

EXHIBIT LIST

Reference No: HOL/10018

Petitioner: EUSTON STANDARD PACK

Published to Collaboration Area: Wednesday 07-Sep-2016

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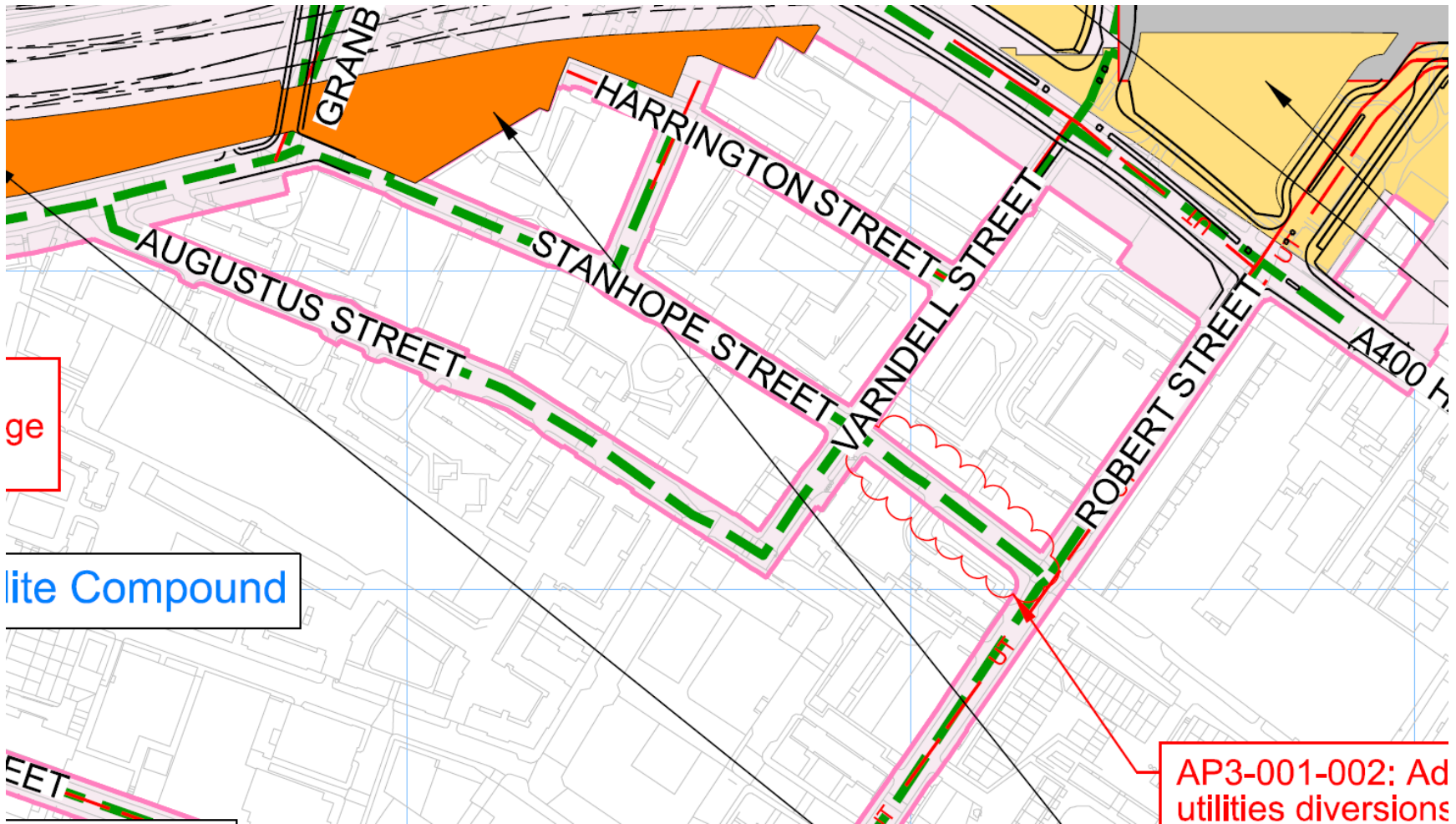
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Regent's Park Estate

Regent's Park Estate



Introduction

- It should be noted that exhibits are provided by topic (e.g. air quality, traffic and transport, construction compounds and Hampstead Road Bridge) under the relevant headings of the 'Promoter's Exhibits: Documents'.
- Traffic and transport exhibits include details of construction traffic routes, daily HGV flows (histograms), road closures and affected bus routes.
- These slides provide some additional specific information for the Regent's Park Estate area.

Working Hours

Core Hours

- Core working hours will be from 08:00 to 18:00 on weekdays (excluding bank holidays) and from 08:00 to 13:00 on Saturdays.
- Guidance on the site specific variations to core hours and/or additional hours likely to be required will be included within the Local Environmental Management Plan (LEMP) following consultation with the relevant local authority.

Start Up and Close Down

- The nominated undertaker's contractors will require a period of up to one hour before and up to one hour after normal working hours for start-up and close down of activities.

Working Hours

Works Outside of Core Hours

- At Euston, part of the construction will take place on or immediately adjacent to the existing operational railway where safety considerations for the workforce and operation of trains mean that work has to be completed during possessions or blockades of the railway.
- Possessions and blockades close or limit the use of the railway for trains, so normally take place at night, weekends or over bank holidays, so that there is less disruption to services and passenger access/movements.

Working Hours

Compounds

Granby Terrace overbridge satellite

- Occasional 24 hour opening for railway possession dependent works.

