

Euston Over-Station Development

Stage 1 Consultation Report
September 2022



What would you like to see?

Rest	Co-working spaces	Play area	Community facilities
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This is a unique opportunity to create a new elevated public space in the heart of London, and will benefit local residents, the wider community and sustainable development for Euston's communities.



A series of proposals of Euston OSD (Over-Station Development) and subject to further design.

Euston OSD Consultation



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Executive Summary





Executive Summary

Overview

Lendlease is in the early stages of designing a masterplan for the Euston Over Station Development (OSD). The development of the Masterplan proposals is being informed by the views of the community and stakeholders through an extensive programme of consultation and engagement. This report provides a record of the first of three stages of consultation with the communities of Euston, referred to as 'Stage 1'.

The early Stage 1 engagement from June 2021 to May 2022 took place while the masterplanning team were developing proposals and principles for the emerging masterplan and these masterplanning activities have helped inform these principles. Initial engagement sessions included on-site analysis and were used as an opportunity to explore uses and principles. These early events helped gain feedback and insights on concepts and ideas for the masterplan from those who live, work and travel through Euston.

Soundings has been appointed by Lendlease to facilitate a process of community consultation alongside each stage of design development, acting as an impartial voice in the development process. Soundings ensure that local people are fully informed and have been provided with opportunities to inform the OSD proposals as they evolve.

Section 1 of this report summarises the early findings from community engagement between June 2021 to March 2022. Section 2 of this report sets out the first of three stages of public consultation for the OSD and details findings from the first series of public exhibitions which introduced the emerging masterplan and ran

between June 2022 to August 2022. Feedback has also informed a live engagement tracker which will continue to feed into the design teams thinking.

Public exhibitions which were held from the 29th June – 7th July 2022, were the first time the emerging masterplan and its principles were shared with the community for feedback. The masterplan was shared across a series of drop-in exhibitions and summer pop ups held at local events. These two methods were chosen in order to reach a broad audience, raising awareness of the project and seeking initial feedback from Euston's communities.

Prior to the submission of an Outline Planning Application, expected in the second half of 2023, there will be two further stages of public consultation on the details of the masterplan.

Purpose of the Stage 1 consultation process

In June 2021, Lendlease started the first stage of consultation relating to the emerging masterplan; the purpose of Stage 1 was to inform local residents of early masterplan principles and concept design proposals for five geographic key areas of the OSD and to look to understand communities aspirations and priorities.

Outcomes from the Stage 1 consultation process will help inform further development of the OSD proposals which will be shared as part of the Stage 2 public consultation anticipated to be held in Autumn 2022.



1 pop up - Mornington Crescent



3 Walk and talks



1 Skills workshop - Working Mens College



5 Youth workshops - Regents High School



4 Public Exhibitions



1 Public Exhibition



1 pop up - Regent's Park Festival



1 pop up - Somers Town Festival



1 pop up - Mela Festival



5 Ideas Workshops



Engagement activities undertaken during Stage 1 Consultation.

Summary of consultation feedback

Overview

This report brings together the initial feedback from Euston's communities in response to:

1. Early engagement on principles, priorities aspirations before the release of the emerging OSD masterplan, and;
2. The first stage of public consultation on the OSD masterplan proposals.

The OSD masterplan proposals encompassed the OSD vision, masterplan framework, and five distinct masterplan areas (Northern Approaches, Southern Gateway, Western OSD, Central OSD and Eversholt Street).

The main issue raised throughout the consultation process concerned the scale and duration of construction impacts on local residents, including noise and air pollution. Many commented that local communities are already experiencing negative impacts on their health and wellbeing caused by the development of HS2.

The Stage 1 consultation process has helped to identify the key themes and priorities of Euston's communities for the OSD masterplan, highlighting a number of aspirations for improvements that deliver significant value to the Euston area.

Emerging themes

The following themes have been consistent throughout Stage 1 engagement and across multiple audiences:



The importance of **green public open spaces** particularly in the context of loss of existing green spaces in the area



The value of **heritage, culture and character** and desire for this to be reflected and appreciated in the OSD proposals



Affordability and an inclusive environment that contributes to the local communities



Improvements to routes and connections in and around the masterplan

Each of these themes is described in greater detail on the following pages.

Emerging priorities

The top five emerging priorities areas captured through consultation in response to questions on potential benefits the OSD could contribute to the area were:



Public open spaces and new city nature



Improving health, wellbeing and air quality



New homes for Camden



Sport, leisure, community and cultural facilities



New routes and connections

Heritage, culture and character were also highlighted as a key consideration in this area and in response to the OSD vision.



Green public open spaces

Euston's communities have communicated that a loss in green spaces over the past few years has impacted how local people are able to experience the area. A desire to see more green spaces provided is by far one of the top priorities across all demographics, with a particular emphasis on places and spaces which promote health and wellbeing.

The Euston communities desire for more greenery and natural spaces reflected widely expressed concerns about Climate Change and wanting to see positive contributions made towards tackling the climate emergency, coupled with aspirations for Euston to become a place where people feel a connection to the environment.

