British Land

REGENT'S PLACE PAVILION

DESIGN&ACCESS STATEMENT

APRIL 2020

FEIX&MERLIN

1

INTRODUCTION +BRIEF

This document was prepared by Feix&Merlin Architects on behalf of our client British Land for the proposed development of a temporary, mixed-use pavilion on Regent's Place Plaza.

We are seeking planning permission for the construction of a 2-storey pavilion comprising of ground floor and first floor and is formed from recycled shipping containers.

Pre-application advice was sought from planning officer Rachel England on 28/01/2020.
It is envisaged that the structure will remain for around 5 years and is proposed to enhance the Regent's Place Plaza and activate the space.

This document is to be read in conjunction with the associated drawn and written design documents. For all drawings please refer to the drawing issue sheet.

BRIEF:

British Land appointed Feix&Merlin to enliven the Regents Place Plaza through a new temporary facility built from recycled shipping containers.

The proposal uses recycled shipping containers and components recycled from a previous scheme at Broadgate to create a temporary hospitality and community facility which will accessible to all. These containers should be able to accommodate a variety of use types.

Timber clad shipping containers in previous use at Broadgate

TEAM:

British Land | M3 CONSULTING | Feix&Merlin Architects | CONTAINER CITY | GERALDEVE | RAMBOLL

2

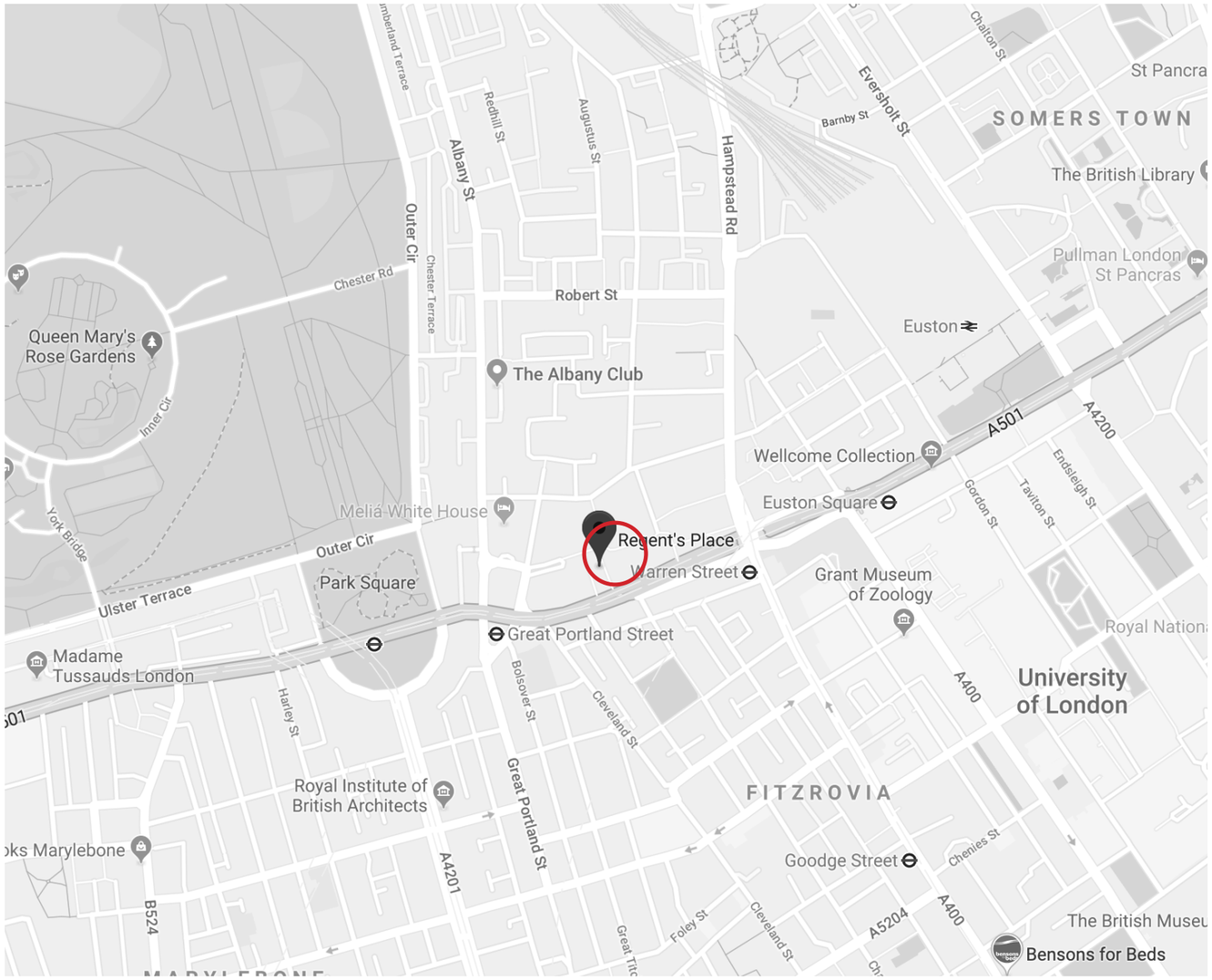
EXISTING CONTEXT

LOCATION

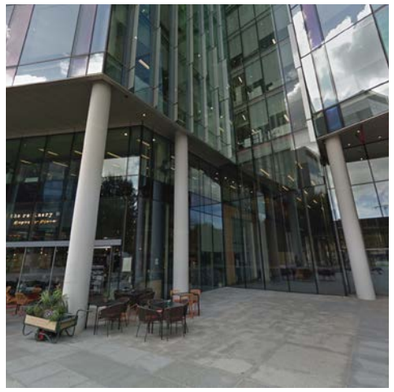
Regent's Place, London NW1 3BT

Regent's Place is a mixed use business / retail and residential campus on the north side of Euston Road in the London Borough of Camden.

The site, Regent's Place Plaza, is bound by 1 Triton Square, Brock Street & Euston Road. The site is opposite Warren Street Underground Station and is serviced by many bus routes.



