



REGENT'S PLACE PHASE 2

September 2019 | TOWN667.01(08)2001

PUBLIC REALM DESIGN AND ACCESS STATEMENT

TOWNSHEND LANDSCAPE ARCHITECTS



Figure 1: Cover Page - Illustrative view of Osnaburgh Place
Figure 2: Link Street west looking into the Campus from

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Figure 4: Precedent image - Kingdom Street, Paddington, Townshend Landscape Architects

1.0 INTRODUCTION



Figure 5: Context plan

1.1 INTRODUCTION

This document has been prepared by Townshend Landscape Architects on behalf of British Land Company Plc to support a planning application for the improvement works to the Public Realm across Regent's Place.

The principles explained within this document follow those set in the public realm proposals granted permission as part of the redevelopment of 1 Triton Square and St Anne's Church (Ref: 2016/6069/P).

This document illustrates the following:

- The aims and vision for the public realm across Regent's Place
- The landscape proposals associated with this application

The principle aims of the public realm are to provide a series of spaces within Regent's Place that cater for a variety of users groups, and reach out wider than the campus, opening up potential links and encouraging through routes to local areas and other public spaces.

1.2 SITE LOCATION

The site forms a part of the Regent's Place Campus, which is a 13-acre mixed use campus located in the London Borough of Camden, close to the border with the City of Westminster and the West End. The campus is bounded by Euston Road to the south, Osnaburgh Street and Hampstead Road to the west and east and Drummond Street to the north.

To the west of the campus lies Regent's Park, to the south Fitzrovia and Marylebone. The campus sits on the edge of an area known as the Knowledge Quarter which is a consortium of differing partner organisations including Camden council, the British Library, Design Council and Google with the shared principle of advancing and disseminating knowledge.



Figure 6: Concept diagram - Creating links to the local area

Located immediately to the north of Regent's Place is the Regent's Park Estate. This area is predominantly residential with a number of community uses, including schools and community centres, which are supported by British Land.

Within the campus there are a number of mixed uses including leisure, cafe, office, residential and cultural uses including Old and New Diorama, Global Generation, Steel Warriors and West London Partnership. Active ground floor frontages including cafés and restaurants are being developed as part of the 1 Triton Square development, improving the on campus amenity offer for office workers, residents, visitors and the local community.

1.3 CAMPUS WIDE PUBLIC REALM VISION

Our vision for Regent's Place is to help create a renewed destination, a place for living, office, leisure and culture. The proposals will appeal to residents, workers and visitors alike.

To do this we are using nature as our tool and with that exploring both the spectacle, sustainable and health improving opportunities planting offers in urban environments. We want to showcase sustainable ways of promoting healthy and enjoyable lifestyles in the heart of the city.

Regent's Place is a place where people will want to work, visit, live and learn from.

To achieve this we have established the following principles that have formed the foundation of the design proposals:

- Creating Health Places
- Encouraging Sociable Places
- Reinforcing Productive and Resilient Places



Figure 7: Paddington central, Townshend Landscape Architects



Figure 8: City Point Square, Townshend Landscape Architects



Figure 9: Opportunity to encourage seating areas connected to areas of planting

A HEALTHY PLACE

Urban green spaces have a strong correlation with health and happiness.

A key principle of the public realm proposals is promoting the opportunity for healthy and active lifestyles, for people of all ages. Providing the opportunity to engage with and benefit from the living systems that are happening around them by significantly increasing the amount of planting within the Campus, we aim to locally improve the air quality for users.



Figure 10: Opportunities for social activities = table tennis



Figure 11: Engaging social seating opportunities



Figure 12: Outdoor market with gathering and seating spaces

A SOCIABLE PLACE

The public realm will provide spaces for programmed events and informal areas providing uses that help establish social connections and build a strong character and activity base across the campus.

The design will allow for flexible use by different groups at different times, providing spaces that families, workers and other groups will want to use and spend time in. These spaces are envisaged to be as inclusive as possible- for young and old; active and less able.



Figure 13: Engaging the community through planting



Figure 16: Gardening for adults



Figure 17: Global Generation



Figure 14: Working with tenants to activate spill out spaces



Figure 15: Providing opportunities to engage children



Figure 18: Outdoor edible planting

A Productive and Resilient Place

Food is a commonality that we all share, everyone understands food. Not everybody, especially in an urban environment understand where food comes from. The public realm provides an opportunity for urban food growing at a variety of scales that spans across the visitor experience, the business community and those working and living in the neighbouring areas. British Land are working with Global Generation on the Campus, they are an educational charity, which works together with local children and young people, businesses, residents and families to create healthy, integrated and environmentally responsible communities.



Figure 19: Illustrative Masterplan showing application boundary

Note: All areas shown outside of the Planning Application boundary are shown indicatively for illustrative purposes only



- Planning Application boundary
- - - Extent of works approved under 1 Triton Application

1.4 AN INTEGRATED DESIGN

The public realm proposals sought as part of this application are limited to the areas demarcated in red, as shown in Fig. 18 on the previous page. These proposals have been considered carefully alongside improvements to the adjacent public realm which have been permitted as part of the redevelopment of 1 Triton Square (Ref: 2016/6063/P).

The proposals presented within this document, follow and build on the principles of the consented public realm works associated with the 1 Triton Square development. The principal aim for the campus is to establish a welcoming place which focuses on local needs and provides for a diverse community of user groups.

For reference a summary of the public realm characters and spaces established as part of the 1 Triton Square development are provided below:

- 1 Triton East - This street is designed as a food market street, providing a combination of benches, tables and raised planters set amongst existing and new tree planting.
- 1 Triton South- The improvements to this area will create a verdant pedestrian street characterised by soft planting.
- 1 Triton Plaza - Within the consented planning permission for 1 Triton Square the plaza was designed as a focal point and gathering spot for Regent's Place. The proposals for this area have been revised as part of this application and are explained further within this document, now referred to as Triton Place. For this area only, the proposals will supersede the previous consented design.
- 1 Triton West- The west street contains the UKPN substation and car parking ramp.
- Longford Place - Longford place is designed as a community space linking Regent's Place with the residents north of the square. The rock garden provides engaging and informal play opportunities. Longford place provides attractive spaces for people to meet, eat play and relax.

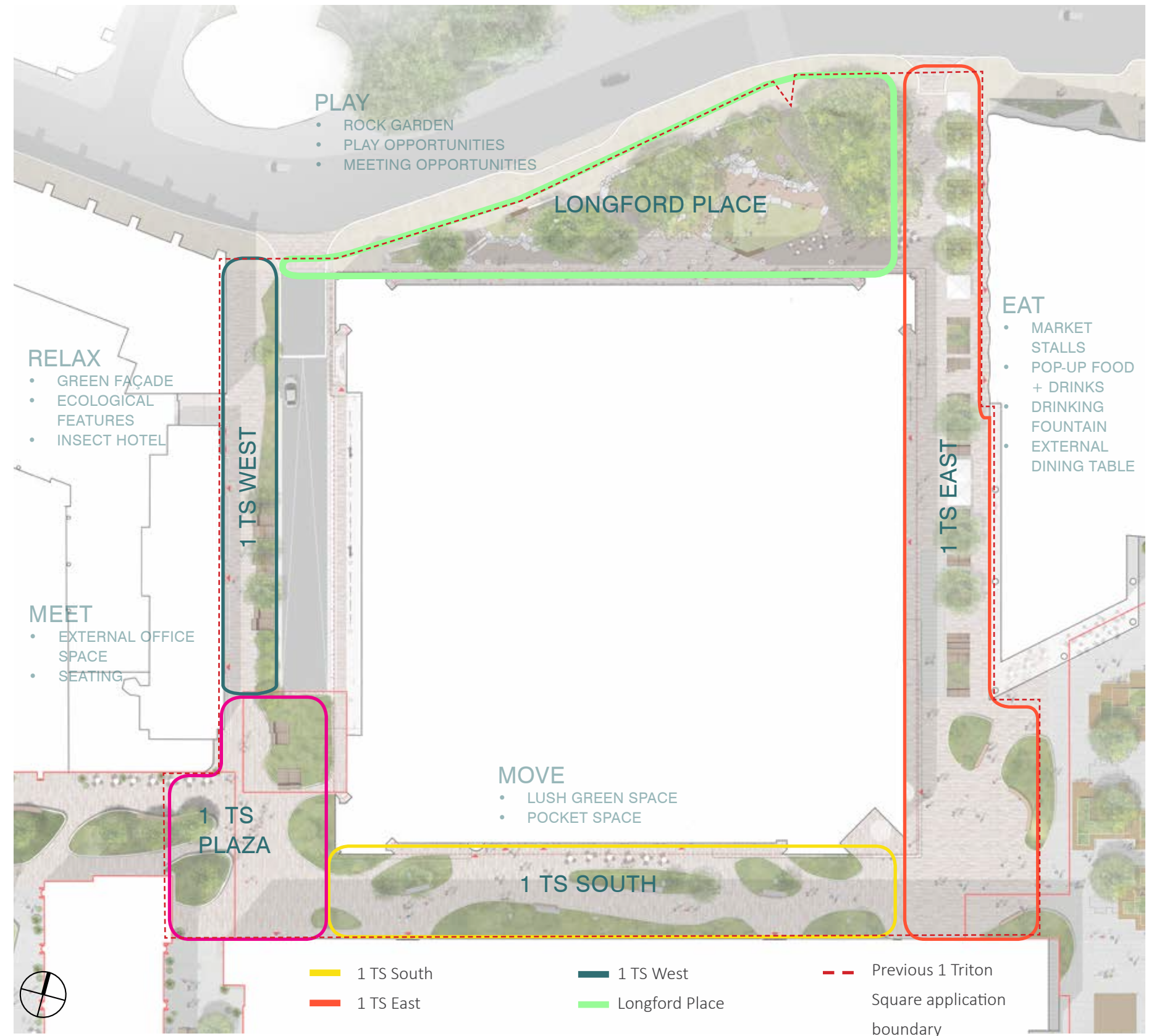


Figure 20: 1 Triton Square illustrative masterplan

1.5 GREEN AT THE HEART OF THE CAMPUS

The consented scheme for 1 Triton Square introduced a green route to the southern link route through the campus which set the tone and character of the re imagined campus. The proposals presented here seek to further extend this green route across the campus.

These spaces create a high quality public realm that will establish a clear

identity for the campus and enrich the experience of users spending time within it, programmed with opportunities for people to engage with the landscape and sit, relax and enjoy the public spaces.

The health and well-being of the people who work in and around the campus is of principle concern, the proposals create green and verdant

spaces providing people with the opportunity to dwell and enjoy their environment within a garden setting, areas adjacent to planting will benefit from a localised improvements in air quality.



Figure 22: Concept diagram - Active green route through the centre of the Campus



Figure 23: 1TS South - illustrative view of consented public realm improvements



Figure 24: 1TS South - illustrative view of consented public realm improvements

1.6 COMMUNITY INVOLVEMENT

The evolving design of the Regent’s Place Public Realm associated with this applocation has been presented to local residents, stakeholders and interested parties from the wider area, as part of the design process.

Consultation were held on the following dates:

- 2nd April 2019 (Town Hall Event)
- 7th June 2019 (Public exhibition)

During public consultations, campus stakeholders and residents were presented with the proposals and follow up meetings have been held with those that requested more information.

The proposed landscape design reflects the comments and responses that the team received at the consultation events. This has been a positive process, and an effective way of understanding and balancing the needs of workers, visitors and existing residents.

In addition to the public consultation events, the team have engaged with a number of groups currently working on and around the campus:

Global Generation
Global Generation is an educational charity, which works together with local children and young people, businesses, residents and families to create healthy, integrated and environmentally responsible communities.

British Land have been working with Global Generation on Regent’s Place, the charity have a base on the campus and are contributing to the renewal of the public realm.

Steel Warriors
Steel Warriors is a charity that looks to bring down the number of young

people carrying knives in the UK. They melt down knives taken off London’s streets and recycle the steel into outdoor callisthenics gyms.

The charity are currently based on the Campus and the team are having ongoing discussion about opportunities to incorporate their equipment within the public realm of the campus.

Euston Green Link
Euston Green Link is an initiative by Euston Town Business Partnership, and connects Euston Station and Regent’s Park, offering a route that avoids Euston Road. Drummond street, which runs along the northern edge of the Campus, is a focus of the initiative. The team have engaged with the Euston Green Link to review opportunities to support the strategy through the public realm design.



STEEL
WARRIORS



GLOBAL
GENERATION



EUSTON GREEN LINK

TOWNSHEND LANDSCAPE ARCHITECTS



Figure 26: Image from the Town Hall event



Figure 27: Images from public exhibition event

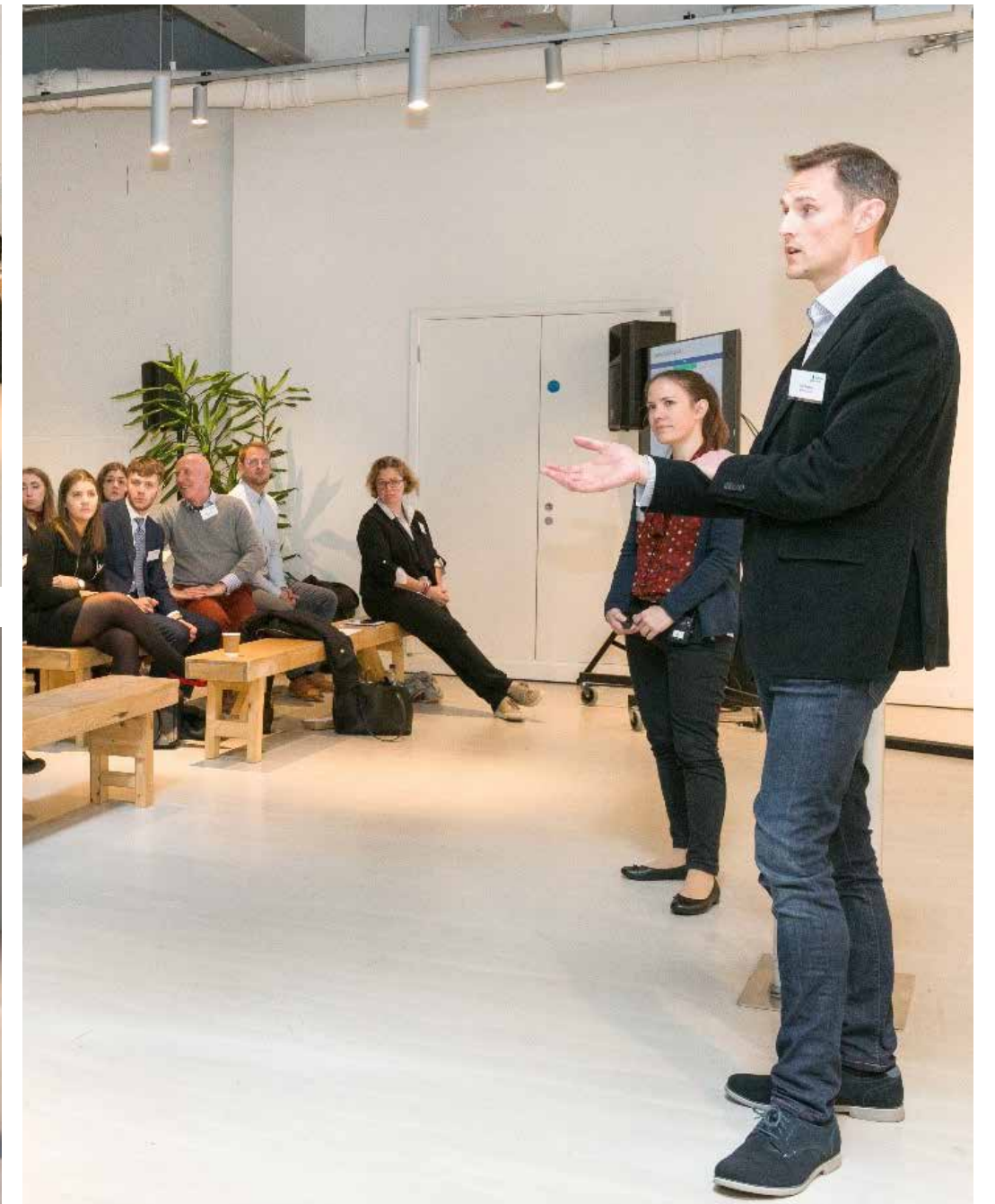


Figure 25: Image from the Town Hall event



Figure 28: Looking east through the campus from Osnaburgh Street

2.0 EXISTING SITE CONDITIONS AND OPPORTUNITIES



Figure 29: Existing site image - Link Street east looking from Euston Road into the Campus



Figure 30: Existing site image - Link Street west looking from within the Campus to Euston Road



Figure 31: Existing site image - Osnaburgh Place looking from the west into the Campus



Figure 32: Existing site image - raise planters on Triton Street

2.1 EXISTING SITE CONDITIONS

The plan on the right illustrates the existing public realm context across the campus.

