

Planning for the Euston station area

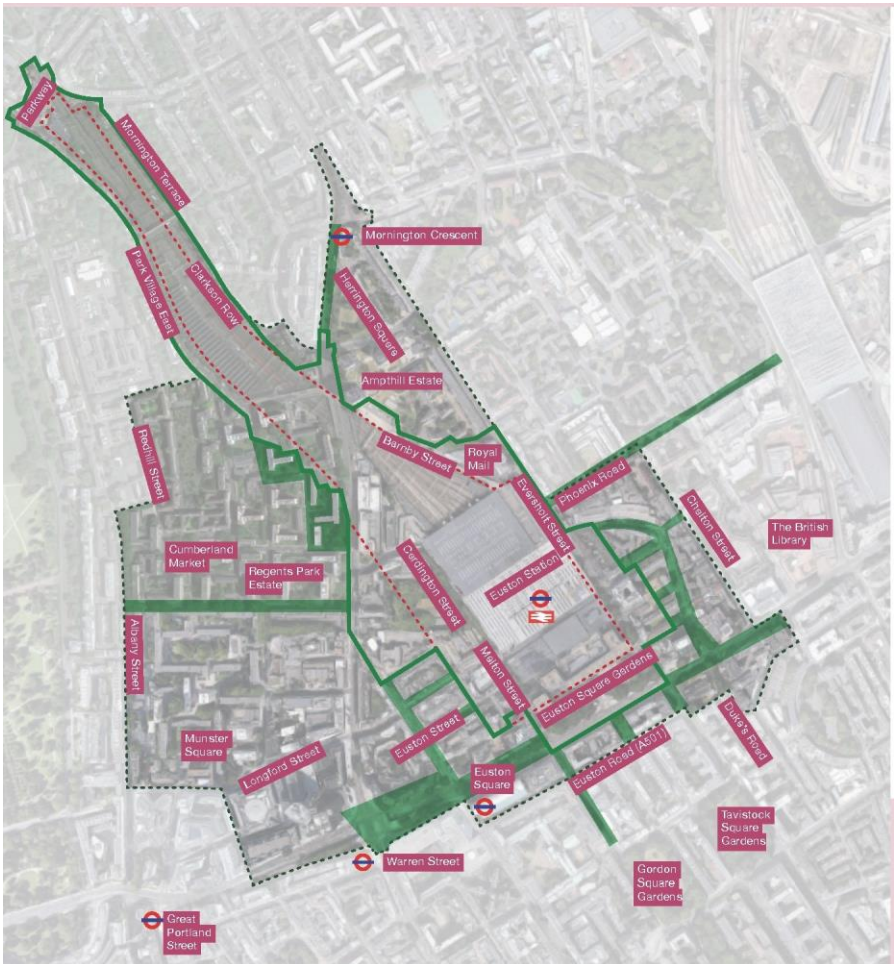
Camden Council is preparing a plan to guide development around and above Euston station and tracks to create a world-class station that maximises opportunities for new homes, jobs, open spaces, and routes through the station.

About the Euston Station Area Planning Brief

The Planning Brief will both inform, and be informed by, emerging designs for the HS2, Network Rail and Crossrail 2 stations at Euston.

The Planning Brief will build on the vision set out in the Euston Area Plan, a long-term planning framework to guide transformational change in the area up until 2031. It will provide more detailed guidance for the delivery of homes, jobs, open space and other facilities.

EustonArea | Plan



Give us your views

We have developed some principles to guide the Euston Station Area Planning Brief, working with the Greater London Authority, and Transport for London, and want your feedback. Visit eustonareaplan.info by Monday 3 July 2017.

