



Glasshouse Street

THE CROWN ESTATE

Landscape Report

088REG-RMA-XXX-XXX-RP-L-0001

REV PL01

21.03.2024



Robert Myers Associates

LANDSCAPE ARCHITECTURE

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01 Introduction

BACKGROUND INFORMATION

- 1.1. This landscape report has been prepared on behalf of The Crown Estate by Robert Myers Associates for submission to Westminster City Council to support the planning application for a scheme combining the full 21-29 Glasshouse Street and Venture House buildings - Phase 2.
- 1.2. This document refers to Phase 2 only. Phase 1 has been submitted for Full Planning Application and Listed Building Consent under refs 24/00846/FULL and 24/00847/LBC; validated on the 9th February 2024.
- 1.3. The development is located within the historic context of the Regent Street and the numerous Listed buildings that characterise the area. Green spaces nearby include Golden Square (100m distant), Leicester Square (430m), and St. James's Square (320m). Buildings dominates Regent Street and there is appropriately limited planting at street level; however the pedestrianised Glasshouse Street includes street trees in coordinated planters that offer a more intimate scale to the street scene.
- 1.4. Development of the site presents multiple opportunities to provide amenity and planting spaces, increasing the presence of 'urban greening' on the site, benefiting the wellness of its users, raising the biodiversity of the site including invertebrates, and contributing to a greener 'roofscape' context of the local urban landscape.



View from Regent Street



View looking down Glasshouse Street

02 Existing Site

THE SITE

1.5. Existing external spaces are limited to a deep and relatively shaded lightwell between the two buildings, with little or no external amenity space integrated for use by the building's occupants. A seeded green roof currently sits on top of the sixth floor.

1.6. The description of the application is as follows:

The comprehensive refurbishment of the buildings, consisting of the use of the upper floors as office accommodation (Use Class E), the erection of a setback rooftop extension, and a double mansard extension with new dormer windows to the Glasshouse Street elevation, together with the introduction of new amenity terraces, alterations to Glasshouse Street chimneys and new plant equipment and screening. External alterations to Glasshouse Street elevation, including a new retail shopfront, new office reception entrance and glazing, and a new service entrance, and associated works. Internal alterations to include the enlargement of the office reception at ground floor, infilling the atrium to provide additional office accommodation (Use Class E) at first floor, and the relocation of the goods corridor on the ground floor, and other associated works.



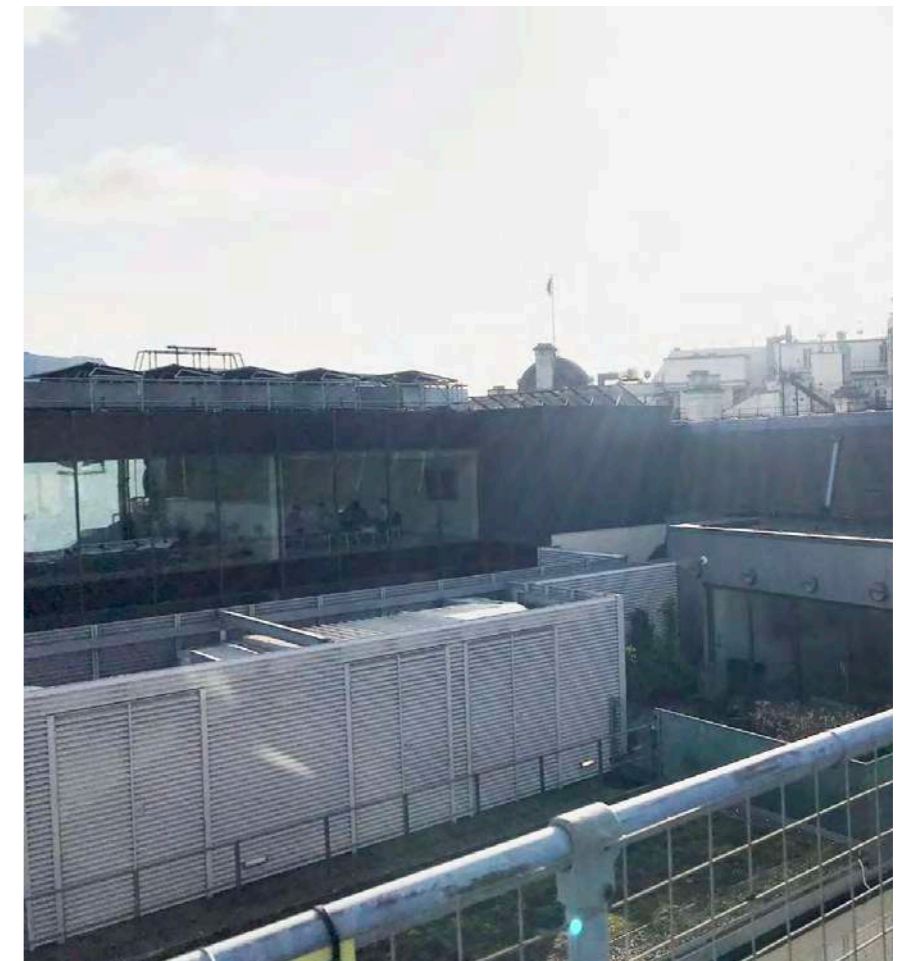
Proposed area of 7th Floor Terrace on Regent Street, looking East.