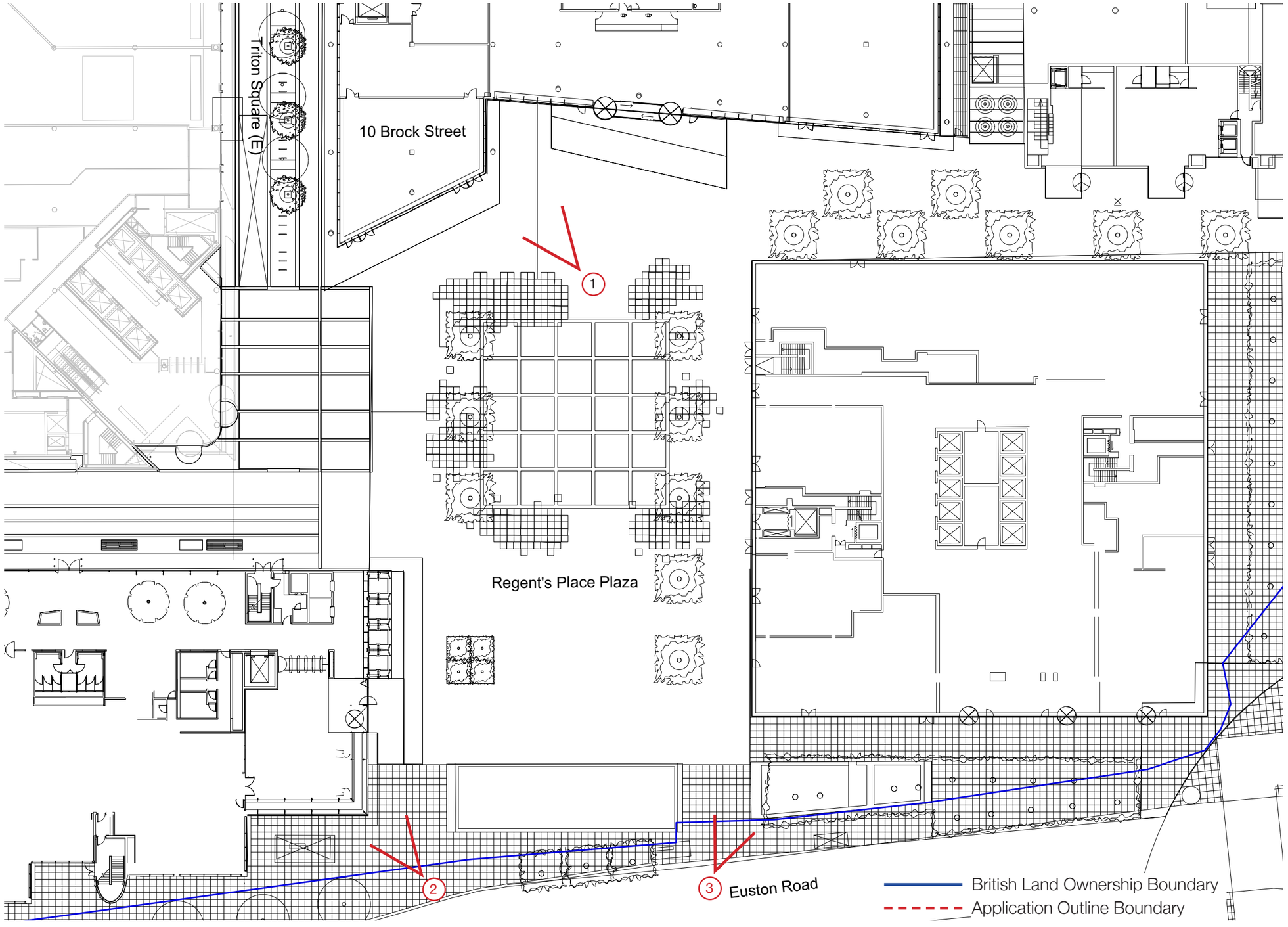
EXISTING SITE PLAN



1 10 Brock Street

2 Santander

3 Pret A Manger



WIDER PUBLIC REALM

The public realm at Regent's Place is evolving. Starting with the redevelopment of 1 Triton Square and the surrounding landscaping, the new masterplan is emerging across the rest of Regent's Place, creating a more open, inviting and useable green space for everyone who visits, lives and works at the campus.

Regent's Place Plaza is currently dominated by hard landscaping with a number of plane trees along the sides, it is activated by pedestrian movements and by temporary events.

Under plans submitted for consent in October 2019 (2019/5154/P), the Applicant has already designed a number of short term interventions to the Plaza that will reform the identity of the space, prior to the redevelopment of the future Euston Tower.

This proposal to introduce recycled shipping containers to the Plaza is designed to complement the short term interventions submitted under 2019/5154/P and provide a much needed degree of activation and interest to the southern end of the Plaza during the period before the redevelopment of the Euston Tower.

The design for the proposed installation of recycled shipping containers has been developed in line with the principles behind the wider landscape masterplan design – using nature and planting as a tool to soften the campus and improve the local environment while prioritising recycled and natural materials where possible. For example, this proposal re-use timber cladding and windows from a previous shipping container installation by the Applicant, while adding three green roofs to the containers.

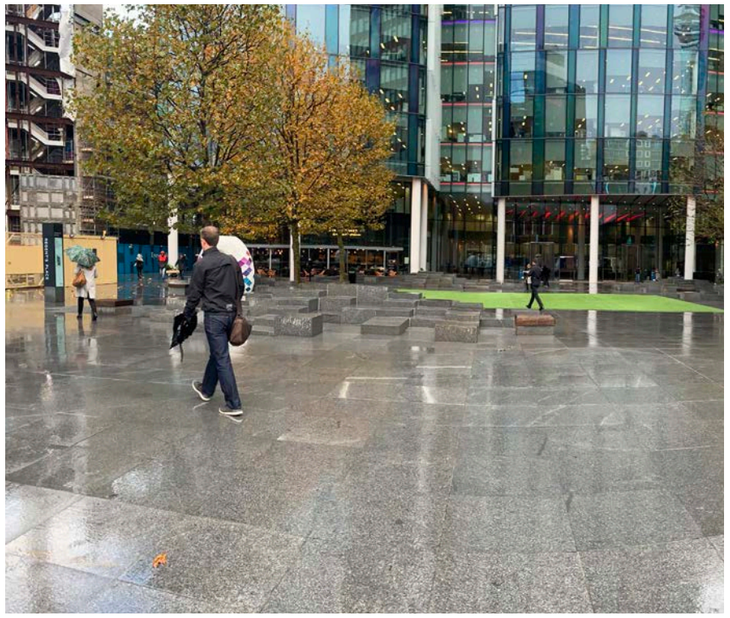
Together with the wider public realm enhancements across the campus, this proposal will help deliver upon the Applicant's vision for Regent's Place as a healthy, sustainable and engaging campus.

