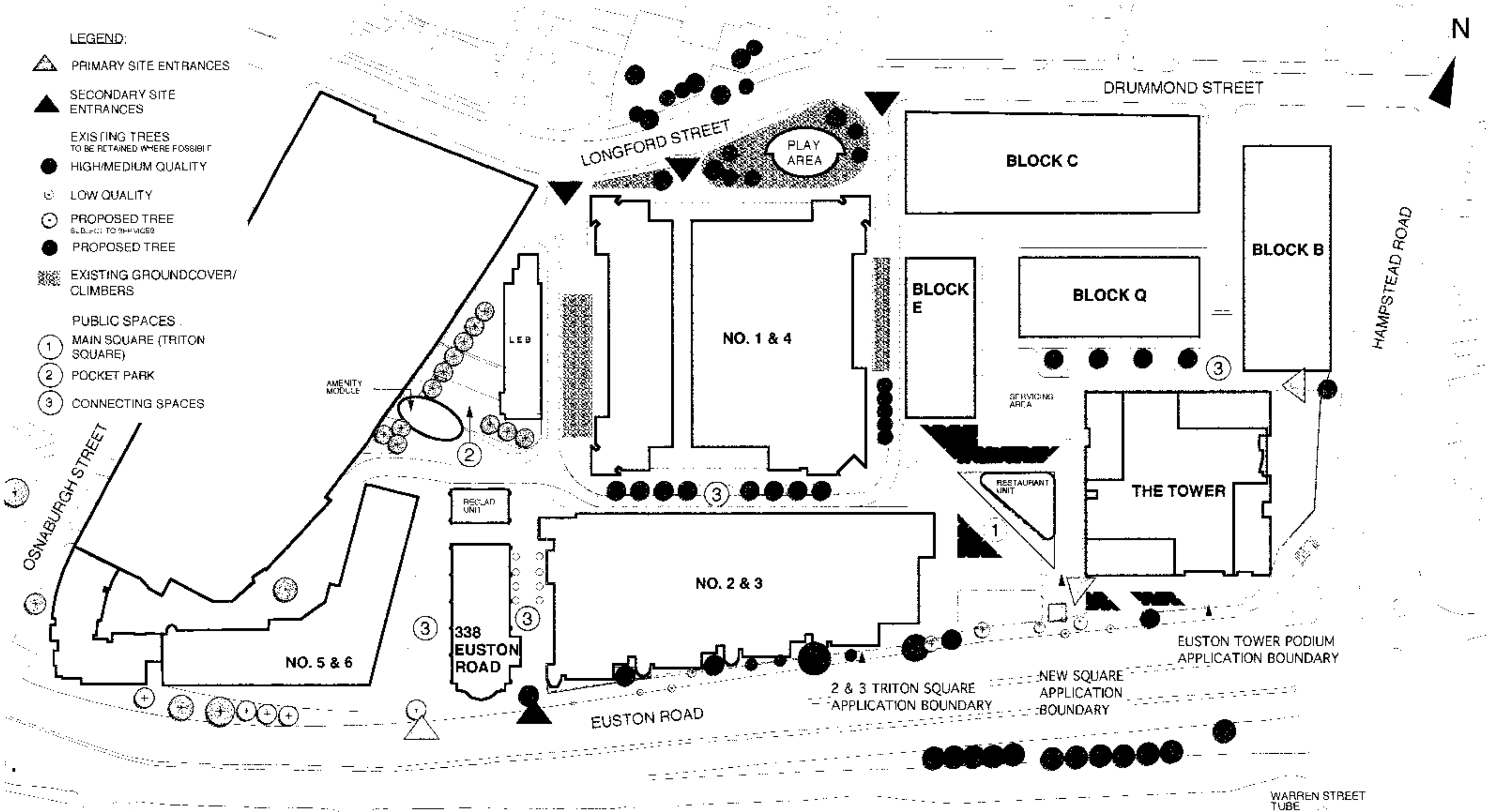
PUBLIC SPACES

① MAIN SQUARE (TRITON SQUARE)