Proposed area of 7th Floor Terrace on Regent Street, looking East.



Proposed area of 6th Floor Terrace on Glasshouse Street.



Proposed area of 6th Floor Courtyard on Glasshouse Street.

02 Existing Site

BIRD'S EYE VIEW OF EXISTING SITE



Aerial view
NTS

FIGURE 1: ROOF LEVEL EXTENT OF APPLICATION

03 Design Development

DESIGN PROGRESSION

- 1.1. The layout for the terraces has evolved through an iterative process in discussion with the client and architect; and in consideration of the visual and aesthetic sensitivities of the context of the site. Urban greening, contributions to user well-being, and an increase in biodiversity were all key drivers for the design.
- 1.2. On Floor 7, initial proposals included groupings of multistem trees against the parapet. However, over time this would likely have impacts on visual amenity, introducing a potentially unwanted changes to views from Regent Street. The final layout still offers considerable 'understorey' planting areas, but with small to medium tree species now set back from the parapet edge, reducing any influence on views from below. The lines of planters and benches exhibit gentle curves at their edges. The separated planters also offer more opportunities for enjoying the view as well as smaller group social interactions.
- 1.3. On Floor 6 enclosed terrace, the rhythm of planters evokes a green and pedestrianised street scene. Early iterations have evolved to soften the cube-like planters, introducing more curved edges and circular seating; taking its cues from sinuous lines on the 7th floor.
- 1.4. On Floor 1, during development the ventilation screen was reviewed and updated as a more decorative pattern, with additional trailing vines (Ivy and Mulenbergia) to soften the vertical surface.
- 1.5. The green roof was initially intended as a sedum roof, but it was determined that the substrate depth would allow a more floriferous wildflower-dominated green roof.

