



EUSTON TOWER

Non-Technical Summary

December 2023





Euston Tower

Environmental Statement

Non-Technical Summary

INTRODUCTION

British Land Property Management Limited (referred to as ‘the Applicant’) is seeking detailed planning permission for the proposed redevelopment of an area of land located in the London Borough of Camden. The planning application is for the partial retention, disassembly, reuse, and extension of the existing Euston Tower building, to provide for a commercial-led development designed to accommodate offices and research and development space, as well as retail, and flexible commercial / community space at lower floors (referred to as the ‘Proposed Development’). The Proposed Development is further described and illustrated on **Page 4 and 5**.

The site of the Proposed Development (referred to as the ‘site’ in this report) is located immediately west of Hampstead Road and north of Euston Road (A501) as shown on this page.

This document is a Non-Technical Summary of the findings of the Environmental Impact Assessment (also referred to as EIA) which are reported on in the Environmental Statement. This Non-Technical Summary has been prepared to explain the Proposed Development (that the Applicant is seeking planning permission for), the potential environmental effects of the Proposed Development and the measures proposed to protect the environment. The Environmental Impact Assessment has identified the effects that could result during the deconstruction and construction works, and when the Proposed Development is completed and in operation.



The Environmental Statement has been prepared in accordance with the relevant regulations relating to Environmental Impact Assessment.

The Environmental Impact Assessment supports a detailed planning application that has been submitted for the Proposed Development. The Environmental Statement and this Non-Technical Summary document are available for viewing on the [London Borough of Camden Planning Portal](#). Comments on the planning application should be made online or forwarded to: planning@camden.gov.uk or via post to the case officer at: Development Management, Camden Council, 5 Pancras Square, London, NC1 4AG.

Electronic Copies of this Non-Technical Summary and the Environmental Statement are available free of charge and can be provided via a downloadable file provided by email. For further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

The planning application red line boundary plan (below) illustrates the area in which planning permission for the Proposed Development is sought by the Applicant.



The below figures show the existing building on-site, and the surrounding public realm (Regent's Place Plaza) located to the west of the site.



Purpose of the Environmental Impact Assessment and Non-Technical Summary

Environmental Impact Assessment is a process that allows the beneficial and adverse (positive and negative) environmental effects of certain projects on the environment to be identified and reported upon. This is required by law and helps the local planning authority (in this case, the London Borough of Camden) understand the environmental effects of a new development when they make their decision on whether to grant planning permission for it.

Measures to avoid, prevent, reduce or, if possible, offset identified significant adverse effects on the environment, otherwise known as 'mitigation measures', have also been identified as part of the Environmental Impact Assessment process.

Trium Environmental Consulting LLP has undertaken the Environmental Impact Assessment for the Proposed Development and has prepared the Environmental Statement and this Non-Technical Summary document.

The Environmental Statement is made up of a number of technical reports and so the purpose of this Non-Technical Summary is to provide an overview of the Environmental Statement in non-technical language.

