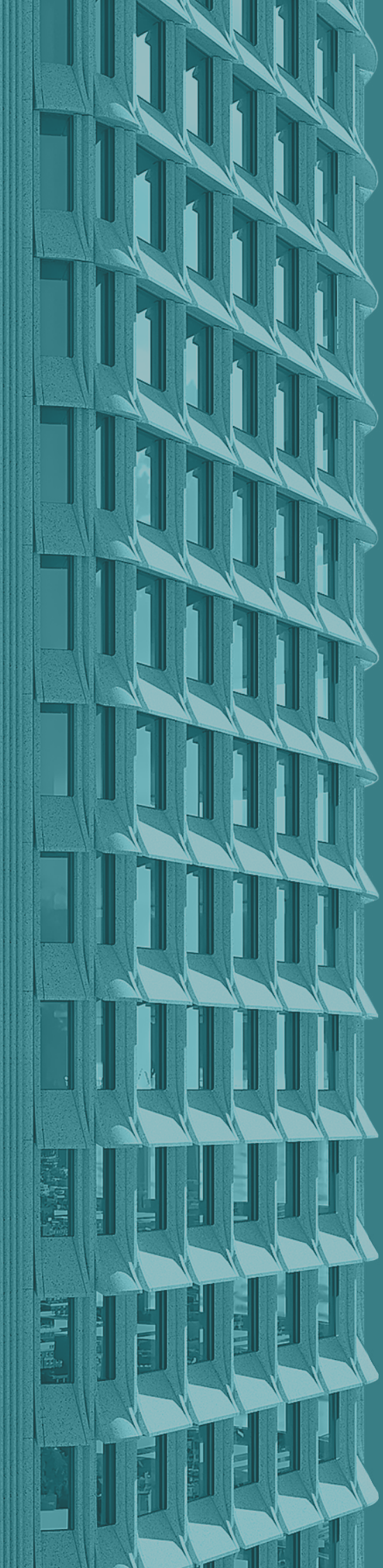

EUSTON TOWER

Acoustic Report Addendum

December 2024

British Land

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Our Ref: HT: 29605/LE2-Rev0-KFD

4 November 2024

British Land Property Management Limited
c/o Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Anna,

RE: EUSTON TOWER – NOISE IMPACT ASSESSMENT REPORT STATEMENT OF CONFORMITY

We understand the following revisions have been made to the pending strategic application for Full Planning Permission (ref. 23/5240/P), submitted in December 2023 for the Proposed Development at Euston Tower (286 Euston Road, London).

The principal components of the revisions comprise:

- Land Uses
  - Enterprise space adjusted to L00 and L01 only except the cafe space on L02.
- Massing
  - Tower
    - Tower massing adjusted to create a simpler, rectangular form.
    - Tower is rounded at the corners to help the tower appear slimmer in long distance views.
    - Breathing spines are pushed inwards to separate the tower into four quandrants.
  - Podium
    - Podium massing is adjusted along with tower massing to be rectilinear with rounded corners, creating an increase in ground floor open space along Hampstead Road.
    - Enterprise Space entrance along Hampstead Road adjusted from triple height to double height.
    - Number of podium levels increased from four to six (L00-L05).
- Height
  - No change to tower height.
  - Podium height has increased by two levels.

- Tower
  - Façade design incorporates upstand into horizontal elements that wrap the rounded massing corners. Vertical elements span the tower top to bottom through which natural ventilation can occur.
  - Minor adjustment to vertical transportation strategy via level change for switch from mid- to high-rise lift banks.
  - Four double height amenities have been relocated relative to their previous quadrants/levels. All four double height amenities provide external terraces in various depths/heights, ensuring a wide range of amenity diversity.
  - Column grid adjusted to 9m bays and offset from façade by 2m. Megabracing strategy adjusted to Z arrangement.
  - The crown of the building has a double height amenity façade treatment such that the building is perceived the same from all angles. This is created by a combination of the façade treatment and the internal arrangement of central plant space at L30 and a "bathtub" of plant space at L31 that sets back from the tower façade.
- Podium
  - Escalator and stair layout of lobby space has been adjusted to be more space efficient.
  - Layout of public space in Enterprise Space has been adjusted following feedback from public consultation.
- Public Realm
  - Main entrances to lobby space remain as at original the submitted planning application in December 2023 submission: on the southwest and southeast corners of the ground floor.
  - Main public entrance to Enterprise Space remains at the northeast corner. Public entrance to restaurant space at L01 Regent's Place Plaza also remains on northwest corner.
  - Minor updates have been made to the design and location of planters and trees in the public realm
- Transport
  - End of trip facilities entrance and access has been adjusted to a bicycle stair and lift. External access remains from the southwest corner of the ground floor.

Hann Tucker Associates prepared a Noise Impact Assessment report as part of the schemes original Planning Application (Report reference 29605/NIA1 dated 5 December 2023).

This letter is to confirm that Hann Tucker Associates have reviewed the above scheme changes with respect to the acoustic aspects of the Noise Impact Assessment report and are satisfied that the revisions do not alter the impacts and conclusions as presented in the submitted Noise Impact Assessment report.

Yours sincerely

Kyle Donald BSc(Hons), MIOA
For HANN TUCKER ASSOCIATES