Landscaping strategy across Regent's Place Plaza

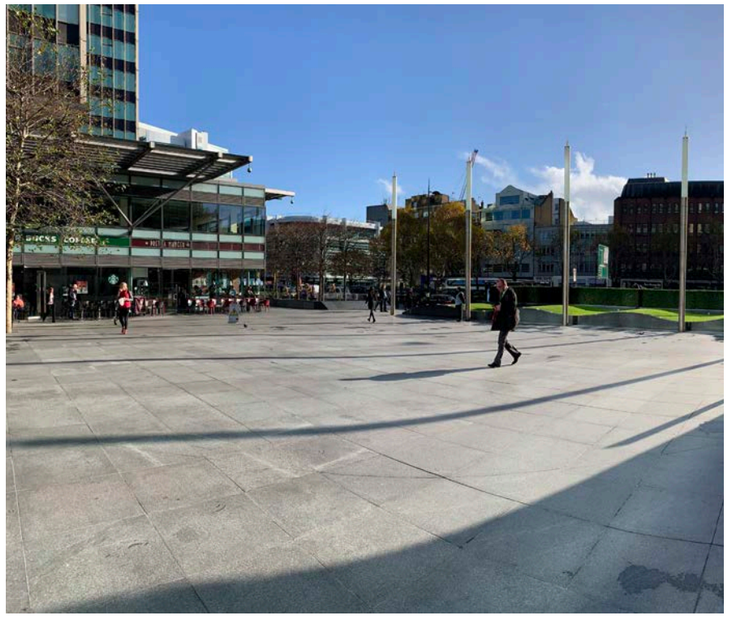
WIDER PUBLIC REALM

Landscaping strategy across Regent's Place wider campus

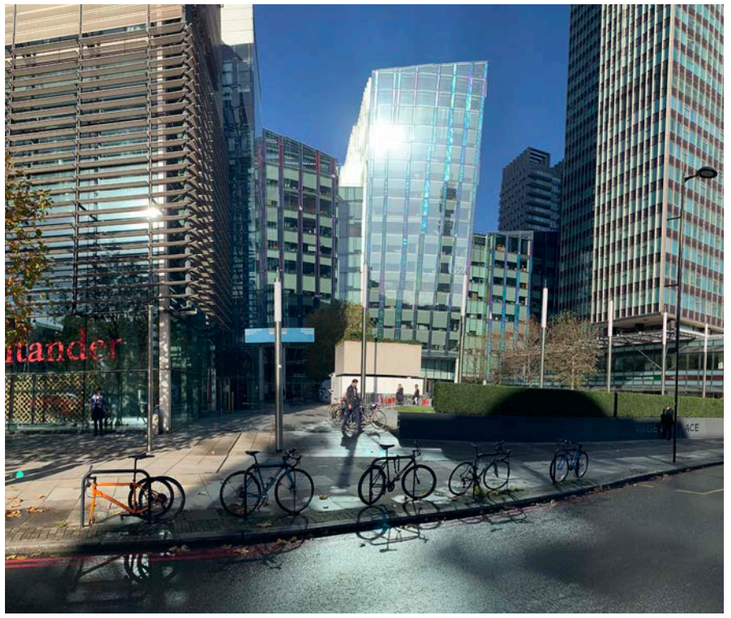
SITE PHOTOS



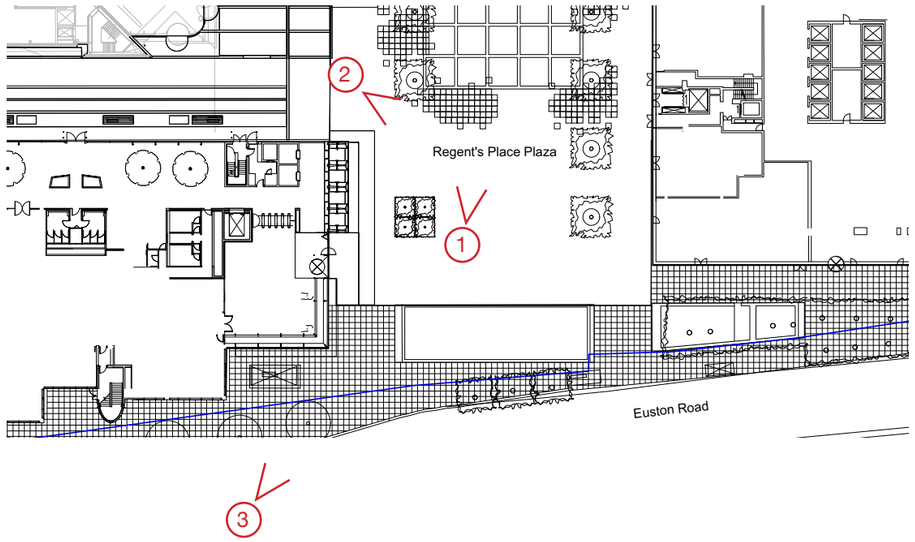
1 View from square towards square



2 View from square towards Pret A Manger and Euston Road



3 View from Euston Road towards square



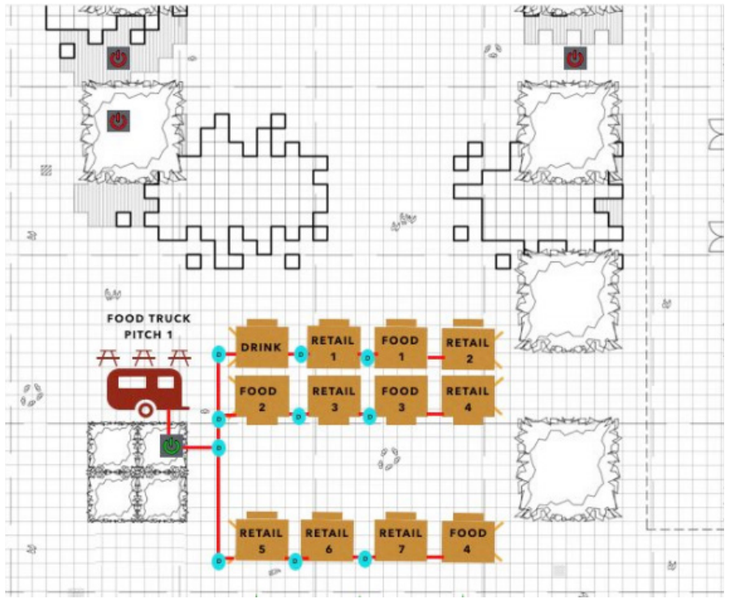
SITE PHOTOS - EVENT DAYS

Sports event screenings

Seasonal markets (Plan Below)

Temporary festivals

Regent's Place Plaza currently caters for a variety of temporary events, activities and installations. These include the addition of screens and seating for sports event screenings and temporary structures for seasonal markets and festivals.