Site Description

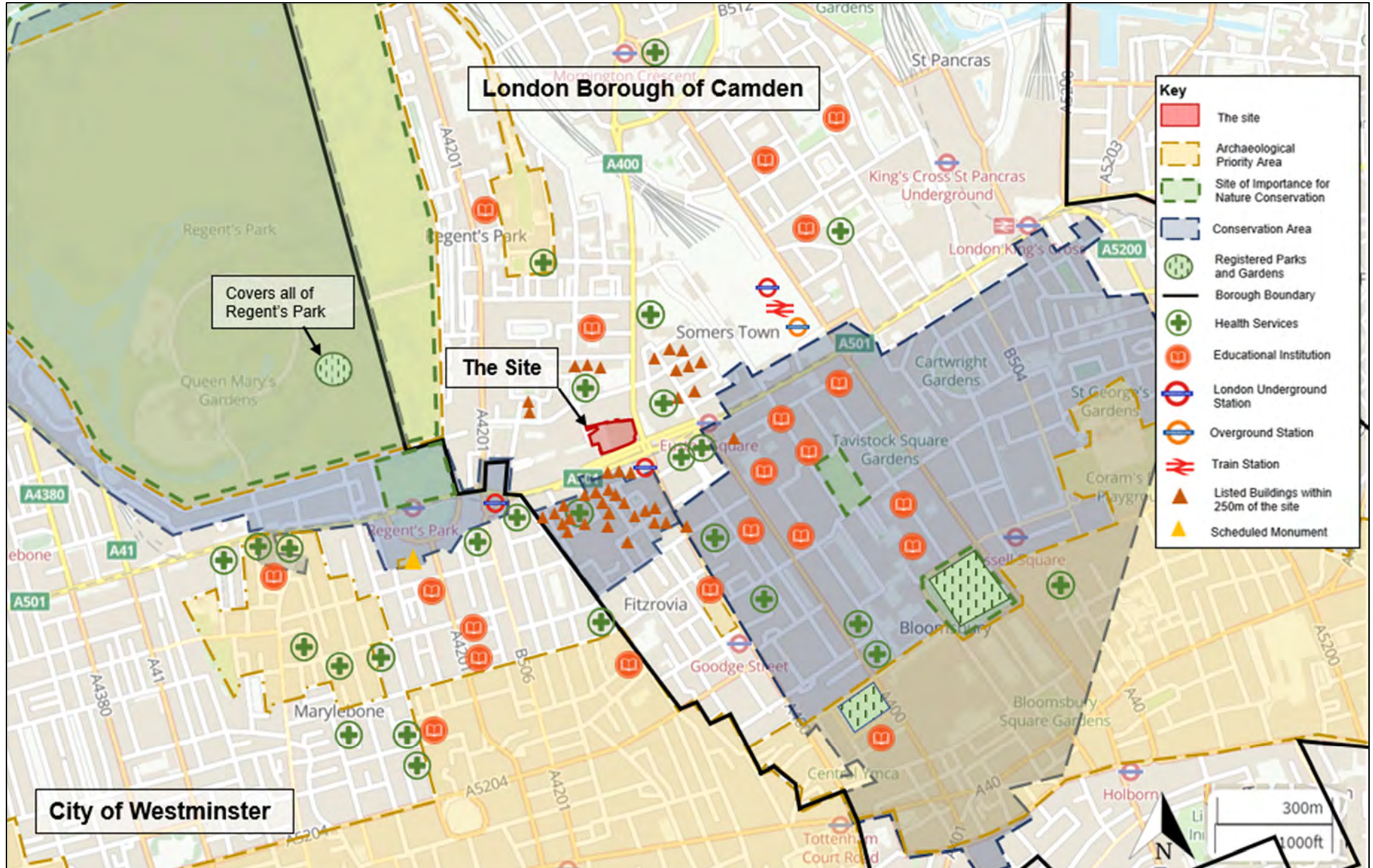
The site is largely square in shape and covers a total area of 0.88 hectares, centred on National Grid Reference TQ 29192 82354, located within the administrative boundary of the London Borough of Camden.

The site is bound to the north by residential and commercial properties, by Hampstead Road to the east, to the south by Euston Road (A501) and the remainder of the Regent's Place Campus to the north and west.

The site comprises the current ground plus 36-storey Euston Tower and Regent's Place Plaza, a pedestrianised area within Regent's Place. The ground floor of Euston Tower includes operational commercial properties, including cafes and shops, with vacant office floorspace on the floors above. The existing basement within Euston Tower provides 102 car parking spaces and 200 cycle spaces.

For further information about the site, the legislative requirements for an Environmental Impact Assessment, and relevant guidance and planning policy, see **ES Volume 1, Chapter 1: Introduction and Chapter 2: EIA Methodology**, and the [Town and Country Planning \(Environmental Impact Assessment\) Regulations](#).

Environmental and Local Context



For further information about the environmental context of the site, see *ES Volume 1, Chapter 3: Alternatives and Design Evolution*.

PROPOSED DEVELOPMENT

The Proposed Development consists of the redevelopment of Euston Tower, including the partial retention (retention of the existing core, foundations and basement), disassembly, reuse and extension of the existing building.

The Proposed Development comprises an office-led, mixed-use building consisting of ground plus 32 storey building with a four-storey podium and two basement levels (a maximum depth of -8.06m below ground level). The highest part of the Proposed Development will reach a maximum height of 153.3m above ordnance datum (AOD). The tower provides office and research and development floorspace. Retail, café and restaurant space and learning and community space is also provided at ground, first and second floor levels, alongside associated external terraces. The Proposed Development also provides public realm enhancements for Regent's Place Plaza, including new landscaping, and the provision of new publicly accessible steps and ramps.

The Proposed Development provides a total of 77,542m² Gross Internal Area of floorspace.

