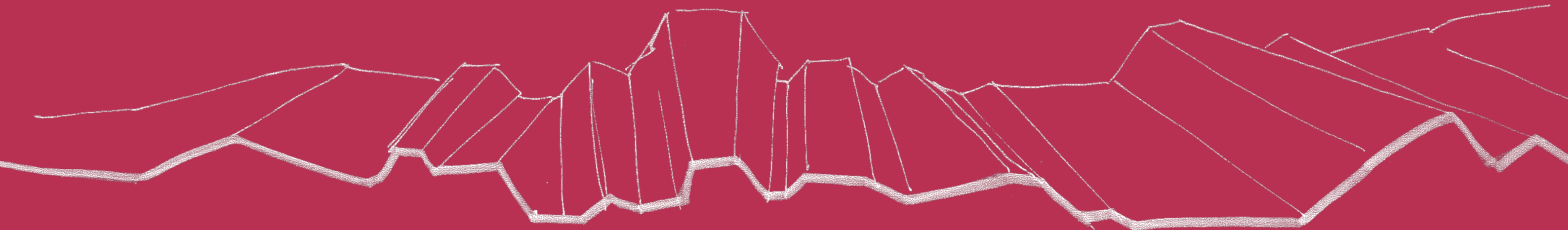


# REGENTS PLACE: PHASE 1

## PUBLIC REALM STRATEGY

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## 1.0 INTRODUCTION

### 1.1 DOCUMENT PURPOSE

Townshend Landscape Architects were appointed by British Land in 2018 to review and enhance the landscape masterplan approved under planning permission ref. 2017/6573/P for 1 Triton Square at Regent's Place.

This document has been prepared by Townshend Landscape Architects to present the proposed changes to the approved landscape masterplan and explain how these changes fit into a wider landscaping vision for the Regent's Place estate. These changes have been reviewed with LBC at two pre-application meetings on 24/01/19 and 16/04/19, with subsequent updates made to the design to incorporate the proposed amendments to the scheme. Full details of the revised landscape masterplan outlined in this summary report are now being brought forward under planning condition 5 parts a), b) and c) attached to the above permission (as amended under application ref. 2017/6573/P).



Figure 1: Illustrative view of Longford Place planning scheme at the 1 Triton Square development (consented)



## 2.0 PUBLIC REALM STRATEGY

### 2.1 APPROVED LANDSCAPE MASTERPLAN

The approved landscape masterplan for 1 Triton Square included proposed hard and soft landscaping works in the spaces and routes surrounding the building, as summarised below:

**Longford Place** is designed as a lush green landscape with areas of open lawn and boulders to play on. The design promotes ecological enhancements and a sense of well-being with plant species chosen to attract insects and birds.

**Triton Square (East)** was designed as a paved route with cycle stands and concrete benches between existing trees which were to have raised canopies.

**Triton Square (South)** proposed the removal of existing trees and planters and a new blue-grey paved surface with movable planters and timber benches.

**Triton Square (West)** proposed intensifying the existing planter which runs along the route, recladding the substation, remodelling the existing terrace, vertical planting on the substation and retaining and raising tree canopies.

British Land have taken the opportunity to review the proposals prior to them being tendered.



Figure 2: Consented scheme for the public realm



These images (right) illustrate the approved landscape masterplan.



Figure 3: Illustrative view for 1 Triton Square West (consented)



Figure 4: Illustrative view for 1 Triton Square East (consented)



Figure 5: Illustrative view for Longford Place (consented)



Figure 6: Illustrative view looking north at the junction of Triton Square West and South (consented)



Figure 7: Illustrative view for 1 Triton Square South (consented)



## 2.2 CONTEXT TO THE REVISED PROPOSALS - THE VISION FOR REGENT'S PLACE

British Land have undertaken a review of the public realm across the wider Regent's Place estate to consider how it might evolve in the future.

The public realm is a key component in creating a campus which is attractive, functional and welcoming for those that work on site, as well as those that visit or pass through.

At the moment the wider estate suffers from appearing as an explicitly corporate destination with a tendency to use dark, grey materials. The site is also affected by a number of challenging environmental factors including overshadowing by buildings and the impact of noise and pollution from the Euston Road. In addition to this the landscape is dominated by grey stone paving and dark grey edges to planting which exaggerate the corporate identity and sense of overshadowing.

The aim, over the next few years will be to embark on a number of public realm projects which seek to create a more attractive campus which will be welcoming to a wider demographic of people. It is an aspiration to make Regent's Place to cultivate a sense of community which connects into and is part of a wider neighbourhood. These projects will be a mixture of event and activity based projects hosted in the public realm, and built, permanent landscape works.

The spaces and routes around 1 Triton Square are considered Phase 1 of these works.

## 2.3 THE BRIEF FOR PHASE ONE

The design for Phase 1 seeks to respond to a number of design objectives, which build upon many of the positive principles established under the approved masterplan:

- Maximise opportunities for planting,
- Develop a less corporate aesthetic to the planters,
- Create opportunities for programmable pocket locations for market stalls and pop-up food and beverage outlets,
- Explore opportunities for external office space, meeting rooms and places to dwell.

