Euston Tower

Request for an EIA Scoping Opinion

Prepared for:

British Land Property Management Limited

Date:

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CONTENTS

INTRODUCTION

1 British Land Property Management Limited (hereinafter referred to as the 'Applicant') is seeking detailed planning permission for the redevelopment of a single parcel of land (approximately 0.88 hectares (ha) in size) located at 286 Euston Road within the London Borough of Camden (LBC) ('the site'). The site is bound by Brock Street to the north, Hampstead Road to the east, Euston Road (A501) to the south and Triton Square and commercial buildings of Regents Place to the west.

2 The site currently consists of a single, ground plus 36-storey building with a basement. The existing building is predominately vacant (although some of the retail units at ground level are still occupied), previously accommodating retail uses at ground floor with office uses above.

3 Figure 1 provides a site location plan and Figure 2 presents the draft planning application boundary. Further information on the current site conditions is provided in the *'Environmental Context'* section of this EIA Scoping Report.

4 The scheme proposals (hereafter referred to as the 'Proposed Development') comprise the demolition of a majority of the existing structure on-site, with retention and re-use of the central core elements, basement and foundations, and the construction of a new mixed-use development including office floorspace, laboratory enabled and flexible retail floorspace. Where possible, the Applicant intends to re-use/recycle the deconstructed elements. The Proposed Development is likely to consist of a ground plus 31-storey building, alterations to the current basement as well as improved public amenity and landscaping. The scheme proposals are still evolving in response to the development brief and pre-application consultation.

5 Given the proposals described, the Proposed Development does not fall within the classification of Schedule 2, 10(b) (Infrastructure Projects – Urban Development Projects) of the EIA Regulations. The site area does not exceed the 5ha threshold, nor does it provide over 1ha of development that is dwelling/house, nor does it provide over 150 residential units. The site is also not located within a 'sensitive area' as defined by the EIA Regulations.

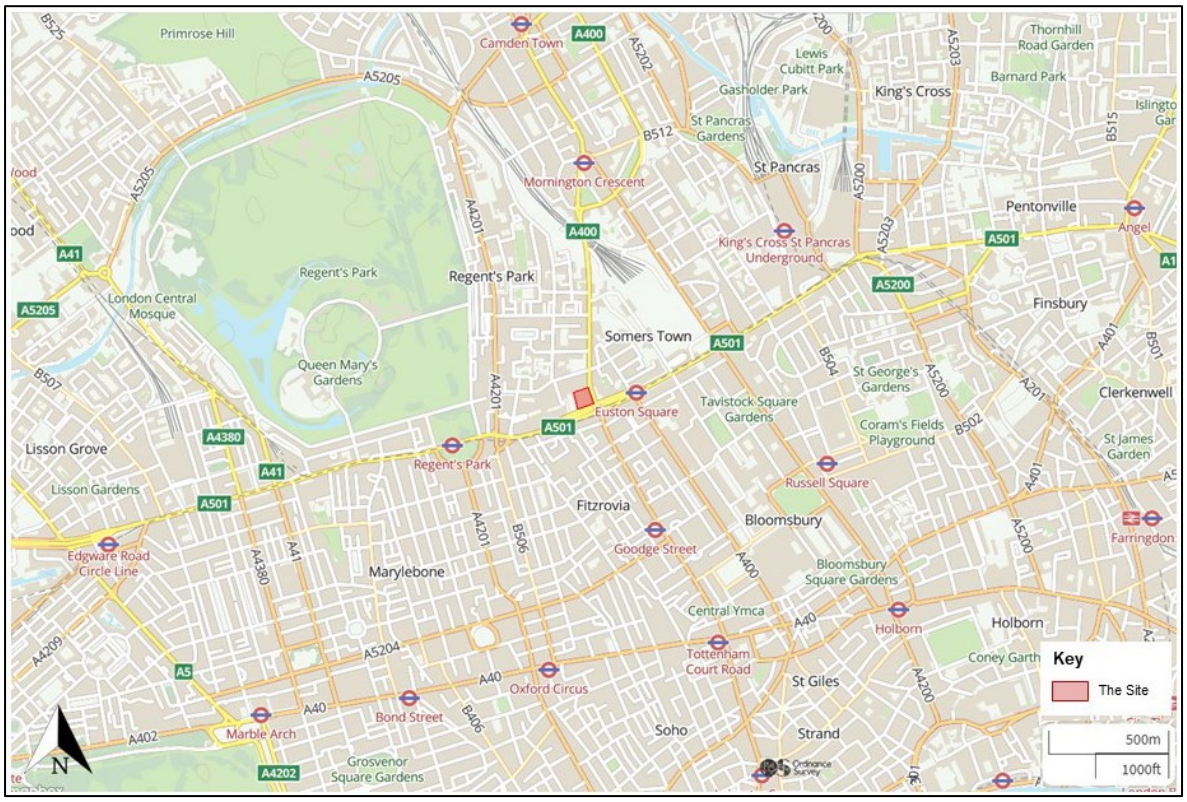
6 However, taking into account the scale of the development proposed and the nature of the site and surrounding area (dense urban environment with a potentially high concentration of sensitive receptors in the vicinity of the site), it is considered that there is the potential for significant environmental effects to arise. On this basis, the Applicant has decided to undertake an EIA for the Proposed Development and prepare an Environmental Statement (ES) to accompany the planning application. As the Proposed Development is not 'EIA development' under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017/571 (hereafter referred to as the 'EIA Regulations'), the EIA will be undertaken voluntarily and in accordance with the requirements of the EIA Regulations.