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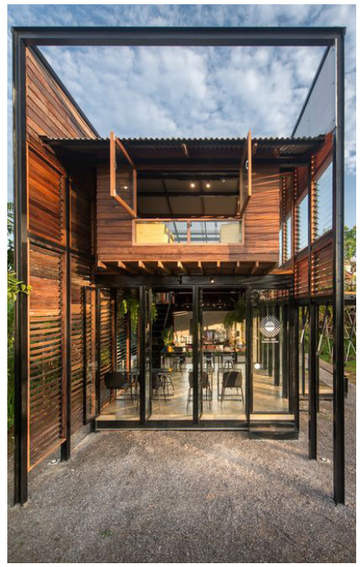
DESIGN APPROACH

PRECEDENT CONTAINER PROJECTS

The aim is to re-imagine and adapt shipping containers through the addition of cladding, new openings and new supporting structures to create several open air spaces in and around them. These containers could accommodate a variety of use types, including hospitality and community spaces.

The team have engaged with Container City, the designers behind the recent Buck Street Market container development to apply the lessons learnt to this proposal for Regent's Place.



Images of design precedents

Existing British Land Containers in previous use at Broadgate

Independent retailers, restaurants, street food startups and social enterprises (Pop Brixton)

Buck Street Market

SUSTAINABILITY

The proposal seeks to re-use as much as possible from 4 shipping containers British Land already own and have used for similar purposes.

This includes the removal and re-use of the existing timber cladding, several windows and doors as well as the rooftop planter structure.

The cladding, windows and doors will then be re-used and fitted to 6no. recycled shipping containers of various sizes. The roof top planters will be fitted to the 2no. first floor containers.

Existing containers in previous use at Broadgate

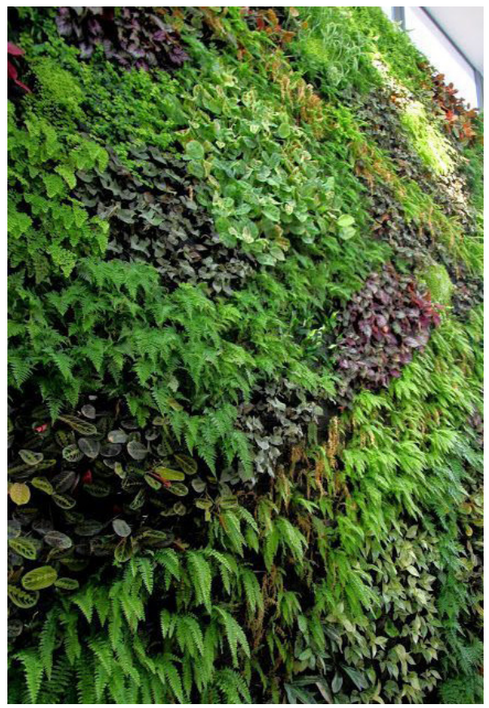
SUSTAINABILITY

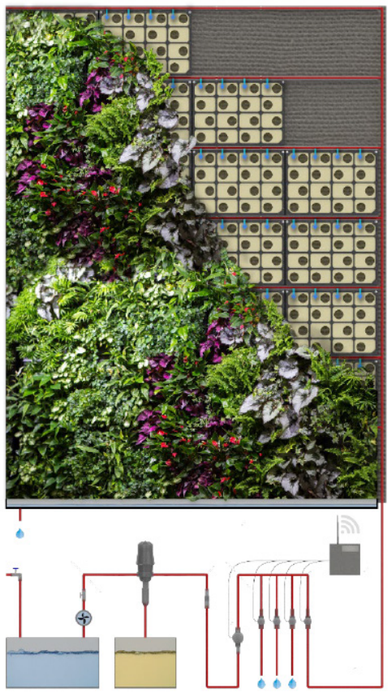
GREEN WALLS

The proposal includes several living green wall systems installed up and around the lift shaft and the long elevation of container 01.

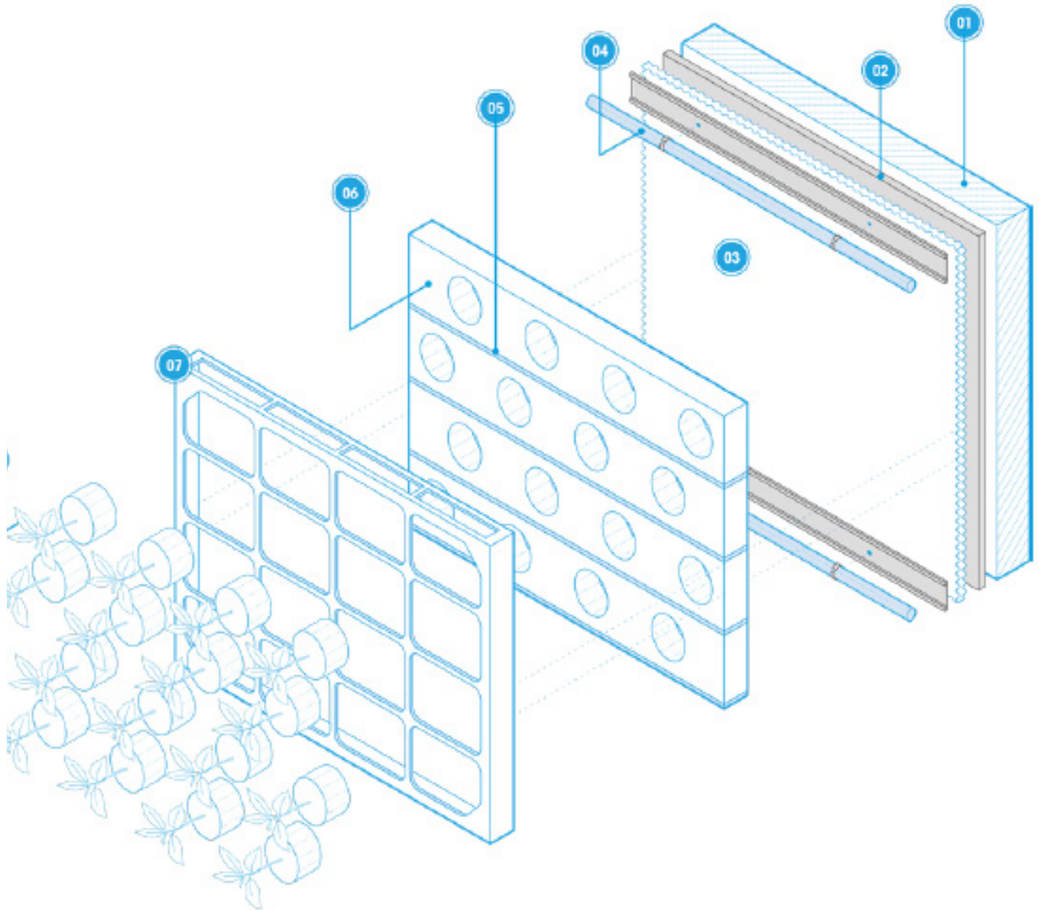
This system provides 60 plants per square meter and create a diverse, green facade to suit the specific site conditions. The system removes air pollutants, reduces urban temperatures and improves biodiversity.

