



## Euston Area Plan workshop

Report prepared by  
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## **The workshop**

On the afternoon of Tuesday the 11th of September 2012, Midas Training Solutions facilitated a workshop for Camden Council.

The workshop was the one of the first steps in a series of public consultations for the drafting of the Euston Area Plan.

## **The Euston Area Plan**

The Euston Area Plan will provide a single strategic planning document for the Euston area, if HS2 goes ahead. It will provide a vision for the future of the Euston area, set out long term mitigation measures to address the impacts of High Speed Two, and ensure that any potential opportunities associated with HS2 are maximised.

The Euston Area Plan will be adopted as planning policy and guidance by the London Borough of Camden and the Greater London Authority.

The workshop began with an introduction to the process of how the Area Plan will be conducted. The participants were then divided into two groups and each given a map with an assigned walking route. All of the participants were provided with two different blocks of post-it notes. They were asked to take note of features which they liked, (using one colour of notes,) and those which they disliked, (on a second colour of notes).

## **The walking inspections**

Each group was escorted by a number of officers from Camden Council. This was to help clearly show the route and to answer questions about different areas and potential future ideas. Once the participants had all completed the walk, their post-it notes were placed onto sheets of flip chart paper grouping them by category of likes and dislikes, and route. Photographs of the collected flip chart sheets can be found over pages 3 to 8. The notes have also been transcribed, and can be found from pages 9 to 16.

The groups identified several strong themes present in the gathered notes. Social housing, employment, Drummond Street, St James Gardens and the repurposing or replacement of derelict buildings were all common themes. Some areas, such as the National Temperance Hospital were identified as specific areas where there were opportunities for regeneration, with several different options proposed for the site. The groups also voiced specific concerns about the future design of any work to Euston station due to HS2. They felt that more public consultation was required, but accepted that this was not in the control of Camden Council.

The participants felt that many of the identified issues needed attention even if HS2 did not go ahead.

The group accepted that different elements of the community would have different priorities and perspectives. They agreed that to sustain the growth and improvement of the area, a balance between commercial and residential developments are needed.

The participants felt it was particularly important to preserve the character of the area.

There was a lot of discussion over how the area could be better managed.

The participants expressed a combined feeling of pride of their area, and all wanted to help it to excel.



# Positive A

Drummond Street  
new housing built  
at other times  
must provide  
to Harford

St James Gardens  
Beautiful ground has  
to Harford

Thistle Hotel  
to Harford

St James Gardens  
garden - respect our  
past  
to Harford

Maria Fildes  
School  
to Harford

National  
Memorial Hospital  
for Harford

Harford Gardens  
children play area  
important to have  
about play for  
to Harford

Barnby Street  
Walkingway  
to Harford

Silverdale  
to Harford

Ardsdale  
to Harford

est-dale  
to Harford

St James Station  
to develop  
Cross bridge  
walkway  
Space  
to Harford

Preserve Harford  
Round Open  
Space  
to Harford

More Social  
Housing - site  
of 1880s  
to Harford

Harford  
Preserve Drummond  
on the Camden  
Centre for Asian  
Religions  
to Harford

Barnby Street  
Access from  
Everthorpe  
to Harford

Preserve St James  
Garden - Green  
to Harford

Preserve the housing  
on Farnborough  
Preserve listed  
building - Regent  
Cells at 60's  
to Harford

Keep Community  
Facilities  
And - Home  
Care - upgrade  
to Harford

Grange Terrace  
to Harford

Both Holes  
to Harford

Improve access for  
pedestrians  
to Regent's Park  
to Harford

Regent's Park  
as a whole  
to Harford

The old hospital  
to Harford

Harford  
Wider  
to Harford

I like the Social  
Living  
to Harford

I like the old tube  
station on Day -  
centre of Harford  
to Harford

to Harford

to Harford

to Harford

all the streets  
to Harford

Improve access  
to Harford

to Harford

to Harford

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**mpc**

Fantastic opportunity to take a strategic approach to regenerate the area immediately adjacent to institutional and financial district mixed housing and social facilities

A great opportunity to replace tired low level of old badly commercialised and outdated multi storey modern buildings







# Positive B

St. James & St. James  
→ the main  
alleyway

Plan for  
the  
alleyway

LINE IF  
STATION IS  
BELOW  
GARDENS

Drummond St  
Curvature of  
Rd & Done Place

Euston St  
Short terrace  
on South Side  
Period (1850s)

St. James Gardens  
(under used)  
Churchway - traditional  
buildings  
Garden station outside  
space

St. James  
Gardens

old Building over  
the railway tracks  
may be on ground  
use of space

Trees,  
shrubs  
& gardens  
on Amptill

Amptill Est  
Greenery  
& Leisure  
(football)

Need to reclaim  
Main Fields.

Amptill Est  
reclamation  
→ because of commercial  
with public access  
(very difficult here)  
no public open  
space

Amptill  
→ what the space  
→ design colours

St James Gdn  
Tranquil Oasis  
Incredible Mature  
200 yr Old Trees

Drummond  
Crossing not  
to be included

Leave Chilton St  
as is.  
Lively, leafy st  
with a sense of  
community in the  
city centre.

Our knowledge  
of James Gardens  
\* Not been used  
by local  
residents  
\* Can be improved  
\* Need this space

Like Drummond  
St Community spirit  
to collect, restaurants,  
social aspect.

+ Leave Amptill Est  
as is. Just been  
redeveloped

Design forages

Affordable  
Houses

Generally, all  
green = good park  
& should be retained  
important for residents,  
workers, tourists  
(St James Gdn)

Amptill Est  
Like it  
More trees in  
the park

opportunities  
to look at  
recreative  
salvage  
to provide  
housing.