② POCKET PARK

③ CONNECTING SPACES

N



WARREN STREET TUBE

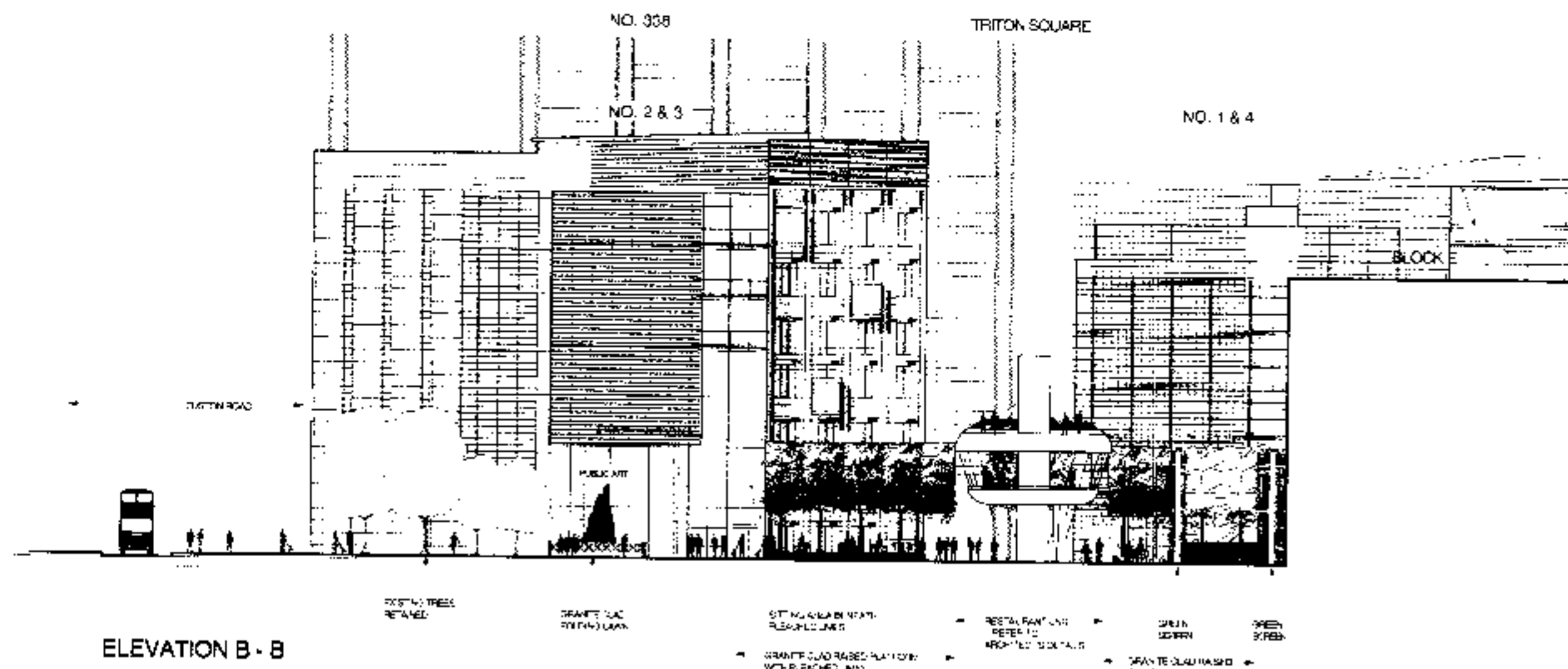
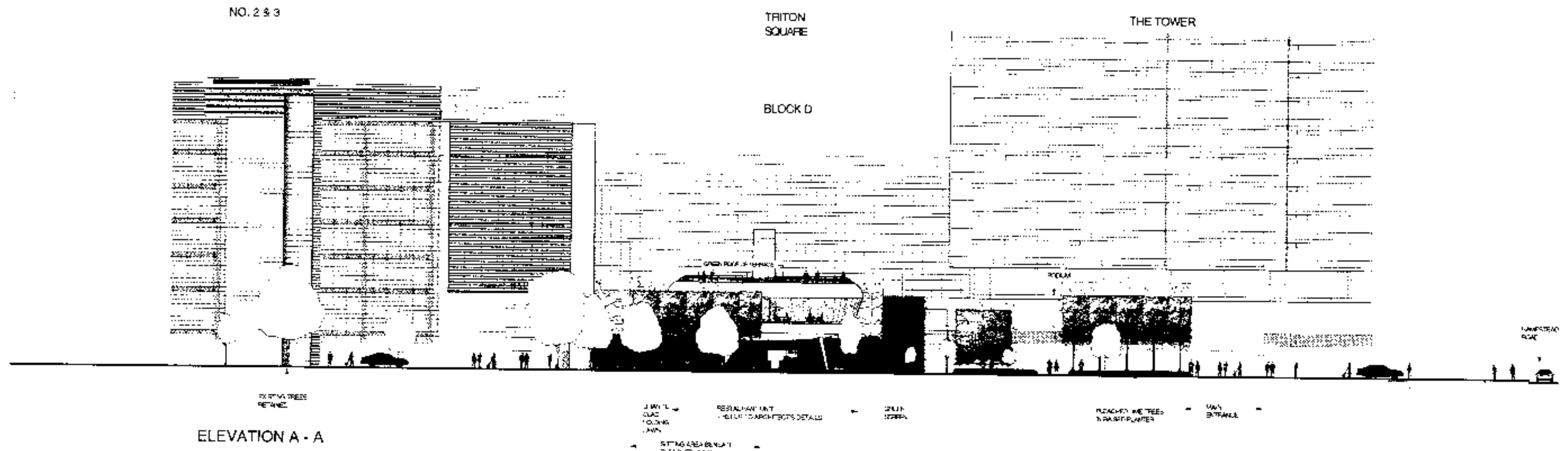
Client: REGENTS PLACE
 Developer: THE BRITISH LAND COMPANY PLC
 Architect: SHEPPARD ROSSON
 Landscape Architect: OVE ARUP & PARTNERS