National Temperance Hospital (near boundary of RPE)

- The construction compound and associated offices will principally be used during core working hours but will be open 24 hours per day to support any working in the Euston area outside core working hours.

Working Hours

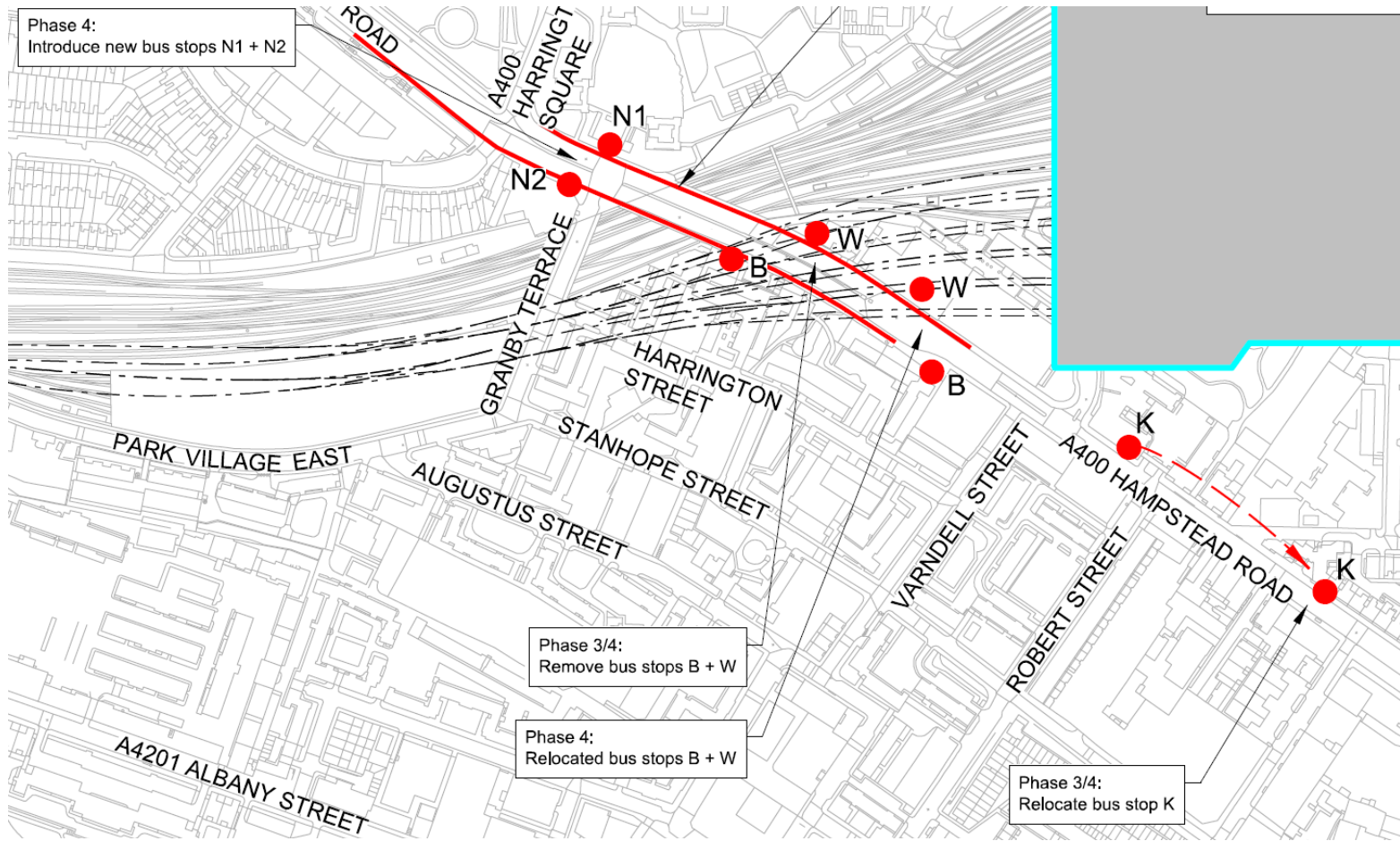
Carriage Shed and Park Village East

- On occasion, compound will operate 24 hours per day for independent work dependent on railway possessions. Barrette construction may extend work beyond core working hours.

Bus Interventions

- The SES2 and AP3 ES predicts a moderate adverse significant effect on two bus stops on the A400 Hampstead Road Bridge near Silverdale, Regent's Park Estate (bus stop B and bus stop W), which may have to be relocated by more than 200 metres or temporarily suspended.
- On A400 Hampstead Road, bus stops B and W may be temporarily suspended due to the construction of A400 Hampstead Road overbridge.
- On A400 Hampstead Road, bus stop K at Robert Street would be relocated south by approximately 100m due to the construction of a new junction of A400 Hampstead Road with Robert Street and entrance to station taxi facility. The corresponding northbound bus stop would be unaffected.
- On A400 Hampstead Road (near Granby Terrace), two new bus stops will be introduced in the northbound and southbound directions to accommodate bus routes 24, 27, 29, 88, 134, N29 and N279. These bus stops will be available following the completion of the A400 Hampstead Road overbridge.

