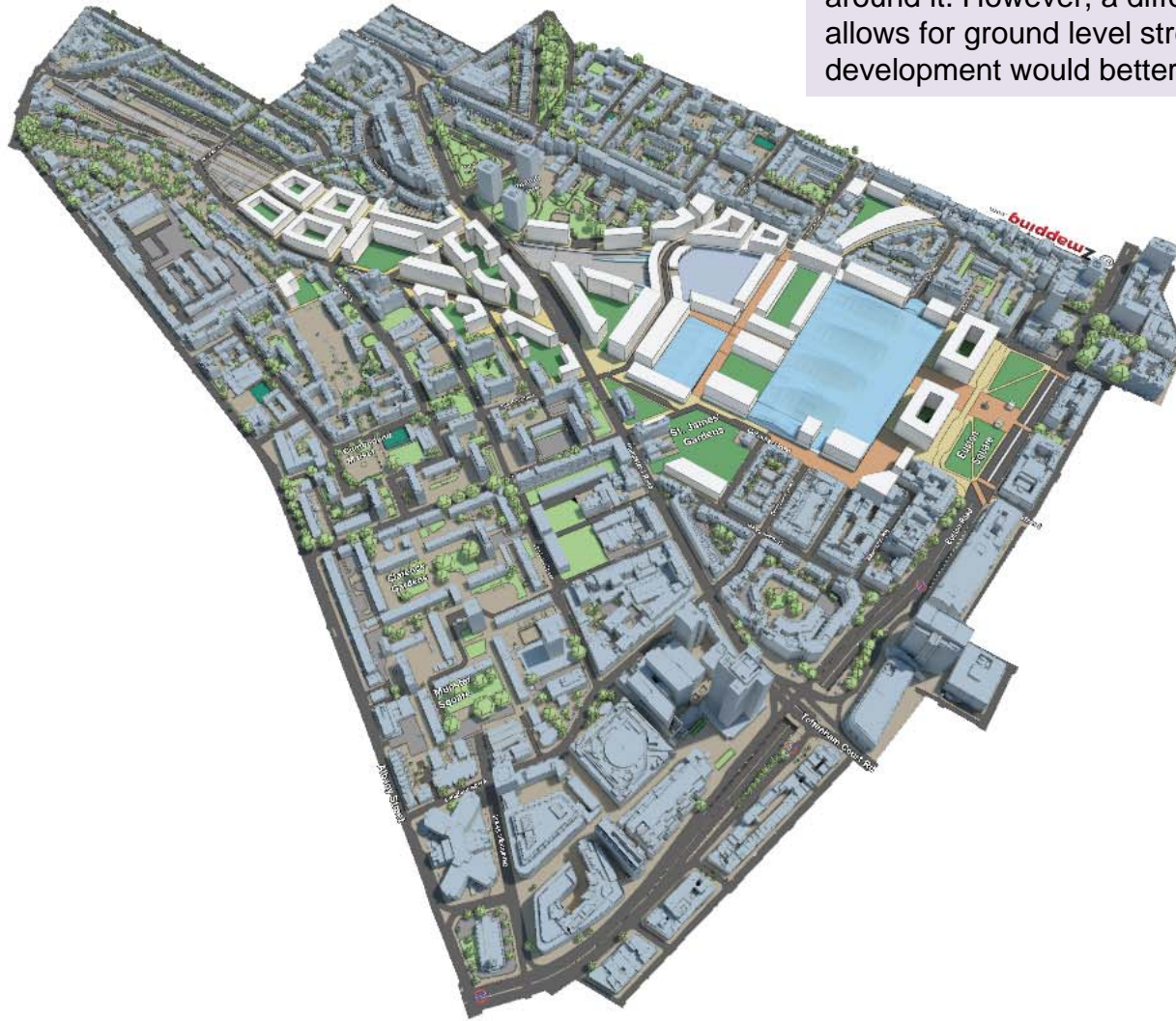
