



EUSTON TOWER

ES Addendum Volume 1 – ES Addendum Main Report

December 2024

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Chapter 1: Introduction, Proposed Design Amendments and ES Addendum Approach

EUSTON TOWER ADDENDUM INTRODUCTION

Introduction and Planning History

- 1.1 This Environmental Statement (ES) Addendum has been prepared on behalf of British Land Property Management Limited ('the Applicant'), to support a series of changes to the scheme submitted for approval pursuant to the December 2023 Planning Application. A number of amendments ('the Proposed Amendments') have been made to the scheme in response to discussions with London Borough of Camden ('LBC') officers and other stakeholders.
- 1.2 In December 2023, the Applicant submitted a detailed planning application (Planning Application Reference: 2023/5240/P) to the LBC for the redevelopment of a 0.8 hectare site to provide a 32-storey building and public realm enhancements (the 'Proposed Development'). An Environmental Statement (ES) was submitted to accompany the Planning Application (hereafter referred to as the 'December 2023 ES').

"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."
- 1.3 The December 2023 Planning Application for the Proposed Development, which was the subject of the December 2023 ES, sought planning permission for:

"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."
- 1.4 This December 2023 Planning Application is currently pending determination.
- 1.5 Since the submission of the December 2023 Planning Application, discussions have been held with the LBC, local stakeholders and residents, including the Regents Park Conservation Advisory Committee and statutory consultees including Historic England and the Greater London Authority. Following review of the LBC comments on the proposals and discussions with Planning Officers, alterations to the Proposed Development have been made and are now being submitted for approval. The full list of the alterations relevant to the ES is set out within the 'Amended Proposed Development' section below. These are hereinafter referred to as the 'Proposed Amendments', forming the 'Amended Proposed Development'.
- 1.6 This introductory ES chapter to the 2024 ES Addendum sets out the following information:
 - Approach to the ES Addendum;
 - Design Evolution of the Proposed Amendments;
 - The Amended Proposed Development;
 - Deconstruction and Construction of the Amended Proposed Development; and
 - Structure of the December 2024 ES Addendum.

Glossary of Key Terms

1.7 Table 1.1 provides a glossary of key terminology used throughout this ES Addendum for ease of reference.

Table 1.1 Glossary

Key Term / Document	Definition
Proposed Amendments	The new design changes to the Proposed Development (submitted under Planning Application Reference: 2023/5240/P).
Amended Proposed Development	The development which considers the details of the Proposed Development and the Proposed Amendments in combination. The Amended Proposed Development reflects the development which planning approval is sought for and which is the subject of this ES Addendum.
The December 2023 Planning Application Site	The area / location within the December 2023 Planning Application boundary as presented within the December 2023 ES and Figure 1.1 of this ES Addendum chapter.
The Site	The amended area within the planning application boundary, as presented in Figure 1.3.
Proposed Development	The scheme submitted, as detailed within the December 2023 ES (submitted under Planning Application Reference: 2023/5240/P).
December 2023 ES	The Planning Application for the scheme submitted in December 2023 was accompanied by an Environmental Statement (ES) (dated December 2023) (herein referred to as the December 2023 ES).
2024 ES Addendum	This ES Addendum to the December 2023 ES that includes such information that is reasonably required to assess the Proposed Amendments to the scheme and determine any change to environmental and socio-economic effects previously presented.
ES Review Report	A document received by the London Borough of Camden's 3 rd Patry Reviewer (CBRE) giving a review of the submitted December 2023 ES, initially dated 12 th April 2024 (ES Addendum Volume 3, Appendix: Introduction, Proposed Design Amendments and ES Addendum Approach – Annex 1)

1.8 Figure 1.1 and Figure 1.2 shows the December 2023 Planning Application Site boundary and the proposed layout, scale and massing of the Proposed Development. The application site boundary has since been amended and is presented in Figure 1.3 ('the Site').

Figure 1.1 December 2023 Planning Application Red Line Boundary



Figure 1.2 December 2023 Proposed Development



The Proposed Amendments to the December 2024 Proposed Development

1.9 Since the submission of the December 2023 Planning Application, a number of design changes (the 'Proposed Amendments') are proposed. These comprise:

- Changes to the Tower;
 - Tower massing has been adjusted to create a simpler, rectangular form; the tower is rounded at the corners and breathing spines are pushed inwards to separate the tower into four quadrants;
 - Façade design has incorporated an upstand into the horizontal elements that wrap the rounded massing corners. Vertical elements now span the tower top to bottom through which natural ventilation can occur;
 - Minor adjustment to vertical transportation strategy via level change from lift banks;
 - Four double height amenities have been relocated relative to their previous quadrants/levels;
 - Column grid adjusted to 9m bays and offset from façade by 2m;
 - The crown of the building has a double height amenity façade treatment such that the building is perceived the same from all angles;
 - There is no change to the building height;
- Changes to the amount of publicly accessible space, adjusted at ground and first floor levels;
- Changes to the Podium;
 - Number of podium levels has increased from four to six (L00-L05);
 - Podium Massing has been adjusted with rounded corners, increasing ground floor open space along Hampstead Road;
 - Layout of public space in Enterprise Space has been adjusted and its entrance along Hampstead Road adjusted from triple height to double height;
 - The escalator and stair layout of lobby space has been adjusted to be more space efficient;
- Minor updates have been made to the design and location of planters and trees in the public realm; and
- End of trip facilities entrance and access has been adjusted from a ramp to a bicycle stair and lift. External access remains from the southwest corner of the ground floor.

1.10 Further detail regarding the Proposed Amendments is included in this chapter of this 2024 ES Addendum (Sections '*Alternatives, Design Evolution and the Amended Proposed Development*') and within the Design and Access Statement (DAS) submitted in connection with the Proposed Amendments.

1.11 Figure 1.3 presents the amended application site boundary where the site area within the red line has been updated to 7,963m² (8,079m² in the December 2023 Proposed Development Site). The layout, scale and massing of the Amended Proposed Development, as assessed within this 2024 ES Addendum, is presented in Figure 1.4.