Bus Interventions



YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9
PHASE 1		PHASE 2		PHASE 3		PHASE 4		
YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18
PHASE 4		PHASE 5						

Temporary Loss of On-Street Parking

During construction Stage A the following temporary parking losses will occur in the area:

- 21 pay and display bays and one residential permit holder bay will be temporarily lost on Robert Street.
- 20 residential permit holder bays, four pay and display bays and one disabled bay will be temporarily suspended on Stanhope Street.
- 10 residential permit holder bays and three pay and display bays will be temporarily suspended on Varndell Street.
- 16 residential permit holder bays will be temporarily suspended on Mackworth Street.
- 10 residential permit holder bays and 2 pay and display bays will be temporarily suspended on Harrington Street.

Permanent Loss of On-Street Parking

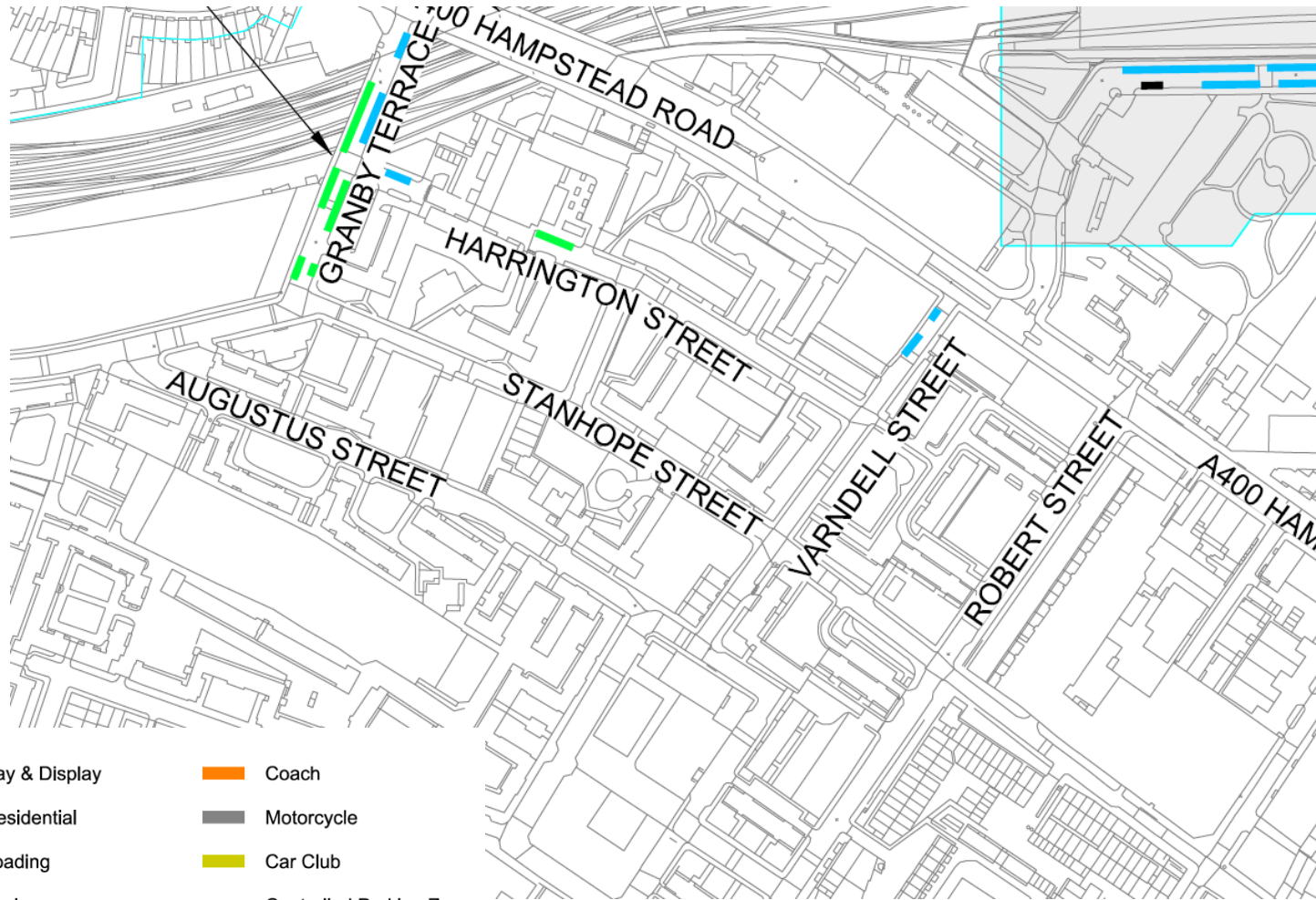
Completion of construction will result in a permanent loss of parking in the area:

- 19 residential permit holder bays and seven pay and display bays on Granby Terrace overbridge.
- Three residential permit holder bays and two pay and display bays on Harrington Street.
- Three pay and display bays on Varndell Street.

Through development of the local Traffic Management Plan, HS2 will seek to minimise loss of parking. HS2 will work with the Council to reduce the impact of any losses and look for opportunities to provide alternative provision.

HS2 anticipates that the Council will identify its priorities in the use of available parking. This could involve the reallocation of parking spaces to priority uses such as, for example, disabled parking bays. HS2 will work with the Council to address those priorities.

