

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5240/P	Victoria Kassianenko	05/02/2024 21:12:27	OBJ	Dear Sir/Madam,

I have been a full-time resident at the Triton Building, 20 Brock Street since the building was completed in 2013 and consider Regent's Place and Camden a fantastic location to live, work and relax in. This area of London is a unique melting pot of cultures, people, ideas and offerings to those who live but also visit Camden. However, ever since the idea of completely redeveloping Euston Tower has been brought to our attention as local residents, I have a number of serious concerns and worries about the planned redevelopment project. These are outlined below:

Proposed use of the redeveloped Euston Tower:

It is alarming to say the least that British Land (BL) are proposing to create additional office space in an area which is already abundant with great office space, which today is not being rented out to companies. It is evident without having to live on site that Regent's Place is becoming (if not yet fully become) a ghost town of impactful modern office blocks standing with a significant amount of office space not being used and therefore draining the area of any attraction for businesses to move in or develop within Regent's Place.

We are all aware that the Covid pandemic made small, medium and large companies re-evaluate their working models and many have completely changed the ways of working of their employees, with more companies planning to increase the amount of hybrid working over the coming years. I have tried to educate myself further on this matter and would be happy to share articles that I found insightful and educational on future trends for hybrid working.

On a number of occasions, I have raised with British Land the idea that 'ways of working' are changing and that perhaps more office space is not the best solution for Euston Tower. The usual response from BL would be that - "British Land are in the business of office spaces" and that they are "confident the space in Euston Tower will get filled" - without providing any evidence for this statement. This would seem like a fair argument if all the current office space available in Regent's Place was filled with companies and the area was buzzing, if there were queues to grab a bite during lunchtime and if there was a sense of "community" in the evening - however this is not the case and has not been for a number of years now.

It seems completely irrational to focus on creating more office space when you can't fill the office space you already have and which has already cost enormous amounts of money to build and re-build (as in the case with 1 Triton Square when the ceiling height had to be lowered) and the environmental impact such works have on the local air quality, noise pollution and overall environment are also worth considering, especially given that now after all that work 1 Triton Square stands empty.

I want to see Regent's Place develop and attract new ideas, concepts and businesses, but without people being here, none of this is possible.

Long before BL put out the proposed redevelopment plans for Euston Tower, myself and a few other residents from our building pitched the idea to BL of eventually transforming Euston Tower into a truly multi-use building - where offices, apartments, maybe even a hotel and F&B outlets could coincide and attract all types of people, clients and tourists making this area of London even more attractive, innovative and a prime example of how neighbourhoods can evolve and become true community centres. Also considering the planned

Application No: Consultees Name: Received:

Comment: Response:

revamp of Euston Station this seemed liked a viable idea.

Central London has a huge demand for living space and not even considering to dedicate a part of a massive centrally located building to these demands seems very unreasonable.

Euston Tower is such a prime location - easily accessible, with great transport links and I can only image the views from the top floors. It seems like such a shame to give all of this up to office spaces. British Land and the Euston Tower team have highlighted that the space will be used for offices and 'lab-enabled workspaces', however when questioned further on what sort of labs these will be and if they have already had interest or demand for such lab facilities from research organisations or science companies, we were told that "nothing is firmed up yet and if the demand for lab-enabled space is not there, they can easily be transformed into more office space". It's hard to comment when such a huge and impactful project is being presented with great visuals and brochures, but the true essence of how the building will be used seems quite vague and does not give me enough confidence that if this redevelopment goes ahead, this area of Camden will become better, safer or more lively, and this is a huge shame.

Views / Viewing Corridors

¿As a leaseholder of an apartment in the Triton Building facing the Euston Tower, the proposed increase in mass (by eight meters to the east) of Euston Tower will significantly impact the view from my apartment, blocking from view the Elizabeth Tower, Houses of Parliament and most likely majority of London Eye, as well as completely blocking the view down Tottenham Court Road. Given that the view and the location were the two main driving forces for me to invest in a property in Regent's Place it is absolutely devastating to face this prospect. The loss of view was raised as one of the very first objections with BL and the Euston Tower working team and frankly speaking I understand that they don't really care about the view from my apartment or from the apartments of other leaseholders facing Euston Tower, but the reality is that the view we have from our apartments also determines the values of our properties and losing value on our properties is unfair, morally wrong and bad for the local property market.

Many leaseholders purchased properties in the building as investments and they do not live here full-time, but their investments will be devalued because there are plans to create more office space and enormously increase the size of the already very large and tall Euston Tower.

