

Triton Square

DESIGN + ACCESS STATEMENT

JUNE 2022 Version 1

hlw

Contents

Section 1 - Level 6 External Terraces, External MEP plant

Section 2 - Level 6 External Terraces, Garden Design



INTRODUCTION

SUMMARY

This design and Access Statement has been prepared by HLW to address the planning requirement surrounding the proposed works to the terraces located on Level 6 of 1 Triton Square, London.

1 Triton Square was completed in 1998. Designed by Arup in and built by Lend Lease it is owned by British Land and totals 508,000 square foot of accommodation.

The 2018 - 2021 refurbishment of 1 Triton Square has increased capacity to all existing floorplates as well as adding a three-storey extension of office accommodation with 4 external terrace areas offering panoramic views over London. Basebuild floor plates have been designed at a base occupancy of 1:10.

The ground floor of the building comprises mixed-use accommodation including affordable workspace, retail and cycle storage.

1 Triton Square is currently in a 'Shell & Core' state and has achieved BREEAM Outstanding.

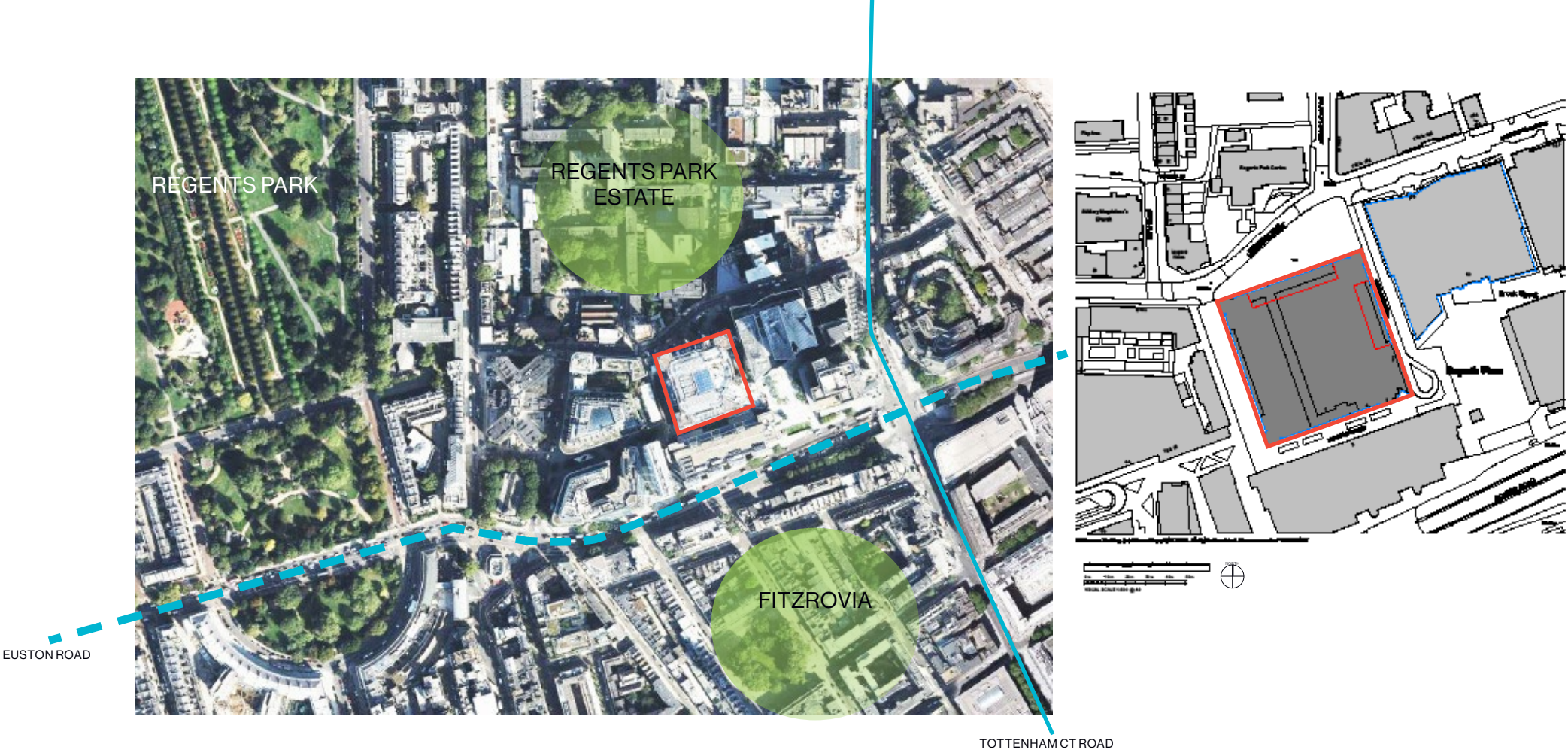
The proposed works affecting the external elements of the building are mechanical, new plant equipment is to be located on the existing North and East terraces incorporating screens with planting to conceal it.

New outdoor gardens to be located to the West and South terraces in accordance with the planning condition described in Planning Application PP/2016/6069/P



Location and Context

Location and Site



Location and Context

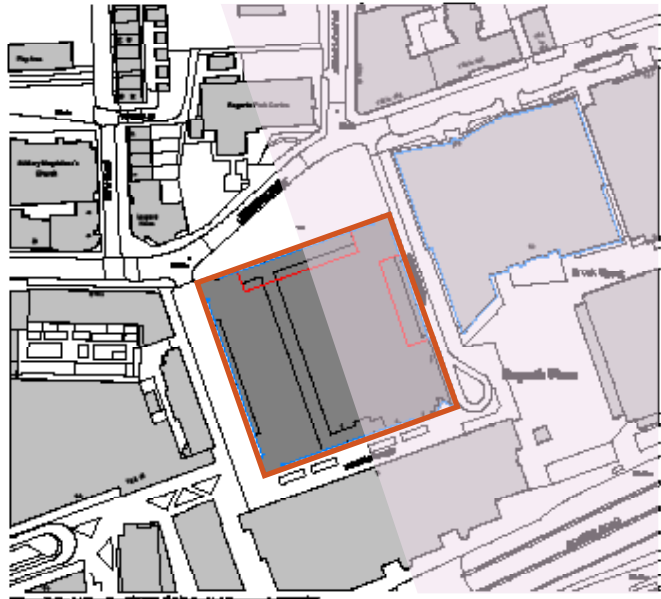
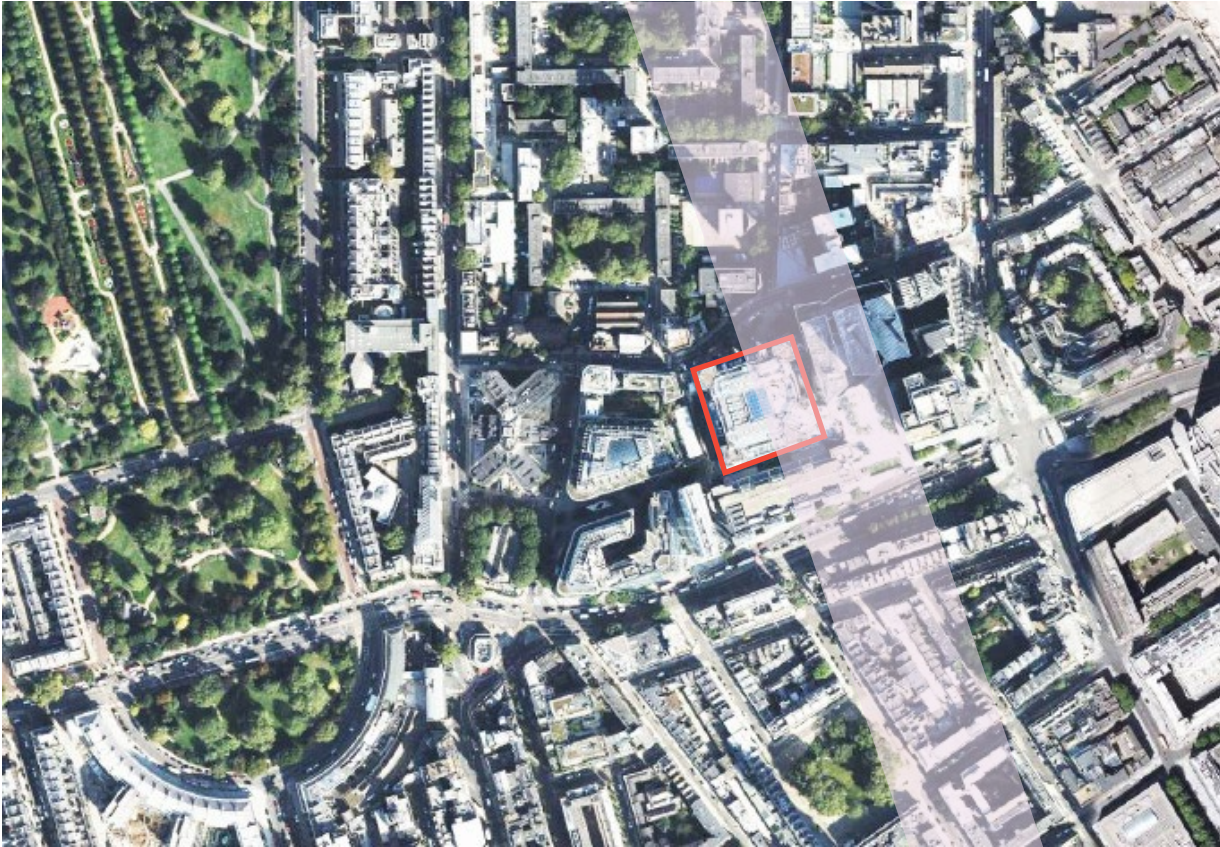
Location and Site

