

Euston Planning Brief - Update to Euston Strategic Board, 3rd March 2016

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1. Introduction

This paper sets out the recommended boundary for the Planning Brief which has been developed in discussion with officers from Camden, the GLA, TfL, Network Rail and HS2. The Euston Integration/Management Board has reviewed the boundary which resulted from these discussions and now asks that the Strategic Board review and agree the approach taken.

The production of a Planning Brief by LB Camden, the GLA and TfL will set out in more detail how the vision for the comprehensive redevelopment of Euston Station, as outlined in the Euston Area Plan (EAP), the strategic plan, will be delivered. It will set out more detailed plans for the delivery of homes, jobs, open space and other facilities for the Euston Station and key adjoining areas building on the relevant HS2 Assurances that HS2 has agreed with Camden and the GLA/TfL. It will both be informed by, and help to shape, emerging station designs for the HS2, Network Rail and Crossrail 2 stations at Euston. The timely production of the Brief is essential, as the HS2 design programme envisages the finalisation of station design in 2017. The Planning Brief will provide a greater level of certainty for the future development partner for the station area and for the determination of any station related planning applications and it will be adopted as a Supplementary Planning Document to Camden's Local Development Framework and as Supplementary Planning Guidance by the Mayor.

Throughout its development it will be important for the local community and businesses to play a key role in shaping the contents of the Brief, and a separate Consultation Strategy is being developed to set out how this is planned in more detail.

2. Recommendations

That Strategic Board agree to the following:

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

3. Boundary

The Planning Brief is proposed to broadly cover the area above the station and tracks and associated land take required for the construction of Euston Station for the HS2, Network Rail and Crossrail 2 projects. The work is focused around the station and tracks as the area is identified in the EAP and Growth Strategy as capable of accommodating a significant quantum of over site development, the design of which will require further work as station design evolves. Initially the role of the Brief will be to test and be informed by the emerging station design for HS2, Network Rail and Crossrail 2, ensuring it meets the aspirations of the EAP and is compatible with over site development. Surrounding worksites and key links have been included to consider their function and role in the long term. It is envisaged in the latter part of the production of the brief, the Development Partner for above the station (once selected) will play a role in testing the Brief's outputs. Through the Euston Strategic Board

and associated governance structure it is envisaged that key stakeholders will be involved in the evolution of the Brief, working collaboratively as much as possible.

The boundary has been developed in discussion with officers from Camden, the GLA, TfL, Network Rail and HS2. It includes:

- *The new HS2 station, existing Euston Station, tracks and forecourt* – to jointly develop a detailed integrated design for the over site development above both stations and tracks and to shape the emerging station designs (HS2, Network Rail and Crossrail 2) to ensure they are compatible with a comprehensively redeveloped Euston with high quality development above and around it.
- *Tracks to the north of Hampstead Road Bridge and replacement open space* – to consider and develop plans for over site development to provide new much needed homes and shape the proposed HS2 replacement open spaces here to deliver well designed multi functional green spaces which are valuable community assets.
- *Euston Square Gardens* – to set out a long term vision and design for the gardens following their use by HS2 as a construction site.
- *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* – to take forward the EAP’s aspiration to transform the road to provide a more pleasant and accessible street environment, befitting its role as a national and international gateway to London.
- *Worksites to the west of Euston Station (St James Gardens and National Temperance Hospital etc)* – to set out long term aspirations on the detailed design of this area
- *Maria Fidelis School – North Gower Street site* – 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.
- *Robert Street* – to consider HS2 impacts and how improvements to the public realm can be made in the long term.
- *Top of Gordon Street* – to consider the new underground entrance and pedestrianisation here and how the benefits of these can be maximised in the Brief area and surroundings.

The immediate properties and roads will be an area of influence for the Planning Brief and therefore we will need to consider these in the context of the Brief, and discuss as necessary.

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.

Figure 1 – Proposed Boundary for the Euston Station Area Planning Brief