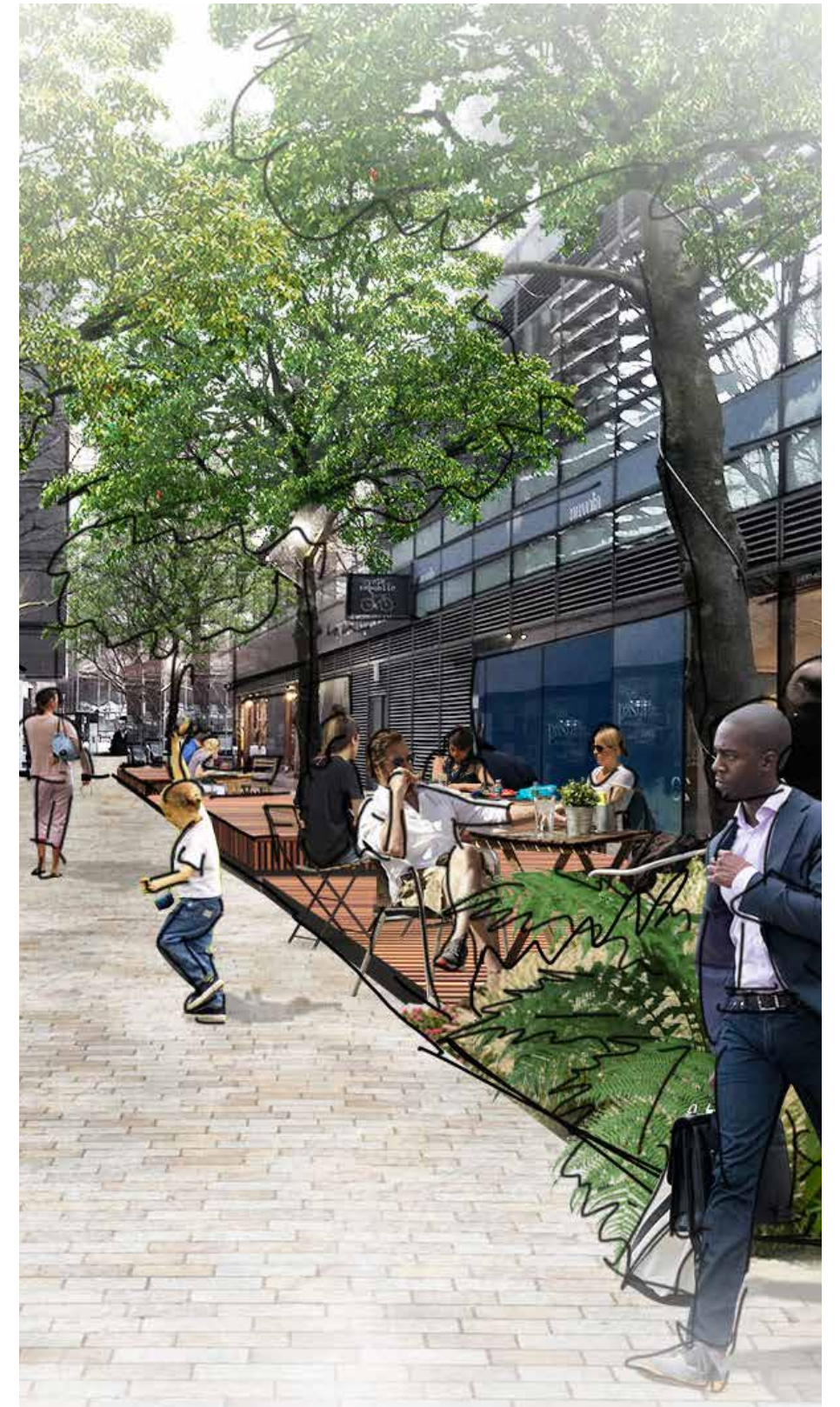


Figure 8: Illustrative view from the Regent's Place masterplan





Figure 9: Regent's Place illustrative landscape masterplan

3.0 PROPOSED LANDSCAPE MASTERPLAN

3.1 DEVELOPED SCHEME

The developed proposal for the public realm incorporates substantially more areas of planting and seating than the scheme presented at planning.

In Longford Place, the space will continue to be outward looking, providing a connection to the wider neighbourhood offering places for children to play on the boulders amongst the areas of planting. Design updates reflects the feedback received from planning officers.

Triton Square South will continue to enable pedestrian access but has been designed to create a lush, attractive environment with extensive areas of planting.

The north-south routes are important connections to create routes into the site for those beyond the development. These have been designed to be welcoming and engaging with spaces for people to gather and for food stalls. Along Triton Square East areas of planting and seating are proposed around the tree planting. Along Triton Square West, a new line of planting and seating is proposed to increase the desire of the North-South route, while the substation is re-clad with a large green wall creating a moment of delight for pedestrians.

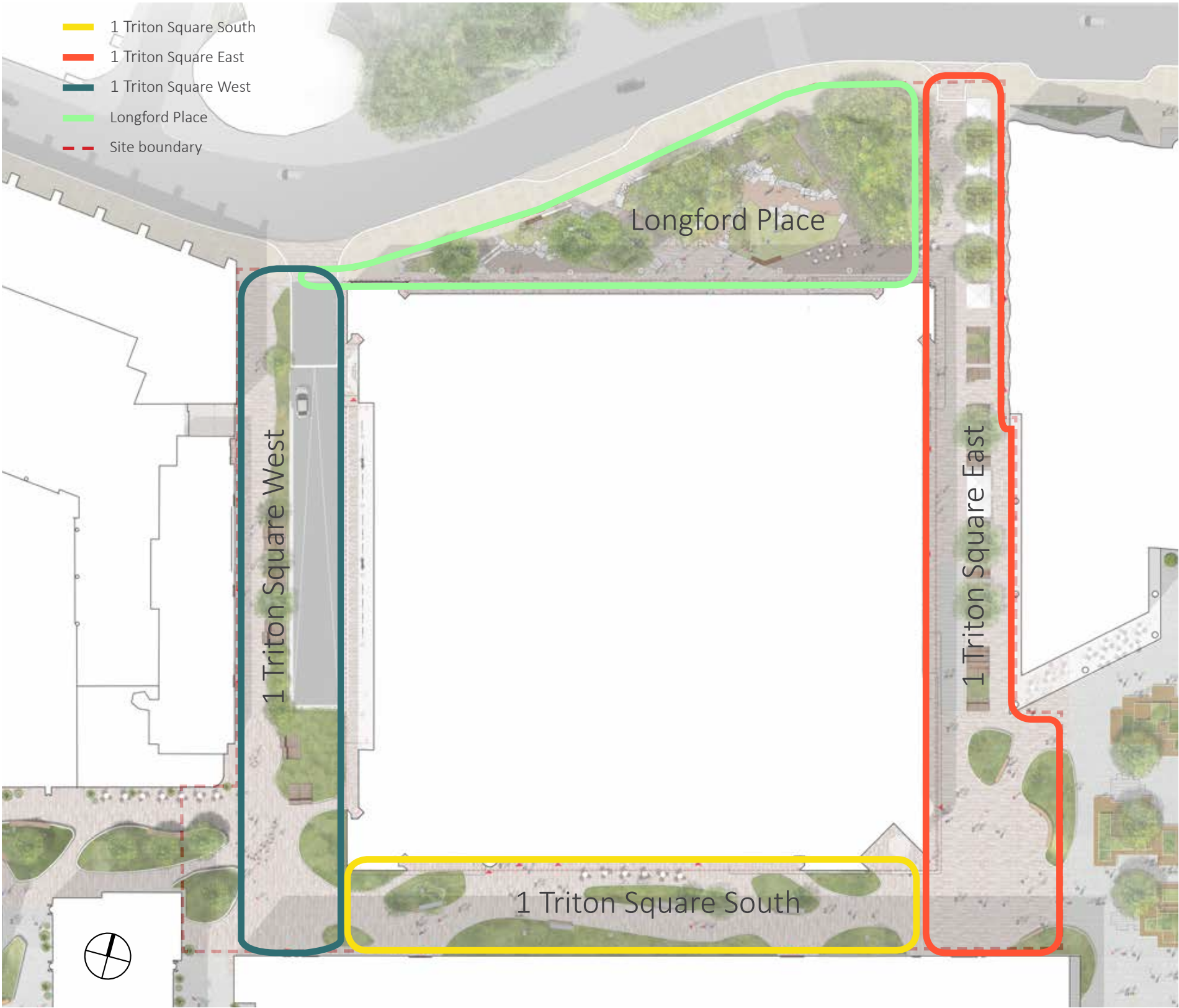


Figure 10: Revised proposal for 1 Triton Square landscape





Figure 11: Longford Place proposed layout (as presented to Camdden)

### 3.2 LONGFORD PLACE

Longford Place will be a garden space for local residents within Regent's Place and the local area beyond, particularly the Regent's Park Estate to the north. The design intent set out in the planning application Design and Access Statement has been retained: the garden will include formal and informal areas of seating on boulders and benches, the space will be a garden with boulders and rocks to provide natural play for all ages.