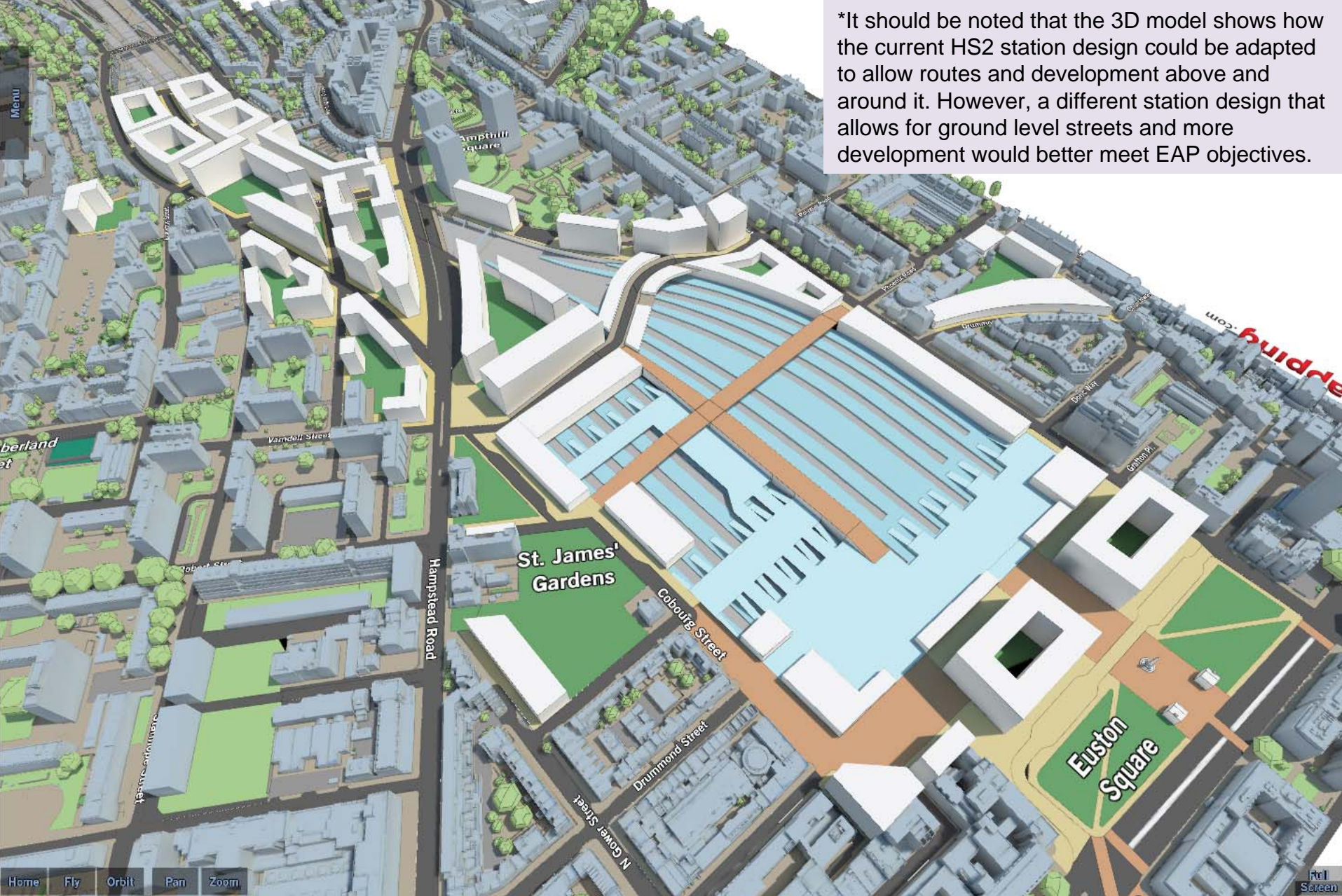