The system is installed with pre-grown plants and requires minimum maintenance once complete. A small irrigation rig will be installed as part of the plant space in container 01.





Precedent images of proposed living wall system



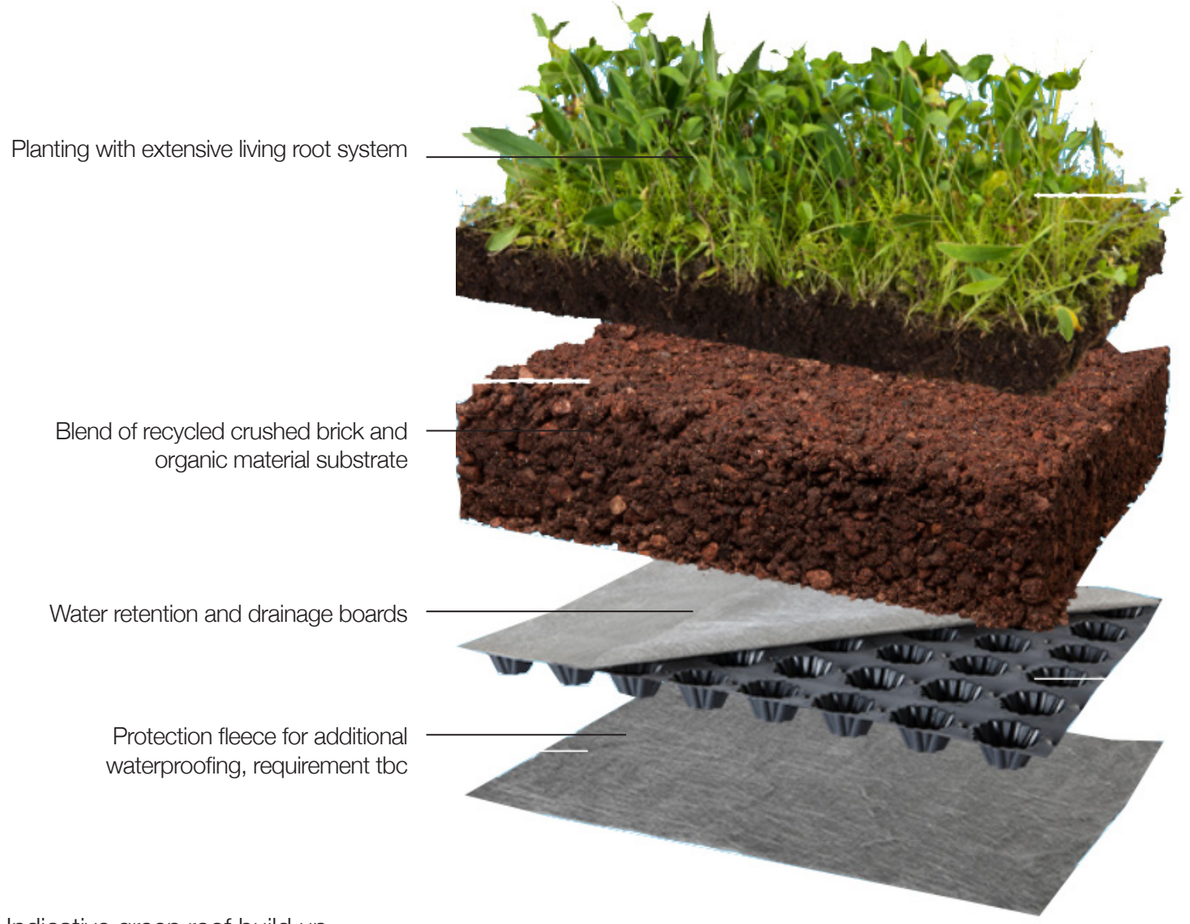
Support System
Waterproof Backing Board
Rear Drainage Layer
Aluminium Rails and Dripline
Capillary Breaks
Growing Medium
Panel Box
Plants

SUSTAINABILITY

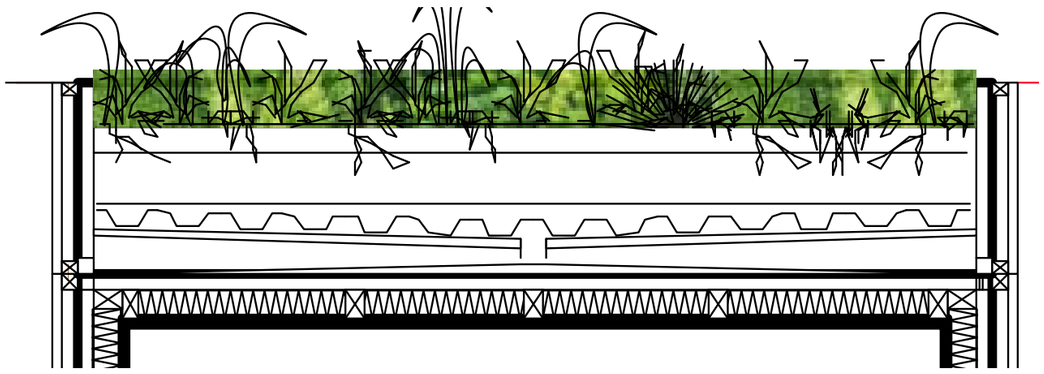
GREEN ROOF:

There will be a green roof on all available containers (C01, C05 & C06) to accomodate a wildflower system. Each wildflower blanket is sown with a seed mix of 38 species of wildflower and grass to create a vibrant array of colour on the roof. The species have been specifically chosen to survive roof conditions and increase biodiversity on extensive, intensive and podium systems. When the flowers are not in bloom during the winter months, the system still provides a natural, grass cover.