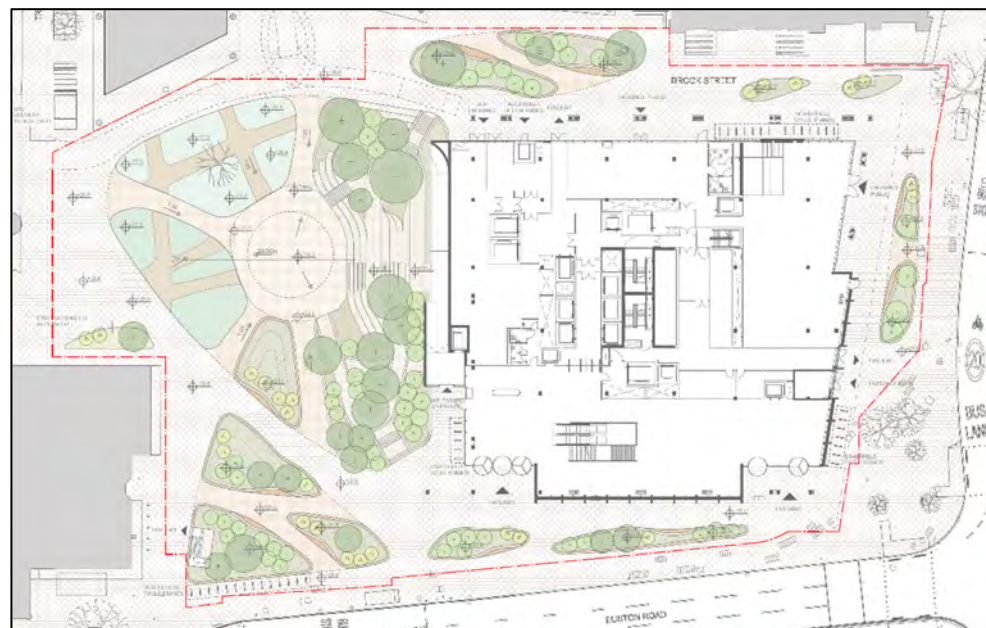
Layout of the Development

The Proposed Development consists of a 32-storey tower located towards the eastern side of the site, with Regent's Place Plaza to the west and additional areas of landscaping provided to the north, east and south of the building at ground level and across the four podium levels. There are two levels of basement, the first of which covers the majority of the site area, beneath both the building and Regent's Place Plaza. The second level of basement occupies a smaller footprint below the existing and accommodates a water tank and plant room.

The two basement levels accommodate lobby, ancillary space for commercial/community use, as well as plant space and cycle parking. Ground level to Level 02 (the podium) comprises of lobby space, flexible commercial / community uses, alongside two outdoor terraces alongside the southern elevation of Level 02. Levels 03 to 11 include office and lab-enabled spaces and Level 12 to 32 comprises flexible office space. The Proposed Development also includes plant facilities located on Levels 30 and 31.

For further information about the Proposed Development, see ES Volume 1, Chapter 4: The Proposed Development.

The figure below shows the ground floor layout of the Proposed Development with landscaping located to the west of the building.



Public Realm, Amenity Space and Landscaping

The Proposed Development will make significant public realm improvements to the site and its immediate context, including Regent's Place Plaza. The majority of the site will be publicly accessible with entrances at all sides of the building.

The proposals include a wide range of landscaping features including planting beds of both native and non-native species, tree planting, seating, and a shallow waterplay feature will be incorporated into Regent's Place Plaza. The planting scheme, located at ground level, consists of woodland, grassland, heathland, and wetland ecosystems.

Furthermore, areas of planting are also located at Levels 02, 03, 04, 07, 11, 19, 25 and 30 comprising a variety of native and non-native heathland species, as well as a biodiverse roof on level 32.

Double height amenity spaces for recreation and socialising are located at Levels 07 to 08, 11 to 12, 19 to 20, 25 to 26 and 30 to 31 for use by future tenants.

Euston Tower: Alternatives, Design Evolution, the Proposed Development & Construction



CONSTRUCTION

Timing of the Construction Works

Construction of the Proposed Development is anticipated to be undertaken over a 65-month programme, as shown below. The target commencement of the deconstruction works on site is Quarter 2 2025, with the Proposed Development due to be complete and operational by 2030.

Construction Activities

The Proposed Development is targeting the best in class sustainability credentials. To reduce waste and whole life carbon emissions, the Proposed Development retains a large proportion of the existing building, where it is technically and feasibly possible to do so.

Several options for existing building retention were considered, and it was found that the most favourable option from a whole life carbon perspective which delivers on the vision for the Proposed Development option was to retain the existing foundation, basement and the central concrete core. This results in the retention of 31% of the existing structure. The remaining elements of the existing building, are generally outdated, no longer performing, do not meet current regulations, and/or are not readily adaptable to suit modern requirements.

For further information about the deconstruction and construction works, see **ES Volume 1, Chapter 5: Deconstruction and Construction.**

The construction activities will comprise the following phases:

- Deconstruction of existing 36 storey tower, with the central core and existing foundations retained;
- Enabling works and substructure, including the excavation of the new foundations beyond the existing basement slab;
- Superstructure of structural steel frame with precast concrete planks and / or in-situ composite metal deck;
- Envelope comprising cladding panels; and
- Fit out.

Typical construction plant and equipment to be used will include excavators, tower cranes, platform hoists, generators, lorries, scaffolding, pumps, cutters and drills.

Construction activities and deliveries will be carried out Monday to Friday 08:00-18:00 and between 08:00 and 13:00 on Saturdays with no working on Sunday or Bank Holidays. Should the need arise to alter the above hours, prior approval for specific works will be sought from London Borough of Camden.

The three main routes during deconstruction and construction will be Euston Road, Hampstead Road and Drummond Street / Longford Road into the basement.

The main pedestrian access to the works will be the footpath to the north of Euston Road.