A visual assessment of the campus has been carried out as part of the initial design process, this analysis has helped guide the approach to the revitalisation of the public realm. The weaknesses of the existing public realm are summarised below:

GREY ON GREY

The current materials palette across the Campus is predominantly grey, with limited contrast and added interest. The paving, furniture and many of the building facades are of similar tones, with greys and silvers leading to an overtly corporate feel.

Areas of planting are minimal and feel decorative as opposed to defining and enhancing the character of the space.

LACK OF HUMAN SCALE

There is a lack of hierarchy between routes and spaces, areas feel wide, unprogrammed and unwelcoming. There is a lack of street furniture, where there are seating elements the materiality is cold, rigid with sharp edges and doesn't invite people to sit down or encourage use and enjoyment of spaces.

It offers little protection or sense of refuge and escape from busy urban areas of Euston Road and surrounding streets.

VEHICLE DOMINATED SPACES

Triton Street at the western end of the campus and 1 Triton Street east prior to the approved works are predominantly taken up by a taxi turn around zone, and offers little space for human interaction.

A short summary of the existing condition for each main public realm space is provided in more detail at later stages of this report.



Figure 33: Existing Plan of the Campus showing areas of hard surfacing and areas of planting

UNINVITING ENTRANCES TO THE CAMPUS

The approaches to the campus don't provide a welcoming and inviting first impression or encourage movement in and through the campus. The link routes from Euston Road are predominantly hard grey spaces with limited opportunities for people to engage and enjoy the routes through



Figure 34: Precedent image - Kingdom Street, Paddington, Townshend Landscape Architects

2.2 OPPORTUNITIES

The principles established as part of the approved 1 Triton Square Development have formed the starting point for the development of the public realm works associated with this application. The following main opportunities have been recognised:

- Creating a garden character
- Encouraging Social spaces
- Introducing a warm and welcoming materials palette
- Encouraging people into the campus



A GARDEN CHARACTER

The design proposals maximise the amount of green space across the campus, recognising that natural spaces appeal to both people and wildlife.

The uplift in green spaces will have localised improvements to the environment as well as contributing to the health and happiness of users and Increasing the biodiversity and habitat opportunities for local wildlife.



ENCOURAGING SOCIAL SPACES

Allow people to take ownership of the space by bringing life into the public realm and activating frontages.

A vibrant public realm is not just the result of quality design, but the way in which a place encourages and creates opportunities for activity. The design of the public realm maximises opportunities for social interaction and engagement by providing opportunities for leisure, rest, play and enjoyment.



MATERIALITY

Add colour and contrast to the public realm with high quality paving, lighting and planting. A warm blend of natural stone and timber elements will provide spaces that feel less corporate and are welcoming and open to all.



INVITE PEOPLE IN

The key for creating a successful public realm is providing a movement network with a highly interconnected, legible and 'people friendly' open spaces and encouraging movement through the campus. The public realm as part of the campus is designed to provide enjoyable routes to walk through encouraging people into the campus and improving access and connections to the local area.



Figure 35: Illustrative view of Osnaburgh Place

3.0 PUBLIC REALM APPROACH AND DESIGN PRINCIPLES

3.1 PUBLIC REALM APPROACH

Place-making is the key driver behind the public realm proposals for Regent's Place.

A robust and high quality public realm will strengthen connections to existing neighbourhoods, and promote an urban environment where the quality of life and the environment are integral. The spaces will be animated places that people will enjoy, want to spend time and feel safe in.

The campus is envisaged as a series of connected streets and spaces through that link to surrounding areas and provide enjoyable and desirable routes to move through and across the campus, welcoming in the wider neighbourhoods.

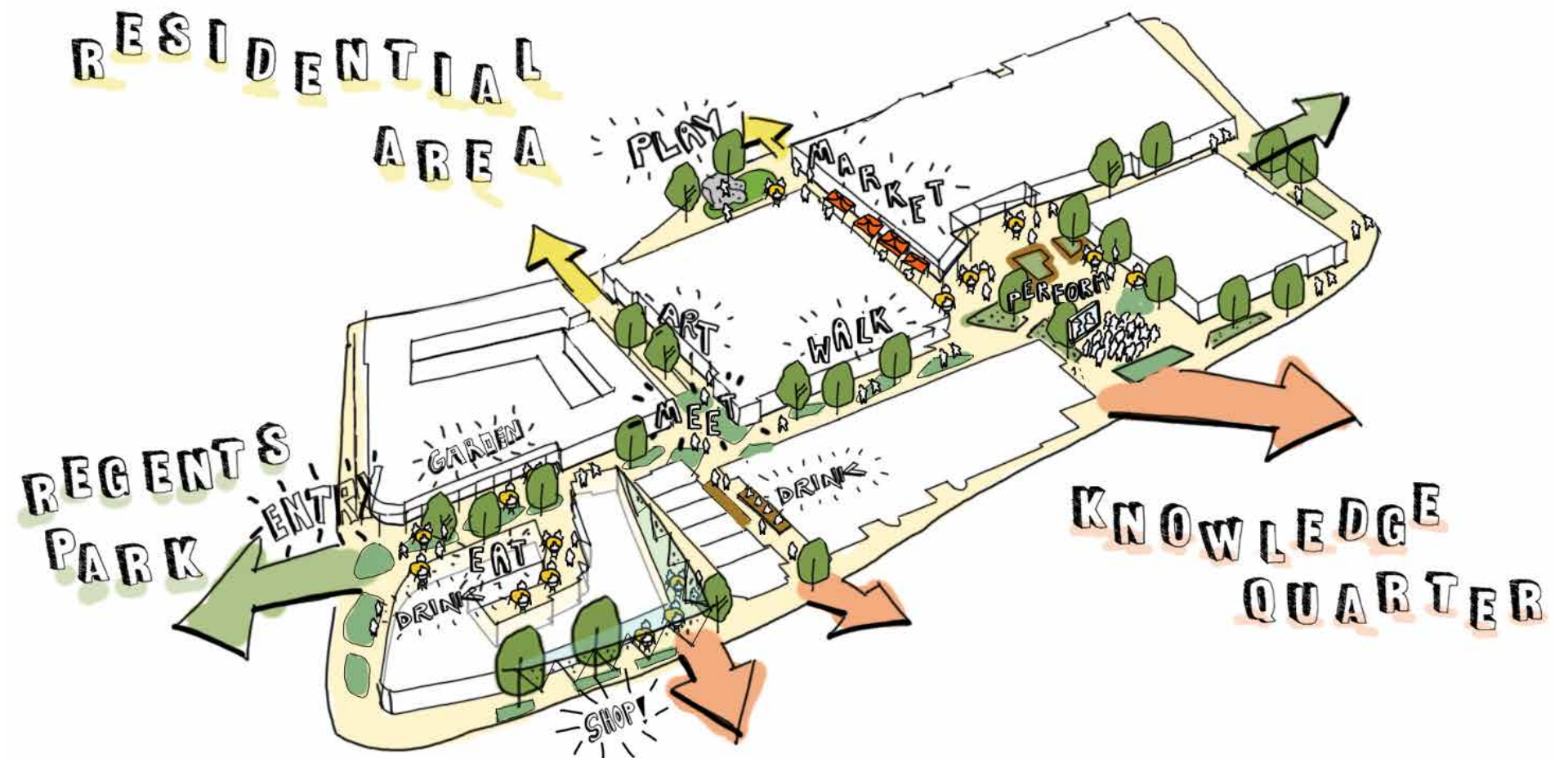


Figure 36: Precedent image identifying that public spaces can be social spaces that encourage use and enjoyment for a variety of groups of people

3.2 DESIGN PRINCIPLES

The public realm proposals aim to open up the campus, making it more inviting for people to pass through and make use of the public spaces. A main part of this is the creation of a series of spaces which can host complementary activities which will expand the use of the site through out the day and evening, through the week, weekends and throughout the year.

- All day activities including:
- Bar & Restaurant (Spill out areas)
 - Lectures, performances & workshops
 - Street food
 - Planting
 - Outdoor working
 - Outdoor eating

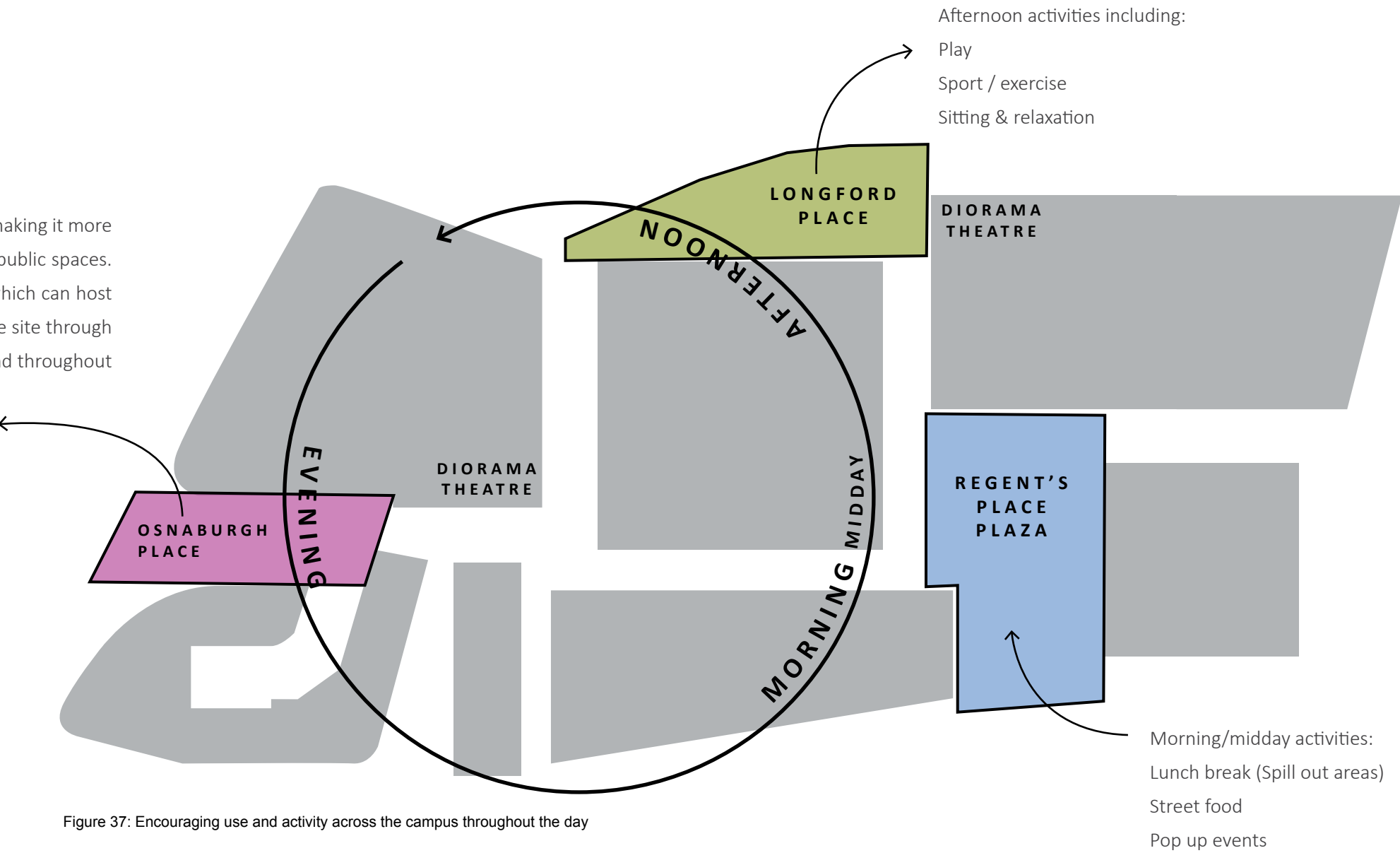
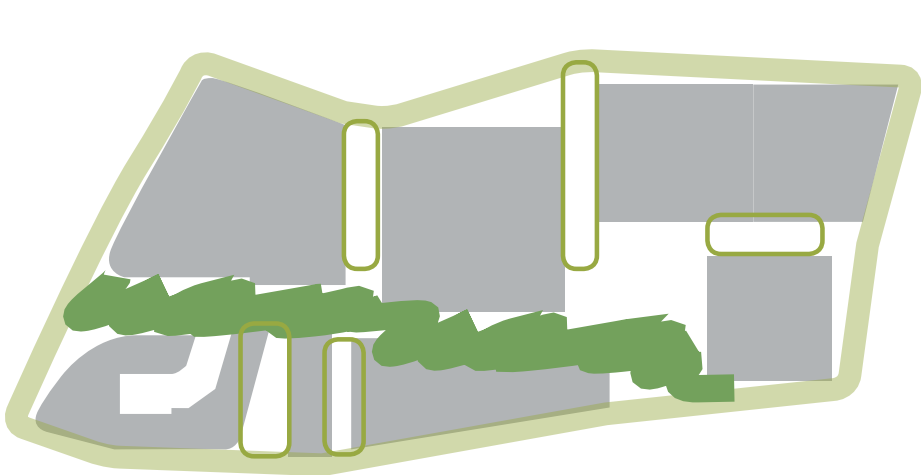
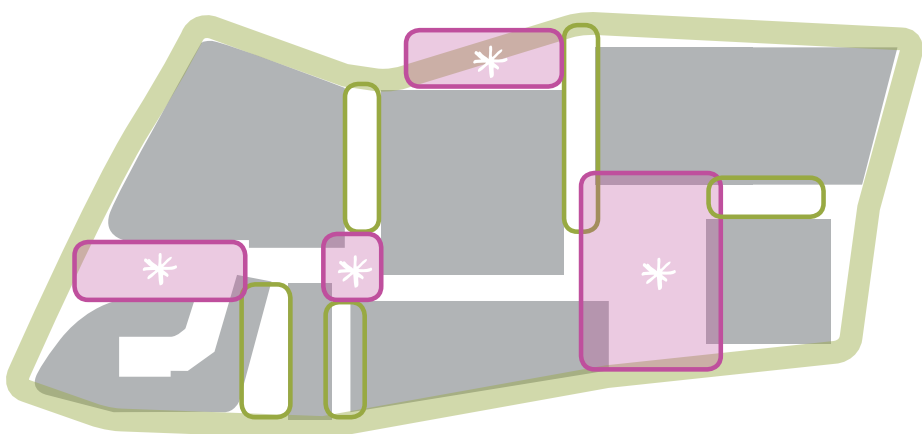