1/2 Drum  
Euston St  
It looks  
like at  
Euston St Gdn

✓  
Euston St  
Gardens

Re-developed  
with a mix of  
community  
+ commercial

Bre  
Louise Pub

Temperance  
Hospital -  
suitable for  
housing if the  
rebuilding the  
facade

Love  
St. James  
Gardens -  
paved in its  
entirety TS

National Parkland  
Hill Park - a mix of  
open space  
between the 1st & 2nd  
primarily grassy &  
wooded  
parkland by St James & Euston

Like E. Side of  
Euston Street

Temperance  
Hospital should  
be redeveloped  
for housing  
even without  
1452

Retain all of  
St James  
Garden.

Like  
New Temperance Hospital  
Park  
→ a mix of open  
space & wood  
between the 1st & 2nd  
primarily grassy &  
wooded

With or  
without 1452  
a radical,  
imaginative  
approach is  
needed. TS

How to  
have  
integrated  
transport?  
TS



# Negative B

Highways  
viaduct down  
from  
Aston Rd

Everest St  
traffic management  
- not working  
- from  
Nelson

Hampton  
Consolidated Rd  
- too much  
traffic &  
pollution. Pedestrian-unsafe

Small / narrow on  
Everest Street  
causing excessive  
noise of transport

Easter  
Range  
up Everest  
& Royal Mill

(Small)  
Frontage of  
shops, houses  
etc. - Add the  
street  
to the side /  
no / left

Everest Street  
needs face lift -  
Station boundary +  
shops

Outside of Aston &  
winning, dark &  
ugly - change  
to front of station  
more green!  
to effect on mental  
health

H. Evans  
Amplestide Estate  
Access through  
Gates  
difficult to  
get to

Physical Estate Needs  
Improvement  
Amplestide  
Access roads into  
estate  
Derby  
Shops at  
end of  
Amplestide

Derby  
Shops at  
end of  
Amplestide

Appearance and neglect  
of social housing  
Traffic flow  
(due to station)

St James' Gardens  
(homeless, drugs, alcohol)  
Disused hospital  
(Hampton Way)  
Front of Aston  
Station (lost to waste)

X  
Bus waiting  
conflict with  
pedestrian access to  
open space

Blind, black  
Mark on  
Euston Road  
other  
Bring station bridge  
on landscape  
+ benches  
+ open space

on station  
Everest St  
Street Shops  
needs to be  
in better  
standards

St James'  
Gardens  
- old & great,  
new trees needed  
+ a little more

East Side of  
Lower Mansions Rd  
is unattractive

H. Evans  
BHS building  
if it is in the way  
it should be  
removed  
at the end of the  
road

Poor lighting &  
streetscape

St James' Rd  
St James' Rd

Nirvana  
St James' Rd & be  
improved.  
Noise levels - V  
offering  
Work has to be done

St James' Rd  
could be improved if possible.  
Noise levels not be  
highly affected.  
Noise levels dependent  
on traffic flow & sound.  
Hampton Way & the  
Hampton Rd

No  
loss of  
green space  
at  
Amplestide Estate

Loss of part  
St James'  
GARDEN

Everest Street  
Town is not  
improved by  
physical waste  
Station & St James'  
Nelson

Carving on  
St James'

St James' Road  
noise improvement  
is needed  
HEAVES

Potential movement  
of people through  
St James' Road  
St James' Road

Transport  
loss of  
should be  
improved  
road  
Amplestide

How to come  
giving  
bike friendly?

How to  
eliminate  
boredom of  
Euston Rd?

How to  
eliminate  
the pollution  
scandal of  
Euston Road?

Heaven's  
Wall of the  
Euston Road  
Building to  
improve  
St James' Road

- Everest Street  
No Consolidation  
at the end of  
St James' Rd  
checked - Nelson

How to mitigate  
congestion  
traffic and  
disruption?

Not have highway  
should be road!

Temperance  
House  
Waste  
copy  
(Amelia)

Temperance  
Hospital

① No temp. hospital  
should be used  
for social housing

Angels date  
① Temperance  
hospital; for old  
nurses

WINDSIDE OF ZASTEN  
STATION AS IS

DISLIKE IT  
STATION IS  
NOT BELOW  
GROUND

BHS  
Warehouse  
& (Fek/Sk)

Draining Street  
Shops, buying  
Not to be  
affected

Passage 17.5  
from Church  
way to Church  
Street  
can be used  
as  
churchyard

Expand into  
parks, gardens, etc  
St James Gardens  
as will mean  
space.

Youn  
Worm

PROXIMITY TO ADAM'S  
FIRELESS LOWER SCHOOL  
(ST JAMES GARDENS)

Visual harm  
from high  
building even if  
not in  
sight corridors?  
15

Cross rail 2  
bleibt?