Euston Tower ES Addendum Chapter 1: Introduction, Proposed Design Amendments and ES Addendum Approach

Figure 1.3 Amended Proposed Development Red Line Boundary



Figure 1.4 Amended Proposed Development



APPROACH TO THE ES ADDENDUM

- 1.12** This 2024 ES Addendum considers the Proposed Amendments and has been undertaken in accordance with the statutory procedures set out in The Town and Country Planning (Environmental Impact Assessment) Regulations 2017¹ (as amended) ('the EIA Regulations').
- 1.13** This 2024 ES Addendum builds on the assessments presented in the December 2023 ES to assess the likely significant effects of the Amended Proposed Development.
- 1.14** While considering the Amended Proposed Development as a whole, the assessment presented in this 2024 ES Addendum assesses the Amendment Proposed Development and any changes to the conclusions that may result from the Proposed Amendments. All elements of the December 2023 ES not covered in this 2024 ES Addendum are considered to remain valid.
- 1.15** The technical chapters within this 2024 ES Addendum follow the same general structure, format and chapter order presented within the December 2023 ES, with the same chapter volume and technical chapter numbers used throughout.
- 1.16** This 2024 ES Addendum considers any changes to legislation, planning policy and guidance, assessment methodology, baseline conditions; the implications of the Proposed Amendments, the cumulative assessment and potential effects during deconstruction and construction and the completed development, and any further mitigation required, and finally the residual effects and likely significant effects. There is no change to Methodology and Significance Criteria presented within the December 2023 ES.
- 1.17** The EIA specialists who contributed to the December 2023 ES have provided EIA technical services for this 2024 ES Addendum. These EIA specialists have reviewed the Proposed Amendments sought for approval in the context of the Amended Proposed Development and their potential to generate new or different likely significant environmental effects from the conclusions of the December 2023 ES.

DESIGN EVOLUTION

- 1.18** The Applicant has undertaken extensive consultation during both the pre-application and determination stages of the Proposed Development and has sought to respond positively to the responses received. The scheme has been revised in response to feedback from LBC Officers, local stakeholders and residents, including the Regents Park Conservation Area Advisory Committee and statutory consultees, including Historic England and The Greater London Authority.
- 1.19** A series of options were tested, all of which sought to address these comments and simplify the built form, that included changes to massing, facade design, colour, and proportion. These options were reviewed with Officers from the LBC and resulted in the Amended Proposed Development.
- 1.20** The Proposed Amendments predominately relate to the form of the massing and associated facade changes.
- 1.21** The design evolution of the Amended Proposed Development was heavily influenced by townscape and views. The views demonstrate a well-considered building that is attractive and complementary to the surrounding context.

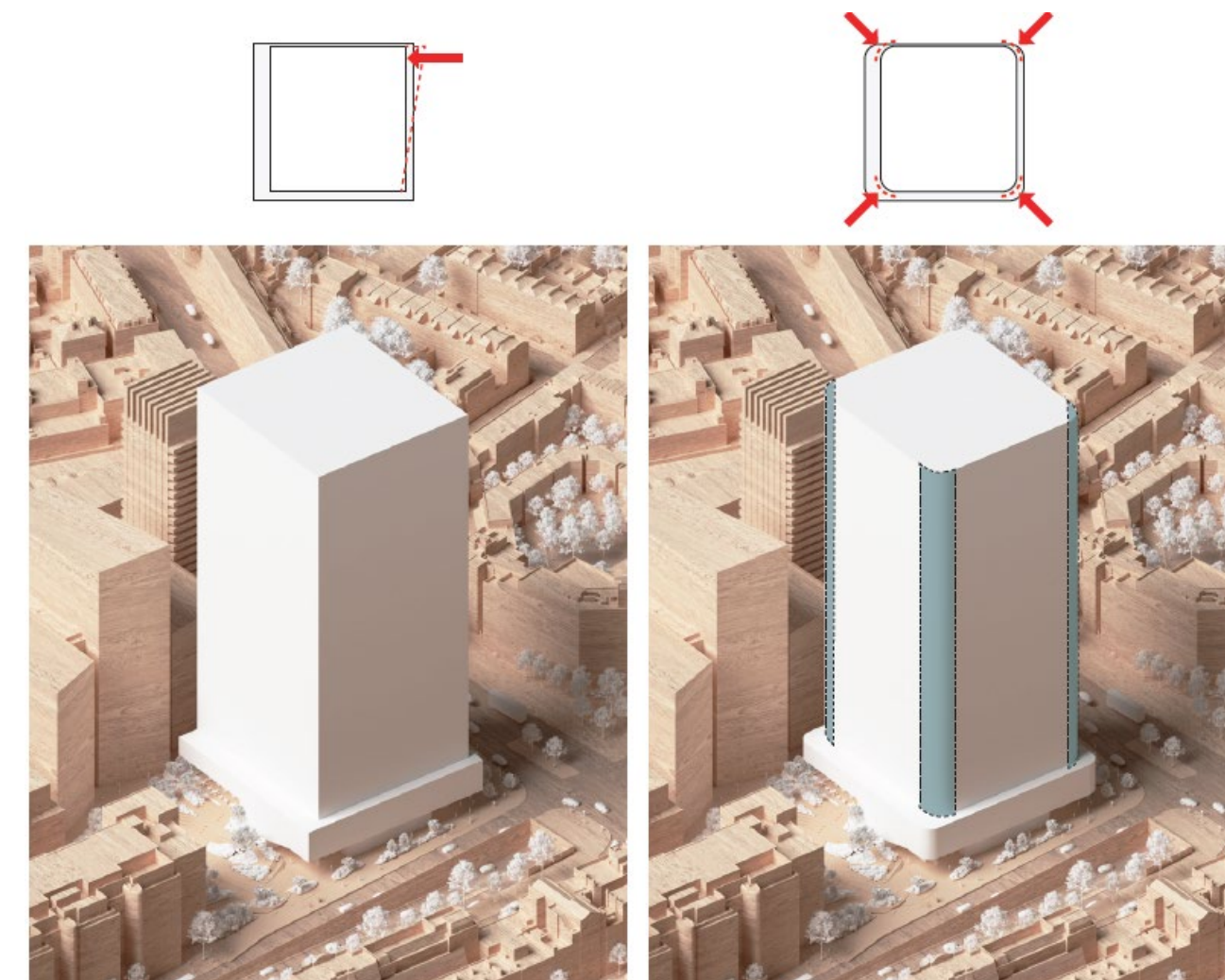
Tower Massing and Facade Evolution

- 1.22** As presented in Figure 1.5, the building massing was simplified to a rectangle in plan. The uniform shape helped give the proposed tower a calm, organised appearance on the skyline and provides a clear relationship to the regular forms of tall buildings in the immediate context. Cutting the form back at the north-east helped make the proposed tower appear more slender, particularly when viewed from along Tottenham Court Road.
- 1.23** In order to further reduce the perception of bulk and massing, the corners were rounded. This resulted in the visual width being significantly reduced, especially when the proposals are viewed on the angle. The softer

appearance has also helped establish a clearer identity for the proposed tower and reinforced it as a building that addresses all four elevations.

- 1.24** The total height of the building remains the same as that presented within the 2023 Planning Application. The fundamental massing concepts remain largely the same, but are expressed more clearly with the simplified massing.

