



Planning Statement

Regent's Place Public Realm

DP9 Limited

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1. INTRODUCTION

6.1 This Planning Statement has been prepared on behalf of Regent's Place Management Company Limited to accompany an application for planning permission at the Regent's Place campus for: -

"Public realm improvement works to hard and soft landscaping including re-paving; installation of planters, seating, furniture, cycle parking, pavilion structures and lighting; provision of flexible art/performance space; relocation of taxi drop off area; and removal of existing artistic sculptures." ("the Proposed Development")

6.2 This Planning Statement should be read in conjunction with the following documents which have been submitted in support of this application:

- Design and Access Statement (DAS);
- Statement of Community Involvement;
- Arboricultural Report;
- Proposed Plans;
- Existing Site Plan;
- Application Form; and
- CIL Additional Information Form.

6.3 This Statement assesses the planning considerations associated with the Proposed Development and considers the Proposed Development in the context of relevant planning policies of the Development Plan.

2. SITE CONTEXT AND PLANNING HISTORY

- 2.1. The Regent's Place campus is a large scale mixed use development bounded by Euston Road to the south, Osnaburgh Street to the west, Longford/Drummond Streets to the north and Hampstead Road to the east. British Land has, over the last 10 years, developed major new office buildings on the campus including 10 and 20 Triton Street towards the west; 10 and 30 Brock Street towards the east; and most recently begun construction of the redevelopment of 1 Triton Square within the centre of the campus.
- 2.2. Across the campus there are large areas of public realm which act as pedestrian routes through the campus and in some instances as places to dwell. In general, the existing design of the public realm is characterised by a grey materials palette, uninviting furniture, sharp edged planters and a lack of soft landscaping.
- 2.3. The site falls entirely within the London Borough of Camden (LB Camden). It is located within the *Central London Area* on the adopted Policies Map (2017) and the eastern part of the site falls within the *Euston Area Plan*. The policies map also designated Regent's Place Plaza towards the centre of the Site as *Open Space*.
- 2.4. The existing site condition is explained fully within the Design and Access Statement (DAS). The planning application Site is limited to certain areas of intervention within the campus, each of which are summarised herein.

Osnaburgh Place

- 2.5. The area characterised within the DAS as Osnaburgh Place runs on an east-west axis between 10 and 20 Triton Street. Triton Street currently acts as an area for taxi pickups and drop offs with a circular vehicular route with access

and egress from Osnaburgh Street. A large open sided pavilion sculpture in the form of a parallelogram with 8m high stainless steel columns supporting is located within the centre of the street.

- 2.6. The existing central planters feature sharp edges and the materiality is predominantly grey in colour.

Osnaburgh Street South

- 2.7. Osnaburgh South Street features a wide pavement with existing planters curved around 10 Triton Street. It links into Triton Street to the west, acting as a gateway to the western part of the campus.

East and West Link Streets

- 2.8. The campus can be accessed from the south via a 'Western Link Street' which runs north-south from Euston Road towards Triton Street on the western side of 338 Euston Road and an 'Eastern Link Street' which runs north-south from Euston Road towards Triton Street on the eastern side of 338 Euston Road. These streets currently include ventilation grills within the paving and low quality trees. There is limited greenery or seating at present.

Euston Road

- 2.9. The Application Site also includes public realm land along Euston Road immediately adjacent to 10 Triton Street, 338 Euston Road and 2 Triton Square.

Regents Place Plaza

- 2.10. Regent's Place Plaza is a relatively large area of public realm bounded by Euston Road to the south and enclosed on its remaining three sides by several large buildings forming part of Regent's Place, including the 34 storey Euston Tower to the east. As mentioned above, this part of the Site is designated as Open Space. It is currently characterised by hard landscaping featuring granite

blocks of varying height in a 'giants-causeway' arrangement acting as seating, with a central grassed area.

- 2.11. Located in the south-west corner of the plaza is 'The Battle of St Vincent' by Edward Hodges Baily, a white marble frieze suspended on stainless steel columns.