MILESTONE/ACTIVITY	Dates		Weeks		2025				2026				2027				2028				2029				2030			
	Start	Completion	Start	Completion	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Site Set Up & Deconstruction Works	3-Feb-25	23-Nov-26	Week 1	Week 96	█																							
Substructure - Piling & Basement Walls	16-Feb-26	1-Apr-27	Week 54	Week 117					█																			
Superstructure (slabs & steelwork)	2-Apr-27	6-Jul-29	Week 117	Week 235									█															
Cladding	6-Sep-27	15-Apr-30	Week 141	Week 275													█											
Landscape (public realm)	8-May-29	4-Dec-29	Week 226	Week 258																	█							
Finishes & fitout	2-Apr-27	5-Mar-30	Week 117	Week 268									█															
Testing and commissioning	1-Aug-29	26-Jun-30	Week 238	Week 285																	█							

ALTERNATIVES AND DESIGN EVOLUTION

The extent to which consideration has been given to alternative sites, the option of not developing the site, and the design evolution process that has taken place is reported in the Environmental Statement. The design of the Proposed Development has been influenced by various environmental studies and discussions/feedback from various stakeholders and both the Environmental Statement and the Design and Access Statement submitted with the planning application explain this process in more detail, with a summary below.

Do Nothing / No Development Alternative

The Do-Nothing / No Development Alternative refers to an option of leaving the site in its current state, with the existing building remaining present. The building has been largely vacant since 2021 and the office floors have been stripped out. The office floors, which comprise the vast majority of the floorspace in the existing building, are considered to be inadequate for the desired purpose. A feasibility study in relation to the potential to re-use the existing building further concluded that the cost of upgrades required for continued office use and the quality of the floorspace that could be delivered within the existing floorplates and heights would make viability challenging, and the resulting product would be compromised in the leasing market.

At present, the existing building remains largely unused; the Proposed Development therefore presents an opportunity to redevelop the site to provide a leading science, technology and innovation building. It delivers significant planning, public, energy efficiency and ecological benefits by comparison to the existing building, and as such the Do Nothing / No Development alternative was not considered further.

Alternative Sites

No alternative sites were considered for the location of the Proposed Development. The site is deemed an appropriate location for the redevelopment of an office-led, lab-enabled commercial scheme given it is situated within The Knowledge Quarter Innovation District ('KQID'). The KQID is home to world-class clusters of scientific and knowledge-based institutions and companies specialising in life-sciences, data and technology and creative industries.

Alternative Designs and Design Evolution

Initial design considerations, design brief and the framework principles have guided the evolution of the Proposed Development. No entirely alternative designs have been developed which differ from the starting framework principles, however the design of

the Proposed Development has emerged and evolved in response to feedback from the pre-application consultation process (both in terms of the public consultation process and the pre-application discussions) as well as design development, and input in relation to the technical and environmental design aspects of the scheme.

Important Environmental Issues

- **Townscape and Visual:** the London View Management Framework (LVMF) viewing corridors in which the site can be seen from key points across the city, provided the visual context which limited the height and massing of the Proposed Development;
- **Daylight, Sunlight and Overshadowing:** design evolution introduced measures to ensure the Proposed Development maximises sky visibility and access to daylight and sunlight to the neighbouring properties;
- **Wind Microclimate:** the wind microclimate both within and surrounding the site was considered throughout the design evolution. Utilising both Wind Tunnel Testing and Computational Fluid Dynamics, the wind engineers have worked collaboratively with the architects to design architectural elements and calmer wind conditions; and
- **Air Quality:** design principles to reduce exposure to air pollution and improve air quality have been considered and incorporated into the design of the Proposed Development.

Consultation

The design of the Proposed Development has evolved in response to consultation with the London Borough of Camden, other statutory consultees, and the community. Of note, principal matters raised included:

- Development of a scheme which is adaptable to future needs without the need for extensive demolition;
- Ensuring a balance between a robust building with a strong base and encroachment into the public realm as a result of the increased building size;
- Reflection of the surroundings as influences for the façade treatment and colour palette and detailed consideration of the townscape impacts;
- Supportive of the landscape-led approach and maximising green spaces within the public realm and ensure these spaces are fully accessible to all;
- Reflecting the lower-level landscaping at the upper levels;

- Encouraging material reuse and securing ambitious sustainability goals through the planning process and managing embodied carbon through detailed studies; and
- Support the relationship between the building and the public realm through microclimate analysis.