The green-ness and the playability of the space has been at the forefront of the design development. Boulders have been positioned and specified for climbing, and metal detailing along the corners of the concrete furniture will allow skateboarding without damaging the edge. The planting design has been done in the spirit of the planning layout- a robust, woodland style palette with moments of seasonal colour. Species have been chosen to attract insects and birds.

While the design intent to create a green edge to the Regent's Place site has been retained there are 3 key updates made during the design development:

- 1: The northern extent was revised to align with the site boundary and existing utility positions and their associated covers.
- 2: The positions of proposed trees have been revised to avoid the existing utilities.
- 3: One of the pathways has been removed to create a more enclosed play area that is not segregated by pathways.

The layout has been updated in the spirit of the comments received from the Camden officers, and reflects the layout that was presented at the end of May 2019.



The drawings to the right show the proposed layout for Longford Place alongside the layout that was submitted as part of the original planning consent (planning permission ref. 2017/6573/P).

Key



20mm deep 3mm Brittany Bronze resin bound gravel by Addagrip or equal and approved



30mm porous bound EPDM rubber crumb surface Earth Blend coloured blend by DCM Surfaces or equal and approved



Paving Type 2A: w 350mm x l 600mm x d 75mm fine picked granite stone with sawn edges



Boulders



Proposed planting

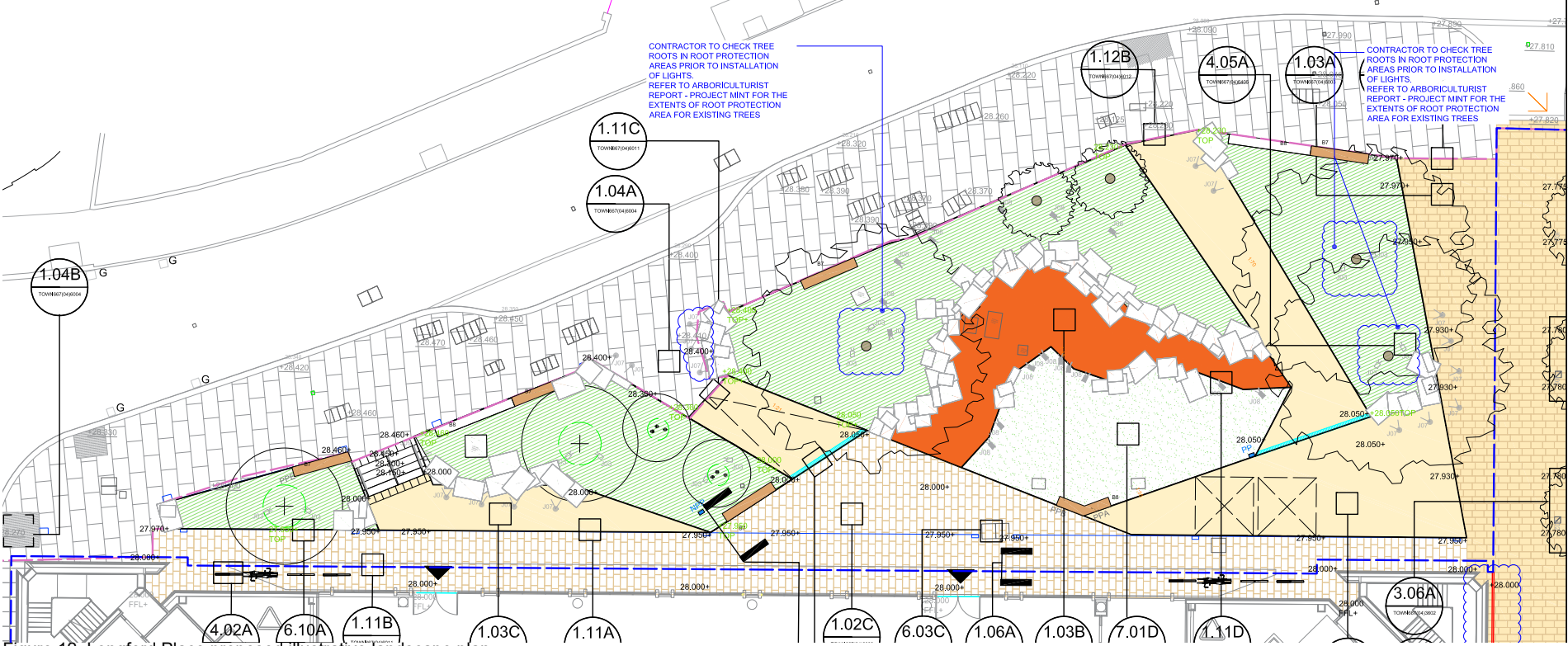


Figure 12: Longford Place proposed illustrative landscape plan

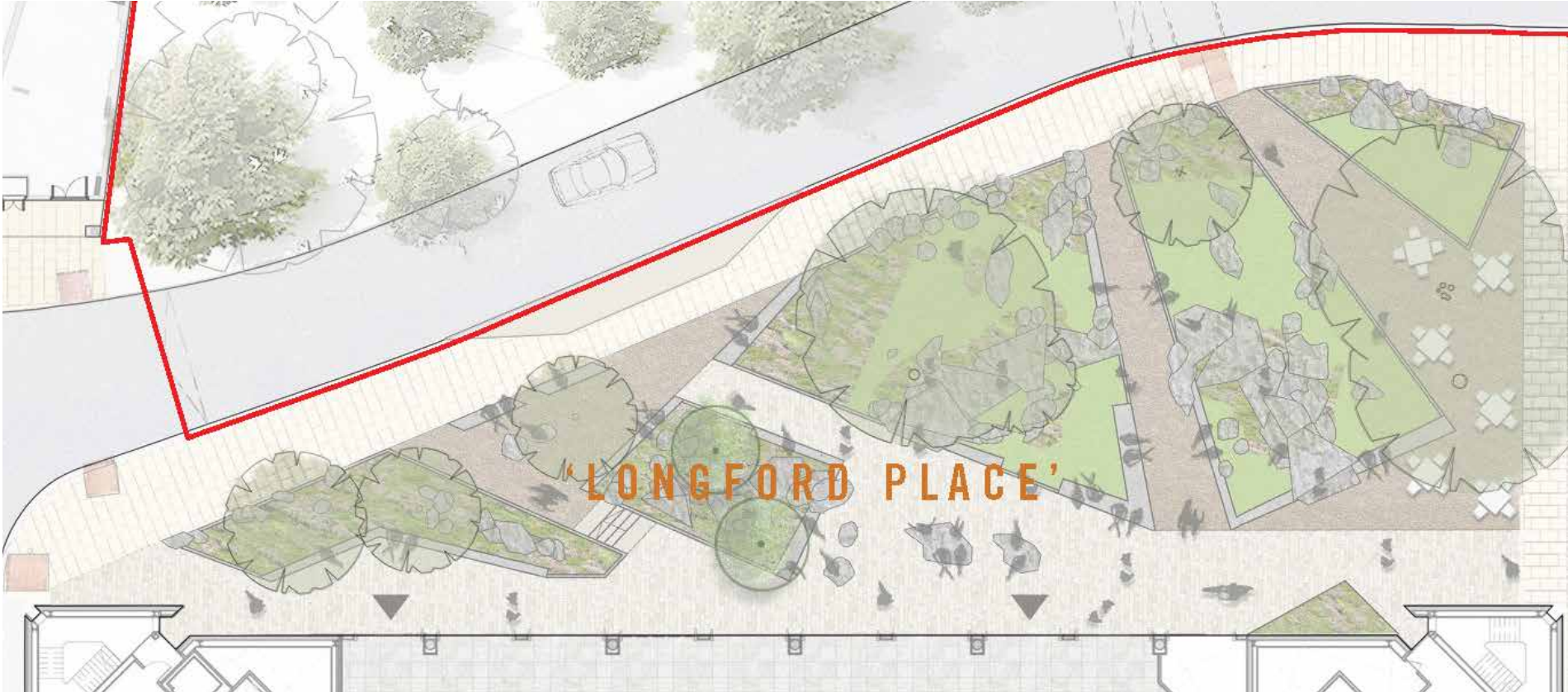


Figure 13: Longford Place approved illustrative landscape plan



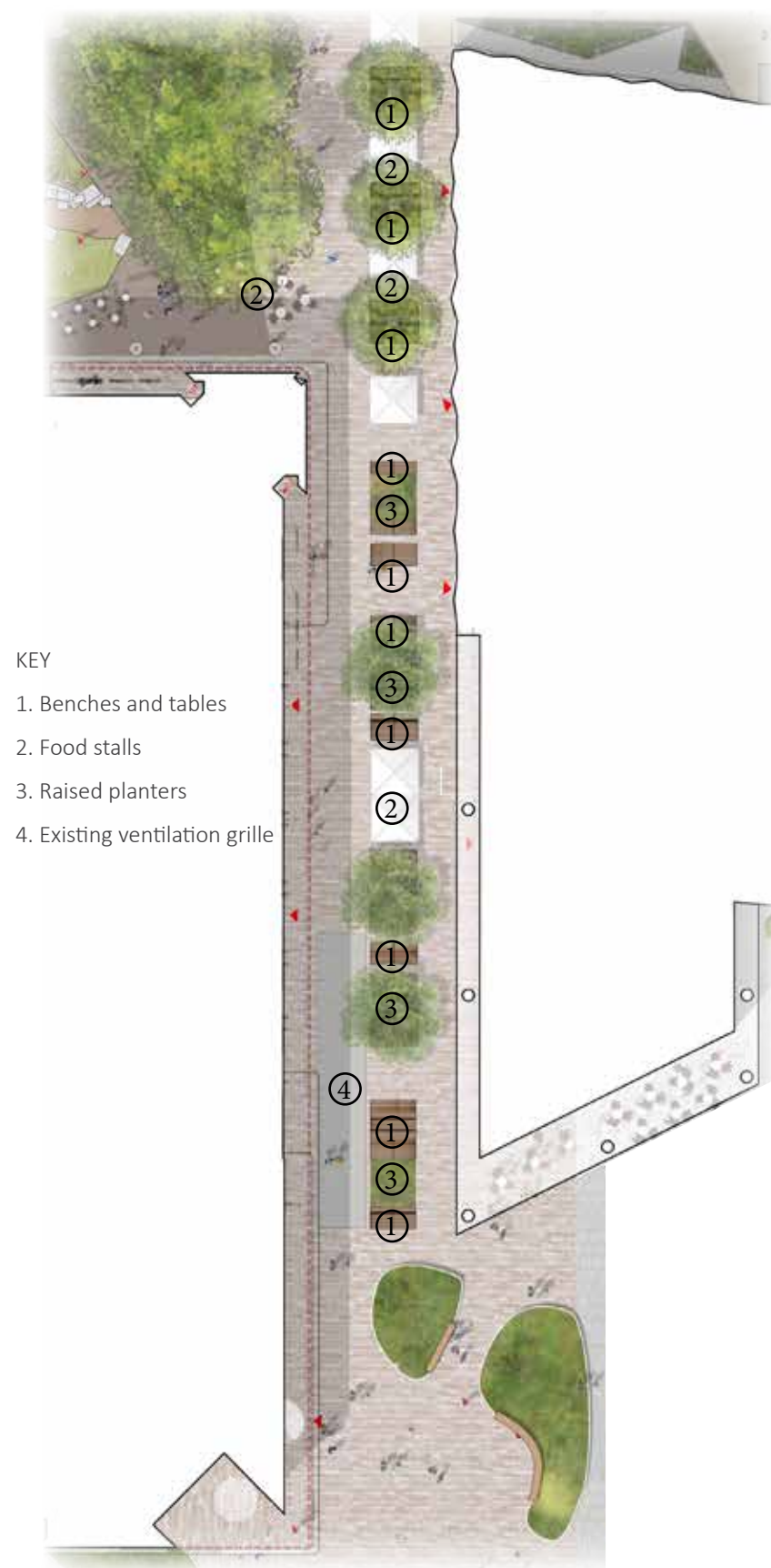


