

## **Chapter 14: Likely Significant Effects**

**INTRODUCTION**

- 14.1 This chapter of the Environmental Statement (ES) presents a summary of the likely significant residual effects pertaining to the Proposed Development during the deconstruction and construction works, and once completed and operational.
- 14.2 It should be noted that for most technical topics, residual effects that are identified as moderate or major in scale are considered 'significant', with effects that are negligible or minor in scale being 'not significant'.
- 14.3 For the Wind Microclimate assessment, as explained within **ES Volume 1, Chapter 11: Wind Microclimate**, adverse effects that are minor, moderate, and major in scale are considered a 'significant' effect; and beneficial effects (at all scales) are considered 'not significant'.
- 14.4 The purpose of this ES chapter is not to re-present the residual effects associated with each of the technical topic assessments. All residual effects, including their associated nature and scale, are presented and summarised within each technical chapter of the ES, and reference should be made to **ES Volume 1, Chapters: 6 to 12** of this ES. Instead, this chapter focuses on summarising likely significant effects that are expected to arise as a result of the Proposed Development, in line with the Environmental Impact Assessment (EIA) Regulations<sup>1</sup>.
- 14.5 Table 14.1 and Table 14.2 of this ES chapter respectively outline the likely significant effects resulting from the deconstruction and construction works associated with the Proposed Development, and once the Proposed Development is complete and operational. Significant adverse effects are shaded in 'orange', significant beneficial effects are shaded in 'green', and significant neutral effects are shaded in 'blue'<sup>2</sup> for ease of identification.

**DECONSTRUCTION AND CONSTRUCTION**

- 14.6 Table 14.1 summarises the likely significant residual effects arising as a result of the Proposed Development during deconstruction and construction.
- 14.7 No significant deconstruction and construction effects are likely to arise as a result of the Proposed Development in respect of the following environmental topic area which have been the subject of this EIA:
  - Socio-Economics;
  - Traffic and Transport;
  - Air Quality;
  - Daylight, Sunlight, Overshadowing and Solar Glare;
  - Wind Microclimate;
  - Climate Change and Greenhouse Gases; and
  - Built Heritage.
- 14.8 Significant effects arising as a result of the deconstruction and construction of the Proposed Development have been identified as being likely in respect of the following topic areas, and are therefore discussed further in this chapter:
  - Townscape; and
  - Visual.

**Table 14.1 Likely Significant Effects – Deconstruction and Construction**

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D I	P T	St Mt Lt
Townscape	Townscape Character Area 1: Euston Road	Alterations to the townscape setting during the deconstruction and construction works.	Moderate Adverse	D	T	St
	Townscape Character Area 4: Drummond Street			D	T	St
	Townscape Character Area 6: Fitzroy Square			D	T	St
Visual	Viewpoint 5: The Regent's Park: East of the Broad Walk	Changes to views as a result of the deconstruction and construction of the Proposed Development.	Moderate Adverse	D	T	St
	Viewpoint 11: Hampstead Road, junction with Drummond Street			D	T	St
	Viewpoint 12: Drummond Street, at junction with Coburg Street			D	T	St
	Viewpoint 14: Euston Road, at Gower Street			D	T	St
	Viewpoint 19: Fitzroy Square			D	T	St
	Viewpoint 21: Tottenham Court Road, at Capper Street			D	T	St
	Viewpoint 22: Tottenham Court Road, at Grafton Way			D	T	St
Viewpoint 23: Tottenham Court Road, at Grafton Way (night)	D	T	St			
<b>Notes:</b> Residual Effect Scale = Negligible / Minor / Moderate / Major Nature = Beneficial or Adverse Geo (Geographic Extent) = Local (L), Borough (B), Regional (R), National (N) D = Direct / I = Indirect P = Permanent / T = Temporary St = Short Term / Mt = Medium Term / Lt = Long Term N/A = not applicable / not assessed						

**Townscape and Visual**

- 14.9 The deconstruction and construction of the Proposed Development would result in **Significant Adverse** (Moderate) effects are on the following Townscape Character Areas (TCAs):
  - Townscape Character Area 1: Euston Road;
  - Townscape Character Area 4: Drummond Street; and
  - Townscape Character Area 6: Fitzroy Square.

<sup>1</sup> His Majesty's Stationary Office (HMSO) 2017. The Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (as amended in 2018 and 2020).

<sup>2</sup> As noted within **ES Volume 1, Chapter 2: EIA Methodology**, neutral effects are relevant for the Townscape, Visual and Built Heritage Impact Assessment

14.10 The deconstruction and construction of the Proposed Development would also result in **Significant Adverse** (Moderate) effects on Viewpoints 5, 11, 12, 14, 19, 21, 22 and 23.

14.11 All townscape and visual effects attributed to the deconstruction and construction process will be short-term and temporary in nature.

