

HIGH SPEED RAIL (LONDON - WEST MIDLANDS)

Supplementary Environmental Statement 2 and
Additional Provision 3 Environmental Statement

Volume 5 | Technical appendices

Community
CM-001-001

September 2015

SES2 and AP3 ES 3.5.1.3



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Department for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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1 Introduction

- 1.1.1 This appendix provides an update to the Appendix CM-001-001 Community Assessment to the main Environmental Statement (ES) which was published in November 2013, as a result of design changes assessed as part of the Supplementary Environmental Statement 2 (SES2) and the Additional Provision 3 Environmental Statement (AP3 ES). This update should be read in conjunction with Appendix CM-001-001 Community assessment to the main ES.
- 1.1.2 This appendix is structured as followed:
- Part 1: Supplementary Environmental Statement:
 - community impact assessment record sheets - construction; and
 - community impact assessment record sheets - operation; and
 - Part 2: Additional Provision 3 Environmental Statement:
 - community impact assessment record sheets - construction; and
 - community impact assessment record sheets - operation.
- 1.1.3 There are no community impact assessment record sheets for Part 1 - operation, or for Part 2.

Part 1

2 Community impact assessment record sheets - construction

2.1.1 The following community impact assessment record sheets that are reported in Appendix CM-001-001 Community Assessment to the main ES no longer apply as the effects are not predicted to occur.

- residential properties on A400 Hampstead Road;
- residential properties on A4200 Eversholt Street;
- residential properties at St Richard's House;
- residential properties Stanhope Street, Robert Street and A4201 Albany Street;
- residential properties on Mornington Crescent;
- residential properties on A41 Wellington Road; and
- residential properties A5025 St John's Wood Road.

2.1 Residential properties in Regent's Park Estate

Table 1 : Residential properties in Regent's Park Estate community impact assessment record sheet

Resource name	Residential properties in Regent's Park Estate
Community forum area (CFA)	Euston - Station and Approach (CFA1)
Resource type	Residential
Resource description/profile	Regent's Park Estate is a post-war estate situated between Regent's Park and the existing Euston station, as shown on Map CM-01_AP3_CFA1-002, D7 (Volume 5, Map Book Community).
Assessment year	Construction phase (2017+) extending into operation phase (2026+)
Impact 1: Demolition	<p>Impact: the construction works for the widening of the approach to Euston station will require the demolition of 168 dwellings on within the Regent's Park Estate.</p> <p>The 168 residential properties on in the Regent's Park Estate, owned by London Borough of Camden (LBC), comprise three medium rise blocks: Silverdale (69 dwellings), Eskdale (60 dwellings); and Ainsdale (39 dwellings). Over 75% of the residents are tenants of social rented housing and the other occupants are leaseholders. In addition, 21 dwellings on Cobourg Street and Melton Street (including 8 social rented), Stalbridge House (20 private dwellings) located to the south and east of the above blocks and Granby House (5 private dwellings) will be demolished.</p> <p>The loss of 136 dwellings from the social housing stock is a large reduction in the available supply of social housing in the Regent's Park area of Camden.</p> <p>DfT has made agreements with LBC that will secure the replacement of all 136 social rented housing units to be demolished on the Regent's Park Estate and in Cobourg Street. It is understood that LBC also proposes to provide some shared equity housing in these developments for resident leaseholders displaced from the demolished properties for which LBC is the freeholder.</p> <p>It is intended that the replacement social housing, 66 homes on Regents Park Estate and 70 at the Netley School, will be available for the phased decanting of occupiers from the buildings to be demolished by the end of 2017.</p> <p>Generally private homeowners (including leaseholders) will be compensated for the compulsory acquisition of their property interests in accordance with the National Compensation Code.</p> <p>Taking account of the the replacement of social housing, there will still be a net loss of leasehold and other private housing in the area and disruption for those rehoused.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	High: due to the permanent loss of more than 25 residential properties.
Relevant receptors	Owners/occupiers of the residential properties on Regent's Park Estate.