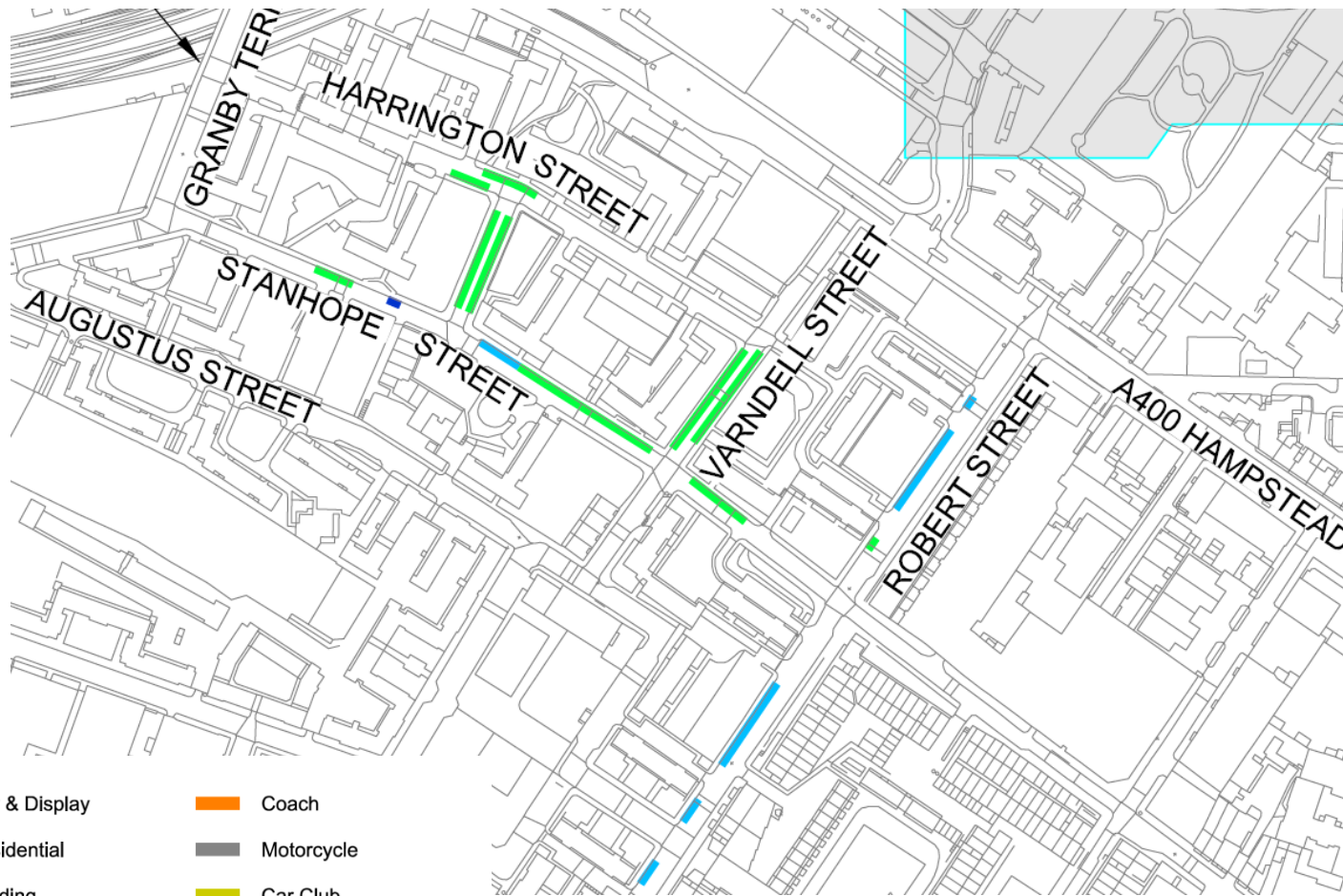
Permanent Parking Loss











Legends/Notes:

- Pay & Display
- Residential
- Loading
- Taxi
- Coach
- Motorcycle
- Car Club
- Controlled Parking Zones

