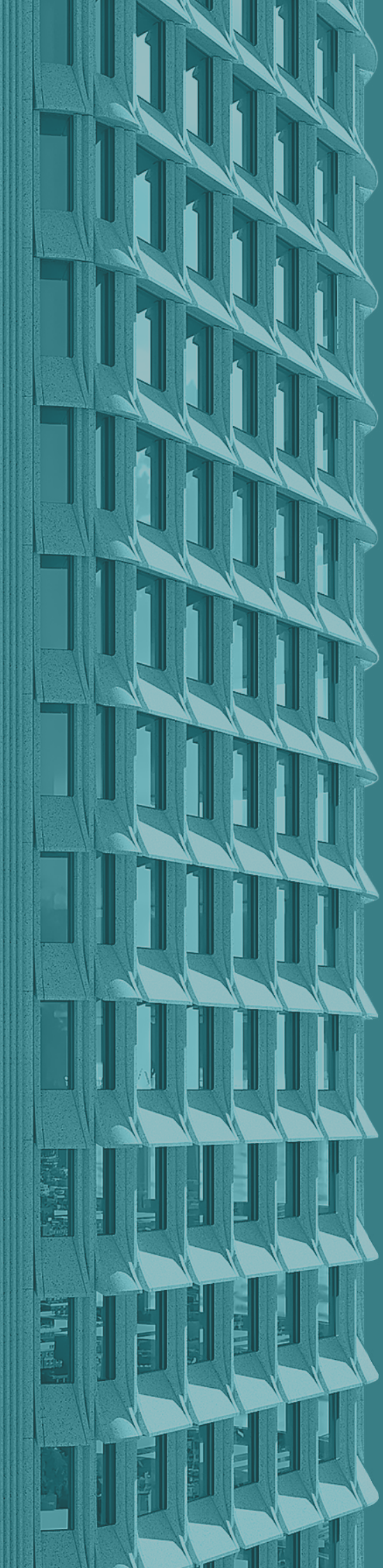

EUSTON TOWER

Flood Risk Assessment Addendum

December 2024

British Land

ARUP

British Land Property Management Limited

Euston Tower

Flood Risk Assessment Addendum

Reference: 281835-ARP-XX-XX-TN-CD-0001

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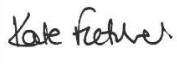
		Name	Rob Belcher	Hamish Tozer	Kate Fletcher
		Signature			
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		Signature			

Issue Document Verification with Document ✓

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1. Introduction

This Flood Risk Addendum summarises the revisions 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 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 Officers, local stakeholders and residents, the Regents Park Conservation Area Advisory Committee and statutory consultees, including Historic England and The Greater London Authority.

This Addendum has been prepared detailing the revisions to the pending scheme (the "Proposed Development"). For the avoidance of doubt, the Flood Risk Assessment (Ref: 281835-ARP-XX-XX-RP-CD-0001) which accompanied the December 2023 Submission is considered as read and this Addendum deals only with the 2024 Revisions and any updates to assessments as a result of these revisions. This Addendum also clarifies and provides further details responding to consultation responses received since the original submission in December 2023 and March 2024. Save where varied or supplemented in this Addendum, the content of the Flood Risk Assessment (Ref: 281835-ARP-XX-XX-RP-CD-0001) remains valid and up to date.

The Description of Development for the Proposed Development, in light of the 2024 Revisions, has been updated to the following (additions in bold):

"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, 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."

2. Revised Flood Risk Assessment

Minor updates have been made to the design and location of planters and trees in the public realm updated as well as the building shape, however these alterations do not affect flood risk and therefore the previous flood risk assessment dated March 2024 (Ref: 281835-ARP-XX-XX-RP-CD-0001 Rev 05) can continue to be used.

For ease of reference, the executive summary has been copied below.

After a comprehensive review of flood risk data and publicly available information, this report concludes that the risk of flooding from all sources is low in line with the requirements of:

- National Planning Policy Framework,
- The London Plan 2021,
- Camden Local Plan 2017

A summary of flood risk is provided below:

Table 1: Flood risk summary

Flood Source	Pathway	Comment	*Risk
Fluvial and Tidal	River Thames is located 2.2km south of site	EA flood maps confirm the site is entirely located within Flood Zone 1.	Low
Groundwater	Through underlying strata when groundwater levels rise above surface levels.	The Site is in area where perched groundwater may be present, however is unlikely to pose risk while in use. Measures may need to be taken during construction. No historic record of groundwater flooding at site or immediate site environment. Any minor changes to basements within the building are highly unlikely to cause wider significant changes to the local groundwater regime.	Low
Artificial Sources	No reservoirs or other artificial sources nearby site environment.	No other artificial sources of flooding near to the site.	Low
Pluvial	Overloading of sewers or overland flow	A vast majority of the site is shown to be at very low risk of surface water flooding; although, small sections of Euston Road are at high risk. This flooding will be kept within the underpass section of the highway and therefore do not pose a risk.	Low
Infrastructure Failure	Burst water main inundating local sewer network	Multiple water mains in adjacent road networks including trunk mains. Infrastructure failure to burst main could cause significant damage to the basement of the building. Residual risk to basement structures and measures to provide flood protection should be considered as part of detailed design.	Low

Based on our understanding of the Site setting and the proposals, it is considered that the development can be constructed and operated safely and will not increase flood risk elsewhere.