

Euston Planning Brief - Boundary Update to Euston Strategic Board, x March 2016

Report from Mary-Ann Lewis, Euston Programme Manager

1. Introduction

This paper responds to the request from ESB members for officers to review the extent and type(s) of boundary for the Planning Brief and provide a more detailed rationale for the resulting updated boundary. The Euston Management Board has reviewed the boundary which resulted from further research and discussion and now asks that the Euston Strategic Board agrees the revised boundary as attached at appendix 1.

2. Recommendations

That Strategic Board agree to the following:

- i. The boundary for the Planning Brief as shown in appendix 1.

3. Revised Boundary

Officers reviewed the extent of the boundary, undertaking further research into whether the boundary should be widened to include buildings to the south of Euston Road, to the west of Euston station and surrounding public realm. The rationale for the inclusion of property outside the HS2/Crossrail 2 safeguarding area, aside from Maria Fidelis at North Gower Street, was limited as the Planning Brief's purpose is to develop more detail for areas where development is proposed in the Euston Area Plan. Areas where the redevelopment of buildings is expected are almost all associated with the station and tracks. A core Planning Brief boundary around these properties has therefore been suggested and to ensure that proper consideration is given to the sensitive areas around development and key routes between them, an additional zone outside of this boundary will be considered as part of the Planning Brief work, a public realm zone of influence. A list of the areas included within the boundaries is below:

- *The new HS2 station, existing Euston Station, tracks and forecourt* – Within core boundary, the focus of redevelopment and over site development. The Brief will seek to both influence and be informed by emerging station design and guide over site development.
- *Tracks to the north of Hampstead Road Bridge and replacement open space* - within core boundary. Additional public realm has been included in the new public realm zone of influence to reflect the need to consider how the public realm will be improved and integrated with new development. The boundary has also been amended to ensure the footprint of Hampstead Road bridge is included and public realm is considered up to Mornington Crescent.
- *Euston Square Gardens* – included within the core boundary to set out a long term vision and design for the gardens following their use by HS2 as a construction site. The design of the proposed linear bus station will be critical as part of this.

- *Crossrail 2/HS2 worksites to the east of the station* – if required as worksites by HS2/NR or Crossrail 2 (tbc) the brief will consider long term redevelopment options for these sites.
- *Euston Road* – the core boundary includes part of Euston Road to the south of the station and is stretched to the building line on the southern side of the road to reflect the aspiration to make the road more permeable for pedestrians. It does not include buildings to the south of Euston Road as these have not been identified for redevelopment by the Euston Area Plan as many are listed and within conservation areas. However the public realm zone of influence extends down key routes to the south of Euston Road, to reflect the need to consider how these will work and be designed in relation to the new developments and stations.
- *Worksites to the west of Euston Station (St James Gardens and National Temperance Hospital etc)* – are included in the core boundary to set out long term aspirations on the detailed design of this area, in particular the need to ensure this
- *Maria Fidelis School – North Gower Street site* – is included in the core boundary to provide an illustrative masterplan for the long term use of this site once the school vacates the site, developed in the context of the wider station masterplanning work.
- *Phoenix Road* – to set out ideas for the linear park (as noted in the HS2 Assurance with LB Camden) and consider the management of this key link between HS2 and HS1.
- *Drummond Street, Drummond Crescent, North Gower Street, Euston Street and Stephenson Way* – included as part of the public realm wider zone of influence to ensure impacts to the public realm and a long term strategy for them are considered, including the potential to create a pocket park on the pedestrianized part of North Gower Street.
- *Robert Street* – included as part of the public realm zone of influence to consider HS2 impacts and how improvements to the public realm can be made in the long term.
- *Top of Gordon Street* – included as part of the public realm zone of influence to consider the new underground entrance and pedestrianisation here and how the benefits of these can be maximised in the Brief area and surroundings.

Nearby neighbourhoods of Regents Park Estate and Somers Town are not envisaged to be covered by the Planning Brief apart from the key routes through them. This is because the EAP already sets out strategic guidance for these areas, and at this time it is not envisaged any further detail for these is required as part of this planning brief. There are individual projects progressing in the wider area which are running to different timescales to that proposed for the Brief and these are progressing within the guidance provided by the EAP, or other council programmes. For example, LB Camden is progressing the Community Investment Programme (CIP) at Somers Town, which includes the delivery of new homes. LB Camden is also progressing with housing replacement at Regents Park Estate to replace those lost there as result of the construction of HS2. The Crossrail 2 potential worksite at St Pancras have been left outside the brief's boundary in recognition that the British Library are looking to progress masterplanning work separately for this area, working to different timescales, therefore this site is not recommended to be included in the Euston Planning Brief.

Appendix 1 – Euston Station Area Planning Brief Boundary