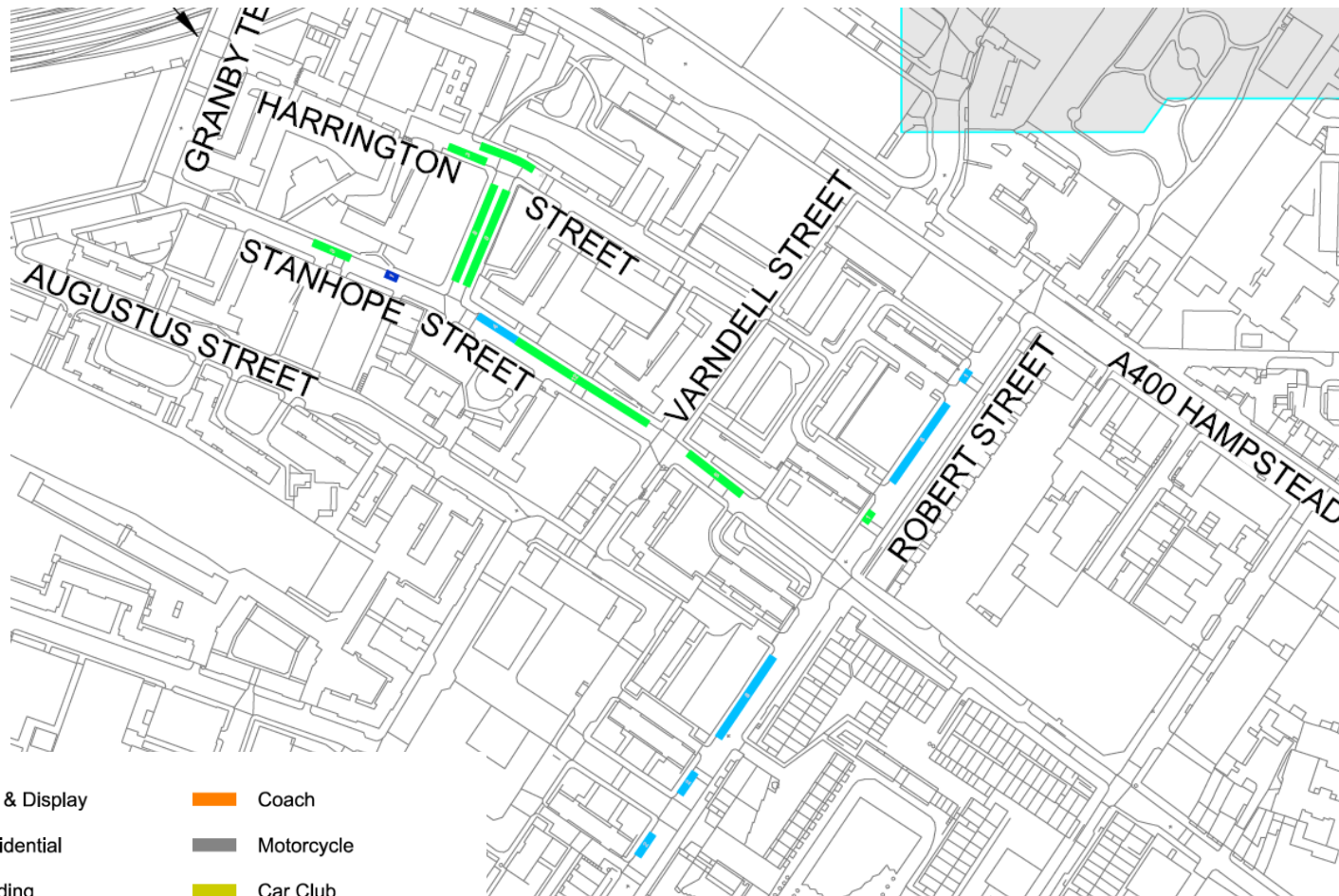
Temporary Parking Loss at Construction Stage A




Legends/Notes:

- | | | | |
|---|---------------|---|--------------------------|
|  | Pay & Display |  | Coach |
|  | Residential |  | Motorcycle |
|  | Loading |  | Car Club |
|  | Taxi |  | Controlled Parking Zones |

Temporary Parking Loss at Construction Stage B1



Legends/Notes:

- | | | | |
|---|---------------|---|--------------------------|
|  | Pay & Display |  | Coach |
|  | Residential |  | Motorcycle |
|  | Loading |  | Car Club |
|  | Taxi |  | Controlled Parking Zones |

Security Measures

The draft CoCP identifies a number of measures which will be applied where appropriate in order to ensure both construction sites and surrounding areas are secure. These include:

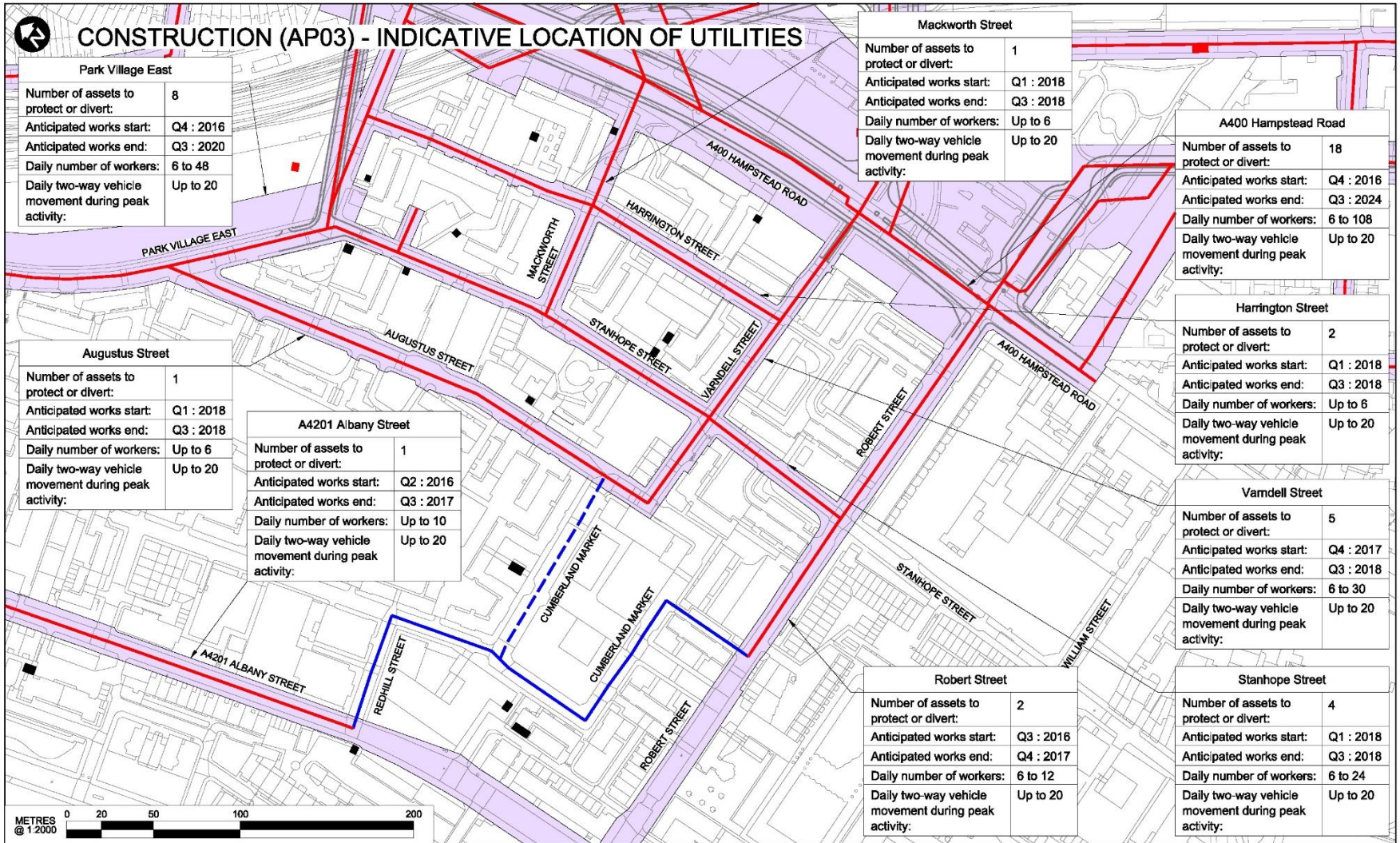
- security measures, including close circuit television (CCTV). The location and direction of view of security cameras or blocking software to prevent intrusion to residential properties will be considered;
- use of high perimeter fencing or hoarding but only where necessary for site security and public safety, and placed so that Public Rights of Way (PRoW) are maintained, or appropriately diverted;
- communications initiatives for local schools to warn of dangers, and involving schools in response to incidents involving their pupils;
- consultation with neighbours on site security matters;
- consultation with local crime prevention officers on security proposals for each site with regular liaison to review security effectiveness and response to incidents.