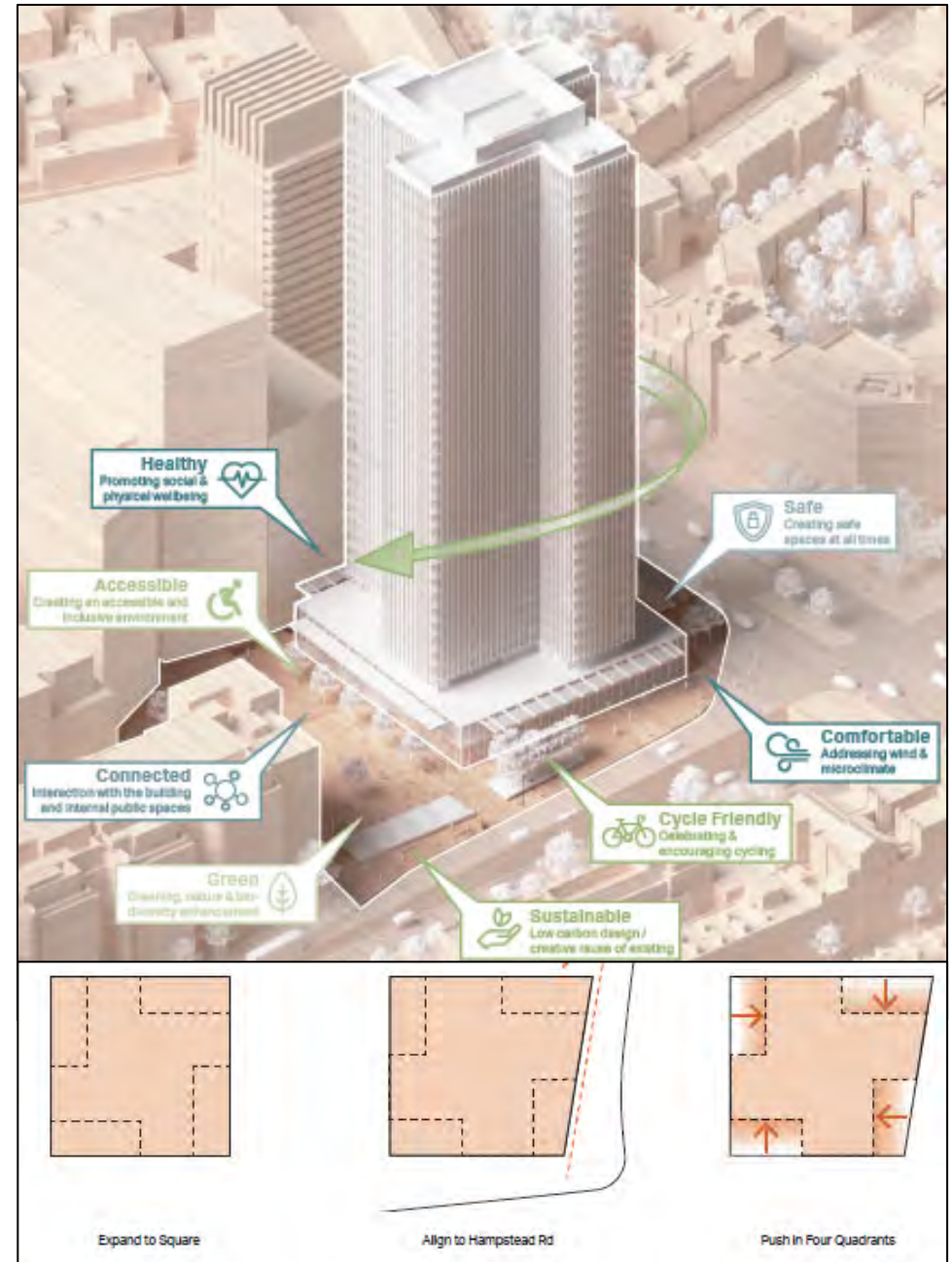
Design Evolution

A series of studies considered various options for ‘alternative uses’ for the existing tower, including commercial uses, residential, student accommodation, hotel use, as well as combinations of these uses. It was determined that a commercial scheme was the most suitable use, given it aligns with the current policy allocation, and provides the best opportunity to retain and reuse the existing building.

As described on Page 7, an exercise to consider the potential for retaining and refurbishing the existing building was undertaken. Following a review of these options, it was determined that retention of the central core, foundation and basement was the optimal solution – this would retain embodied carbon in the existing building and minimise the operational carbon in the future life of the building whilst also providing a building which was fit for purpose.

The Proposed Development evolved in response to the key environmental issues and pre-application consultation as set out above. The main changes included:

- Expanding the existing ‘pinwheel’ floor plate to increase usability;
- Angling the east façade face of the tower to create a more streamlined element and mitigate adverse wind conditions;
- Reduction of the proposed massing of the tower and podium to minimise impact on the London View Management Framework viewing corridor;
- Tapering the massing of the tower and increasing the setback of the building edge along Hampstead Road to minimise daylight and sunlight impacts to the neighbouring residents;
- Breathing Spines were introduced at the junction of each quadrant to reflect the vertical louvres that signify the integrated ventilation strategy in the façade;
- Introduction of a main entrance to the public area at the north-east corner along Hampstead Road. The façades of the podium and tower were also pushed to provide more public realm space at this public corner; and
- Inclusion of podium overhangs and ground floor setbacks to disrupt down drafting and create a sheltered public realm underneath.



For further information about the design evolution and alternatives of the Proposed Development see **ES Volume 1, Chapter 3: Alternatives and Design Evolution.**

ASSESSMENT METHODOLOGY

Scoping

One of the first stages of the Environmental Impact Assessment process is referred to as ‘Scoping’. Scoping identifies the possible environmental effects of a development and the technical topics that do and do not need to be investigated further as part of the next stage of the Environmental Impact Assessment process.

