

Euston Area Plan

Issues and Priorities Workshop

September 2012

Agenda

- 1.00pm Welcome and introduction
Cllr Sarah Hayward, Leader of Camden Council
Grainne Suter – Midas Training
- 1.05pm Euston Area Plan context
Mary-Ann Lewis, Project Manager
- 1.20pm Introduction to workshops
Grainne Suter – Midas Training
- 1.25pm Group walking audit – identification of issues
- 2.30pm Group feedback - issues
- 2.50pm Priorities group workshop
- 3.40pm Group feedback - priorities
- 3.50pm Next steps
Mary-Ann Lewis, Project Manager
Cllr Sarah Hayward, Leader of Camden Council
- 4.00pm Close

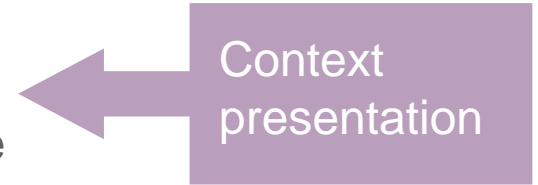
1. Introduction

Introduction

- Camden opposes HS2 and continues to fight to prevent it
- Government still publicly committed to HS2
- Timetable: Hybrid Bill in October 2013 and Royal Assent in May 2015
- Impacts in Camden:
 - Euston Station and surrounds
 - Vents Shafts in Adelaide Road and Alexander & Ainsworth Estate
 - HS1 link through Camden Town
- Joined 51M legal Challenge – Hearings in late Autumn
- Euston Area Plan is being prepared so that if, despite Camden's continued objections, HS2 progresses, a plan is prepared which seeks to ensure that the best possible outcomes for the area are secured for the local community if HS2 proceeds and if HS2 does not happen.

2. Purpose of today

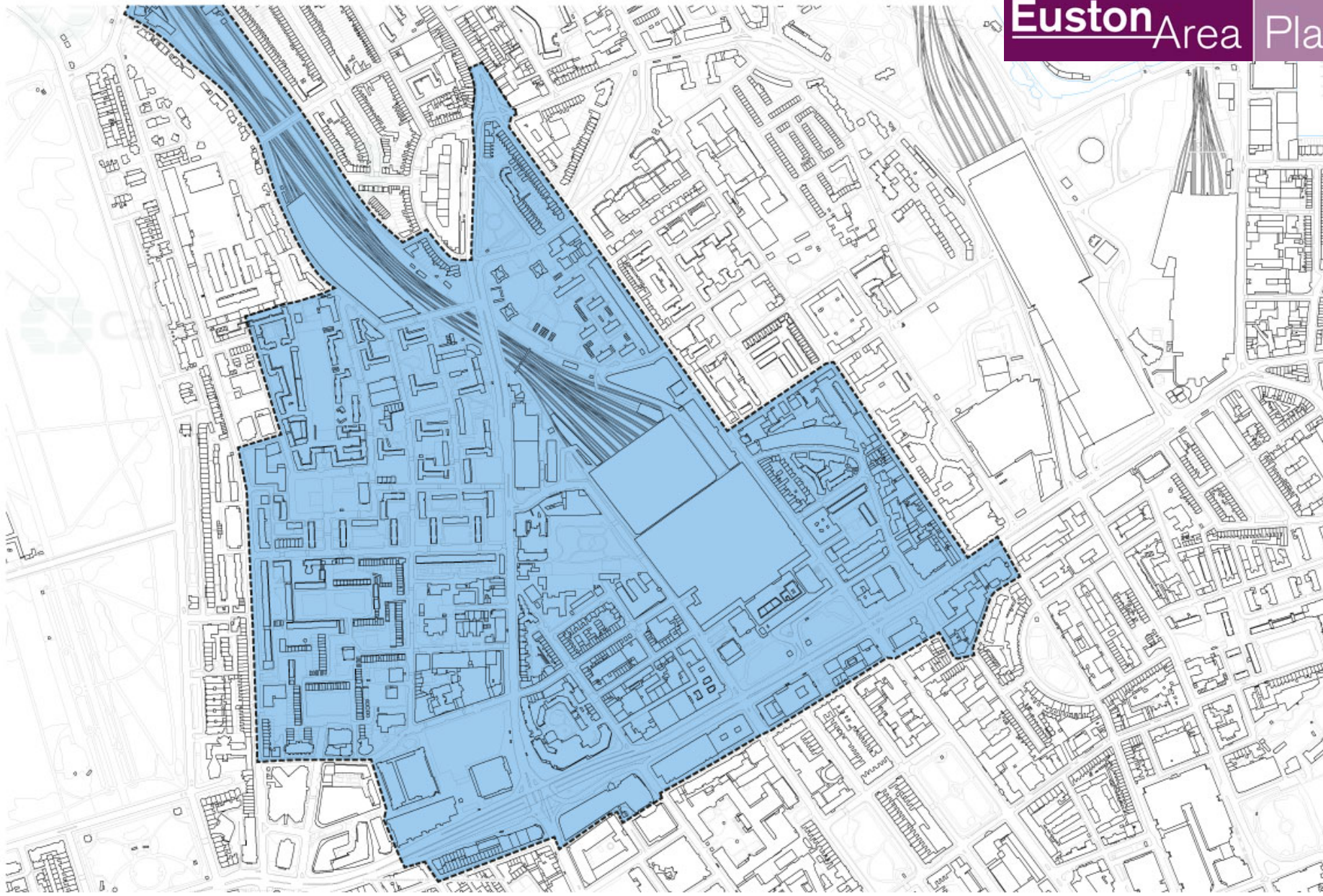
- Introduce the Euston Area Plan and its role in helping to mitigate the potential impacts of HS2 and respond to local priorities for the future of the area
- Provide a forum for representatives of the local community to identify and explore issues in the Euston area which the Plan could help to address
- Explore people's future priorities for the Euston area, such as homes, shops, jobs, schools and ways to move around the area



