

Euston Area Plan

Workshop

26th September | 2pm – 4pm

Hpod Cumberland Market

Agenda

- | | |
|--------|--|
| 2.00pm | Welcome and introduction
Richard Wilson, LB Camden Project Sponsor
Martin Scholar, GLA Project Sponsor
Richard McGreevy, TfL Project Sponsor |
| 2.05pm | Draft Euston Area Plan
Mary-Ann Lewis, Project Manager |
| 2.25pm | Workshop 1: Station area |
| 3.10pm | Refreshments break |
| 3.20pm | Workshop 2: Other areas |
| 3.40pm | Group feedback |
| 3.50pm | Next steps
Mary-Ann Lewis, Project Manager |
| 4.00pm | Close |

Draft Euston Area Plan

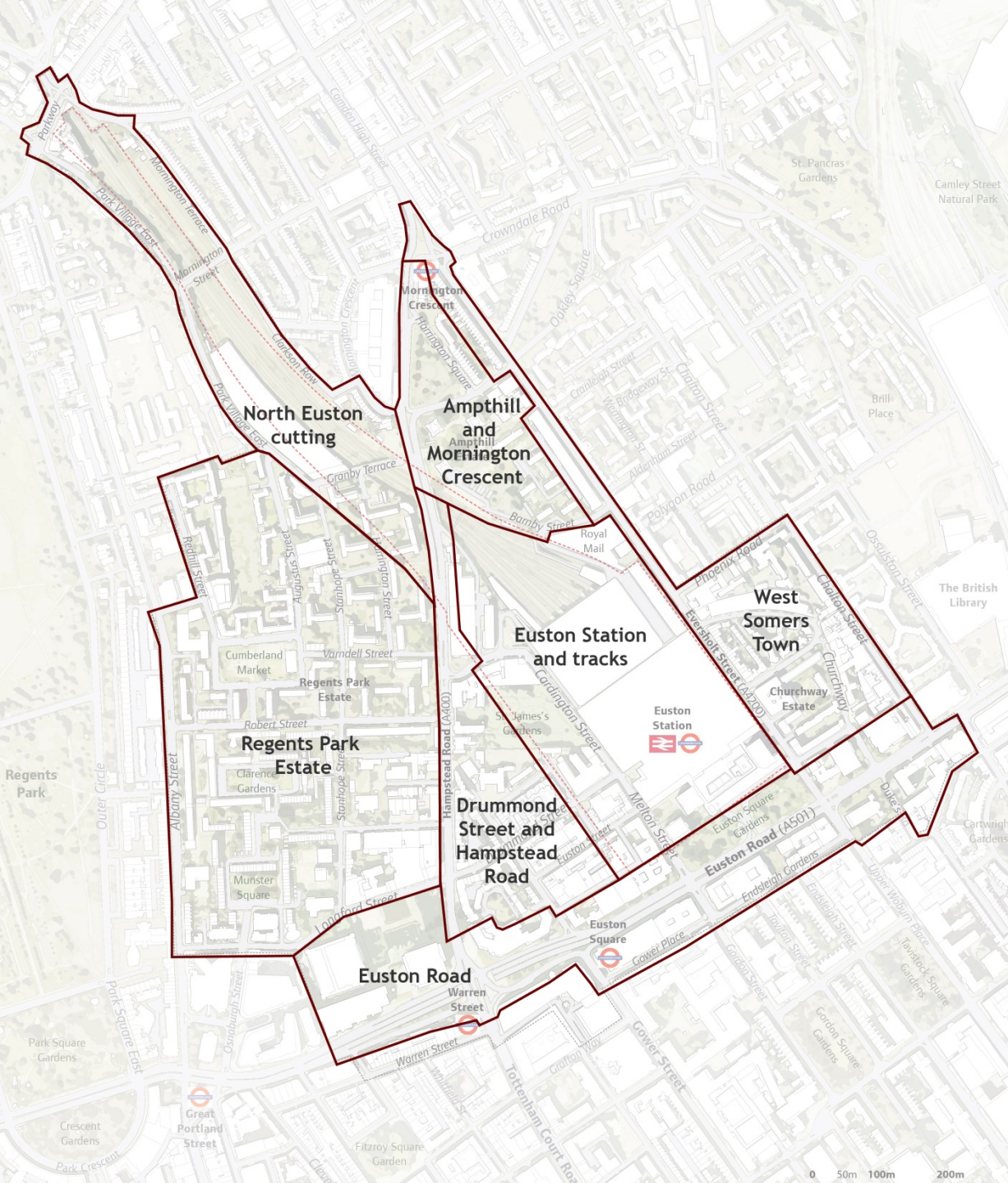
Draft plan objectives summary

1. **Prioritising local people's needs:** new and replacement homes, jobs and businesses, community facilities and open space
2. **Securing excellent design:** which complements the character and heritage of the area and improves design of Euston Station
2. **Making the best use of new space above the station and tracks and opportunities for regeneration in the wider area:** a mix of uses for existing and future residents and businesses
4. **New streets above the station and tracks:** to reduce the barrier effect of the station and make it possible to walk across
5. **Boosting the local economy by reinforcing existing economic assets and businesses:** new space for businesses shops, jobs and training opportunities for local people

