



EUSTON TOWER

ES Volume 1: Main Report

December 2023



Table of Contents

Volume 1: Environmental Statement Main Report

Chapter 1: Introduction
Chapter 2: EIA Methodology
Chapter 3: Alternatives and Design Evolution
Chapter 4: The Proposed Development
Chapter 5: Deconstruction 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 15: Likely Significant Effects
Chapter 15: Environmental Management, Mitigation and Monitoring
Schedule

Volume 2: Townscape Visual and Built Heritage Assessment

Volume 3: Technical Appendices

Appendix: Introduction
Appendix: EIA Methodology
Appendix: Socio-Economics
Appendix: Traffic and Transport
Appendix: Air Quality
Appendix: Noise and Vibration
Appendix: Daylight, Sunlight, Overshadowing and Solar Glare
Appendix: Wind Microclimate
Appendix: Climate Change

Chapter 1: Introduction

INTRODUCTION

- 1.1 This Environmental Statement (ES) has been prepared on behalf of British Land Property Management Limited ('the Applicant') in accordance with the statutory procedures set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended (hereinafter referred to as the 'EIA Regulations')¹.
- 1.2 The Applicant is seeking detailed planning permission for the proposed redevelopment of an area of land located at 286 Euston Road, London, NW1 3DP, centred on National Grid Reference TQ 29192 82354 (hereinafter referred to as 'the site'). The site covers 0.8 hectares (ha) and falls within the administrative boundary of the London Borough of Camden (LBC). Figure 1.1 shows the approximate location of the site (as shown by the red outline) in the context of the surrounding area and Figure 1.2 shows the planning application redline boundary.
- 1.3 The scheme proposals (hereinafter referred to as the 'Proposed Development') comprise the 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. A detailed description of the Proposed Development is presented within **ES Volume 1, Chapter 4: The Proposed Development**.
- 1.4 Environmental Impact Assessment (EIA) is a process which examines available environmental information to ensure that the likely significant environmental effects of certain projects are identified and assessed before a decision is taken on whether a project is granted planning permission. This means environmental issues can be identified at an early stage and projects can then be designed to avoid or to minimise significant adverse environmental effects, and appropriate mitigation and monitoring can be put in place.
- 1.5 In accordance with the EIA Regulations, this ES describes the likely significant environmental effects of the Proposed Development during deconstruction and construction and on subsequent completion and occupation. The ES is designed to inform readers of the nature of the scheme proposed, the likely significant environmental and socio-economic effects and the measures proposed to protect the environment.
- 1.6 The ES also describes the consultation process which serves to focus the environmental studies and to identify specific issues, which may require further investigation as part of the EIA. The Applicant's consultant team has engaged with the LBC officers regarding, and prior to preparation of, this ES. In addition, summary of wider consultation prior to submission of the planning application is provided in the Planning Statement and Statement of Community Involvement.
- 1.7 This EIA has been carried out by Trium Environmental Consulting LLP ('Trium') and several technical specialists. The technical specialists are identified within an introductory table in each of the technical ES chapters (**ES Volume 1, Chapters: 6 to 12**), within **ES Volume 2**, and also listed in **ES Volume 3, Appendix: Introduction – Annex 1**.

