



GERALDEVE

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London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
London
N1C 4AG

FAO: Kate Henry

11 December 2023

Dear Sir / Madam,

**Application for Full Planning Permission
Town and Country Planning Act 1990**

We write on behalf of our Client, British Land Property Management Limited (hereby 'the Applicant'), to apply for full planning permission at Euston Tower, 286 Euston Road, London, NW1 3DP (hereby 'the Site').

Planning permission is sought for the following:

"Redevelopment of Euston Tower, including the partial retention (retention of existing core, foundations and basement), disassembly, reuse and extension of the existing building, to provide a 32-storey building for use as offices and research and development floorspace (Class E(g)) and office, retail, café and restaurant space (Class E) and learning and community space (Class F) at ground, first and second floors, and associated external terraces. Provision of public realm enhancements, including new landscaping, and provision of new publicly accessible steps and ramp. Provision of short and long stay cycle storage, servicing, refuse storage, plant and other ancillary and associated works"

This is referred to throughout the application documentation as the "Proposed Development."

British Land's vision is to create a world leading science, technology and innovation building and public realm for Camden and the Knowledge Quarter 'KQ' that inspires, connects, and creates opportunities for local people and businesses and in doing so:

- Transforming the existing Euston Tower ensuring it is fit for the future by adopting cutting-edge sustainability targets and reusing, recycling, and offsetting, where necessary, to reach net zero at completion and in operation.

- Putting social impact at the heart of the project from the start and ensuring that communities play a key role in shaping new spaces which meet local needs.
- Creating pioneering workspaces in the KQ for businesses of all sizes to prosper, including flexible incubator and accelerator spaces, to support start-ups, scale-ups, and knowledge sharing.
- Ensuring that the future use of Euston Tower is built upon identified need and contributes to a thriving local, regional and national economy for our ever-changing world.
- Reimagining the public spaces of Regent's Place Campus, creating safe, inclusive, connected, and sustainable spaces for Camden's communities, though delivering an enhanced public realm connected with the tower redevelopment.
- Contributing towards meeting Camden's housing needs.

The planning application has been brought forward following extensive consultation with the local community, interest groups and close pre application discussions with planning, design, conservation, inclusive economy, sustainability, and transport officers at the London Borough of Camden ('LBC') as well as statutory bodies such key stakeholders including as the Greater London Authority ('GLA'), Transport for London ('TfL') and Historic England ('HE') and the local community.

Application Documents

The following application documents, along with this cover letter, have been submitted as part of this application via Planning Portal (ref. PP-12517470):

- Planning Application Forms, prepared by Gerald Eve LLP;
- CIL Form, prepared by Gerald Eve LLP;
- Covering Letter, prepared by Gerald Eve LLP;
- Drawings, Prepared by 3XN
 - Site Location Plan, ref. ET-DR-A-1002 (Rev. P1) & ET-DR-A-1003 (Rev. P1) prepared by 3XN;
 - Site Plan, ref. ET-DR-A-0000 (Rev. P1), prepared by 3XN
 - Existing, Deconstruction and Proposed Plans, Roof Plans, Sections and Elevations, (Please refer to Appendix A of this Covering Letter for full drawing schedule), prepared by 3XN;
 - CIL Phasing Plans 1 (Deconstruction) and 2 (Construction), ref. ET-DR-A-1050 (Rev. P1) and ET-DR-1051 (Rev P1), prepared by 3XN;
- Floor Area Schedule, dated 7 December 2023, prepared by G&T;
- Town Planning Statement, including Draft Heads of Terms for Legal Agreement, prepared by Gerald Eve LLP;
- Accessibility Statement, prepared by David Bonnet Associates;
- Arboricultural Impact Assessment, prepared by SJ Stephens;