Edwards Gale
 Chartered Landscape Architect
 215 The Grange
 33 Westchester Bridge Road
 London SE18 7QT
 Tel: 01753 7454
 Fax: 01753 7452

LANDSCAPE MASTERPLAN

1:1000 Date: 28.01.09

RP TRI P05



REGENT'S PLACE
 THE BRITISH LAND COMPANY PLC
 SHEPPARD ROBSON
 OVE ARUP & PARTNERS
Edwards Gale
 Chartered Landscape Architects
 110 The Quadrant
 20 Woodrow Road, Brighton BN1 1QJ
 London SE1 7JY
 2 & 3 TRITON SQUARE
 DETAILED LANDSCAPE ELEVATIONS

1:200 15/01/99

RP TRI P03

In response to localised wind conditions managed boxed canopy lime trees are proposed. These should provide mutual shelter to each other and, crucially, will improve the microclimate for pedestrians and users of the Square and pavement spaces around the Podium.

The combination of proposed trees and building will help to improve the microclimate of the Square by mitigating wind speeds and providing shelter.

4.4 *Materials*

The vocabulary of materials will be as used and proposed elsewhere at Regent's Place:

- Granite paving and cladding to upstands. Paving varies from one side of the diagonal "fracture line" to the other;
- Planted and grassed areas will be created by raising ground level so as to provide a growing medium, above the concrete slab;
- Semi mature trees are proposed to give instant impact;
- Grass is proposed on the boundary with Euston Road to bring greenness to a hard urban environment.

5 Euston Road Tree Strategy

It is proposed to punctuate the building elevation facing Euston Road with two new London Plane trees planted as semi mature specimens at the front edge of 9m wide recesses within the building footprint. This will allow the canopy of these trees to develop out towards the highway pavement and to achieve an acceptable spread of 8m within the recesses. Given a programme of pruning every other year this will allow satisfactory coexistence of these trees with the building.