Brock Street

- 2.12. Brock Street runs on an east-west axis from Hampstead Road to Regents Place Plaza to the north of Euston Tower and features existing planters and ventilation grills.

Drummond Street

- 2.13. A limited area immediately adjacent 177-175 Drummond Street to the north which features hard paving only is also included within the application Site.

Triton Square

- 2.14. In November 2016, planning permission was granted for the redevelopment of No.1 Triton Square and St Anne's Church (Ref: 2016/6069/P) which included public realm improvements to Longford Place and each street surrounding No. 1 Triton Square. The DAS provides an overview of the landscaping improvements which will be carried out under the consented planning permission. The Proposed Development, which is the subject of this application, is shown in the context of the landscaping works to Longford Place and Triton Square which are currently being considered by LB Camden pursuant to Condition 5 (Ref: 2019/3823/P) of Planning Permission 2016/6069/P.

- 2.15. A confined area to the west of 1 Triton Square, referred to as Triton Plaza within the DAS, has been subject to a redesign and is included within the

application Site. A further confined area to the southeast corner of Triton Square (adjacent to Regent’s Place Plaza) has also been redesigned to include a planter. In these areas, the proposed development will supersede the landscaping design permitted under planning permission 2016/6069/P and being considered in detail by application ref: 2019/3823/P.

Section 278 Works

- 2.16. This application is limited to works within the ownership of the Applicant. Should this application be approved, any works required to the adjacent public highway will be pursued via an agreement under Section 278 of the Highways Act 1980. Such works have been shown indicatively within the Landscape Design Statement and on the submitted plans for completeness.

Detailed Planning History

- 2.17. An account of the relevant planning history for the public realm of the application site is detailed in the Table 1 below.

Table 1: Planning History

| Reference No & Decision Date | Site | Description of Development |
|-----------------------------------|---|---|
| 2004/1700/P Granted 08-06-2006 | Site comprising 360-376 Euston Road 1-56 Osnaburgh Street & 23-43 Longford St (including Jellicoe House Marlborough House Regency House Follett House Strode House Goodyear House & rear of 28-30 Osnaburgh St) | Demolition of existing buildings and erection of a part 8, part 9, part 20 storey residential building comprising 60 private residential units and 91 affordable units. And 9 and 10 storey buildings (plus roof-top plant) comprising 49,500 sqm of office (Class B1) floorspace with 982 sqm of retail/professional services/food & drink/community non-residential institution (Class A1/A2/A3/D1) uses at ground floor level all plus basement and sub-basement levels, ground floor theatre / community facility (Class D1), associated access points including in/out roadway, parking, servicing, open areas and landscaping |
| 2008/3061/P Granted 11-11-2008 | Osnaburgh Street Western Gateway Regent's Place | Erection of pavilion structure and associated landscaping. |

