

EUSTON AREA PLAN

Public Examination - EAP Team Responses to Inspectors Preliminary Questions

Camden, GLA and TfL's responses to the preliminary questions raised by Derek Stebbing, Planning Inspector on 26th April are set out below under each question.

Question 1: I wish to understand in more detail the impact of the Plan's proposals, and of the HS2 proposals upon bus services in the area, and upon Euston Bus Station. Which current background or evidence document(s) (prepared by TfL?) contains the latest strategy on this point?

EAP team response: Bus service details and evidence available

The latest strategy and details of the impact of the Plan's proposals and of the HS2 proposals upon bus services in the area, and upon Euston Bus Station can be found in Euston Evidence Document EED6 EAP Transport Study prepared by TfL. For ease of reference we have noted relevant parts of the document below where further information can be found.

- **Section 4.2.5 Euston Bus Station (pages 19 and 20).**
This section describes current bus provision and use at Euston bus station and surrounding bus stops. It highlights the importance of the bus station for interchanging passengers as well as the lack of permeability which stems from the poorly designed urban realm in and around the bus station.
- **Section 6.4.1 Summary of public transport impacts (pages 47-48)**
This section sets out the expected increase in demand for bus travel associated with High Speed 2 and development in the Euston Area. Forecasts have been produced using TfL's public transport modelling software. This work showed that there would be a forecast increase in demand of 67 per cent of people boarding buses at Euston in 2031 during the morning peak period.
- **Section 7.1 Option identification (page 52)**
This section identifies a series of bus interchange proposals in response to the forecast increase in demand for bus use and the severance and poor urban realm at the current bus station.
- **Section 8.3 Improving bus facilities (page 74)**
This chapter describes the bus interchange proposals in more detail and examines the advantages and disadvantages of each. A new arrangement for the bus station is proposed which provides improved public realm and permeability whilst maintaining a high quality interchange environment for passengers. The additional passenger demand will mean there is a requirement for additional stand space, some of which will need to be accommodated outside of the bus station.

- **Section 10** (page 93)
The Transport Strategy for the EAP is presented in this chapter. It includes the new linear bus station as TfL's preferred option to meet the capacity demands resulting from development and HS2.
- **Implementation** (page 96)
Delivery of the bus facilities is identified on page 96 as being a long term project which will need to be implemented jointly by HS2, Network Rail, Camden Council and TfL.

The EAP Sustainability Appraisal also considers the merits of different bus station options in terms of their sustainability, see Appendix D Main Policy Alternatives Assessment, Strategic Principle EAP 3 Transport Strategy, page 97.

Question 2: Under the Plan's proposals (at 4.1) which body would be responsible for the funding and rebuilding of the Euston Arch?

EAP team response: Funding for Euston Arch

Under the Plan's proposals (at 4.1) the Euston Arch is identified as a project which could be delivered subject to viability considerations for the redevelopment of the station or through securing separate funding. Given the Secretary of State's statement on 17th March 2014 which made firm indications that the Euston Arch should be included in redevelopment proposals, it appears likely that Network Rail and HS2 will be primarily responsible for funding and/or facilitating the rebuilding the arch through the redevelopment of the station.

Question 3: Could I please have the timetable for the preparation of the Camden CIL, and does the emerging Reg. 123 List yet identify any projects for funding that are within the Euston Area Plan?

EAP team response: CIL

The draft Camden CIL charging schedule and supporting evidence were submitted to the Planning Inspectorate on 7th January 2014. It is now anticipated that additional consultation will need to be held during June/July prior to any examination hearings. Hearings could then take place in the Autumn, with introduction of the schedule by April 2015.

In terms of the emerging Regulation 123 List, projects currently identified for funding from CIL in the Euston Area Plan area are set out in the list below. It should be noted that this list is due to be updated and will be subject to further change. It also includes some Council wide improvement projects which may extend into the Euston area.

This will inevitably depend on the nature, scale and related and cumulative impacts of the HS2/Euston Station project and related development and the blend of CIL, s106 and other funding that will be required to deliver infrastructure and other improvements.

Projects identified on the Regulation 123 list which fall into the Euston area:

- a. Regents Park Estate Health Centre: £1.7m
- b. Cumberland Market park improvement project: £0.5m
- c. Harrington Square park improvement project: ££0.2m
- d. Bengali Workers Association/Surma Centre – new and enlarged community facilities with residential above: £2m

Other borough wide Regulation 123 Projects which may extend into the Euston area:

- a. **Improvements to the road network:** £19.8m
- b. **Pedestrian and cycling infrastructure improvements** (borough wide): £3m
- c. **Public realm improvements in street markets:** **Chalton Street** is a street market identified for funding and is in the EAP area – £1.5m for 4 street markets

Question 4: What is the Council's current Housing Trajectory for the delivery of new housing on sites in Camden (the whole Borough), and for sites specifically within the EAP area?