Draft plan objectives summary

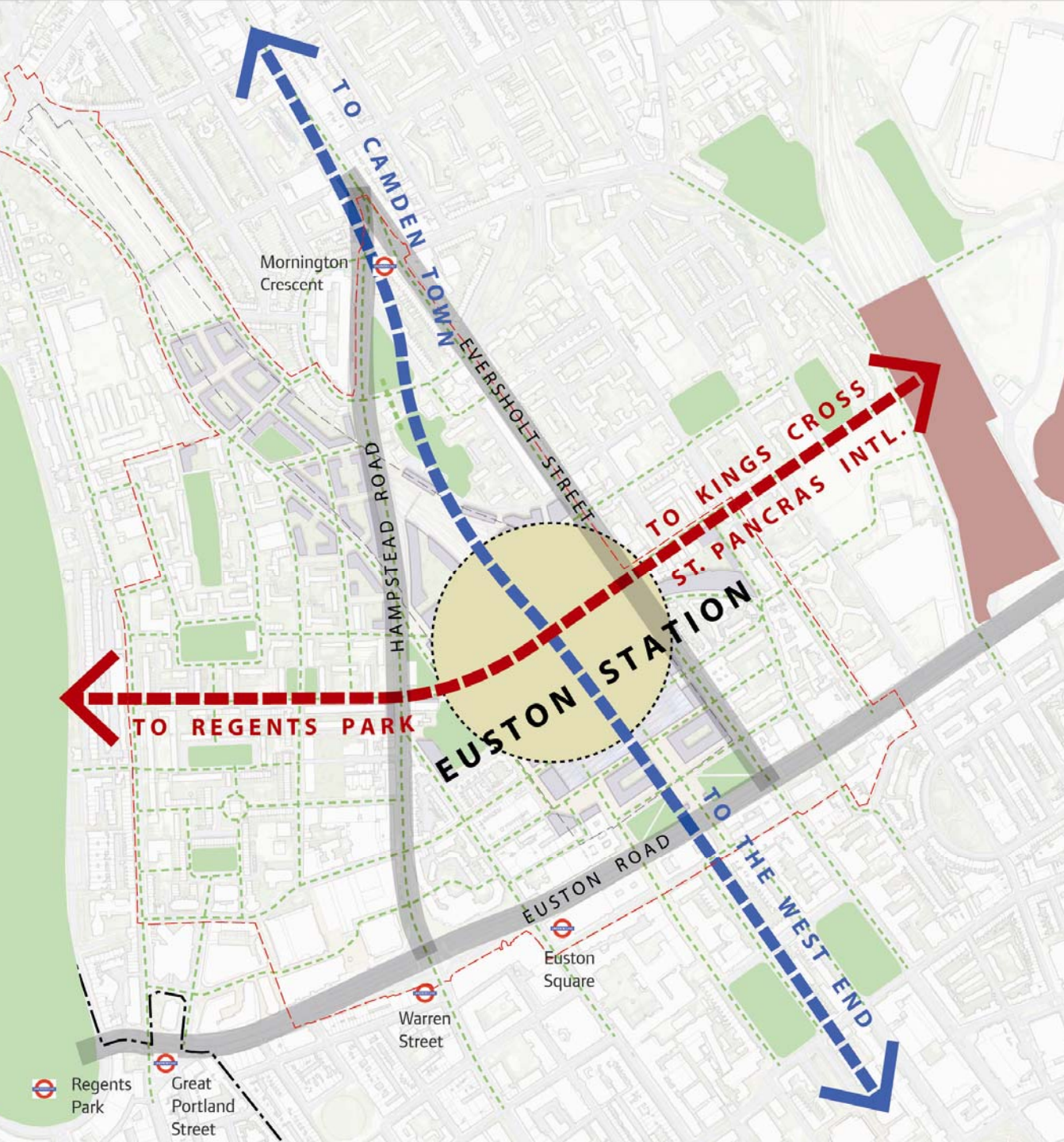
- 6. Creating sustainable development:** carbon free development, local renewable energy networks and more greenery
- 7. Improving the environment along Euston Road:** for pedestrians and cyclists
- 8. Promoting sustainable travel:** making it easier and more pleasant to cycle and walk and reduce reliance on cars
- 9. Enhancing existing public transport:** by encouraging improvements and better access to the rail, underground and bus facilities
- 10. Planning for future public transport:** by ensuring improvements are made to prevent congestion and overcrowding as more people use facilities

Boundary & character areas



Overall strategy

- Long term benefits from station to communities
- Improving connectivity
- Enhancing Euston's role in central London
- New and replacement homes, jobs, open spaces and community facilities