- Archaeological Desk-Based Assessment, prepared by Museum of London Archaeology ('MOLA');
- Basement Impact Assessment, prepared by Arup;
- Biodiversity Net Gain Assessment, prepared by Greengage;
- Circular Economy Statement, prepared by GXN & Sweco, including:
 - Appendix A: Pre-Demolition Audit, prepared by Reusefully Limited;
 - Appendix B: Strategy for Material Recovery, prepared by GXN;
 - Appendix C: Circular Economy GLA Template, prepared by GXN;
 - Appendix D: Adaptation and Disassembly Guide – BREEAM, prepared by Sweco;
 - Appendix E: Climate Change Adaptation - BREEAM, prepared by Sweco.
- Crime Impact Assessment, prepared by QCIC;
- Design and Access Statement, including Lighting Strategy & Photographs, prepared by 3XN;
- Employment & Skills Strategy and Regeneration Statement, prepared by Volterra;
- Energy Statement, prepared by Arup, including:
 - Appendix A: Predictive Energy Assessment
 - Appendix B: Be Lean BRUKL Report
 - Appendix C: Be Green BRUKL Report
 - Appendix D: SEER & SCoP Calculation
 - Appendix E: Overheating Assessment
- Daylight, Sunlight and Overshadowing Report, prepared by Point 2;
- Demolition Feasibility Study, prepared by GXN & Arup;
- Drainage and SuDS Strategy, prepared by Arup;
- Fire Statement, prepared by Arup;
- Flood Risk Assessment, prepared by Arup;
- Health Impact Assessment, prepared by Trium;
- Landscaping Statement, prepared by DSDHA;
 - FFLO Planting Proposals
 - Existing and Proposed Landscape Plans and Sections, (Please refer to Appendix B of this Covering Letter for full drawing schedule), prepared by DSDHA;
 - Public Open Space Plans (Please refer to Appendix C of this Covering Letter for full drawing schedule), prepared by DSDHA;
- Noise Impact Assessment Report, prepared by Hann Tucker Associates Limited;
- Public Use Framework, prepared by Forth;
- Structural Statement, prepared by Arup;
- Sustainability Statement, prepared by GXN and Sweco, including:
 - Appendix A: BREEAM Pre-Assessment, prepared by Sweco;
 - Appendix B: WELL Pre-Assessment, prepared by Sweco;
 - Appendix C: Whole Life Carbon Assessment Method Statement, prepared by Sweco;

- Appendix D: Whole Life Carbon Assessment GLA Template, prepared by Sweco.
- Statement of Community Involvement, prepared by London Communications Agency;
- Telecommunications Report, prepared by GTech;
- Transport Assessment, prepared by Velocity, including:
 - Car Park Design and Management Plan, prepared by Velocity;
 - Draft Construction Management Plan, prepared by Velocity and Lendlease;
 - Draft Delivery and Servicing Management Plan, prepared by Velocity;
 - Operational Waste Management Plan, prepared by Velocity;
 - Outline Travel Plan, prepared by Velocity;
 - Outline Site Waste Management Plan, prepared by Velocity;
- Ventilation Statement, prepared by Arup;
- Whole Life Carbon Assessment, (inc. GLA WLCA Template), prepared by Sweco
- Environmental Statement, prepared by Trium; including:
 - Volume 1, Chapter 1 (Introduction), prepared by Trium;
 - Volume 1, Chapter 2 (EIA Methodology), prepared by Trium;
 - Volume 1, Chapter 3 (Alternative and Design Evolution), prepared by Trium;
 - Volume 1, Chapter 4 (The Proposed Development), prepared by Trium;
 - Volume 1, Chapter 5 (Demolition and Construction), prepared by Trium;
 - Volume 1, Chapter 6 (Socio Economics), prepared by Trium;
 - Volume 1, Chapter 7 (Traffic and Transport), prepared by Velocity;
 - Volume 1, Chapter 8 (Air Quality), prepared by AQC;
 - Volume 1, Chapter 9 (Noise and Vibration), prepared by Hanntucker;
 - Volume 1, Chapter 10 (Daylight, Sunlight, Overshadowing and Solar Glare), prepared by Point 2;
 - Volume 1, Chapter 11 (Wind & Microclimate), prepared by Arup;
 - Volume 1, Chapter 12 (Climate Change), prepared by AQC & Trium;
 - Volume 1, Chapter 13 (Effect Interactions), prepared by Trium;
 - Volume 1, Chapter 14 (Likely Significant Effects and Conclusions), prepared by Trium;
 - Volume 1, Chapter 15 (Environmental Management, Mitigation and Monitoring Schedule), prepared by Trium;
 - Volume 2 (Townscape, Visual & Built Heritage Impact Assessment), prepared by Tavernor & Cityscape;
 - Volume 3 (Technical Appendices), and
- Non-Technical Summary, prepared by Trium.

