

Euston Area Plan Workshop – 11th September 2012 Issues Summary

36 key stakeholders attended this first workshop which took place on the afternoon of 11th September 2012. A full report on the workshop including the transcription of all the written responses can be found on our website.

It began with a welcome and introduction from Councillor Sarah Hayward, Leader of Camden Council followed by a presentation on context and work to date by Mary-Ann Lewis, Euston Area Plan Project Manager. The full presentation can also be found on our website.

The aim of the workshop was to provide an opportunity for early discussions with local community and business groups about the priorities for Euston. The workshop was divided into two main parts: a walking audit and then a workshop to discuss the priorities for the Euston Area Plan. For the walking audit, the participants were divided into two groups and asked to write down their likes and dislikes on post-it notes whilst walking their routes. Route A focussed mainly to the east of the existing station and route B to the west. All the post-its were placed onto flipcharts and the key issues summarised.

After the initial session, the participants were divided into four groups and asked to consider the following four questions:

1. What existing issues (likes and dislikes) identified on your walk are the most important for the Euston Area Plan to consider?
2. How can the plan address any issues- through helping to protect or enhance elements you like and to improve those that were disliked?
3. What new uses and facilities (homes, shops, businesses) would you like to be provided in the area?
4. Where do you think these could be located?

All the comments have been recorded in the full report including images of the maps participants drew on to reflect their ideas.

There were strong themes emerging from both the walking audit and the workshop and these were:

- social housing
- employment
- Drummond Street
- St. James's Gardens
- repurposing/replacing derelict and vacant buildings
- the design of any future station should HS2 go ahead.
- A balance between commercial and residential
- To preserve the character of the area in which they felt pride
- Many identified issues need attention even if HS2 does not go ahead but
- More consultation was necessary by HS2 although acknowledged this was outside of Camden's control

As part of the feedback at the end of the workshop, the groups were asked to identify what they felt were the most important themes from their discussions from the event and they are recorded as:

- Need for social housing and affordable rents
- Accessibility- blocked by the station
- Euston Road/Hampstead Road crossing
- Problems with the existing station
 - Drop station below ground and develop onto top of it
 - Informed by north and west surrounds.

In addition to these final points, it is clear from the worksheets (see full report) that the groups felt that there was a real opportunity to redevelop different spaces around the area and the impact of Euston Road figured strongly in the discussions. Further, Drummond Street was a particularly important area for consideration by the plan and a mix of uses on the new station sight was proposed by all the groups.