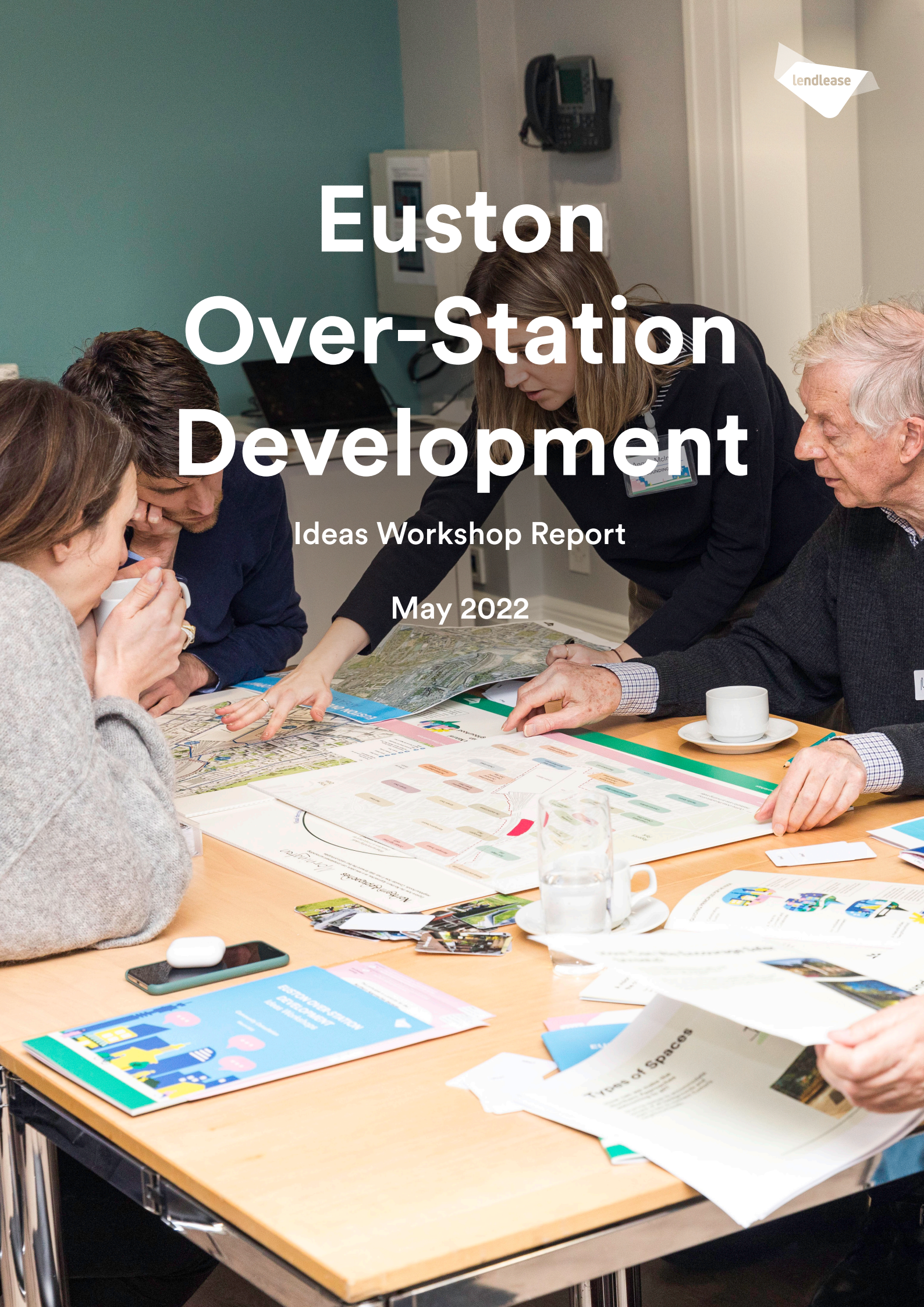


# Euston Over-Station Development

Ideas Workshop Report

May 2022





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# 01

## Summary



# Summary

## Executive Summary

As part of the ongoing consultation process on the Euston Over-Station Development (OSD), Lendlease facilitated a series of Ideas Workshops for the community in March 2022. The workshops looked at three areas of the masterplan: Eversholt Street, Northern Approaches (the railway Cuttings) and the Euston Mainline Station Roof. This report captures feedback from the Euston Ideas Workshops.