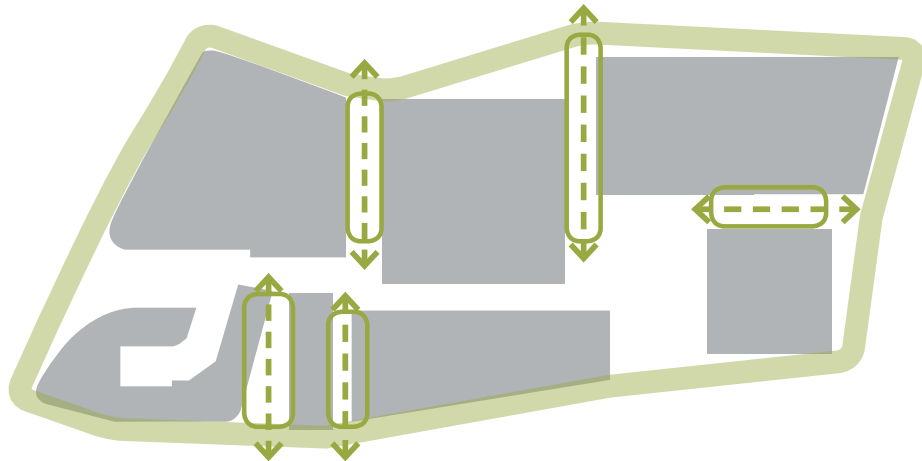
Figure 37: Encouraging use and activity across the campus throughout the day



Active green route through the heart of the campus



Defining places - Osnaburgh Place, Triton Place, Regent's Place Plaza, Longford Place



Inviting people into the campus



Figure 38: Precedent image - Kingdom Street, Paddington, Townshend Landscape Architects

4.0 PUBLIC REALM PROPOSALS



Figure 39: Regent's Place Illustrative Masterplan



4.1 PROPOSED ILLUSTRATIVE LAYOUT

A key aim of the public realm proposals is to create a space which provides a dynamic setting across the campus, a welcoming and varied space providing amenities and access to green space for people who work, live and visit both in and around the campus.

The public realm is envisaged as a public garden, a series of verdant pedestrian streets and spaces characterised by soft planting and small multi-stemmed trees that provide scale and structure.

This public realm will provide informal places to walk through and sit, creating a visually stimulating, informal and lush environment whilst maintaining clear routes through the space.

The proposed design addresses the following:

- Create a public realm that is welcoming and inclusive of all.
- Introduce a garden character and provide opportunities for users to engage with these spaces, locally improving air quality with the uplift in green space provided across the campus.
- Provide a series of engaging seating spaces, which are inclusive and provide opportunities for a range of users from groups to the individual.
- Propose a considered and restrained language of key elements and materials which bring warmth into the campus.
- Increases the biodiversity and habitat opportunities for local wildlife through a varied planting scheme.

4.1.1 PUBLIC REALM WORKS

The proposed public realm works encompasses permanent works in line with the 1 Triton Square public realm scheme and interim works to the east of the Campus centred around Regent’s Plaza.

The interim proposals are lighter touch interventions focussed on Regent’s Plaza, Brock Street and Hampstead Road frontage, these will continue the design principle of greenery across the Campus but acknowledge that these areas may be further developed in the coming years.

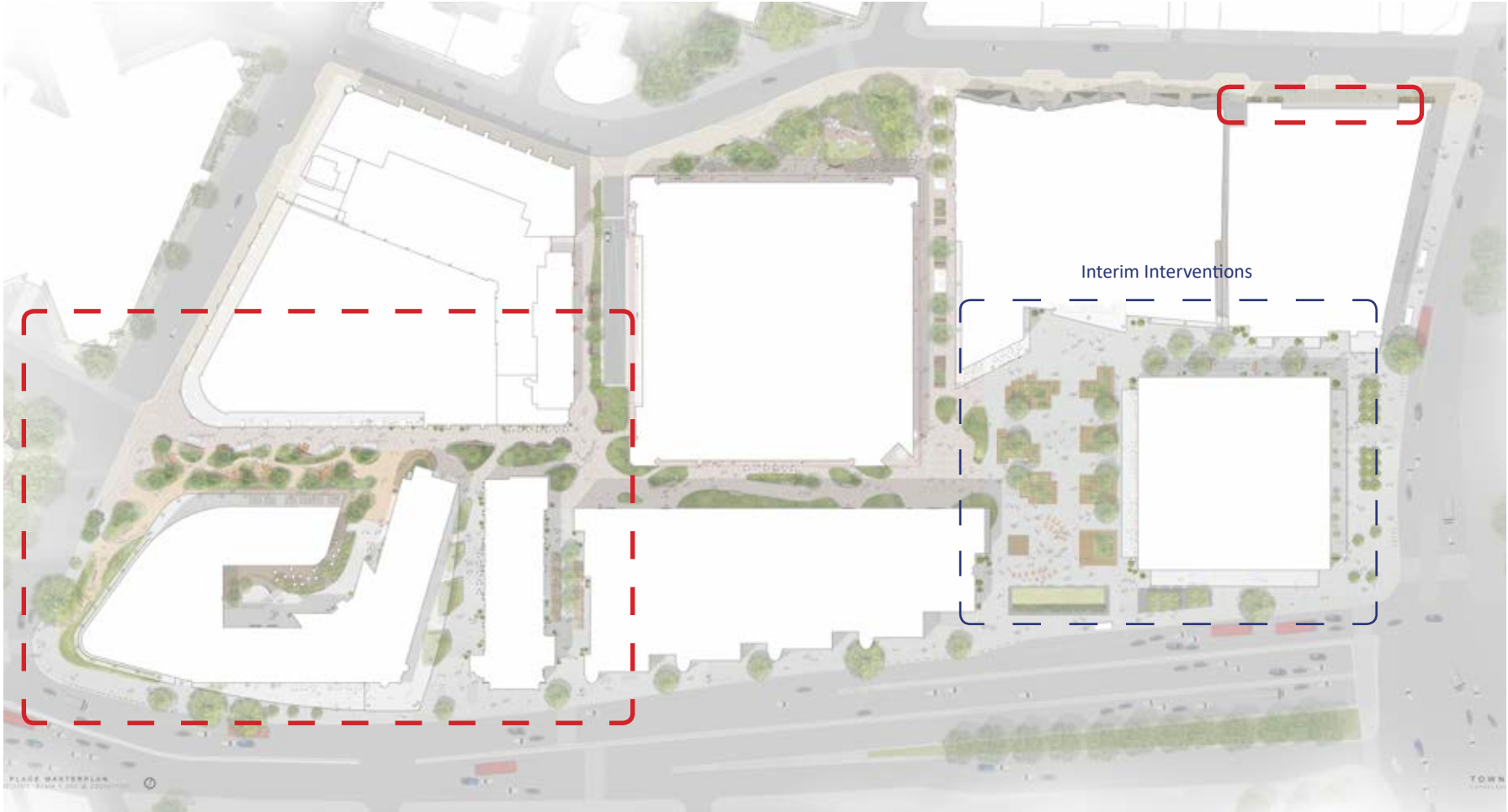


Figure 40: Illustrative plan of permanent / interim works

KEY

- Permanent works
- Interim works

4.1.2 CHARACTER ZONES

The public realm has been divided into a number of character areas in order to explain the landscape proposals in detail.

- Osnaburgh Place
- Osnaburgh Street Southern Edge
- Approaches to the Campus
 - Link street west
 - Link street east
- Triton Place
- Drummond streetscape improvements
- Regent's Plaza
- Brock Street
- Hampstead Road frontage

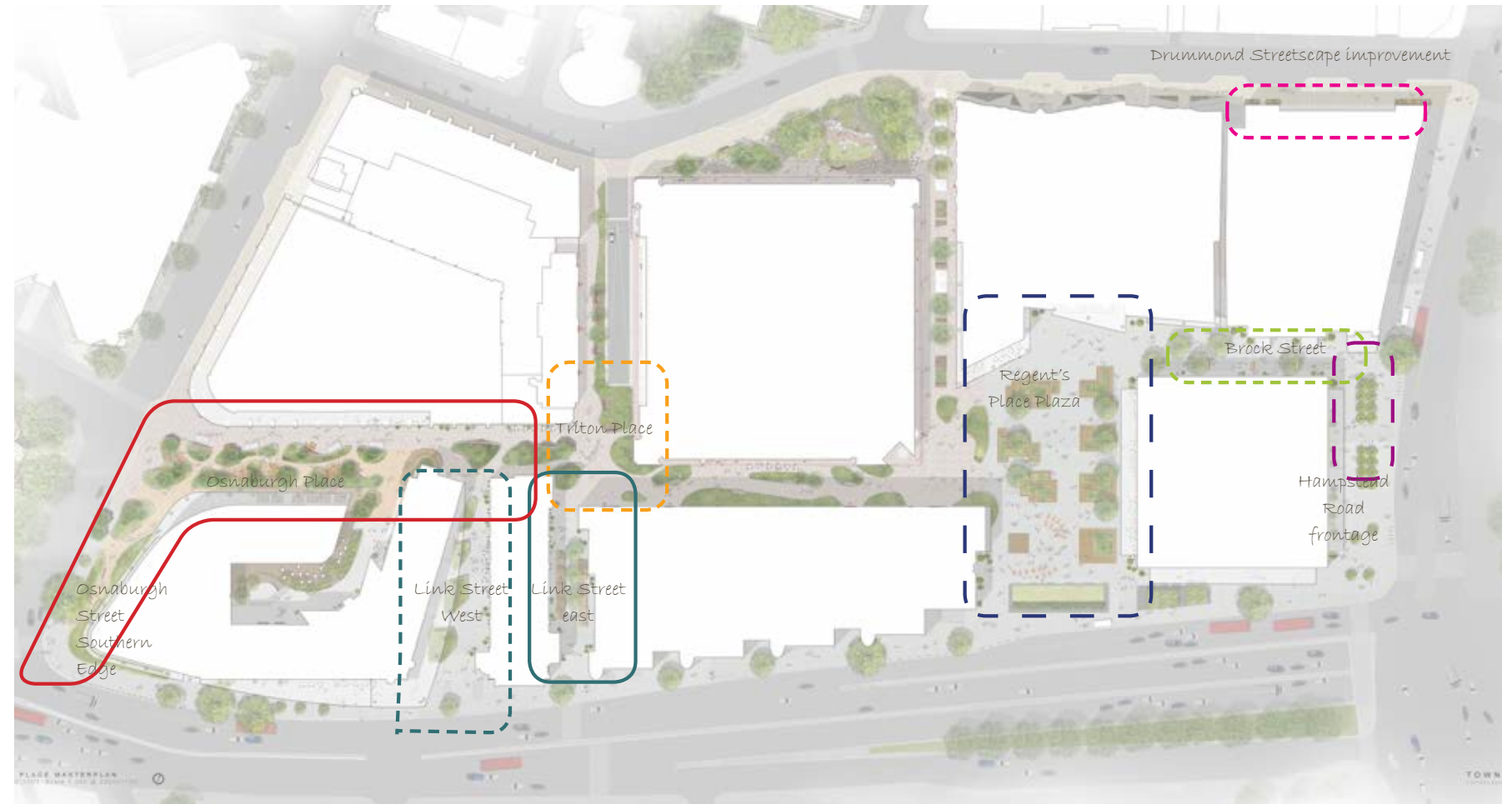


Figure 41: Illustrative plan of character zones



KEY

| | | |
|---|--|---|
| — Osnaburgh Place / Osnaburgh Street Southern Edge | - - - Triton Place | - - - Brock Street |
| - - - Link street west | - - - Drummond St. Streetscape | - - - Hampstead Road frontage |
| — Link Street east | - - - Regent's Place Plaza | |

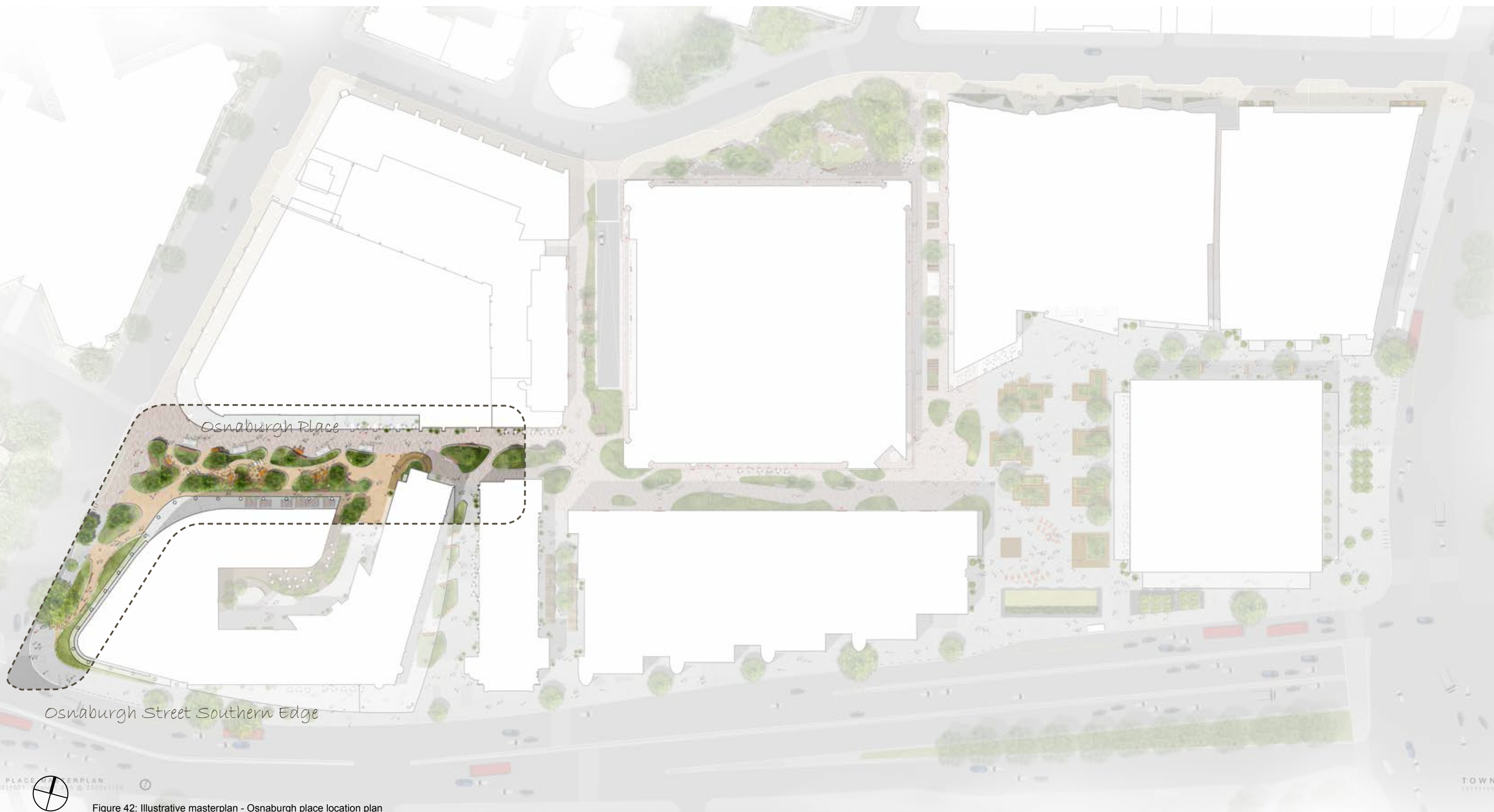


Figure 42: Illustrative masterplan - Osnaburgh place location plan

4.2 OSNABURGH PLACE

4.2.1 ANALYSIS:

Current Condition:

- The current public realm is dominated by the pavilion structure and the taxi drop off route through the space, the space doesn't currently have many opportunities for visitors and occupiers to dwell.
- The existing pavilion structure doesn't help create a friendly and active public space - the size of the structure blocks views through space and further into the campus.
- The street furniture is cold and rigid with sharp edges and doesn't invite people to sit down.
- Overbearing blank facade on 350 Euston Road.

Opportunities:

- Reclaim areas given over to vehicular access into the campus and reprogramme with spaces that are designed for people, encouraging dwell space.
- Provide an uplift in the amount of green space and create an interesting and inviting public realm that will draw people into the campus.
- Improve the presense of the campus from the approach along Euston Road.

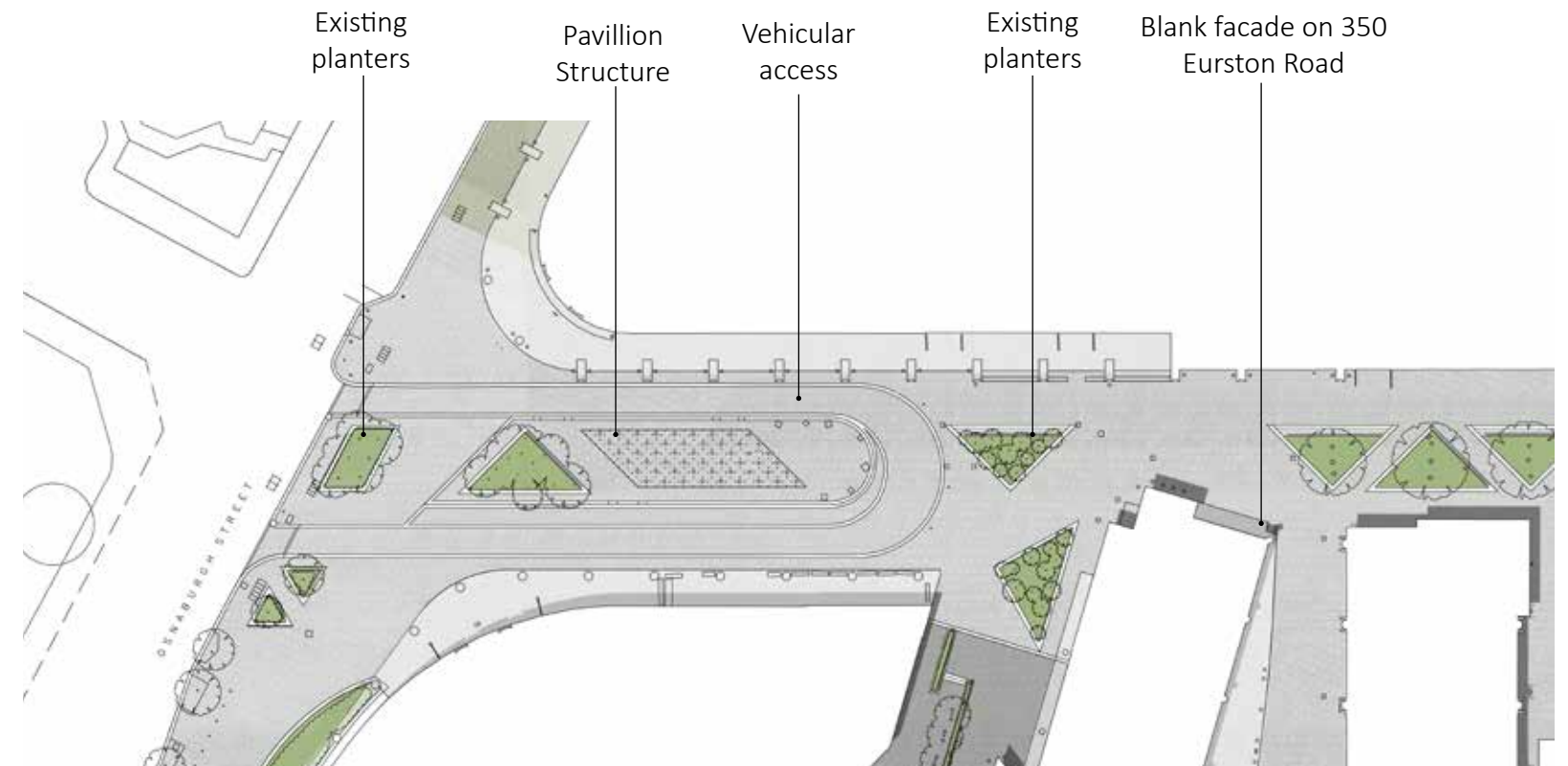


Figure 46: Existing Plan of the Campus showing areas of hard surfacing and areas of planting



Figure 43: Osnaburgh place southern edge view from Euston road



Figure 44: Existing planter within Osnaburgh Place



Figure 45: Osnaburgh Place - existing pavilion and taxi drop off route within the space and blank facade on 350 Euston Road



20 TRITON STREET

10 TRITON STREET

350 EUSTON ROAD

KEY

- | | | | | | | |
|-----------------------|--|------------------------|------------------------------|---|--------------------|-----------------------|
| ① Access route | ③ Garden edge | ⑤ Office entry space | ⑦ Shade structure | ⑨ Food trucks / tuk-tuks | ⑪ Office courtyard | ⑬ Key taxi drop off |
| ② Union Bar Spill out | ④ Paved edge to building with pot planting | ⑥ Flexible plaza space | ⑧ Pocket seating / work zone | ⑩ Extended street paving to signify the space | ⑫ Terraced seating | ⑭ 5 no. cycle parking |



Planning Application boundary

Note: Works outside of the red line are shown as indicative only. Not forming part of current planning application

4.2.2 VISION FOR OSNABURGH PLACE

At the western end of the site Osnaburgh Place will become one of the key open spaces on campus. It is envisaged as a garden space providing access to green pockets of space for people to enjoy all year round. The proposals reclaim a significant area of the Campus currently used by vehicles and creates a space which feels easily inhabited and welcoming to workers, residents and neighbours to the development.

The intention is to provide a playful and social space at the edge of the campus incorporating planting and seating opportunities, this strong visual element helps to draw people in and through the campus.

The potential for food vans and small scale pop-ups along the northern edge of the space provides a distinctive character, the gardens will complement this through their showcase of edible plant species and herbs. Growing spaces and the connection to urban food growth have an important, long-term role to play in urban areas, providing an educational resource and a space for communities to come together.

Streetscape improvements are suggested to improve the pedestrian environment and setting for the campus, including a new taxi drop off bay on Osnaburgh Road and additional cycle parking. These works are outside of the red line boundary and are shown as indicative only, not forming part of this current application.



Figure 51: Communal seating areas



Figure 48: Communal dining spaces and activation of space with food market



Figure 49: Pancras Square - King's Cross - spill out spaces for cafe and restaurants immersed in planting



Figure 50: Precedent image - Kingdom Street, Paddington, Townshend Landscape Architects

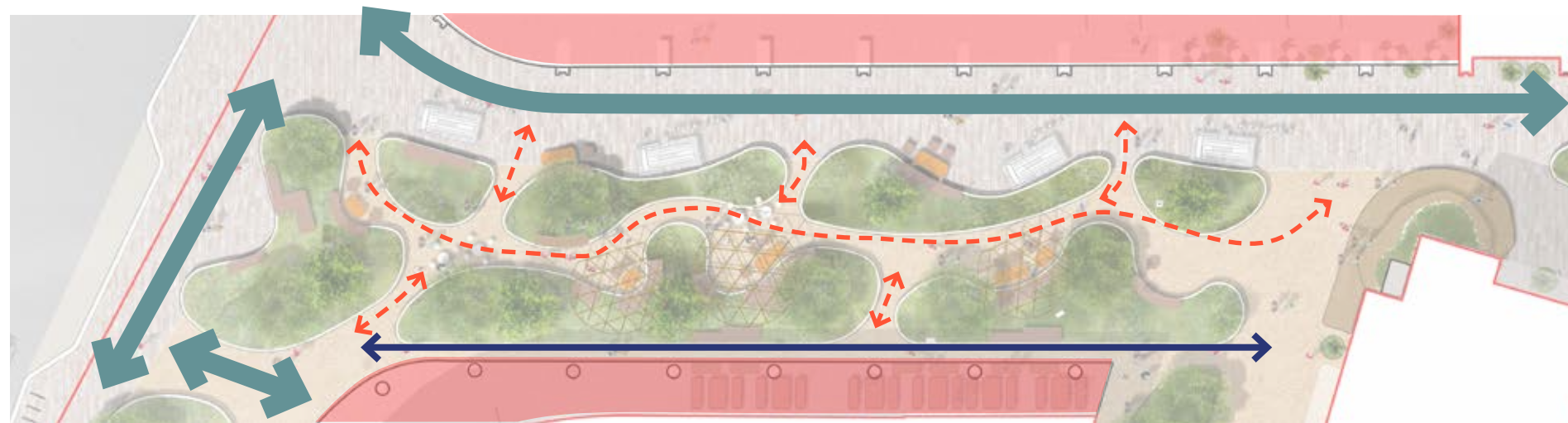


Figure 52: Osnaburgh Place - Key routes

KEY

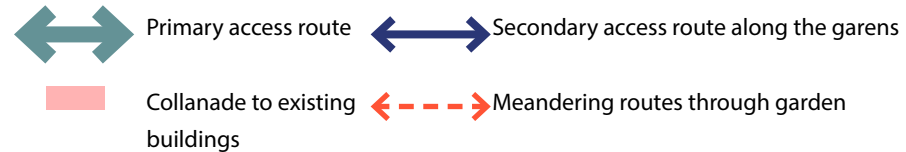


Figure 53: Routes through planting



Figure 54: Cafe space close to green areas of planting



Figure 55: A shared service vehicle and pedestrian route

4.2.3 HIERACHY OF ROUTES

A hierachy of routes through Osnaburgh Place and into the wider campus have been created, providing for a series of interesting places to meander whilst maintaining the provision of direct and wide routes through the campus to cater for the movement of people.

A main clear route (4-4.5 m wide) to the north the garden space provides for clear pedestrian movement and allows for occasional access for emergency, maintenance and events vehicles as well as food vans.

A series of smaller scale meandering routes (2 m wide) provide a more intimate environment and a sense of enclosure and discovery through the garden, these open out into pocket seating spaces for people to enjoy.

The levels strategy does not alret the existing conditon, accessible footpath networks are provided across the campus. All main routes of travel are designed to be step free.

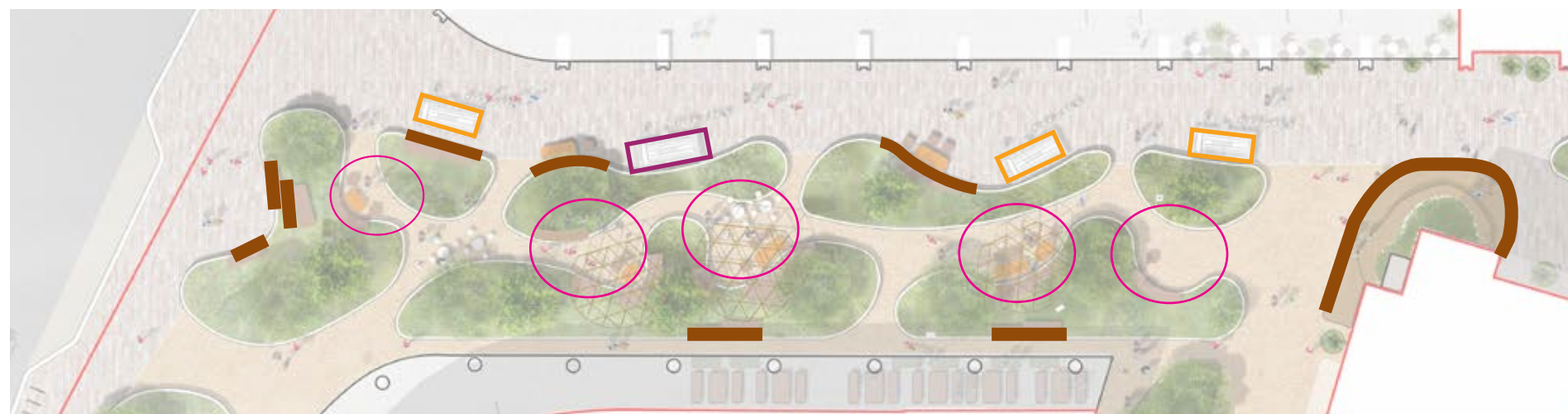


Figure 56: Osnaburgh Place - Market/food van edge

KEY

- | | | | |
|---|--------------------------------|---|--|
|  | Zone for food van- 4.8m x 1.6m |  | Furniture elements create an active edge to the garden |
|  | Zone for food van -3.7m x 1.5m |  | Clusters of seating spaces within the garden |

4.2.4 PROVISION FOR FOOD VANS

The street to the north of the garden has been designed to provide sufficient space for food vans and small pop-ups to facilitate its potential use as a food market, linked to the garden theme of the space.

The edge of the gardens provide inbuilt seating, giving places for people to sit out and eat. Further seating and social spaces are provided within the garden.