Precedent images of proposed green roof wildflower planting



Indicative green roof build up



Cross section through roof planter

SUSTAINABILITY

ENERGY AND BUILDING SERVICES

Statutory Requirements

As the proposed development has a gross internal area of less than 500m2, an energy statement is not required by the London Borough of Camden as part of the planning application.
Design-stage modelling using the National Calculation Methodology will be undertaken to ensure a design that will comply with Part L2a of the building regulations during subsequent stages of design.
Whilst an energy statement within the framework of the GLA London Plan is not required, the concepts of the Energy Hierarchy and Cooling Hierarchy have been followed in developing the concept design for the scheme.

Reducing Demand

Ventilation

Natural ventilation will be prioritised for the provision of fresh air for internal air quality in order to minimise carbon emissions and material usage associated with mechanical ventilation.
Where required by the building regulations, or where natural ventilation is not feasible, mechanical ventilation will be provided; for example, kitchen ventilation for hot cooking and WC extract.

Thermal Comfort

Natural ventilation will be prioritised for the provision of thermal comfort in order to minimise carbon emissions and material usage associated with active cooling.
However, for the unit designated for community use, some active cooling is likely to be required. For this unit, the steps of the cooling hierarchy have been followed as follows:

1. Internal heat generation will be minimised through use of low-energy LED lighting to reduce internal heat gains
2. The amount of heat entering the unit is reduced by orientating a significant proportion of its glazing towards the north and application of a green roof
3. Due to construction of the pavilion utilising recycled shipping containers, the structure is light-weight and has constrained dimensions. It is therefore not feasible to utilise thermal mass or high ceilings to help manage the heat within the unit.
4. The unit is likely to be occupied for extended periods for uses where noise from the adjacent Euston Road would have a detrimental effect on its amenity. The unit may also have a relatively high occupancy density. Therefore, it may not be possible to rely on passive ventilation for thermal comfort for this unit.
5. Mechanical ventilation will enable air quality to be managed and improved within the unit through provision of an appropriate ventilation rate for the proposed occupancy level and use of filtration, on this basis mechanical ventilation is proposed. However, it would not be feasible to provide mechanical ventilation at a high enough rate to guarantee adequate thermal comfort for all potential uses of the space, for example if there were a relatively high occupancy density for certain uses.
6. Based on these steps, it is proposed that active cooling is provided to the community use unit, utilising quality equipment with high efficiency.

Energy-efficient strategies

A number of energy-saving building services strategies are proposed including:

- Efficient LED lighting
- Automatic lighting controls
- Specific fan powers lower than the maximum values permitted by the Non-Domestic Building Services Compliance Guide where mechanical ventilation is used
- Where present, specification of efficient cooling equipment with a high ErP efficiency rating

Renewable energy feasibility

Heat pump heating

Heat pump heating to the unit designated as community space will be explored at Stage 3.

Photovoltaics

Photovoltaic panels have been considered for the scheme. However, they have been discounted as an option for the following reasons:

- Due to the short design life of the pavilion the payback period is likely to not be economically viable
- Due to the short design life of the pavilion the additional material usage of installing photovoltaic panels may have an overall negative impact compared with the potential for energy generation over the lifespan of the building

UTILITIES

The pavilion is to be located on a podium deck above an active car park serving the Regent's Place campus, where a number of services are already present. The proposed development will utilise the existing campus infrastructure as far as possible.

ELECTRICAL

LV Supplies

It is proposed to use spare capacity that is available in an existing UKPN substation in part of the campus to serve the pavilion. A UKPN application for a 315A three-phase LV supply at 218kVA capacity has been submitted. The supply will terminate in a dedicated cut out with a utility meter connection, the cut out will feed into the main panel board, which will then supply landlord areas and each unit via dedicated landlord MID approved meters for billing and energy monitoring purposes. An existing LV panel located in the adjacent building basement which serves the landscape lighting will be retained.

Telecoms

It is proposed to use an existing communications cabinet that is located in a basement electrical room in the adjacent building to provide data for the pavilion. Due to the long distance between the cabinet and the pavilion, an optical fibre cable connection is proposed as the data connection for the pavilion.

WATER

Capped water connections are present in the basement car park beneath the site. It is proposed that these are utilised for a new Thames Water supply to service the pavilion, with pipework routed at high level within the car park and connecting into a service intake riser within the pavilion.

GAS

It is not proposed for the pavilion to be served by a gas supply. Any cooking functions of food and beverage units with utilise electrical power only.

STORM WATER DRAINAGE

The site is currently occupied by a lawn and hard landscaping, as such there is stormwater drainage pipework hung at high level in the car park serving the existing plaza slot drains and the lawn. This drainage drops within the car park to below the car park slab. It is proposed that rainwater from the pavilion roofs and terraces will connect to this existing drainage pipework.

FOUL WATER DRAINAGE

Foul drainage from the WCs and pavilion units will drop directly through the ground-level slab to high level within the basement car park, where it is proposed that it will connect into the existing campus foul drainage system. Grease separation will be provided locally within food and beverage units by tenants if required.

4 PLANNING

VISION FOR COMMUNITY USE

British Land intend to use the community space within the development to enhance their ongoing programme of engagement with the local community at Regent's Place and the surrounding area.