15

Amphill Future -  
To lose their gardens  
would be v. bad  
in the Town



# Likes from Route A

Good transport links- Euston Station, Euston Sq. Station etc	Robert Street
Drummond Street	Regents Park Estate
Amphill Estate	Cumberland Market
Preserve - local authority's houses / flats / blocks on Hampstead Rd	Preserve green space and trees on Hampstead Rd. No temporary building on Hampstead Rd green space
National temperance Hospital Hampstead Road	Preserve St James Garden. Preserve facilities for local people. Preserve green space
Preserve Insull Memorial building on Hampstead Rd	William Rd -good employment -good new school development
Preserve listed buildings next to hotel on Cardigan St	Drummond St shops and restaurants, Cobourg / Starcross buildings, victorian buildings Drummond / N Gower / Cobourg etc
Regents Place	St James Gardens could be better tended but nice green
Preserve- school next to St James Garden Preserve - hotel next to St James Garden	Build a central mosque in or near Drummond Street + language monument in St James Garden
Silverdale + Langdale +Ainsdale blocks to be preserved	Preserve Hampstead Garden + language monuments to be built
Preserve - Barnaby Street Walk way - Stanbridge House - Amphill square blocks	Preserve all council blocks
Drummond St very active, needs retaining	Opportunity to build new purpose designed buildings
Nice little path behind NTH	Everton buildings
Euston Street - preserve listed buildings Like the life of Euston Street	Like Drummond Street and its life
Drummond Street- full of character -well known for cuisine - preserve at all costs North Gower St - lovely Georgian houses	Old Tube Stations, Mel St, Drummond St Enhanced for local leisure
St James Gardens -vital green space -sense of history with graves -great to hear children playing	Old Tube station Melton St - renovate? Bree louise - Don't touch!
Park village East - cream building at north end - trees	Drummond Street -needs hanging baskets but otherwise must preserve
St James Gardens - Beautiful ancient trees	Thistle hotel

St James Gardens graves. Respect our dead	Maria Fidelis School
National temperance Hospital nice facade	Eskdale
Airsdale	Silverdale
Barnaby Street walkway	Hampstead Gardens childrens play area Important to have outdoor play for
Keep community facilities - Surma Centre - up-grade	Preserve the housing on Easton Street Preserve listed buildings - Royal College of GPs
Preserve St James Gardens - graves - play area - multi-use band area - open space - upgrade gardens	Barnby Street Access from Eversholt to Hampstead Rd
Preserve Drummoond as the Camden Centre for Asian Restaurants - Camnden Street improvements- lighting / signage/ tree maintenance	More social housing - site of BHS redevelopment
Preserve Hampstead Road open space	If Euston Station is developed, cover tracks with green space & gardens
Granby Terrace	Both hotels Hampstead Garden
Improve access for residents to Regent's Park Estate & Regent's Park signage to walk	Regents Pk estate as a whole is well spaced out and fairly quiet for Central London. A nice place to live
The old hospital next to St James Gardens is a terrific building full of character + stories	Preserve Drummond Street Wider pavements Hanging baskets
I like the Samuel Lithgow Youth Centre	I like the old tube station building on corner of Drummond and Cardington Street
I like the Bree Lousie pub	Temperance hospital wonderful - keep it; renovate for housing? Trees on Hampstead Road - no other greenery
Fantastic opportunity to take a strategic approach to regenerate the area incorporating employment (institutional and commercial) unified housing and social facilities	A great opportunity to replace tired buildings both commercial and residential with lighter modern buildings
Cumberland Estate play facilities	Language monument
Affordable homes for local residents	Like open space
Preserve listed structures inside St James Gardens	St James Place hotels in area Drummond St
I like Drummond Street	St James Gardens lovely but need some TLC
Beautiful plants & Trees in St james Garden	Gravestones at St James Garden are a disgrace Make Queen Eliz open space! To increase weight Council should have cleared rubbish before HS2 survey last week
Drummond Street a unique part of Camden	Clear direction for Drummond St from station and southerly roads
Open spaces	Trees St James Gardens



More social homes	Maria Fidelis School
Keep the dole office (Euston Rd Cardington St)	St James Gardens
I like the kiddies play park in St James Gardens	Hampstead House on Lillian Rd is nice
English, Welsh + Scottish railway building is great should be brought to life	Imagine if Camden Peoples Theatre were able to run the whole building as a thrilling community arts centre...!
I like the hotel Preserve Drummond St More information (maps)	I like the access of road that leads to Drummond St (Euston St)
St James Gardens The open space - trees - green space	Rebuild SURMA Centre
More affordable homes	Language monument for Bengali people Central mosques for Camden
From Sovereign p.h. to Grandby Terrace is a planning opportunity area (on Stanhope St)	Preserve listed buildings e.g Royal College of GPs
Preserve St James Gardens	Put disused underground station on Melton St to use
Preserve jobs at hotels and other businesses on Melton St/Cardington St	Keep traffic through Drummond St. Prettify with lights, flowers etc
Preserve temperance Hospital as healthcare facility or academic facility (but don't preserve the building)	Add equipment to playground in Stanhope St
Drummond Stret is one of the best loved streets of Indian food in central London. People come from long distances to eat at the vegetarian ones. This street should be preserved for the nation and business owners should have their incomes protected at all costs	Intervention opportunities between existing housing blocks on estate (with private growing spaces, like Bed Zed)
Opportunity for a monument to reflect the area's rich diverse communities - ie to the language movement	Respect for dead bodies
Open up Leslie Green underground station	More play facilities within Camberland market
Silverdale, Eskdale, Ainsdale and the oxidising housing	The Barnaby Street walkway
Protect: GL house (Carrera Black cat), Euston St cottages, Melton St DUP, Old Euston Sq tube station, St James Gardens, rebury dead with respect. Railway museum, Drummond St- Cobourg - Starcross Keep safe from traffic	Hampstead Road open space