7 Trium Environmental Consulting LLP (Trium) has been appointed by the Applicant to undertake the EIA Scoping exercise. This EIA Scoping Report is submitted to the LBC to seek a formal EIA Scoping Opinion in accordance with Regulation 15 of the EIA Regulations. This process is carried out to agree the approach and scope of the EIA and will be reported in the ES, which is to be submitted in support of the future full (detailed) planning application.

8 The EIA Regulations require that in order to ensure the completeness and quality of the ES, *'(a) the developer must ensure that the environmental statement is prepared by competent experts;'* and *'(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.* (Regulation 18(5))*'* Trium consider that these requirements are equally important and relevant to the EIA scoping process in addition to the preparation of the ES. As such, in accordance with this requirement, the following statement is provided:

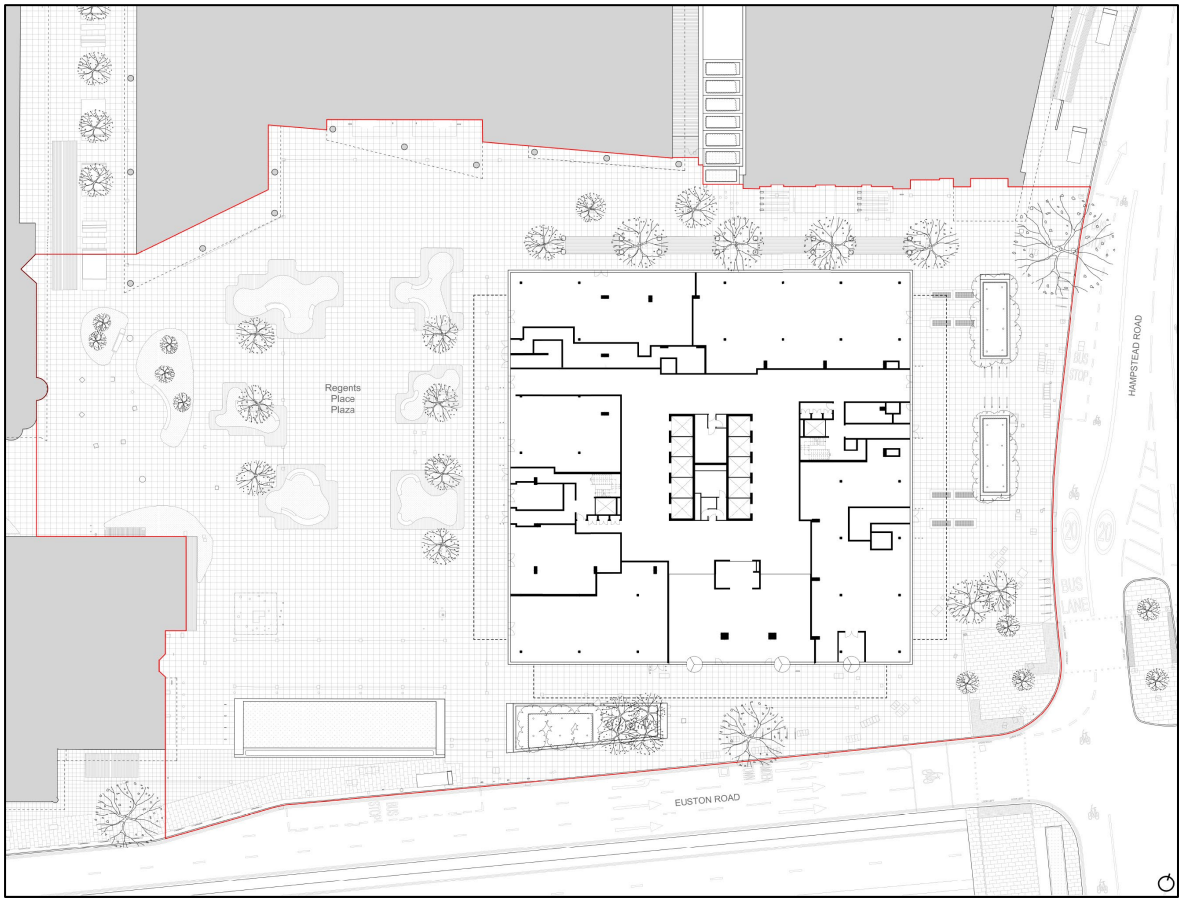
"Trium is an environmental consultancy specialising in urban regeneration and property development projects in the United Kingdom (UK), with a specific focus in London. Trium's Partners and Employees have extensive experience in managing the environmental issues and impacts surrounding large scale, high profile urban regeneration development projects. The Partners and Employees of Trium have, over the course of their careers to date (including with former employers), project directed, managed or contributed to over 500 EIAs within the commercial, retail, residential, leisure, cultural, infrastructure and industrial sectors. They have particular expertise in London based development projects."