The requisite planning application fee of **£90,822.00** (including £64 administration fee to the Planning Portal) has been made via separate BACS transfer, concurrently with the submission of the planning application on the Planning Portal. The application fee is calculated on the GEA floorspace created by the proposed development (27,934sqm).

We trust that the information submitted in support of these applications is sufficient to ensure validation and we look forward to confirmation of this shortly. If you have any questions in the meantime, please contact Lisa Webb, Natalie Davie, Sophie Hinton or Harry Howat of the above office.

Yours faithfully,


Gerald Eve LLP


Gerald Eve LLP

Appendix A: Existing, Deconstruction and Proposed Drawing Schedule (prepared by 3XN)

Euston Tower		Project no.	Format	Rev. Date	Rev.
Drawing Register - Architect		1312		01.12.2023	-
					
Drawing No.	Drawing Title	Scale	Sheet	Rev. Date	Rev.
	Site plans				
ET-DR-A-1002	Site Location Plan	1:1250	A1	01.12.2023	P1
ET-DR-A-1003	Site Location Plan - Split By Level	1:1250	A1	01.12.2023	P1
ET-DR-A-0000	Site Plan - Existing	1:500	A1	01.12.2023	P1
ET-DR-A-0010	South Site Elevation - Existing	1:500	A1	01.12.2023	P1
ET-DR-A-0011	East Site Elevation - Existing	1:500	A1	01.12.2023	P1
ET-DR-A-1001	Site Plan - Proposed	1:500	A1	01.12.2023	P1
ET-DR-A-1010	South Site Elevation - Proposed	1:500	A1	01.12.2023	P1
ET-DR-A-1011	East Site Elevation - Proposed	1:500	A1	01.12.2023	P1
ET-DR-A-1050	CIL Phasing Plan Phase 1 - Deconstruction	1:300	A1	01.12.2023	P1
ET-DR-A-1051	CIL Phasing Plan Phase 2 - Construction	1:300	A1	01.12.2023	P1
	Floor Plans - Existing				
ET-DR-A-00099	Level Basement 01 Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00100	Level 00 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00101	Level 01 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00102	Level 02 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00103	Level 03 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00104	Level 04 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00105	Level 05 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00106	Level 06 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00107	Level 07 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00108	Level 08 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00109	Level 09 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00110	Level 10 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00111	Level 11 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00112	Level 12 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00113	Level 13 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00114	Level 14 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00115	Level 15 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00116	Level 16 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00117	Level 17 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00118	Level 18 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00119	Level 19 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00120	Level 20 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00121	Level 21 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00122	Level 22 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00123	Level 23 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00124	Level 24 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00125	Level 25 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00126	Level 26 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00127	Level 27 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00128	Level 28 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00129	Level 29 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00130	Level 30 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00131	Level 31 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00132	Level 32 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00133	Level 33 Floor Plan - Existing	1:200	A1	01.12.2023	P1

Euston Tower		Project no.	Format	Rev. Date	Rev.
Drawing Register - Architect		1312		01.12.2023	-
					