*It should be noted that the 3D model shows how the current HS2 station design could be adapted to allow routes and development above and around it. However, a different station design that allows for ground level streets and more development would better meet EAP objectives.



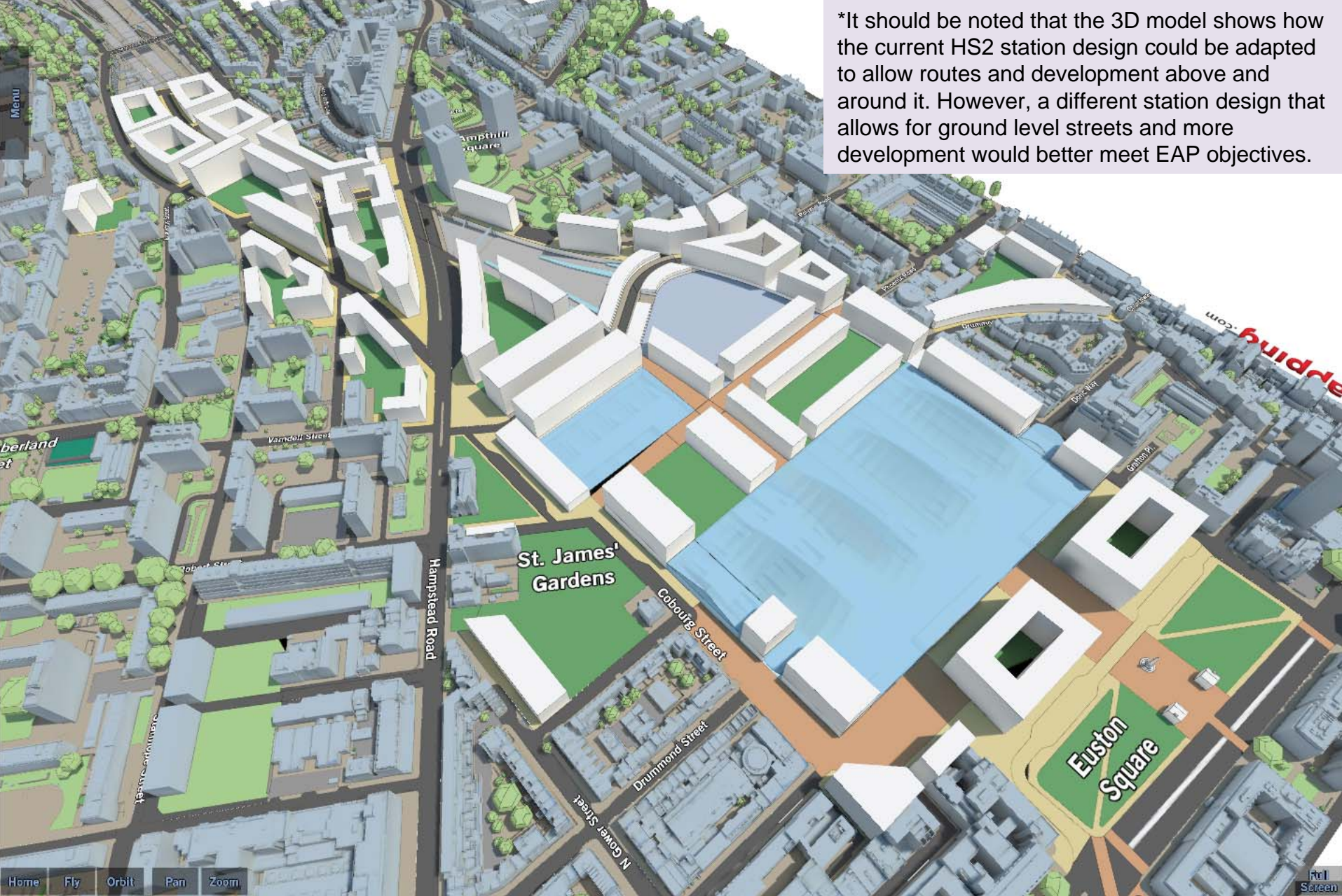


Existing situation



*It should be noted that the 3D model shows how the current HS2 station design could be adapted to allow routes and development above and around it. However, a different station design that allows for ground level streets and more development would better meet EAP objectives.

Indicative station layout* with over station development hidden



*It should be noted that the 3D model shows how the current HS2 station design could be adapted to allow routes and development above and around it. However, a different station design that allows for ground level streets and more development would better meet EAP objectives.