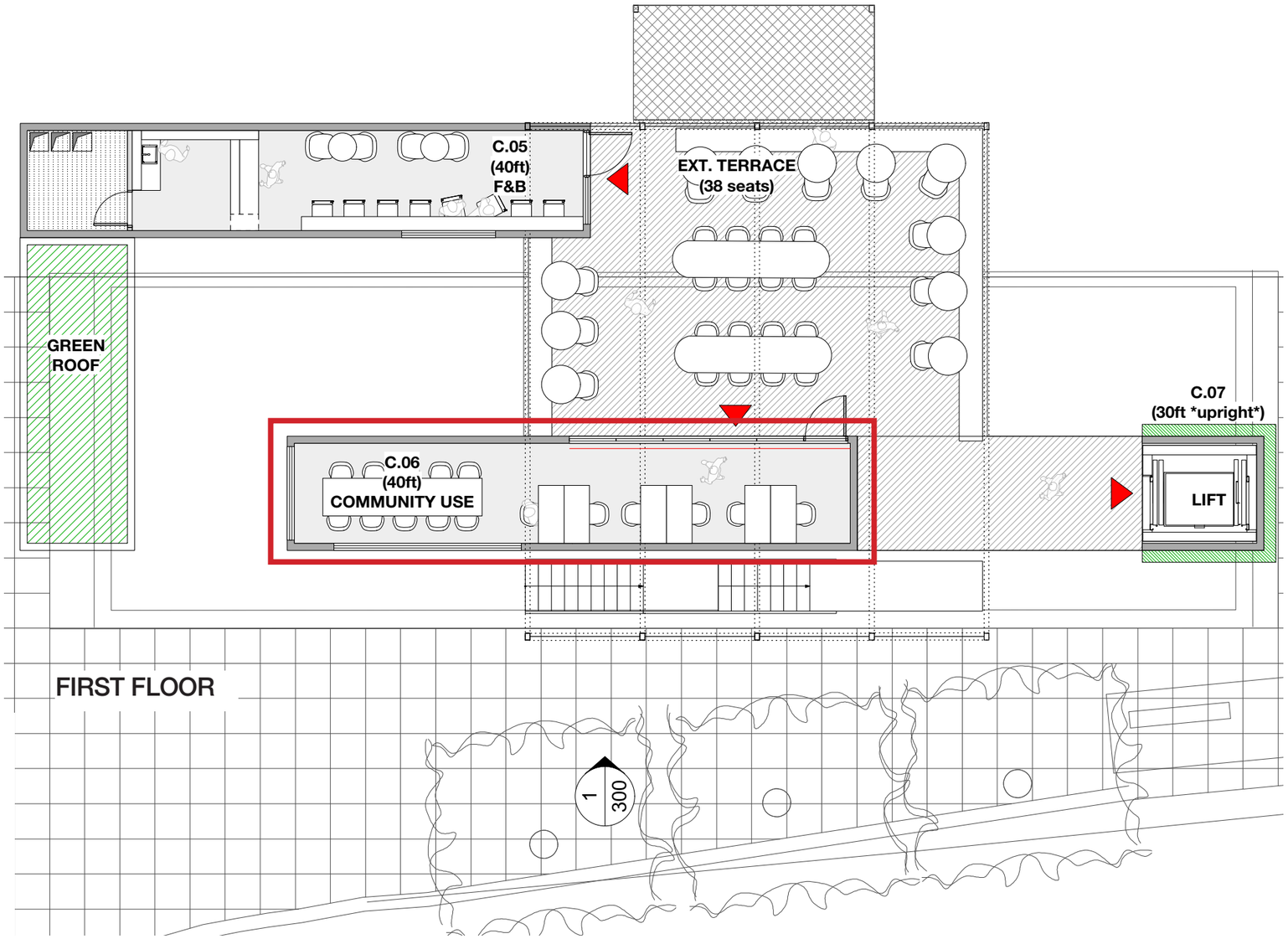
Possible options being explored by British Land include running competitions for local start-ups and small businesses to win the use of the space as a short term office and/or offering the space to local organisations to host workshops, meetings and events.

SERVICING AND DELIVERIES

Deliveries to the occupants/tenants of the shipping containers will be via the existing campus basement servicing infrastructure, as per the servicing strategy for all other campus occupiers. For further details, please see the Deliveries, Servicing and Waste Management Strategies document submitted as part of this application

VENTILATION STRATEGY

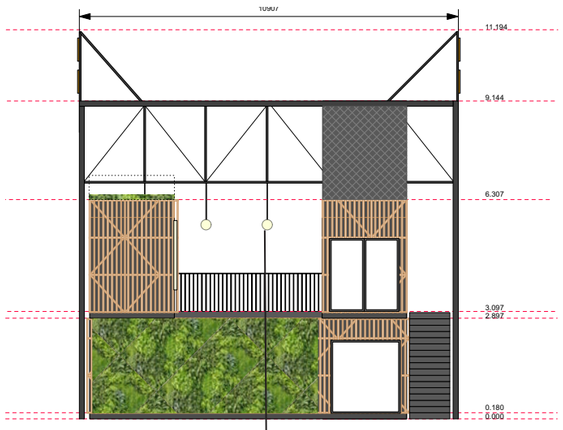
A ventilation statement has been prepared by Ramboll for this application. Please refer to this document submitted as part of the list of appendices accompanying this document.