Members of the Community Interest Group (CIG), Resident Advisory Group (RAG) (please refer to Stage 1 Interim Report for full description of the groups) local business owners and local residents attended the Ideas Workshops.

### Attendance

Welcome Reception	12
Workshop 1	12
Workshop 2	8
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Image of Workshop Information Pack

**Workshop 1 Eversholt Street | 5th March**  
Workshop 1 focused on experiences of Eversholt Street and access to the Over-Station Development from street level. Groups were asked to consider the type of environment they would like on Eversholt Street. The overarching workshop themes included Accessibility; Everyday; and Greening.

**Accessibility:** Access should be safe and inclusive of all user groups. Suggestions focused on providing safe spaces and activities for children, teenagers, disabled communities, and night-time workers. Ideas to improve the experience of entering the Euston OSD from Phoenix Road emphasise the importance of safe access points with clear signage and inclusive lift access.

**Everyday:** Eversholt Street should be an everyday environment with a balance of uses. Whilst many comments mention the creation of an 'exciting' public realm, it is also important to create peaceful spaces to rest. The materiality and composition of the street should be respectful of its surroundings to create a familiar, and everyday environment. It is important that the designs support existing businesses on Eversholt Street and that any new retailers are local and affordable.

**Greening:** Protecting the existing trees on Eversholt Street and introducing more greenery to the public realm to create a more pleasant and peaceful environment are key priorities. Greening at all levels is discussed as a way to draw people to the roof. Ideas include green walls, a linear park and planting.

**Workshop 2 Northern Approaches | 8th March**

Workshop 2 looked at the Northern Approaches, a new place to the North of Euston Station over the railway Cuttings. Groups were asked how this place could complement surrounding neighbourhoods. Key opportunities relate to: Character; Gathering Spaces; and Greening.

**Character:** Due to its location, the Northern Approaches has an opportunity to support bringing together existing communities through improved routes and a new shared open space. It could also offer a new character which feels different to the surrounding neighbourhoods. There is a desire for the Northern Approaches to have an inclusive, safe, and residential character to support a stable community of mixed tenure. It is also important the new neighbourhood is affordable for lower income households.

**Gathering spaces:** Communities value public open spaces to gather. The most valued spaces include spaces to grow plants, such as Cumberland Market Estate Allotments and The Story Garden, and play spaces at Purchase Street and Polygon Road. The Northern Approaches could provide open spaces for existing and new communities – bringing people together.

**Greening:** Greening would create a pleasant environment for residents to socialise and replace lost biodiversity along the Cuttings. Greening routes with a linear park could create more enjoyable walking routes and reconnect neighbourhoods.

**Workshop 3 Euston Mainline Station Roof | 12th March**

Groups were asked to explore the balance of facilities and open space on the Euston Mainline Station Roof. Feedback highlights overarching themes which should help guide the mix of uses on the Euston Mainline Station Roof: Inclusion; Attractions; and Nature.

**Inclusion:** It is important the Euston Mainline Station Roof is designed as an inclusive space with a variety of activities and places to eat/drink which are affordable and accessible. The roof should offer public amenities which cater for all groups, such as women with pushchairs and disabled groups. There is also a demand for spaces for young people.

**Attractions:** The roof could provide something 'out of the ordinary' which draws people up, for example a skate or bike park, or outdoor performance spaces. Importantly the offer must not compete with the areas existing cultural offer. Although groups would welcome an active open space, it is important to balance this with quieter and tranquil spaces.

**Nature:** To help re-provide lost green spaces, the open space should be largely natural, with a balance of spaces for biodiversity, for example wildflower meadows and trees, and recreational uses, which could include grassy areas with seating and herb garden. Green spaces at the entrances would help draw people up to the roof and create a welcoming environment.