Figure 14: Triton Square East proposed illustrative landscape plan

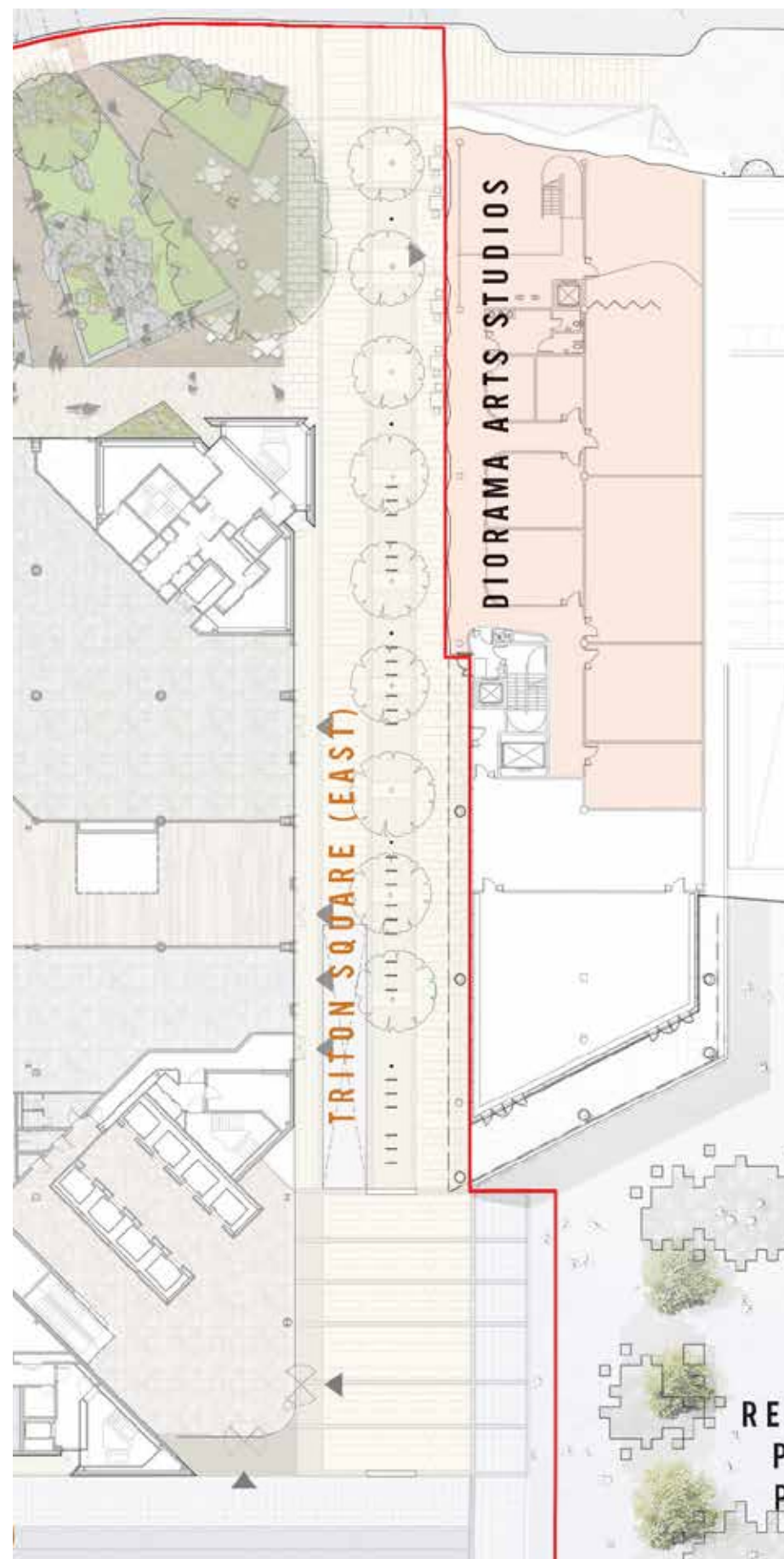


Figure 15: Triton Square East approved illustrative landscape plan

### 3.3 TRITON SQUARE EAST

Triton Square East is designed as a food market street. The proposal retains 3 of the existing trees at the northern end and proposes new tree planting along the southern end. Benches, tables and raised planters will be arranged around the trees. Gaps between the raised elements will allow for pop-up market and food stalls with power, water and drainage provided.

Note that details approved under planning condition 19 (ref. 2017/6925/P), relocated the short stay cycle parking provision originally proposed along Triton Square East to between the basement vehicle access route and the buildings west elevation.





Figure 16: Folded furniture design to include benches, loungers, tables and spaces for popup stalls