As part of the ‘Scoping’ process, Trium Environmental Consulting LLP prepared a ‘Scoping Report’ which explained the proposed approach to the Environmental Impact Assessment. This was issued to the London Borough of Camden on the 4 August 2023.

The EIA Scoping Report outlined the proposal for redevelopment, the proposed scope of the ES and likely significant environmental effects to be considered, topics where significant effects were not considered to be likely (and as such ‘scoped out’ of the ES), the methodology for assessment, and a list of cumulative schemes to be assessed for effects in combination with the proposed development.

The Scoping process identified that the following topics had the potential to result in significant environmental effects and therefore were scoped into the Environment Impact Assessment: Deconstruction and Construction; 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.

All other environmental topics did not need to be assessed within the Environmental Impact Assessment as there was either no likelihood for significant effects, or, where there was, suitable mitigation and control measures could be committed to at the scoping stage to ensure there would be no likely significant effects.

The London Borough of Camden issued their opinion of the Scoping Report (also known as a ‘Scoping Opinion’) in November 2023. The Scoping Opinion confirmed agreement of the topics addressed in the Environmental Statement.



Impact Assessment Methodology

The environmental impact assessment process is undertaken in a number of stages, with each technical topic assessment following the same process, as shown in the image above. Potential environmental effects have been predicted using desk studies, environmental surveys, computer modelling and professional judgement, as set out within the assessment methodology section of each technical assessment within the Environmental Statement.

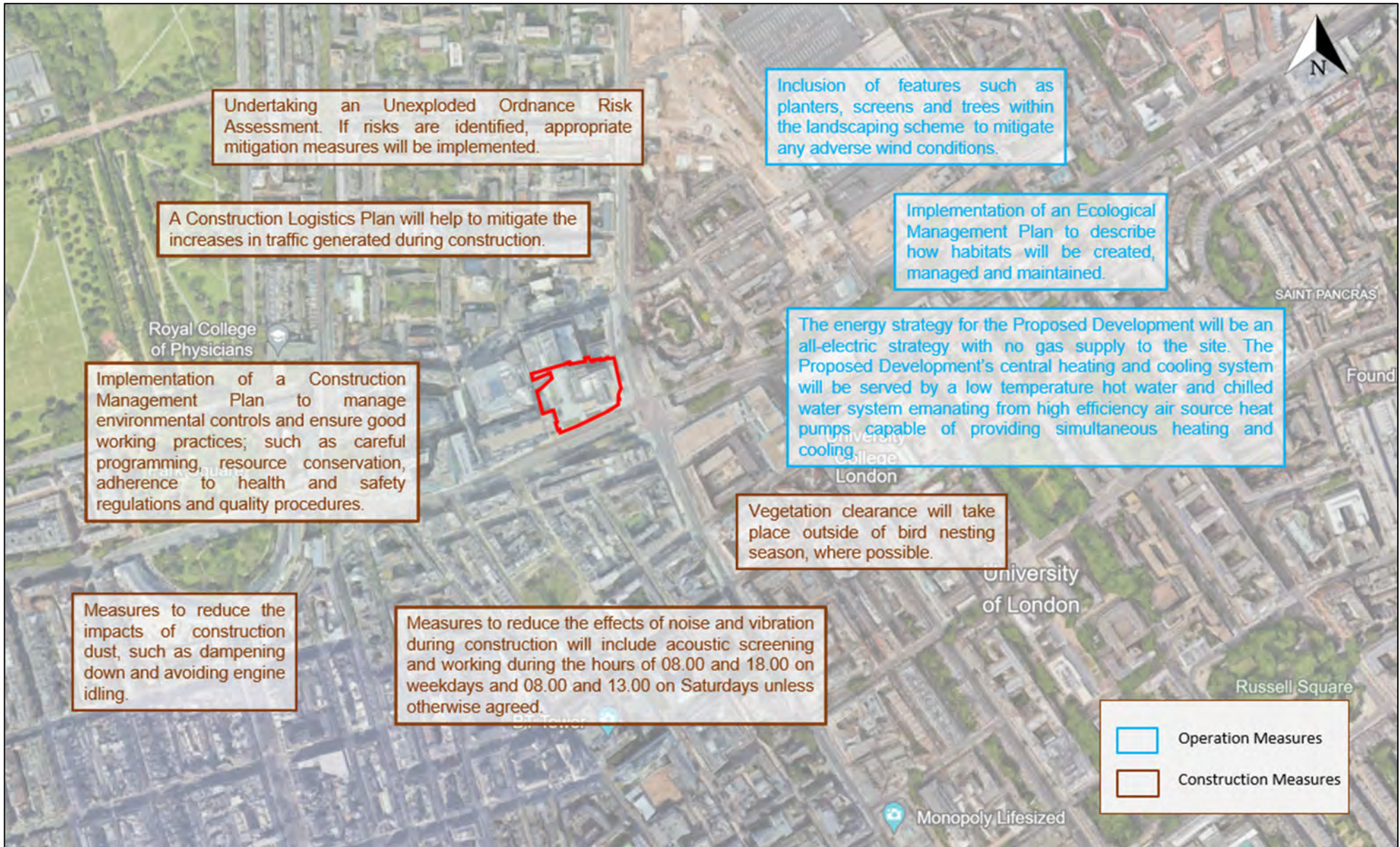
For further information about Scoping and Environmental Impact Assessment Methodology see ES Volume 1, Chapter 2: EIA Methodology.