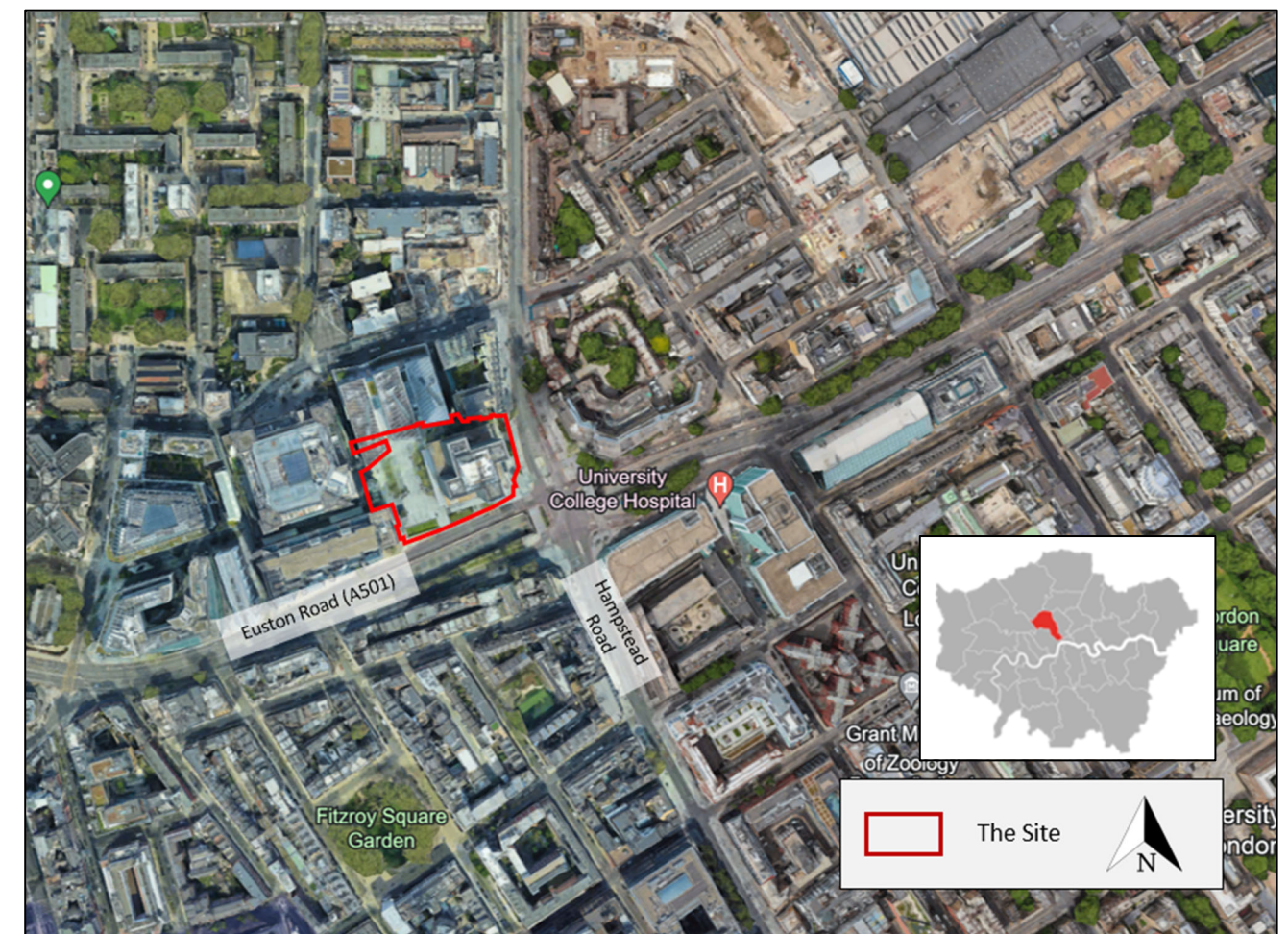
SITE INFORMATION

- 1.8 The site is irregular in shape and 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), accommodating retail uses at ground floor with office uses above.
- 1.9 The existing basement within Euston Tower provides 102 car parking spaces and 200 cycle parking spaces. This basement is connected to the wider Regent's Campus basement, which also provides a servicing yard used by Euston Tower. The open space within Regent's Place Plaza is predominantly paved with limited greening, and this paving extends around the perimeter of the existing building.
- 1.10 The site is bordered by:
 - Residential and commercial properties approximately 85m in height to the north, beyond which lies Drummond Street;

- Hampstead Road to the east, beyond which lies residential and commercial properties. This is followed by North Gower Street, which includes 185-191, 168 and 170, and 184-188 North Gower Street which are Grade II listed buildings;
- Euston Road (A501) to the south, beyond which lies residential and commercial properties and Warren Street London Underground Station. This is followed by Warren Street, which includes 15, 16, 17, 20, 21, 66, 58-62, and 63-68 Warren Street, all of which are Grade II listed buildings; and
- Commercial properties including Regent's Place to the west, beyond which lies commercial properties with heights of approximately 65m. This is followed by Osnaburgh Street. Additionally, Regent's Park is approximately 400m east of the site.