# 02

## Feedback



# Feedback

## Ideas Wall

### Purpose of the Ideas Wall

To test the vision and guiding principles and gather ideas across the workshops. The Ideas Wall asked people to comment in relation to four guiding principles:

1. Celebrating Euston
2. An Inclusive Environment
3. A Natural Urban Neighbourhood
4. A Place to Connect and Collaborate

The guiding principles for the vision emerged through our early discussions with the Community Interest Group (CIG) and the Resident Advisory Group (RAG). These are by no means fixed, rather reflecting a point in time for the design principles.

In addition, people were able to add 'Big' and 'Smaller' ideas to the wall.

### Feedback

Comments on the Ideas Wall emphasise the importance of considering diverse user needs, complementing existing businesses and communities, and ensuring designs are environmentally conscious.

Many comments on the wall related to culture, heritage, accessibility, greening, and health and well-being.

The Ideas Wall has also generated recommendations for future engagement, such as employing local artists and engaging with local schools.



Images of the Ideas Wall



## Workshop 1: Connecting to Eversholt Street

### Aims

To further understanding of how the Euston OSD could best interact with Eversholt Street and create a welcoming environment from a community perspective.

To understand local views about the following areas:

- New ground floor activation
- Character of public space
- Integration between the Euston OSD development and the surrounding neighbourhood
- Gateways to the Euston OSD development

### Eversholt Street Activity 1

In the context of the existing station frontage along Eversholt Street, groups were asked to consider the type of activity, environment and features they would like to see along Eversholt Street. Ideas from Activity 1 which occur most frequently include public realm improvements, space for communities and local retailers and restaurants.

### Public realm improvements

To enhance the feeling of safety and ensure inclusive access, groups would welcome public realm improvements. Ideas to improve the public realm include seating, flat pavements, lighting, and planting. However, it is important designs respect the surrounding character of Eversholt Street by, for example, using brick and avoiding stone or granite. Street maintenance such as filling in pot-holes is also important.

### Space for communities

There is a demand for community spaces on Eversholt Street which are suitable for gathering, are safe and accessible and could be community-led. Examples for the design team to consider include St Giles Community Park and Calthorpe Community Garden. There is an opportunity to create spaces for young people, night time workers and disabled groups along Eversholt Street.

### Local retailers and restaurants

There is support for independent newsagents, small grocers and local stores on the West side of Eversholt Street. It is also important any new businesses do not compete with the existing on the East side.

To support existing retailers, improved wayfinding and digital signage could drive footfall to the local businesses and affordable retail units could have first refusal to competitors.



Image of Activity 1

### Eversholt Street Activity 2

The second activity asked attendees to explore potential experiences of entering the station from Phoenix Road at three levels: street level, on the steps, and at the roof level. Community members were encouraged to think about how the entrance could encourage or attract people to enter the site. In response, many ideas relate to inclusive access and types of activity.

### Inclusive access

Groups were clear that mobility impaired users should not be made to feel like second class citizens. The Euston OSD should set a very high bar in terms of accessibility.

“When I look down the street as a disabled person I want us all to be able to go into every facility”

To ensure inclusive access to the roof, Eversholt Street should have multiple lifts which are both visually prominent and accessible. Ideas to ensure step access is safe include stair lighting, handrails, and places to rest along the way. The journey experience from Phoenix Road to the Over-Station Development, should have clear signage to support wayfinding and safe crossings. Routes and connections should be safe and cater for all groups, particularly children due to proximity to local schools.

“Need to make the street exciting, restful, and peaceful”

### Types of activity

Ideas for the roof level focus on drawing people up by for example the provision of new shops, performers, and greening. Whilst many comments speak to the creation of an “exciting” Over-Station Development with lots of activities, it is also important to create peaceful spaces where people can sit and eat their lunch or people watch. Therefore, there must be a mix of active and quiet spaces.

