Euston Area Plan Consultation workshop

26th September 2-4pm Hpod, Cumberland Market

Introduction

Richard Wilson (LB Camden) and Martin Scholar (GLA) project sponsors for the Euston Area Plan introduced the workshop, providing an overview of the purpose of the plan and work to date. Robert Latham, Chair of the Euston Community Forum and others questioned why the draft EAP was based around the new HS2 station designs (known as option 8).

Mary-Ann Lewis, Joint Euston Area Plan Project Manager for GLA, LBC and TfL, presented a summary of the context and work to date and the proposals for each of the seven character areas in the draft plan.

Attendees were then asked to discuss the principles for the areas in the draft EAP around the following headings: uses, design, transport and environment in two sessions. The first session focused around the station area, as this was the area of most interest/concern for many, and the second session focused on other character areas of concern to the group.

The issues raised are copied below and these will be taken into consideration in the revision of the draft EAP during the coming months.

Summary of key issues:

- The EAP should be flexible and include options for station design, baseline, existing footprint and current HS2 station design should that be progressed
- Affordability of new business space and impact on existing businesses of any new retail

Group discussion 1: Euston station and surrounds

Group 1 – key discussion points

Uses

- Food and drink 50% is this the right proportion? – concerned about impact on Drummond Street
- Lettings for local businesses and space for businesses in new development should be priorities
- Concerned about increases in rent due to new development and high rents in new development itself
- Create space for small community businesses/shops etc.
- Proportion of affordable housing should be higher and should be truly affordable - social housing rent
- Concern about selling housing off plan
- Do we need office space here?
• Would welcome knowledge space and research

Design

• Present station footprint design option should be allowed for in the plan
• Allow other options for station design
• Euston station at the moment can’t be seen because of the buildings at the front – redevelopment should improve this
• Friends House support the Doric Arch being put back
• The station facade and arch should look good
• Bring railway lines right up to gardens and build below ground to reduce landtake around the area

Environment

• Design should be sustainable – heating for affordable units in local area
• Restore the gardens – pollen pathways through London

Transport

• Road closure at Euston Road is a key issue – the road itself needs to be improved
• Connections to the north and entrances to allow people to move around more readily
• Taxis dropping off in Drummond Street is a big issue, how will it affect the businesses here? Businesses need to keep access at the end of Drummond Street
• Need to link Euston Station with Euston Square station
• Sign posting to help people move around the area is important
• Bus - people support moving it from its current location
• Want bus stops not a station
• Don’t agree with buses stopping on the Euston Road – there are mobility issues with people wanting to be able to readily access the buses from the station

Group 2 – key discussion points

Uses

• Taxis/buses within the footprint of the station
• Retail – local retail into new station- walk from station to Drummond street
• Bend it towards local retail
• Community based retail and industry in keeping with surroundings
• Concentration onto the station itself and along Eversholt Street
• Homes Affordable housing – chronic shortage
• AH comes with upfront costs
• HS2 needs to take the hit and provide more AH
• Loos of homes from Baseline to Option 8
• What about a mosque
• Should have three options in the plan – No HS2, option 1, option 8
Design

- Integrated station rather than one added – go back to plan 1
- Impossible to assess as the reality of Hampstead Bridge is not known therefore it can’t be reflected in the plan
- Deck over to provide new open space
- Must create value to deliver the decking
- Any loss by HS2 or replacement housing should be replaced
- Design aspirational akin to Kings Cross

Environment

- Local schools don’t know new school is planned
- Round and over the bridge is positive to break barriers between RPE and elsewhere

Transport

- Should be contained
- No parking spaces will be replaced
- New school proposed to take increase in children’s places
- People will not want to walk through the station
- Drummond street doesn’t work as a route through the station
- Drummond Street does not want to be pedestrianized – wants to take vehicles
- Access to Drummond Street and no taxi rank

Session 2: Other areas

Table 1 – AMPTHILL AND OTHERS

Uses

- Housing provided – social housing needs to be maximised A
- Open space is sacrosanct A
- Camden cutting – want to keep it open or if decked over put open space on it only
- Need to keep community

Design

- Ampthill has been renovated and the key concern of residents is security. It is a gated space. There is an issue with locks sometimes.

Environment

- Lancing Street - there are environmental issues and misuse, It will be good to open up Churchway to help
- Permeability v security
- Green space – don’t let it turn into a dog toilet

Transport
• Eversholt Street/Polygon Road A
• > gradient of bridge at the back of the station A
• >road not to become as a rat run
• Taxis and diesel/Idling on road bridge A
• Buses along Eversholt Street are of key concern > don’t want buses on this street A+C
• Design of streets > shared space @Euston Road residential spaces
• Blue bay parking

Table 2 – Regents’ Park estate

Uses
• 216 units – all low cost housing
• Nash Terraces – complete barrier
• TA halls – move to Rothay- not a good location due to children
• Hall could be used more
• Use Cumberland Square more + plus a new building
• Albany police station- what about it?

Design
• Industrial heritage should be protected
• Euston arch – may be something new/modern

Environment
• Do not use open space to respond to replacement housing +further open space to respond to development
• Protect and improve open spaces
• Open space is located with blocks – not just public open space. Open space should be replaced and not cost- ensure good design
• Reluctance to develop all the way up to Parkway other than open space
• Needs to be balanced in terms of what you can afford and give something back to the community
• Decking over to reduce noise impact is a good idea if dealt with sensitively
• No increase in pollution levels as part of HS2
• Cross rail 2 –Station not fixed yet – will be horrendous impact – will have to be large on the scale of Cross rail 1
• Hs2 and CR2 should not be dealt with in isolation
Transport

- Way finding in RPE – better for older people – easier way to access Eversholt Street
- New bridge between Mornington Cres. And Park Village
- Euston Road – existing facilities for buses away from residents. Moving it does not out way –ve impacts for local people
- Copy form in Euston Square
- EUSTON ROAD BARRIER- real opportunity to sort out the barrier is poss.
- All red phase for people to cross- balance needs to shift towards people
- Underground link to Euston Square managed by TfL – take walking traffic of Euston Road
### Appendix 1:

#### Attendee list

<table>
<thead>
<tr>
<th>Name</th>
<th>Organisation</th>
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</thead>
<tbody>
<tr>
<td>Robert Latham</td>
<td>Chair, Euston Community Forum</td>
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<tr>
<td>Tim Stockton</td>
<td>Pan Camden HS2 Alliance</td>
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<tr>
<td>Steve Smith</td>
<td>Cumberland Market Residents' Association</td>
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<tr>
<td>Andrew Dismore</td>
<td>Labour London Assembly Member for Barnet and Camden</td>
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<tr>
<td>Representative</td>
<td>Park Village Residents Association</td>
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<tr>
<td>Jean Hurman</td>
<td>Regents Park Tenants and Residents Association</td>
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<tr>
<td>Sue Williamson</td>
<td>Regents Park Children's Centre</td>
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<tr>
<td>Paul Grey</td>
<td>Friends House</td>
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<tr>
<td>Tom French</td>
<td>Derwent London</td>
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<tr>
<td>Dorothea Hackman</td>
<td>St Pancras Church</td>
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<tr>
<td>Fran Heron</td>
<td>Ampthill Square Tenants Residents Association</td>
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<tr>
<td>Mohammed Salique</td>
<td>Bengali Workers Association/ Drummond Street Traders' Association</td>
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Appendix 2:

Worksheets