- 1.11 Figure 1.3 includes photographs of the site and the surrounding area. A detailed description of the environmental context of the site and surrounding area is provided in **ES Volume 1, Chapter 3: Alternatives and Design Evolution**.

Figure 1.1 Site Location Plan



Source: Ordnance Survey. Base map contains OS data

¹ His Majesty's Stationery Office (HMSO) 2017. *The Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (as amended)*.

Figure 1.2 Redline Planning Application Boundary

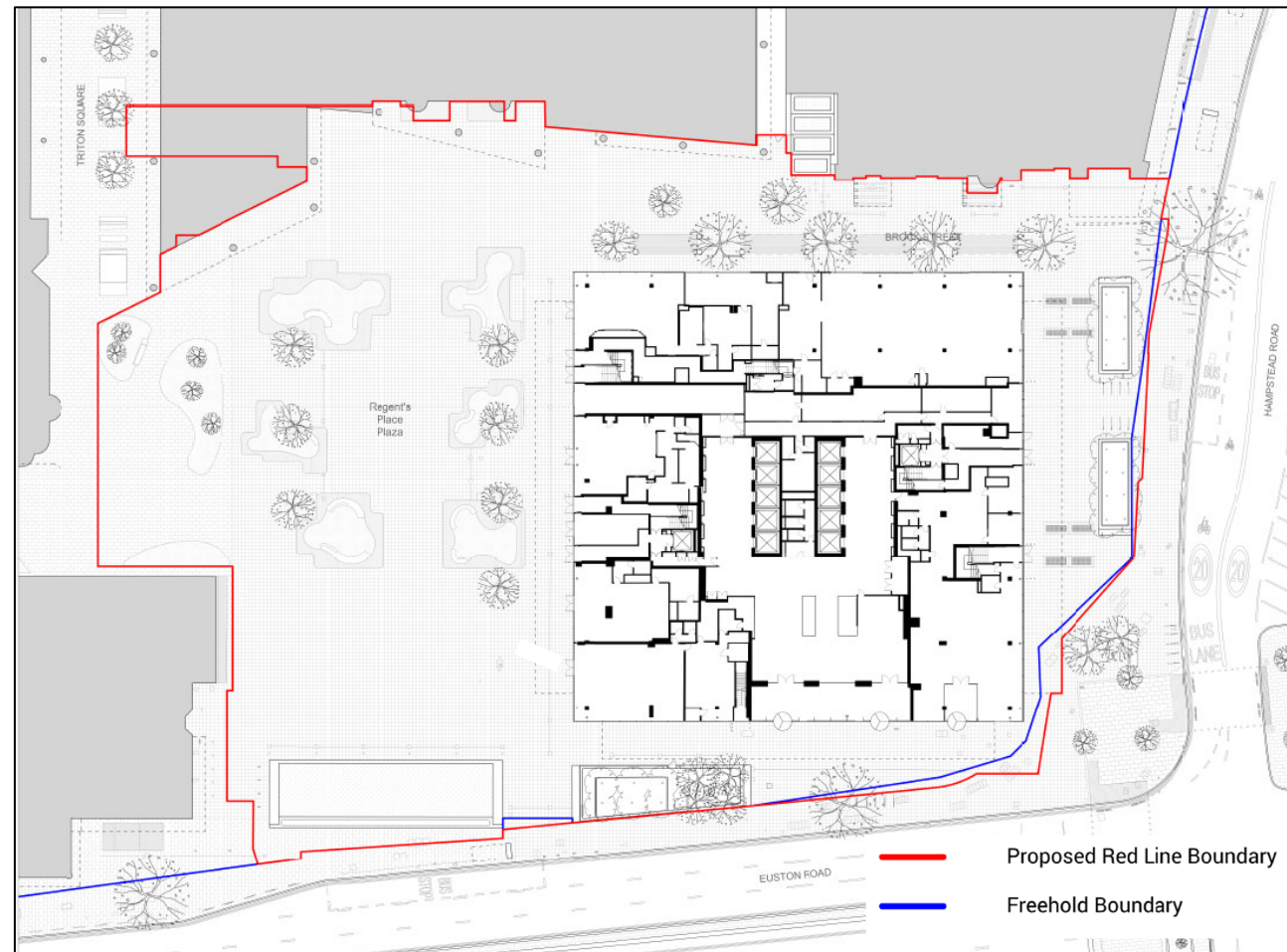
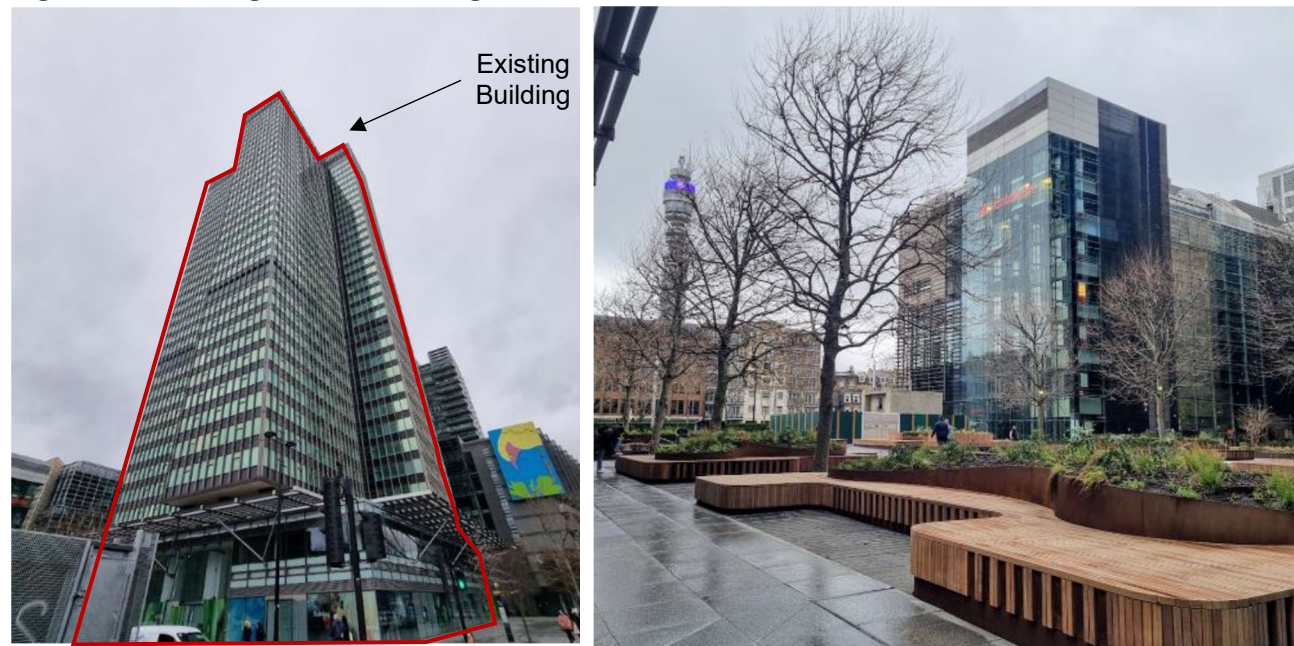


Figure 1.3 Images of the Existing Site



Euston Tower, photo taken from the junction of Hamstead Road and Euston Road.

Surrounding public realm west of the site.