London View Management Framework

1 Triton Square lies within the areas described in the London View Management Framework.

The impact of the building has been fully accessed and described in Planning Application PP/2016/6069/P and has subsequently been approved.

The building has Nine floors. The Ground floor is designated for retail with the Eight upper floors designated to commercial use. The proposed fitout works that affect the external elements and described within this design and Access Statement are for Level 6 only and therefore do not compromise the views described within the London View Management Framework.

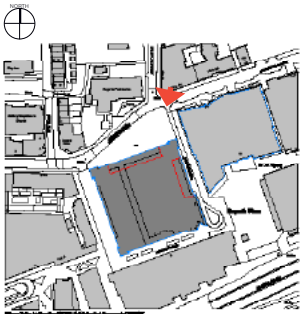


London View Management Framework

Location and Context

Location existing context

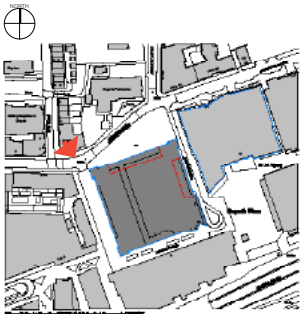
Street view North facing elevation



Location and Context

Location existing context

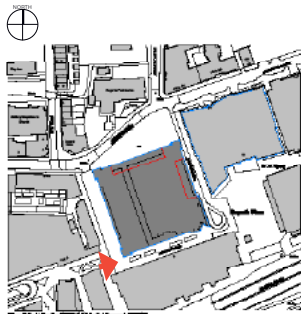
Street view North West corner looking South



Location and Context

Location existing context

Street view South elevation



Street view South elevation looking East

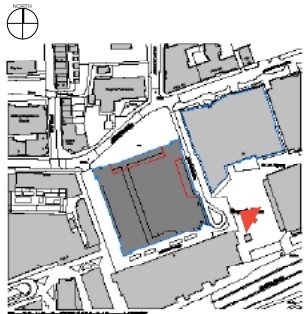


Street view South elevation looking West

Location and Context

Location existing context

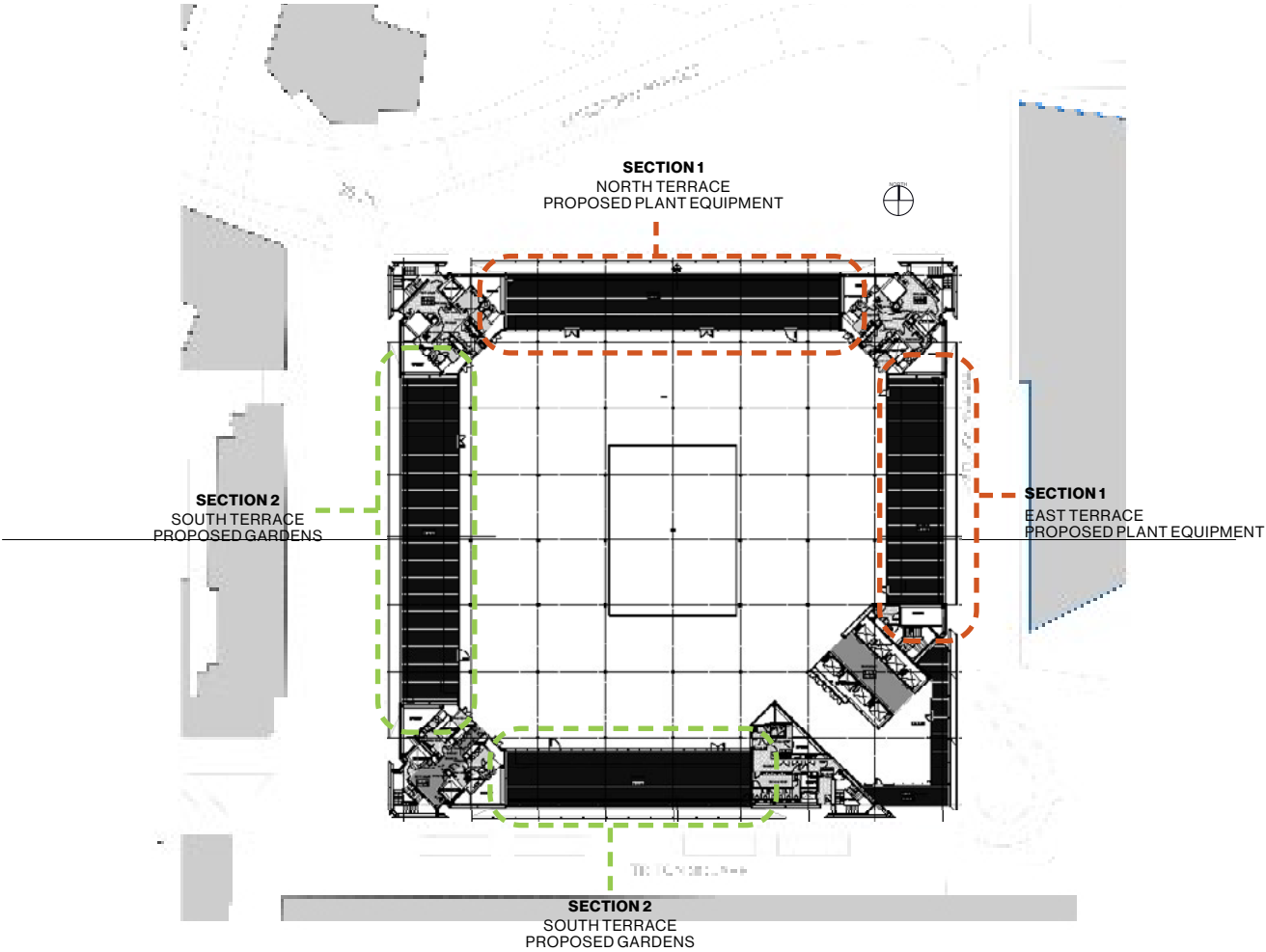
Street view South East corner looking North West