Drawing No.	Drawing Title	Scale	Sheet	Rev. Date	Rev.
ET-DR-A-00134	Level 34 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00135	Level 35 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00136	Level 36 Floor Plan - Existing	1:200	A1	01.12.2023	P1
ET-DR-A-00137	Roof Plan - Existing	1:200	A1	01.12.2023	P1
Floor Plans - Deconstruction					
ET-DR-A-01099	Level Basement 01 Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01100	Level 00 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01101	Level 01 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01102	Level 02 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01103	Level 03 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01104	Level 04 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01105	Level 05 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01106	Level 06 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01107	Level 07 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01108	Level 08 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01109	Level 09 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01110	Level 10 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01111	Level 11 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01112	Level 12 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01113	Level 13 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01114	Level 14 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01115	Level 15 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01116	Level 16 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01117	Level 17 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01118	Level 18 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01119	Level 19 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01120	Level 20 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01121	Level 21 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01122	Level 22 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01123	Level 23 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01124	Level 24 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01125	Level 25 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01126	Level 26 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01127	Level 27 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01128	Level 28 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01129	Level 29 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01130	Level 30 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01131	Level 31 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01132	Level 32 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01133	Level 33 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01134	Level 34 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01135	Level 35 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01136	Level 36 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1
ET-DR-A-01137	Roof Plan - Deconstruction	1:200	A1	01.12.2023	P1
Floor Plans - Proposed					
ET-DR-A-20098	Level Basement 02 Plan - Proposed	1:200	A1	01.12.2023	P1

Euston Tower		Project no.	Format	Rev. Date	Rev.
Drawing Register - Architect		1312		01.12.2023	-
					
Drawing No.	Drawing Title	Scale	Sheet	Rev. Date	Rev.
ET-DR-A-20099	Level Basement 01 Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20100	Level 00 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20101	Level 01 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20102	Level 02 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20103	Level 03 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20104	Level 04 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20105	Level 05 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20106	Level 06 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20107	Level 07 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20108	Level 08 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20109	Level 09 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20110	Level 10 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20111	Level 11 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20112	Level 12 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20113	Level 13 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20114	Level 14 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20115	Level 15 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20116	Level 16 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20117	Level 17 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20118	Level 18 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20119	Level 19 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20120	Level 20 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20121	Level 21 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20122	Level 22 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20123	Level 23 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20124	Level 24 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20125	Level 25 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20126	Level 26 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20127	Level 27 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20128	Level 28 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20129	Level 29 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20130	Level 30 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20131	Level 31 Floor Plan - Proposed	1:200	A1	01.12.2023	P1
ET-DR-A-20132	Roof Plan - Proposed	1:200	A1	01.12.2023	P1
	Elevations - Existing				
ET-DR-A-00200	North Elevation - Existing	1:300	A1	01.12.2023	P1
ET-DR-A-00201	South Elevation - Existing	1:300	A1	01.12.2023	P1
ET-DR-A-00202	East Elevation - Existing	1:300	A1	01.12.2023	P1
ET-DR-A-00203	West Elevation - Existing	1:300	A1	01.12.2023	P1
ET-DR-A-00300	North Elevation Illustrative - Existing	1:300	A1	01.12.2023	P1
ET-DR-A-00301	South Elevation Illustrative - Existing	1:300	A1	01.12.2023	P1
ET-DR-A-00302	East Elevation Illustrative - Existing	1:300	A1	01.12.2023	P1
ET-DR-A-00303	West Elevation Illustrative - Existing	1:300	A1	01.12.2023	P1
	Elevations - Proposed				
ET-DR-A-30010	South Elevation - Proposed	1:300	A1	01.12.2023	P1
ET-DR-A-30011	North Elevation - Proposed	1:300	A1	01.12.2023	P1

Euston Tower		Project no.	Format	Rev. Date	Rev.
Drawing Register - Architect		1312		01.12.2023	-
					