Figure 1.5 Tower Massing Evolution (Post-Application)

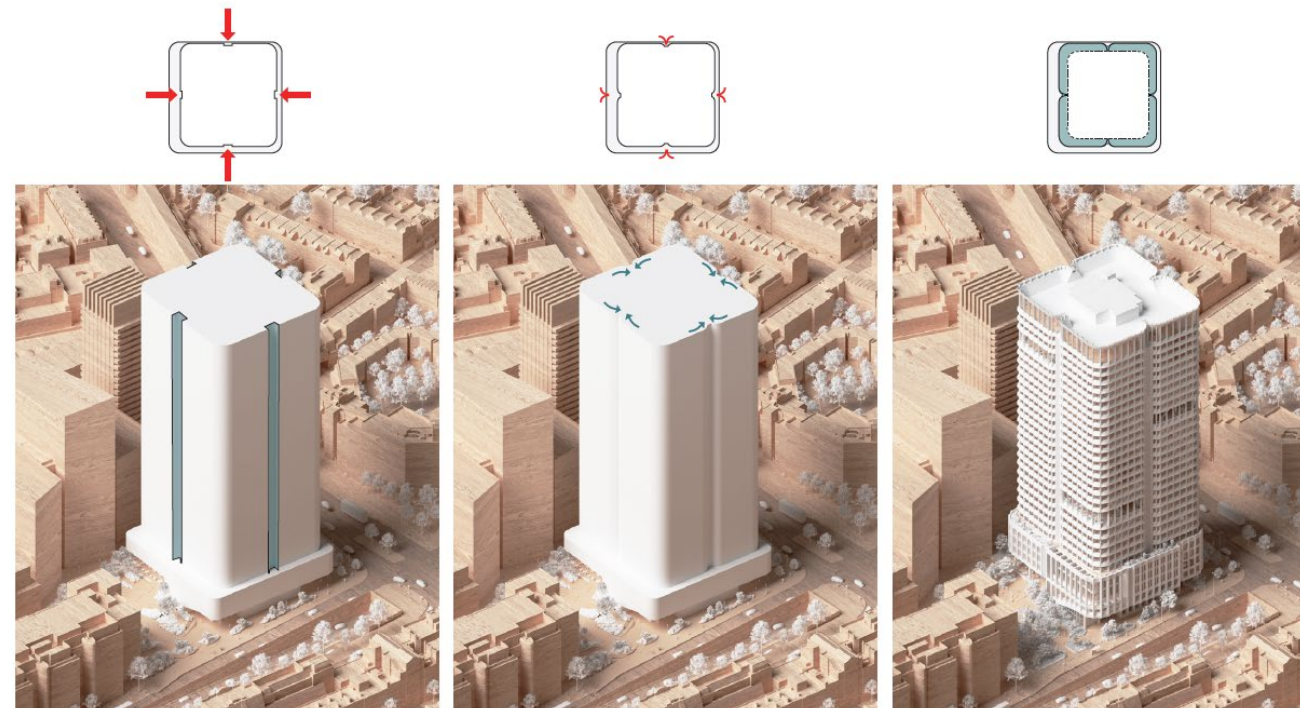


- 1.25** As illustrated in Figure 1.6, the four quadrant concept was reintegrated into the developing form; the Breathing Spines were set in to help define a split in the centre of each face. The Breathing Spines help reinforce verticality in the massing and create the appearance of two, slender, connected towers per elevation.
- 1.26** The four quadrant concept was further supported through rounding the corners at the Breathing Spines, thereby reinforcing the idea of each elevation being made up of two, slender, connected towers (Figure 1.6). The softer edges to the setback spine help make a more coherent shape to the proposed tower.
- 1.27** The facade developed for the Proposed Development was initially applied to the revised massing, in order to begin to understand some of the opportunities and challenges associated with the more regular form. The advantage of the rectangular form in enabling a stacked, regular rhythm across the elevation is evident, allowing for a calmer and more ordered fenestration. The form change also highlighted the chance to look at a more dynamic facade and paler colour concurrently (Figure 1.7), to link better to context.

¹ Statutory Instruments, 2017, No. 571, Town and Country Planning (Environmental Impact Assessment) Regulations 2017

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Figure 1.6 Tower Massing Evolution (Post-Application)



Podium Massing Evolution

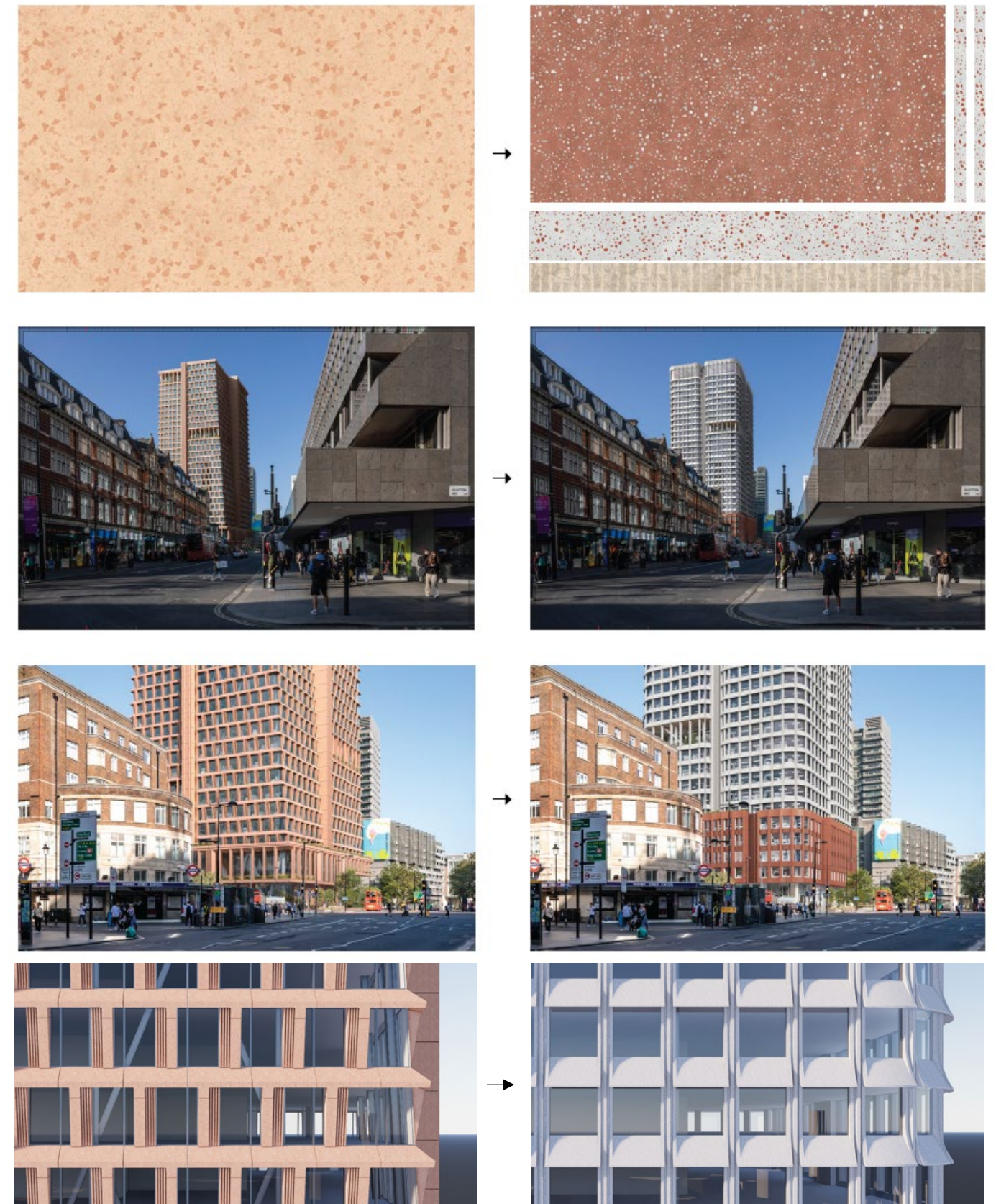
- 1.28 Following submission of the December 2023 Planning Application, the decision to reconsider the tower and podium massing required a rethinking of the podium facade design and articulation. The key focus remained on the creation of publicly accessible spaces that connect, create and provide opportunities for the local residents and communities. The podium has been designed to create improved microclimate conditions for pedestrians in the public realm through multiple methods including integrating wind mitigation into the podium's architectural expression.
- 1.29 The design of the podium, particularly the publicly accessible elements, has been designed with extensive input from the local community through the co-design workshops and pre-application process consultation with the LBC to ensure the Amended Proposed Development addresses the needs and aspirations of visitors, building users and the wider community.