Proposed works

Level 6, External Terraces

Areas of Intervention



6th Floor Existing General Arrangement

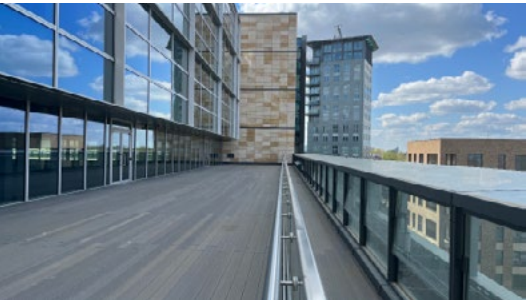
SECTION 1

**LEVEL 6 , NORTH & EAST EXTERNAL TERRACES, PROPOSED
INTERVENTIONS**

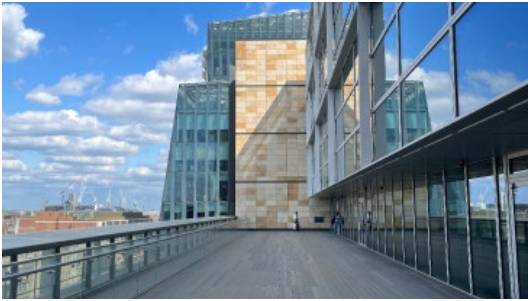
Section 1

Level 6, External Terrace Plant Areas

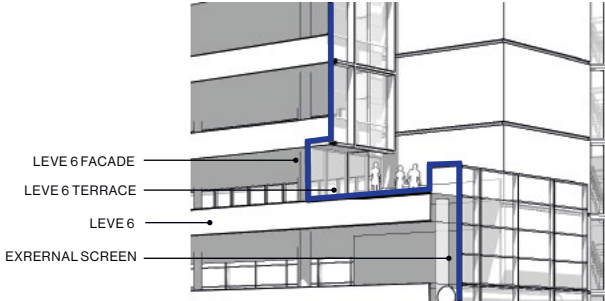
Existing terraces



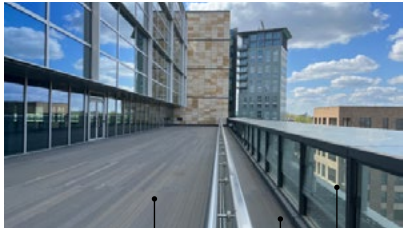
Existing North level 6 terrace looking West



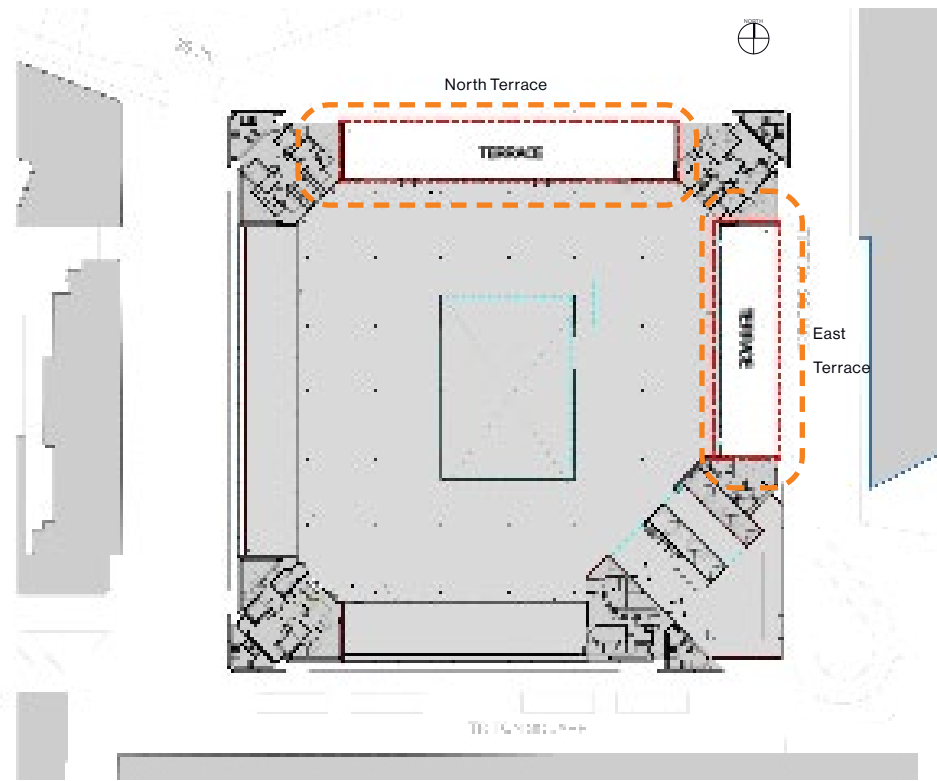
Existing North level 6 terrace looking East



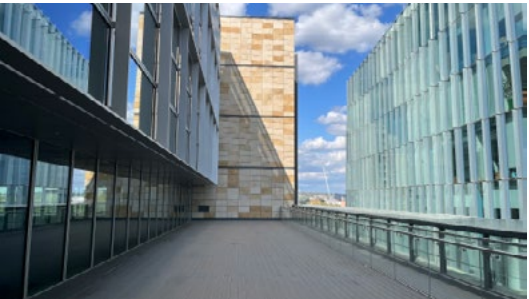
Section describing facade relationships to terrace



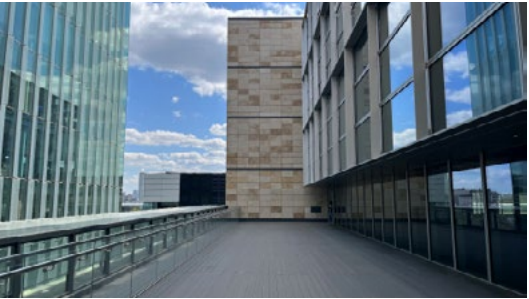
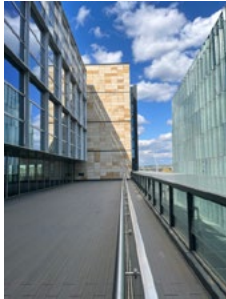
- Composite deck
- Safety balustrade
- Service corridor for vented facade
- Vented Facade