3. Euston Area Plan context

Introduction

- The Euston Area Plan being produced as an Opportunity Area Planning Framework jointly by:
 - LB Camden
 - GLA
 - TfL
- Funding successfully lobbied for and secured by LB Camden from HS2
- The OAPF will seek to shape the HS2 proposals and mitigate the impacts of HS2 land take, through reproviding homes, jobs, open space and other facilities lost through the HS2 proposals
- Opportunity to rethink and vastly improve the urban environment and help to mitigate the potential blight issues the area is faced with



Draft plan boundary

Planning context

- The Mayor's existing planning policy, the London Plan, identifies the Euston Area as an Opportunity Area where new homes and jobs could be developed
- Camden's Core Strategy also expects new homes and jobs to be provided in the area
- Both documents were prepared before the HS2 proposals were developed and envisaged the station, new homes and jobs being redeveloped on the existing station footprint

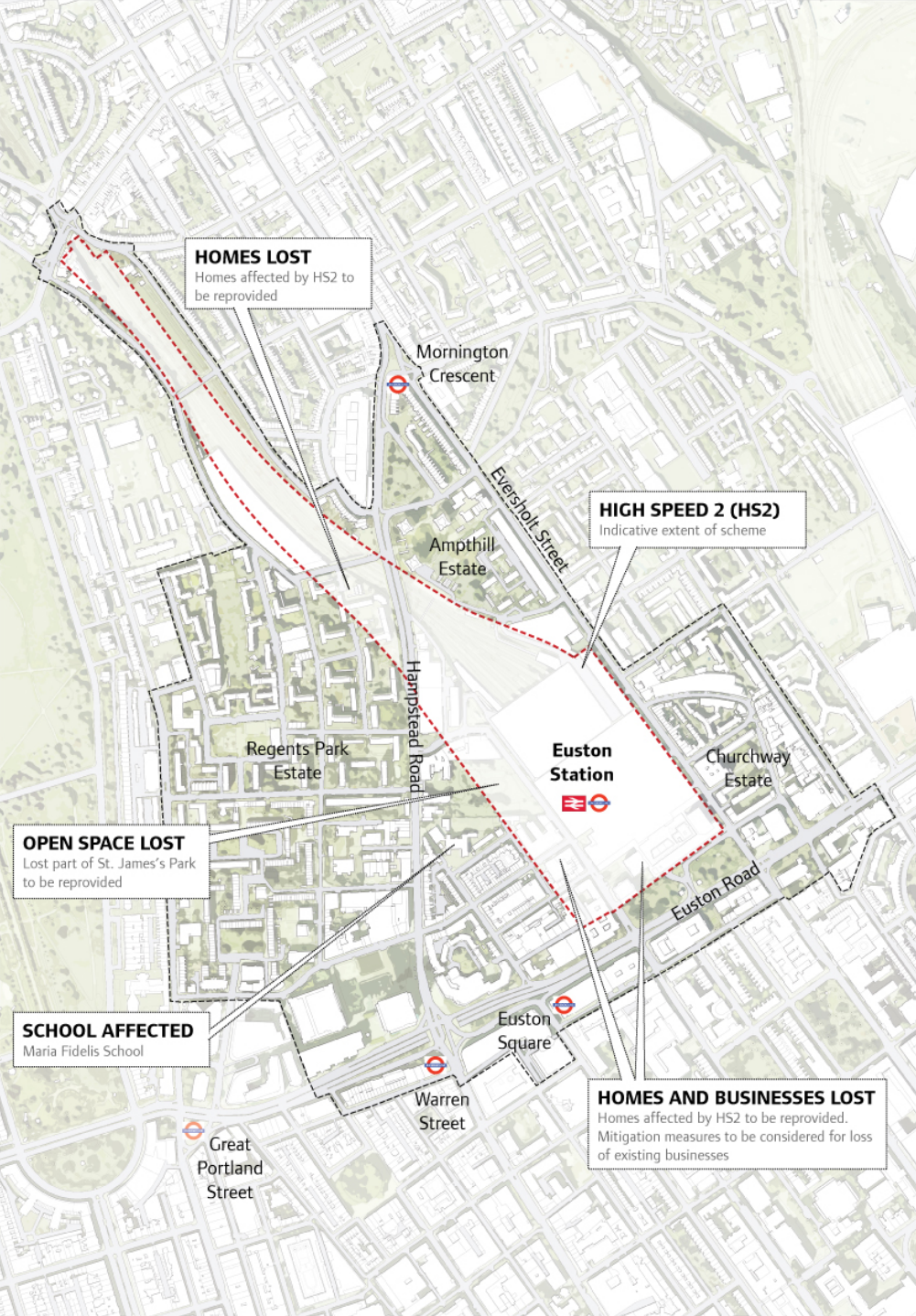
Timescales – Euston Area Plan and HS2

	2012				2013												2014															
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
HS2	Consultations & Scoping				Station design					Phase 1 consultation								Hybrid Bill			House of Commons Second Reading			Select Committee						House of Commons Third Reading & House of Lords Consideration of Bill		
OAPF	Research and Analysis				OAPF draft Vision consultation						Draft OAPF Public consultation		Revisions			Pre Submission AAP OAPF & SPG OAPF adoption		Revisions		AAP Submission for EIP		AAP EIP	Inspectors Report preparation			Final AAP amendments	AAP OAPF adoption and revised SPG OAPF Adoption					

Context – HS2 impact

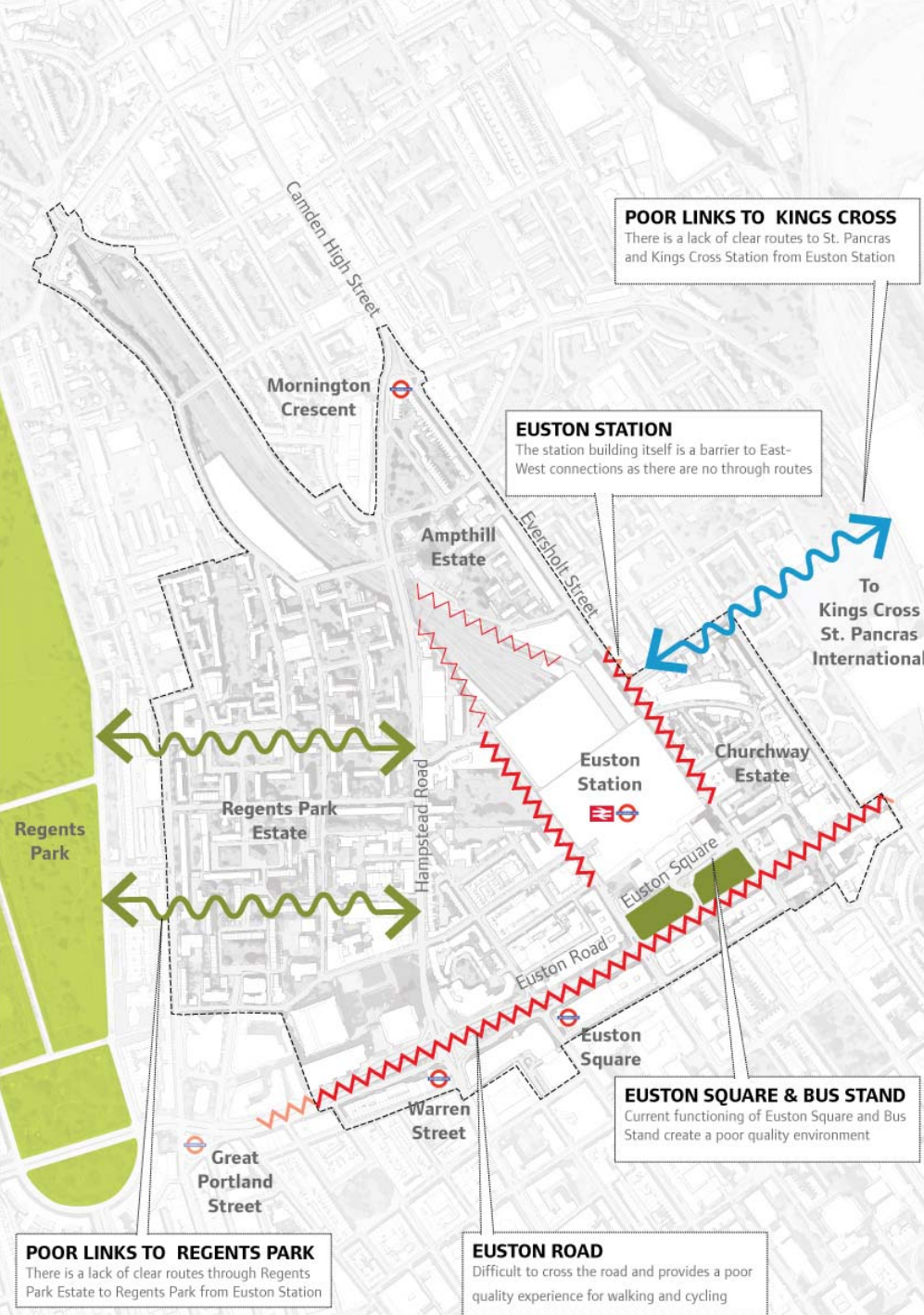
Footprint of the new Euston Station and tracks result in:

- Homes lost
- Businesses lost
- Open space lost
- Schools affected



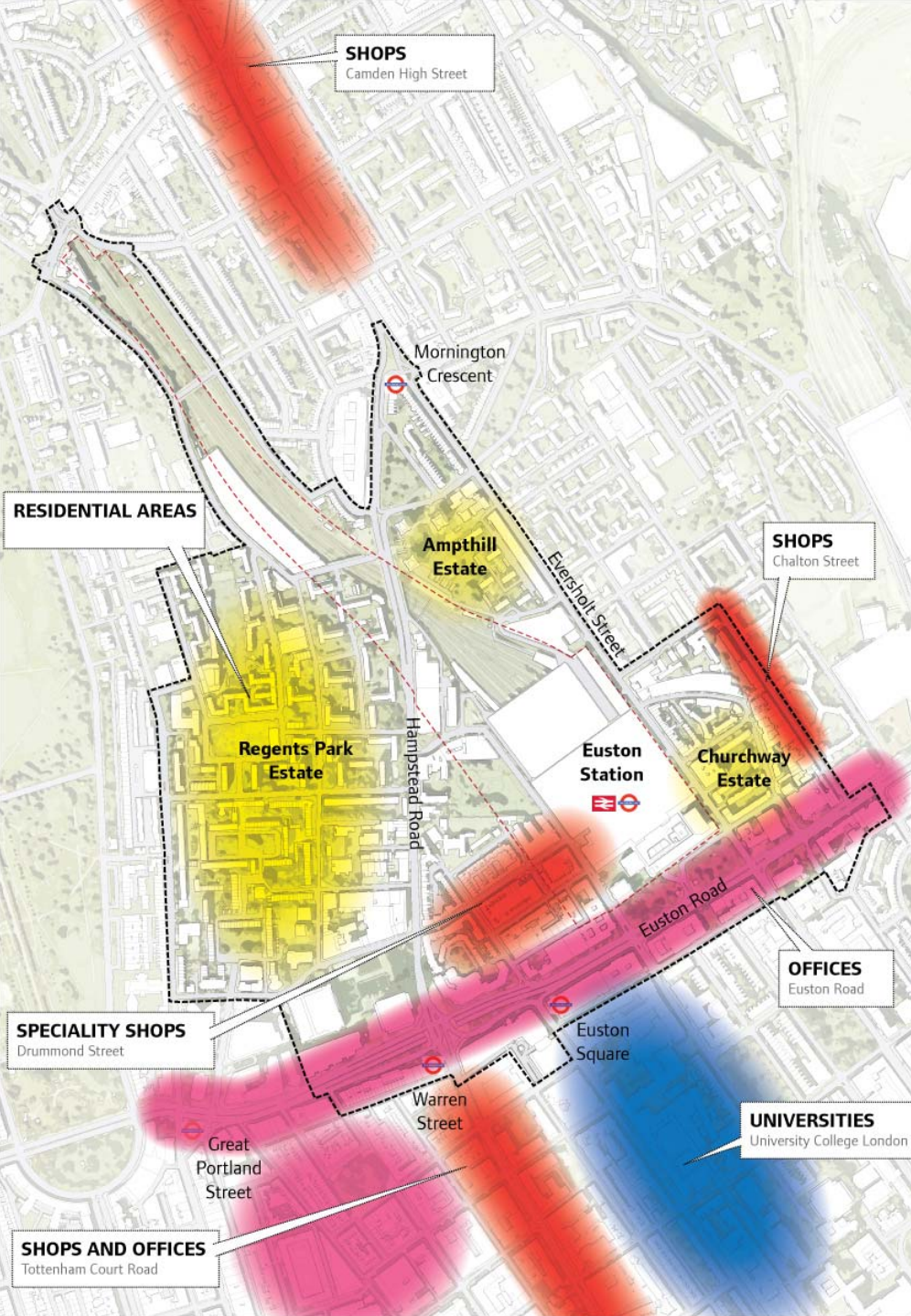
Context – Movement

- Current Euston Station building blocks direct access between Regents Park Estate and Churchway Estate
- Euston Road is difficult and unattractive for pedestrians and cyclists



