



# EUSTON TOWER

Health Impact Assessment  
Addendum

December 2024



## Euston Tower: December 2024 Design Amendments

### Health Impact Assessment

Trium Environmental Consulting LLP ('Trium') was appointed on behalf of British Land Property Management Limited ('the Applicant') to support the December 2023 Planning Application (Planning Application Reference: 2023/5240/P) at an area of land located at 286 Euston Road, London, NW1 3DP ('the Site').

Trium prepared the Health Impact Assessment (HIA) submitted in support of the December 2023 Planning Application, as well as other Environmental Impact Assessment (EIA) support and standalone reports. The HIA is an assessment of the Proposed Development's likely impacts on the health and wellbeing of the existing community and future users. It is based on a broad socio-economic model of health and wellbeing encompassing conventional impacts such as disease, accidents and risk, along with wider determinants such as employment and local amenity. In its breadth, the HIA considers both physical and mental health, as well as both 'social' and 'ecological' (environmental) determinants of health.

The purpose of this letter is to acknowledge changes to the design of the Proposed Development ('the Proposed Amendments') since the December 2023 Planning Application (forming the 'Amended Proposed Development'). The Proposed Amendments are in response to discussions with the London Borough of Camden (LBC) and other stakeholders, and a complete summary of these amendments is provided in the replacement Design and Access Statement.

Of relevance to the HIA, the Proposed Amendments include the following:

- Changes to the deconstruction and construction programme (including revised construction start and end dates and a decrease in total anticipated programme duration by one month). The previous construction programme in the December 2023 Environmental Statement (ES) set out deconstruction commencement in Quarter 1 (Q1) 2025, with completion in Q2 2030. The construction programme for the Amended Proposed Development commences deconstruction in Q4 2025, with completion in Q1 2031 as set out in **ES Addendum Volume 1, Chapter 1: Introduction, Proposed Design Amendments and ES Addendum Approach**;
- The total proposed floorspace for the Amended Proposed Development has increased by 2,284m<sup>2</sup> (2.9% uplift) from 77,542m<sup>2</sup> in December 2023 Proposed Development to 79,825m<sup>2</sup> in the Amended Proposed Development;
- Changes to the area schedules of the Amended Proposed Development have resulted in an increase of Lab Enabled Workspace (+16m<sup>2</sup>), Commercial Office (+3,202m<sup>2</sup>) and Retail Space (+249m<sup>2</sup>), and a decrease in Lobby space (-785m<sup>2</sup>), and Retail / Community Space (-398m<sup>2</sup>); and
- Slight reduction in the total provision of open space from 5,832m<sup>2</sup> to 5,788m<sup>2</sup> (a reduction of 44m<sup>2</sup>).

These changes will have a minor impact on the number of jobs, local expenditure and open space requirement that were previously calculated for the December 2023 Proposed Development, the changes are presented in Table 1.1 below; further detail is provided in **ES Addendum Volume 1, Chapter 6: Socio-Economics**.



**Table 1.1 Summary of Changes from the Proposed Development and Amended Proposed Development**

Health Factors		December 2023 Proposed Development	Amended Proposed Development
<b>Deconstruction and Construction</b>			
FTE Direct Jobs (per year of the programme)		1,057	1,104
FTE Indirect Jobs (per year of the programme)		349	364
<b>Completed Development</b>			
Best Case Scenario	FTE Direct and Indirect Jobs	4,439	4,647
	Local Expenditure	£9.2 million	£9.99 million
	Open Space Requirement	2,715m <sup>2</sup>	2,842m <sup>2</sup>
Reasonable Worst Case Scenario	FTE Direct and Indirect Jobs	2,429	2,627
	Local Expenditure	£5.1 million	£5.64 million
	Open Space Requirement	1,486m <sup>2</sup>	1,608m <sup>2</sup>

The changes presented in Table 1.1 represent such a small change in the context of the strength of the local economy and therefore is ultimately considered to have no material impact on the effects stated in the December 2023 HIA.

There is a small reduction in the provision of open space as a result of the Amended Proposed Development, however the total area still exceeds the required provision based on the revised employment figures and LBC guidance of providing 0.74m<sup>2</sup> per full time equivalent (FTE) employee. As such, the revised open space figures have no material impact on the impacts stated in the December 2023 HIA.

In summary, no material changes are required in the December 2023 Planning Application's assessment of local health determinants and the December 2023 HIA remains valid with consideration of this letter.