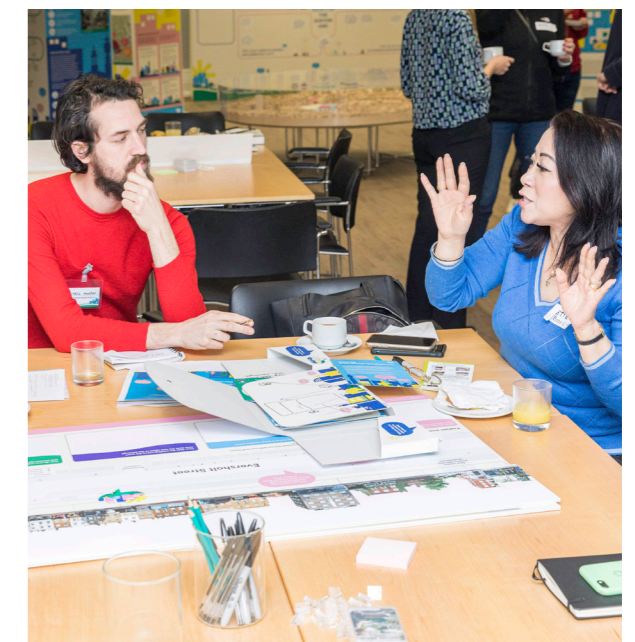


Image of Activity 1

## Workshop 2: Northern Approaches

### Aims

We welcomed the communities perspectives on the Northern Approaches - a new place which has the potential to provide new homes, amenities, and a new green space.

The discussion with community members covered the following areas:

- Neighbourhood character
- Wider integration and working with surrounding neighbourhoods
- Potential ground floor uses
- Public space character

### Northern Approaches Activity 1

Using the character areas plan as a tool, groups were asked to explore the potential character of the Northern Approaches and identify how this could relate to the existing character areas surrounding the site. Ideas for the character relate to the visual identity, routes and connections, and social uses.

### Visual identity

Participants also reflected that the designs of the new neighbourhood should respect the character and diversity of surrounding neighbourhoods. There is an opportunity for the Northern Approaches to feel different to existing areas and have a unique identity. To create a unique identity, proposals should avoid labelling the neighbourhood as 'Euston'. There were also suggestions for different building forms, for example shallow blocks with inward facing courtyards. Most suggestions refer to views and natural surveillance, for example, buildings with views over public spaces.

### Routes and connections

Due to the location of the Northern Approaches, there are opportunities to improve routes and connections to surrounding neighbourhoods, for example with new links to Camden High Street, and between Augustus Street and Clarkson Row. Suggestions for segregated routes prioritise pedestrian and cyclist access, whereas suggestions for green routes would help support wildlife.

### Social uses

There is an opportunity for the Northern Approaches to fill a gap in provision and provide quality activity spaces for children which are missing in the area. There is consensus that community-focused, shared social spaces could attract a more stable and mixed community. The Calthorpe project is an example of a ground up project which brings communities together and could be replicated at the Northern Approaches.



Image of Activity 1

### Northern Approaches Activity 2

Using the character areas plan as a reference, and the Northern Approaches plan as a tool, groups were asked to explore how the neighbourhood can add to and enhance the network of green and open spaces in the local area. Ideas for the open space at the Northern Approaches relate to either spaces for local communities or biodiversity.

### Community open spaces

Having reviewed existing open spaces as part of the activity, the most valued spaces include spaces to grow plants, such as Cumberland Market Estate Allotments and The Story Garden, and playspaces for children, such as Purchase Street and Polygon Road Open Space. There is an immediate need for play space to complement the surrounding areas.

In reference to other open spaces, it is important the Northern Approaches feels safe, particularly at night. However, it is also important to avoid 'security heavy' mechanisms. With reference to Activity 1, buildings could be designed to encourage natural surveillance. Alternatively, creating a strong sense of ownership through the nomination of community caretakers could help enhance the feeling of safety.

### Biodiverse open spaces

Replacing lost open spaces would re-provide what has been lost along the Cuttings to benefit local biodiversity for example local bird and bat species. Landscaping similar to the planters which ran parallel to the railway tracks could be introduced to the masterplan.



Image of Activity 2

“Could create a very pleasant place to walk through with openings at each end and linear green space”

“Wish for a settled community and residential feel to the public realm in the Northern Approaches”



## Workshop 3: Euston Mainline Station Roof

### Aims

We welcomed ideas about the mix and balance of spaces and facilities on the Euston Mainline Station Roof that would help create a destination for Euston communities.