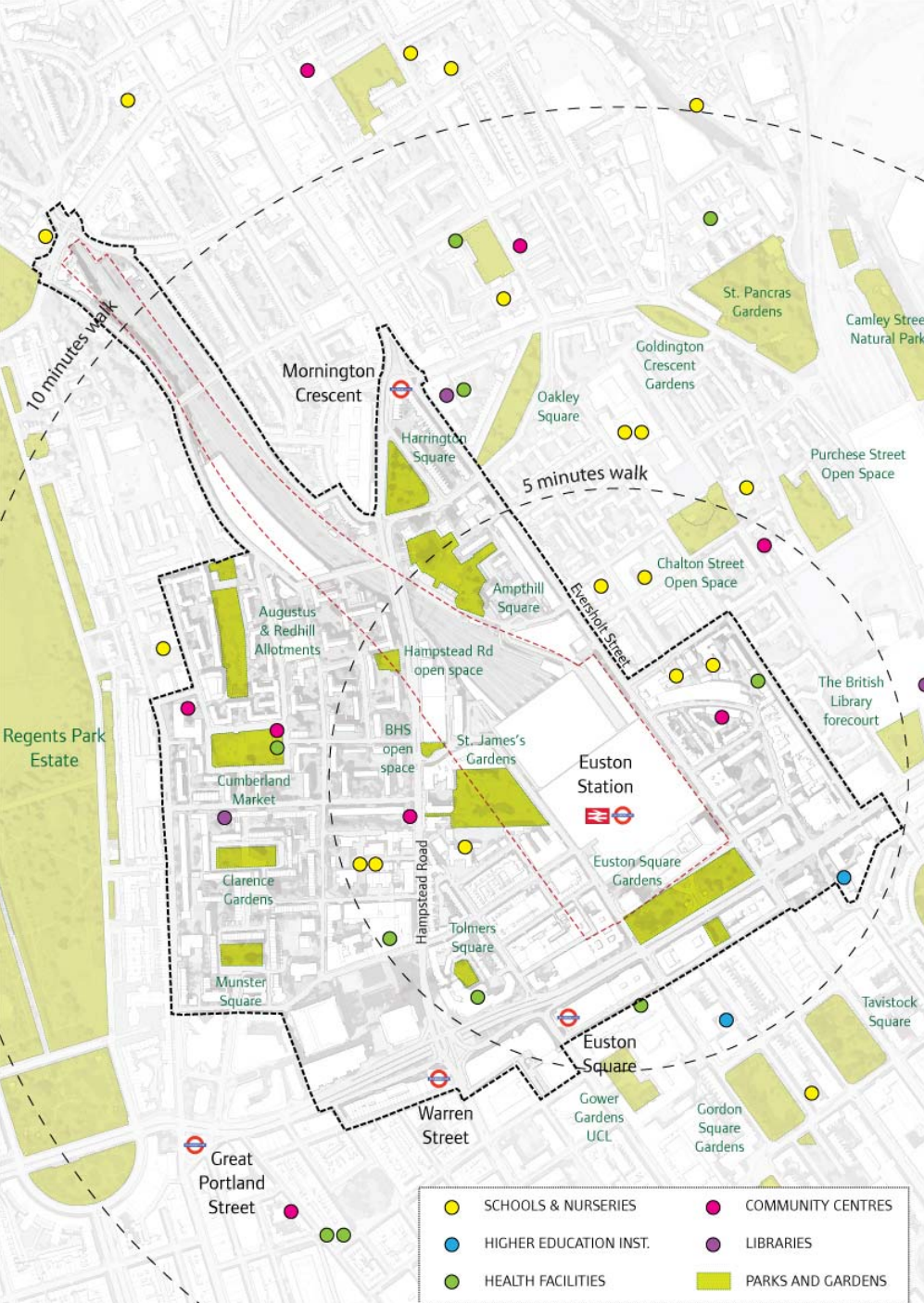
Context – Uses

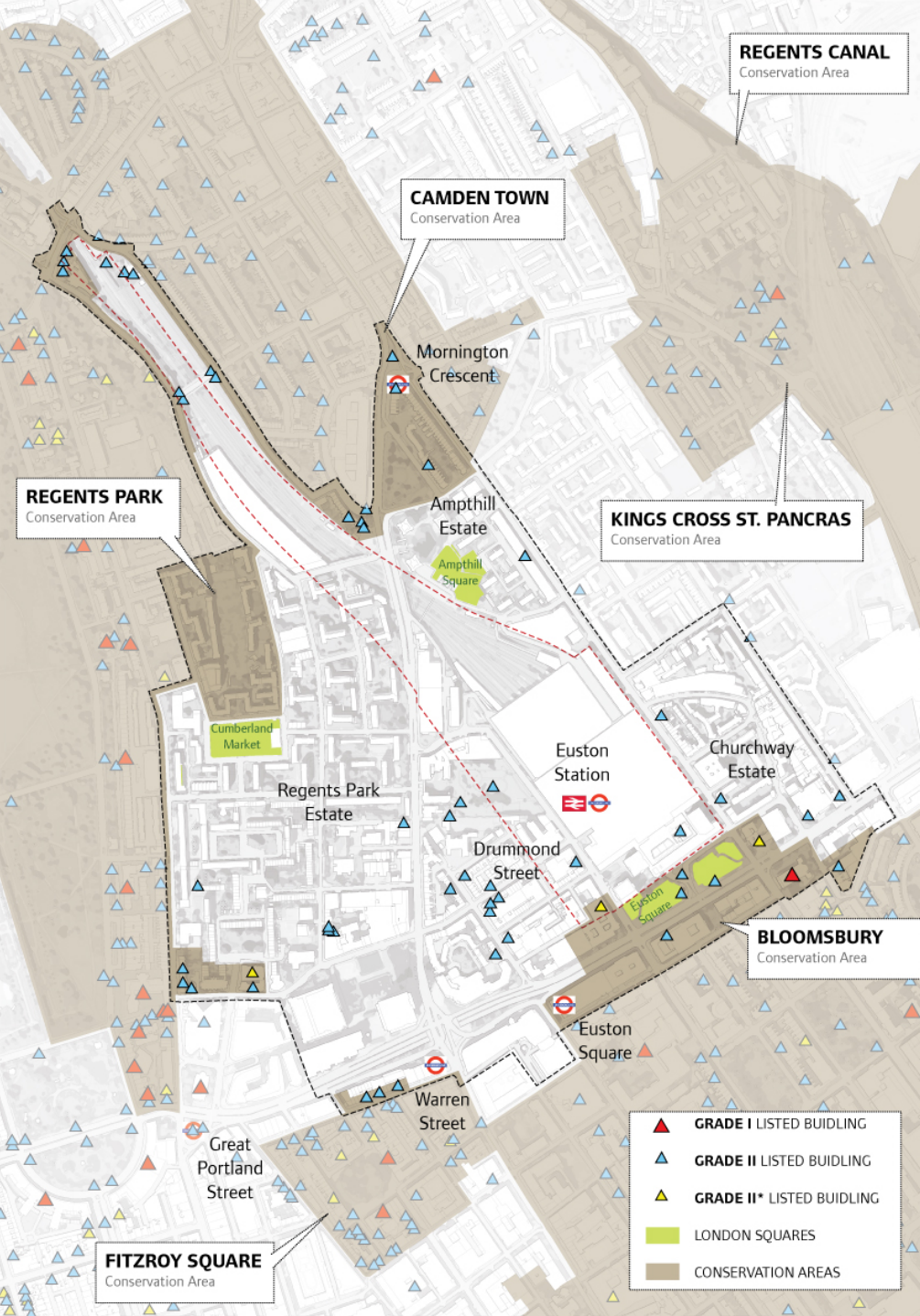
- Mix of uses in the area including:
 - Shops and businesses around the station and to the south of Euston Road
 - Residential areas to the east, west and north
 - Pockets of speciality shops and restaurants along Drummond Street and Chalton Street