Figure 17: Precedent image of seating around tree planting

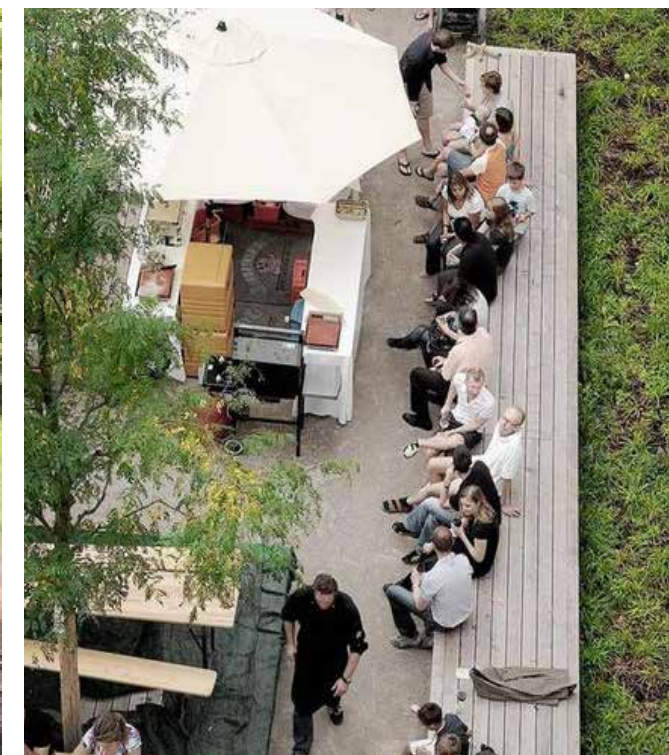


Figure 18: Precedent image of seating beside food stall





Figure 21: Triton Square South approved illustrative landscape plan

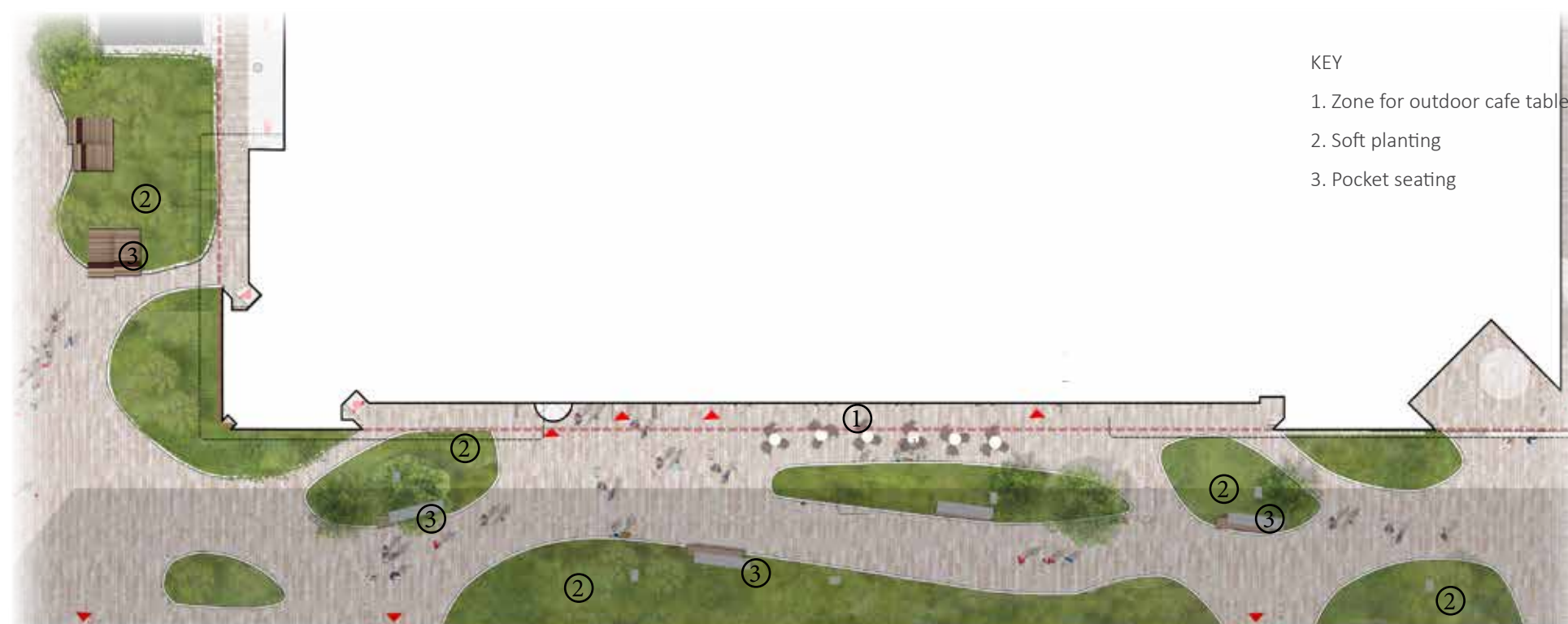


Figure 22: Triton Square South proposed illustrative landscape plan

### 3.4 TRITON SQUARE SOUTH

The southern route will continue to be an important connection through the centre of Regent's Place, connecting Osnaburgh Place in the west with Regents Place Plaza in the east. The proposal will create an overtly, verdant pedestrian street. Planters will create pockets of space for people to dwell and help to detract from the large scale buildings which create long, linear edges to the route. The design extends up to the building frontages, to maximise the areas available for planting and to direct pedestrians away from edges that don't have entrances or internal-external interaction. Where retail has been designed into the ground floor of 1 Triton Square, there is a 3.5m wide zone provided for outdoor cafe tables.

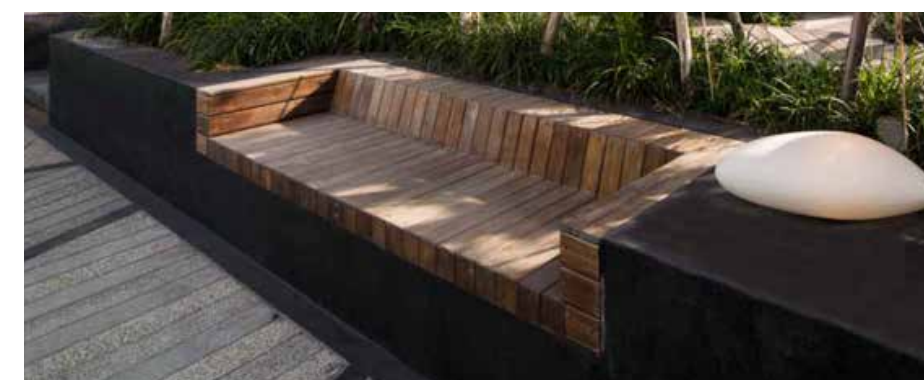


Figure 19: Precedent image of seating integrated into planter



Figure 20: Precedent image of raised metal edge



### 3.5 TRITON SQUARE WEST

The western route is currently characterised by the UKPN Substation along the western side, and the carpark ramp access along the eastern side. The consented scheme proposed a light touch series of improvements which have been expanded upon during the design development to ensure that the design character and quality established on the other sides of the building wraps around the forth side.

The existing trees and hedge will be removed and the amount of green space will be increased by extending the planting area adjacent to the ramp. The staggered planter design will create pockets of spaces for seating while the planting is designed to screen the existing ramp. A clear route is maintained in the design for occasional access for emergency, maintenance and events vehicles, and will provide a legible route connection to the neighbourhood to the north.

The developed proposal for the recladding of the UKPN substation retains the original intent to remove the existing grey, featureless cladding and goes further than the consented scheme by replacing the vertical cladding with a green wall. This responds to the objective to maximise opportunities for planting on the campus, while also creating an attractive and engaging North-South route. The design extends planting along the whole length of the UKPN substation, ensuring that the substation becomes a key feature of the route instead of an unwelcome industrial intrusion into the campus. The design for the green wall has been developed in conjunction with the access requirements of UKPN, ensuring that the maintenance of the substation is not affected by the proposed design.

