

22nd March 2013

The Rt. Hon Patrick McLoughlin MP
Secretary of State for Transport
Great Minster House
33 Horseferry Road
London, SW1P 4DR

Councillor Sarah Hayward
Leader, Camden Council

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Sir Edward Lister
Deputy Mayor of London

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Dear Secretary of State,

We are writing as members of the Euston Area Plan Strategic Board. The Plan is being developed in a partnership between LB Camden, the GLA and TfL to maximise the opportunity of HS2 in Euston. We understand that in light of concerns about the cost and timing implications of station design at Euston you will soon be considering revised designs for the station at Euston alongside the original scheme.

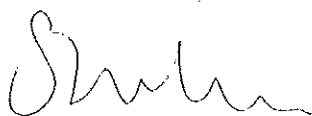
Attached is an evaluation of the performance of the two station design options against the established Euston Area Plan objectives and design principles. We urge careful consideration of the points raised in this assessment. In particular the findings of property consultants GVA which highlight that there would be far greater economic benefit in the long term if a comprehensive approach is taken to station design as in the baseline scheme. The report highlights that there are likely to be significantly fewer homes and jobs capable of delivery with the revised scheme and potentially a £190m reduction in gross value added employment opportunities compared to the previous scheme (pg 1 of the Exec Summary).

Furthermore the piecemeal approach that the new design suggests will fail to capitalise on the opportunity for addressing some of the long term problems with the current Euston Station presented by the original comprehensive approach. In particular onward movement from the station, the creation of high quality streets and better design would be compromised. We know from our experience and success of major regeneration projects like Kings Cross, the future European home of Google, that these things are critical to maximising the long term economic value from infrastructure projects.

Given the importance of this project to the UK, London and local economy, we would be grateful if you would give this evaluation and the economic implications careful consideration, over and above the shorter term cost and programme issues. Euston can contribute significantly to the UK economy if a more comprehensive approach is taken.

We would therefore urge you to consider the findings of this assessment fully before making your decision on station design at Euston.

Yours sincerely,



Councillor Sarah Hayward
Leader, Camden Council



Sir Edward Lister
Deputy Mayor of London