# Dislikes from Route A

Hampstead Rd appalling visual shambles for main route to West End	Offices by Euston Stn- should be how level? Wall on Easton side of Euston St - bleak and ugly
Traffic lights / crossing in Hampstead Road - not enough time for pedestrians Bleak building on Hampstead Rd on right as you go north	Regent's Park Estate Rebuild whole thing? Tower of Amptill Square must go? Euston Tower and neighbouring buildings
Pretty much all of Southern Stanhope St Addison & Lee offices on North side of William Road (south ok)	8-14 William Rd (red & blue building) is a planning opportunity
Improve "Euston Granby Terrace" RR garage. But don't build upwards. While the site is called "Granby terrace" frontage mostly extends along Park Village East, a conservation area	Demolish BHS building & replace with homes AND/OR healthcare / academic facility
Improve permeability E-W through current station	Improve views where grant Thornton House & Euston Station towers currently are
Hampstead Gardens - good green space, should be bigger Car park in Park Village East / Stanhope Street	Hampstead Road South block opp. Geoffrey Drayton Building opposite MIC hotel (houses fine though)
No access between Drummond Street & Somers Town	Regents Park Estate needs lots of improvement!
Ibis Hotel	Existing station
High buildings interfere with restricted views	Keep traffic out of Drummond Street
National Temperance Building not fit for new social housing	Are along west of Hampstead Road south of Sarma Centre is a mess
BHS	BHS put it underground
Addison Lee Parking men on Hampstead Road, their building	Need to have more play facilities
Replace Kingsway Building Need for more open space	William Road
Drug clinic dangerous for social lives	ST James Gdns excellent but not used, should be regenerated
Charles Place - need for sympathetic developer	MIC hotel + building opposite
A fear of what will happen to the road traffic to the new station	Eversholt St Railway boundary walls should be re developed to have shops & new facilities there to brighten up the street



Demolish and replace on rebuild above current Euston footprint - Grant Thornton - Ibis & Kennedy - Westminster Kingsway - BHS derwent London - Hampstead Rd worst side south of Surma	Demolish temperance Hospital site for affordable housing
Demolish Grant Thornton House to ensure protected views	Hampstead Road / Cardington St crossing - pedestrian lights and island
Replace old closed tube station with modern light building	Derelict hospital (NTH) needing to be replaced by clean modern buildings
140 Hampstead Road, replace with standard texture on institutional buildings - large scale	
The red brick building tacked onto the gardens side of the NT Hospital is ghastly	Demolish Westminster Kingsway College, Stanhope St. Create a new square - Longford Street
Stanhope St children centre to be social housing	London underground building opposite with concrete bunker behind on Drummond St
BHS building (to be social housing)	Drug clinic
BHS building	The east side of Hampstead Road from the temperance Hospital northwest is ugly
I don't like the forbidding Euston station wall and the way up Cardington St	Euston State Regents Park estate
Stanhope Parade garage	Back of station No access for community
Addison Lee building (red + blue) next to school (William Street)	No access from Cardington Street to Eversholt Street except through station
St James Gardens Eastern European drunks; the British ones are ok	The new buildings on Euston Road - from old Capital radio - are soulless. We mustn't let any regeneration turn into that. Character must be kept.

# Likes from Route B

Kings X / St to Euston walking route	Plans to build over railway track on Hampstead Rd
Like if station is below ground	Euston St short terrace on south side period (1850s)
Amphill Estate greener & leisure (football)	Trees / shrubs + gardens on Amphill
St James Gardens (under used). Churchway - traditional buildings. Euston station outside space	St James Gardens
Building over the railway tracks may be a good use of open space	Need to retain Maria Fidelis
St James Gdns tranquil oasis incredible mature 200 yr old trees	St James Gardens, not been used by the local residents. Can be improved. Need this green space
Leave Chalton St as is - lovely, leafy St with a sense of community in the city centre	Drummond Crescent not to be included
Amphill born + regeneration - secure environment with public access (only daylight hours) to public open space	Amphill - nice large open space - diverse ecology
Georgian frontages	Leave Amphill Estate as is just been redeveloped
Like Drummond St community spirit. Excellent restaurants, social aspect	Euston Square
Opportunity to look at innovative solutions to provide housing	Amphill Estate - Like it. More homes in Amphill
Generally, all green = good (-parks...) + should be refurbished. Important for residents, workers and tourists. St James Gdns	Affordable homes
Temperance Hospital - suitable for housing whilst retaining the facade	Temperance Hospital should be redeveloped for housing even without HS2
Euston Sq Gardens	Self contained small estates with own identities and community
Retain all of St James Garden	Love St. James Gardens- perfect in its entirety
Temperance Hospital - renovation. Somers Town area.	Like E side of Eversholt Street
Nat. Temperance Hospital period. Somerstown. Islamic Centre	With or without HS2 a radical, imaginative approach is needed



# Dislikes from Route B

Amphill Estate - to lose their gardens would be v. sad for the tenants	Visual harm from high buildings even if not in sight corridor?
Cross Rail 2 blight?	Proximity to Maria Fidelis Lower School (St James Gardens)
Passageway from Church Way to Charlton Street very unsafe. Change lighting and other features	Drummond Street shops and businesses should not be affected
BHS Warehouse and petrol station	Temperance House a waste being empty
Temperance Hospital	National Temp. Hospital should be used for social housing
Hugely dense at Temperance Hospital for additional housing	Expand and improve paths, benches etc. St James Gardens is vital open space
West side of Euston Station as is	Dislike if station is not below ground
Hideous view of Euston Stn from Eversholt St	Eversholt Street traffic management
Hampstead Rd - too much traffic & pollution. Pedestrian unfriendly	Smell / pollution on Eversholt Street! Encourage sustainable modes of transport
Eastern Range up Eversholt & Royal Mail	Eastern (Eversholt St) frontage of Euston horrible blank and other side of street quite seedy video
Develop Euston station flank wall	Euston Street needs facelift - station boundary + shops
Side of Euston tube station is uninviting, dark, ugly - unsafe? More green has an impact on mental health	Amphill Estate access through gates difficult sometimes
Amphill Estate needs improvement	Amphill - sunlight issues onto Eversholt Street
Derelict shops at entrance to Amphill	Wall of the Euston Station building to make more attractive and accessible linking with Phoenix Rd
Eversholt Street, no countdown, redevelopment of shops is needed	Cardington St - grim
Potential movement of people / traffic between Euston + St Pancras / Kings Cross	Temperance Hospital should be redeveloped, used for affordable housing
St James Park more improvements	How to mitigate construction traffic and disruption?
How to eliminate barrier of Euston Road?	How to eliminate the pollution scandal of Euston Road?
How to ensure generally bike friendly?	Loss of part of St James Garden
No loss of green space at Amphill Estate	Ensure Somers Town is not 'divided' by physical route
Poor lighting and streetscape	St James Sq could be improved. Marie Fidelis - v effected