Existing Level 6 Floor Plan - showing external terraces



Existing East level 6 terrace looking North

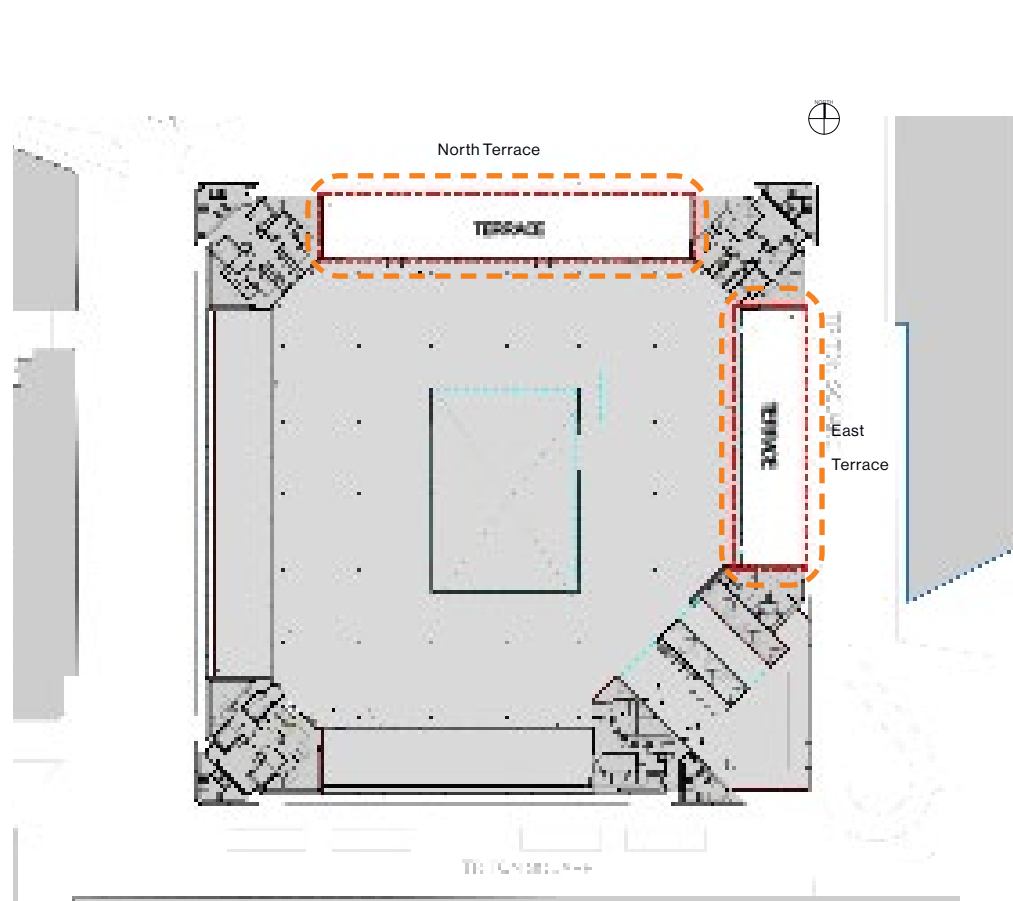


Existing East level 6 terrace

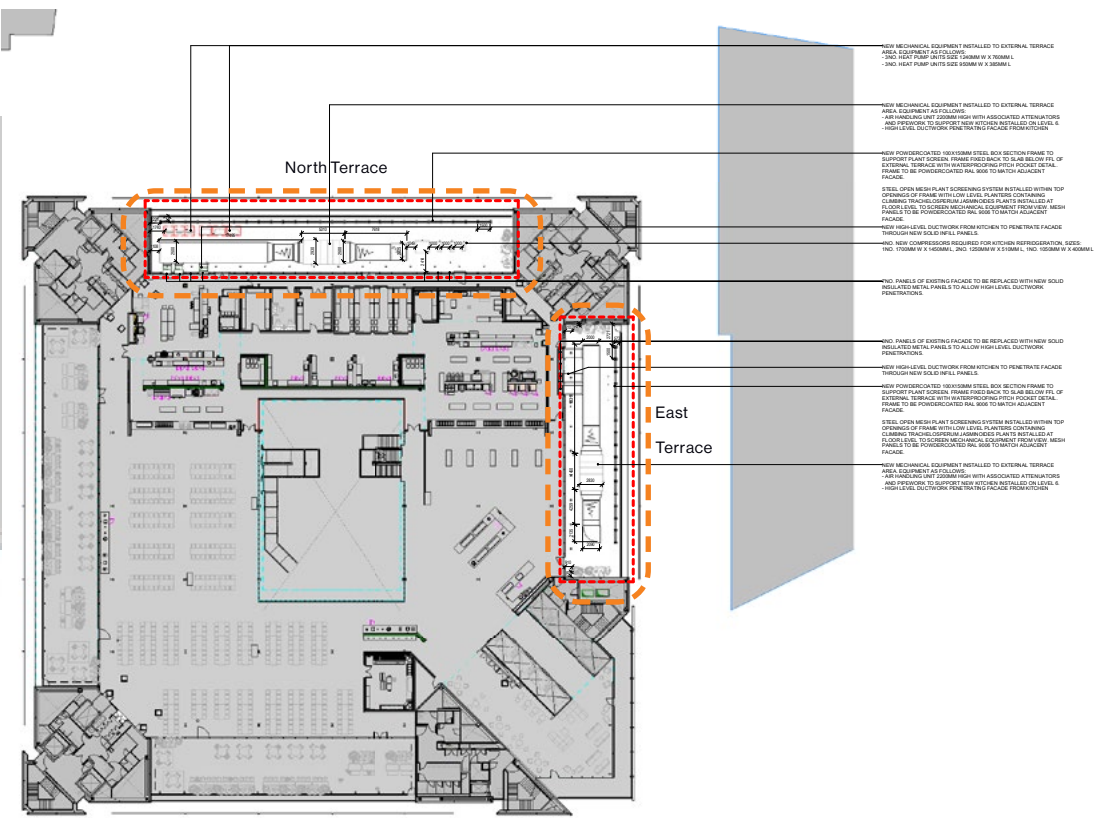


Section 1

Level 6, External Terrace Plant Areas



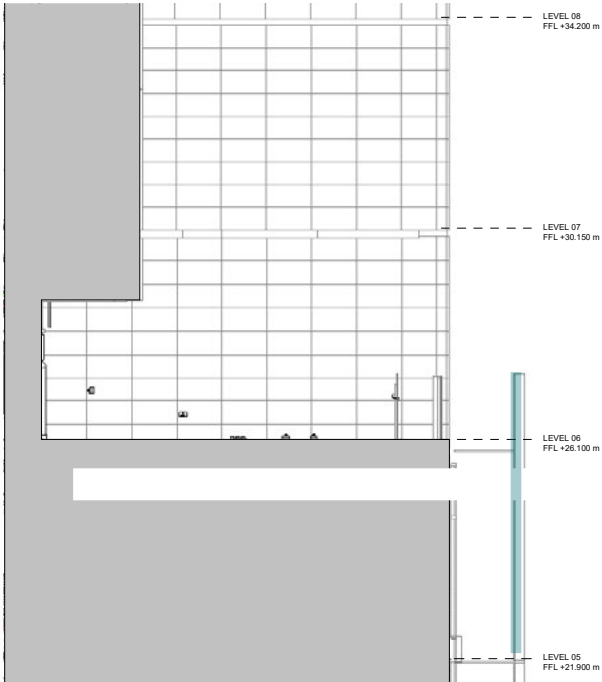
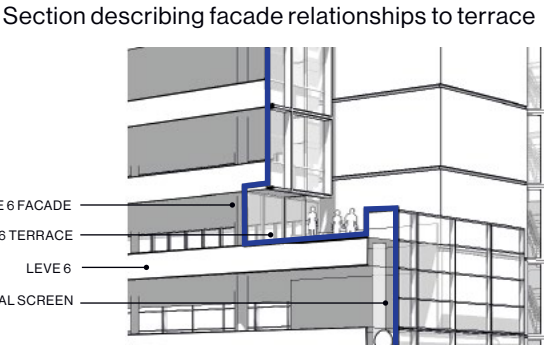
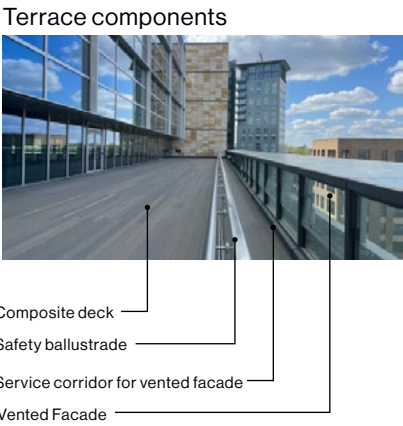
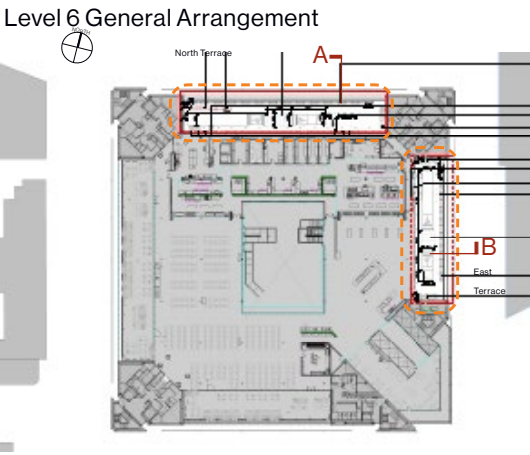
Existing level 6 plan including external terrace



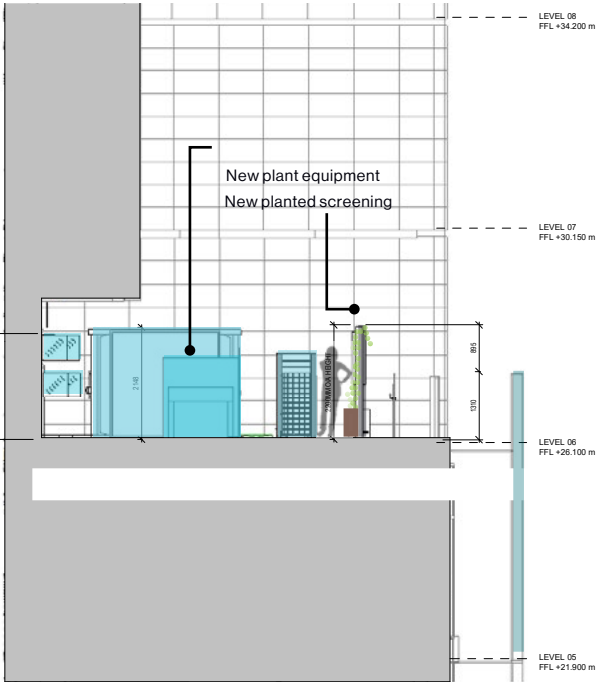
Proposed Level 6 plan including external terrace plan