Figure 58: Seating edge positioned adjacent to the food vans



Figure 57: Opportunity for food vans and small scale pop-ups provides activation within the space



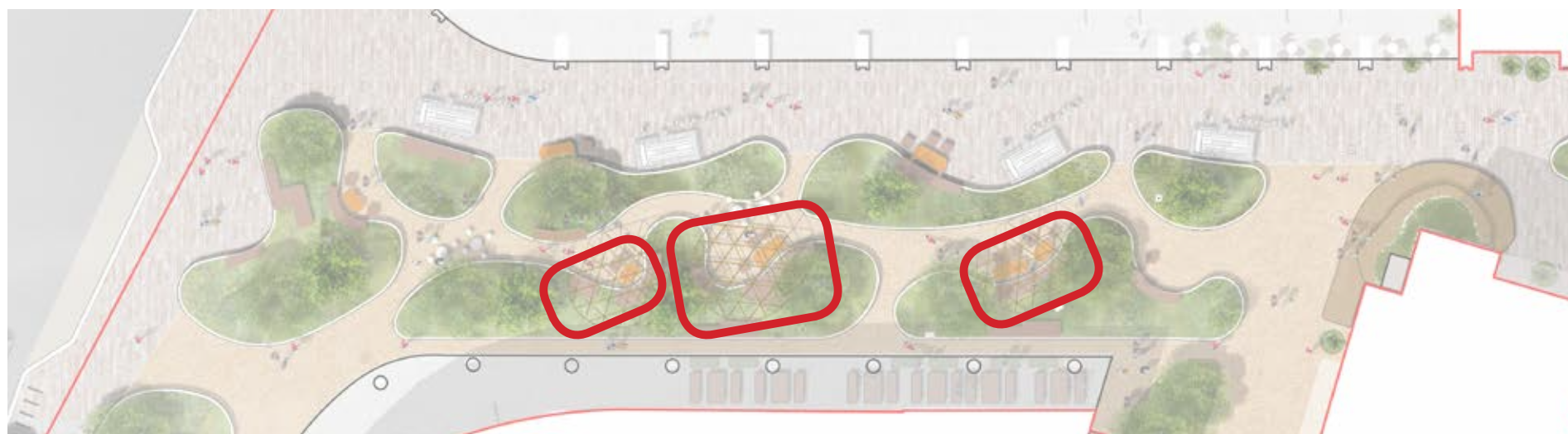


Figure 62: Osnaburgh Place illustrative masterplan - pavilion locations

4.2.5 PAVILIONS

Small scale shade structures are proposed to define pockets of use within the gardens, the location of the pavilions are shown on figure 60.

These structures are envisaged as light weight timber sculptural elements with an organic form which complements the nature and form of the gardens.

The team will develop the detail of these further with an artist or potentially explore the opportunity to engage with a local Architectural School at the next stage of design. It is envisaged that the detailed design of the pavilion structures would be subject to approval via planning condition.

SHELTER
SMALL ORGANIC STRUCTURE PROVIDING SHELTER



Figure 59: Timber shelter structure

PLAY
SEATING AND PLAY ELEMENTS AS PART OF THE STRUCTURE



Figure 60: Timber seating

SUSTAINABLE
RECYCLED TIMBER WITH SMART AIR CLEAN STRUCTURE



Figure 61: Recycled timber structure

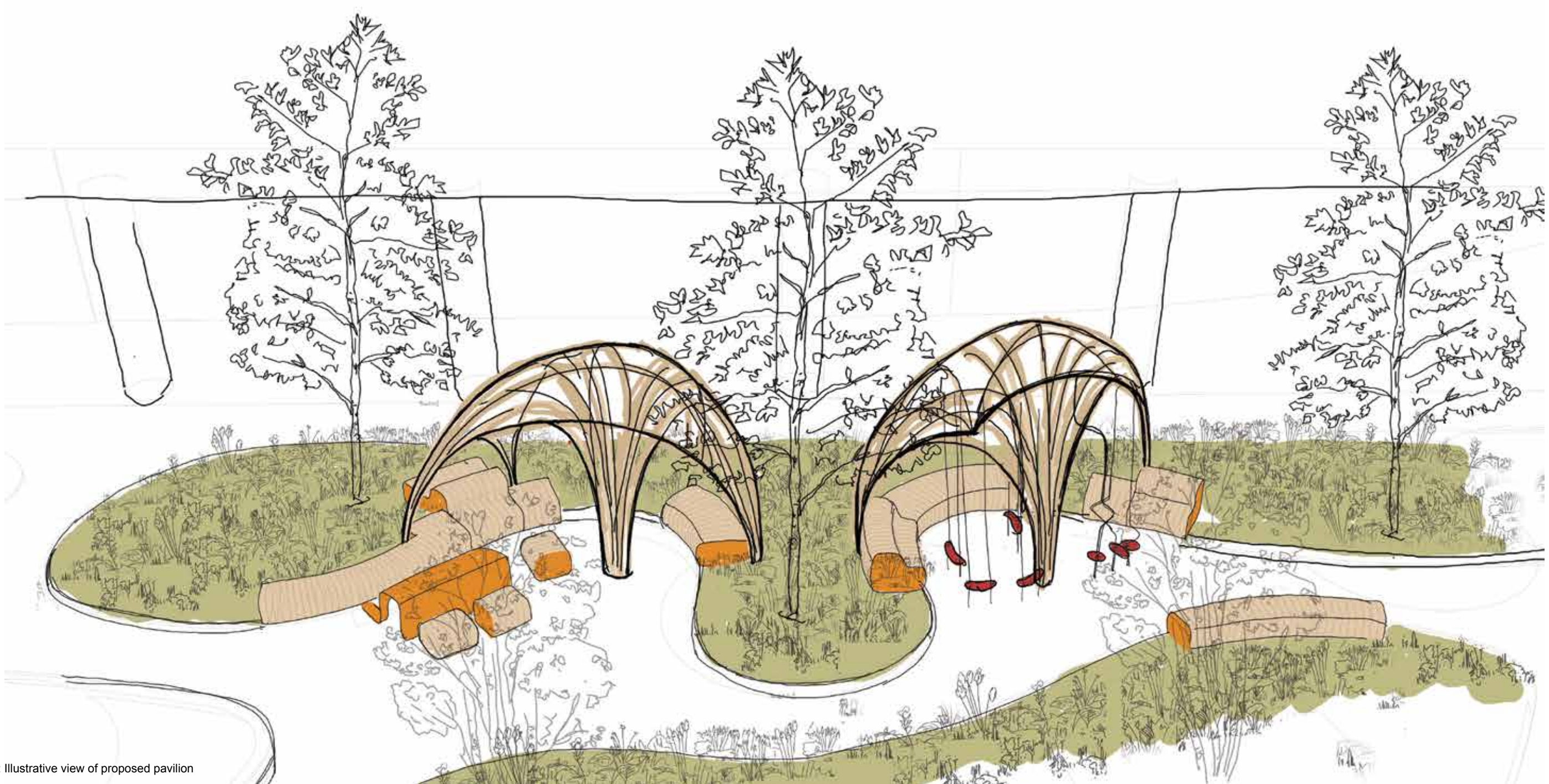


Figure 63: Illustrative view of proposed pavilion



Figure 66: Figure 61 location plan



Figure 64: Incorporation of multi-age play elements



Figure 65: Lighting of the structures to provide a subtle nighttime character

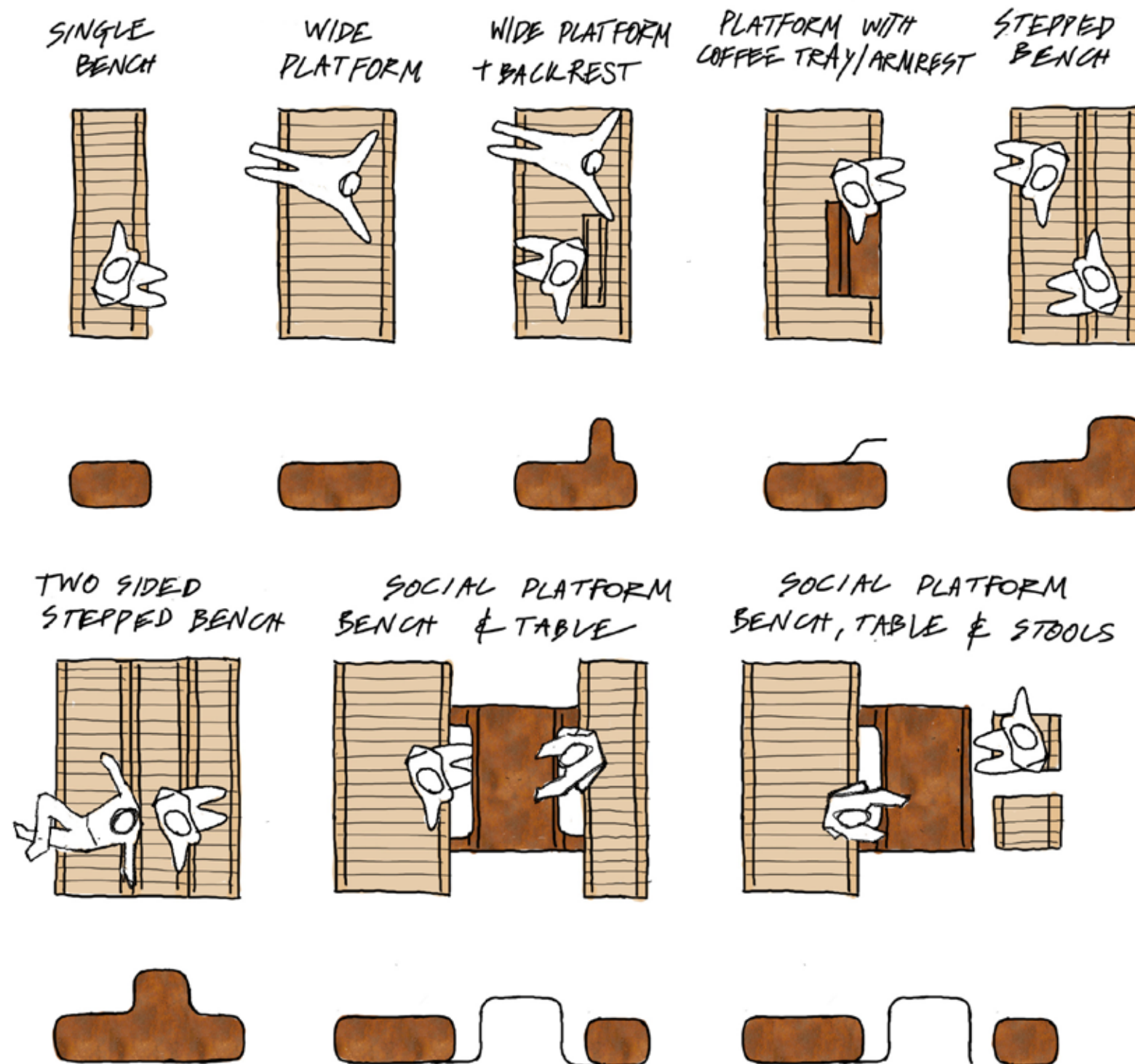


Figure 67: Family of furniture principles

4.2.6 FURNITURE CHARACTER

The design of the benches and seating elements within Osnaburgh Place aims to provide a series of social and engaging seating opportunities, elements where groups can sit together, areas where users can sit on high elements overlooking the gardens and areas where individuals can connect with the landscape.

A family of complementary elements are proposed to offer variety and a choice within the public realm. The spaces are designed to be intimately sized allowing for social environments, spaces to sit out and work and tables for larger groups to share lunch, aswell as zones for wheelchair users to access tables and group seating areas.

The range of seating elements will provide benches with both backrest and armrests which is a key consideration for less able users.



Figure 68: Furniture positioned to engage with the landscape

4.2.7 SEATING ELEMENTS

The seating elements form an edge to the gardens and lead people through the space as well as defining a series of pocket spaces sized for varying activities and different users from individual use to group areas.

The spaces are designed to be intimately sized allowing for social environments, spaces to sit out and work and tables for larger groups to share lunch.

Individual stools are proposed as part of table arrangements, this will provide a degree of movement allowing people to form groups that suit their needs.

The benches will be timber to bring a degree a warmth into the space incorporating metal panels in keeping with the materials palette elsewhere through the campus.

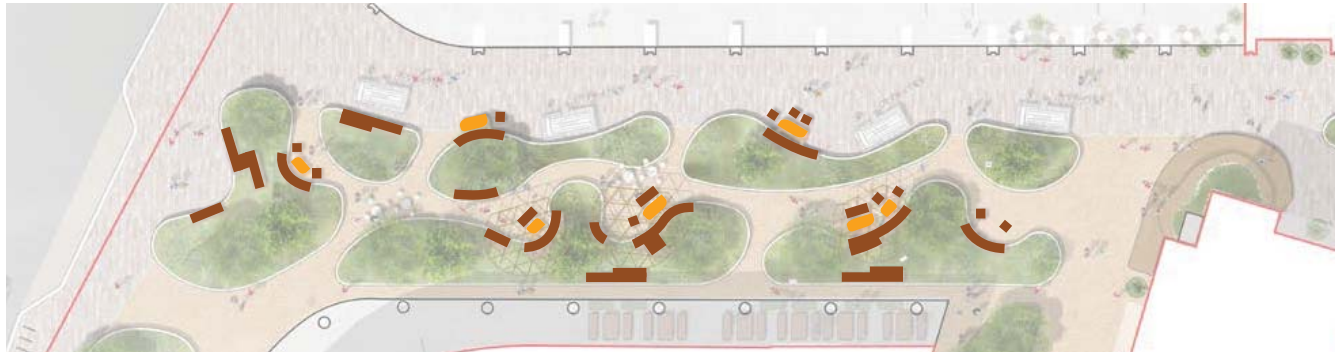


Figure 72: Osnaburgh Place - Pockets of seating

KEY

- Benches and seating elements
- Communal tables

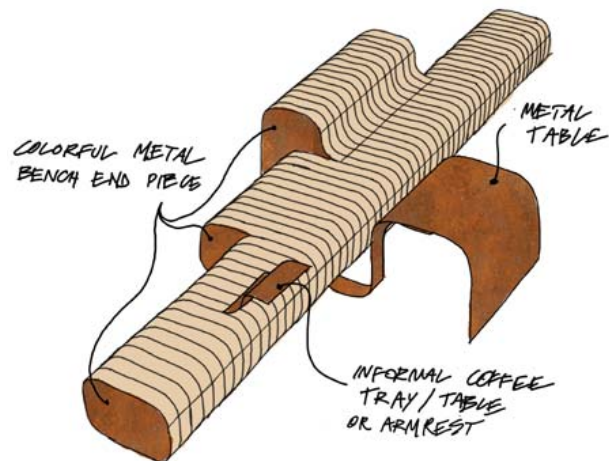


Figure 69: ORGANIC AND CURVED SHAPES



Figure 70: Timber stools

4.2.8 PERFORMANCE SPACE

A small scale event / performance space is proposed at the eastern end of the gardens combining an open area and a tiered seating arrangement utilising an existing blank building facade to provide seating overlooking the garden spaces.