Natural Light

With the proposed extension of the Euston Tower eastwards, the amount of natural light reaching apartments facing the Euston Tower will significantly decrease and leave us all simply staring into a more protruding wall of the Euston Tower and make our apartments darker throughout the day.

I am someone who spends a significant amount of time working from home, so the amount of natural light (even on a grey or foggy day) is paramount to my wellbeing and productivity and I believe this applies to other residents in the building.

Although the Euston Tower working team and British Land have informed the residents that the relevant studies have been carried out regarding natural light and how this will be impacted by the extension of Euston Tower, it is very hard to believe that the amount of light reaching our properties will remain the same, given by

Application No: Consultees Name: Received:

Comment: Response:

how much it is planned to extend the tower.

Both natural light and the obstructed distant views towards Tottenham Court Road will create a sense of an uncomfortable closed off environment inside our properties, potentially leading to further loss of value on the apartments.

Hampstead Road Pavement Size

With the proposed expansion of Euston Tower eastwards, it seems that the pavement on the Hampstead Road side will become more narrow, hence affecting the flow of people commuting via this busy street. Given the renderings we have been presented with, the bulkiness of the proposed redeveloped tower seems to be imposing and creating heaviness, instead of being a welcome addition to the local area.

Environmental Impact

Demolishing a massive part of the Euston Tower in order to re-build it for basically the same purpose it has served before is a very shocking proposition from an environmental impact point of view. The amount of materials ending up not recycled and potentially simply in landfill would be very high and it seems like a complete waste to put in so much effort and resources to end up with a building with the same purpose. This proposal is not innovative and it feels like there was a huge lack of creativity to come up with a project that fits into the modern era.

Final Remarks

During a Euston Tower public consultation held on 14th October 2023, I was speaking to an architect from the architectural agency 3XN/GXN, who are working on the redevelopment of the Euston Tower. I wanted to hear his views about the impact the proposed new size and shape of the Euston Tower would have on us as residents of the Triton Building and about 15 minutes into our chat he asked me to show him on a 3D mock-up model of Regent's Place where it is that I live (Triton Building). We went around to the model and although I don't have an architectural background, it was very evident that the Triton Building (the only residential building on the estate) was simply not on the scale model. I have photos of this model, so if it will be helpful, I can send this over for your reference.

I asked the architect who works for the company responsible for redeveloping the Euston Tower why our building was missing completely and the only answer he could come up with was something along the lines of "The building probably couldn't fit on the scale model, we'll try to re-work it." It was then and there that it became even more clear that the views of us, the local residents will not be taken into account, no matter how many consultation meetings we are offered and how many fantastic and dynamic renderings the Euston Tower working team will put our way. It was a sad but true realisation.

There were other occasions when information shared with us was done simply to "tick a box", for example when we requested for renderings to be made of how the view from our apartments would change with the extension of the Euston Tower, we were sent CGIs made from the very edge of our balconies, which in reality will never be a location I or anyone else in the building would position ourselves in. We wanted to see how the view would be impacted in a realistic manner, from inside our apartments, which is where we spend most of

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5240/P	Philip Hawkins	04/02/2024 12:23:10	OBJ	<p>our time when we are at home. I will be happy to provide photos from inside my apartment to highlight the impact the proposed redevelopment of Euston Tower will have on my as a leaseholder.</p> <p>I really appreciate your time reading my objection and as mentioned above, if there are any photos I can provide in support of my objection, I will be happy to do so.</p> <p>Best Regards, Victoria</p>
				<p>The Euston tower extension will have multiple negative impacts on the surrounding area and provide few of any upsides.</p> <p>The first major downside will be the loss of light from the surrounding area due to the proposed extension. At street level and for those living in the Brock street apartments, the current Euston tower already casts a long shadow. Extension towards the Hampstead road will only make this worse, leaving some living without sunlight all year round.</p> <p>The extension will also eat into street space on the Hampstead road side, making pedestrians lives more difficult in an already busy area. This will also be doubly true during the years of proposed disruption caused by the project.</p> <p>The proposed greening of the regents place square comes after the square has only just received renovation and greening last year. This section of the plan appears to be a virtue signalling section that disregards the fact that the regents place square is already a pleasant public space. All these works will do is remove access to it for several years.</p> <p>The target use case of offices is completely unbelievable considering that British land already own and have extended several unused office buildings in the regents place area in the last 5 years. It is clear that the demand for those offices just isn't there in the post pandemic world. What people really need is more housing. I would be much more likely to support the application if it were for an apartment conversion of the tower.</p> <p>Overall, I cannot fathom how British land believe this project will deliver value to anyone, let alone the local community they will overshadow. The most likely outcome is that yet another unused office building will be constructed that will take space, light and life away from the local community.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5240/P	Max Zeynalov	04/02/2024 13:31:46	OBJ	To Whom It May Concern,

I am a resident in the Triton Building and have lived in Regents Place since 2013 and have a very good understanding of the local area, therefore I would like to use this opportunity to outline a few points explaining why I strongly object to the proposed plan to redevelop and expand Euston Tower.