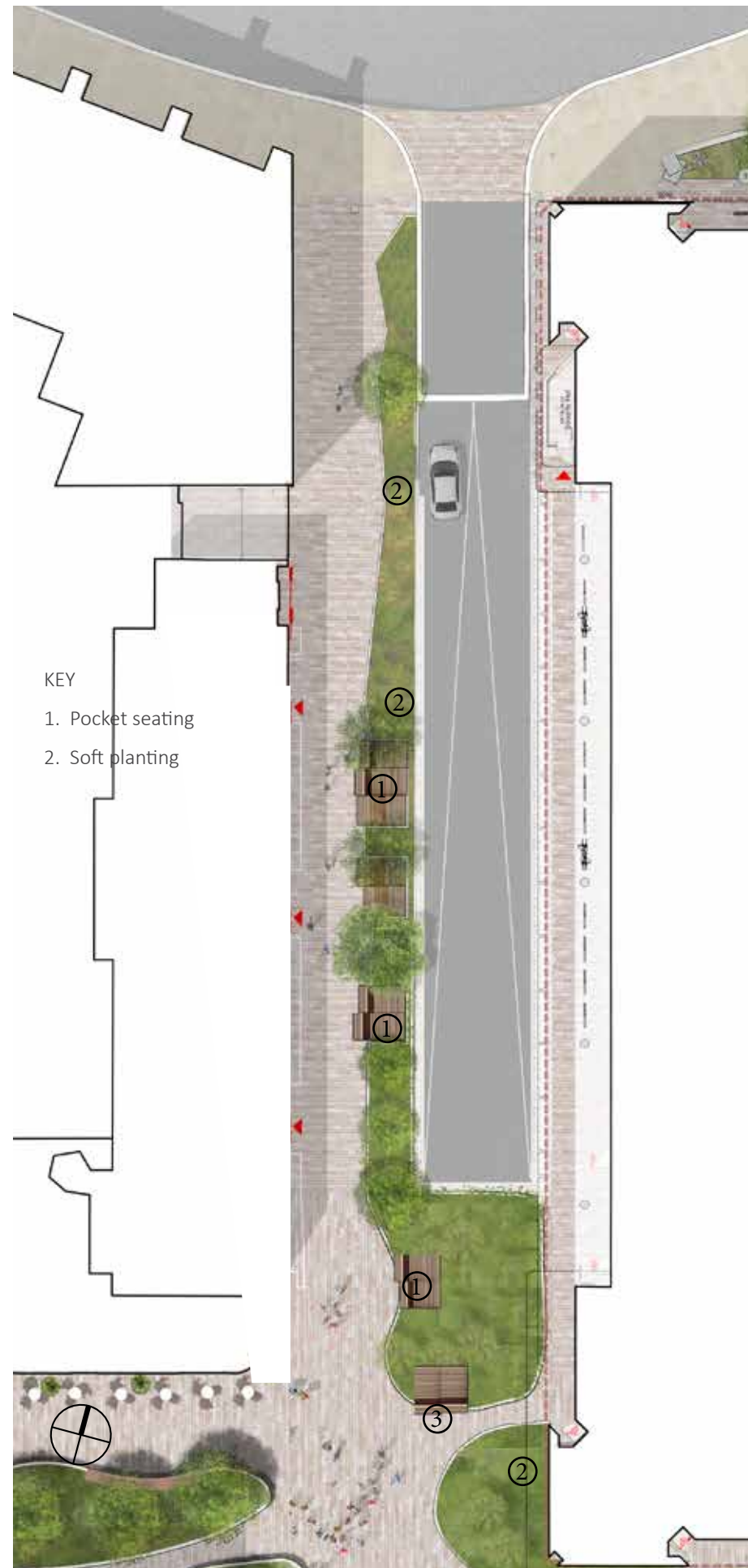


Figure 23: Triton Square West proposed illustrative landscape plan

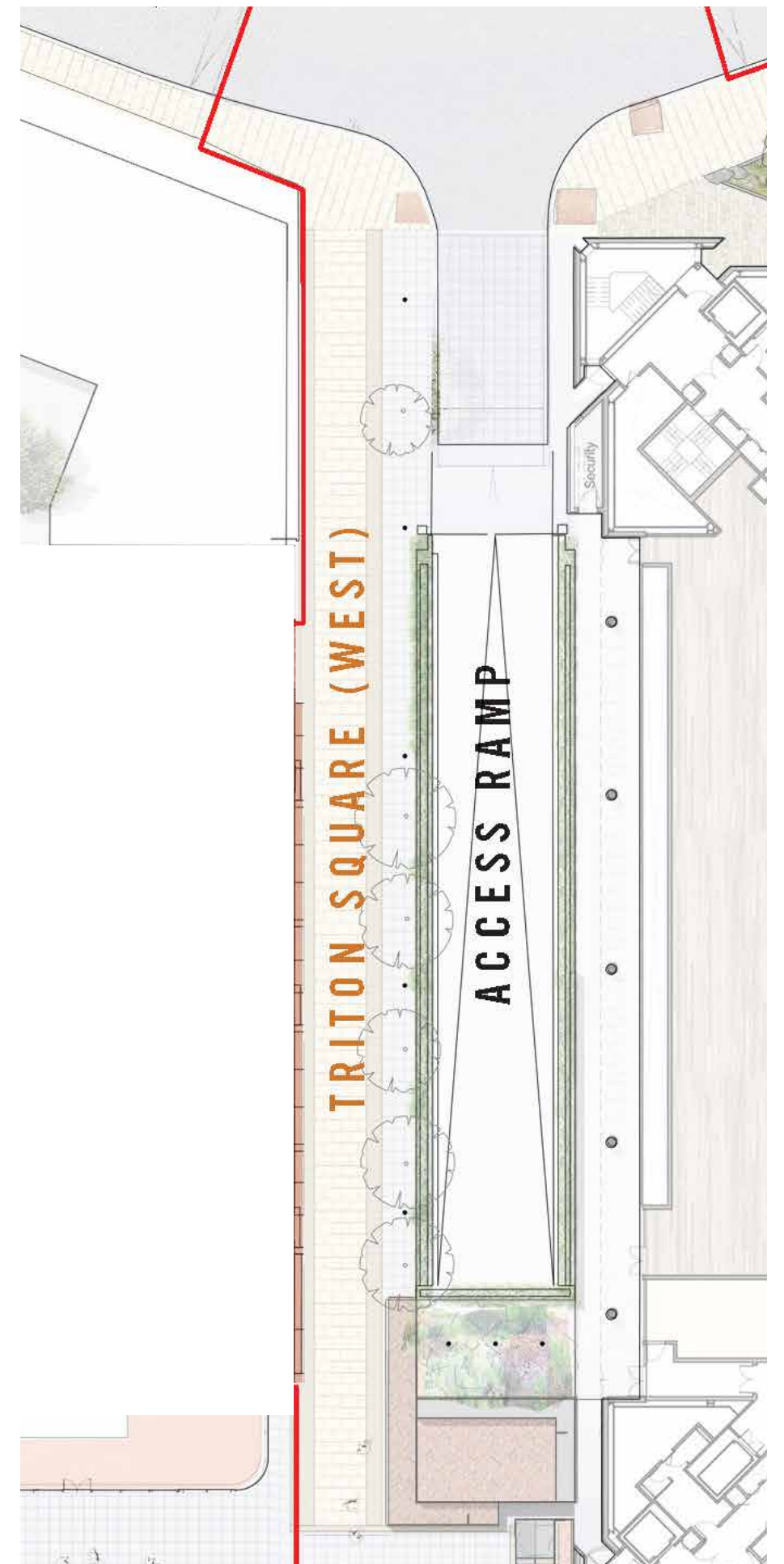


Figure 24: Triton Square West approved illustrative landscape plan





Figure 27: Precedent image planting



Figure 25: Precedent image of stepped timber seating



Figure 26: Illustrative view along Triton Square West



3.6 MATERIALS

The change in the material is an important element in changing the aesthetics of the site. Currently, there is a propensity for grey materials which have a tendency to appear grey and corporate. The proposal changes this to introduce granites in a palette of warmer yellow/buff based tones; the mix of colours is proposed to allow for variation across the ground plane.

In Longford Place, the scheme still proposes to use a bound gravel surface to emphasise the more garden like character.