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Resource name	Residential properties in Regent's Park Estate
Assessment of sensitivity of receptors(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse significant effect due to land required for the construction of the revised scheme. This is a different effect to that reported in the main ES as the number of residential properties being demolished has changed.
Proposed mitigation options for significant effects	The Secretary of State has entered into a further legal agreement with LBC which makes provision to cover the costs of specialist support to social rented tenants for the 12 month period of time over which they are expected to be rehoused.
Residual effects significance rating	Major adverse significant effect due to land required for the construction of the revised scheme. This is a different effect to that reported in the main ES as the number of residential properties being demolished has changed.
Impact 2: loss of amenity	<p>Impact: residents of approximately 295 properties in Regent's Park Estate (east of Augustus Street) are predicted to experience in-combination effects arising from significant visual and noise effects during the construction phase, resulting in a loss of amenity.</p> <p>Properties particularly affected include the residential blocks of Langdale, Cartmel, Coniston, Newlands, The Tarns and Augustus House.</p> <p>Visual: there will be visual effects associated with the re-construction of Hampstead Road Bridge and the use of Granby Terrace Bridge satellite compound.</p> <p>Noise: there will be significant residual noise effects from construction activities on the acoustic character of the areas around residential buildings including in shared community open areas near their homes.</p> <p>Duration: up to five years.</p>
Assessment of magnitude	High: as residents will be affected by significant residual effects arising from visual and noise effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse significant effect on residential amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse significant effect on residential amenity.

2.2 Residential properties at Bidborough Street and Cartwright Gardens

Table 2 : Residential properties at Bidborough Street and Cartwright Gardens community impact assessment record sheet

Resource name	Residential properties at Bidborough Street and Cartwright Gardens
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential
Resource description/profile	<p>Bidborough Street is located south of, and parallel with, Euston Road, bisected by Judd Street.</p> <p>Cartwright Gardens runs to the south and perpendicular to Euston Road, as shown on Map CM-01-002, D7 (Volume 5, Map Book Community).</p>
Assessment year	Construction phase (2017+) extending into operation phase (2026+)
Impact: loss of amenity	<p>Impact: Residents along Bidborough Street and Cartwright Gardens are predicted to experience in-combination effects resulting from increases in local road traffic as a result of construction of the revised scheme.</p> <p>Noise: indirect effects from road noise during the 2023 assessment</p> <p>Construction traffic: there will be a significant increase in heavy goods vehicle (HGV) movements associated with construction activity around Euston station</p> <p>Air quality: there will be a significant air quality effect due to changes in vehicle emissions (at the junction of Bidborough Street and Judd Street only).</p> <p>Duration of impact: peak periods of construction traffic in 2023.</p>
Assessment of magnitude	High: as residents will be affected by significant residual effects arising from noise, and construction traffic effects (and air quality).
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptors(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse significant effect on residents due to loss of amenity. This is a new effect resulting from the revised scheme.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effects significance rating	Major adverse- significant effect on residents due to loss of amenity. This is a new effect resulting from the revised scheme.

2.3 Dental Practice on Robert Street

Table 3 : Dental Practice on Robert Street community impact assessment record sheet

Resource name	Dental Practice on Robert Street
CFA	Euston - Station and Approach (CFA1)
Resource type	Community
Resource description/profile	<p>Dental Practice is located on Robert Street as shown on Map CM-01-002, D7 (Volume 5, Map Book Community).</p> <p>The dental practice provides services to NHS patients as well as private healthcare and cosmetic procedures.</p>
Assessment year	Construction phase (2017+) extending into operation phase (2026+).
Impact 1: loss of amenity	<p>Impact: Staff and patients at the dental practice on Robert Street are predicted to experience in-combination effects resulting from road traffic noise and air quality effects.</p> <p>Noise: indirect effects from road noise.</p> <p>Air quality: there will be a significant air quality effect due to changes in vehicle emissions.</p> <p>Duration of impact: peak periods of construction traffic</p>
Assessment of magnitude	Moderate: as two significant impacts combine.
Relevant receptors	Staff and users of the dental practice.
Assessment of sensitivity of receptors(s) to impact	Moderate: as the facility provides medical services and there are few local alternatives that provide NHS services.
Significance rating of effect	Moderate adverse significant effect on staff and patients due to loss of amenity. This is a new effect resulting from the revised scheme.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effects significance rating	Moderate adverse significant effect on staff and patients due to loss of amenity. This is a new effect resulting from the revised scheme.

