

**ENVIRONMENTAL HEALTH
SUPPORTING COMMUNITIES**

To:	Rav Curry
From:	Melanie Lipsham (Acting Contaminated Land Officer)
Date:	25/01/2024
Address:	Euston Tower 286 Euston Road London NW1 3DP
Proposal:	Redevelopment of Euston Tower comprising retention of parts of the existing building (including central core, basement and foundations) and erection of a new building incorporating these retained elements, to provide a 32-storey mixed-use building providing 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; public realm enhancements, including new landscaping and provision of new publicly accessible steps and ramp; short and long stay cycle storage; servicing; refuse storage; plant and other ancillary and associated work
Reference:	2023/5240/P
Key Points:	Scoping Request

ENVIRONMENTAL HEALTH OBSERVATIONS

PART 1

The following documents were reviewed in preparation of the comments below:

- TRIUM Euston Tower Request for an EIA Scoping Opinion, December 2023
- FFLO Planting Proposals for Planning, dated December 2023
- ARUP Basement Impact Assessment, reference 281835-GEO-RP-00003, dated December 2023

Summary

The site is currently occupied by Euston Tower. It is understood the proposed development includes construction of a 32-storey mixed-use building for offices, research and development, retail, café and restaurant space and learning and community space. The planting proposals report indicates that all proposed planting is on a roof/above a basement. As such the planting beds will be entirely artificial with new soil arriving for the project (and not in-situ with soils underlying the site).

The basement impact assessment indicates that the entire site is underlain by a basement, with the proposal indicating the basement is intended to be retained as part of the development.

From our records, historical land uses on/in the vicinity of the site include unknown industrial land uses, a garage, printing works, oil and colour storage, hatters and cabinet makers. The Basement Impact Assessment reported the site had a history of use as terraced houses, a surgical instrument factory, a sign factory, and a toilet requisite factory, a sheet metal works and miscellaneous shops and units. The current-day Euston Tower was completed circa 1971.

Given the proposed development is for a continued commercial end use, and the basement across the entire site is to be retained, there is considered to be a low risk to end users, noting no direct pathway to end users is anticipated via soft landscaped areas (proposed above the basement).

The Scoping Request confirms geoenvironmental impacts have been scoped out of the ES (i.e., considered unlikely to result in significant effects on the environment). It is agreed the development is not considered to pose an unacceptable risk, given the site is proposed for commercial end use, with a basement beneath the site.

A full contaminated land condition was not considered necessary for the site, however it was recommended that if, during construction/demolition works, evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed.

Sincerely,

Melanie Lipsham MESci C.WEM (Acting Contaminated Land Officer, LB Camden)