Strategies


Land use

Design

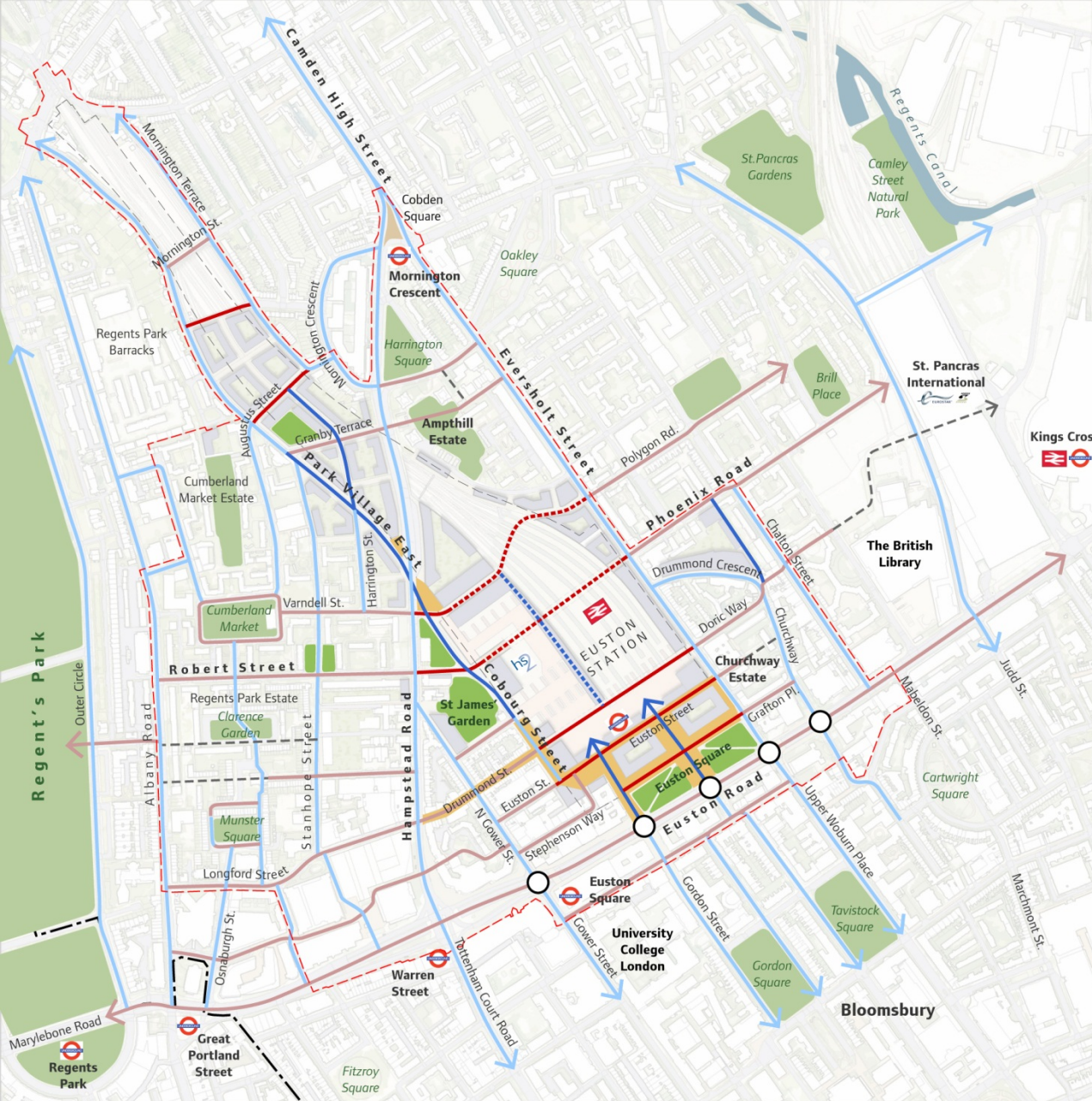
Transport

Environment & open space



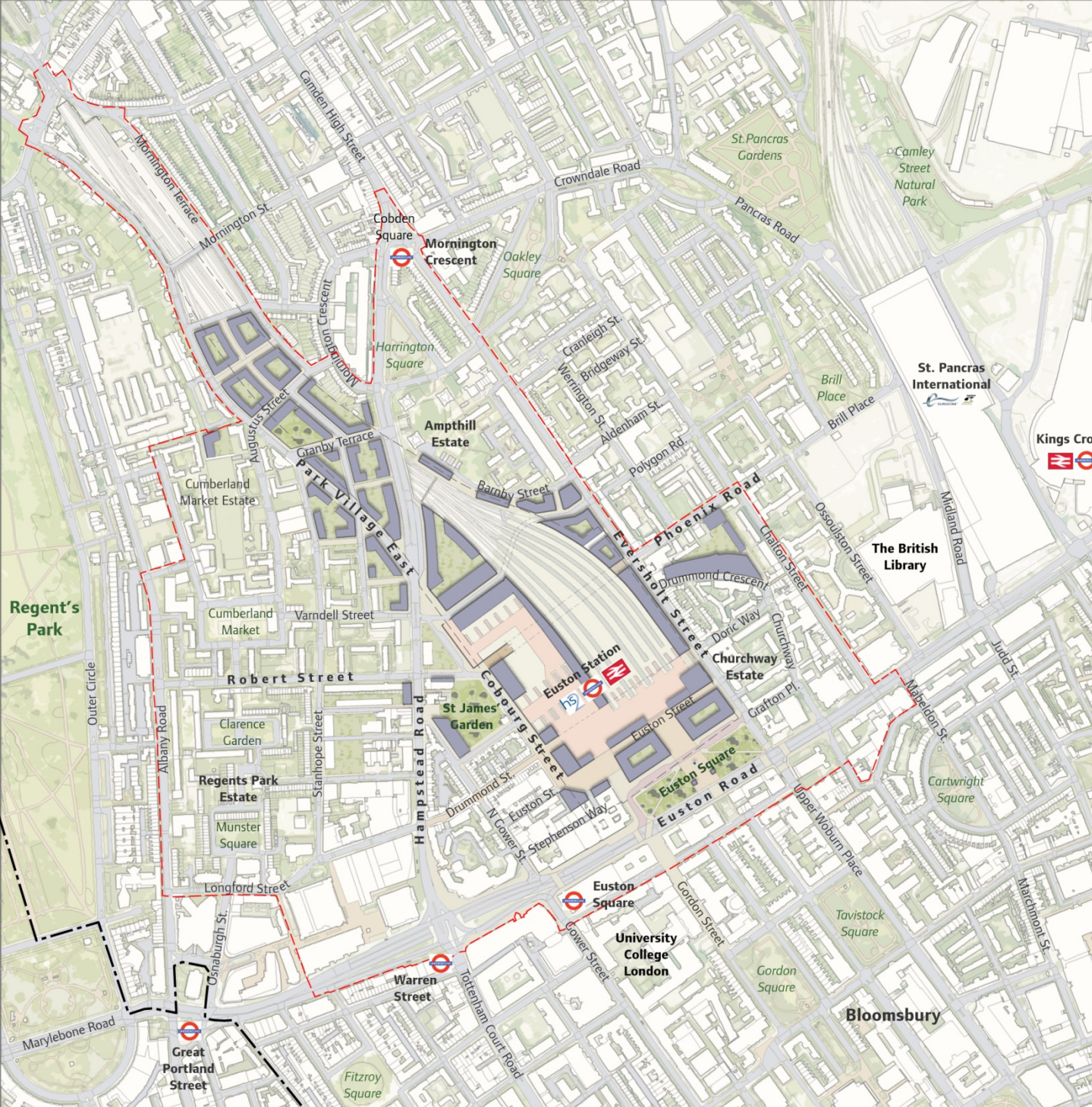
-  HOMES
-  COMMERCIAL LED MIXED-USE DEVELOPMENT
-  RESIDENTIAL LED MIXED-USE DEVELOPMENT
-  EDUCATION AND HOUSING MIXED-USE DEVELOPMENT
-  PUBLIC OPEN SPACE - GREEN/SQUARE