Figure 1 Site Location Plan



Source: Ordnance Survey. Base map contains OS data

Figure 2 Indicative Redline Planning Application Boundary on the Existing Site Plan



PURPOSE OF THE REPORT

9 This EIA Scoping Report has been prepared to ensure that the subsequent EIA focuses on the impacts which are likely to give rise to significant effects and to agree with the London Borough of Camden (LBC) the EIA approach and scope.

10 The Scoping Report also identifies the technical topics not considered likely to result in impacts which would be considered significant and as such where no further assessment is required as part of the EIA. Notwithstanding this, various technical reports will accompany the planning application which consider these technical topics further.

11 In accordance with regulation 15 (1) of the EIA Regulations, Table 1 sets out the information that the EIA Regulations require a Scoping Report to include and where this can be located within this Scoping Report.

Table 1 Information Required to Accompany a Request for a Scoping Opinion

Information Required	Location within this Report
a plan sufficient to identify the land;	Figure 1, Figure 2
a brief description of the nature and purpose of the development, including its location and technical capacity;	See **THE PROPOSED DEVELOPMENT** (paragraphs 21-27)
an explanation of the likely significant effects of the development on the environment; and	See **PROPOSED EIA SCOPE – ENVIRONMENTAL TOPICS**, **ANNEX D** and **ANNEX E**.
such other information or representations as the person making the request may wish to provide or make.	See **STRUCTURE OF THE EIA SCOPING REPORT** (paragraphs 12-13)

STRUCTURE OF THE EIA SCOPING REPORT

12 This EIA Scoping Report is structured as follows and provides:

- A description of the location and existing uses of the site;
- A description of the environmental context of the site and surrounding area;
- A description of the Proposed Development;
- A summary of the environmental topics (factors) that are considered to potentially result in significant effects on the environment and those that are considered unlikely to result in significant effects on the environment; and
- The proposed structure of the ES.

13 This EIA Scoping Report is supported by the following Annexes:

- Annex A: Approach to EIA Scoping and EIA Methodology;
- Annex B: Planning Policy Context;
- Annex C: Cumulative Schemes;
- Annex D: “Scoped In” Topic Sheets

  Topic Sheets for the topics that are considered to potentially result in significant effects on the environment and which include an explanation of the proposed scope and assessment methodology that will be adopted to predict the magnitude of potential impacts and the resultant scale, nature, geographic extent and duration of potential effects, and the effect significance.

  The following topic sheets are proposed to be ‘SCOPED IN’ to the ES:

  - Air Quality;
  - Climate Change and Greenhouse Gases;

- Daylight, Sunlight, Overshadowing and Solar Glare;
- Noise and Vibration;
- Socio-economics;
- Townscape, Visual and Built Heritage Assessment;
- Traffic and Transport; and
- Wind Microclimate.

- Annex E: 'SCOPED OUT' Topic Sheets

  Topic Sheets for the topics that are considered unlikely to result in significant effects on the environment with supporting evidence/justification.

  The following topic sheets are proposed to be 'SCOPED OUT' of the ES:

  - Archaeology;
  - Ecology and Biodiversity (including Arboriculture);
  - Geoenvironmental (Ground Conditions, Groundwater and Land Take and Soils);
  - Health (scoped out as a specific ES chapter, a Health Impact Assessment will be undertaken);
  - Light Spill;
  - Project Vulnerability, Major Accidents and Natural Hazards;
  - Waste and Materials; and
  - Water Resources, Drainage and Flood Risk.

- Annex F: Archaeological Desk Based Assessment; and
- Annex G: Preliminary Ecological Appraisal.

SITE LOCATION AND DESCRIPTION

14 The site (as shown in Figure 1 and Figure 2) comprises a broadly rectangular area of land and covers an area of approximately 0.88 ha. The site is located at grid reference TQ 29192 82354 and falls within the administrative boundary of the LBC. It is located approximately 400m to the east of Regent's Park and approximately 350m to the west of Euston Station.

15 The site is occupied by the current Euston Tower and Regent's Place. The ground floor of Euston Tower includes currently operational commercial properties including cafes and shops, with vacant office floorspace on the floors above. The existing basement within Euston Tower provides 102 car parking spaces and 200 cycle parking spaces. This basement is connected to the wider Regents Campus basement, which also provides a servicing yard used by Euston Tower. The open space within Regent's Place is predominantly paved with limited greening, and this paving extends around the perimeter of the existing building.

16 The site is bounded by:

- Residential and commercial properties to the north;
- Hampstead Road to the east;
- Euston Road (A501) to the south; and
- Regent's Place and commercial properties to the west.