St James Square could be improved if remains. Marie Fiedlis would be badly effected. Netley School development would be effected.	Heritage centre on St Pancras site - village feel to Somers Town
East side of Lower Hampstead Rd is unattractive	BHS building. If it is unused it should be redeveloped. If empty should be used for housing
Church Way, derelict buildings not used by Metropolitan Police. Redevelop for housing	Bulky Euston station blight on landscape + permeability + open space
Bus interchange conflicts with pedestrian access to open space	St James gardens (homeless, drugs, alcohol) Disused hospital (Hampstead Way) Facade of Euston station (East + West)
Appearance and neglect of social housing. Traffic flow (due to station)	Derelict buildings to be used! For social housing
St James Dardens - could be great, now feels rundown and a little unsafe	Eversholt St. Street shops need to be in better standard (e.g. Refurbishment)



# Worksheets

After the walking inspections, the participants were split into 4 new groups, combining the two routes. They were asked to consider:

- 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?**

The groups all agreed that there was a real opportunity to redevelop different spaces around the area. They were provided with A3 maps of the area to be covered by the Euston Area Plan, and were encouraged to mark what they felt were areas of interest. The wide variety of options discussed reflected the range of suggestions of how to best use different areas. One idea which was visited by several groups was to cover over the tracks and develop on top of the train lines.

All of the groups felt that Drummond Street was a particularly important area for consideration by the plan. There was concern over the impact of that redevelopment on the character of the area.

The worksheets can be found from page 18 to 32. After the transcript of each worksheet is the map of that group.





STAKEHOLDER WORKSHOP (11 September 2012)

**PRIORITIES FOR THE EUSTON AREA**

Transport for London  
GREATER LONDON AUTHORITY

Camden

**1. What existing issues (likes and dislikes) identified on your walk are the most important for the Euston Area Plan to consider?**

→ DRUMMOND ST → could improve streetscape if no HS2 (hanging baskets)  
 → neighbourhood with special character  
 → if HS2 does go ahead need to think about how to preserve this area  
 → but structure of Euston = makes it hard for area to work  
 → seating pedestrianising if no HS2 - would make nicer - delivers @ certain times of the day  
 → remove kerb?

EUSTON AREA PLAN → need to force HS2 to consider difficult options which make a better environment around.

→ Need to ensure access to open space & maximise open space.  
 Bus station  
 Eversholt → need to give shops a facelift  
 Euston Rd → congestion charge increase. better crossings  
 → Grade level crossings for pedestrians (Underpass = BAD)

**2. How can the Plan address any issues - through helping to protect or enhance elements you like and to improve those that were disliked?**

→ Euston Rd → suggest no better crossings ped  
 → worst air quality

→ Taxis @ Euston - how to improve  
 → Cycle route along new tracks  
 → why still planning road as a ring road

→ Better connections across station area  
 → Green space above tracks.  
 → Need to ensure HS2 think about all the options.  
 → Barricades - opportunity for affordable housing.

**3. What new uses and facilities (homes, shops, businesses) would you like to be provided in the area?**

→ More social housing →  
 → human scale  
 → office space → repurposed  
 → hotel space → repurposed  
 → Need to recover old street to recover retail  
 → National Temp. = social housing  
 → Can you make temporary Drummond St stalls along here.  
 → New Euston station - need to ensure links are ~~between~~ to east & west.

→ retail → not too much as chains will come in  
 → South of Camden High St → insert in existing retail

**4. Where do you think these could be located?**

→ Crossrail 2 - underground - OK  
 → Seven Tunnels = community  
 → HS2 - tube lines technical consideration  
 → access through - permeable  
 → Social housing  
 → dark & dingy alongside station → shops & cafes along edge to become part of community & edge of station  
 → preserve & have new open space  
 → crossings over Euston Rd & Houghton Rd. -

→ double deck options ↓ = possible

## 1. What existing issues (likes and dislikes) identified on your walk are the most important for the Euston Area Plan to consider?

- Drummond St
- Neighbourhood with special character but structure of Euston = makes it hard for area to work
- EUSTON AREA PLAN
  - Need to force HS2 to consider difficulty options which make a better environment around.
- Need to ensure access to open space and maximise open space
- Bus station
- Eversholt
  - Need to give shops a facelift
- Euston Rd
  - Congestion charge increase
  - Better crossings
  - Grade level crossings for pedestrians (Underpass = BAD)
- Could improve streetscape if no HS2 (hanging baskets)
- If HS2 does go ahead need to think about how to preserve this area
- Seating
- Pedestrianising if no HS2
  - Remove kerb?