THE LEGISLATIVE REQUIREMENTS FOR AN EIA

- 1.12 Planning applications for development/works that require an EIA, in accordance with the EIA Regulations are termed 'EIA Applications'. Development that requires an EIA under the EIA Regulations is defined as 'EIA Development'.
- 1.13 The requirement for an EIA is based on the likelihood of significant environmental effects arising from a Proposed Development; and EIA applications are divided into Schedule 1 and Schedule 2 applications under the EIA Regulations.
- 1.14 Schedule 1 developments constitute those that are likely to have significant effects on the environment, such as major chemical or petrochemical projects and construction of ground or air transport infrastructure, and for which an EIA must be undertaken. For all other developments which fall under the project descriptions in Schedule 2, the need for an EIA is determined based on set criteria as follows:
- It is within one of the classes of development stated in Schedule 2; AND
 - EITHER it exceeds the applicable threshold criteria for that class of development in Schedule 2; OR it is to be carried out in part or all of a 'sensitive area'²; AND
 - It is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.
- 1.15 The EIA Regulations Schedule 2 Part 10(b) (Infrastructure Projects – Urban Development Projects), states that for "urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas", the thresholds which determine when development is 'EIA development' are as follows:
- "(i) the development includes more than 1 hectare of urban development which is not dwelling/ house development; OR*
- (ii) the development includes more than 150 dwellings; OR*
- (iii) the overall area of the development exceeds 5 hectares".*
- 1.16 Given the nature of the scheme, the Proposed Development falls within the description of development in column 1 of Schedule 2, 10(b) of the EIA Regulations. However, it falls below the thresholds/ criteria set out within column 2 of Schedule 2, 10(b), given that the site area is approximately 0.8 ha (falling below the 1ha land area as defined by the EIA Regulations 2017 (as amended)) and the Proposed Development provides no "dwellings". The site is also not located within a 'sensitive area' as defined by the EIA Regulations.
- 1.17 However, taking into account the scale of the Proposed Development and the nature of the surrounding area (dense urban environment with a high concentration of tall buildings and sensitive receptors in the vicinity of the site), it is considered that there is the potential for significant environmental effects to arise.
- 1.18 On this basis, the Applicant has decided to undertake an EIA for the Proposed Development and prepare an ES to accompany the planning application. The EIA has been undertaken voluntarily (in agreement with the LBC), and in accordance with the requirements of the EIA Regulations.

COMPETENT EXPERTS AND RELEVANT EXPERTISE

- 1.19 This EIA has been carried out by Trium Environmental Consulting LLP ('Trium') and several technical specialists. Regulation 18(5) of the EIA Regulations requires an applicant to "(a) ... ensure that the environmental statement is prepared by competent experts;" and also requires that "(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts", to ensure the completeness and quality of the ES. 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 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, cultural, residential, student accommodation, leisure, infrastructure and industrial sectors.*

² The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended), 2(1) "sensitive area"

They have particular expertise in London based development projects. Trium's lead EIA Partner for Euston Tower has over 20 years' experience of managing EIA's within the UK"

- 1.20 A summary of the credentials of Trium's EIA coordination team and the technical specialists who have led and authored the technical assessments that comprise this ES are provided in **ES Volume 3, Appendix: Introduction – Annex 1**.
- 1.21 Regulation 18(3) of the EIA Regulations, requires that an ES includes the information set out in Schedule 4 that is reasonably required to assess the environmental effects of the development and which the Applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile.

LOCATION OF INFORMATION WITHIN THE ES

- 1.22 Regulation 18(3) of the EIA Regulations defines that an 'an environmental statement' is a statement which includes at least:
- *"a description of the proposed development comprising information on the site, design, size and other relevant features of the development;*
 - *a description of the likely significant effects of the proposed development on the environment;*
 - *a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
 - *a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;*
 - *a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and*
 - *any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected"*.
- 1.23 The above information defined in Regulation 18(3) is replicated within Schedule 4 of the EIA Regulations. The location of the information within this ES is sign-posted in **ES Volume 3, Appendix: Introduction – Annex 2**.

STRUCTURE OF THE ENVIRONMENTAL STATEMENT

- 1.24 This volume (**ES Volume 1**) is the main body of the ES and is divided into several background and technical chapters supported with figures and tabular information for clarity of reading. A complete set of appendices are provided for reference and are contained within **ES Volume 3**. These comprise background data, tables, figures and surveys (refer to **ES Volume 1, Chapter 2: EIA Methodology** of this ES for further details).