| Reference No & Decision Date | Site | Description of Development |
|--------------------------------------|---|---|
| 2007/0823/P Granted 25-03-2009 | Site bounded by Hampstead Road, Drummond Street and Triton Square (a.k.a. North East Quadrant), | Redevelopment involving demolition of remaining buildings, basements and structures and the erection of 26 storey block comprising 101 private residential units plus an 8 storey block comprising 70 affordable units (Class C3) -both blocks positioned on top of a one storey plus mezzanine level podium-; a part 16, part 11, part 9 storey block comprising 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1) uses at ground floor, provision of basement and lower basement levels together with associated access, parking (comprising 182 parking spaces) , servicing, open areas and landscaping, alterations to and enlargement of Triton Square. |
| 2009/1016/P Granted 15-04-2009 | Site comprising 360-376 Euston Road 1-56 Osnaburgh Street & 23-43 Longford St (including Jellicoe House Marlborough House Regency House Follett House Strode House Goodyear House & rear of 28-30 Osnaburgh St) | Details of hard and soft landscaping pursuant to condition 7 of planning permission granted 08 June 2006 (ref 2004/1700/P) |
| 2010/4219/P Granted 20-10-2010 | Site bounded by Hampstead Road, Drummond Street and Triton Square (a.k.a. North East Quadrant), Regents Place | Submission of details of all hard and soft landscaping pursuant to condition 10 of planning permission dated 23/5/2009 (Ref No. 2007/0823/P) |
| 2016/6069/P Granted 21-11-2017 | 1 Triton Square & St Anne's Church Laxton Place | Erection of 3 storey extension at roof (6th floor) level of 1 Triton Square to provide additional office floorspace (Class B1) with relocated plant above, creation of roof terraces at 6th floor level, reconfiguration of ground floor including infill of Triton Square Mall including flexible retail (A1, A3 and A4), affordable workspace (B1) and reprovision of gym (D2); erection of part 6, part 9 storeys residential building to provide 22 flats (10 x 3-bed, 11 x 2-bed and 1 x 1-bed) (Class C3) following demolition of St Anne's Church (Class D1); hard and soft landscaping including garden at junction of Longford Street and Triton Square; reconfigured vehicle and pedestrian accesses; and other ancillary works. |
| 2019/3823/P Pending determination | 1 Triton Square & St Anne's Church Laxton Place | Details of hard and soft landscaping for Commercial Element required by condition 5a, b, c of planning permission 2016/6069/P dated 21/11/2017 |

3. PRE-APPLICATION DISCUSSIONS & CONSULTATION

- 3.1 The development proposals have been subject to prior discussion with planning and design officers of the LB of Camden (LBC); Transport for London (TfL); and the local community.
- 3.2 Proposals were tabled and discussed with LBC officers at meetings on 24th January 2019 and 16th April 2019. A further formal pre-application meeting was held with LB Camden on 23rd May 2019. In general, the proposed approach to increase planting and soften the hard landscaping was welcomed by officers, with the design team encouraged to explore opportunities to introduce cycle parking and vertical planting to the west of the Site.
- 3.3 Officers raised concerns with the proposed digital wayfinding totems and social screen – these elements are subject to further discussion and do not form part of the current application
- 3.4 A separate meeting was held with TfL on 19th June 2019. Feedback received from Transport for London has led to a reduction in proposed planters along Euston Road.
- 3.5 Local stakeholders and residents were invited to a briefing event on 2nd April 2019 and a public exhibition took place on 7th June 2019, to seek feedback on the proposals for the public realm improvement works. Further details of the community engagement are provided within the accompanying Statement of Community Involvement. The proposals to increase greening across the Site were welcomed.
- 3.6 The project team have also engaged with local community groups such as Global Generation, Steel Warriors and Euston Town in respect of the Euston Green Link. Such engagement has positively informed the proposals through

the design development process. For example, Euston Town's aspiration for a Euston Green Link connecting Euston Station and Regent's Park with leafy green infrastructure has led to interventions to introduce planting along Drummond Street.

4. APPLICATION PROPOSALS

- 4.1. This Section summarises the Proposed Development, whilst the DAS describes the proposals in more detail.
- 4.2. It is anticipated that should LB Camden resolve to approve planning permission, this would be conditional upon the submission and approval of further details of the hard and soft landscaping works.
- 4.3. The vision guiding the Proposed Development is an intent to improve the public realm within Regent's Place to create a more inviting environment by softening the hard landscaping features, introducing more greenery, providing additional opportunities for seating and to encourage people to dwell and interact with one another. The proposals are considered to be a successful realisation of this vision, which will greatly improve the pedestrian experience at Regent's Place.

Trees and Planting

- 4.4. Across the site, the overarching principle of introducing more and better quality greenery to the campus has been integral to the design development of the proposals. The application proposes to introduce new planters into the public realm, particularly at Osnaburgh Street and Triton Street (Osnaburgh Place). The proposed planters feature softly curved edges which facilitate ease of movement through the site.
- 4.5. The character of Osnaburgh Place will be transformed, with a green gateway into the campus created where Osnaburgh Street meets Triton Street, thereby creating an inviting and welcoming environment. A green garden with large planters and secondary routes through the garden area will encourage

interaction with the greenery. The inclusion of edible planting in this part of the site will further provoke interest and produce a stimulating environment.