## **2. How can the Plan address any issues - through helping to protect or enhance elements you like and to improve those that were disliked?**

- Euston Rd
  - Suggest better crossings ped(estrian)
  - Worst air quality
- Taxis at Euston - how to improve
- Cyclists
  - Need to improve condition
  - Cycle routes along new tracks
- Why still planning road as a ring road
- Better connections across station area
- Green space above tracks
- Need to ensure HS2 think about all the options
- Barracks
  - Opportunity for affordable housing

## **3. What new uses and facilities (homes, shops, businesses) would you like to be provided in the area?**

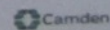
- More social housing
- Human scale
- Office space
  - Reprovided
- Hotel space
  - Reprovided
- Need to recover one street to recover retail
- National Temp. = Social housing
- Can you make temporary Drummond St stalls along here
- New Euston station
  - Need to ensure links are to east and west
- Retail
  - Not too much as chains will come in
- South of Camden High St
  - Invest in existing retail

#### 4. Where do you think these could be located?

- Crossrail 2 - underground = ok  
Somers Town = community
- HS2 - tube lines technical consideration
- Access through - permeable
- Social housing
- Dark & dingy alongside station
  - Shops and cafes along edge to become part of community
  - Edge of station
- Preserve and have new open space
- Crossings over Euston Road and Hampstead Road
- Double deck options
  - Down = possible









## PRIORITIES FOR THE EUSTON AREA

1. What existing issues (likes and dislikes) identified on your walk are the most important for the Euston Area Plan to consider?

- VIBRANCY OF DRUMMOND ST & SOCIAL DIVERSITY INCLUDING SOCIAL HOUSING.
- EUSTON STATION - MAJOR DISLIKE - BUT GOOD FACILITIES
- LACK OF ACCESS B'WN DRUMMOND / CARDINGTON → EVERSHOLT ST.
- LACK OF PEDESTRIAN AREA
- AMPHILL ESTATE LACK OF ACCESS - LEGIBILITY - NOT CLEARLY SIGNED.
- BUSES
- OUR TRIANGLE (ON THE MAP) NORTH OF ST JAMES GARDENS NOT CONSISTENT WITH CHARACTER OF THE AREA.
- FRONTAGE ONTO WEST SIDES OF HAMPSTEAD ROAD UNIFIED.  
north of Longford, south of Robert.
- SORT OUT GARDEN AROUND MEMORIAL + BUS STATION
- PRESERVE HISTORIC & ATTRACTIVE
- NO ADDITIONAL TRAFFIC INTO DRUMMOND ST AREA

2. How can the Plan address any issues - through helping to protect or enhance elements you like and to improve those that were disliked?

- EUSTON STATION STICK TO CURRENT FOOTPRINT  
 → BUILD OVER TRACKS SOUTH OF STATION TERRACE  
 FREE UP FOR ST JAMES GARDENS, EFFECTIVE VIEWS OF OPEN SPACE.
- INTERCHANGE PUBLIC TRANSPORT - DROP OFF / PICK UP - taxis + cars
  - UNDERGROUND BUS STATION / MAINLINE
  - CREATE NEW PERMEABILITY & MAINTAIN EXISTING WALK THROUGHS  
eg Barnby Street.
  - KEEP NEW GREEN SPACES
  - REHOUSE EXISTING TENANTS AS CLOSE AS POSSIBLE
  - ADDITIONAL SOCIAL HOUSING BUILT IF ANY DEMOLISHED
  - EUSTON SQ GARDENS MADE COHERENT - BUS STATION
  - PEDESTRIAN & CYCLE ROUTES & ACCESS BETWEEN & ACROSS THE STATION & EUSTON ROAD

3. What new uses and facilities (homes, shops, businesses) would you like to be provided in the area?

- LEISURE, OPEN SPACE, SHOPS, LOCAL JOBS, RESTAURANTS MEASURE  
 AFFORDABLE HOMES ON REDEVELOPED COVERING NORTH OF PRESENT STATION  
 TRACK  
 KNOCK DOWN CURRENT TEMP HOSP ?? OR CONVERT TO  
 ? NEW BUILD. ← ON THAT SITE ← SOCIAL HOUSING
- larger MOSQUE - replaces BHS block / Ibis / Kennedy ← also new facilities  
 needed
- More restaurants - especially if Drummond St demolished  
 relocation of current restaurants
- Local jobs for local people in redevelopment & new businesses  
 local people can run

4. Where do you think these could be located?

- Opportunities for local people - training, business, pod, replace Westminster Kingsway building
- Keep covering line north of granby terr for green space  
 youth facilities
- open spaces lined with trees as walkway across  
 development on top of Euston.
- Leisure centre + rock climbing + olympic swimming pool
- Need Health Centre for the Area.
- Drop-off ? underground ? drive through across the front
- Restricted/protected sites eg Newway corridors  
 St James Garden burials

## 1. What existing issues (likes and dislikes) identified on your walk are the most important for the Euston Area Plan to consider?

- Vibrancy of Drummond St & social diversity including social housing
- Euston station
- Major Dislike
- But good facilities
- Lack of access between Drummond/Cardington St → Eversholt St
- Lack of pedestrian area
- Amptill Estate lack of access
  - Legibility - not clearly signed
- Our triangle (on the map) north of St James Gardens not consistent with character of the area
- Frontage onto east & west sides of hampstead Road unified
  - North of Longford, south of Robert
- Sort out garden around memorial and bus station
- Preserve historic and attractive
- No additional traffic into Drummond St area

## **2. How can the Plan address any issues - through helping to protect or enhance elements you like and to improve those that were disliked?**

- Euston Station stick to current footprint
- Build over tracks south of Granby Terrace
- Face Lift for St James Gardens, effective use of open space
- Interchange public transport
  - Drop off facilities
  - Taxis and cars
  - Underground / bus station / main line
- Create new permeability & maintain existing walk throughs
  - E.g. Barnby Street
- Keep and create new green spaces
- Rehouse existing tenants as close as possible
- Additional social housing built if any demolished
- Euston Sq Gardens made coherent
  - Bus station
- Pedestrian and cycle routes and access between and across the station and Euston Road