17 Euston Tower is part of Regent's Place, which offers a pedestrian-friendly environment with largely pedestrianised streets, alleyways and plazas. Around the site there are wide footways, signalised pedestrian crossings with dropped kerbs and tactile paving.

18 There are eight loading bays currently provided on site, all accessed at street level along Drummond Street and located in the basement, with access up to Euston Tower achieved via platform lifts.

ENVIRONMENTAL CONTEXT

19 The area surrounding the site is comprised of a mixture of use classes, including (but not limited to) commercial uses, residential dwellings, retail and open spaces.

20 The site and surrounding environmental context is described in Table 2 and illustrated in Figure 3.

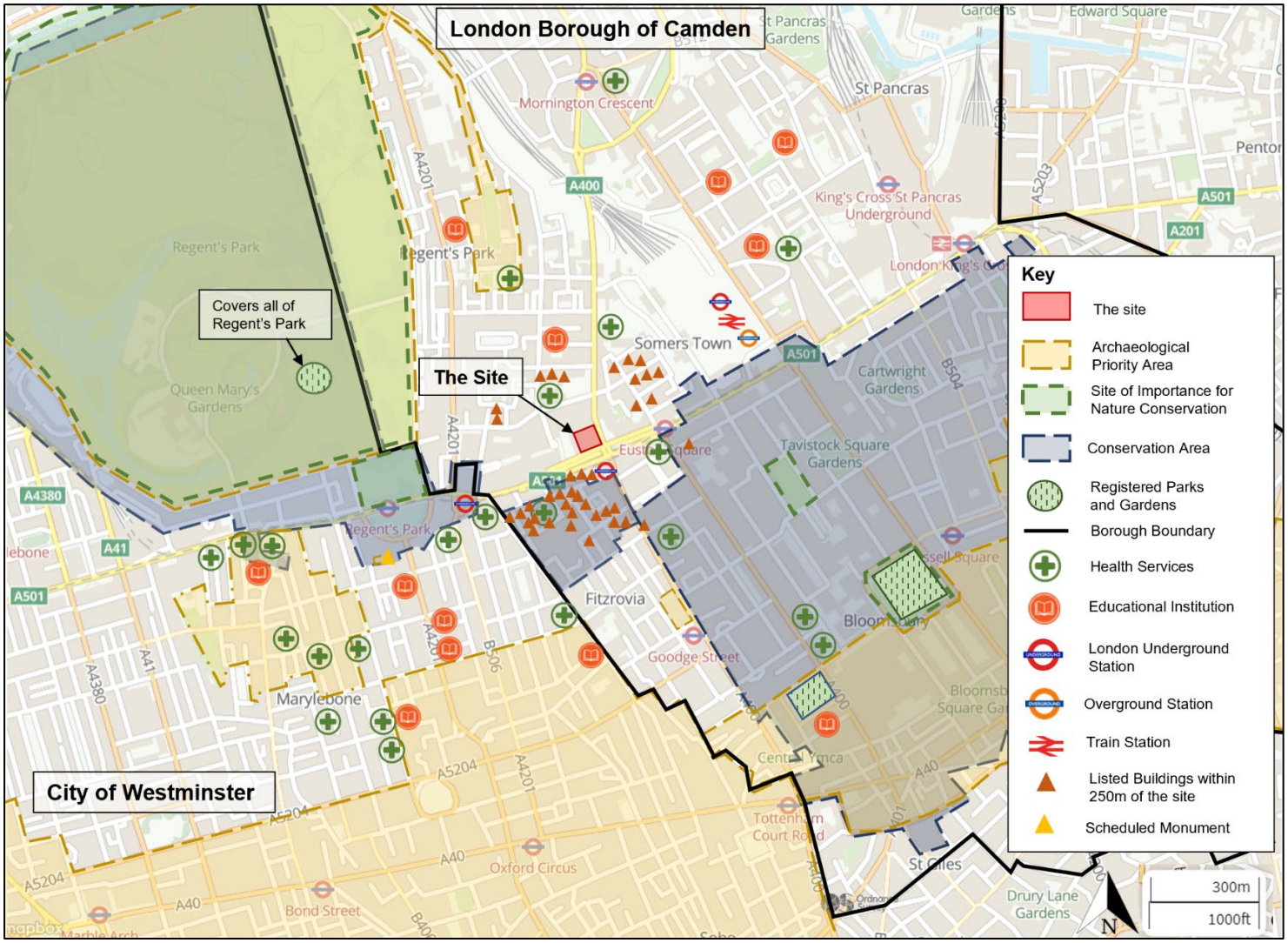
Table 2 Environmental Context

Environmental Topics	Key Features and Designations
Air Quality	• The site is located within the LBC's borough wide Air Quality Management Area (AQMA), which is designated for exceedances of the 24-hour mean objective value for particulate matter (PM_{10}) and the annual mean objective value nitrogen dioxide (NO_2)[1] as a result of transport emissions. The AQMA was declared in September 2002. • Sensitive receptors in close proximity to the site include University College Hospital approximately 100m south-east of the site, residential properties on Euston Road approximately 60m south of the site, residential properties on Hampstead Road approximately 60m east of the site and residential properties on Hampstead Road approximately 30m north of the site.
Archaeology (Buried Heritage)	• The site is not located within any Archaeological Priority Areas (APA).
Built Heritage	• The site is not located within a Conservation Area (CA) and there are no buildings on the site that are statutorily or locally listed. • The site is located approximately 75m to the north of the LBC Fitzroy Square CA, 200m to the northwest of the LBC Bloomsbury CA and 170m to the east of the LBC Regent's Park CA. • There are three Registered Parks and Gardens within a 1km radius of the site, including Regents Park approximately 480m west, Russell Square approximately 860m southeast, and Bedford Square Garden approximately 870m southeast of the site. • There are 132 listed buildings within a 500m radius of the site, 13 of which are Grade I listed buildings, 111 are Grade II listed buildings and 8 are Grade II* listed buildings. • The closest listed buildings to the site are Nos.48-52 Stanhope Street (Grade II) to the north of the site and Nos.15, 16, 17, 20, 21, 56, 58-62, 63-68 Warren Street (all Grade II) and Nos.159-161 Whitfield Street (Grade II), to the south, which are within 150m of the site boundary.
Daylight, Sunlight, Overshadowing, Solar Glare and Light Spill	• Daylight and sunlight receptors in proximity to the site include a number of residential buildings along William Road, Drummond Street, Hampstead Road, Warren Street and Euston Road. • Schafer House, University College, is a student accommodation receptor relevant to daylight and sunlight. • Regents Place and Tomer's Square are outside amenity areas in proximity to the site that are sensitive to overshadowing impacts. • Euston Road and Hampstead Road cross just to the southeast of the site. The road junctions in this area are considered sensitive to solar glare. • Some immediately surrounding residential receptors could be sensitive to light spill.
Ecology and Biodiversity	• The site is not subject to any ecological designation (statutory or non-statutory). • The site is not within a 1km radius of any of the following designated sites: Areas of Outstanding Natural Beauty (AONB), Biosphere Reserves, National Nature Reserves (NNR), Ramsar Sites, Site of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) or Special Protection Areas (SPA). • The nearest designation is a Metropolitan Site of Importance for Nature Conservation (SINC) at The Regent's Park approximately 450m west of the site which is connected to a Borough II SINC in park square immediately south of The Regent's Park, approximately 420m west.
Noise and Vibration	• Noise and vibration at the site is dominated by road traffic along Euston Road (A501) and Hampstead Road in addition to underground trains that run underneath the site. • There are multiple residential receptors in close proximity to the site that are already affected by noise and vibration.