- 4.6. The introduction of planters to Drummond Street, alongside the entrance to No. 175-177 Drummond Street are also proposed to enhance this part of the Site which currently lacks greenery.
- 4.7. Where possible, good quality existing trees will be retained. A number of existing trees along Triton Street will be removed to facilitate the improvement works, however overall the proposals represent an increase in greenery across the site. Refer to the accompanying Arboricultural Report for more details.
- 4.8. The proposed approach to planting at Osnaburgh Place, alongside the increased planting surrounding 1 Triton Square (permitted by ref 2016/6069P), will create a green heart through the centre of the campus linking Osnaburgh Street into Regents Place Plaza.

Seating

- 4.9. Many of the proposed planters have been designed to incorporate seating along their edges, thereby creating pockets of seating featured amongst the planting.
- 4.10. New seating across the campus will follow a consistent design approach to materiality with varying seat types and arrangements proposed to provide interest and to cater for different users.
- 4.11. Within Osnaburgh Place, tables will also feature amongst the pockets of seating to encourage social interaction, provide opportunities for work and act as convenient places to enjoy lunch, for example.

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- 4.12. Terraced seating is proposed to wrap around the corner of 15-16 Triton Street, overlooking the newly proposed gardens of Osnaburgh Place and an area of open space which could be used as a small scale performance and/or location for temporary art installations in the future.
- 4.13. The existing, unsightly ventilation grills along the Eastern Link Street are proposed to be replaced with folded timber seating platforms with integrated venting, providing greater visual interest and usable space along this route.
- 4.14. Within Regent's Place Plaza, timber seating platforms surrounding central areas of planting are proposed which will provide seating at various heights. The platforms will be capable of accommodating larger groups and will complement use of Regents Place as a civic open space. The timber platforms will replace the existing 'giants causeway' of harsh granite seating, providing more visually attractive and inviting places to dwell.

Paving

- 4.15. The existing paving along Osnaburgh Street and Triton Street is proposed to be replaced with fine picked granite stone paving, introducing warmer and more welcoming yellow/buff based tones into the campus. This will seamlessly integrate with the new paving which will be introduced surrounding 1 Triton Square pursuant to planning permission ref 2016/6069/P.
- 4.16. Between the newly proposed planters and seating within Osnaburgh Place, a Brittany bronze resin bonded gravel is proposed to distinguish the garden area as an inviting place for nearby residents, workers and visitors to spend time.
- 4.17. The existing paving in front of No.2 Triton Square along Euston Road is proposed to be replaced in a sustainable way by utilising reclaimed granite pavers from elsewhere in the campus.

Vehicular Access

- 4.18. At present, Triton Street can be accessed by vehicles from Osbanurgh Street with a circular loop providing egress to Osnaburgh Street, primarily acting as a taxi drop off area. The proposed introduction of planters and seating across Triton Street has been designed to create a pedestrian friendly environment by restricting vehicular access to emergency and servicing vehicles only.
- 4.19. An area along the length of Osnaburgh Street has been identified for a replacement parking drop off bay, as illustrated on the submitted plans and within the DAS. Should this application be approved, such works would be pursued via S278 Highways Agreement.
- 4.20. Indicative locations along Triton Street have also been identified as suitable for the temporary siting of food vending vans, to ensure that the permanent design of Osnaburgh Place can accommodate such uses in the future.