The seating area provides a series of terraced timber seats incorporating planting at the top level and provides an end point to the garden. The tiered seating provides a range of seating depths and heights which research suggests is an important factor to consider for users with varying abilities.



Figure 76: Location

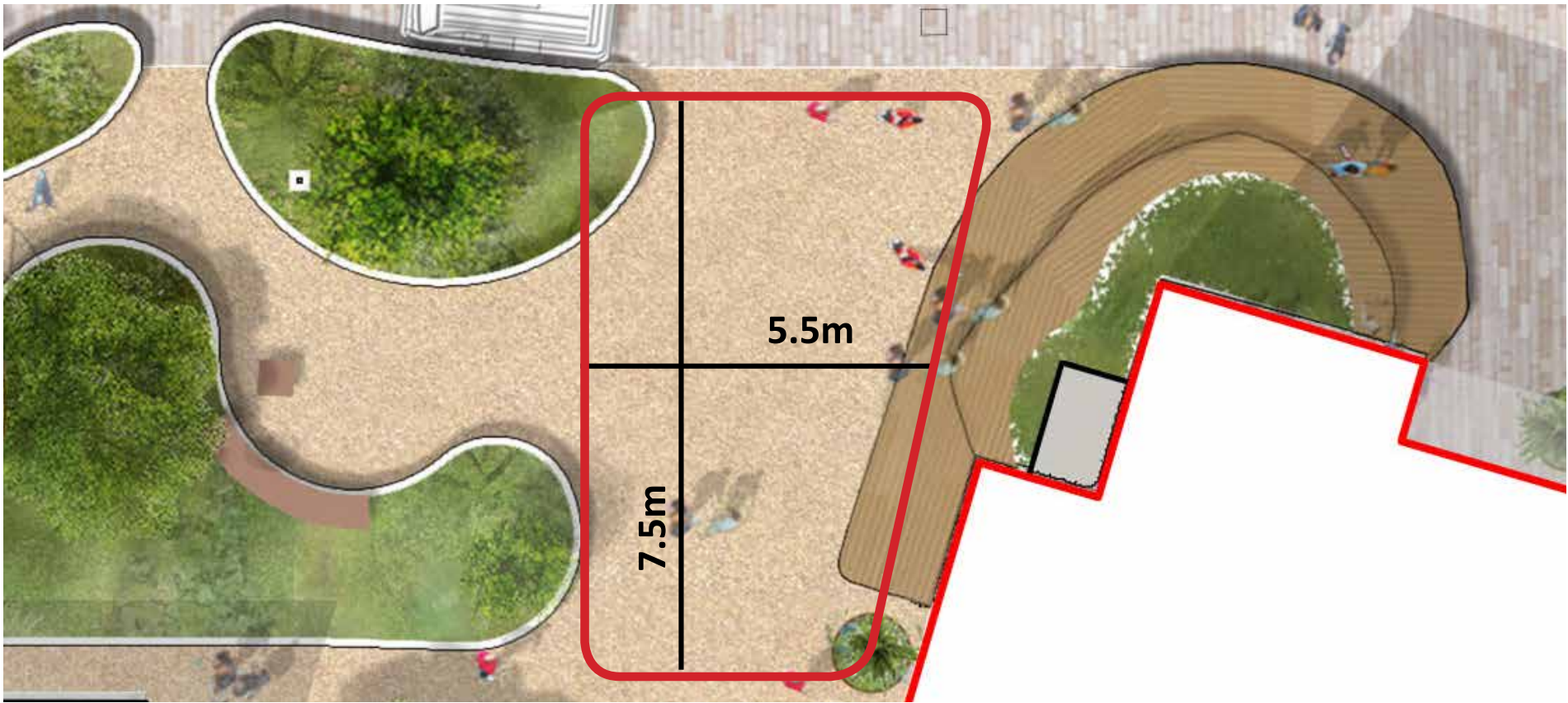


Figure 74: Osnaburgh Place - Performance space and tiered seating



Figure 77: Existing blank facade on 338 Euston Road

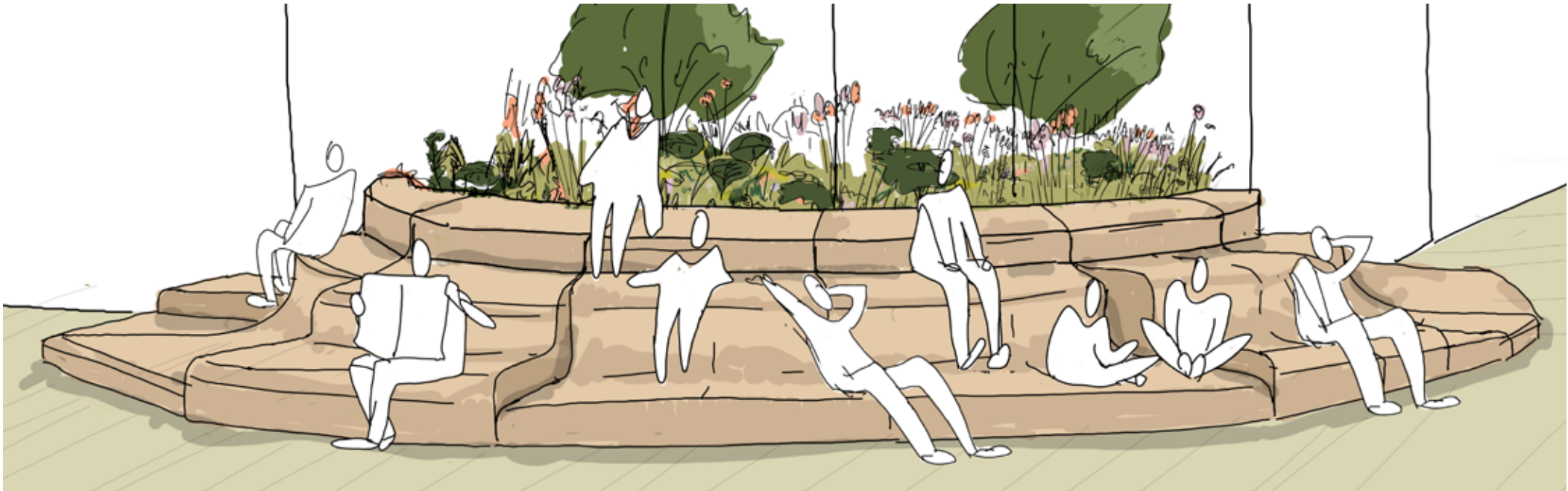


Figure 75: Osnaburgh Place - Illustrative view of bleacher steps

The performance space is envisaged as a pocket activity area where a rolling calendar of small scale art / performance events can be programmed. The below plans and diagrams show indicative opportunities within the space.



PERFORMANCES
SMALL TEMPORARY EVENTS/ STREET PERFORMANCES



TEMPORARY ART INSTALLATION
TEMPORARY LIGHT SCULPTURES AND SMALL INTERVENTIONS



MINI OUTDOOR CINEMA
SUMMER SCREENING

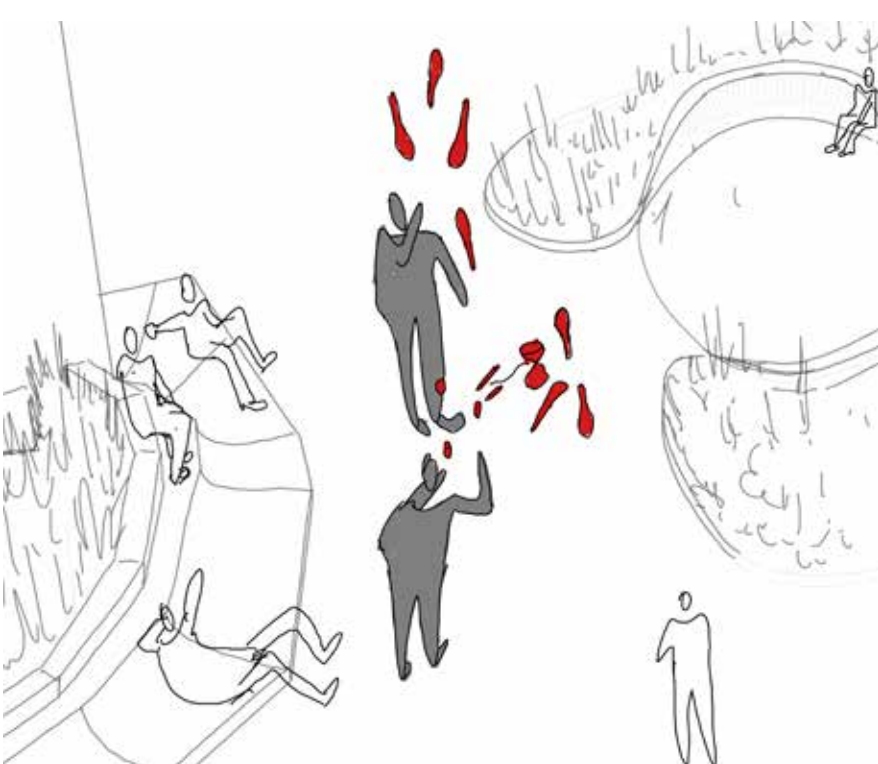


Figure 78: Street performances

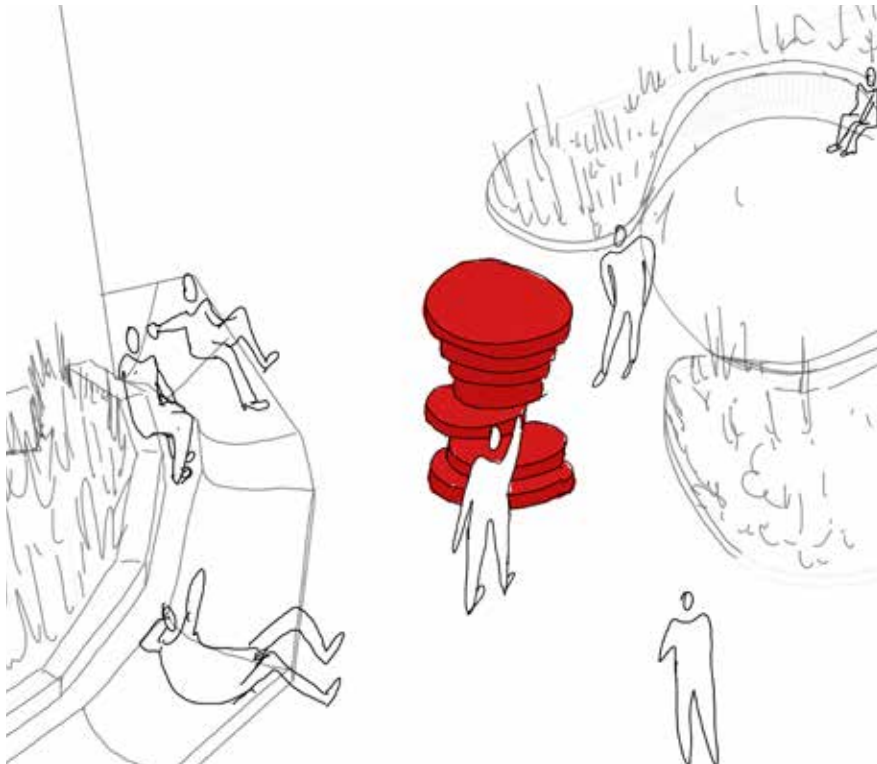


Figure 79: Art installations

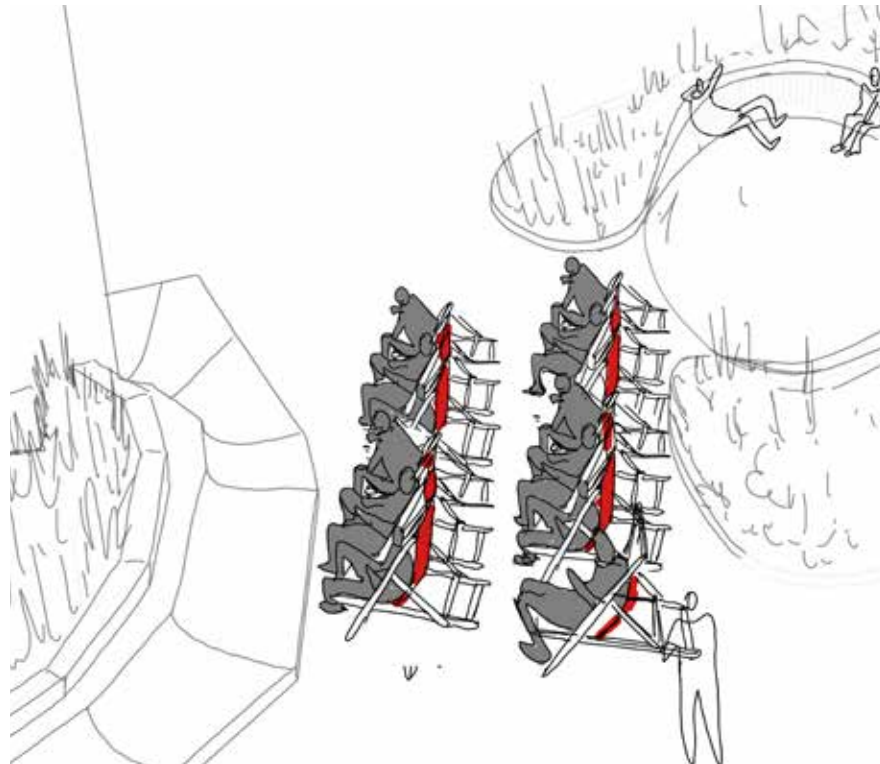


Figure 80: Outdoor cinema

4.3 OSNABURGH STREET SOUTHERN EDGE

A prominent corner of the site, visible from the Euston Road and Portland Street Tube Station this forms the first piece of the campus visible when arriving from the west.

The proposals seek to extend the garden character of Osnaburgh Place along this street frontage, providing an informal place to walk through and sit.

The illustration, in Figure 85 on the opposite page, shows the proposals including:

- Re-clad the existing building planter around 10 Triton Street to complement the planters within the site.
- Additional planters introduced along the edge of Osnaburgh Street creating a meandering route into the campus and a series of pocket garden spaces to encourage people to sit and enjoy the environment.
- Enhanced planting in the existing planter around 10 Triton Street.
- Inclusion of climbing plants to encourage vertical greening up the columns of the building and in front of the ground floor windows.