Socio-Economics	• There are 11 GP surgeries within a 1km radius of the site, the closest (within 500m) being: GP at Hand – Drummond St (approximately 100m north-west); Fitzrovia Medical Centre (approximately 280m south-west); Special Allocation Scheme (approximately 280m north); and The Regents Park Practice (approximately 440m north-west).

[1] *Objective values set out in the Air Quality Standards Regulations (2010)*

Environmental Topics	Key Features and Designations
	• There are 12 hospitals within a 1km radius of the site, the closest (within 500m) being: University College Hospital (approximately 130m east); Mya St Lukes Hospital (approximately 170m south-west); Royal National Orthopaedic Hospital Trust (approximately 280m southwest); Hospital for Tropical Diseases (approximately 360m southeast); and Portland Hospital (approximately 380m southwest).
Townscape and Visual Impact Assessment	• The existing building on site is tall in the context of its surroundings, making it highly visible to surrounding viewpoints. • The existing building on site is visible within London View Management Framework ('LVMF') London Panoramas from Parliament Hill to Westminster, LVMF London Panorama from Primrose Hill to Westminster, and LVMF River Prospects from Lambeth Bridge.
Traffic and Transport	• The site has a Public Transport Accessibility Level (PTAL) rating of 6b (where 0 is the worst and 6b is the best) and therefore is considered to offer the best possible access to public transport. • Warren Street Underground Station, serviced by the Victoria and Northern lines, is located approximately 60m south of the site. Euston Square Underground Station, serviced by the Circle, Hammersmith & City and Metropolitan lines, is located approx. 240m east of the site. Great Portland Street Underground Station, serviced by the Circle, Hammersmith & City and Metropolitan lines, is located approximately 330m west of the site. • Euston Rail Station is located approximately 470m north-east of the site and is serviced by Avanti West Coast, West Midlands Trains, Caledonian Sleeper, and London Overground rail services. • Warren Street Station (Stop KA) bus stop is located immediately south of the site, serviced by Bus Routes 18, 30, 205 and N205. Warren Street Station (Stop V) bus stop is located approx. 50m south and is serviced by Bus Routes 18, 27, 30, 205, N27 and N205. Drummond Street (Stop S) bus stop is located approx. 20m north-east, serviced by Bus Routes 24, 29, N29 and N279. Warren Street Station Euston Road (Stop U) bus stop is located approx. 30m east, serviced by Bus Routes 24, 27, 29, 134, N27, N29 and N279. University College Hospital Warren Street Station (Stop W) is located approx. 120m east, serviced by Bus Routes 18, 30, 73, 205, 390, N5, N20, N73 and N205. • Euston Road, bordering the south of the site, and Hampstead Road, bordering the east of the site, have comprehensive footway provision along both sides of the carriageways. • A London Cycle Network route runs along Hampstead Road east of the site. Cycleway 27 (C27) is located approximately 280m south of the site running between North Acton and Lower Clapton.
Water Resources, Flood Risk and Hydrology	• The site is located in Flood Zone 1 and therefore is considered at very low risk from flooding. • The entire site is categorized as ‘very low risk’ from surface water flooding, meaning the area has less than a 0.1% chance of flooding each year. • The nearest water body is the Boating Lake in The Regent’s Park approximately 880m west of the site. • There is a ‘Superficial Drift Secondary A aquifer’ running through the site. • The site is within an area classified as low groundwater vulnerability.
Ground Conditions and Land Contamination	• The underlying bedrock geology is the London Clay Formation comprising clay, silt, and sand. • The site is not located within any ground water Source Protection Zones (SPZ).
Wind Microclimate	• Winds for the London area are predominantly from the south-west, with a secondary peak from the north-east during spring. Winds are typically stronger in the winter season, and lighter throughout the summer.

