

—British Land
Pavilions at Osnaburgh Place
Design and Access Statement

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1.1 Introduction—

This Design and Access Statement has been produced by Nex— on behalf of British Land. Nex were commissioned by British Land to deliver the design for three pavilion structures that will be located within Triton Street, in between 20 and 10 Triton Street.

This DAS and planning application seeks consent for the three pavilion structures. The applicant (British Land) have submitted a separate application to amend the existing landscaping consent (2019/5154/P) via a non-material amendment to align the landscaping design with these three pavilion structures.

British Land's vision for Regent's Place is to have a campus where people will want to work, visit, live and learn from.

A spine of greenery will run through the campus to create a more welcoming public realm, and more social spaces that enhance connections to the surrounding neighbourhood. Within Osnaburgh Place, the pavilions will provide a visually permeable focus to social gatherings.

The entrance to the campus at Osnaburgh Street currently has an art installation structure that is being disassembled and replaced with a series of herb gardens and planters. Three new oak pavilion structures will be installed within the garden providing a permeable focus to social activities.

The timber structures have a sculpted mass that gently undulates from one another. This gives the pavilions an expressive form that will contribute to the artwork around the campus.



2.1 Site Context—

Regent's Place Campus

The project site is located in British Land's Regent's Place campus. Regent's Place is a 13-acre mixed use campus surrounded by Euston Road to the south, Drummond Street to the North, Osnaburgh street to the West, and Hampstead Road to the east.

Regent's Place is well connected, being a ten-minute walk from Euston station, a short walk to Great Portland Street, Euston Square and Warren Street Underground Stations. The site is located to the west of the campus, at Osnaburgh street.

At the heart of Regent's Place is Regent's Place Plaza, a place to meet, eat, drink and spend time. In addition, it plays host to an array of regular events, from food markets to an open-air big screen.

Throughout Regent's Place, the open spaces and buildings are enhanced by numerous public art installations, from both internationally recognised names as well as young breakthrough artists commissioned by British Land.

Osnaburgh Place is located on the west side of the campus running east-west onto Osnaburgh Street, as shown in orange on the aerial view.



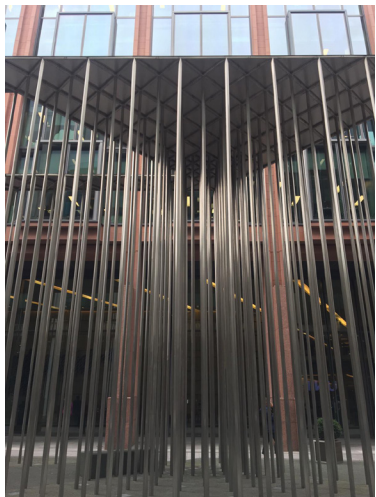
2.2 Existing Site—

Triton Street is a gateway into the heart of the Regent's Place's campus, located on the western boundary of the estate. To the North is 20 Triton Street and to the south is 10 Triton Street. It is a pedestrianised area with a taxi rank that currently loops around a steel sculpture designed by Carmody Groarke. The eight-metre tall sculpture has a steel plate roof attached atop of steel posts with an opening looking up to the sky.

The street connects pedestrians to the New Diorama Theatre and Regents Plaza which makes it prone to occasional heavy footfall. Mobile food vendors occupy the street during workday lunch hours.



01. Entrance into Triton St



02. Carmody Groarke sculpture



03. Entrance to Triton St from Triton Square



04. Existing Carmody Groarke sculpture within Triton Street



05. Existing Triton Street paving

2.3 Regent's Place Campus—

Public Realm Vision

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

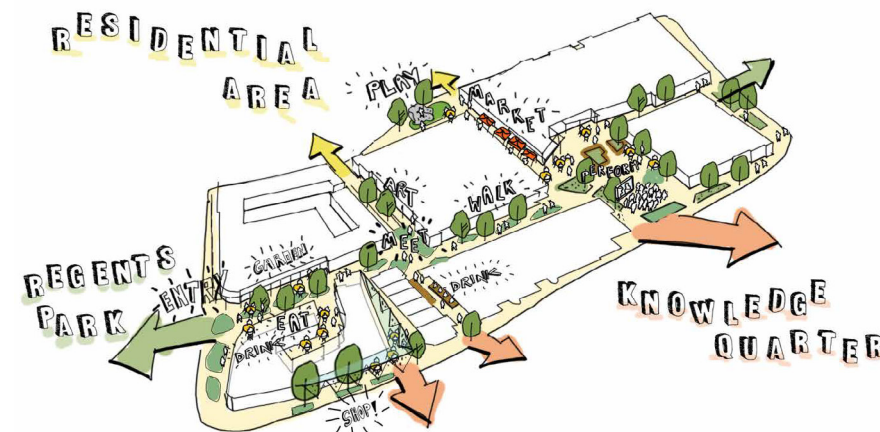
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Regent's Place Opportunities

- Continue a garden character through the space that focuses on the journey of pedestrians. People should be able to engage with the spaces using as much of their senses as possible.
- Allow people to take ownership of the space by bringing life into the public realm and activating frontages.
- Add colours and contrast to the public realm with high quality paving and lighting.
- Offer a diversity of high quality seating options with warm materials to invite people to use the space.



01.



02.



03.

01. Connections diagram.
 02. Network of public spaces connecting streets and spaces together.
 03. Concept of seating within gardens.

3.1 Design Proposals—

Our proposals contribute to a new community street and create a vibrant social hub day and night.

Pavilions within a garden
Our proposals contribute to creating a new garden refuge and a vibrant social hub to extend the use of the garden in all seasons.

Creating a New Street
Three beautiful structures create a community space to help make a place where people want to play, work and socialise. The pavilions enclose the paths through the landscape to become more interactive spaces.

The three structures are similar in appearance but designed for subtly different purposes. These are outlined in the following chapters.



01. Dried grass artwork by Kazuhito Takadoi.



02. View from Triton Street

3.1 Design Proposals—

Design Proposal

The design of the pavilions has been refined to address a number of design goals:

- Each pavilion prioritises a different activity: performance, twist and calm.
- The height of the pavilions increases from the west of Osnaburgh Street to the east of Triton Square.
- The pavilions are dispersed through the planters to maximize the sightlines in through Triton Street.
- The two structures to the east of Triton Street have an oculus at the top. The use of an open oculus in the centre of the roof admits unobstructed sunlight and views to the sky when sitting within the pavilions.
- The single structure to the west of Triton Street is semi-enclosed providing a welcoming space to sit and enjoy the herb garden.
- The timber structures are made of laminated oak with laths rhythmically overlapping one another making them feel open and light.

Organic Form

The massing of the pavilions is derived from a revolved surface, providing a symmetrical surface that is slightly tilted off-axis. This allows for a simpler construction process with modular elements. A symmetrical form minimises material use and makes a stable and resilient structure. Parabolic openings around the perimeter allow people to freely enter and leave the structures

Materials and Craftsmanship

Nature has been both our inspiration and our source of material. We propose to use steam-bent oak for the lattice structures that reflect the approved materials to be used throughout Regent's Place.



01. Osnaburgh Street overview concept.