Section 1
Level 6 External Terrace Plant Areas

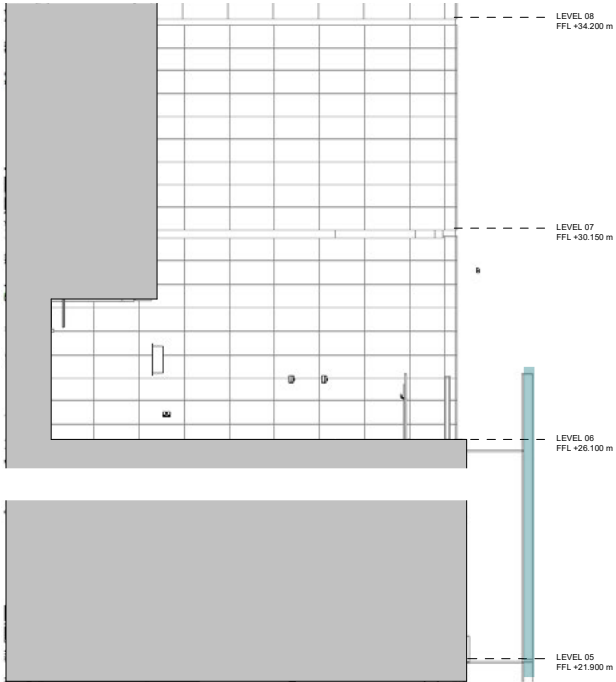
Proposed Interventions



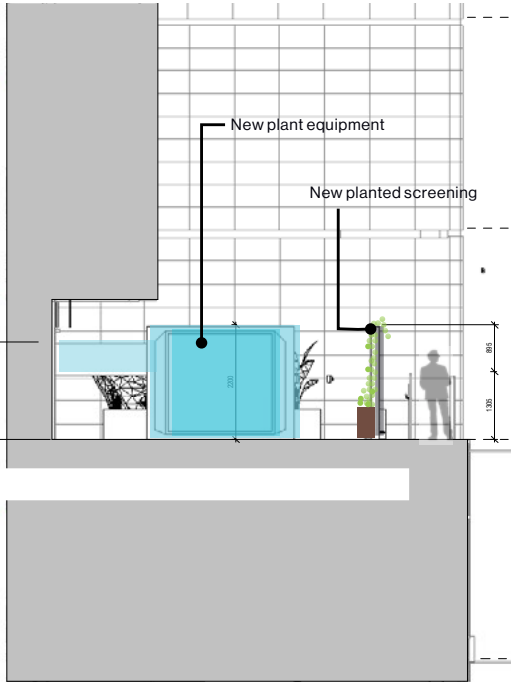
Section A - North Terrace, Existing



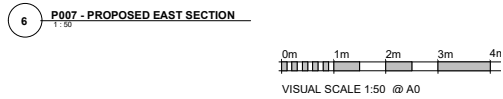
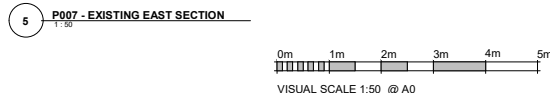
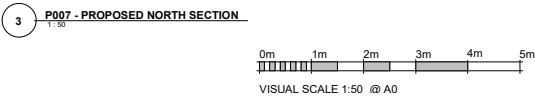
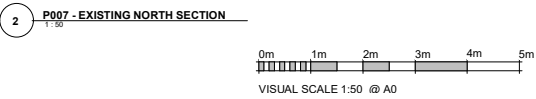
Section A - North Terrace, Proposed



Section B - East Terrace, Existing



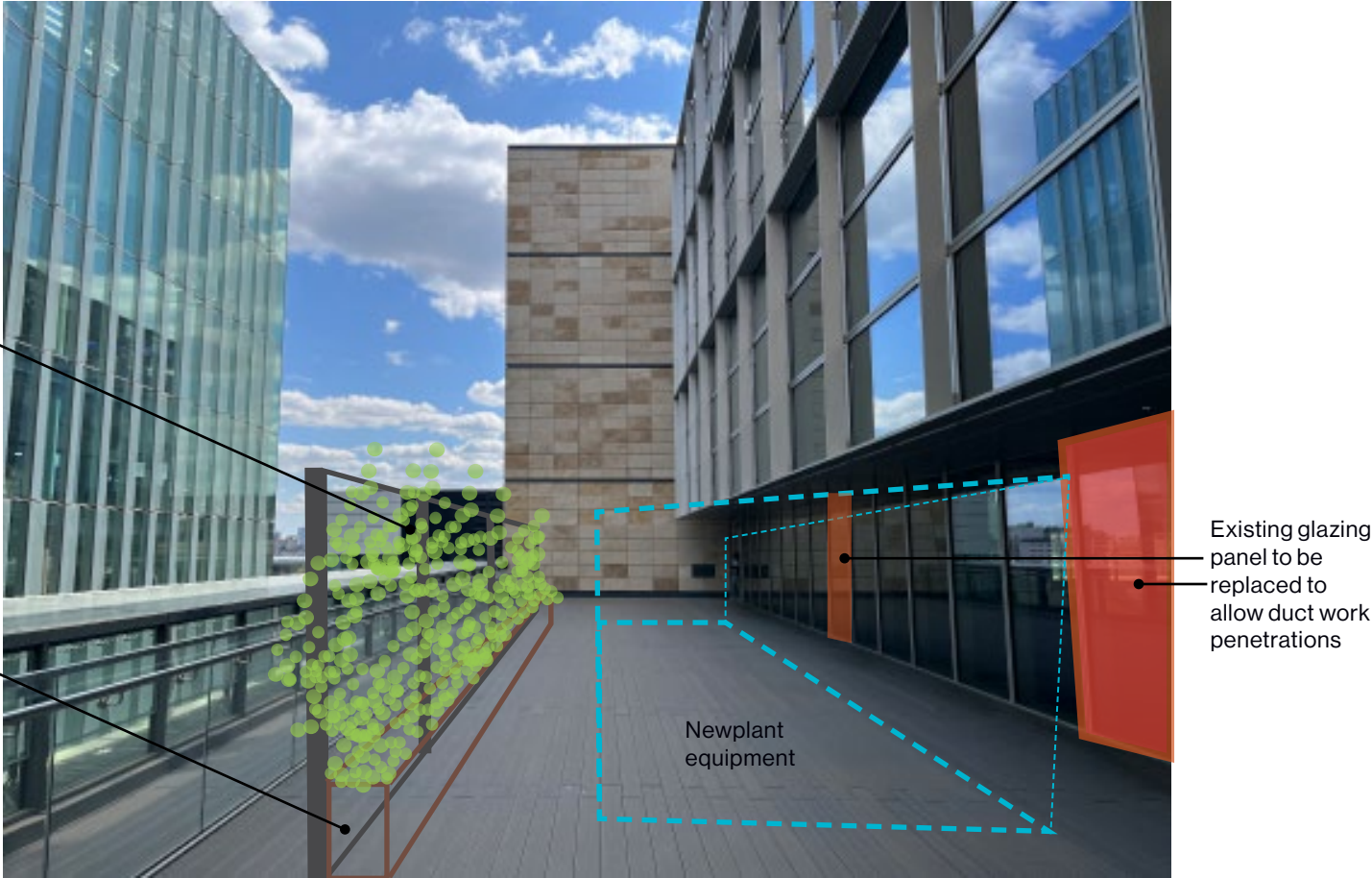
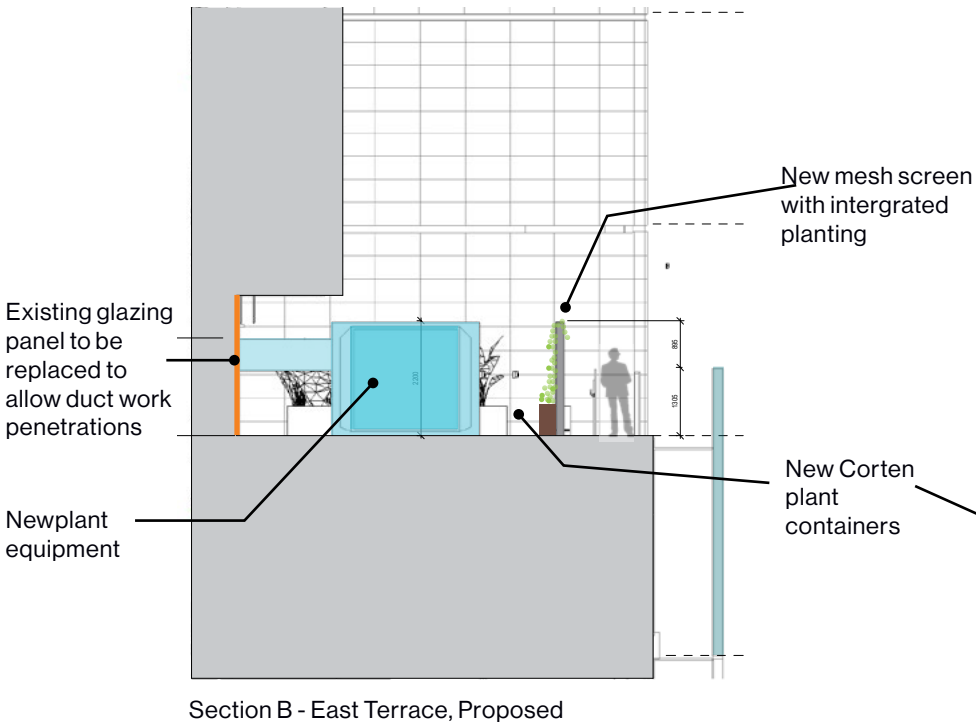
Section B - East Terrace, Proposed