Figure 3 Environmental Context



Source: Ordnance Survey. Base map contains OS data.

THE PROPOSED DEVELOPMENT

21 The design of the Proposed Development is evolving at the time of preparing this EIA Scoping Report; however, it is anticipated to comprise the partial demolition of the existing building on-site, with the building's central core, basement and foundations to be retained, and the construction of a commercial-led development designed to accommodate office, laboratory enabled floorspace, retail and flexible commercial space. In terms of building heights, the maximum height of the Proposed Development is approximately 126m Above Ordnance Datum (AOD). The Proposed Development will be served by all-electric energy means[2] and be constructed of low carbon materials wherever technically, practically and feasibly possible, to reduce its Whole Lifecycle Carbon (WLC) figure. The final designs and land use classes will be assessed in the EIA and the findings will be reported within the ES and each technical assessment. Currently, it is anticipated that the Proposed Development will comprise:

- Approximately 80,000m^2 (GIA) of total floorspace across all use classes;
- Approximately 63,500m^2 (GIA) of office and lab enabled (Use Class E) floorspace;
- Approximately 6,300m^2 (GIA) of Flexible Use Class E floorspace with retail at ground level, lower-level lobby, tenant and shared amenity space throughout the tower;
- Associated open space, public realm, and landscaping;
- Cycle parking;
- Alterations/modifications of the existing basement and new foundations including piling;
- Bin storage and other servicing;
- New and replacement plant; and
- All other associated engineering and ancillary works.

22 A key consideration in the evolution of the Proposed Development's design is to retain as much of the existing building as technically, practically, and feasibly possible to reduce waste and minimise new carbon emissions. A feasibility study has been undertaken to determine the suitability for reuse in the Proposed Development of the existing building's primary elements (structures, facade, services). Considering existing building retention, practicality (health & safety), future proofing (flexibility & adaptability), and viability, the preferred approach for the Proposed Development, preceding conclusion of third-party review, is to retain the core, basement, and foundation. This enables new floorplates designed to be flexible and adaptable, improving the longevity of the Proposed Development (in accordance with LPG Circular Economy Statements Chapter 2). The facade and services are beyond their useful life and require replacement, resulting in significantly improved energy performance compliant with current Building Regulations for ventilation and energy (ADF & ADL). As part of the feasibility study, a whole life carbon assessment of the options was undertaken. The Proposed Development's option has the lowest whole life carbon over the reference period (when considering total tonnage), and the second lowest when considering intensity (due to the different gross internal areas delivered by different options). The feasibility study has been discussed with the LBC and is currently undergoing third-party review on behalf of the LBC. Comments from the third-party reviewers will be incorporated, where appropriate, before the feasibility study is concluded, and this option forms the basis of ongoing design for the Proposed Development.

23 The basement of the existing building is to be retained and expanded as part of the Proposed Development. Cycle parking and associated facilities (lockers and showers), waste facilities, storage space, mechanical and electrical plant, deliveries and servicing bays are to be provided within the basement of the Proposed Development. The existing 102 car parking spaces in the basement will be removed, except for two blue-badge parking spaces to be retained. Electric vehicle charging points for blue badge spaces will also be provided.

[2] *With the potential for the inclusion of a backup generator*

24 The design of the Proposed Development, including the landscaping design, will incorporate ecological measures to enhance the biodiversity of the site. The Applicant is seeking to maximise the biodiversity value of the site in accordance with policy including Urban Greening Factor and Biodiversity Net Gain.