Podium Façade and Colour Evolution

- 1.30 The podium facade of the Amended Proposed Development has been carefully designed to create engagement and interaction between Regent's Place Plaza and the street life of Hampstead Road, Euston Road and Brock Street.
- 1.31 The central core approach opens up the possibility for all four elevations to be activated across the podium levels. The podium facade incorporates a consistent double-height design, providing protection from the elements through the oversailing canopy and featuring large glazing sections that offer transparency into the activities within the interior spaces of the podium, such as the lobby and retail areas.
- 1.32 The facade design was developed with careful consideration for the surrounding buildings to integrate cohesively into the context. An analysis of building facades along Tottenham Court Road provided the foundational elements for the facade concept of the Amended Proposed Development.
- 1.33 The surrounding context employs a varied but consistent palette of brick (commonly red or brown), stonework (such as sandstone and Portland limestone), stucco, concrete, steel and glass. Colour changes are often used to identify the ground floor levels, while bold colours are used for emphasis. The material concept for the Amended Proposed Development recognizes the importance of retaining the mineral-like quality of the context

buildings, proposing a glass-fibre reinforced concrete (GRC) cladding with aggregates designed to provide texture and a sense of materiality. The bold colouring of the red brick is reimagined as the red-tinted GRC cladding, and the effective use of contrasting colours is realised with the off-white GRC used for the ground floor to highlight the entrances and public realm, and detailing throughout the podium facade.

Figure 1.7 Massing and Podium Facades Colour Evolution



AMENDED PROPOSED DEVELOPMENT

- 1.34 The description of development for the Amended Proposed Development, in light of the Proposed Amendments, has been updated to the following:
- “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 enterprise space (Class E/F) at ground and first 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.”*
- 1.35 Where the design remains the same as set out in the December 2023 ES, these items have not been included in this chapter. All items not covered should be considered unchanged from the Proposed Development.

Change to Floorspace Areas

- 1.36 Table 1.2 presents the areas of the Proposed Development and the updated areas of the Amended Proposed Development as assessed within this 2024 ES Addendum.

Table 1.2 Existing and Proposed GIA

Land Use		Existing (GIA m ²)	December 2023 ES (GIA m ²)	2024 ES Addendum – Proposed (GIA m ²)	Total Change in Area from Proposed Amendments (GIA m ²)
Workspace Class E(g)	Lobby	1,294	3,830	3,045	-785
	Lab Enabled Workspace	-	24,496	24,512	+16
	Commercial Office	52,477	46,465	49,667	+3,202
Retail (Class E)		1,055	748	997	+249
Enterprise Space (Class E/F)		-	2,003	1,605	-398
TOTAL		54,826	77,542	79,825	+2,284

*Figures may not add due to rounding

General Arrangement and Layout

- 1.37 The Amended Proposed Development is arranged as follows:
- Two basement levels accommodating lobby, ancillary space associated with the Class E / F spaces, plant space and cycle parking with associated end of trip facilities;
 - Ground Level to Level 05 (the Podium) comprising the following:
 - Lobby space, office (Class E(g)) space and flexible Class E / F space at Ground Level to Level 02;
 - Office and lab-enabled spaces (Use Class E(g)) at Levels 03 to 05;
 - Outdoor terraces located at the north-west corner facing Regent’s Place Plaza on Level 01 and at the south-west corner of the Podium at Levels 02 and 03;
 - Levels 06 to 11 comprise Use Class E(g) uses including office and lab-enabled spaces; and
 - Levels 12 to 30 comprise office (Use Class E(g)) with plant facilities on Levels 30 and 31.
- 1.38 Double height amenity spaces have also been relocated to Levels 11 – 12, 20 – 21, 23 – 24 and 26 – 27. Three of the four amenity terraces are dedicated to the adjacent tenants, whereas the amenity space at Levels 20 – 21 is shared tenant amenity.

Tower Massing, Materiality and Colour Palette

- 1.39 The tower massing has been adjusted to create a simpler, rectangular form. The Amended Proposed Development, as shown in Figure 1.8, features a less complex, more ordered façade design with a more muted façade colour when compared to the Proposed Development.
- 1.40 The implementation of upstands is considered to balance daylight and solar gain. Amending the façade to implement a more muted colour lightens the perception for the architecture and lessens the perception of bulk in townscape, particularly in key views. The use of verticals running up through the façade also help to better integrate the double-height workplace amenities.