ENVIRONMENTAL IMPACT ASSESSMENT

The figure below sets out some of the key measures that will be put in place to avoid, prevent, reduce or if possible, offset the potential effects that could arise (i.e. mitigation measures) – both embedded within the scheme design and management controls to be implemented.

To read more about mitigation measures to be implemented, see *ES Volume 1, Chapter 15: Environmental Management, Mitigation and Monitoring Schedule*.

Euston Tower: Environmental Impact Assessment



Likely Significant Effects

Deconstruction and Construction Effects

Townscape and Visual

The deconstruction and construction works associated with the Proposed Development will temporarily alter the townscape and views of the site and surrounding area. This temporary state is a common consequence of building activity in London, and whilst hoarding will be erected around the site to provide some screening of construction activities, given the scale of the Proposed Development some temporary **significant adverse** impacts on the area immediately surrounding the site are anticipated including:

- Townscape Character Area 1: Euston Road;
- Townscape Character Area 4: Drummond Street; and
- Townscape Character Area 6: Fitzroy Square;
- Views from Regent's Park;
- Views from Hampstead Road;
- Views from Drummond Street;
- Views from Euston Road;
- Views from Fitzroy Square; and
- Views from Tottenham Court Road.

Following the environmental monitoring and mitigation measures identified above, no further likely significant effects are anticipated during the deconstruction and construction phase.

Completed Development Effects

Daylight

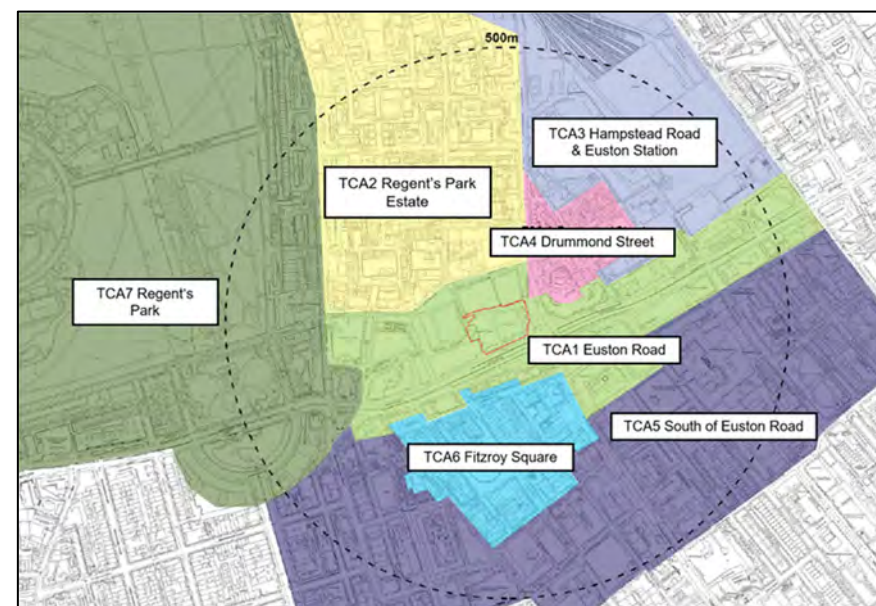
The introduction of new and slightly larger massing associated with the Proposed Development is anticipated to reduce the amount of daylight received at 175 Drummond Street, located to the north of the site. The majority of windows in this building are not expected to experience significant reductions in daylight, with most of the greater losses of daylight associated with bedrooms which have a lower expectation of light. Nevertheless, **significant adverse** effects are anticipated in relation to this property.

Townscape and Visual

The Proposed Development has been carefully designed to reflect the architecture and colour palette of other key features within Camden, whilst also creating a new landmark building. The creation of a new area of public realm combined with the positioning of the building to better complement key visual features such as the BT Tower and protected views and activated uses at ground level positively contribute to the experience around the site.

Consequently, the following **significant beneficial** effects have been identified:

- Townscape Character Area 1: Euston Road;
- Townscape Character Area 4: Drummond Street;
- Townscape Character Area 6: Fitzroy Square;
- Views from Regent's Park;
- Views from Hampstead Road;
- Views from Drummond Street;
- Views from Euston Road;
- Views from Fitzroy Square; and
- Views from Tottenham Court Road.



Following the implementation of mitigation, the figure below summarises the conclusions of the Environmental Impact Assessment with regards to the likely significant effects of the Proposed Development on the environment.