1) Impact on Regent's Place - It is evident that demand for office space has been in decline since Covid started in 2020, a significant amount of office buildings around Euston Tower do not have commercial tenants and therefore are not fulfilling their purpose. It is a huge economic and moral waste for the community to keep so much real estate empty and not to have a clear plan of how to repurpose it for better use.

Taking all this into account British Land is proposing to strip down the entire building and to expand it even further to create more office space in an economy where office space is in decline. I have not come across a more controversial idea in a long time now. This redevelopment makes no sense unless there are other reasons behind this proposal that we as members of the community are not told about.

British Land would like to revive Regent's Place by focusing purely on commercial office space, as Londoners we have plenty of successful examples of how building communities should look like - King's Cross and Battersea Power Station areas are prime examples. These areas focus on three pillars of community development by offering retail, residential and office space for the community. I have not received any evidence from British Land how they plan to bring the community together in Regent's Place if more office space is created. It is evident that after 5pm Regent's Place will turn into 'ghost town' no matter how much British Land invests into redevelopment of its buildings and puts them on the market only as office space. I urge the council to carry out an observational study of Regent's Place and to see in real life how quiet it gets after 5pm and also that it is rather quiet during the day because nothing is really happening and the offices around are not fully occupied. A decision on this redevelopment project should be made based on true evidence and not some fairy tale that we are being presented with by British Land not backed up by any substantial proof.

2) Lack of residential housing in London - it is a mystery why British Land is so resistant to redeveloping Euston Tower into a mixed use development. There is a huge shortage of residential space in central London and a big decline in office space, so why not redevelop Euston Tower into something where the community will have a chance to thrive? The story about creating retail and lab space makes zero sense. There is retail space available right now in Regent's Place, but nobody seems to want to occupy it.

It comes down to businesses realising that there are no potential customers around Regent's Place, so they are not willing to take the risk to rent space here. This issue will not be resolved by creating more office space in the Euston Tower.

3) Impact on natural light - It is important to highlight that Euston Tower is already a very large building, which definitely needs to be improved visually, however it fits nicely within the current space and doesn't seem to dominate or obstruct light. By expanding it, the exposure to natural light will be decreased quite dramatically, which will impact the residents of the Triton Building the most. This comes down to health and wellbeing of the residents. We spend 90% to 95% of time inside our apartments, so the increased mass of Euston Tower will take away a big chunk of our view and exposure to natural light.

Application No: Consultees Name: Received:

Comment: Response:

British Land claim that they first communicated the plans to expand Euston Tower back in February 2023, however I received no evidence from British Land that this was the case. They only started really communicating with the Triton residents when we collectively began to demand information. During one of the community work shops organised by British Land, a 3D model was presented to demonstrate how the new Euston Tower will fit into the local area and it was a huge disappointment when I came to realise that the Triton Building was not even part of that model. The only residential building situated 20 meters from Euston Tower was not even accounted for when putting this fancy 3D model together, it was honestly shocking. This demonstrated that no study has been done to show how the Triton Building will be impacted by the enlargement of the Euston Tower.

4) The pedestrian pavement - Expanding Euston Tower means decreasing the pavement by around 8 meters on Hampstead Road side. It is already quite a busy street during peak hours with two bus stops, so it is very concerning to see British Land propose to decrease pedestrian space even further.

5) Environmental impact - It is needless to say that striping down the entire Euston Tower and only keeping the core will have a huge environmental impact, no matter how sustainably British Land claim this work will be done. It is morally wrong to go through with so much demolition and in the end ultimately ending up with just more office space potentially not being used.

6) Devaluing the Triton Building - The viewing corridors from the Triton Building will be greatly impacted, which means a lot of the residents will lose the view which they initially invested into when purchasing an apartment in the Triton Building. The proposed redevelopment will increase the potential value of Euston Tower for British Land but this comes at a direct loss of value to the Triton residents.

I would like to thank you in advance for the time you take to read the above concerns and please feel free to get in touch if necessary.

Best regards,
Max