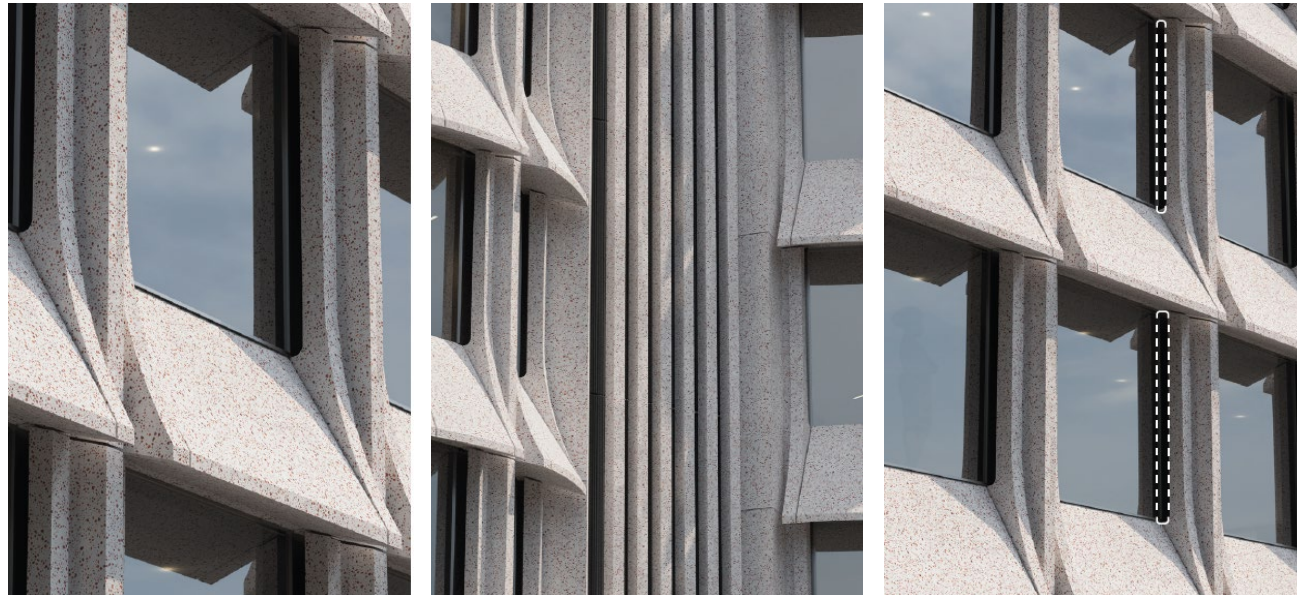
Figure 1.8 Amended Proposed Development



- 1.41 The choice of GRC for the facade cladding contributes significantly to the desired sense of solidity and robustness. The proposed light stone tone also relates to other key high rises in Camden, in terms of both colour and texture; notably, Space House, Centre Point, and The Standard Hotel.
- 1.42 To provide the tower material with warmth and to create a relationship to the tone of both the podium and surrounding brick buildings in the immediate context, the aggregate in the GRC is reddish-brown.

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Figure 1.9 Colour and Materiality of the Tower



Podium and Public Experience

1.43 The Amended Proposed Development comprises reduced massing with chamfered edges to provide additional public open space at junction and along Hampstead Road, as presented in Figure 1.10. The key design principles comprise:

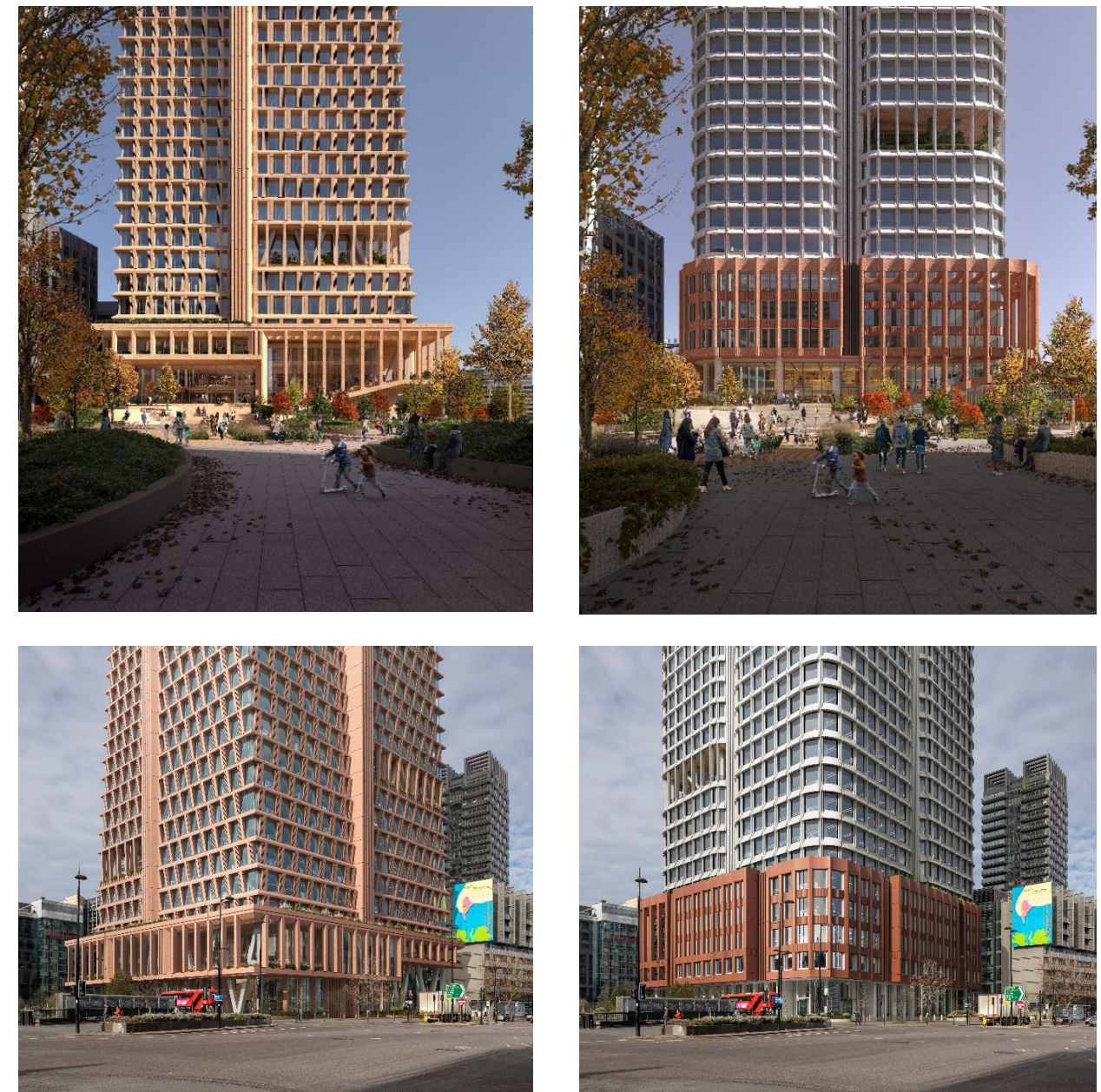
- The podium is fundamental in responding to and mitigating the site's microclimate, focused on creating a usable and safe environment all year round.
- The podium is comprised of a series of layers, each able to accommodate different functions and spatial arrangements;
- Entrances are clearly expressed in the architecture of the podium as part of the access, approach and wayfinding strategy;
- Canopies, projecting from the podium, are used to highlight public entrances as well as to improve the local microclimate; and
- The podium is integrated with the proposed landscaping design, including corner terraces, as well as reinforces the new Regent's Place Plaza with improved activity, retail offers and public realm.

1.44 A significant portion of the podium is dedicated to public spaces, establishing a legible and active connection from the primary public entrance at the northeast corner, extending across the entirety of the podium's northern elevation to Regent's Place Plaza. This continuous journey is supported by an array of diverse public uses.

1.45 The podium design incorporates a double-height oversail along each elevation. These oversailings are primarily designed to accentuate entrance conditions, improve wayfinding and to cohesively incorporate the Amended Proposed Development's wind mitigation into the architectural design of the podium.