Finally, a desire to see multiple open and/or green spaces working as a network which provides a variety of different uses.

Respondents welcomed the outline proposals within the OSD framework masterplan to provide an interconnected network of open and/or green spaces that could accommodate different uses and activities. Respondents said they would like to see more details about the plans for new and improved open and green spaces, and to understand more about the surrounding context regarding, for example, building heights.

Further discussions with the community about green and open spaces, how they will be used and experienced, and their impact and relevance to their surroundings, will be important in future stages of consultation.



Heritage, culture and character

Euston's communities have identified the opportunity to embrace, include and reflect local heritage and culture as an important priority for the OSD masterplan.

Local people have cited a number of important local artefacts and heritage buildings which they believe the OSD masterplan should seek to take inspiration from and/or work with in order to create an interesting architectural language.

Local culture has been described as something that people see as being defined in part by the eclectic mix of backgrounds and cultures which are represented across the neighbourhoods surrounding the OSD masterplan.

The biggest priority for local people in relation to supporting local culture has been cited as providing more opportunities for communities to come together and celebrate. More event spaces which are open to both community led events and more commercial uses.

Following presentation of the OSD framework masterplan, Euston's communities have stated an interest in developing proposals for the cultural facility/space as well as continuing to input on defining the broader cultural offer across the OSD masterplan.



Affordability and an inclusive environment

Feedback from the community the need to consider both design integrity of the physical built form the psychological aspect of different spaces and places.

From an accessibility perspective, there is a general desire to see a much better pedestrian environment which is well integrated with opportunities for other sustainable means of getting around such as cycling.

Specifically related to (but not exclusive to) the challenging level differences that the OSD must negotiate, there has been a strong steer from local communities to ensure that the OSD proposals provide good accessibility for people with impairments or disabilities. A desire for the OSD to set a high bar for accessibility and to put users with disabilities at the fore of the design proposals has been cited.

Local communities have described how affordability is fundamental to creating inclusive and welcoming spaces. This has been strongly voiced by younger demographics.

Following presentation of the OSD framework masterplan, feedback from local communities has outlined that much more detail is required to understand accessibility in and around the OSD. Specifically, stairs, slopes, and other access points are aspects of the masterplan which local communities would like to understand in more detail and have further opportunities to input on.

Discussions have taken place regarding how to create an affordable environment for local people and the next steps with this piece of the consultation should focus on working with local communities to define affordability for specific areas of the OSD masterplan where the immediate context should be considered and discussed.



Local routes and connections

Euston's communities have cited routes and connections as a top priority for improvement. Specifically, local people have cited wanting to see the local area improve its 'walkability' and cycle infrastructure.

East/west connection improvements were described as something that, if done well, will benefit local people. On a number of occasions, Euston's communities have pointed to local examples of where routes and connections are enjoyable to use and which the OSD can draw examples from.

Following presentation of the OSD framework masterplan, Euston's communities have stated an interest in seeing the proposals for routes and connections developed in more detail with a specific focus on the qualities of streets and how these interface with existing neighbourhoods.

Feedback on each masterplan area

This section presents an overview of feedback on each of the five masterplan areas consulted on as part of the emerging masterplan consultation in June and July 2022.

Central OSD

- Natural spaces, social spaces and affordable shops were identified as the top priorities for the central area.
- Support for the central area being a multi-purpose environment which caters for and creates a destination for the entire community
- Strong view that the predominant anchor should be green and natural space
- Desire to see the space provide something for young people and to be affordable, accessible and welcoming to all
- Green spaces, community spaces and cafés and restaurants were suggested in order to create a place that is beneficial to the community and a place everyone can enjoy

Western OSD

- Participants were keen that this area provided opportunities for small local businesses
- Improved walking routes were also considered important. Recognition that the the south-north connection would be beneficial. Priorities captured for this route were social spaces and café /restaurant uses
- There is a desire to see community environments such as green spaces and growing spaces in areas where the OSD (and HS2) masterplan intersects with existing neighbourhoods and further information wanted on integration and environment that will be created along areas such as Coburg Street

Northern Approaches

- Considered to be a good location for new affordable homes
- Desire for development in this area to be 'sensitive' to the surrounding area and reflective of the 'visual character'
- Important that there are green open spaces, particularly natural spaces, for people and community uses (such as allotments)
- Important to provide safer routes and connections particularly as the surrounding area currently lacks safe road crossings and there are high levels of crime.

Southern Gateway

- Priorities for this area were natural space, cultural space and retail / leisure options
- Reinstatement of green space at Euston Square Gardens (ESG) high on the agenda with more emphasis on a natural environment
- More information needed on the pedestrian environment this will create around ESG given the complexity of the different functions it needs to provide for
- Interest in the potential for a cultural facility on the NR roof and information wanted on whether it would be an 'institute' or more informal / community based facility

Everholt Street

- Desire for Eversholt Street to be a combination of independent, affordable and large retailers, as well as cafés and restaurants, to drive footfall and contribute to the community
- Strong desire from Euston's communities for Eversholt Street to be a positive pedestrian experience including attractive spaces, biodiversity and environmental benefits and safe environments
- Traffic management considered a priority