EAP team response: Camden's Housing Trajectory

Camden's most recent Housing Trajectory (2013) was published as part of the Authority's Monitoring Report 2012/13 (pages 25 and 26) at the end of December 2013.

Between 2013/14 and 2028/29 we expect 13,875 net additional homes (including non self-contained) to be provided in Camden. Allocated sites that fall within the Euston Area Plan correspond to 1,975 net additional housing as at December 2013. The trajectory does not include the 1,400 potential homes identified in the EAP for the North Euston Cutting site, as, if this area is decked and built across the delivery of the homes is likely to be in the long term potentially at the end of or beyond the plan period. The Trajectory is currently being updated, and the potential delivery programme of development above the station and railtracks is also being refined by HS2/Network Rail, therefore the latest information will be included in the next version of the Trajectory.

| Site Allocation no. | Ward | Allocated Sites | Trajectory | | | | | | | | | | | | | | | Total | |
|-------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------|------------|---------|---------|---------|---------|---------|----------|---------|---------|---------|---------|----------|---------|---------|---------|-------|-------|
| | | | 2013/14 | 5 years | | | | | 10 years | | | | | 15 years | | | | | |
| | | | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | |
| SA14 - Euston Area EAP5 | Camden Town with Primrose Hill | Westminster Kingsway College, Regents Park Centre, Longford St. | | | 55 | | | | | | | | | | | | | | 55 |
| SA9 - Euston Area EAP1 | Regent's Park | Euston Station | | | | | | | | | | | | | 500 | 500 | 500 | | 1,500 |
| SA10 - Euston Area EAP1 | Regent's Park | 132-140 and 142 Hampstead Rd, NW1 (BHS Warehouse) | | | | | | | | | | | | | 75 | | | | 75 |
| SA11 - Euston Area EAP3 | Regent's Park | Granby Terrace | | | | | | | | | | | | | 125 | | | | 125 |
| SA12 - Euston Area | Regent's Park | 110-122 Hampstead Road (Former National Temperance Hospital) | | | | | | | | | | | 80 | | | | | | 80 |
| SA15 - Euston Area EAP5 | Regent's Park | Land at Goldsmith's House and adjoining land, Cumberland Market Estate, Park Village East/ Augustus St | | | | 60 | | | | | | | | | | | | | 60 |
| SA13 - Euston Area EAP7 | St Pancras and Somers Town | 1-39 Drummond Crescent (Euston Traffic Garage) | | | | | | | | | | | | | 80 | | | | 80 |

Question 5: What major extant planning permissions exist for proposed development on sites within the EAP area?

EAP team response: Extant Planning permissions

The table below lists the extant planning permissions in the Euston Area Plan area.

Extant Major planning applications in the Euston Area Plan area

| Application Number | Development Address | Development Description | Decision | Registered Date | Approved date |
|--------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------|---------------|
| 2012/6855/P | 132/140 Hampstead Road London NW1 2BX | Temporary change of use of ground to second floor of 132 Hampstead Road and ground to first floor of 140 Hampstead Road from office (B1) and storage (Class B8) to mixed use of education (Class D1), storage (Class B8) and workshop space (Class B1) until 29 September 2018 | Granted | 03/01/2013 | 22/03/2013 |
| 2012/2222/P | Walkden House 10 Melton Street London NW1 2EJ | Mixed use office (Class B1) and residential (Class C3) redevelopment of the site following demolition of existing building. Offices to comprise 6 storey building including basement with roof terraces to Melton Street and Stephenson Way and main entrance to Melton Street. Residential to comprise 18 units in 5 storey building with lower ground floor facing Euston Street with entrances on Melton Street and Stephenson Way. | Granted Subject to Section 106 | 02/05/2012 | 13/-7/2012 |