For further information about likely significant effects, see *ES Volume 1, Chapter 14: Likely Significant Effects*.

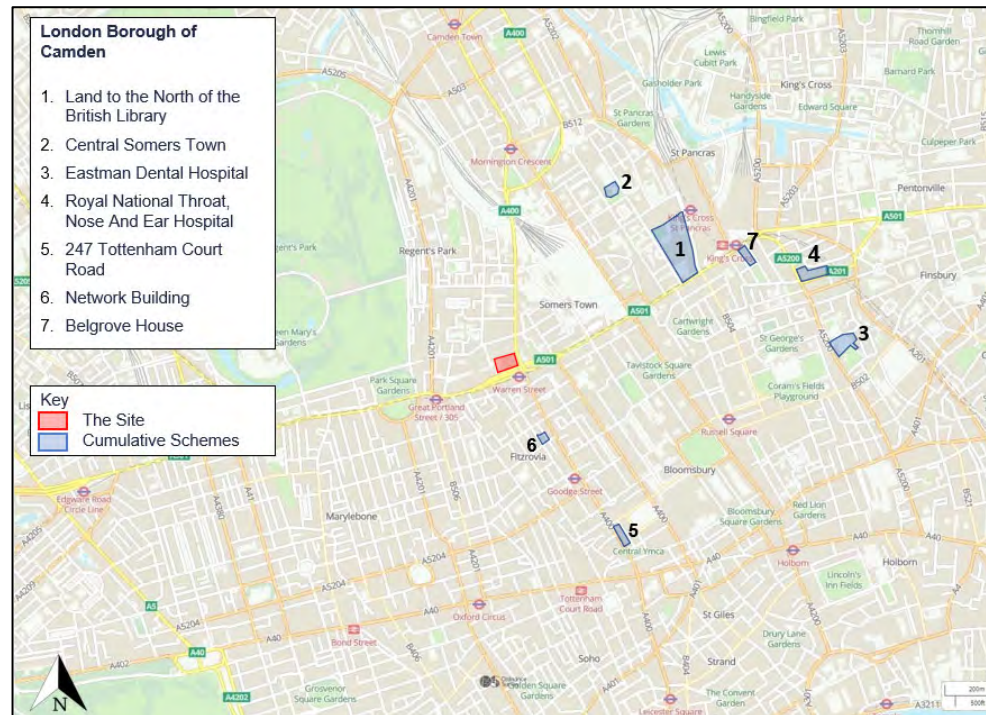


CUMULATIVE EFFECTS ASSESSMENT

Development schemes of a certain scale within the surrounding area that aren't yet fully built out (e.g., they are either under construction, consented but construction has not yet commenced or are being considered for planning approval by the local planning authority) have been considered to understand the potential impact of the Proposed Development in combination with these schemes, known as 'cumulative schemes':

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).

In addition to the above schemes High Speed Rail 2 Phase 1 has also been considered as relevant.



The potential effects of the Proposed Development in combination with 'cumulative schemes' has been considered to understand the potential 'cumulative effects'. The Environmental Impact Assessment identified no likely significant cumulative effects additional to the main assessment of the likely significant effects in connection with the Proposed Development.

*For further information about likely significant cumulative effects, see **ES Volume 1, Chapter 14: Likely Significant Effects.***

Effect Interactions

In-combination effects / effect interactions are the result of interactions of effects arising as a result of the Proposed Development on an individual receptor. During the deconstruction and construction of the Proposed Development, there is the potential for a **significant adverse** effect interaction associated with pedestrian delay and visual amenity upon pedestrians along Hampstead Road and Euston Road. The significant adverse effect interaction will be temporary in nature and will be mitigated where possible, for example, through measures set out the Construction Management Plan such as timed deliveries and clear signage, which will aim to minimise disruption and ensure there are no adverse impacts on pedestrians.

*For further information about effect interactions, see **ES Volume 1, Chapter 13: Effect Interactions.***

CONCLUSION

The Environmental Impact Assessment has established that the Proposed Development would result in the following likely significant effects:

- **Significant Adverse** effects with regards to alterations to the townscape setting during the deconstruction and construction works on Euston Road, Drummond Street, and Fitzroy Townscape Character Areas;
- **Significant Adverse** effects relating to visual changes at various viewpoints in connection with the deconstruction and construction of the Proposed Development;
- Once completed and operational, the Proposed Development would likely result in **Significant Adverse** effects relating to reduced daylight at 175 Drummond Street in relation to bedrooms only;
- Once completed and operational, the Proposed Development would likely result in **Significant Beneficial** effects relating to the enhancement of townscape for Euston Road, Drummond Street and Fitzroy Square Townscape Character Areas;
- Once completed and operational, the Proposed Development would likely result in **Significant Beneficial** effects relating to visual changes at various viewpoints;
- A temporary **Significant Adverse** effect interaction has been identified associated with pedestrian delay and visual amenity on pedestrians along Hampstead Road and Euston Road during deconstruction and construction of the Proposed Development only.