Section 1

Level 6 External Terrace Plant Areas

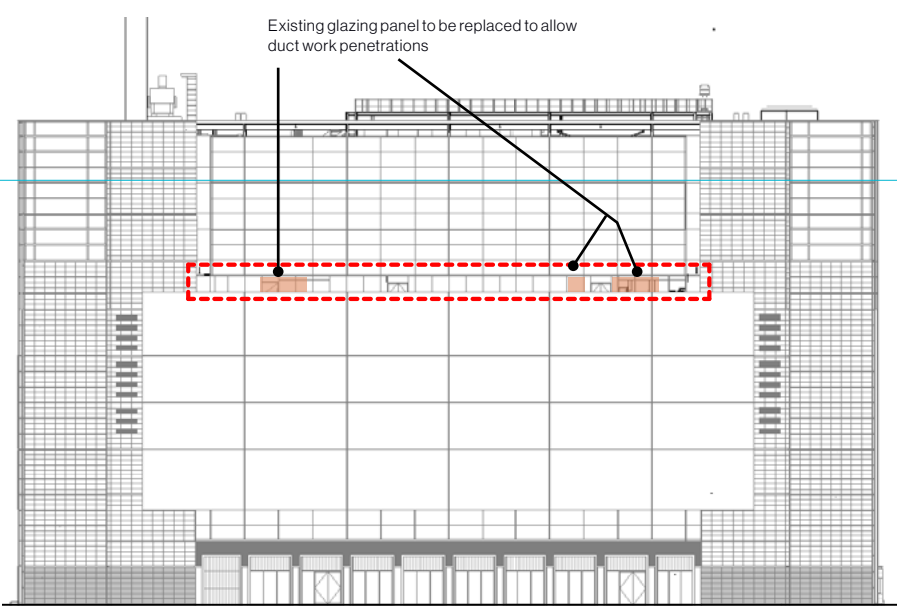
**Graphic representation of
Proposed Interventions**



Section 1

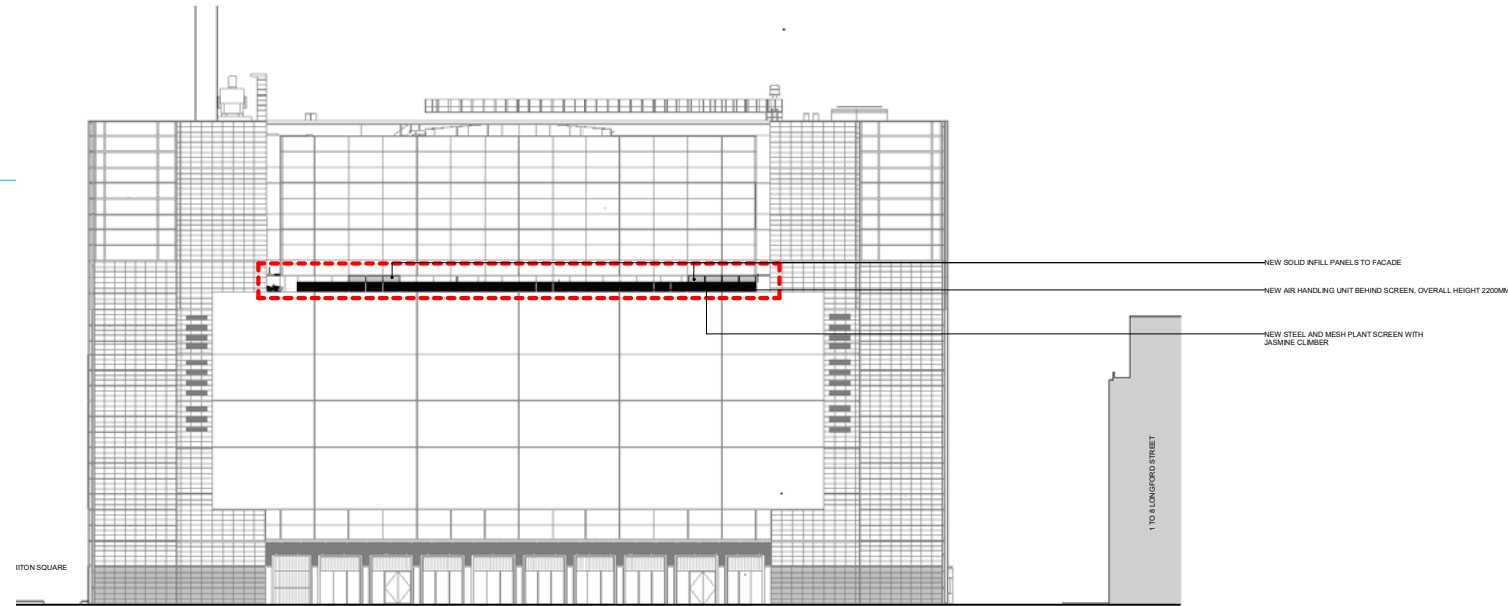
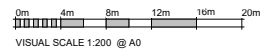
Level 6, Terrace Plant Areas

Elevations : Existing and Proposed



2 P004 - EXISTING
1:200

Existing North facing terrace



1 P004 - PROPOSED NORTH ELEVATION (LONGFORD STREET)
1:200

Proposed North facing terrace



Section 1

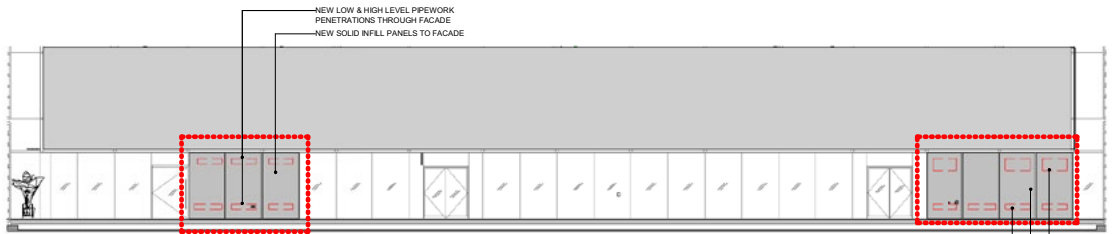
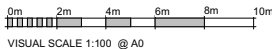
Level 6 External Terrace Plant Areas