Context – open space and facilities

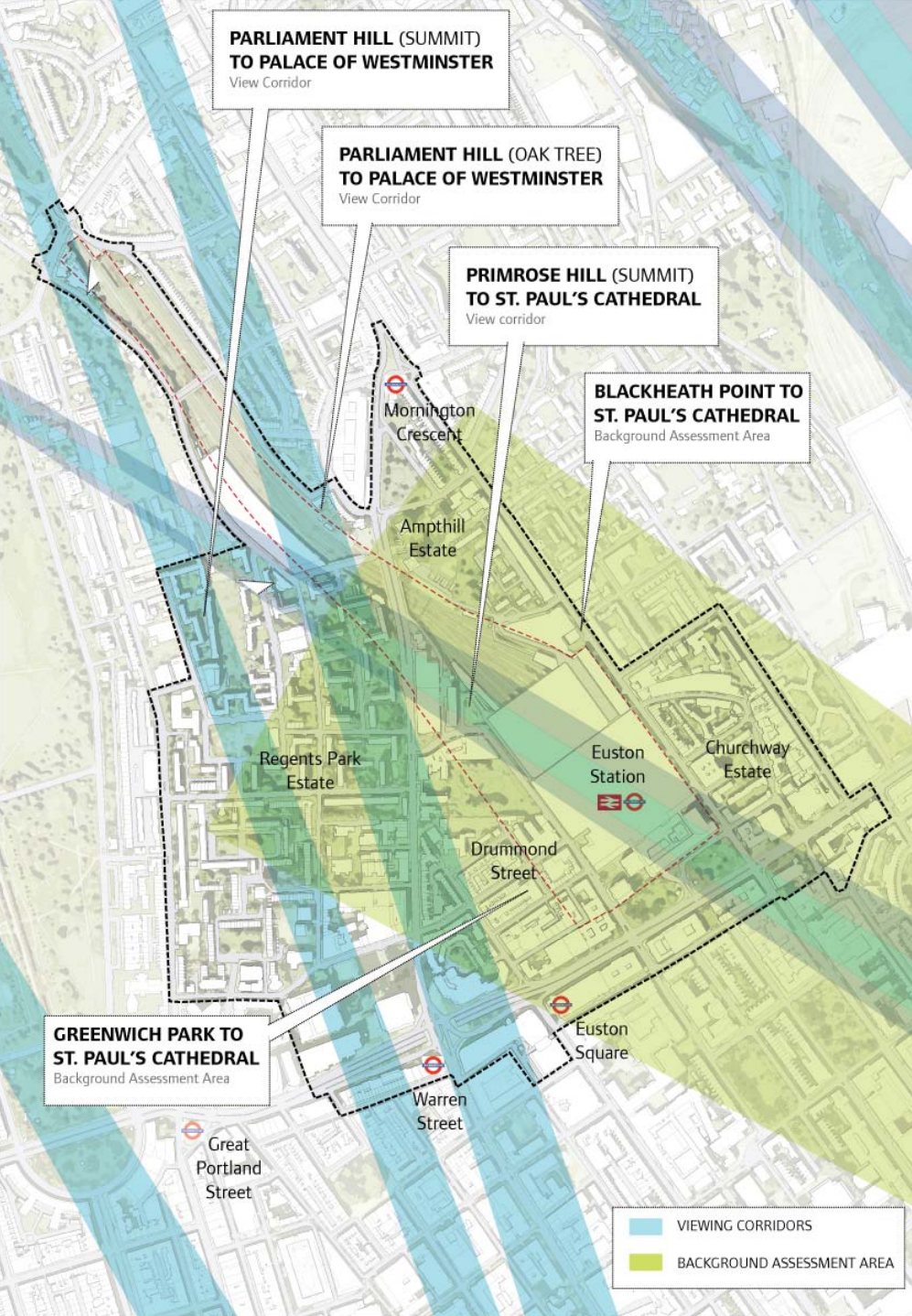
- Range of facilities in the area, some of which are potentially affected by HS2 proposals:
 - Pockets of open space
 - Health and community facilities
 - Schools and nurseries





Context – heritage

- Listed buildings, particularly clustered around the west and south of Euston Station
- London Squares:
 - Euston Square Gardens
 - Ampthill Square
 - Cumberland Market
- Conservation areas:
 - Bloomsbury
 - Regents Park
 - Camden Town