Control of Lighting

The draft CoCP identifies a number of measures which will be applied where appropriate during construction in order to minimise potential effects associated with site lighting. These include:

- controls on lighting/illumination to minimise visual intrusion or any adverse effect on sensitive ecology;
- Site lighting and signage will be provided to enable the safety and security of the construction sites. It will be at the minimum luminosity necessary and use low energy consumption fittings.
- Lighting will comply with the *Institution of Lighting Engineers' guidance notes for the reduction of light pollution* and the provisions of *BS 5489, Code of Practice for the Design of Road Lighting*, where applicable.
- Lighting will be designed, positioned and directed so as not to unnecessarily intrude on adjacent buildings...to prevent unnecessary disturbance and interference with local residents.

Utilities



Park Village East	
Number of assets to protect or divert:	8
Anticipated works start:	Q4 : 2016
Anticipated works end:	Q3 : 2020
Daily number of workers:	6 to 48
Daily two-way vehicle movement during peak activity:	Up to 20

Mackworth Street	
Number of assets to protect or divert:	1
Anticipated works start:	Q1 : 2018
Anticipated works end:	Q3 : 2018
Daily number of workers:	Up to 6
Daily two-way vehicle movement during peak activity:	Up to 20

A400 Hampstead Road	
Number of assets to protect or divert:	18
Anticipated works start:	Q4 : 2016
Anticipated works end:	Q3 : 2024
Daily number of workers:	6 to 108
Daily two-way vehicle movement during peak activity:	Up to 20

Augustus Street	
Number of assets to protect or divert:	1
Anticipated works start:	Q1 : 2018
Anticipated works end:	Q3 : 2018
Daily number of workers:	Up to 6
Daily two-way vehicle movement during peak activity:	Up to 20

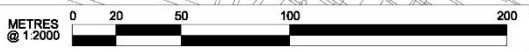
A4201 Albany Street	
Number of assets to protect or divert:	1
Anticipated works start:	Q2 : 2016
Anticipated works end:	Q3 : 2017
Daily number of workers:	Up to 10
Daily two-way vehicle movement during peak activity:	Up to 20

Harrington Street	
Number of assets to protect or divert:	2
Anticipated works start:	Q1 : 2018
Anticipated works end:	Q3 : 2018
Daily number of workers:	Up to 6
Daily two-way vehicle movement during peak activity:	Up to 20

Varnell Street	
Number of assets to protect or divert:	5
Anticipated works start:	Q4 : 2017
Anticipated works end:	Q3 : 2018
Daily number of workers:	6 to 30
Daily two-way vehicle movement during peak activity:	Up to 20

Robert Street	
Number of assets to protect or divert:	2
Anticipated works start:	Q3 : 2016
Anticipated works end:	Q4 : 2017
Daily number of workers:	6 to 12
Daily two-way vehicle movement during peak activity:	Up to 20

Stanhope Street	
Number of assets to protect or divert:	4
Anticipated works start:	Q1 : 2018
Anticipated works end:	Q3 : 2018
Daily number of workers:	6 to 24
Daily two-way vehicle movement during peak activity:	Up to 20



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Legend/Notes	
	Land potentially required for utility works
	Proposed substation
	Existing substation
	Indicative proposed utility diversions
	Modified connections around Cumberland Market and Redhill Street (outside Bill limits)
	Temporary connection

Registered in England
Registration No. 06791666
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Created/Original
Ove Arup & Partners International Ltd

Zone	Euston Section
Design Stage	DESIGN-FOR-PETITION
Drawing Title	Regents Park Estate Area Indicative Location of Utilities

Project/Contract	Euston Station Design		
Discipline/Function	Utilities		
Drawn	CR	Checked	Approved
Date	30/08/2016	Scale	AS SHOWN
Sheet		Size	A1
Drawing No	C220 ARP-UT-DPL-01A	Rev	1 of 1