## **3. What new uses and facilities (homes, shops, businesses) would you like to be provided in the area?**

- Leisure
- Open space
- Shops
- Local jobs
- Affordable homes on redveloped track covering north of present station
- Knock down National Temperance Hospital?
  - Or convert to social housing
  - Possibly a new build on that site
- Larger mosque needed
  - Replaces BHS block / Ibis / Kennedy
  - Also new leisure facilities needed
- More restaurants complementing the area
- Especially if Drummond St demolished
- Relocation of current restaurants
- Local jobs for local people in development and new businesses local people can run



#### **4. Where do you think these could be located?**

- Opportunities for local people
  - Training
  - Business pods replace Westminster Kingsway building
- Keep covering line north of Granby Terr. for green space and youth facilities
- Open spaces lined with trees as walkway across development on top of Euston
- Leisure centre + rock climbing + olympic swimming pool
- Need Health Centre for the area
- Drop-off?
  - Underground?
  - Drive through across the front
- Restricted / protected sites
  - E.g. View way corridors
  - St James Garden burials





1. What existing issues (likes and dislikes) identified on your walk are the most important for the Euston Area Plan to consider?

Improve Euston Stn - physical barrier / permeability  
 - eyesore  
 - frontage to streets east + west  
 - connection to Kings Cross  
 St James' Gardens - overlooking + users way it's used  
 Like village character to east + north + Drummond Street needs to influence new piece of city.

2. How can the Plan address any issues - through helping to protect or enhance elements you like and to improve those that were disliked?

- Below ground station creates opportunity for new piece of London on top.
- Give clear guidance on height
- Plan is a 3D plan of how it ~~development~~ could Euston could be.
- Be clear Euston is destination

3. What new uses and facilities (homes, shops, businesses) would you like to be provided in the area?

Academic / health care opportunity.  
 Open space - mixed size + function accessible, feel safe + overlooked  
 Shopping - needs every day convenience maybe like Brunswick or St. Pancras  
 Schools - Need new school on single site (Drummond Street)  
 Housing - including for elderly mixed tenure inc. private and some student  
 Needs to be balanced

4. Where do you think these could be located?

- On top of station allowing people to walk at ground level
- Maria Fidelis - North Gower Street for open space or housing - Drummond Cres. School
- National Temperance Hospital - keep facade?

## 1. What existing issues (likes and dislikes) identified on your walk are the most important for the Euston Area Plan to consider?

- Improve Euston Station
  - Physical barrier / permeability
  - Eyesore
  - Frontage to streets east and west
  - Connection to Kings Cross
- St James' gardens
  - Overlooking and users
  - Way it's used
- Like village character to east and north and Drummond Street needs to influence new piece of city



**2. How can the Plan address any issues - through helping to protect or enhance elements you like and to improve those that were disliked?**

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- Open space
  - Mixed size and function accessible
  - Feel safe and overlooked
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  - Needs every day convenience
  - Maybe like Brunswick or St. Pancras
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- Housing
  - Including for elderly, mixed tenure inc. private and some student
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- On top of the station allowing people to walk at ground level
- Maria Fidelis
  - North Gower Street for open space or housing
  - Drummond Crec. School
- National Temperance Hospital
  - Keep facade?





1. What existing issues (likes and dislikes) identified on your walk are the most important for the Euston Area Plan to consider?

- SAVING HOUSING ON BORDER OF HS2 BUILDING.
  - MITIGATE LOSS OF ST JAMES' GARDENS
  - DEAD BLANK FRONTAGE OF EUSTON (EVERSHOLT ST)
  - DRUMMOND ST LOCAL SHOPS / RESTAURANTS
  - \* OUTDATED BLOCKS ON EUSTON APRON (frontage) which further restricts pedestrian access (E-W routes)
  - DERELICT BUILDINGS (BHS, NATIONAL TEMPERANCE)
  - LOST EMPLOYMENT
  - LOCAL COMMUNITY FACILITIES
  - LACK OF OPEN SPACE / LACK OF ACCESS TO REGENTS PARK
- CONNECTING COMMUNITIES

2. How can the Plan address any issues - through helping to protect or enhance elements you like and to improve those that were disliked?

- \* PROTECT HOUSING WHERE POSSIBLE & PROVIDE NEW HOUSING W/ SOCIAL
- WIDEN BOUNDARY TO LOOK AT STRATEGIC ISSUES TO WEST (GREEN)
- TWO OPTIONS - ONE CLOSER TO EUSTON & ONE UP TO ST PANCRAS STATION
- ENCOURAGE PEOPLE TO USE REGENTS PARK / BETTER ACCESS
- PROTECT EXISTING LOCAL PARKS
- IMPROVE ACCESS ACROSS EUSTON ROAD
- GOOD ACCESS FROM STATION TO DRUMMOND ST
- \* IMPROVE EVERSHOLT ST. SHOPS - CURRENTLY POOR & NOT FOR LOCAL PEOPLE

3. What new uses and facilities (homes, shops, businesses) would you like to be provided in the area?

- NEW SHOPS ON STATION SITE - MIX - LOCAL PEOPLE & WIDER CATCHMENT
- INVITE ACCESS THROUGH SITE - ROUTES
- OPEN SPACE ON THE SITE
- NEW HOMES, INCLUDING COUNCIL HOUSING
- UPGRADE COMMUNITY CENTRE
- \* UPGRADE CAMDEN PEOPLE'S THEATRE - NEW BUILDINGS IMPROVING - HELP TO IMPROVE COMMUNITY THEATRE
- \* A LOT OF WORK IS UPGRADE EXISTING FACILITIES - COHERENT APPROACH - E.G. IMPROVE SURMA CENTRE
- EXTRA SPACE FOR THE INSTITUTIONS - UCL, UCLH, MEDICAL RESEARCH, BRITISH LIBRARY
- \* BUSINESS SPOFFS LINKED TO INSTITUTIONS
- HUB FOR MEDICAL RESEARCH ETC (NOT JUST OFFICE BLOCKS)