Elevations : Existing and Proposed



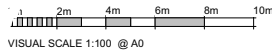
1 P006 - EXISTING NORTH ELEVATION - AT RECESSED TERRACE
1:100

Existing North facing terrace



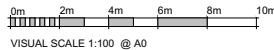
2 P006 - PROPOSED NORTH ELEVATION - AT RECESSED TERRACE
1:100

Proposed North facing terrace



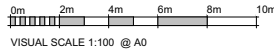
5 P006 - EXISTING EAST ELEVATION - AT RECESSED TERRACE
1:100

Existing East facing terrace



6 P006 - PROPOSED EAST ELEVATION - AT RECESSED TERRACE
1:100

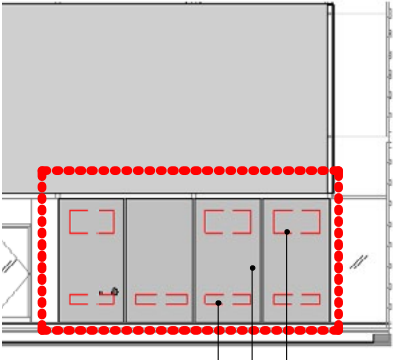
Proposed East facing terrace



Section 1

Level 6 External Terrace Plant Areas

Proposed Finishes



New insulated panels to replace existing panels where duct work penetrates facade

Colour to match existing cladding system



New metal frame with Eco Mesh infill

Mesh screen to be 50 x 50mm, 10 gauge wire powder coated

Frame work and screen to be a galvanised finish as per the structure



New planting troughs

Corten steel cladding to match existing within landscape on estate



New planting to Corten troughs

Plants to be Trachelospermum jasminoides interwoven through mesh screening

Section 2

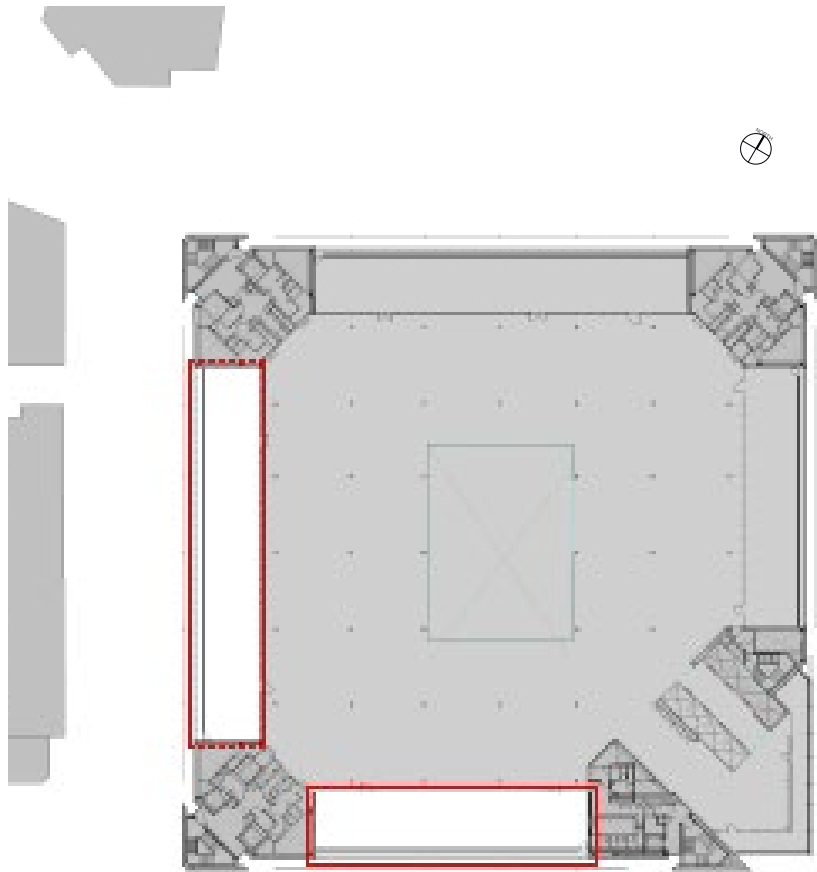
level 6 , West and South external terraces, proposed Interventions

Discharge of Planning condition 5 from Planning Application

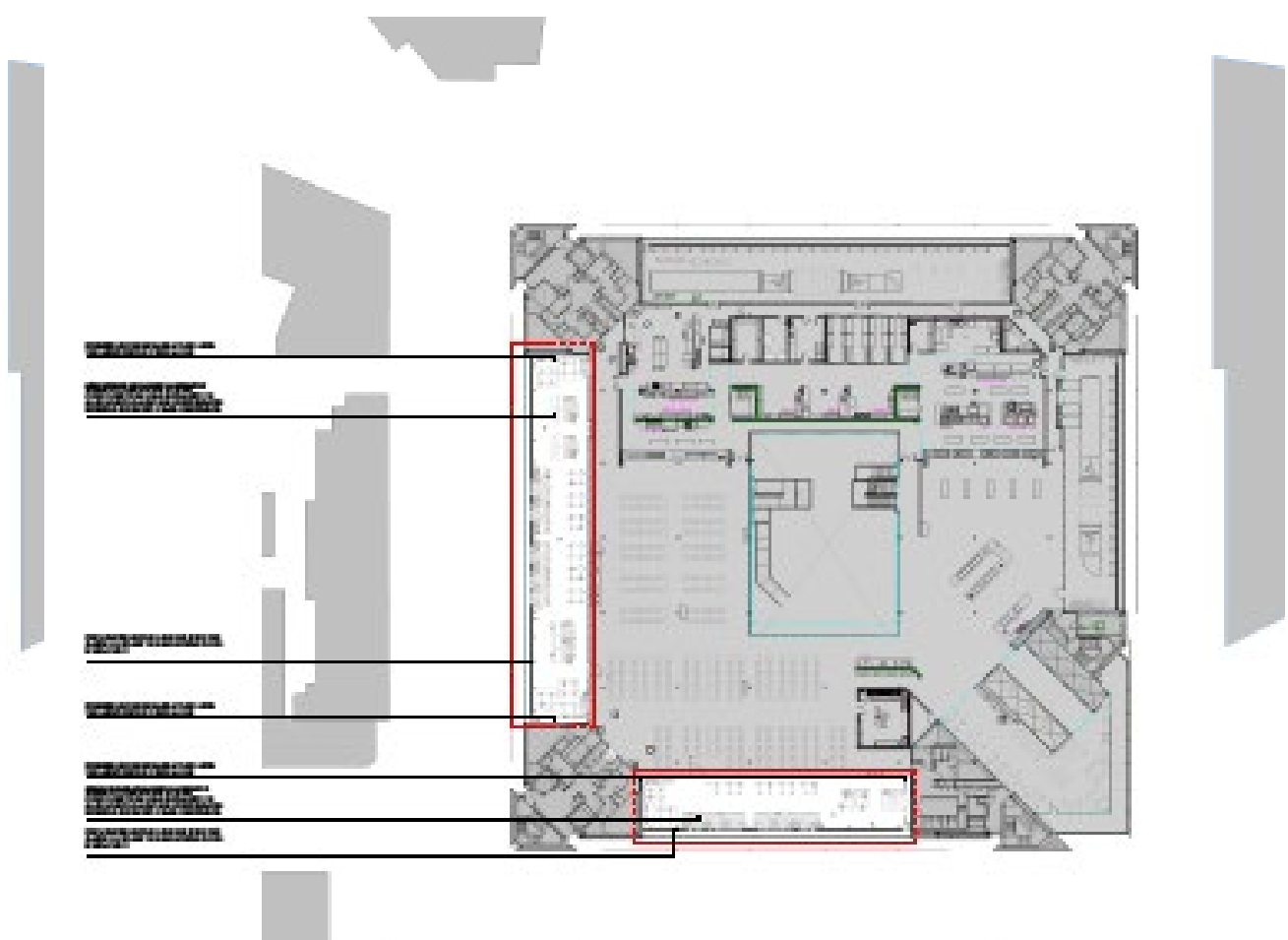
PP/2016/6069/P

Section 2
Level 6, Garden Terraces

General Arrangement



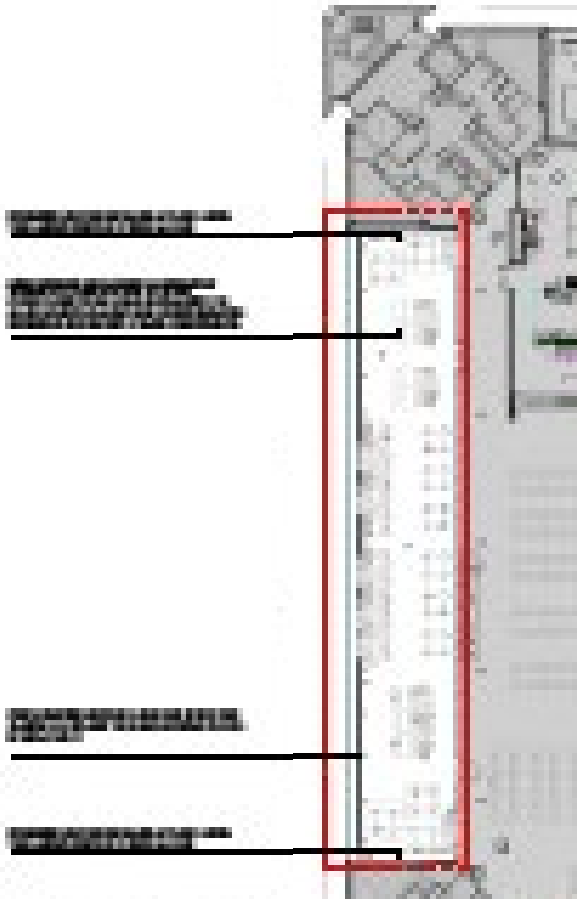
Existing level 6 plan with external terraces