Indicative example layout of community space

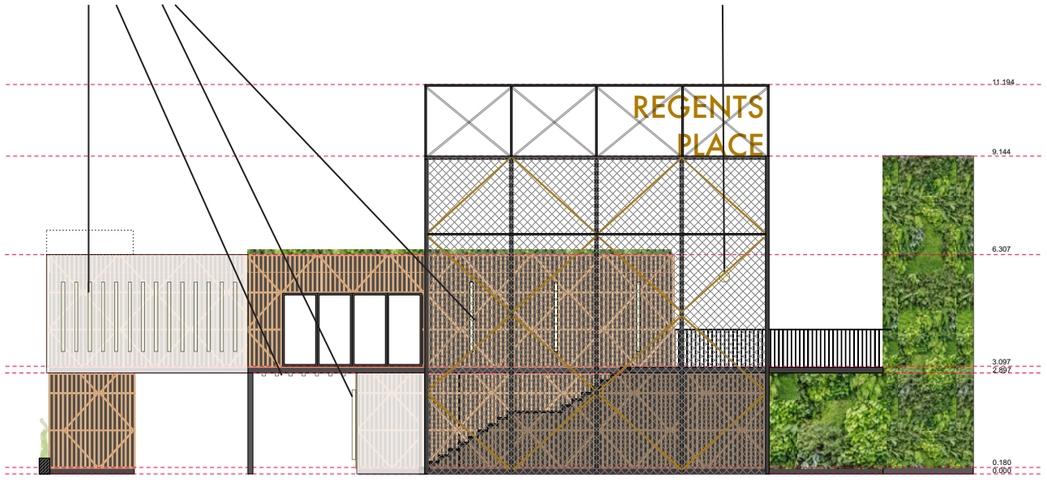
LIGHTING

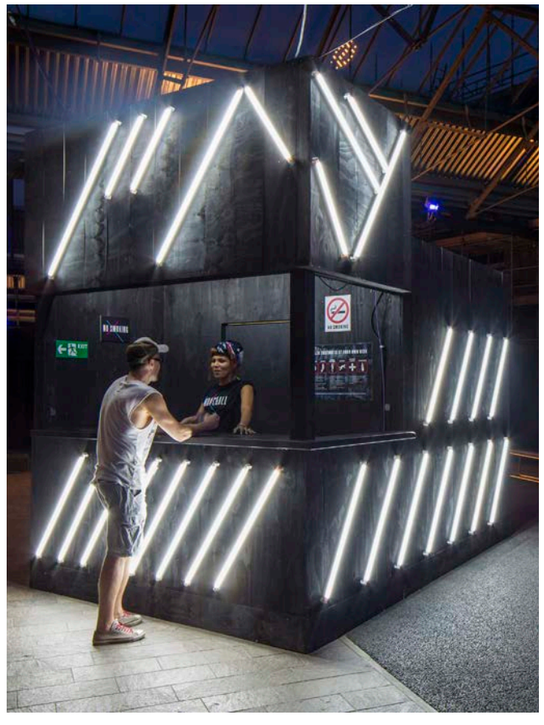
The proposed lighting scheme (subject to approval) proposes the use of strip lighting to compliment the linear rythms of the structure and cladding. Strip lighting is to be fixed to the underside of first floor terrace and to external walls of containers. In addition to this, pendant lighting is proposed to illuminate the raised terrace suspended from the metal structure.



Strip lighting

Pendant lighting





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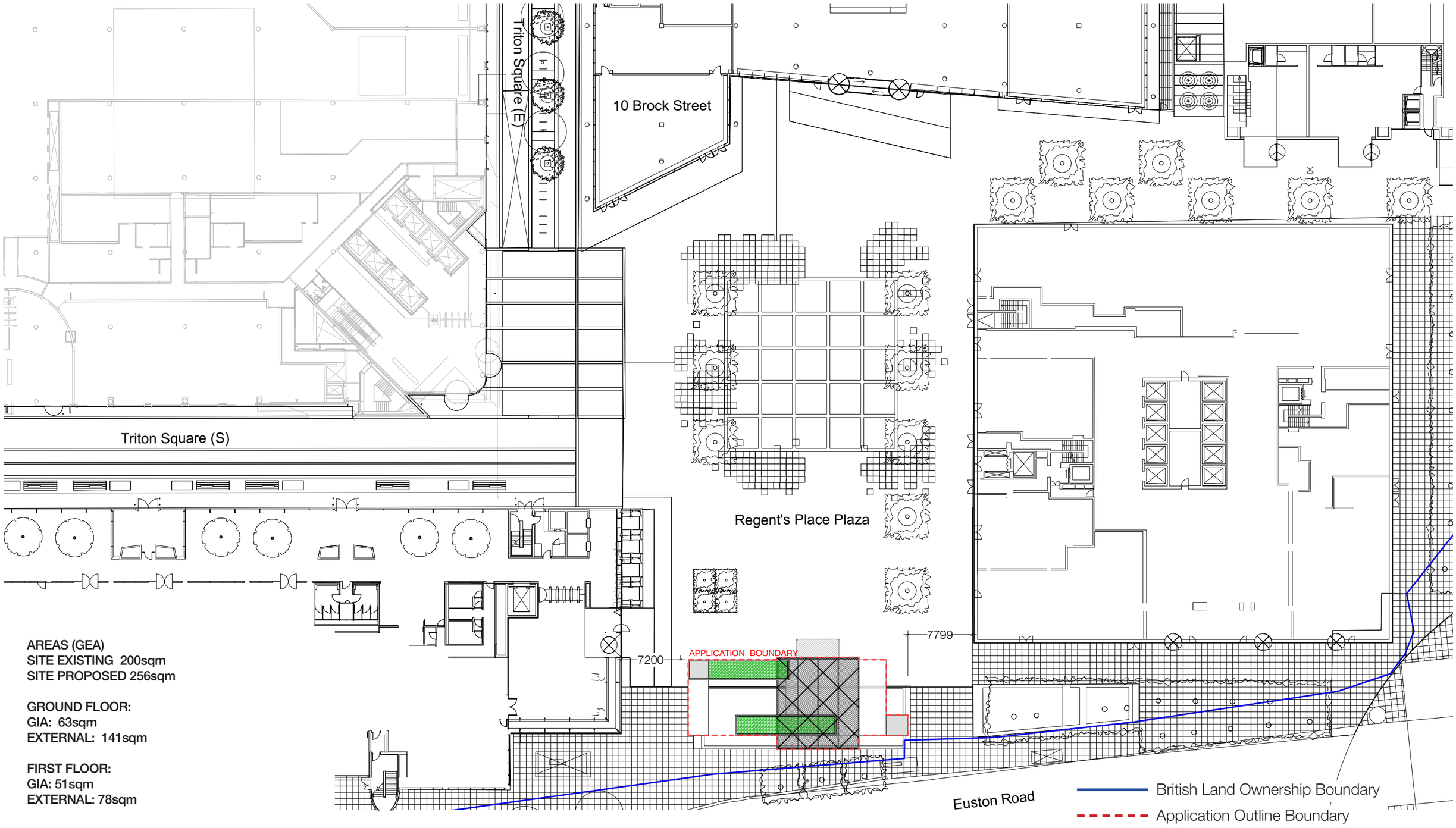
LAND USE+ AREA SCHEDULE

AREAS	GEA	GIA	NIA
GROUND FLOOR	sqm	sqm	sqm
Container 01	22.3	18.9	16.5
Container 02	22.3	18.9	18.9
Container 03+04	29.7	25.4	25
TOTAL	74.3	63.2	60.4
FIRST FLOOR	sqm	sqm	sqm
Container 05	29.7	25.4	20.6
Container 06	29.7	25.4	25.4
TOTAL	59.4	50.8	46
EXTERNAL	sqm		
Terrace (ground floor)	140.8		
Terrace (first floor)	77.7		
Green Roof (first floor)	16.3		
Green Roofs (second floor)	59.4		
Green Wall elevations (total)	100		

ARCHITECTURAL PROPOSAL

PROPOSED SITE PLAN - UPPER LEVELS



AREAS (GEA)
SITE EXISTING 200sqm
SITE PROPOSED 256sqm

GROUND FLOOR:
GIA: 63sqm
EXTERNAL: 141sqm

FIRST FLOOR:
GIA: 51sqm
EXTERNAL: 78sqm

MOVEMENT PLAN

The proposal retains clear lines of sight into the Plaza as well as a number of through-routes from Euston Road to Regent's Plaza.

Cantilevered containers at first floor level frame open routes onto the square at ground level and create an entrance portal on the main Euson Road elevation.