

DP5216/TAH/GR
8th October 2021

Mr David Peres Da Costa
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Dear Mr Peres Da Costa,

REGENT'S PLACE PUBLIC REALM ALONG TRITON STREET

APPLICATION FOR PLANNING PERMISSION

We write on behalf of our client, British Land Property Management Limited, to submit an application for planning permission for *“the installation of three artistic timber pavilion structures”* within the public realm along Triton Street within Regent’s Place.

This application is accompanied by the following documentation:

- Design and Access Statement;
- Proposed Application Drawings and existing plan;
- Application Form;
- CIL Additional Information Form.

Site Context

The Regent’s Place campus is a large, mixed-use development bounded by Euston Road to the south, Osnaburgh Street to the west, Longford Street and Drummond Street to the north, and Hampstead Road to the east. British Land has, over the last 10 years, developed major new office and residential buildings on the campus including 10 and 20 Triton Street towards the west; 10 and 30 Brock Street towards the east; and most recently completed the redevelopment of 1 Triton Square within the centre of the campus and the construction of Longford House to the north of the campus.

Planning Context

Planning Permission was granted on 14th August 2020 (Ref: 2019/5154/P) for public realm improvement works across the campus which were designed to create a more inviting environment by softening the existing hard landscaping features, introducing more greenery and providing additional opportunities for seating. The proposals included the removal of the existing artistic sculptures along Triton Street and installation of hard and soft landscaping including fixed planters. It was envisaged that artistic pavilion structures could form part of the landscaping in the future, and

whilst that was described as a vision in the DAS and the Planning Statement, the pavilions did not form part of the planning application or feature in the approved drawings.

The timber pavilion structures, which will sit amongst the new landscaping, have now been designed and this application seeks permission for their consent. An associated non-material amendment application is being made to Planning Permission 2019/5154/P to make tweaks to the placement of the fixed planters to facilitate the space needed for the pavilions to sit amongst the consented landscaping scheme. Should this application be consented, the pavilions will 'slot into' the consented landscaping scheme (as proposed to be amended).

Proposals and Assessment

Three new oak pavilion structures are proposed to be installed within the new planting and seating to Osnaburgh Place at the western end of the campus. The pavilions will provide a degree of shelter to users of the campus while creating distinctive places that foster social interaction, providing opportunities for working outdoors and places to enjoy lunch. The structures will further activate the Osnaburgh Place garden, enlivening the new spine of greenery that will run east-west through the campus while supporting the evolving programme of temporary artistic installations and cultural events hosted by the campus.

The three pavilions will be constructed from steam-bent laminated oak strips, forming a permeable lattice with varying degrees of enclosure. The three structures are similar in appearance but designed for subtly different purposes. The height of the pavilions increases from the western-most structure to the eastern-most structure, in recognition of the corresponding height and massing of the existing buildings as users travel further into the campus.

The largest of the pavilion structures, the 'Performance Pavilion' has been designed to accommodate community groups and more formal events planned by campus occupiers, by creating a space for small cultural performances such as plays and live music, events and workshops. It offers a generous stage platform on the north side and tiered two-level seating inside the lattice on the south side.

The medium size structure, the 'Twist Pavilion', is similar in design to the 'Performance Pavilion' with internal seating, encouraging users to meet and interact with one another. Both of these structures extend up towards an oculus, to frame a view of the sky when sitting within, along with an entrance and exit on either side of the structures, encouraging users to move between them.

The smallest structure, the 'Calm Pavilion', is semi-enclosed and incorporates moveable seating to provide a welcoming space to sit for smaller groups to meet and enjoy views across the garden. All furniture within the pavilions shares a common language with the consented furniture elsewhere within the Osnaburgh Place landscaping in order to provide a coherent look and feel for the space. Consent for the furniture is sought by the applicant via a Non-Material Amendment to application ref. 2019/5154/P.

Security of users of the space and the three structures has informed the development of the design. All three structures are designed to be largely permeable with steam-bent laminated oak strips making them feel open and light, while allowing users to see through and into each structure. Uplighters will be recessed into the base of each structure, lighting the structures from within. This ensures the spaces will be well illuminated at night, while also creating a visually appealing lighting effect from outside. The lighting is being secured as part of Condition 8 of Planning Permission 2019/5154/P.

The proposal offers an attractive and innovative design which will use durable, natural, high quality materials, complying with Local Plan Policy D1. The pavilions, inspired by nature, will complement the

greenery within the new landscaping scheme and create pocket of space which will encourage people to dwell and enjoy the landscape. Seating will feature within the pavilions. As open structures with visual transparency, they will be safe spaces and their placement has maximised sightlines in through Triton Square.

Conclusion

The proposed development has been designed to support and enhance the comprehensive public realm improvements already consented under application ref. 2019/5154/P. The three timber structures will provide opportunities for shelter, meeting, interaction, collaboration and entertainment within the new public realm and garden proposed to Osnaburgh Place. The form and materiality of the structures is in keeping with the organic forms found elsewhere within the proposed landscaping, while respecting sightlines through and into the campus and represent high quality design in accordance with Policy D1.

We trust this submission provides sufficient information to register and determine the application. Should you require anything further, please contact Georgina Redpath at this office.

Yours sincerely

A handwritten signature in blue ink that reads "DP9 Ltd." The signature is written in a cursive, slightly slanted style.

DP9 Ltd