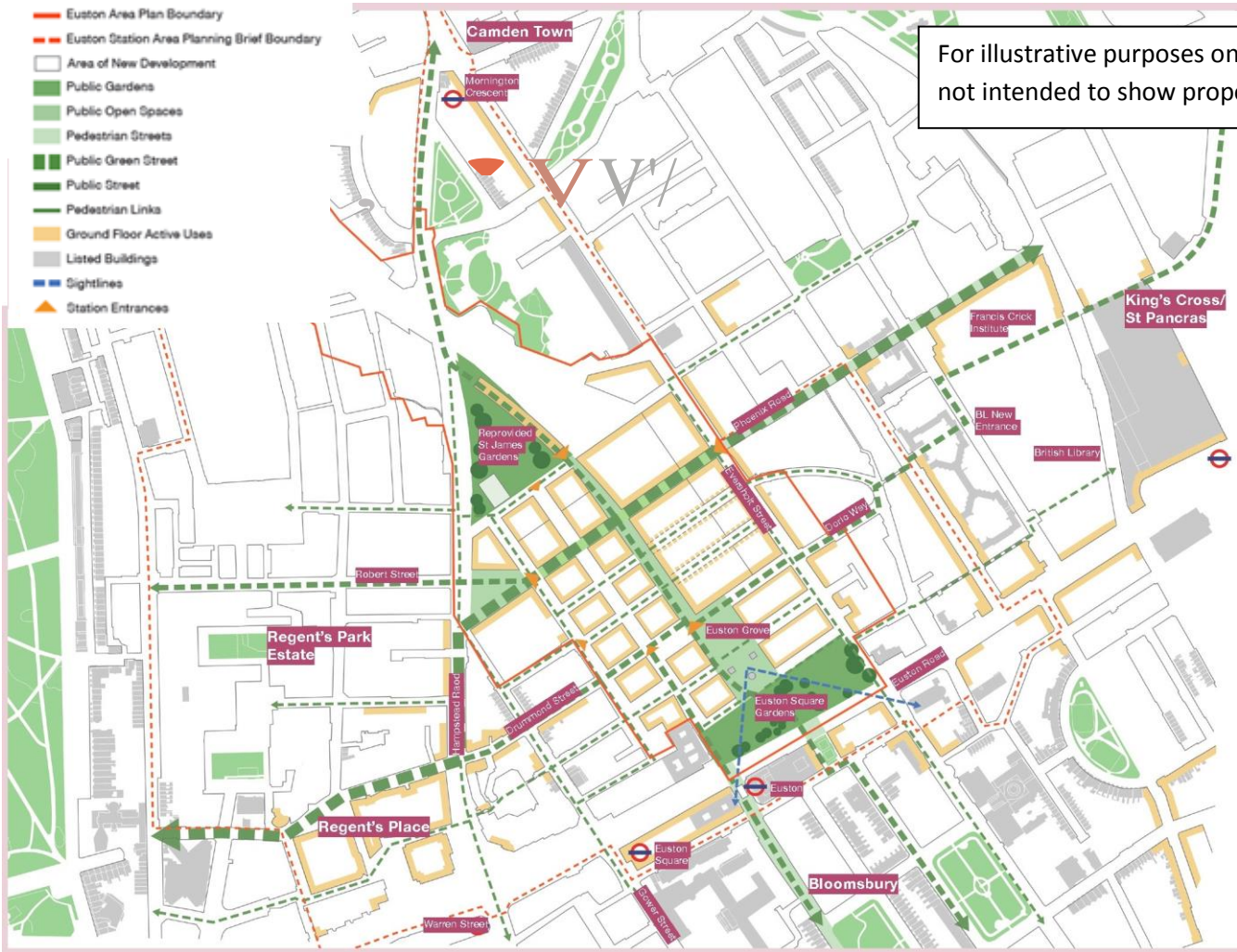
Next steps

We will use your feedback to refine the principles and help shape a draft Euston Station Area Planning Brief, which we will consult on in 2018.

- Public realm wider influence zone
- Euston Area Plan boundary
- Footprint of new station and tracks (approx)
- Planning brief boundary (proposed)

Overarching principle:

Designing Euston as a sustainable place for everyone to enjoy, a new piece of city with a world-class transport interchange and a vibrant mix of housing (including genuinely affordable housing), economic uses, open space and cultural facilities, which knits into and reconnects existing communities and areas.



For illustrative purposes only – not intended to show proposals

Ensure the station is as compact as possible- maximising opportunities for new development and minimising land take of the station, and ensuring the transport interchange successfully fits within the urban townscape through careful and sensitive design of station bulk and massing, so that the station doesn't remain or become a barrier.

Create a choice of accesses and exits, circulation and onward travel options.

Bedford Gardens, Bloomsbury

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4. Designing for the future – place and use

Create a **high-quality destination that caters for all**, ensuring the station and development above and around are fully accessible and easy to use.

Ensure the **design of the station, development and public realm is flexible** and can respond to future demands, growth and changes, thinking creatively and designing in safety and security requirements from the outset.

Prioritise and promote sustainable active transport modes such as walking and cycling, addressing the barriers presented by the major roads around the site including Euston Road, Hampstead Road and Eversholt Street.

Ensure **surface transport provision particularly buses, is carefully planned as part of the new development**, improving access and onward travel, user experience, and safety and minimising disruption to local residents. Reduce the impacts of motor vehicles and consider future options and creative alternatives to meeting demands.

Create a resilient environment that contributes towards minimising impacts on air quality, flood risk, climate change and urban cooling, using measures such as greening, minimising resource uses, using renewable energy, and the design and orientation of buildings.

Provide and promote **innovative and sustainable servicing** to the station and over-station/related development.

5. Boosting the economy

Ensure development helps to foster a **sustainable mixed economy**, supporting businesses of all sizes, including start-ups.

Deliver **inclusive growth**, with good employment and real opportunities for career progression for local residents.

Supporting the **growth of the Knowledge Quarter** in the area and associated science and creative-based sectors.

Provide links with nearby developments and environmental, transport and regeneration projects.

Maximise opportunities for meanwhile uses across the site to ensure there is activity throughout construction.

6. Quality open space and public realm new and re-provision

Deliver a range of **high-quality, linked open and green spaces and public realm**, including re-provision and enhancement of existing green spaces (with a maintained presence of green space along Euston Road), and provide a range of new additional open spaces to meet the needs created by the station and development.