2.4 Old Tenants Hall

Table 4 : Old Tenants Hall community impact assessment record sheet

Resource name	Old Tenants Hall (also known as Silverdale Hall)
CFA	Euston - Station and Approach (CFA1)
Resource type	Community facility
Resource description/profile	<p>The Old Tenants Hall off Harrington Street (also known as Silverdale Hall) is a community resource within the Regent's Park Estate, as shown on Map CM-01-002, D7 (Volume 5, Map Book Community). The hall's brick building is bordered by residential blocks on all sides and located between the Silverdale and Ainsdale residential blocks. The hall is primarily used as the base of the Silverdale Motorcycle Project. The project is focused on motorbike riding, maintenance and road safety and is aimed at 13 to 19 year olds. Run by LBC, the project has operated for the last 30 years and is used by 'at risk' young people who are going through the youth justice system (reparation) or by direct referrals from social services or education institutions. Sessions run every morning and afternoon during the week. The project also provides outreach services in the Regent's Park Estate and has links with the local community centres.</p> <p>Old Tenants Hall facilities include an area for briefings/small meetings, a motorbike workshop and parts storage, office mezzanine floor, cycle workshop area, kitchenette and information technology equipment. In addition to the Silverdale Motorcycle Project, the building is used by various groups such as the Silverdale Tenants Association, cycle mechanics projects, youth clubs (during school holidays), the Bengali Parent and Tenants Association, ward councillors service (e.g. drop-in surgeries) and local schools.</p>
Assessment year	Construction phase (2017+) extending into operation phase (2026+).
Impact: demolition	<p>Impact: the construction works for the remodelling of the station for the revised scheme at Euston will require the demolition of the Old Tenants Hall.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	High: as the resource is completely closed and unusable for its intended purposes.
Relevant receptors	Users of Old Tenants Hall.
Assessment of sensitivity of receptor(s) to impact	<p>High: as the Old Tenants Hall facilities, principally the Silverdale Motorcycle Project, are highly valued by the local community and across the borough. The Silverdale Motorcycle Project caters particularly for young people who are 'at risk'.</p> <p>No similar projects operate nearby and there is demand from across Camden and other London boroughs. In addition, no suitable premises for relocation have been identified at this time.</p>
Significance rating of effect	Major adverse significant effect due to land required for the construction of the revised scheme.

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Resource name	Old Tenants Hall (also known as Silverdale Hall)
Proposed mitigation options for significant effects	As part of the LBC planning application for the replacement housing, the Dick Collins Community Hall will be demolished and a replacement hall will be provided. The replacement hall will meet the needs of users of both the existing Dick Collins Hall and the Old Tenants Hall at Silverdale. HS2 is working with LBC to identify ways in which the club could be relocated.
Residual effects significance rating	Major adverse- effect on the users of the Silverdale Motorcycle Project only. This is a different effect resulting from the revised scheme.

2.5 Residential Properties at Mornington Place, Mornington Crescent and Albert Street

Table 5 : Residential properties at Mornington Place, Mornington Crescent and Albert Street community impact assessment record sheet

Resource name	Residential properties at Mornington Place, Mornington Crescent and Albert Street
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties
Resource description/profile	Residential properties on Mornington Place, Mornington Crescent and Albert Street, as shown on Map CM-01-003, H6 (Volume 5, Map Book Community).
Assessment year	Construction phase (2017+).
Impact: loss of amenity	<p>Impact: residents of properties on Mornington Place, Mornington Crescent and Albert Street are predicted to experience in-combination effects related to the construction works resulting in a loss of amenity.</p> <p>Noise: there will be significant residual noise effects from construction activities associated with the demolition and reconstruction of A400 Hampstead Road Bridge and Granby Terrace Bridge and the demolition of the carriage shed during the peak construction months of 2018</p> <p>Construction traffic: significant increase in HGV movements.</p> <p>Visual: Some properties at Mornington Place and Mornington Crescent will experience visual impacts as they have views of the construction activity.</p> <p>Duration: peak construction period.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects arising from noise effects, visual effects and HGV movements.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse significant effect on residential amenity. This is a new effect resulting from the revised scheme.
Proposed mitigation options for significant effects	No further mitigation measures proposed.
Residual effects significance rating	Major adverse significant effect on residential amenity. This is a new effect resulting from the revised scheme.