Context – protected views

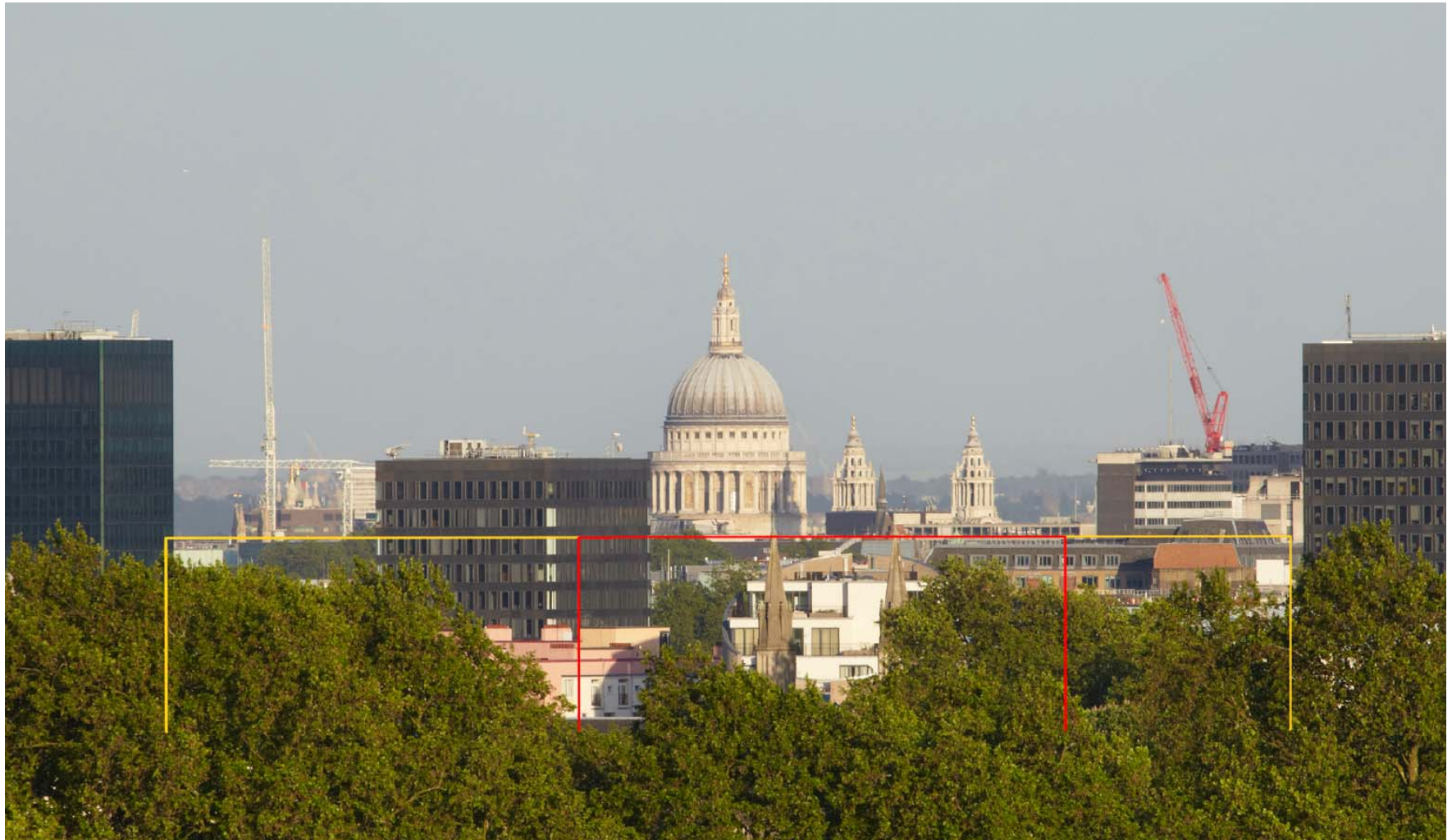
- Area affected by numerous viewing corridors protected through planning controls
- Blue strips show areas where new building heights are restricted to protect views from north London of the Palace of Westminster and St Pauls Cathedral
- Green shows where the background to views from south London of St Pauls Cathedral are protected through limiting building heights

Context – protected views



Parliament Hill (summit) to Palace of Westminster

Context – protected views



Primrose Hill (Summit) to St. Paul's Cathedral

Context – protected background views



Greenwich Park to St. Paul's Cathedral

4. Walking audit issues

What elements do you like and dislike about the area?

- Buildings
- Uses
 - Housing
 - Shops and services
 - Community facilities
 - Health
- Heritage
- Access to transport
- Trees and open spaces
- Street design
- Way finding
- Safety

Things to think about.....

- What type of uses are in the area?
- What places (buildings, squares, parks, shops or facilities) do you like or value visiting or using?
- Are there any places that you don't like visiting or using?
- Are there buildings which you think need improving (removal, renovation, new use)?
- How easy is it to find your way around the area?
- Which streets or areas do you think work well?
- Are there streets which are in need of improvement? (tree planting, lighting, paving, seating, pedestrian and cycle usability)
- How do you use the open spaces? Do any changes need to be made to improve their use if necessary?

5. Workshop discussion priorities for Euston

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

6. Next steps

Next steps

- Findings from the workshop used to refine consultation materials
- Camden will continue to work to get the best for their residents through their HS2 opposition campaign and judicial review process
- Public consultation November/December 2012 – opportunity to comment on emerging objectives for the Plan
- Results of public consultation inform the development of a draft Euston Area Plan during late 2012 and Spring 2013
- Draft Euston Area Plan published for consultation in June/July 2013 for comment

Thank you!