Provide high-quality and attractive public realm, to enhance, attract and optimise development opportunities, and create a safe, welcoming and attractive environment where people want to spend time. Spaces should be accessible and inclusive, offering a range of opportunities for local residents, businesses, and station users and visitors, including elements of tranquility, space to meet others, improve health, access nature, and play.

Recognise the amenity and historic value of Euston Square Gardens and consider how best to reinstate them following stations' construction

Retain trees where possible, and maximise tree planting to enhance the attractiveness of the public realm and help mitigate air pollution and climate change.

7. Creating a network of healthy streets to link into surrounding area

Address and provide for key desire lines as streets and in public spaces.

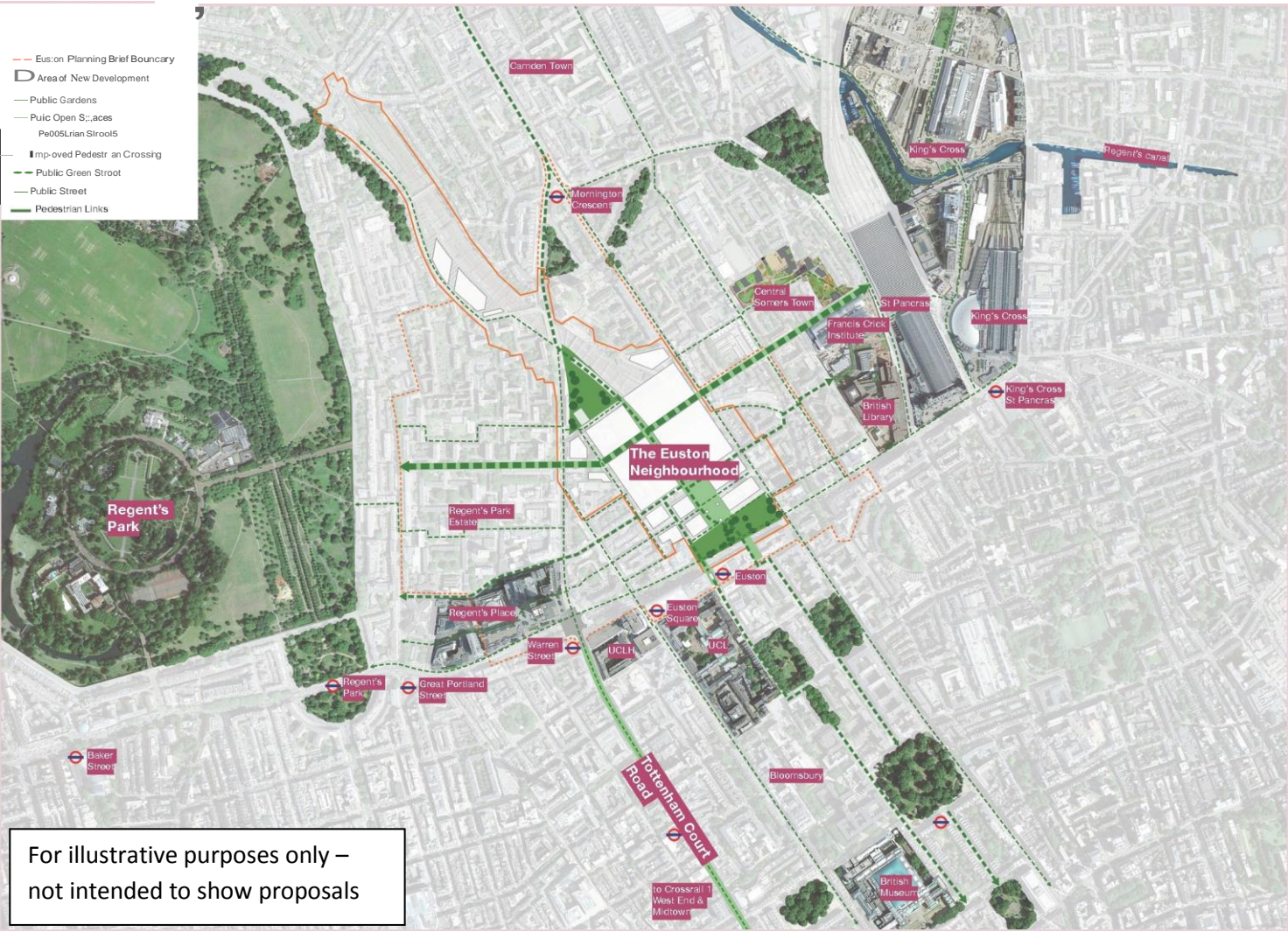
Create new, safe routes to address future desire lines to better disperse movement within the area.

Provide new public green streets, open to the air and fronted by active uses, connecting:

- north to south across the station
- east to west linking Robert Street and Phoenix Road and onwards to St Pancras (HS1)
- Drummond Street to Doric Way.

Creatively address the level changes across the station.

New healthy streets that prioritise place making, and walking and cycling.



Any questions?

Please contact the Council's Euston team:

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EUSTON STATION
AREA PLANNING BRIEF