2.6 Residential Properties on A401 Parkway and Delancey Street

Table 6 : Residential properties at A401 Parkway and Delancey Street community impact assessment record sheet

Resource name	Residential properties at A401 Parkway and Delancey Street
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential properties
Resource description/profile	Residential properties on A401 Parkway and Delancey Street, SES2 and AP3 ES Map CM-01-002 (Volume 5, Community Map Book) (Volume 5, Map Book Community).
Assessment year	Construction phase (2017+)
Impact: loss of amenity	<p>Impact: residents of properties on A401 Parkway and Delancey Street are predicted to experience in-combination effects related to the same construction works resulting in a loss of amenity.</p> <p>Residents on A401 Parkway and Delancey Street (approximately 35 properties) are predicted to experience in-combination effects from a significant increase in HGV movements, significant road noise effects and significant air quality effects. The combination of these effects, which are expected to combine for up to 18 months, will have a major adverse effect on the amenity of residents and are significant.</p> <p>Duration: up to 18 months.</p>
Assessment of magnitude	Major: as residents will be affected by significant residual effects arising from noise effects and HGV movements and air quality.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residential amenity. This is a new effect resulting from the revised scheme.
Proposed mitigation options for significant effects	No further mitigation measures proposed.
Residual effects significance rating	Major adverse- significant effect on residential amenity. This is a new effect resulting from the revised scheme.

2.7 North Bridge House Preparatory School

Table 7 : North Bridge House Preparatory School community impact assessment record sheet

Resource name	North Bridge House Preparatory School
CFA	Euston - Station and Approach (CFA1)
Resource type	School
Resource description/profile	<p>North Bridge House Preparatory School as shown on SES2 and AP3 ES Map CM-01-002 (Volume 5, Community Map Book). The Preparatory School is located at 1 Gloucester Avenue and is adjacent to A401 Parkway which is the boundary between CFA1 and CFA2. The effects are therefore reported in CFA1. NW1 7AB.</p> <p>The preparatory school teaches pupils age 7 to 13, both boys and girls.</p>
Assessment year	Construction phase (2017+)
Impact: loss of amenity	<p>Impact: Staff, pupils and parents using North Bridge House Preparatory School are predicted to experience in-combination effects related to the same construction works resulting in a loss of amenity.</p> <p>Along the A401 Parkway, the combination of a significant increase in HGV movements and significant air quality effects is predicted to affect the amenity of children, staff and parents accessing North Bridge House Preparatory School. The combination of these effects is predicted to result in a major adverse amenity effect and will be significant.</p> <p>Duration: construction works.</p>
Assessment of magnitude	Medium: two significant effects combine - HGV movements and air quality.
Relevant receptors	Staff, pupils and parents.
Assessment of sensitivity of receptor(s) to impact	High: as this is a school with children as receptors.
Significance rating of effect	Major adverse significant effect on amenity. This is a new effect resulting from the revised scheme.
Proposed mitigation options for significant effects	HS2 Ltd will work closely with North Bridge House Preparatory School and LBC to identify reasonable practicable measures to mitigate the residual significant amenity effects, including discretionary, measures identified in the draft code of construction practice (CoCP).
Residual effects significance rating	Major adverse significant effect on amenity. This is a new effect resulting from the revised scheme.

2.8 Christ Church Church of England Primary School

Table 8 : Christ Church Church of England (CE) Primary School community impact assessment record sheet

Resource name	Christ Church CE Primary School
CFA	Euston - Station and Approach (CFA1)
Resource type	School
Resource description/profile	<p>Christ Church CE Primary School as shown on SES2 and AP3 ES Map CM-01-002 (Volume 5, Community Map Book). The Primary School is located at Redhill Street and is adjacent to A401 Albany Road, NW1 4BD.</p> <p>Christ Church is a one-form entry primary school with approximately 230 pupils between the ages of 3 and 11. The school is a Church of England school and maintains strong links with St. Mary Magdalene's in Munster Square.</p>
Assessment year	Construction phase (2017+)
Impact: loss of amenity	<p>Impact: Staff, pupils and parents using Christ Church Primary School are predicted to experience in-combination effects related to the same construction works resulting in a loss of amenity.</p> <p>Along the A401 Albany Street, a significant increase in HGV movements and significant air quality effects are predicted at Christ Church Primary School (entrance on Redhill Street). The combination of effects on the children, staff and parents using the schools is predicted to result in a major adverse effect on their amenity and will be significant.</p> <p>Duration: construction works.</p>
Assessment of magnitude	Medium: two significant effects combine - HGV movements and air quality.
Relevant receptors	Staff, pupils and parents.
Assessment of sensitivity of receptor(s) to impact	High: as this is a school with children as receptors.
Significance rating of effect	Major adverse significant effect on amenity. This is a new effect resulting from the revised scheme.
Proposed mitigation options for significant effects	HS2 Ltd will work closely with Christ Church CE Primary School and LBC to identify reasonable practicable measures to mitigate the residual significant amenity effects, including discretionary, measures identified in the draft CoCP.
Residual effects significance rating	Major adverse significant effect on amenity. This is a new effect resulting from the revised scheme.