Land use



- | | | |
|---|--|--|
| <p>Key East-West connections</p> <ul style="list-style-type: none"> Existing New at-grade New over-station | <p>Key North-South connections</p> <ul style="list-style-type: none"> Existing Proposed at-grade New over-station | <p>Open Spaces</p> <ul style="list-style-type: none"> New/improved New public squares/realms New/improved crossings |
|---|--|--|

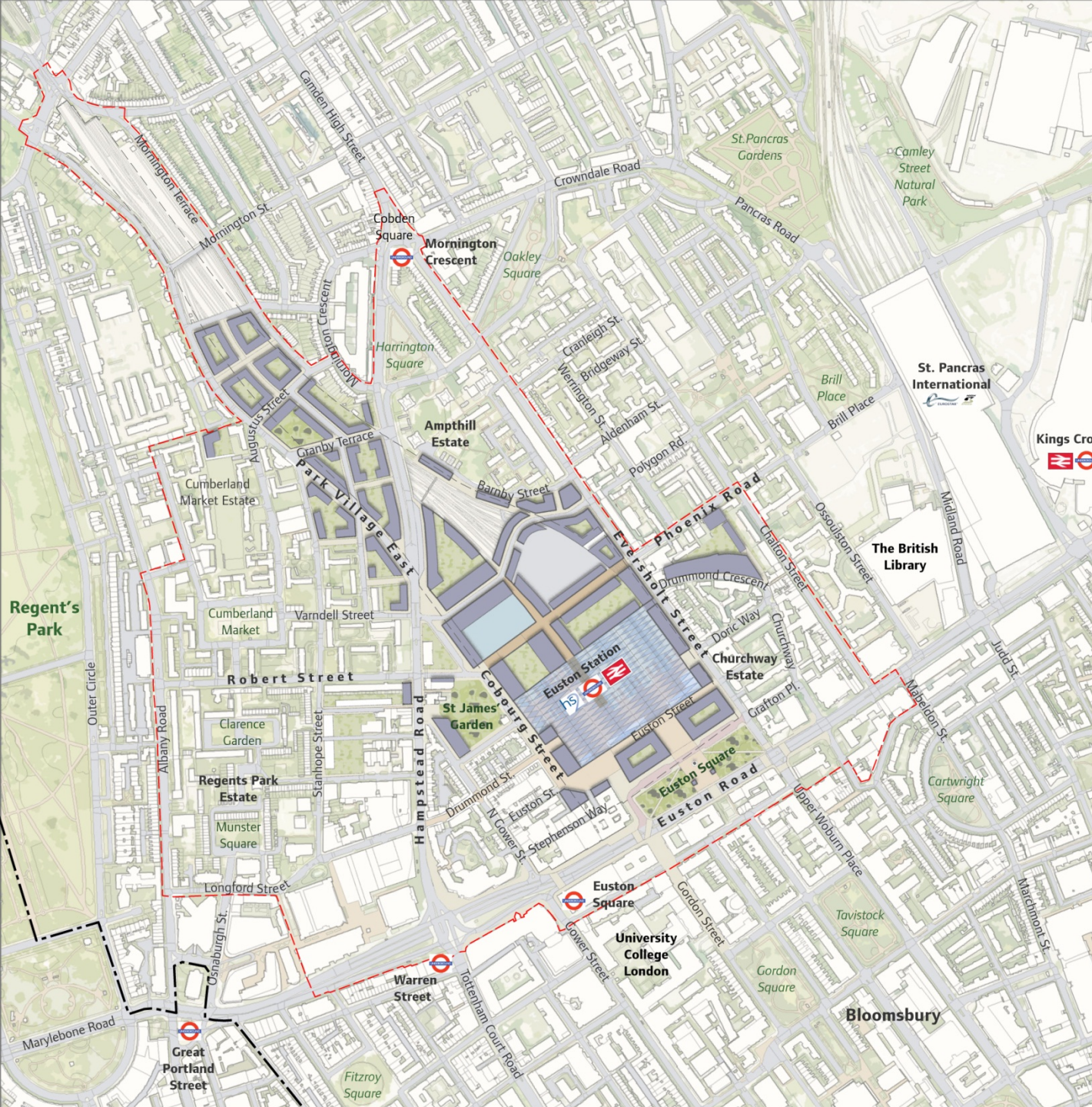
Design Routes



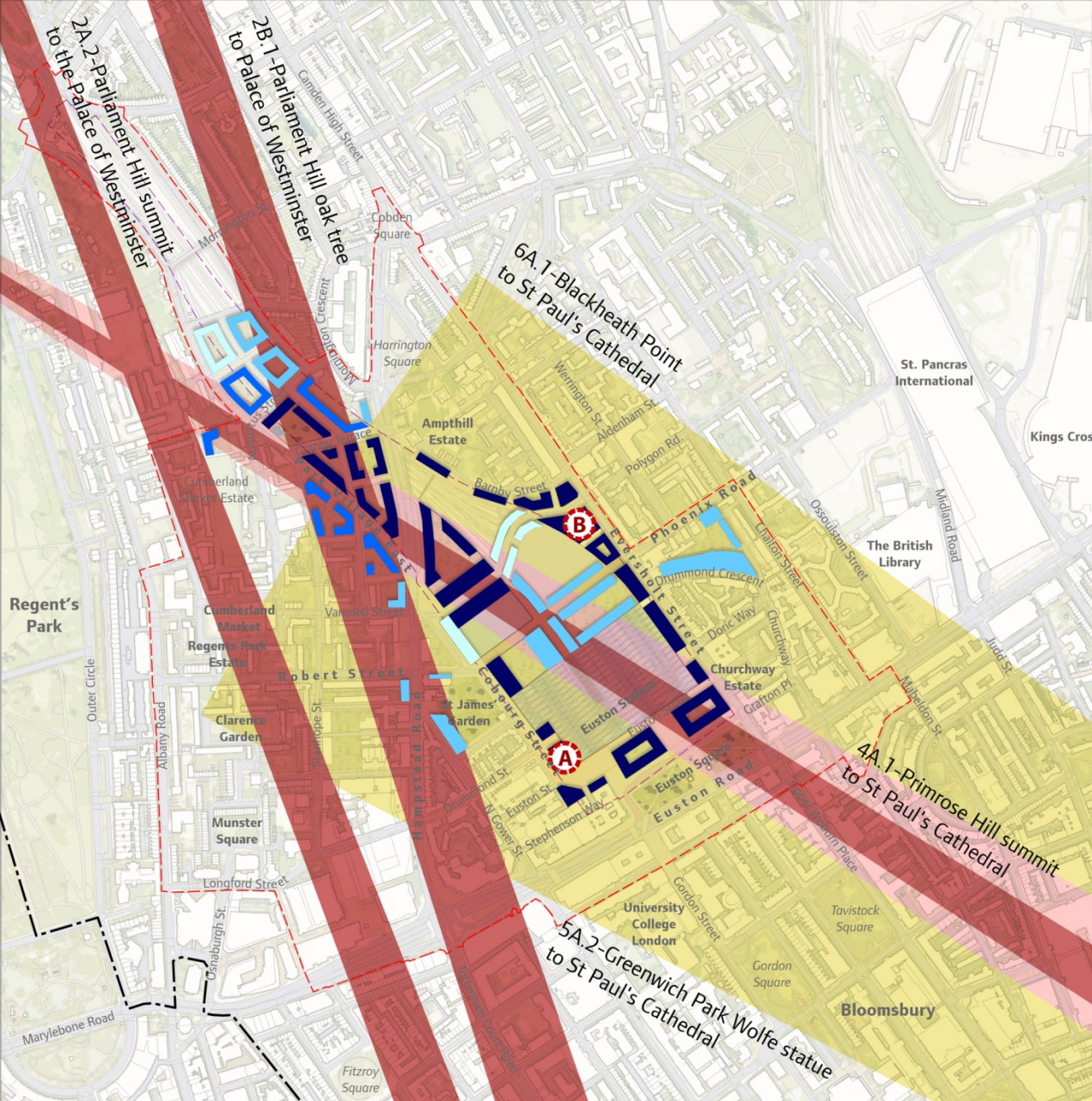
Design

Ground level
illustrative
masterplan

Euston Area Plan