Environmental Statement

- 1.25 This ES comprises three technical volumes:
- **ES Volume 1: Main Environmental Statement** – 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: Deconstruction 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
 - Chapter 15: Environmental Management, Mitigation and Monitoring Schedule.
- **ES Volume 2: Townscape, Visual and Built Heritage Assessment (TVBHA)** – a separate townscape, visual and built heritage impact assessment document that is 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 Volume 3 is comprised of the following appendices:
 - Appendix: Introduction;
 - Annex 1: Statement of Competence;
 - Annex 2: Location of Information within the ES;
 - Annex 3: Glossary of Terms and Abbreviations;
 - Appendix: EIA Methodology;
 - Annex 1: EIA Scoping Opinion Request Report;
 - Annex 2: EIA Scoping Opinion;
 - Annex 3: Cumulative Schemes List and Map;
 - Appendix: Socio-Economics
 - Annex 1: Planning Policy Context;
 - Appendix: Traffic and Transport;
 - Annex 1: Policy and Guidance Context
 - Appendix: Air Quality;
 - Annex 1: Glossary;
 - Annex 2: Legislative and Planning Policy Context;
 - Annex 3: Construction Dust Assessment Procedure;
 - Annex 4: EPUK & IAQM Planning for Air Quality Guidance;
 - Annex 5: Professional Experience;
 - Annex 6: Modelling Methodology;
 - Annex 7: No Improvement Scenario;
 - Annex 8: London Vehicle Fleet Projections;
 - Annex 9: Preliminary Air Quality Assessment;
 - Annex 10: Air Quality Positive Statement;
 - Annex 11: Construction Mitigation;
 - Annex 12: References;
 - Appendix: Noise and Vibration;
 - Annex 1: Acoustic Terminology;
 - Annex 2: Environmental Noise Survey Report;
 - Annex 3: Noise Modelling Assumptions;
 - Appendix: Daylight, Sunlight, Overshadowing, Light Spillage and Solar Glare;
 - Annex 1: Drawings;
 - Annex 2: Daylight and Sunlight Results for Neighbouring Buildings;
 - Annex 3: Without Balconies Daylight and Sunlight Results for Neighbouring Buildings;
 - Annex 4: Overshadowing (Sun on Ground);
 - Annex 5: Solar Glare Assessment;
 - Annex 6: Window Maps;
 - Appendix: Wind Microclimate;
 - Annex 1: Wind Tunnel Testing Methodology;
 - Annex 2: Planning Policy and Legislation;
 - Appendix: Climate Change;

Annex 1: GHG Policy and Legislation;
Annex 2: Extract from Whole Life Carbon Assessment;
Annex 3: Extract from Energy Strategy;
Annex 4: Professional Experience; and
Annex 5: Climate Change Technical Note.

Non-Technical Summary

- 1.26** A **Non-Technical Summary (NTS)** document has been prepared to provide a concise summary of the ES written in non-technical language. The NTS presents a summary of the Proposed Development, the alternatives considered by the Applicant, the residual likely significant environmental effects, and any identified mitigation or monitoring measures.

ES AVAILABILITY AND COMMENTS

- 1.27** The ES is viewable online at the LBC Planning Application Search:
<https://accountforms.camden.gov.uk/planning-search/>
- 1.28** Comments on the planning application can be made online. Alternatively, comments can be sent via email to the LBC via the following email address: planning@camden.gov.uk or written and sent to the following postal address:
- Development Management
Camden Council
5 St Pancras Square
London
NC1 4AG
- 1.29** Electronic Copies of the ES and NTS are available free of charge and can be provided via a downloadable file provided by email. Printed copies of the ES and NTS would incur a printing and postage charge. For further details please contact hello@triumenv.co.uk with reference in email header of 'Environmental Statement Request – Euston Tower' or Tel: +44 (0) 203 887 7118.