Drawing No.	Drawing Title	Scale	Sheet	Rev. Date	Rev.
ET-DR-A-30012	East Elevation - Proposed	1:300	A1	01.12.2023	P1
ET-DR-A-30013	West Elevation - Proposed	1:300	A1	01.12.2023	P1
ET-DR-A-30020	South Elevation Proposed - Illustrative	1:300	A1	01.12.2023	P1
ET-DR-A-30021	North Elevation Proposed - Illustrative	1:300	A1	01.12.2023	P1
ET-DR-A-30022	East Elevation Proposed - Illustrative	1:300	A1	01.12.2023	P1
ET-DR-A-30023	West Elevation Proposed - Illustrative	1:300	A1	01.12.2023	P1
Sections - Existing					
ET-DR-A-00310	Section A-A - Existing	1:300	A1	01.12.2023	P1
ET-DR-A-00311	Section B-B - Existing	1:300	A1	01.12.2023	P1
Sections - Proposed					
ET-DR-A-30001	Section A-A - Proposed	1:300	A1	01.12.2023	P1
ET-DR-A-30002	Section B-B - Proposed	1:300	A1	01.12.2023	P1
ET-DR-A-30003	Section C-C - Proposed	1:300	A1	01.12.2023	P1
ET-DR-A-30004	Section D-D - Proposed	1:300	A1	01.12.2023	P1
Technical Drawings					
ET-DR-A-5000	Bay Study Typical Illustrative- Proposed	1:20	A1	01.12.2023	P1
ET-DR-A-5001	Bay Study Amenity Illustrative - Proposed	1:20	A1	01.12.2023	P1

Appendix B: Existing and Proposed Landscaping Drawing Schedule (prepared by DSDHA)

We enclose copies of the following drawings as listed below

Project: Euston Tower Public Realm

Project Ref: 364

Issue Status: PL (Planning)

Issue Date
Day 01
Month 12
Year 23

Drawing Title	Scale	Size	Dwg no.	
Proposed Plans				
Proposed Landscape Ground Floor Illustrative Plan	1:200	A1	364_20.000	x
Proposed Landscape Ground Floor - GA Plan	1:200	A1	364_20.001	x
Proposed Landscape Ground Floor - Boundaries and Edges Plan	1:200	A1	364_20.002	x
Proposed Landscape Ground Floor - Levels and Drainage Intent Plan	1:200	A1	364_20.003	x
Proposed Landscape Ground Floor - Planting Plan	1:200	A1	364_20.004	x
Proposed Landscape Ground Floor - Tree Plan	1:200	A1	364_20.005	x
Proposed Landscape Level O2 Public Terrace - GA Plan	1:200	A1	364_20.006	x
Proposed Landscape Level O2 Public Terrace - Planting Plan	1:200	A1	364_20.007	x
Sections				
Proposed Site Sections A-A' and B-B'	1:20	A1	364_30.010	x
Proposed Site Section C-C'	1:50	A1	364_30.011	x
Details				
Typical Landscape Details	1:10	A1	364_50.001	x
Typical Landscape Details	1:10	A1	364_50.002	x
Typical Landscape Details	As shown	A1	364_50.003	x

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Adamsons & Associates	Executive Architect
ARUP	Structural Engineer
Lendlease	QS
FFLO	Landscape Consultant
G&T	Project Manager
Velocity	Transportation Consultant
GE	Planning Advisor
ARUP	Wind Consultant
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Appendix C: Public Open Space Drawing Schedule (prepared by DSDHA)

We enclose copies of the following drawings as listed below

Project: Euston Tower Public Realm Design Freeze

Project Ref: 364

Issue Status: PL (Planning)

Drawing Title	Scale	Size	Dwg no.	Issue Date	
				Day	Month
				01	12
				23	
Proposed Plans					
Level 00 Plan - Existing Public Open Space	1:200	A1	364_90.000	x	
Proposed Landscape Ground Floor GA Plan - Public Open Space Provision	1:200	A1	364_90.001	x	
Proposed Landscape Level 02 Public Terrace GA Plan - Public Open Space Provision	1:200	A1	364_90.002	x	

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