Design
OSD
illustrative
masterplan



Building Heights

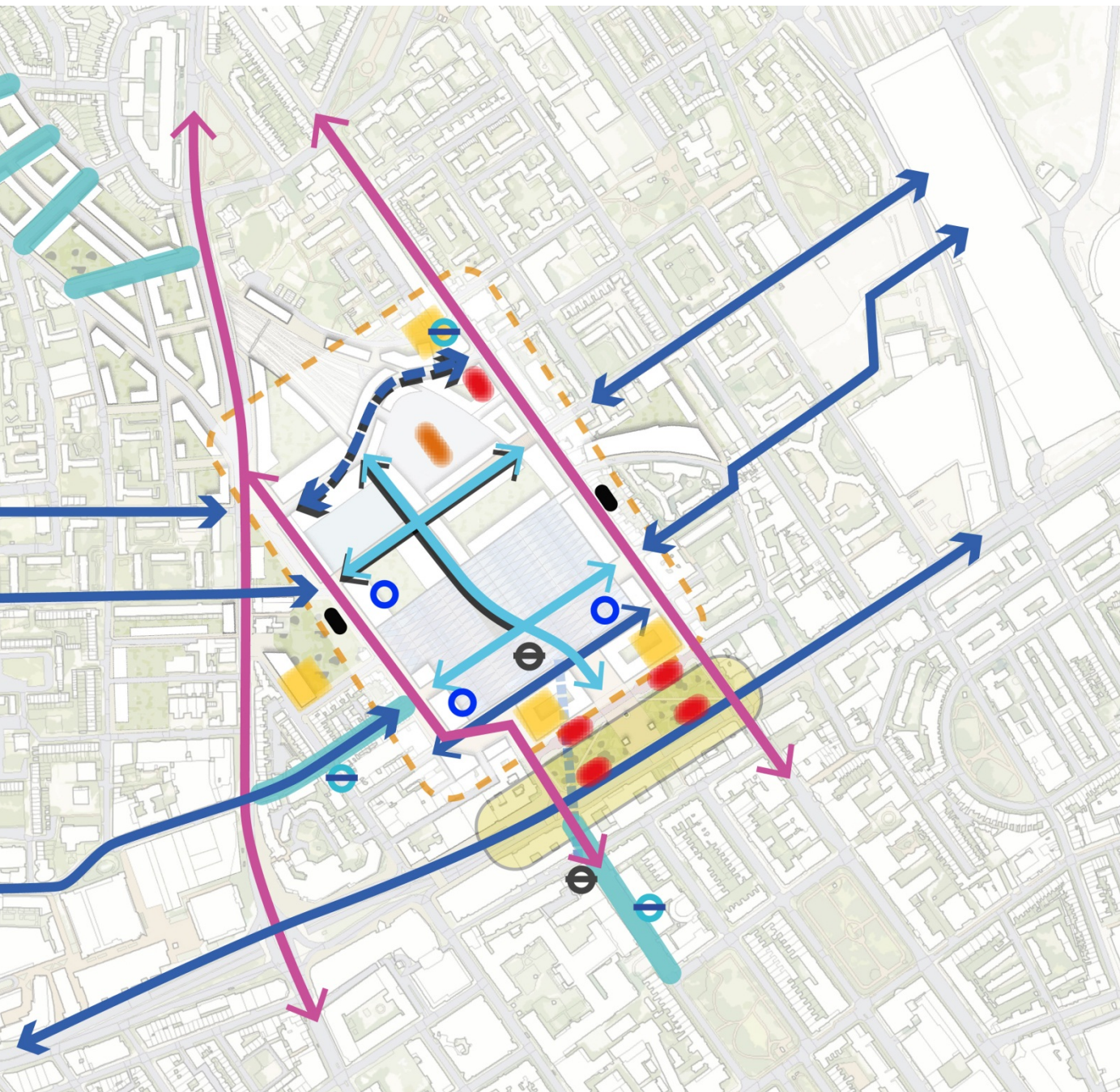
Tall buildings
upto 60m high

9-10 storeys
7-8 storeys
5-6 storeys
upto 4 storeys

LVMF views

Foreground assessment area
Lateral assessment area
Background assessment area

Design Heights



- NEW WALKING LINKS
- NEW WALKING AND CYCLING LINKS
- ENHANCE EXISTING WALKING AND CYCLING LINKS
- ENHANCE EXISTING CYCLING LINKS
- NEW UNDERGROUND WALKING LINK
- PEDESTRIAN/CYCLE ONLY LINK
- POTENTIAL CYCLE PARKING ZONES
- IMPROVED PERMEABILITY ACROSS EUSTON ROAD
- POTENTIAL OPTIONS FOR BUS STOPS / STANDS LOCATIONS
- STATION FREIGHT SERVICING FACILITY
- ⊖ NEW UNDERGROUND ENTRANCES
- ⊖ NEW STATION ENTRANCES
- ⊖ NEW BARCLAYS CYCLE HIRE DOCKING STATION
- TAXI DROP OFF / PICK UP
- ULEZ EUSTON STATION

Transport



- NEW/REPLACEMENT OPEN SPACE
- ENHANCE EXISTING OPEN SPACE
- OPEN SPACE FOR NEW DEVELOPMENT
- OPEN SPACES OUTSIDE EAP BOUNDARY
- GREEN LINKS
- LONG TERM ASPIRATION FOR BETTER LINKS
- GREENED ROADS
- IMPROVED ACCESS TO REGENTS PARK
- NEW LINKS ON GREEN ROUTES
- SITE OF ST JAMES' GARDENS