Indicative station layout with over station development

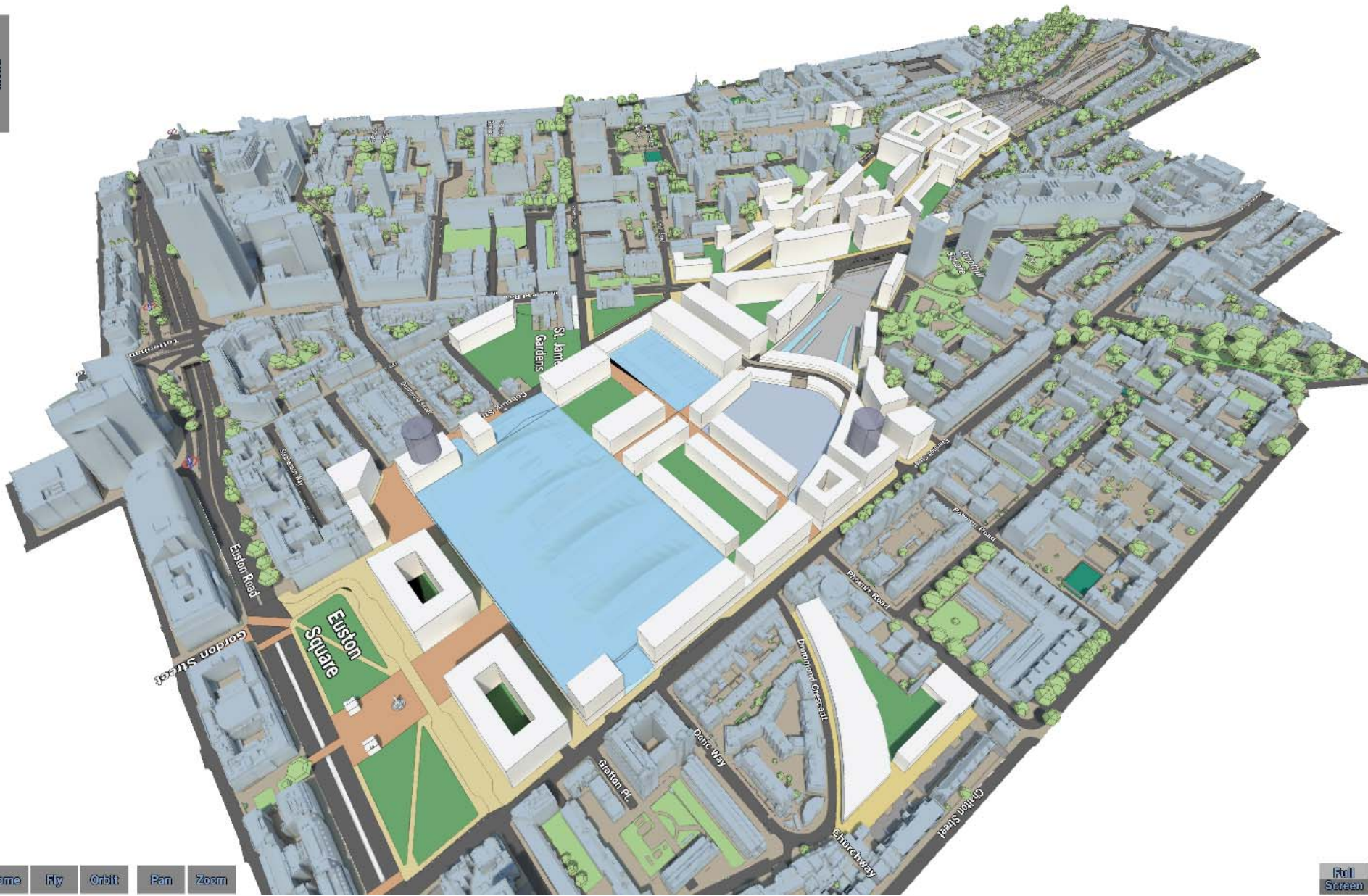


- Commercial led mixed use
- Residential led mixed use
- Homes
- Education & Housing
- New public open space

Land Use



View from North East



Indicative locations for tall buildings



**Euston
Square**

Euston Square

Euston Area Plan



Euston Square with reinstated Euston Arch