| Application Number | Development Address | Development Description | Decision | Registered Date | Approved date |
|--------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------|---------------|
| 2012/2089/P | Netley Primary School 30 William Road London NW1 3EN | Erection of a 5 storey building plus basement to accommodate a Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of a 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road (following demolition of existing post-war primary school building); remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level. Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works. . | Granted | 18/04/2012 | 16/10/2012 |
| 2011/4653/P | Unison 1 Mabledon Place London WC1H 9AJ | Extensions and alterations to existing office block to include 13,116 sqm of Class B1a and 182 sqm of Classes A1/A2/A3, as follows: reconfigured basement floors to reduce carparking from 46 to 9 spaces; relocated and enlarged commercial unit at ground floor for flexible use within Classes A1/A2/A3; demolition of conference hall at rear and replacement by 2 new floors of offices; extension of 3rd and 4th floors of annex and addition of 5th floor on annex for offices with external terraces and green roofs on 3rd and 6th floor levels; replacement of 10th floor plantroom on tower by new offices; reconfigured and relocated roof plant; associated external alterations and replacement fenestration including new canopy and forecourt at ground floor, new windows at 10th floor and new halo canopy at rooftop of tower. | Granted Subject to Section 106 | 26/09/2011 | 23/12/2011 |

| Application Number | Development Address | Development Description | Decision | Registered Date | Approved date |
|-------------------------------|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------|----------------------------|
| 2010/4683/P (and 2013/7262/P) | 132-142 Hampstead Road London NW1 2PS | 2010/4683/P: Change of use of existing building at 132-140 Hampstead Road, together with partial demolition of upper parts and addition of roof top extensions and associated internal and external works, from an existing mixed use of warehouse and offices (Use Classes B8 and B1a) to a mixed use of offices (B1a) and flexible storage/light industrial use (B8/B1c): Demolition of existing petrol filling station at 142 Hampstead Road (Sui Generis use) and construction of a new 12-storey building (Class C3) containing 30 private (9 x 1 bed; 18 x 2 bed; 3 x 3 bed) and 8 affordable (1 x 1 bed; 3 x 2 bed; 3 x 3 bed social rented, and 1 x 2 bed intermediate) residential flats plus a retail unit (Class A1) at ground floor level: Works of hard and soft landscaping, alterations to the service road and other works incidental to the application. (2013/7262/P: Certificate of lawfulness (existing) to confirm implementation of application ref 2010/4683/P) | Granted Subject to Section 106 | 10/09/2010 (18/11/2013) | 24/02/2011 (01/12/2013) |
| 2010/3449/P | Bentley House 200 Euston Road London NW1 2DA | Change of use of commercial building from storage (Class B8) to provide 184 bedspaces of student accommodation (sui generis) in a mix of unit sizes and layouts, and remodelling of building as part 4 - part 6 storey (plus plant room) behind retained façade to Euston Road, following substantial demolition of the building. | Allowed on appeal | 15/10/2010 | 09/01/2012 |
| 2009/2827/P | 132-142 Hampstead Road London NW1 2PS | Outline application for the redevelopment of the site to provide 23,863sq.m. of Class B1 floorspace; 2,125sq.m. of Class B8 warehousing; 6,560sq.m. of Class C3 residential and 1,935sq.m. of ancillary space for parking servicing and storage, in two separate buildings of 5 to 7 storeys. | Granted Subject to Section 106 | 14/07/2009 | 01/10/2009 |

| Application Number | Development Address | Development Description | Decision | Registered Date | Approved date |
|--------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------|---------------|
| 2011/2500/P | Site bounded by Hampstead Road, Drummond Street and Triton Square (a.k.a. North East Quadrant), Regents Place London, NW1 | Internal alterations to approved residential tower (yet to be constructed) to increase the number of private residential units from 88 to 94 (41 x 1 bedroom, 38 x 2 bedroom, 12 x 3 bedroom and 3 x 4 bedroom units) and to reduce the number of affordable units from 70 to 68 (20 x 1 bedroom, 38 x 2 bedroom, 10 x 3 bedroom) as revisions to planning permission granted (subject to S106) on 25/03/09 (ref: 2007/0823) as amended by planning permission granted on 16/11/10 (2011/5011/P) and ##/12/11 (2011/2345/P) for major redevelopment to provide residential units (Class C3), Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1 uses) together with associated access, parking, servicing and landscaping. | Granted Subject to Section 106 | 07/06/2011 | 29/03/2012 |
| (2007/2083/P) | | <i>(Currently being implemented, details provided for information: Redevelopment involving demolition of remaining buildings, basements and structures and the erection of 26 storey block comprising 101 private residential units plus an 8 storey block comprising 70 affordable units (Class C3) -both blocks positioned on top of a one storey plus mezzanine level podium-; a part 16, part 11, part 9 storey block comprising 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1) uses at ground floor, provision of basement and lower basement levels together with associated access, parking (comprising 182 parking spaces) , servicing, open areas and landscaping, alterations to and enlargement of Triton Square)</i> | <i>(Granted Subject to Section 106)</i> | 25/06/2007 | 25/03/2009 |