**COMPLETED DEVELOPMENT**

14.12 Table 14.2 summarises the likely significant effects arising as a result of the Proposed Development, once complete and operational.

14.13 No significant effects have been identified as being likely as a result of the complete and operational Proposed Development in respect of the following environmental topic areas which have been the subject of this EIA:

- Socio-Economics;
- Traffic and Transport;
- Air Quality;
- Noise and Vibration;
- Wind Microclimate;
- Climate Change and Greenhouse Gases; and
- Built Heritage.

14.14 Significant effects have been identified as being likely as a result of the completed and operational Proposed Development in respect of the following topic areas, and are therefore discussed further in this chapter:

- Daylight, Sunlight, Overshadowing and Solar Glare; and
- Townscape; and
- Visual.

**Table 14.2 Likely Significant Effects – Completed and Operational Development**

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D I	P T	St Mt Lt
<b>Daylight, Sunlight, Overshadowing &amp; Solar Glare</b>	175 Drummond Street	Reduction in daylight	Minor to Moderate Adverse (Local)	D	P	Lt
<b>Townscape</b>	Townscape Character Area 1: Euston Road	Enhancement to the Townscape Character Area as a result of the completed Proposed Development.	Moderate Beneficial	D	P	Lt
	Townscape Character Area 4: Drummond Street			D	P	Lt
	Townscape Character Area 6: Fitzroy Square			D	P	Lt
<b>Visual</b>	Viewpoint 5: The Regent's Park: East of the Broad Walk	Changes to views as a result of the completion of the Proposed Development.	Moderate Beneficial	D	P	Lt
	Viewpoint 11: Hampstead Road, junction with Drummond Street			D	P	Lt
	Viewpoint 12: Drummond Street,			D	P	Lt

EIA Topic Area	Receptor(s)	Description of Residual Effect	Classification of Residual Effect			
			Scale, Nature and Geographic Extent	D I	P T	St Mt Lt
	at junction with Coburg Street					
	Viewpoint 14: Euston Road, at Gower Street			D	P	Lt
	Viewpoint 19: Fitzroy Square			D	P	Lt
	Viewpoint 21: Tottenham Court Road, at Capper Street			D	P	Lt
	Viewpoint 22: Tottenham Court Road, at Grafton Way			D	P	Lt
	Viewpoint 23: Tottenham Court Road, at Grafton Way (night)			D	P	Lt
<b>Notes:</b>						
Residual Effect Scale = Negligible / Minor / Moderate / Major Nature = Beneficial or Adverse Geo (Geographic Extent) = Local (L), Borough (B), Regional (R), National (N) D = Direct / I = Indirect P = Permanent / T = Temporary St = Short Term / Mt = Medium Term / Lt = Long Term N/A = not applicable / not assessed						

**Daylight, Sunlight, Overshadowing and Solar Glare**

14.15 The Proposed Development will result in the reduction in daylight provision to 175 Drummond Street, resulting in a **Significant Adverse** (Minor to Moderate) effect. The reduction of the provision of daylight to the majority of rooms in 175 Drummond Street would be equivalent to a Minor Adverse (not significant) effect, and greater reductions in daylight are in relation to bedrooms, which are considered 'less important' in terms of the amount of daylight received.

**Townscape and Visual**

14.16 The site is located within Townscape Character Area 1: Euston Road. The Proposed Development will reinforce its existing character, which contains modern large scale and tall buildings, and would enhance the townscape character through its architectural quality and urban design benefits, therefore resulting in a **Significant Beneficial** (Moderate) effect.

14.17 The Proposed Development will also be visible from Townscape Character Area 4: Drummond Street and Townscape Character Area 6: Fitzroy Square. It will be consistent with the existing relationship between the site and these TCAs, resulting in **Significant Beneficial** (Moderate) effects as a result of the high architectural quality and enhanced landmark role of the Proposed Development.

14.18 The complete and operational Proposed Development would also result in **Significant Beneficial** (Moderate) effects on Viewpoints 5, 11, 12, 14, 19, 21, 22 and 23.

**LIKELY SIGNIFICANT CUMULATIVE EFFECTS**

14.19 The EIA process has identified likely significant effects additional to the main assessment of the Proposed Development, as summarised within Table 14.1 and Table 14.2 above, as well as changes to significant effects already identified as a result of the Proposed Development in conjunction with other surrounding cumulative schemes.

**Deconstruction and Construction**

**14.20** During deconstruction and construction, there are no significant cumulative effects that would be different to those outlined within the assessment of the Proposed Development.

**Completed Development**

**14.21** During the operation of the Proposed Development, there are no significant cumulative effects that would be different to those outlined within the assessment of the Proposed Development.

**LIKELY SIGNIFICANT EFFECT INTERACTIONS**

**14.22** A **Significant Adverse** temporary effect interaction has been identified for pedestrians along Hampstead Road and Euston Road, due to combined delay and visual amenity effects during the deconstruction and construction works.