4. Where do you think these could be located?

- BECK OVER TRACKS - DEVELOPMENT AREA?
- \* UNOCCUPIED SITES - NATIONAL TEMPERANCE, BHS, POLICE GARAGES
- ACCESS FOR DISABLED PEOPLE - KEY ISSUE
- AREA EAST OF HAMPSHIRE RD - DEAD SPACE
- \* STATION SITE - TO INCLUDE NEW SHOPS THAT PROVIDES APPROPRIATE MIX - LOCAL PEOPLE AS WELL AS WIDER CATCHMENT

## 1. What existing issues (likes and dislikes) identified on your walk are the most important for the Euston Area Plan to consider?

- Saving housing on border of HS2 building
- Mitigate loss of St James' Gardens
- Dead blank frontage of Euston (Eversholt St)
- Drummond St local shops / restaurants
- Outdated blocks on Euston apron (frontage)
  - Which further restricts pedestrian access (E-W routes) connecting communities
- Derelict buildings
  - BHS, National Temperance
  - Lost employment
- Local community facilities
- Lack of open space / lack of access to Regents Park



## **2. How can the Plan address any issues - through helping to protect or enhance elements you like and to improve those that were disliked?**

- Protect housing where possible and provide new housing inc social
- Widen boundary to look at strategic issues to west (Green on the map)
  - Two options
  - One closer to existing (marked A on the map)
  - One up to St Pancras station (marked B on the map)
- Encourage people to use Regent's Park
  - Better access
  - Protect existing local parks
- Improve access across Euston Road
- Improve Eversholt St shops
- Currently poor and not for local people

## **3. What new uses and facilities (homes, shops, businesses) would you like to be provided in the area?**

- New shops on station site - mix- for local people and for wider catchment
- Invite access through site - routes
- Open space on the site
- New homes, including Council housing
- Upgrade Community Centre
- Upgrade Camden People's Theatre, needs improving
  - Help to improve as community theatre
- A lot of work is upgrading existing facilities
  - Coherent approach e.g. improve Surma Centre
- Extra space for the institutions
  - UCL, UCLH, Medical research, British Library
- Business spin offs linked to institutions
- Hub for medical research etc
  - Not just office blocks

#### 4. Where do you think these could be located?

- Deck over tracks
  - Development area?
- Unoccupied sites
  - National Temperance, BHS, Police garages
- Access for disabled people
  - Key issue
- Area east of Hampstead Rd
  - Dead space
- Station site
  - To include new shops that provide a proper mix
    - Local people as well as wider catchment

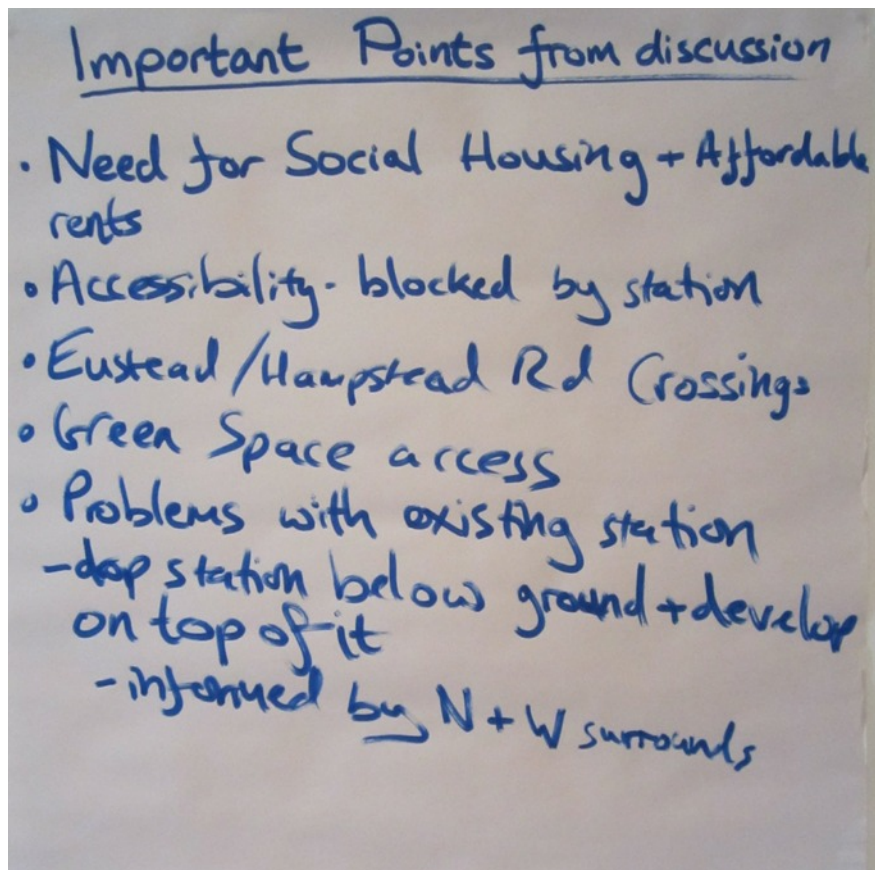






# Important points from the discussion

The groups were asked to identify what they felt were the most important points and themes from their discussions over the afternoon.



## Important points from discussion

- Need for social housing and affordable rents
- Accessibility
  - Blocked by station
- Eustead / Hampstead Rd crossings
- Green space access
- Problems with existing station
  - Drop station below ground and develop on top of it
  - Informed by North and West surrounds