Environment & open space

Places - development principles

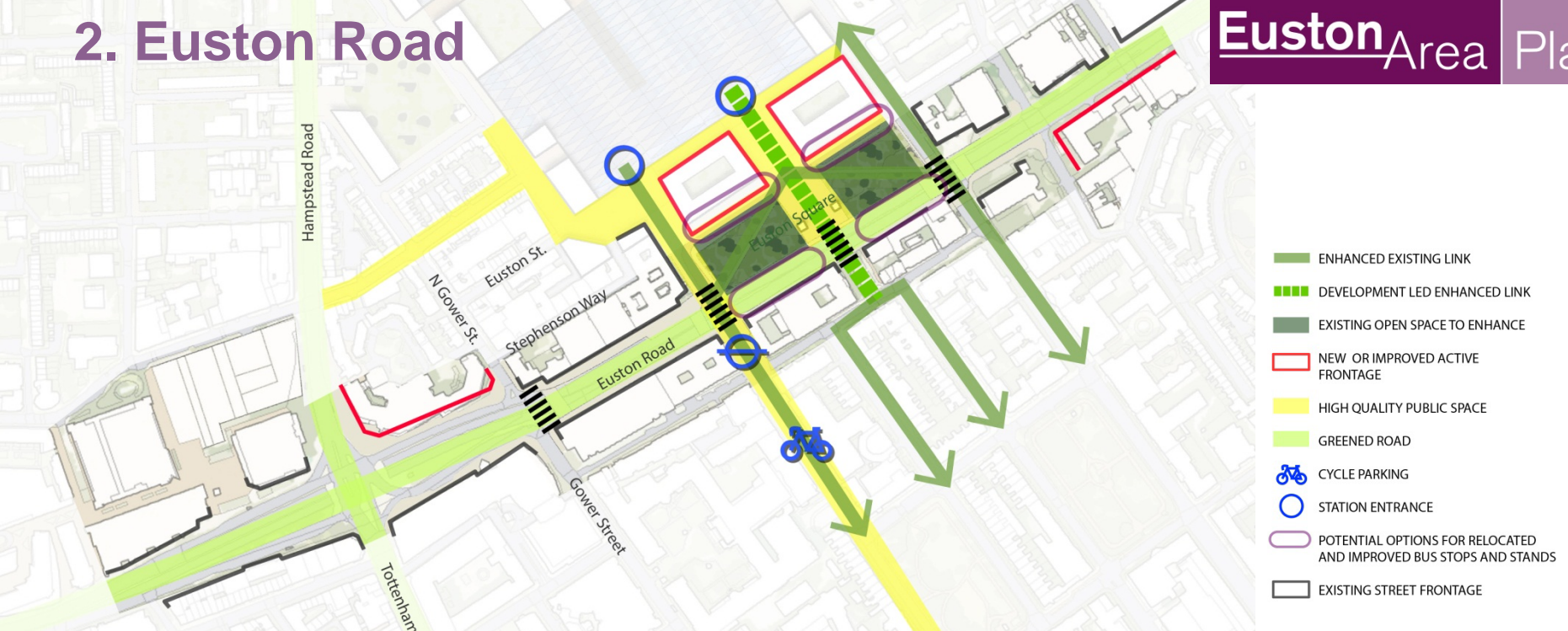
1. Euston station & Tracks
2. Euston Road
3. North Euston Cutting
4. Drummond Street & Hampstead Rd
5. Regents Park Estate
6. Ampthill & Mornington Crescent
7. West Somers Town

1. Euston Station



- Commercial led mixed use development
- At least 1,000 homes and 7,200 jobs
- Station design – east-west links
- Comprehensive approach needed by HS2 and Network Rail – stations & piazza
- Employment floorspace:
 - Mix of office & research type with knowledge, science & creative focus
 - 10% retail - 50% food & drink
- Options for bus facilities – 2 locations – on existing street or new bus street
- Location of energy centre

2. Euston Road



- Greening Euston Road –promote sustainable modes & introducing trees, landscaping and planters
- Improving pedestrian/cycle environment, particularly road crossings and wider cycle connectivity
- Reinstating Euston Square Gardens historic layout
- Active frontages fronting Euston Square Gardens
- Minimising impact of buses and taxis (bus options)
- Measures to improve negative frontages