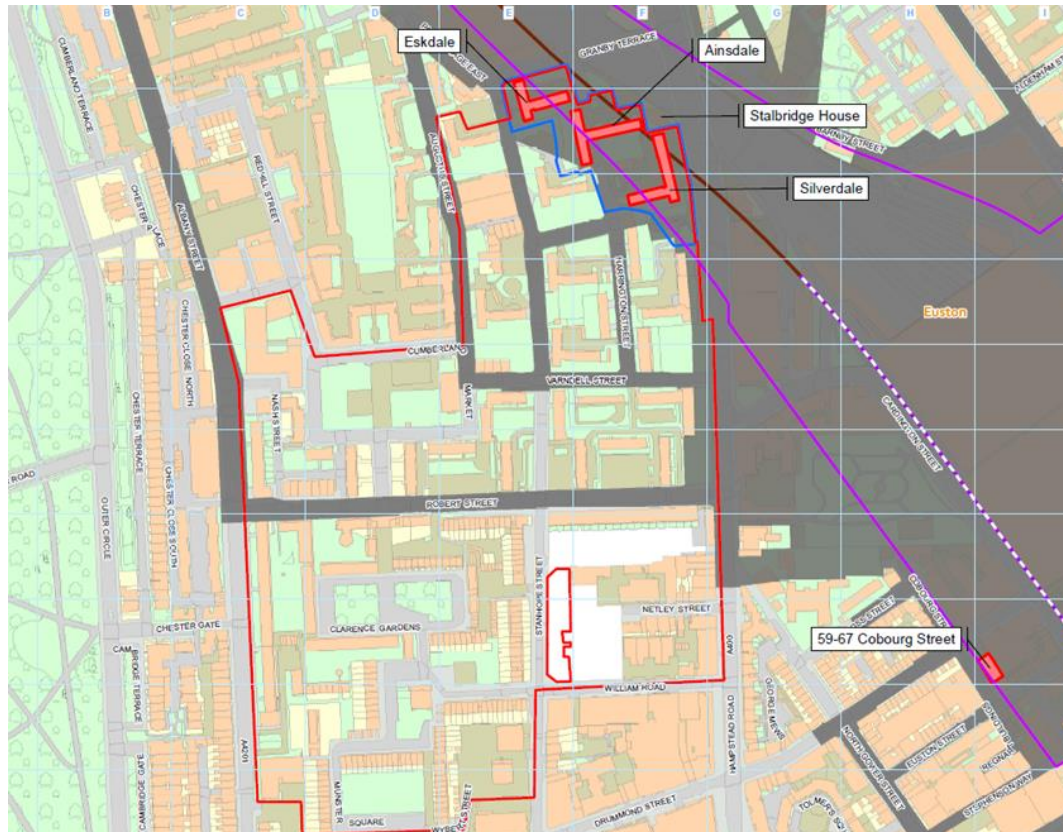
P2213 (17)

The anticipated works start and end dates provide a window during which the diversions will take place

HOL/10018/0018

Replacement Social Housing

- Three London Borough of Camden (LBC) blocks known as Eskdale, Ainsdale and Silverdale within the Regent's Park Estate (RPE) and eight council flats at 59-67 Cobourg Street, are required for the Proposed Scheme (a total of 136 social rented flats).



Replacement Social Housing

Netley

- 70 replacement flats provided in two blocks developed by LB Camden (Stanhope and Winchester apartments)

Other sites in Regent's Park Estate

- Agreement by LB Camden and Secretary of State for further replacement housing, March 2015
- Planning permission on 6 sites in RPE for housing and other facilities, granted in December 2015
- Includes provision for 66 flats as replacement housing which are under construction, for completion in late 2017

Replacement Housing

Socially rented tenants

Subject to their interest, tenants are entitled to :

- Home loss payment of £5,300; and
- Disturbance payments under s.37 and s.38 of Land Compensation Act 1973 (including reasonable removal costs).

Under s.39 of Land Compensation Act 1973, the local housing authority has a duty to re-house a person displaced from residential accommodation as a consequence of the acquisition of the land by an authority possessing compulsory purchase powers.