Public Art

- 4.21. The artwork strategy for the campus has been developed to reflect a shift from permanent, set-piece artworks that can lose their relevance over time, to providing spaces within the new landscape that will accommodate an evolving programme of semi-permanent artwork that responds more appropriately to changes in the culture and character of Regent's Place and the local community.
- 4.22. For example, the new landscape may host artwork that provokes discussion and consideration around the issue of climate change, aligning with the sustainable design objectives of the proposed development. Alternatively, the new landscape may host installations produced by artists in conjunction with some of the many local organisations with existing links to Regent's Place,

providing an opportunity to showcase the work and talents of the local community.

4.23. To facilitate the shift from permanent artworks to an evolving programme of works, the Regent's Place Pavilion designed by Carmody Groarke, situated along Triton Street and The Battle of St. Vincent by Edward Hodges Baily within Regent's Place Plaza will be relocated.

4.24. The Regent's Place Pavilion will be transferred from Regent's Place to storage at British Land's Paddington Central campus, until a new permanent home can be found. British Land is currently exploring options to relocate the Pavilion to one of their other assets. It is proposed to replace the pavilion with planting, seating and trees, improving sightlines and movement through the area while providing more spaces for people to engage with the public realm. The proposals include three "shelter" type structures within the planting area to encourage people to interact with the public realm by eating, meeting and working outside. The final design of the three structures will be informed by an architectural competition, with the aim of designing structures that are both practical and visually appealing. The final details of such structures are expected to be secured by condition.

4.25. The Battle of St. Vincent will also be transferred from Regent's Place to Paddington Central, until a new permanent home can be found. It is proposed to replace the artwork with a timber platform, providing additional seating to the Regent's Place Plaza in support of the ongoing programme of cultural and community events held in the Plaza.

4.26. It is recognised that a Public Art Plan was approved under clause 4.6 of the S106 legal agreement to planning permission 2004/1700/P (which granted consent for the public realm at Osnaburgh, Triton Street & the western Link

Street). The need to vary such planning agreement or the approved Public Art Plan under circumstances where this application is approved will be subject to further discussion with planning officers during the determination of this application.

Cycle parking

- 4.27. A total of ten new Sheffield stands are proposed along the length of Brock Street adjacent to existing grating for ventilation, thereby ensuring pedestrian movement is not affected.
- 4.28. In response to LBC comments, there is an aspiration to introduce further cycle parking stands along Osnaburgh Street outside of the application site, as shown indicatively in the DAS. Such proposals will be pursued via a Section 278 Highways Agreement.

Lighting

- 4.29. A strategy has been developed to use lighting to delineate key routes and promote legibility at night, create an appropriate ambience and identity across the campus and provide safety and security.
- 4.30. This will be created through a variety of measures such as accent lighting to features, façade lighting, LED lights within furniture, mounted spot lights and strung catenary lanterns.
- 4.31. The aspirations of the lighting strategy are detailed further within the accompanying DAS. It is anticipated that further details of the type, specification and location of lighting will be secured by condition.

5. PLANNING POLICY ASSESSMENT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the determination of planning applications should be in accordance with the development plan, unless material considerations indicate otherwise. The statutory development plan for the Site comprises the London Plan 2016, Camden Local Plan 2017 and Policies Map 2017. The adopted Euston Area Plan 2015, Biodiversity CPG 2018, Trees CPG 2019 and Public Open Space CPG 2019 are material considerations.
- 5.2 This section provides an assessment of the proposed development against the relevant policies of the Development Plan.
- 5.3 The requirement of Policy C1 (Health and Wellbeing) for development proposals to proactively contribute to creating high quality, active, safe and accessible places is realised by the proposed improvement works across the Site.
- 5.4 The proposals also address Policy C5 (Safety and Security) by proposing a public realm which is designed to increase activation and use of public spaces. The proposed lighting strategy will also improve safety at night, promoting a pedestrian friendly space.
- 5.5 The proposed development also accords with the strategic principle EAP2 (Design) which requires proposals in the Euston Area Plan to improve connectivity and enhance the public realm through improvements to streets and create a network of new and improved open spaces.
- 5.6 The enhancements to routes through the site have been designed so that the spaces and routes through the campus can be accessed by all. A range of

seating types are proposed which will cater for different users and the provision of additional seating will facilitate periods of rest.