3. North Euston Cutting



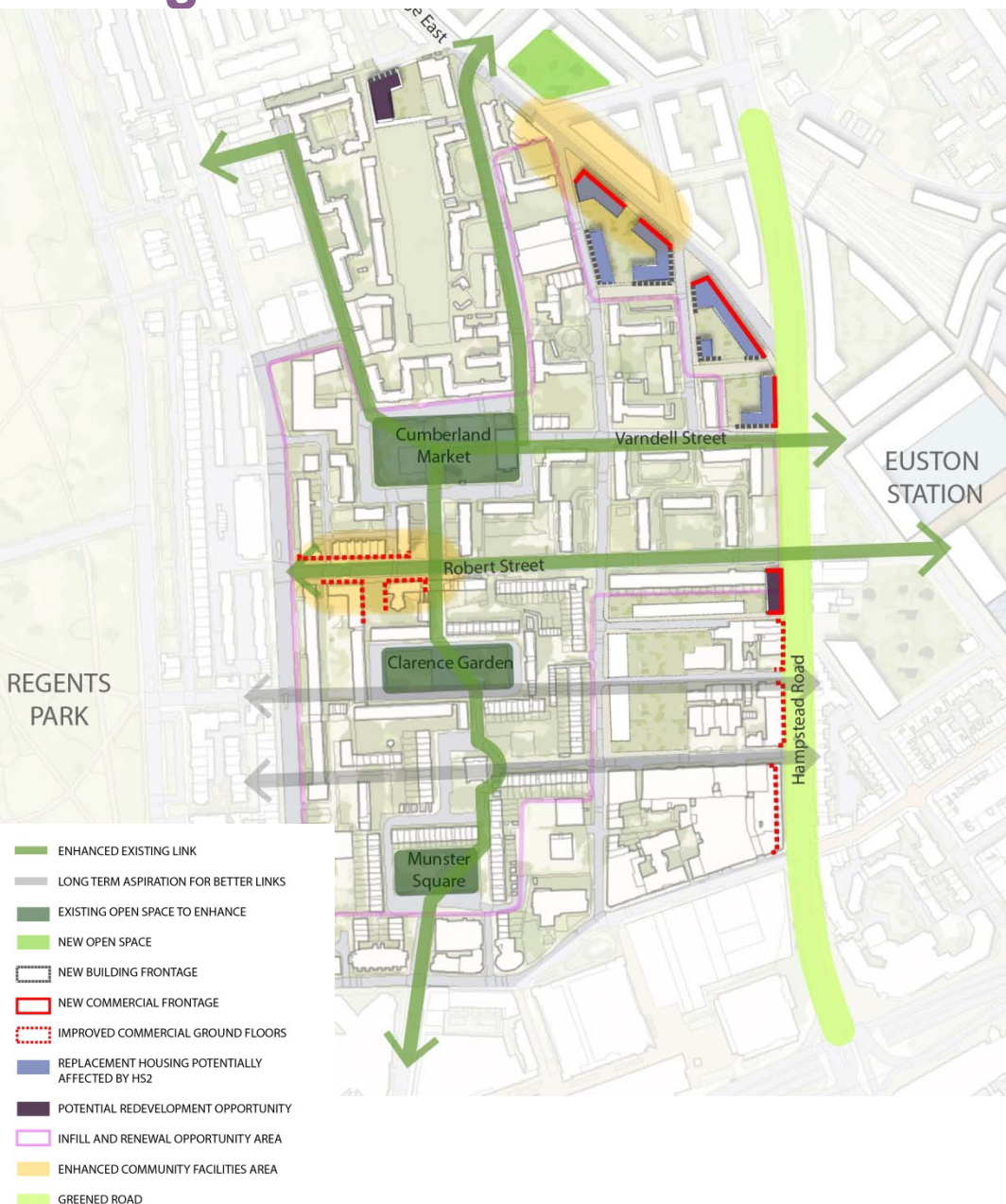
- At least 1,400 new homes
- Potential for 230 jobs
- New primary school 2FE and amenities and contributions towards further school space in the locality
- Public open space
- New east-west links
- Scale to respect Conservation Area setting and heritage asset of the cutting – height shown ranges between 4 - 10 storeys

4. Drummond St & Hampstead Rd



- Maintain and enhance vibrancy, specialist food, drink and retail role
- Protect and enhance historic character
- Replacement **St James Gardens** & additional open space
- National Temperance Hospital: Mixed use development
- Shop front improvements along Hampstead Road

5. Regents Park Estate



- 191 homes required by HS2 for rail cutting, further 153 potentially affected
- At least 300 replacement homes *if* blocks at risk (lilac) are required by HS2
- Two additional redevelopment sites shown
- Replacement housing priority
- Further infill and renewal opportunities – LBC Housing consultation underway
- Improved access, wayfinding & use of open space

6. Ampthill



- Potential for 140 infill homes to be explored with local residents/community
- Reprovision of community facilities
- Long term enhancement of green spaces
- Improved links to Mornington Crescent
- Shop front improvements fronting Eversholt Street

7. West Somers Town



- Drummond Crescent: Mixed use development –priority to consolidate Maria Fidelis School
- Churchway: Opportunities for renewal and intensification to be discussed with the community
- Improved links to St Pancras/Kings Cross
- Active frontages along Eversholt Street

Workshop 1:

Euston Station area

Workshop 2:

Other areas

Key dates & next steps

Consultation & draft EAP – next steps

- Consultation until **7th October 2013**
- Comments online at www.eustonareaplan.info
- Hard copies of plan available to view at West Euston Partnership, St Pancras and Camden Town libraries
- 3D model available to view online or download the 3D model to your ipad/iphone/android device to explore draft proposals in 3D

How does the EAP relate to the HS2 Hybrid Bill?

- Consultation results early October
- Results and proposed changes to EAP to inform HS2 Hybrid Bill prior to submission
- Hybrid Bill should be drafted so as not preclude policy aspirations of the emerging EAP
- EAP team pressing for detailed testing of development potential above and around station now to inform Hybrid Bill
- Revisions made to EAP October – November 2013
- Pre Submission EAP late 2013 – consultation late 2013 – early 2014
- Examination Summer 2014

EAP and HS2 Hybrid Bill Process

	2013												2014												2015		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
HS2																											
					Environmental Statement consultation							Hybrid Bill deposit & ES consultation			House of Commons Second Reading			Select Committee							House of Commons Third Reading & House of Lords Consideration of Bill		
Euston Area Plan																											
	Background report, consultation analysis and Sustainability Appraisal preparation				Masterplan revisions and policy drafting		Cabinet	Draft OAPF Public consultation		Revisions		Pre Submission AAP OAPF consultation		Revisions		AAP Submission for EiP		Examination preparation		AAP EiP		Inspectors Report preparation		Final AAP amendments		AAP OAPF adoption and revised SPG OAPF Adoption	