The discussion with community members covered the following areas:

- User groups
- Culture and events
- Facilities on the roof
- Key occupiers
- Public realm

### Euston Mainline Station Roof Activity

The activity invited community members to explore an ideal balance of spaces and activities on the Euston Mainline Station Roof in relation to every day / week-day activities. This activity asked attendees to create a destination for Euston's diverse communities at the Euston Mainline Station Roof by prioritising the type of uses they would like to see on the worksheet.

Attendees were separated into three groups for this activity. Each group created a mix of open spaces and facilities on the Euston Mainline Station Roof.

### Group 1

This group's open space design included a combination of the following types of spaces: Other (32%); Natural Space (32%); Quiet Space (24%); Active/Playspace (12%); and Social Space (4%). Where space is labelled 'Other', notes indicate inclusive/cultural uses. As well as a large nature reserve or big park, the natural space could

include water features such as a water wall. Affordable community open spaces where there is "no pressure to spend money" and are safe for all user groups, in particular women and children are a priority. In terms of facilities, suggestions include a youth centre and natural features.

"Night time feature with concerts and other cultural activities and a mixed activities programme"

### Group 2

This open space was designed as largely Natural Space (38%) with a viewing area to attract people to the roof and Other uses (19%) including water features and workspaces. The group also created a balance of Active/Playspace (14%); Quiet Space (14%); Social Space (10%); and Eating/drinking spaces (5%). The Active/Playspace area could include a skate park or swimming pool to help attract young people to the roof.

Cultural units including a youth centre and free facilities which are open to the community at night, as well as affordable bars and restaurants are the priority. It is important the roof space feels welcoming, particularly to young people – young people could design the roof space.

### Group 3

This open space also included a mix of Natural Space (23%); Quiet Space (23%); Social Space (23%); Other (17%); Entertainment (6%); Active/Playspace (5%); and Cultural Space (3%). Although this group prioritised Natural, Quiet and Social spaces over Active/Playspace and Cultural Space, ideas for the roof top include an amphitheatre, showing a demand for a cultural/social venue. However, spaces should be flexible to respond to societal shifts. For example performance spaces which are used for choirs, plays or speeches could transform into playspace when not being used for events.

The roof could include a mix of food and drink units, including independent restaurants, vegan/vegetarian restaurants, a worker's canteen, and ice-cream stalls. The roof could also offer retail units such as a right to repair shop, clothing stores and a large supermarket such as Aldi, Lidl or Sainsburys.

"A cool space as Euston can be unbearably on a warm day - with greenery / plants and a feature garden"

Climate-oriented ideas for the roof include solar panels, wind turbines, eco-learning spaces, and greenery to create cooler shaded areas.

### Overall

There is ambition for the roof top to become both a destination for social and cultural activities and an everyday space with greenery and places to relax. Importantly, the Euston Mainline Station Roof should not compete with the existing offer around the station. The most important typology for the open space is Natural Space for both relaxing and biodiversity.

Key community priorities for the roof are:

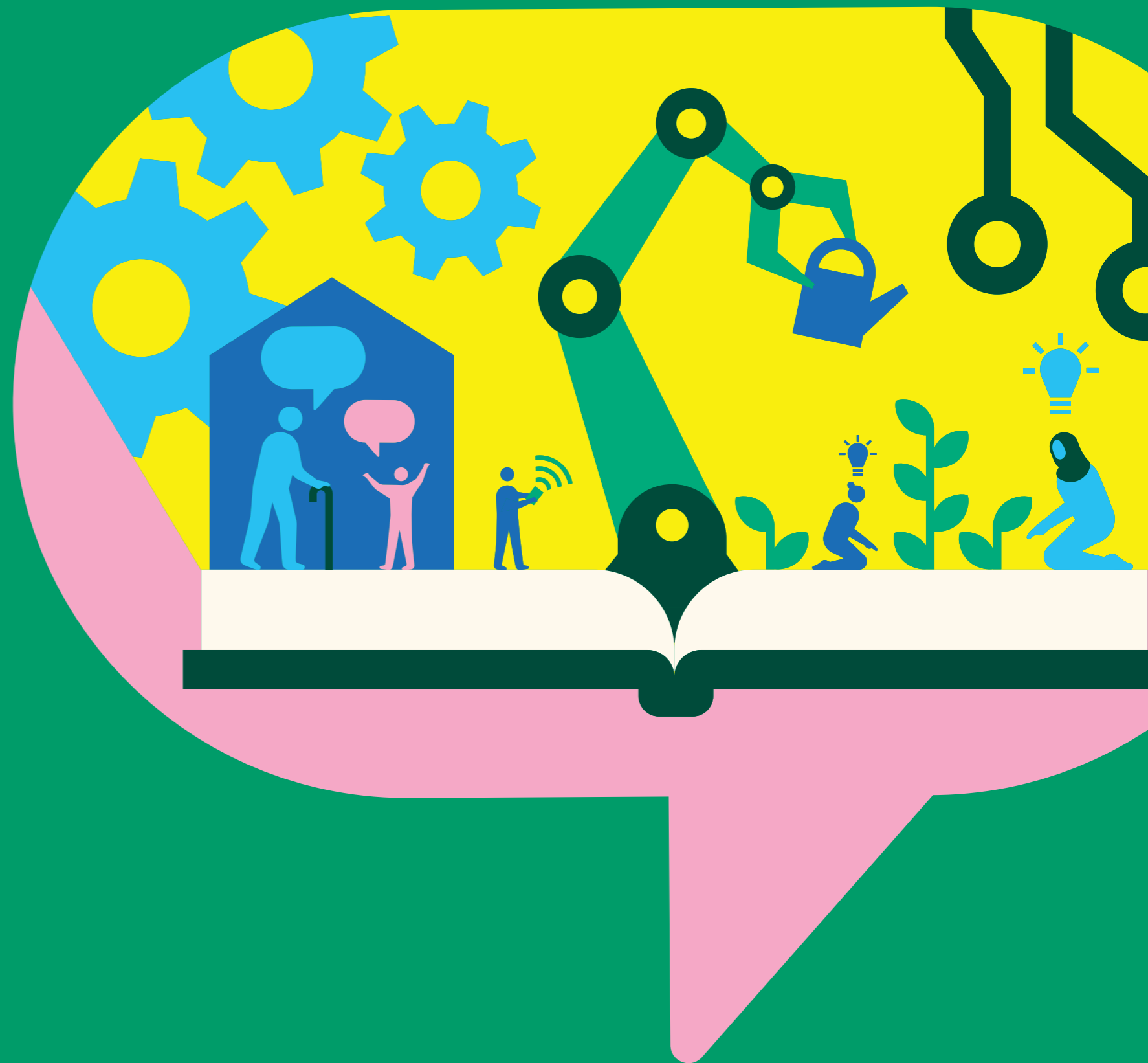
- Free public amenities
- Affordable community-led spaces
- Safe spaces for young people
- Sustainable design



Image of Activity

# 03

## Overarching Comments



## Overarching Comments

As well as producing ideas for the design team to consider, the workshops and follow up comments submitted have highlighted key areas of concern. These include building heights; construction impacts; affordability; accessibility of level changes; and providing short term improvements.

In addition, attendees would like the design team to re-consider their reference to 'Euston', as community members explained "Euston is not a place, it's a railway station".

### Conclusion and Next steps

In conclusion, this report has outlined the workshop aims, activities and provided a summary of community ideas, comments and feedback from the Euston OSD Ideas Workshops. Full comments can be found in the Appendix document.

Outputs from the Ideas Workshops will help inform the Euston OSD masterplan and a book of ideas for Euston. As a next step Lendlease are working with Camden-based artists to capture ideas, aspirations, and ambitions to date to produce an Ideas Book.

Additional feedback about the events:

"Being in a room with other people in the area is really good because it opens your mind to other ideas and things you hadn't thought of"

"Its really important to get lots of different people in the same room today to have more transparency"





**Euston Over-Station Development**

**Stage 1 Community Consultation Findings - Ideas Workshops Report**

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