Figure 28: Granite paving

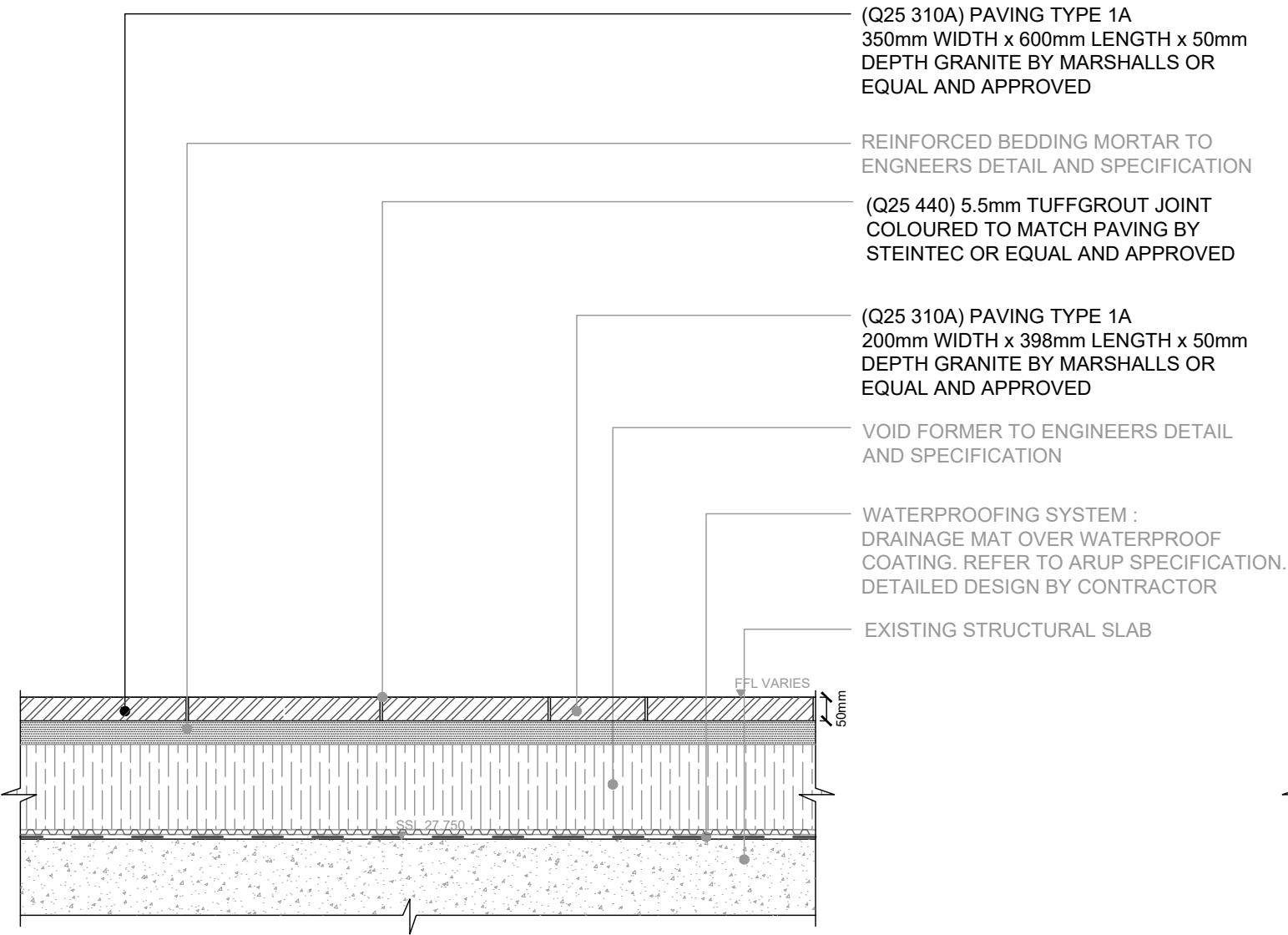


Figure 29: Example paving detail. Further details to be found in the detail submission.

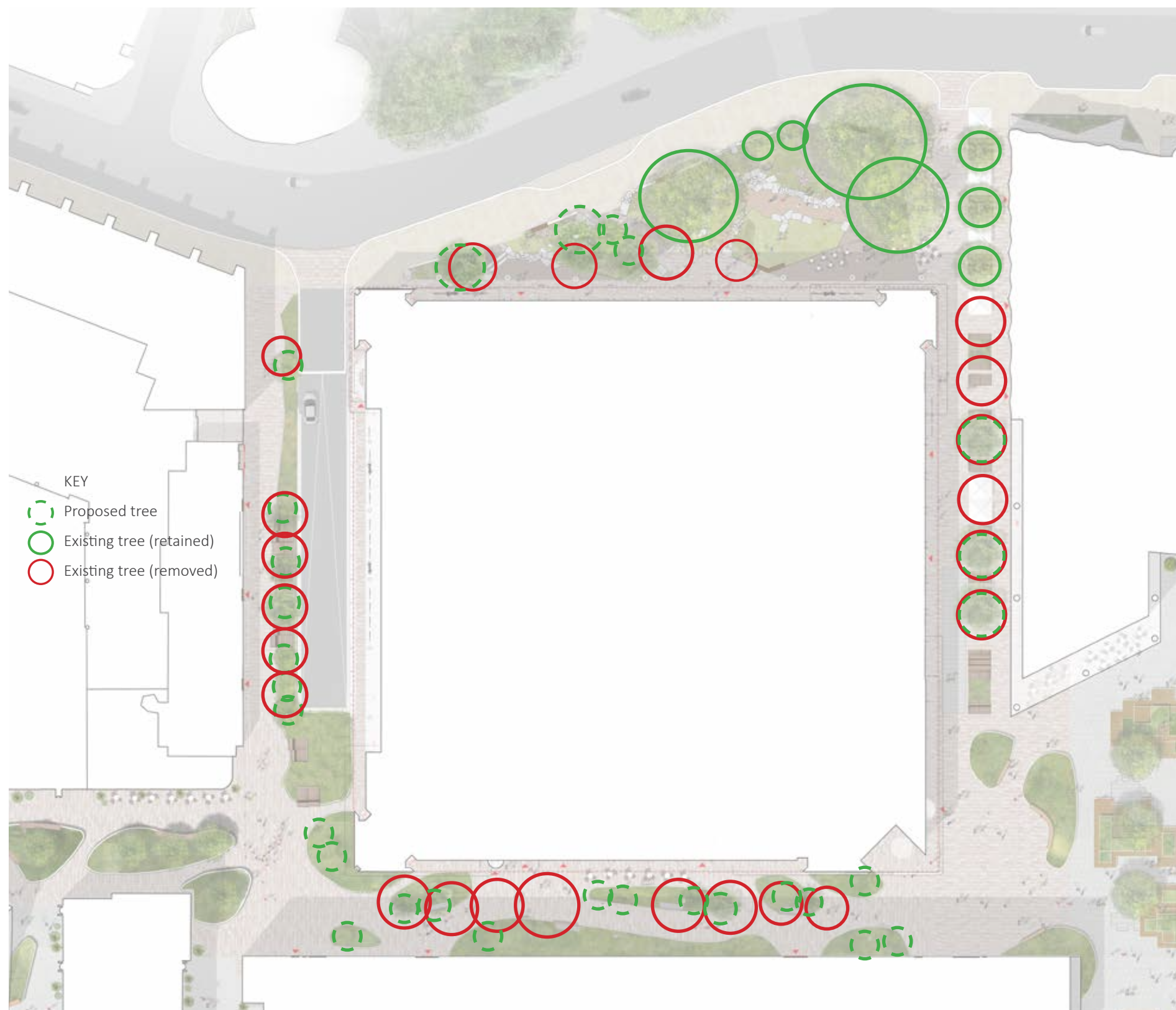


Figure 30: Illustrative landscape plan

### 3.7 PLANTING

The introduction of more extensive areas of planting is one of the most significant updates to the public realm scheme and is key to the sense of place and identity. Much of the public realm is on a deck structure over an underground carpark means that the depths available for planting are limited, and so is designed to be within raised planters. The introduction of more planting will help to define the public realm as a place to linger, with plants which have seasonal variation. The planting has been designed around a number of planting groups in drifts around the new and retained trees.

A variety of tree species are proposed to complement those which are being retained on site. The following trees are proposed:

Triton Square West: *Betula utilis* var *jacquemontii* multistem  
*Betula nigra*

Triton Square South: *Betula albosinensis* Fascination multistem  
*Amelanchier lamarkii*

Triton Square East: *Liquidambar styraciflua*

Longford Place: *Liquidambar styraciflua*  
*Parrotia persica*