1.46 As part of the design strategy for the podium, the south-west and north-west corners of the podium are accentuated with terraces, ideally located for connection with Regent's Place Plaza and daylight conditions. The outdoor terrace on Level 01 serves as an extension of the proposed café space, creating connections between Regent's Place Plaza, the internal cafe space and the public use. The south-west corner terrace on Level 02 extends up from the Regent's Place Plaza via the public staircase and terraced landscaping. It is designed as outdoor terraces for the café in dialogue with the lobby levels.

Figure 1.10 Proposed Development Podium (Left) and Amended Proposed Development Podium (Right)



Public Realm

1.47 Minor updates have been made to the design and location of planters and trees in the public realm, as presented in Figure 1.11. The Amended Proposed Development will provide 5,788m² of public open space at Ground Level, Level 01 and Level 02.

Urban Greening Factor

1.48 The Urban Greening Factor (UGF) has been calculated using the Greater London Authority (GLA) calculator in accordance with Policy G5 of the London Plan. The Amended Proposed Development achieves a score of 0.33 which is policy compliant, as the target score for commercial developments is an UGF of 0.30. This score is achieved through a combination of semi-natural vegetation and planting, wetland features, green roofs and tree planting.

Biodiversity Net Gain

1.49 A Biodiversity Net Gain (BNG) assessment of the Amended Proposed Development was prepared by Greengage on behalf of the Applicant. The BNG was calculated using the Natural England Biodiversity Metric 4.0². The assessment found that the Proposed Development will provide 3.35 Habitat Units (HU), resulting in a net gain of 0.86 HU (35.39%).

Figure 1.11 Proposed Development Public Realm (Left) and Amended Proposed Public Realm (Right)



Vehicle and Cycle Parking

- 1.50 The Amended Proposed Development remains car-free, in accordance with London Plan and Camden Local Plan policy requirements.
- 1.51 The Amended Proposed Development will provide a total of 890 long-stay cycle parking spaces at basement level. They consist of 668 two-tier parking (75%), 89 foldable bicycle parking (10%), 89 Sheffield stands (10%), and 44 Enlarged Sheffield stands (5%). Male and female changing rooms will be located adjacent to the long-stay cycle parking and will provide 593 lockers (two lockers per three parking spaces), 74 showers including two accessible showers (one shower per 12 cycle parking spaces) and six toilets including two accessible WCs.
- 1.52 The Amended Proposed Development will provide 100 short-stay cycle parking spaces within the surrounding public realm.

DECONSTRUCTION AND CONSTRUCTION

- 1.53 Changes to the Proposed Development’s deconstruction and construction works are proposed. These include:
- Changes to the programme of works;
 - Changes to the construction quantities; and
 - Changes to the peak number of demolition and construction vehicles.
- 1.54 Further details are provided on this below.

Programme of Works

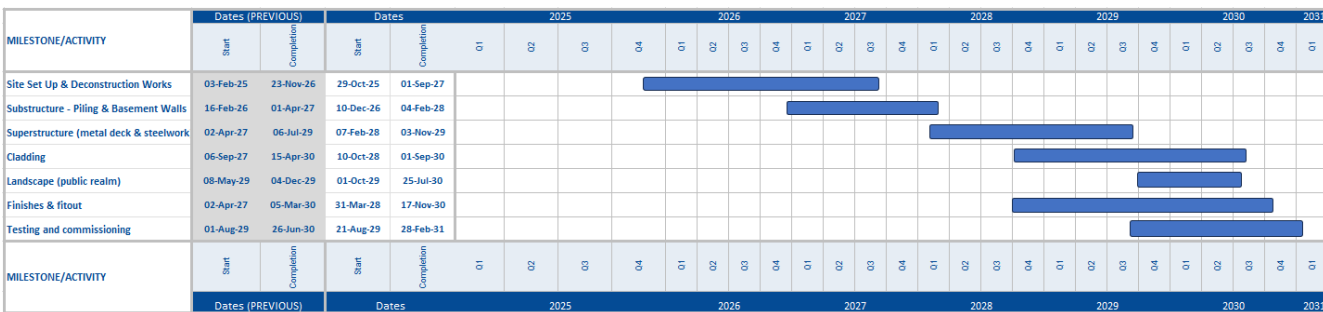
1.55 The deconstruction and construction works proposed as part of the Proposed Development were to commence in 2025, become operational in 2030 and span approximately 65 months.

1.56 The current expectation for the Amended Proposed Development is that the deconstruction and construction works would take approximately 64 months, or 5 years and 4 months, which breaks down as 4.5 years of construction preceded by 12 months of enabling works, including an overlapping period of deconstruction and new build of around 10 months (see Table 1.3 and Figure 1.12).

Table 1.3 Indicative Deconstruction and Construction Timetable

Construction Task/ Activity	Duration	Start Date (Quarter and Year)	Completion Date (Quarter and Year)
Site Set up & Deconstruction Works	24 months	Q4 2025	Q3 2027
Piling & Basement Walls	14 months	Q4 2026	Q1 2028
Superstructure (slabs and steelwork)	22 months	Q1 2028	Q4 2029
Cladding	23 months	Q3 2028	Q3 2030
Landscape (public realm)	10 months	Q4 2029	Q3 2030
Finishes & Fitout	32 months	Q1 2028	Q4 2030
Testing and Commissioning	18 months	Q3 2029	Q1 2031

Figure 1.12 Indicative Enabling (Including Deconstruction) and Construction Programme



Construction Quantities

1.57 Table 1.4 presents estimates of key construction materials associated with the construction of the Amended Proposed Development.

Table 1.4 Estimates of Key Construction Quantities

Materials Delivered	Amended Proposed Development Quantities
Excavated material	13,322m ³
Substructure concrete	8,947m ³
Substructure rebar	1,680 tonnes
Core concrete (stairs)	234m ³
Concrete slabs	10,711m ³
Rebar in slabs	1,607 tonnes
Steelwork	8,347 tonnes
Facades	24,675 m ²
Fitout materials	12,614m ²

Road Vehicle Numbers

1.58 Throughout the duration of the works, the number of Heavy Goods Vehicles (HGVs) required to service construction has been calculated. The results show peaks in HGV trips will coincide with the site set up, deconstruction, piling and basement walls periods of the construction programme.