Figure 81: Location Plan



Figure 82: Euston road frontage - Illustrative masterplan

Note: Works outside of the red line are shown as indicative only - Not forming part of current planning application



Figure 84: Osnaburgh Street/ Euston Road junction - Existing condition



Figure 83: Proposal for the Osnaburgh Street/ Euston Road junction

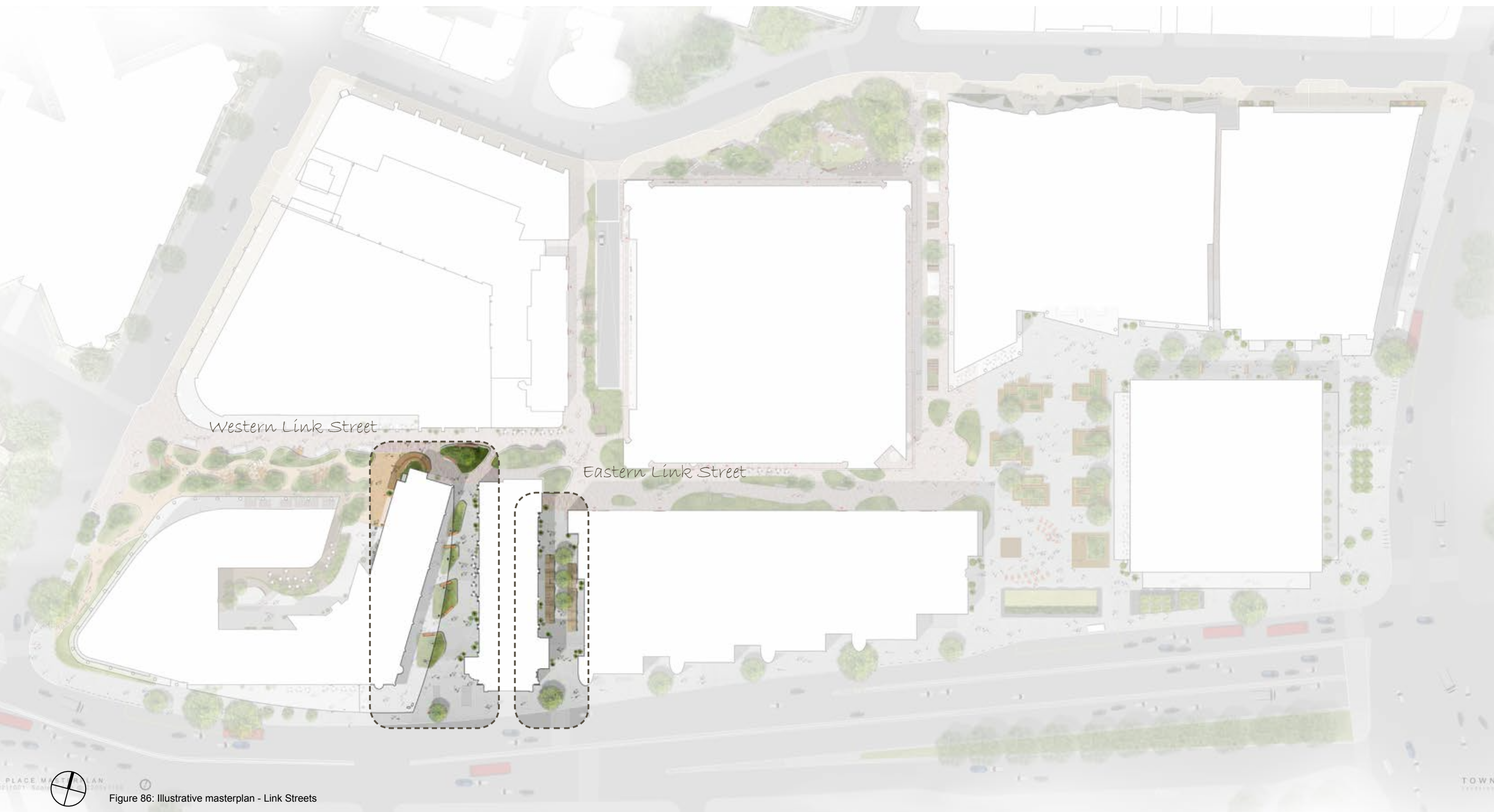


Figure 86: Illustrative masterplan - Link Streets

4.4 LINK STREETS

The links are currently paved expanses, activated by limited spill out from ground floor retail units. The link streets function as connectors between the campus and adjacent streets and are approaches to the campus' main spaces from Euston Road.

Current Condition:

- Uncomfortable environment for retail/cafe
- A number of existing low quality trees along Euston Road
- Limited protection or sense of refuge from the busy Euston Road
- Venting grills are expressed in the surface
- Limited opportunities for people to engage and use the space.

Opportunities:

- Adding more greenery along the road to invite people into the campus and indicate the character and quality of the spaces within
- Provide seating elements and hide ventilation
- Add greenery and provide pockets of spaces for people to spend time

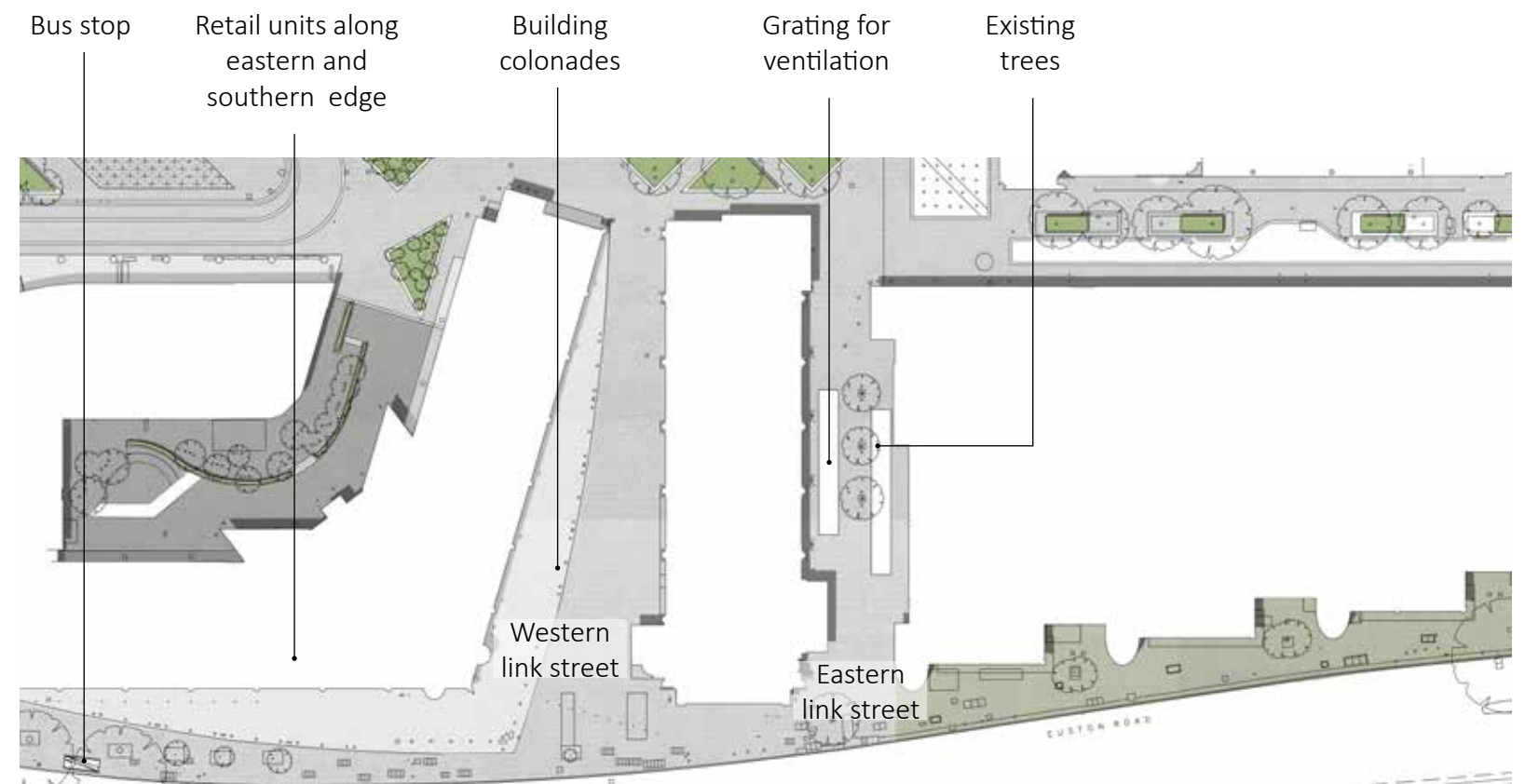


Figure 90: Existing Plan of the Campus showing areas of hard surfacing and areas of planting



Figure 87: Existing condition - eastern link street



Figure 88: Existing condition - Euston road facing east



Figure 89: Existing condition - western link street



Figure 92: Illustrative plan of link streets

Note: Works outside of the red line are shown as indicative only - Not forming part of current planning application

KEY

- | | | | |
|---|--------------------|---------------------------|------------------|
| ① Proposed planters | ③ Cafe spillout | ⑤ Office entrance | ⑦ Pot planting |
| ② Sculptural seating platform incorporating existing inground ventilation | ④ Proposed benches | ⑥ Grating for ventilation | ⑧ Existing trees |

4.4.1 WESTERN LINK STREET

Both link streets are key routes into the Campus connecting from Euston Road, the public realm proposals introduce planting and engaging sculptural seating elements to make these spaces more attractive and guide people into the Campus.

The proposals extend the garden character to the edges of the Campus bringing the environmental and aesthetic improvements to the edge of the site.

The illustration on the page (figure 92) shows the proposals including:

- Additional planters creating pocket garden spaces,
- Planters wrap around the building structure, their form and materiality blending the language of the planters on Euston Road and within the centre of the site,
- Planting encouraged to grow up the building supports adding a vertical greening element.

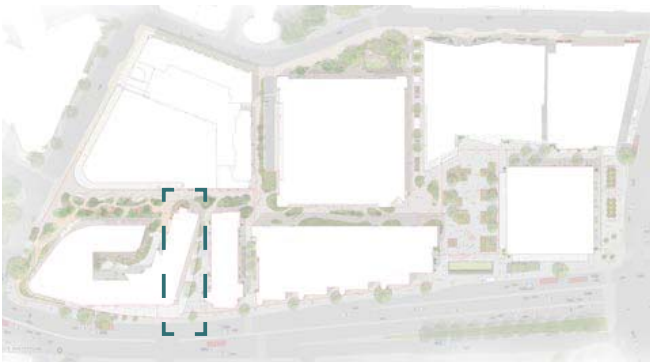


Figure 94: Location plan of the western link route



Figure 93: Illustrative view of western link street

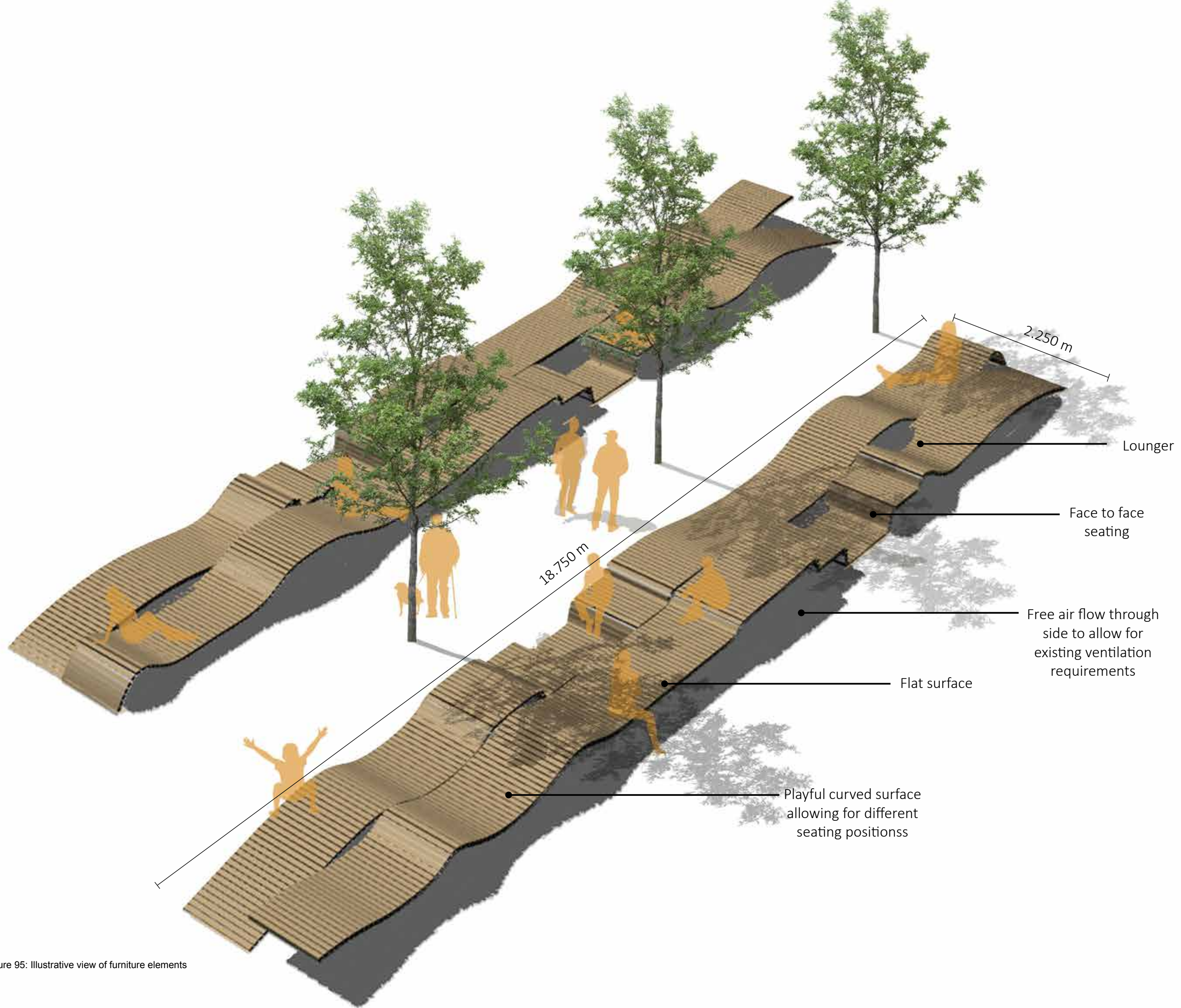


Figure 95: Illustrative view of furniture elements

4.4.2 EASTERN LINK STREET

The existing eastern link street is characterised by three existing trees and venting expressed in the floor. The proposals replace the inground venting with two sculptural seating platforms with integrated venting.

These folded timber platforms will create formal and informal seating and table surfaces. Their design will echo the design of the seating along 1TS east. Lighting will be used to create visually attractive, more intimate character to the routes. Pot planting is provided to further green the space and reflect an informal garden character in keeping with the character of the public realm proposals elsewhere through the campus.