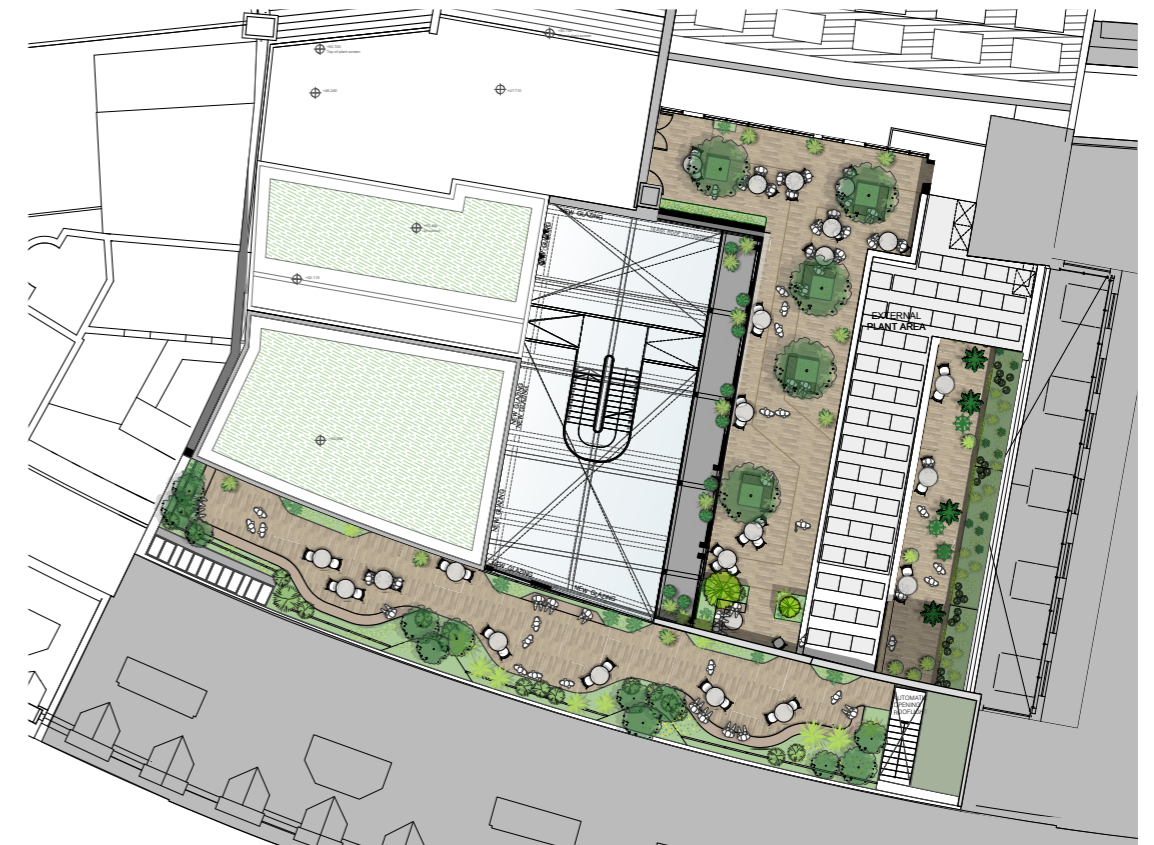


FIGURE 2: BIRDSEYE VIEW MASTERPLAN, INITIAL PROPOSALS

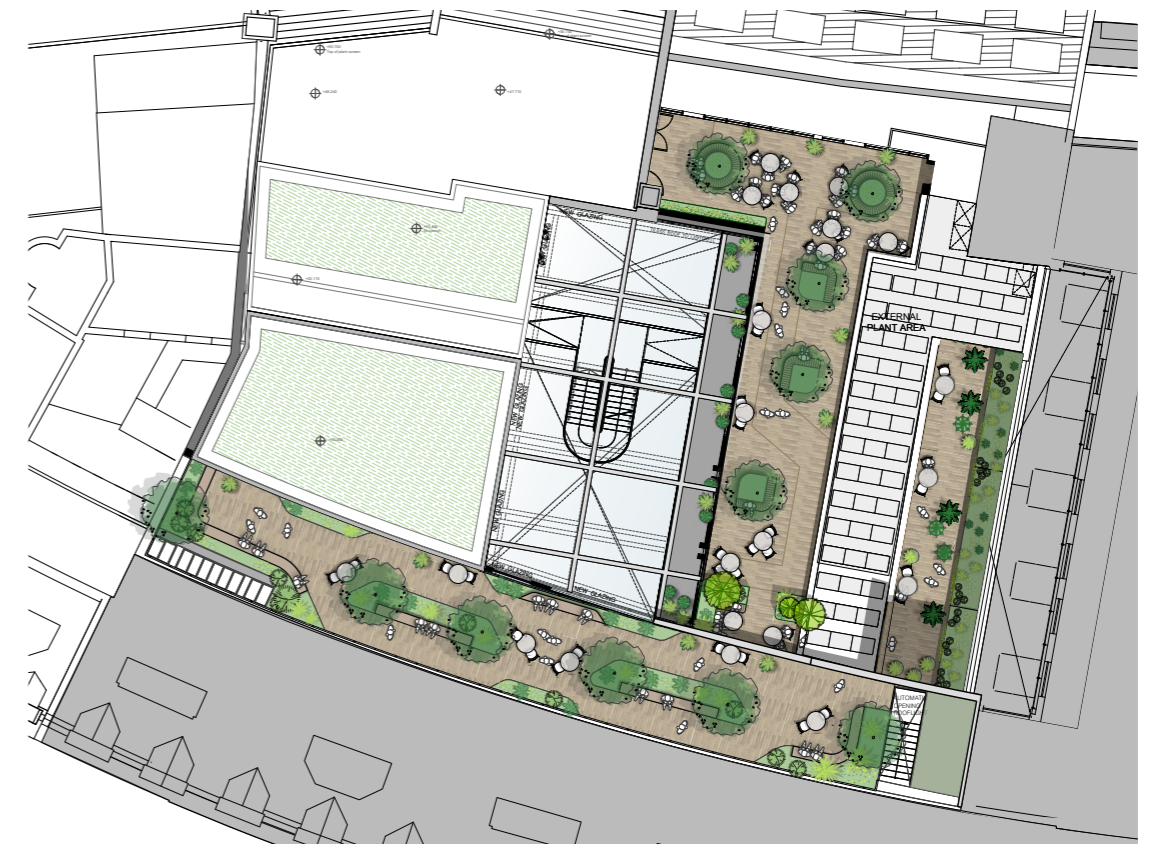


FIGURE 3: BIRDSEYE VIEW MASTERPLAN, 'OPTION B' (NTS)