- 5.7 Policy A2 (Open Space) protects all designated open spaces on the policies map, however small scale development which is associated with the use of the land as open space and contributes to its use and enjoyment will be supported. The proposed replacement of granite seating with timber seating platforms arranged around planting beds within Regents Place Plaza is considered to be a positive contribution to the character of the open space, providing greater visual interest, softening the character through the use of timber materials and introducing more greenery through planting. This will create a more pleasant environment for users of the open space to enjoy and fully complies with Policy A2.
- 5.8 Policy A3 (Biodiversity) seeks to improve opportunities to experience nature and expects developments to secure additional trees and vegetation where possible. Existing trees which are to be retained must also be satisfactorily protected during demolition and construction.
- 5.9 The proposed development realises the aspiration of Policy A3 by greatly increasing the areas of greenery across the site, with planting introduced in areas currently lacking. The proposals will increase biodiversity across the site with shrubs, herbaceous planting and trees proposed, complying with London Plan Policy 7.19 which encourages developments to enhance and create biodiversity.
- 5.10 Existing trees are to be retained where possible and will be protected during construction works, as outlined in the accompanying Arboricultural Report.

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- 5.11 The development proposals also accord with London Plan Policy 2.18 which encourages development proposals to incorporate green infrastructure
- 5.12 Policy D1 (Design) seeks to secure high quality design through measures such as incorporating high quality landscaping, maximising opportunities for greening and using material and details of high quality. Sustainable measures of design and construction are also promoted.
- 5.13 London Plan Policy 7.5 states that landscape treatment, street furniture and infrastructure within the public realm should be of the highest quality, have a clear purpose and contribute to the ease of movement through spaces. Opportunities for greening should be maximised and infrastructure should
- 5.14 The proposed works are considered to be representative of high quality design that will deliver significant improvements to both the aesthetic and functional quality of the public realm by integrating seating with planters, enhancing greenery across the site and using high quality and durable materials in accordance with Policy D1 and London Plan Policy 7.5.
- 5.15 In recognition of sustainable construction principles, existing granite pavers will be reclaimed and reused across the Site.
- 5.16 Furthermore, the development will help respond to climate change by promoting new green infrastructure as promoted by Policy CC3 (Adapting to Climate Change). Policy 5.1 of the London Plan recognises the contribution that site planting can make in adapting to and mitigating climate change, enhancing biodiversity and growing food.
- 5.17 Policy T1 (Prioritising walking, cycling and public transport) seeks to improve the pedestrian environment by supporting high quality public realm

improvement works, including through the provision of seating and landscaping. In this regard, the development proposals fully accord with Policy T1.

6. CONCLUSIONS

- 6.1 This application has been prepared on behalf of Regent's Place Management Company Limited to accompany an application for planning permission at the Regent's Place campus for: -

“Public realm improvement works to hard and soft landscaping including re-paving; installation of planters, seating, furniture, cycle parking, pavilion structures and lighting; provision of flexible art/performance space; relocation of taxi drop off area; and removal of existing artistic sculptures”

- 6.2 The submission of this application follows comprehensive pre-application consultation with the local community, stakeholders and planning and design officers from LB Camden and the expression of support for the proposals.
- 6.3 The proposed development is considered to represent a significant improvement to the aesthetic and functional quality of the public realm across the Regent's Place Campus. The proposed improvements will benefit local residents, workers and visitors to the campus by providing a greener, more welcoming and usable outdoor environment.
- 6.4 This statement demonstrates that the proposed development is in accordance with the development plan and should be approved without delay.
- 6.5 It should be noted that should this application be approved, it is anticipated that further details of the proposed development would be subject to approval by LB Camden through the use of conditions to a grant of planning permission.
- 6.6 Following the issue of such planning permission, any works to the public highway which are not the subject of this application, would be sought by a Section 278 Highways Agreement (Highways Act 1980).