Figure 97: Illustrative view

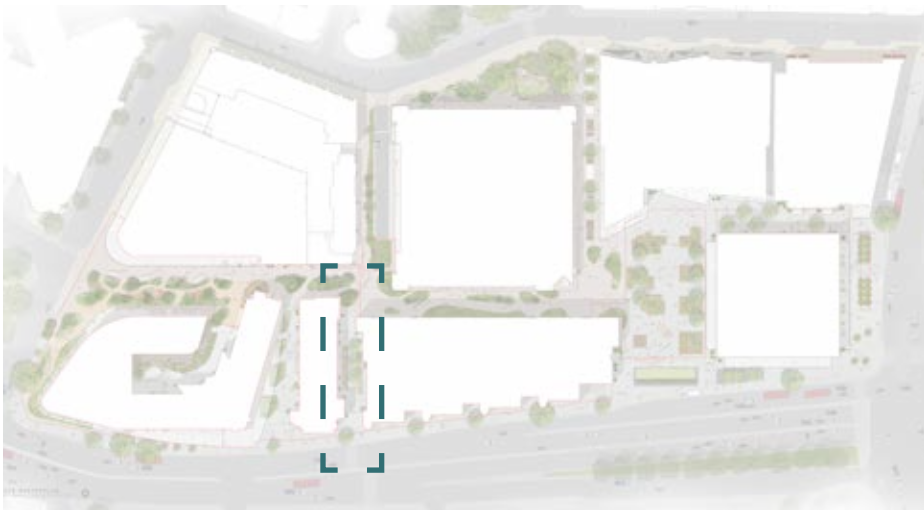


Figure 98: Location plan of the eastern link route



Figure 96: Concept image



Figure 99: Illustrative masterplan - Triton Place location plan

4.5 TRITON PLACE

Triton Place is located on the cross roads of the routes into and around the site. The character of this space is envisaged as an extension to the green link being delivered as 1 Triton South, providing a series of garden spaces that form the link and connection between the three key public spaces on the Campus, Osnaburgh Place, Longford Place and Regent's Plaza.

In the light of the design development as part of this application on the wider Campus the proposals for this area have been revised from those presented as part of the consented 1 Triton works.

The consented proposals illustrated a structure / event space within this area, the development of Osnaburgh Place as a key opportunity space has repositioned some of the uses previously proposed for this space. As such a key movement route through the campus a simple and consistent language with the planters used elsewhere is proposed as a linking space between the three defined activity space as Osnaburgh Place, Triton Place and Regent's Plaza. The green connecting spaces offer lush verdant spaces with opportunities to meander through planting and small pocket spaces to sit and be immersed within planting.



Figure 101: 1 Triton previous design proposals

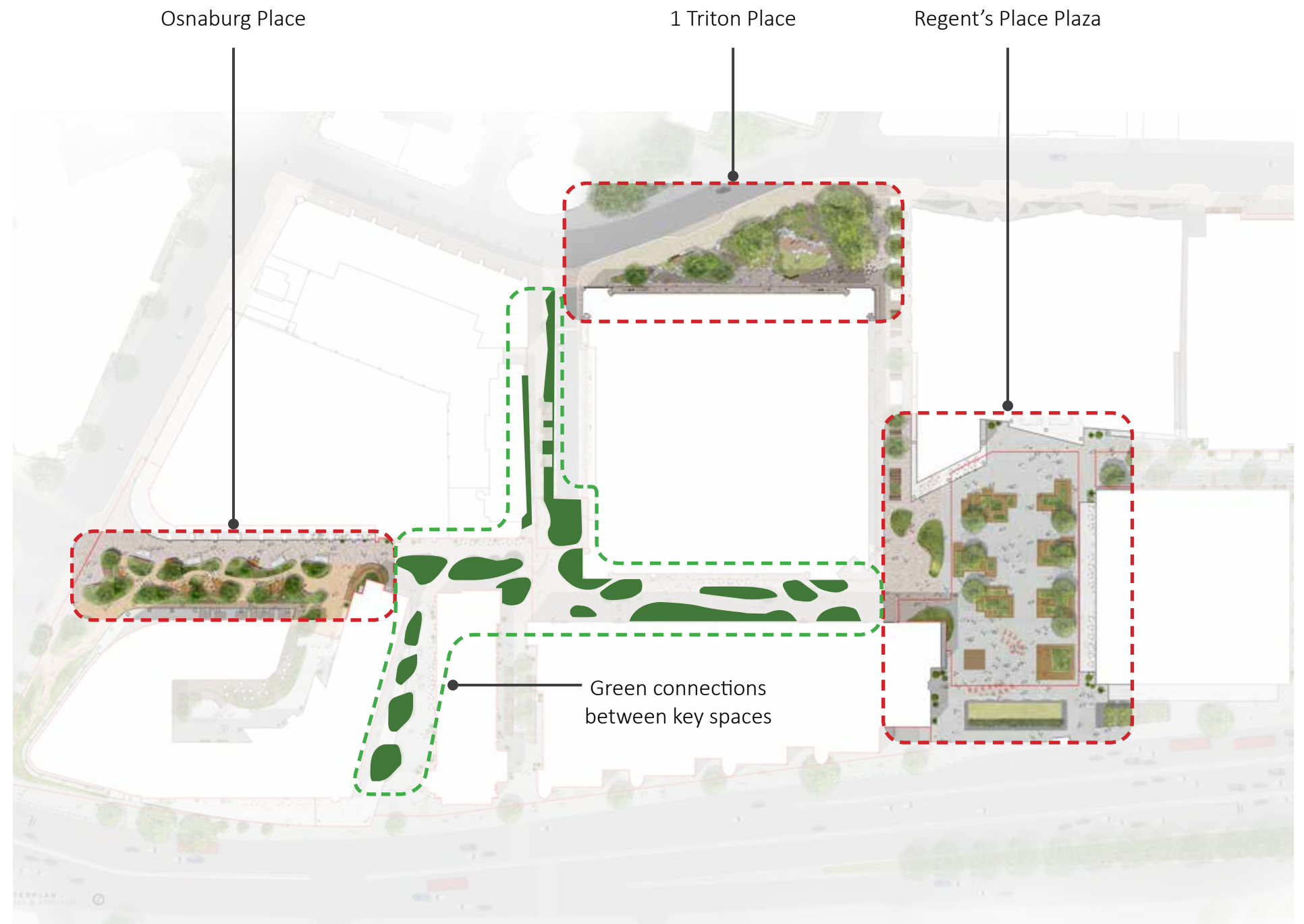
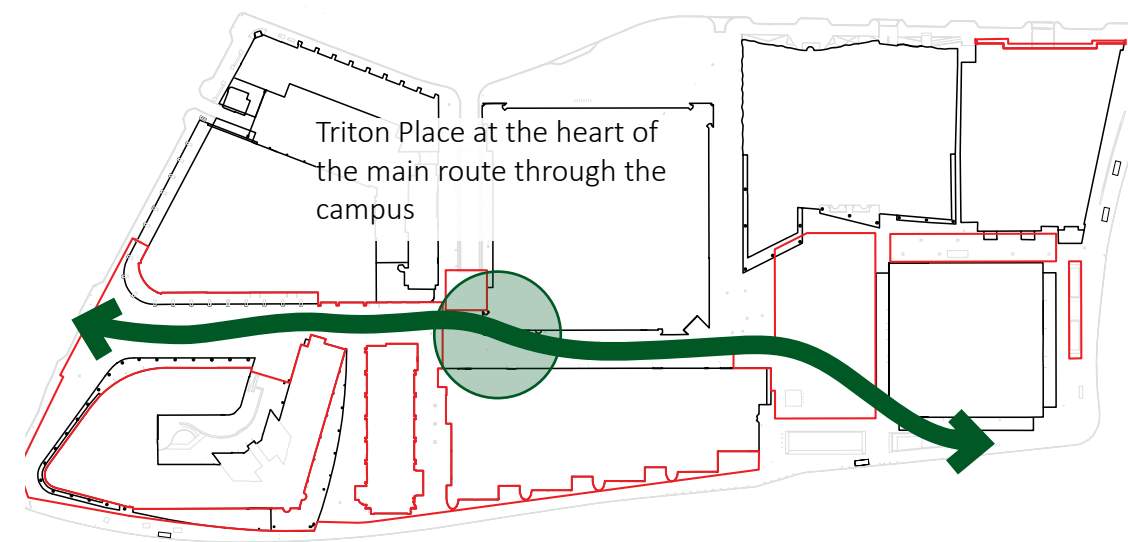


Figure 100: Concept character diagram



KEY

- | | | |
|----------------------|----------------------|--------------------------|
| ① Access route | ③ Eastern green link | ⑤ Proposed tree planting |
| ② Western green link | ④ Proposed benches | ⑥ Spill out area |

TOWNSHEND LANDSCAPE ARCHITECTS

Figure 102: Illustrative plan of Triton Place

Note: Works outside of the red line are shown as indicative only - Not forming part of current planning application

4.5.1 TRITON PLACE CHARACTER

Triton Place acts as an extension to the green link connecting key spaces in Regent’s Place. The design of Triton Place is homogeneous to the rest of the interventions proposing simple planting and organic forms respecting pedestrian flow and vehicular access.

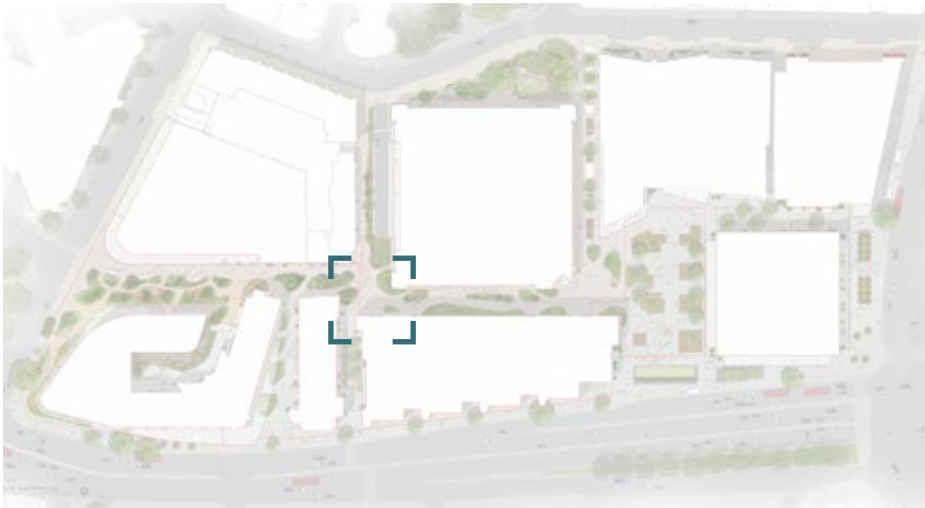


Figure 103: Location plan



Figure 105: Proposed benches provide a continued character with Triton Street East and the link streets into the campus from Euston Road



Figure 104: Example of metal edge

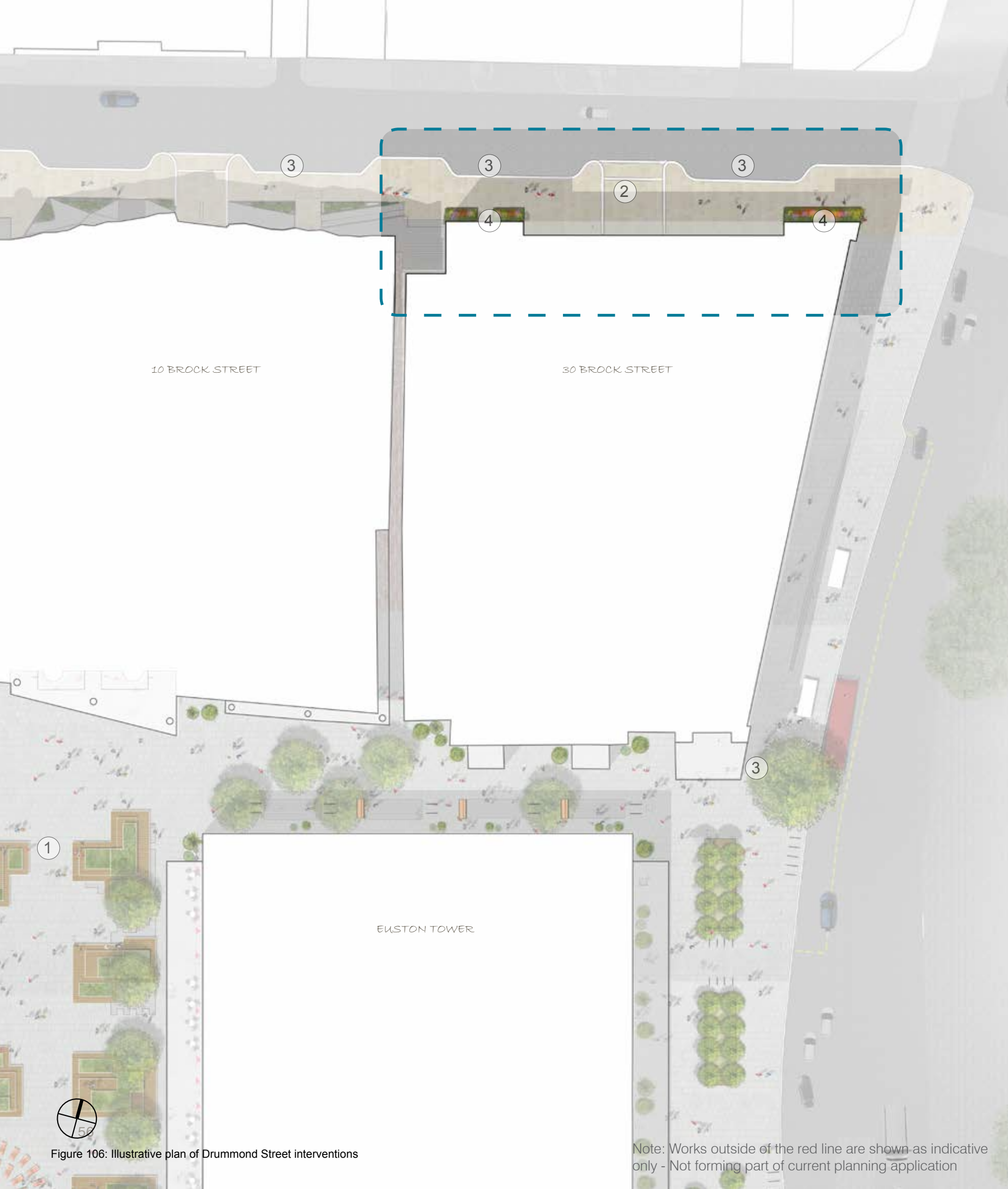


Figure 106: Illustrative plan of Drummond Street interventions

Note: Works outside of the red line are shown as indicative only - Not forming part of current planning application

KEY

- | | |
|--------------------------------|---------------------|
| ① Regent's Place Plaza | ③ Parking bays |
| ② Underground parking entrance | ④ Proposed planters |

4.6 DRUMMOND STREETSCAPE IMPROVEMENTS

The frontage to 30 Brock Street along Drummond Street in its current condition has a very hard interface with the street and large expanses of in active frontage. The neighbouring building at 10 Brock Street has a number of planters along Drummond Street providing a degree of greening to this street.

The proposals aim to provide an element of green along the frontage of 30 Brock Street, consistent with the design language across the rest of the Campus.

A series of three planters are proposed to improve the current residential entrances incorporating climbing plants to provide a degree of vertical greenery along the blank façades.



Figure 107: 30 Brock Street northern entrance



Figure 108: Illustrative view of Drummond Street proposed planters