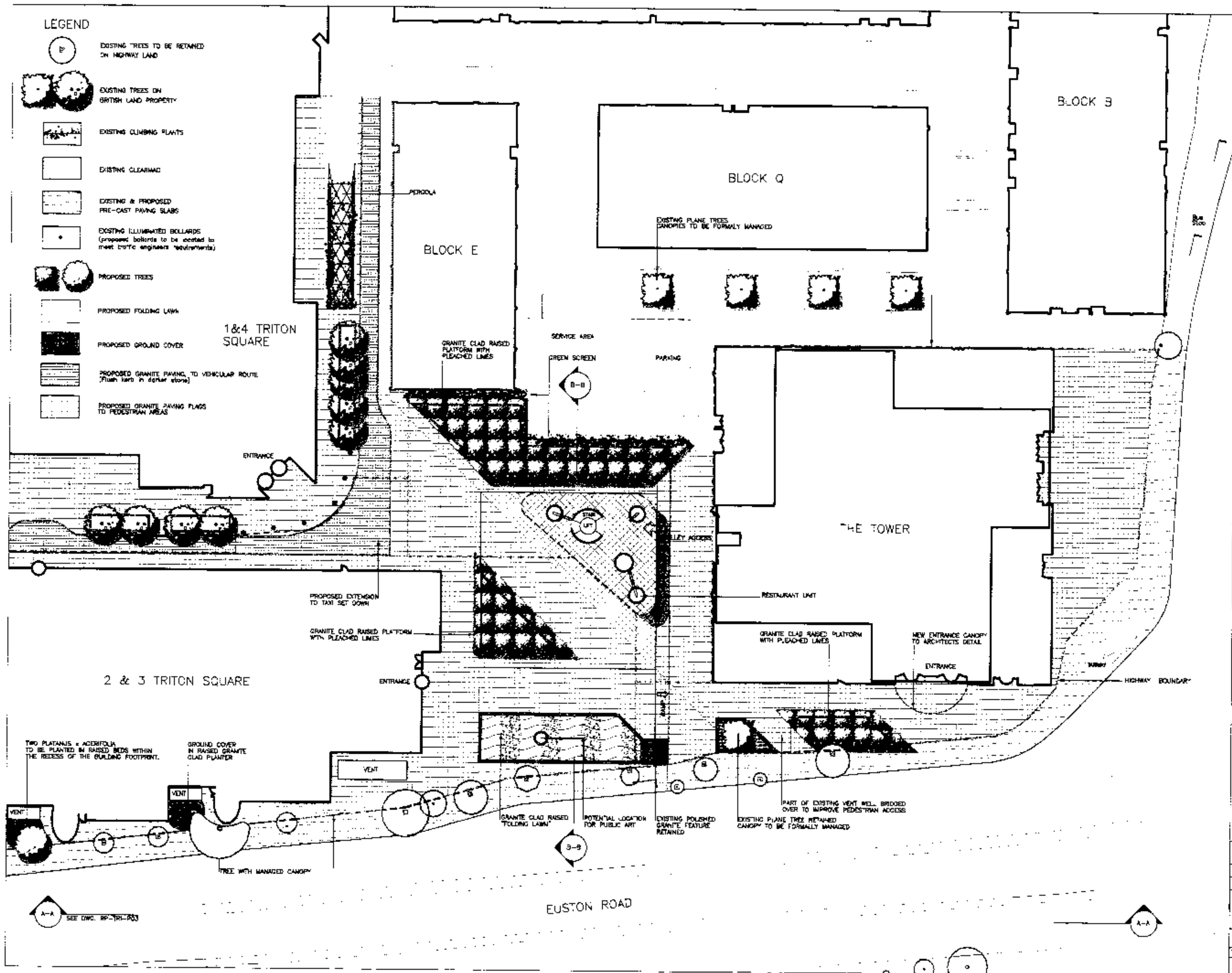
It is proposed on British Land property between 338 Euston Road and 2 & 3 Triton Square to divide the built elevation further with a London Plane tree.

6 Street between 2 & 3 Triton Square and 1 & 4 Triton Square

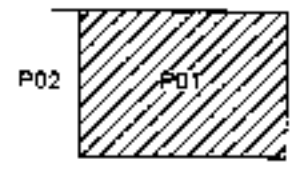
2 & 3 Triton Square completes the enclosure of the main East / West street running through the development. Light levels and the sense of space within the street will be optimised by glazing the North elevation of 2 & 3 Triton Square, allowing views into the internal linear atrium. This will contain large semi mature trees of similar stature to the existing pin oaks planted externally.

LEGEND

- EXISTING TREES TO BE RETAINED ON HIGHWAY LAND
- EXISTING TREES ON BRITISH LAND PROPERTY
- EXISTING CLIMBING PLANTS
- EXISTING CLEARING
- 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 dark stone)
- PROPOSED GRANITE PAVING FLATS TO PEDESTRIAN AREAS



BOLLARDS TO BE LOCATED TO TRAFFIC ENGINEERS LAYOUT



Revisions with gate

client	REGENTS PLACE THE BRITISH LAND COMPANY
designer	SHEPHERD ROSSON
reviewer	DAVE ARMSTRONG AND PTIS
author	Edwards Gale
date	2008 07 08
project	TRITON SQUARE DETAILED LANDSCAPE PLAN
sheet	1 of 2
revision	RP TRI P01 (1 OF 2)

A-A SEE DWG. RP-TRI-P03

A-A

EUSTON ROAD