Proposed level 6 plan with external terraces

Section 2

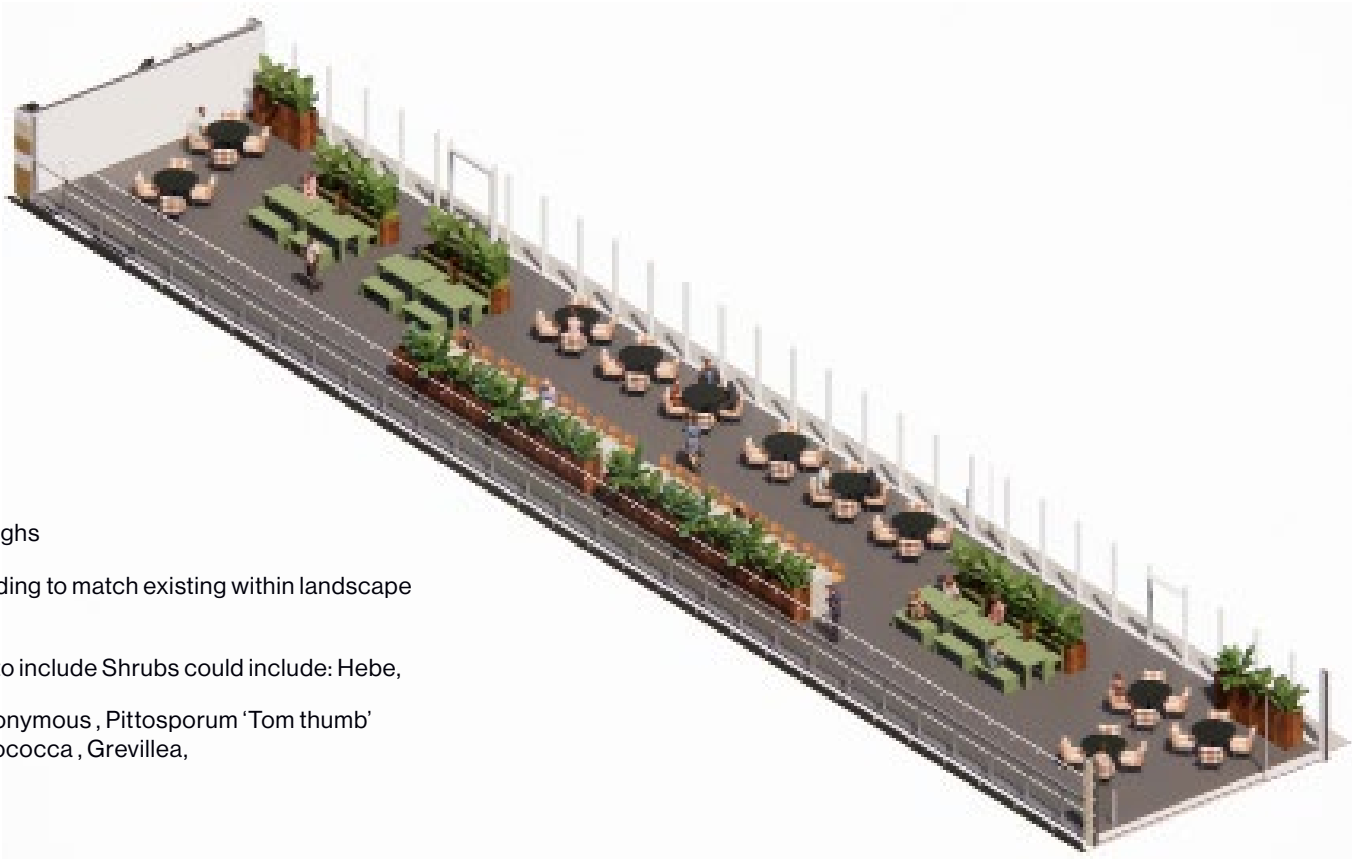
Level 6, Garden Terraces - West Terrace



New planting troughs

Corten steel cladding to match existing within landscape on estate

Planting species to include Shrubs could include: Hebe, Loropetalum, Euonymous, Pittosporum 'Tom thumb' Ceanothus, Sarcococca, Grevillea, Lavender.



Lavender



Hebe,



Loropetalum



Euonymous



Pittosporum 'Tom thumb' Ceanothus



Sarcococca

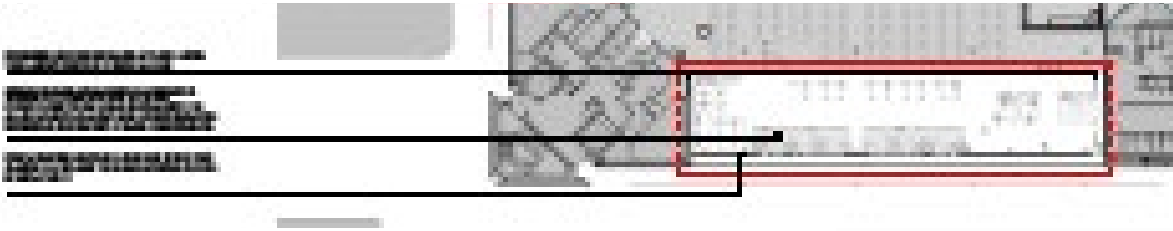


Grevillea



Section 2

Level 6, Garden Terrace - South Terrace



New planting troughs

Corten steel cladding to match existing within landscape on estate

Each trough would be planted with a Pyramid or Lollipop Bay trees in the centre. Each trough would be underplanted with herbs. 1 variety in each container. Herbs would include: Rosemary, Sage, Mint, Thyme, Chives, Basil, Lemon Balm, Oregano.

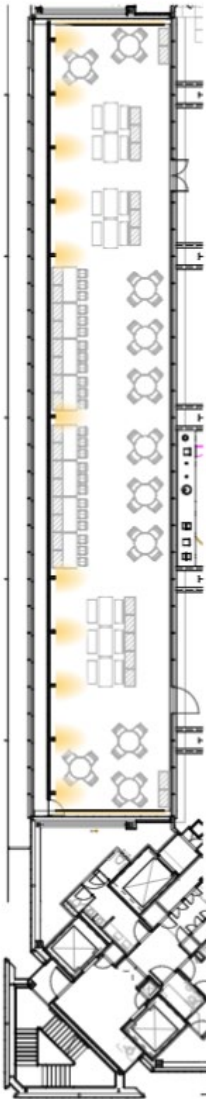
Section 2

Level 6, Garden Terrace - Typical Furniture

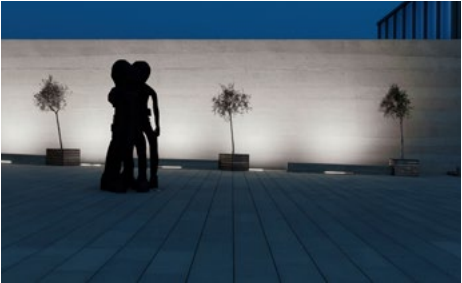


Section 2

Level 6, Garden Terrace - Typical Terrace Lighting



Precedent Imagery



hlw

Architecture | Interiors | Planning | Strategy | Sustainability

www.hlw.design