2.9 Francis Holland School

Table 9 : Francis Holland School community impact assessment record sheet

Resource name	Francis Holland School
CFA	Euston - Station and Approach (CFA1)
Resource type	School
Resource description/profile	Francis Holland School as shown on SES2 and AP3 ES Map CM-01-003-L2 (Volume 5, Community Map Book). The Primary School is located at Ivor Place on A41 Park Road, NW1 6XR. Francis Holland School is an independent day school for girls aged 11-18.
Assessment year	Construction phase (2017+)
Impact: loss of amenity	Impact: Staff, pupils and parents using Francis Holland School are predicted to experience in-combination effects related to the same construction works resulting in a loss of amenity. Along the A41 Park Road, a significant increase in HGV movements and significant air quality effects are predicted at Francis Holland School (entrance on Ivor Street). The combination of effects on the children, staff and parents using the schools is predicted to result in a major adverse effect on their amenity and will be significant. Duration: construction works.
Assessment of magnitude	Medium: two significant effects combine - HGV movements and air quality.
Relevant receptors	Staff, pupils and parents.
Assessment of sensitivity of receptor(s) to impact	High: as this is a school with children as receptors.
Significance rating of effect	Major adverse significant effect on amenity. This is a new effect resulting from the revised scheme.
Proposed mitigation options for significant effects	HS2 Ltd will work closely with Francis Holland School and LBC to identify reasonable practicable measures to mitigate the residual significant amenity effects, including discretionary, measures identified in the draft CoCP.
Residual effects significance rating	Major adverse significant effect on amenity. This is a new effect resulting from the revised scheme.

2.10 Residential properties at Robert Street

Table 10 : Residential properties at Robert Street community impact assessment record sheet

Resource name	Residential properties at Robert Street
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential
Resource description/profile	Robert Street is located to the west of Euston Station, between A400 Hampstead Road and A4201 Albany Street, as shown on SES2 and AP3 ES Map CM-01-002 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact: loss of amenity	<p>Impact: Residents (approximately 100 properties) along Robert Street (between Osnaburgh Street and A400 Hampstead Road) are predicted to experience in-combination effects resulting from increases in local road traffic as a result of construction of the revised scheme.</p> <p>Noise: indirect effects from road noise during the 2023 assessment.</p> <p>Air quality: there will be a significant air quality effect due to changes in vehicle emissions.</p> <p>Duration of impact: peak periods of construction traffic in 2023.</p>
Assessment of magnitude	Low: as residents will be affected by significant residual effects but for a relatively short period.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptors(s) to impact	High: as these are residential receptors.
Significance rating of effect	Moderate adverse- significant effect on residents due to loss of amenity. This is a new effect resulting from the revised scheme.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effects significance rating	Moderate adverse- significant effect on residents due to loss of amenity. This is a new effect resulting from the revised scheme.

2.11 Residential properties at Varndell Street

Table 11 : Residential properties at Varndell Street community impact assessment record sheet

Resource name	Residential properties at Varndell Street
CFA	Euston - Station and Approach (CFA1)
Resource type	Residential
Resource description/profile	Varndell Street is located to the west of Euston Station, between A400 Hampstead Road and Cumberland Market, as shown on SES2 and AP3 ES Map CM-01-002 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact: loss of amenity	<p>Impact: Residents (approximately 70 properties) along Varndell Street (between Stanhope Street and A400 Hampstead Road) are predicted to experience in-combination effects resulting from increases in local road traffic as a result of construction of the revised scheme.</p> <p>Construction traffic: significant increase in HGV movements</p> <p>Noise: indirect effects from road noise during the 2018 assessment</p> <p>Air quality: there will be a significant air quality effect due to changes in vehicle emissions.</p> <p>Duration of impact: peak periods of construction traffic in 2018.</p>
Assessment of magnitude	Moderate: as residents will be affected by three significant residual effects but for a relatively short period.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptors(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity. This is a new effect resulting from the revised scheme.
Proposed mitigation options for significant effects	No further mitigation of amenity effects
Residual effects significance rating	Major adverse- significant effect on residents due to loss of amenity. This is a new effect resulting from the revised scheme.

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