² Defra (2021) Biodiversity Metric 4.0

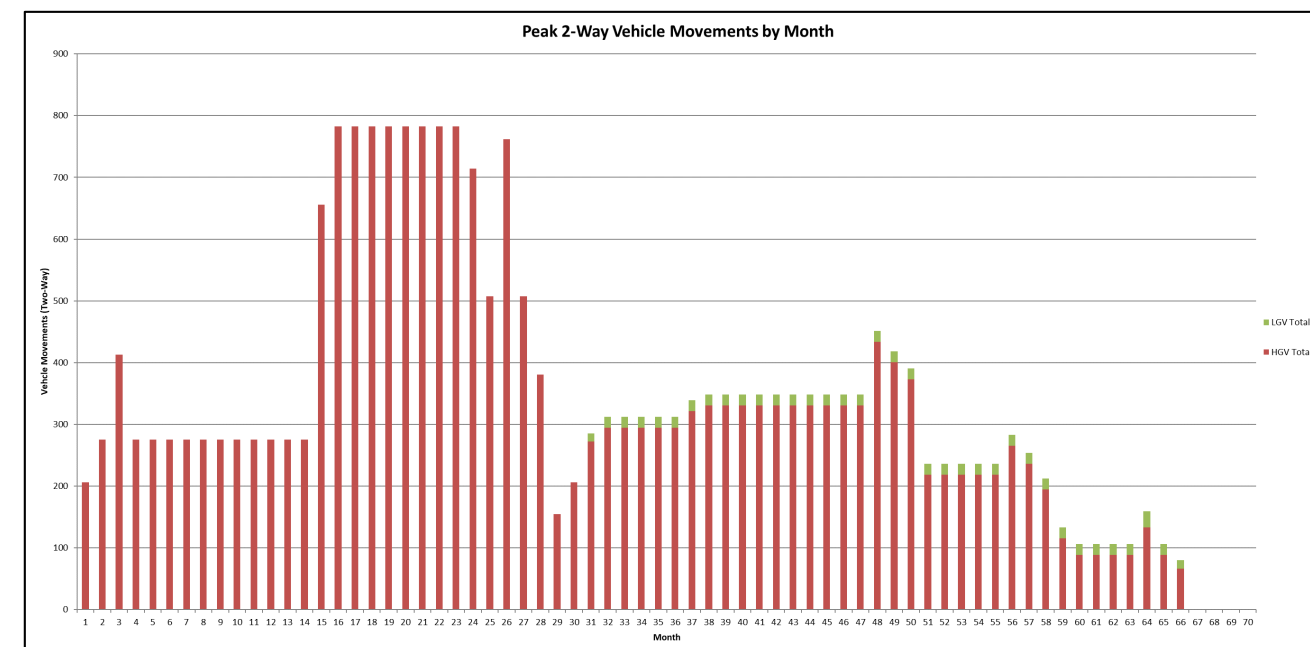
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- 1.59** The Applicant along with the LBC and other relevant highway authorities and the Police will address movements of large or abnormal loads in advance in order to ensure compliance with regulations and advance notification for local residents is made.
- 1.60** Table 1.5 and Figure 1.13 has identified the anticipated average number of daily HGV and LGV vehicles for each year over the duration of the indicative deconstruction and construction programme. The anticipated average daily number of vehicles is expected to peak during Year 2 of the deconstruction and construction period. This peak equates to 22 HGVs per day, with no forecast Light Goods Vehicle (LGV) movements. Therefore, the absolute daily peak is estimated to be 22 HGV arrivals or 44 two-way HGV movements.

Table 1.5 Construction Vehicle Forecast (HGV and LGV) – Average Vehicles per Day

Vehicle Type	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
HGV	9	22	12	11	8	2
LGV	0	0	0	1	1	0
TOTAL	9	22	12	12	9	2

Figure 1.13 Monthly Vehicle Movements



STRUCTURE OF THE 2024 ES ADDENDUM

Scoped Out Topics

- 1.61** The following topics were ‘scoped out’ of the December 2023 ES through the EIA Scoping process with LBC and statutory consultees:
- Archaeology;
 - Ecology and Biodiversity;
 - Geoenvironmental (Ground Conditions, Groundwater, Land Take and Soils) ;
 - Health;
 - Light Spill;
 - Project Vulnerability, Major Accidents and Natural Hazards;
 - Waste and Materials; and
 - Water Resources, Flood Risk and Drainage.

- 1.62** When considering the Amended Proposed Development, scoping these topics out of this 2024 ES Addendum remains appropriate.

Scoped In Topics

- 1.63** The following technical topic areas *have the potential* to be affected by the Proposed Amendments and therefore have been considered further in this 2024 ES Addendum:
- Socio-Economics;
 - Traffic and Transport;
 - Air Quality;
 - Noise and Vibration;
 - Daylight, Sunlight, Overshadowing and Solar Glare;
 - Wind Microclimate;
 - Climate Change and Greenhouse Gases; and
 - Townscape, Visual and Built Heritage Assessment (TVBHA).
- 1.64** In addition to a review of ES Volume 1 and ES Volume 2 of the December 2023 ES, the Technical Appendices (ES Volume 3) have also been reviewed, and where relevant, appendices have been updated.
- 1.65** The ‘Design Evolution’ and ‘Amended Proposed Development’ sections of this 2024 ES Addendum chapter above summarise the changes to the Proposed Development which form the Amended Proposed Development. This chapter also includes an update to **ES Volume 1, Chapter 5: Deconstruction and Construction** of the December 2023 ES.
- 1.66** A chapter has been provided to summarise the conclusions of this 2024 ES Addendum, noting, if applicable, where conclusions differ to those within the December 2023 ES (**ES Addendum, Volume 1, Chapter 13: Summary and Conclusions**). This chapter also summarises any updates to the concluding chapters of the December 2023 ES (**ES Volume 1, Chapter 13: Effect Interactions, Chapter 14: Likely Significant Effects, and ES Volume 1, Chapter 15: Environmental Management, Mitigation and Monitoring Schedule**), where relevant.
- 1.67** Where there are no changes or updates, or a change/update has been considered not to have a material or significant change to an assessment or the conclusions of an ES technical chapter of the December 2023 ES (in relation to all the points listed in paragraph 1.15 and 1.16 above), this has been made clear and a statement confirming this has been provided for the relevant assessment within this 2024 ES Addendum. This has been referred to below as an ES Addendum Statement of Conformity.
- 1.68** Where changes are considered to impact on the assessment and potentially affect the reported environmental effects and conclusions of the ES chapter of the December 2023 ES (in relation to any of the points listed in paragraph 1.15 and 1.16 above), the technical ES chapter has been updated based on the Amended Proposed Development. Where sections remain valid and unchanged this is also stated as relevant. This has been referred to as an ES Addendum Replacement Chapter.
- 1.69** This 2024 ES Addendum therefore comprises:
- ES Addendum Volume 1: ES Addendum Main Report:
 - Chapter 1: Introduction, Proposed Design Amendments and ES Addendum Approach (this chapter);
 - Chapter 6: Socio-Economics (ES Addendum Statement of Conformity);
 - Chapter 7: Traffic and Transport (ES Addendum Statement of Conformity);
 - Chapter 8: Air Quality (ES Addendum Statement of Conformity);
 - Chapter 9: Noise and Vibration (ES Addendum Statement of Conformity);
 - Chapter 10: Daylight, Sunlight, Overshadowing and Solar Glare (ES Addendum Replacement Chapter);