25 Main pedestrian access to the Proposed Development is currently proposed to be achieved via the southwestern corner of Euston Road and via the Regent's Place public realm. Cycle access is to be provided either in the form of a ramp accessed in the southwest corner of the building or via a set of steps and a lift located to the east of the building. Vehicular access would continue to utilise the vehicle ramps to the basement area located on Drummond Street and Longford Street, and delivery and servicing vehicles would continue to access the basement via Longford Street. For hazardous deliveries associated with the lab-enabled floorspace, access will be achieved at ground level adjacent to the building.

26 The demolition and construction programme is currently being developed, and at the time of writing is estimated to have a duration of approximately 5 years. The demolition and construction works would result in the demolition of the current building on-site, with the exception of the building core, basement and foundations, and the construction of a new building of the same height (although greater floor to floor heights).

SCOPE OF THE EIA

27 EIA Scoping refers to the process of identifying those environmental aspects that may be significantly affected by the Proposed Development. In doing so, the potential for significant effects associated with each environmental aspect becomes clearly defined, resulting in the identification of issues to be addressed in the EIA (i.e., these aspects are 'scoped in' to the ES).

28 Defining the scope of an EIA is an important part of the overall EIA process and is recommended by best practice. In accordance with Regulation 15 of the EIA Regulations and current EIA best practice, this EIA Scoping Report sets out the following information to assist the LBC:

- A plan sufficient to identify the land;
- Brief description of the nature, purpose, size and scale of the Proposed Development;
- The proposed approach to the EIA;
- Consultation that will be undertaken as part of the EIA;
- The key environmental issues identified in respect of the Proposed Development;
- A summary description of the likely significant environmental effects of the Proposed Development, together with the approach and methodology for assessing them; and
- The intended structure of the ES.

29 The EIA Scoping Report sets out information on the baseline and key issues for each technical topic, where topics are considered likely to result in significant environmental effects (i.e. 'scoped in'), the technical topics have provided their scope of assessment and cumulative assessment approach. This is provided in the section titled "**Annex D: Scoped In Topic Sheets** and **Annex E: Scoped Out Topic Sheets**".

30 Further detail on the EIA Methodology can be found within **Annex A: Approach to EIA Scoping and EIA Methodology**. This annex provides further detail on the EIA Scoping approach and EIA purpose, process, methodology and assessment approach.

Demolition and Construction Phasing

31 Whilst the demolition and construction phasing is still being developed, it is expected that all works will be completed prior to occupation of any aspect of the Proposed Development. It is therefore unlikely that there would be any introduced sensitive receptors requiring assessment. Should the phasing be altered to include early occupation during construction, this would be considered within the technical assessments where applicable.

Cumulative Assessment

32 An indicative list and map of cumulative schemes to be considered within the ES can be found within **Annex C** of this report. **Annex C** also provides details of the general screening thresholds used to determine those applications which may constitute a cumulative scheme.

Environmental Topics

33 The following table sets out the proposed scope of the EIA. Further detail on each topic is provided in the Annexes to this Scoping Report (**Annex D: Scoped In Topic Sheets** and **Annex E: Scoped Out Topic Sheets**). These topic sheets are supported by early technical assessments and baseline work where relevant. For scoped in topic sheets the proposed approach and methodology is set out in the relevant topic sheet. For scoped out topic sheets, justification for scoping out is provided.

Table 3 Environmental EIA Topics: EIA Scope

Topic	'Scoped Into' the EIA ✓ 'Scoped Out' of the EIA ✗		Additional Assessments to Accompany the Planning Application
	Demolition and Construction	Completed Development	
Topics expected to be Scoped In			
Air Quality	✓	✓	
Climate Change and Greenhouse Gases (Greenhouse Gas Emissions and Climate Change Resilience)	✓	✓	
Daylight, Sunlight, Overshadowing and Solar Glare (Receptors outside of the site boundary)	✓ (*qualitatively*)	✓	
Townscape, Visual and Built Heritage Assessment	✓	✓	
Noise and Vibration	✓	✓	
Socio-economics	✓	✓	
Traffic and Transport	✓	✓	Transport Assessment (TA) (standalone planning deliverable)
Wind Microclimate	✓ (*qualitatively*)	✓	
Topics expected to be Scoped Out			
Archaeology (Buried Heritage)	✗	✗	Archaeology Desk Based Assessment (draft appended to this EIA Scoping Report in **Annex F**) to be submitted as a standalone planning deliverable as part of the Planning Application.
Daylight, Sunlight and Overshadowing (Internal, new receptors within the Proposed Development)	✗	✗	Internal report as a separate planning deliverable
Ecology and Biodiversity	✗	✗	Preliminary Ecological Appraisal (draft appended to this EIA Scoping Report in **Annex G**) to be submitted as a standalone planning deliverable as part of the Planning Application.
Geo-environmental (Ground Conditions, Groundwater and Land Take and Soils)	✗	✗	Phase 1 Ground Conditions Report to be submitted as a standalone planning deliverable as part of the Planning Application.