Euston Tower ES Addendum Chapter 1: Introduction, Proposed Design Amendments and ES Addendum Approach

- Chapter 11: Wind Microclimate (ES Addendum Replacement Chapter);
- Chapter 12: Climate Change and Greenhouse Gases (ES Addendum Replacement Chapter); and
- Chapter 13: Summary and Conclusions.
- ES Addendum Volume 2: Townscape, Visual and Built Heritage Assessment (TVBHA) (ES Addendum Replacement Chapter);
- ES Addendum Volume 3: ES Addendum Technical Appendices
 - Appendix: Introduction, Proposed Design Amendments and ES Addendum Approach
 - Annex 1: LBC ES Review and Review Responses
 - Appendix: Daylight, Sunlight, Overshadowing 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 and Greenhouse Gases;
 - Annex 1: GHG Policy and Legislation;
 - Annex 2: Extract from Whole Life Carbon Assessment;
 - Annex 3: Extract from Energy Strategy;
 - Annex 4: Professional Experience;
 - Annex 5: Annex References; and
 - Annex 6: Climate Change Technical Note.

Non-Technical Summary

1.70 A separate document is presented, referred to as the Replacement Non-Technical Summary (NTS), which provides an update to the December 2023 NTS, accounting for the details included within this 2024 ES Addendum, written in non-technical language. The Replacement NTS presents a summary of the Amended Proposed Development, the Proposed Amendments, and the likely significant environmental effects of the Amended Proposed Development.

Planning Context

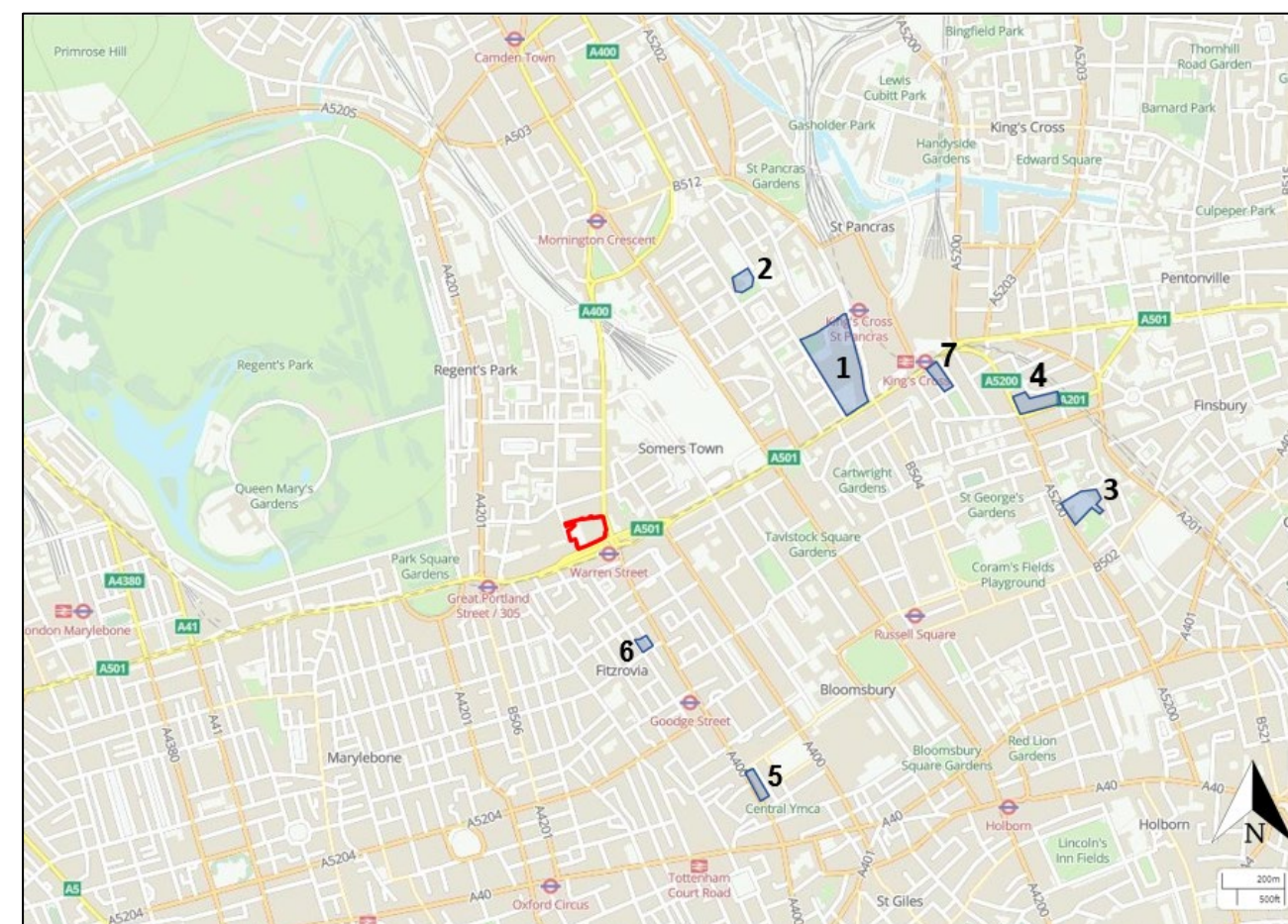
- 1.71** This 2024 ES Addendum considers relevant legislation and relevant national, regional and local planning policy guidance and any updates to planning policy since the December 2023 ES. The key overarching changes are:
- National Planning Policy Framework³ – the latest version is December 2023; and
 - LBC have begun their review of the Euston Area Plan, consultation for which closed in September 2024. British Land submitted representations to the emerging EAP.
- 1.72** These changes to policy do not impact on the assessment methodology used within the December 2023 ES or this 2024 ES Addendum.

Cumulative Schemes

1.73 The December 2023 ES considered the following cumulative schemes as part of the cumulative impact assessment. No new cumulative schemes have been identified for consideration since the December 2023 ES. The cumulative schemes therefore remain as set out in the December 2023 ES, which are presented in Figure 1.14 and set out below:

1. Land to the North of the British Library (2022/1041/P);
2. Central Somers Town (2015/2704/P);
3. Eastman Dental Hospital (2018/5715/P);
4. Royal National Throat, Nose and Ear Hospital (2020/5593/P);
5. 247 Tottenham Court Road (2020/3583/P);
6. Network Building (2020/5624/P); and
7. Belgrove House (2020/3881/P).

Figure 1.14 Cumulative Schemes Map



ES ADDENDUM AVAILABILITY AND COMMENTS

- 1.74** The December 2023 ES and 204 ES Addendum is viewable online at the LBC Planning Application Search:
<https://accountforms.camden.gov.uk/planning-search/>
- 1.75** 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
- 1.76** Electronic Copies of this 2024 ES Addendum and Revised 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 2024 ES Addendum' or Tel: +44 (0) 203 887 7118.