Topic	'Scoped Into' the EIA✓ 'Scoped Out' of the EIA✗		Additional Assessments to Accompany the Planning Application
	Demolition and Construction	Completed Development	
Health	✗	✗	A Health Impact Assessment will be prepared and submitted as a standalone planning deliverable.
Light Spill	✗	✗	
Project Vulnerability, Major Accidents and Natural Hazards	✗	✗	
Waste and Materials	✗	✗	Outline Waste Management Strategy (standalone planning deliverable)
Water Resources, Flood Risk and Drainage	✗	✗	Flood Risk Assessment and Sustainable Drainage Strategy (standalone planning deliverables)

Format of the Planning Application

34 The planning application will be submitted in detail. This planning application will include the following information, which the technical assessments within the ES will be based on:

- Detailed Drawings;
- 3D Model;
- Floor Plans;
- Elevation Plans; and
- The Proposed Development's 'Use Class' area schedule.

35 In addition to the above, the technical assessments will consider demolition works and construction information including the likely construction methodologies and programme. Other planning application documents such as the Energy Strategy, Sustainability Strategy and Fire Strategy will be considered and used to inform the technical assessments where relevant.

36 The ES will present a description of the Proposed Development, in terms of the detailed design sought for approval. Sufficient information will be presented to enable the assessment of potential impacts and likely significant effects of the completed and occupied Proposed Development. Any assumptions made will be clearly presented in the narrative.

37 Further detail on the relevant planning policy guidance followed through this EIA Scoping Report as well as within the ES can be found within **Annex B: Planning Policy Context**.

Documents Submitted in Support of the Planning Application

38 A number of documents are being prepared to support to the Planning Application for the Proposed Development. Those that are related to the technical topics considered within this EIA Scoping Report, providing justification on the scope of the ES proposed, are listed below alongside their intended location:

- Archaeological Desk Based Assessment (**Annex F of this EIA Scoping Report**);
- Biodiversity Net Gain Report (**ES Volume 3, Technical Appendices**);
- Circular Economy Statement (**Standalone Planning Deliverable**);
- Flood Risk Assessment (**Standalone Planning Deliverable**);
- Health Impact Assessment (**Standalone Planning Deliverable**);
- Phase 1 Land Contamination Report (**Standalone Planning Deliverable**);

- Preliminary Ecological Appraisal (**Annex G of this EIA Scoping Report**);
- Outline Waste Management Strategy (**Standalone Planning Deliverable**);
- Sustainable Drainage Strategy (**Standalone Planning Deliverable**);
- Transport Assessment, including Travel Plan and Delivery and Servicing Plan (**Standalone Planning Deliverable**);
- Tree Survey (**Standalone Planning Deliverable**);
- Urban Greening Factor Calculations (**Contained within the Landscape Strategy/Design and Access Statement**);
- Utilities and Foul Sewage Assessment (**Standalone Planning Deliverable**); and
- Whole Life Carbon Assessment (**Standalone Planning Deliverable**).

PROPOSED STRUCTURE OF THE ENVIRONMENTAL STATEMENT

39 The proposed scope and structure of the ES is as follows:

- **ES Volume 1: Main ES** – a document which forms the main body of the ES, and which comprises of the following non-technical and technical chapters:
  - Chapter 1. Introduction;
  - Chapter 2. EIA Methodology;
  - Chapter 3. Alternatives and Design Evolution;
  - Chapter 4. The Proposed Development;
  - Chapter 5. Demolition and Construction;
  - Chapter 6. Socio-economics;
  - Chapter 7. Traffic and Transport;
  - Chapter 8. Air Quality;
  - Chapter 9. Noise and Vibration;
  - Chapter 10. Daylight, Sunlight, Overshadowing, and Solar Glare;
  - Chapter 11. Wind Microclimate;
  - Chapter 12. Climate Change and Greenhouse Gases;
  - Chapter 13. Effect Interactions;
  - Chapter 14. Likely Significant Effects and Conclusions;
  - Chapter 15. Environmental Management, Mitigation and Monitoring Schedule; and
  - Glossary and Abbreviations.
- **ES Volume 2: Townscape, Visual and Built Heritage Assessment** – a separate townscape, visual and built heritage assessment document that will be accompanied by a full set of views and verified images.
- **ES Volume 3: Technical Appendices** – comprises background data, technical reports, tables, figures and surveys.
- **ES Non-Technical Summary (NTS)** – this will be a separate document providing a concise description of the Proposed Development, the alternatives considered, any identified mitigation measures and the residual likely significant environmental and socio-economic effects.

REQUEST FOR AN EIA SCOPING OPINION

40 This EIA Scoping Report forms a statutory request for an EIA Scoping Opinion from the LBC.

41 The EIA Scoping Report suggests a comprehensive scope of work based on previous experience of the assembled team of specialists and existing knowledge of the site. The LBC and consultees are invited to consider the contents of this Report and comment accordingly within the five-week period prescribed by the EIA Regulations.

Annex A: EIA Scoping and Environmental Statement Methodology

Annex B: Planning Policy and Context

Annex C: Cumulative Schemes

Annex D: Scoped In Topic Sheets

Annex E: Scoped Out Topic Sheets

Annex F: Archaeological Desk Based Assessment

Annex G: Preliminary Ecological Appraisal

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