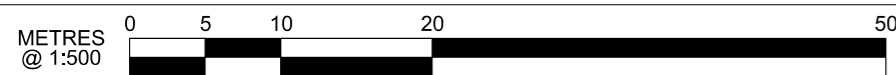
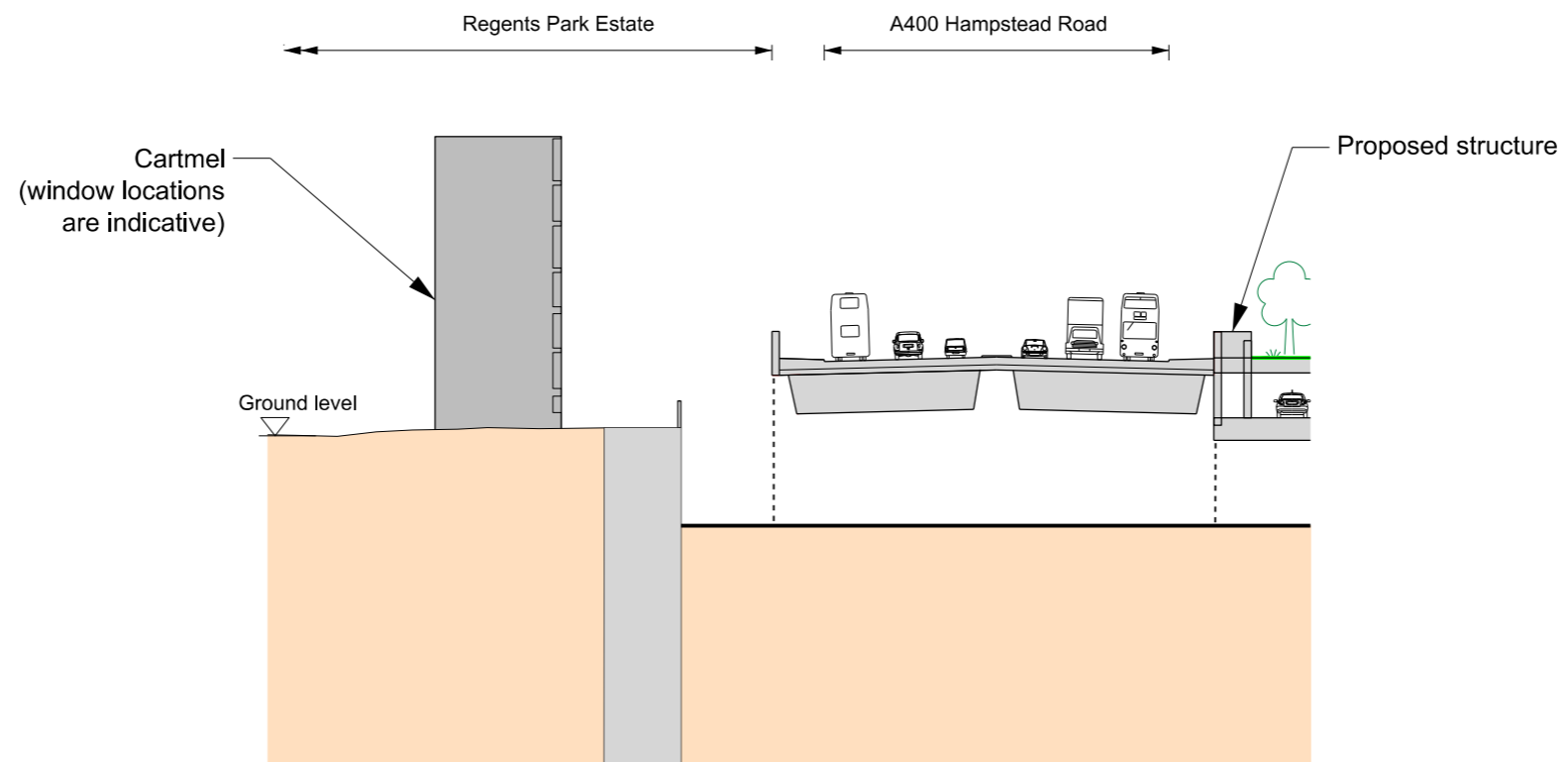
Replacement Housing

Leaseholders

- Long leaseholders will receive compensation in accordance with the Compensation Code – unblighted open market value, and, for owner occupiers, home loss payment up to £53,000 and reasonable disturbance / relocation costs.
- LBC have indicated that a number of properties constructed as part of the recent planning application, of which 66 replacement units will be provided, will be allocated for leaseholders displaced from LBC properties by the Proposed Scheme.
- Some resident leaseholders may choose to relocate away from the Estate.
- For those resident leaseholders who wish to remain in the local area, there is an active property market in the Estate and beyond with a range of properties.
- Aside from the properties constructed to provide replacement *social* housing, LBC has planning consent to construct a further 46 units within the Estate. LBC has made the following commitment:

"The Council want to provide leaseholders living in the blocks that will be demolished by the construction of HS2 options to invest the compensation they receive from HS2 Ltd into one of the new flats built in the local area for affordable housing. This can be via a shared equity or shared ownership scheme. People who take up one of these schemes will have the opportunity to buy the remaining equity over time."

OPERATION SECTION A1-A1 THROUGH A400 HAMPSTEAD ROAD



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	Description	Drawn	Checked	Con App	HS2 App	

Legends/Notes:



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Creator/Originator
Ove Arup & Partners International Ltd

Zone	Euston Section		Project/Contract	Euston Station Design	
Design Stage	DESIGN-FOR-PETITION		Discipline/Function	Construction and Logistics	
Drawing Title	Operation Section A1-A1		Drawn	MM	Checked
	Through Cartmel (North)		Date	19/11/2015	Scale
	Regents Park Estate		Size	AS SHOWN	Approved
			Rev.	A3	
			Drawing No.	C220-ARP-CL-DSE-01A-100791-PET000000	
				P00.1	

HS2 Fact sheet

Frequently asked questions

Spring 2015

If High Speed Two (HS2) goes ahead it will have a major impact on housing in Camden, with over 200 homes set to be demolished in and around the Regent's Park Estate and to the west of Euston Station. The properties that have been identified for demolition by HS2 include Eskdale, Ainsdale and Silverdale blocks on the Regents Park estate and 59, 61, 65, and 67 Cobourg and 14-15 Melton Street. These are all inside the "safeguarded area".

Based on HS2 Ltd's Environmental Statement we also believe that residents in Gilfoot, Langdale, Coniston and Cartmel will face significant construction noise and other adverse impacts but will not be demolished.

Is HS2 going ahead?

In April 2014 Members of Parliament voted for High Speed Two (HS2) to go ahead. The Hybrid Bill that will give permission to build the railway is currently being examined by a Select Committee in Parliament. The Bill is expected to be passed in December 2016. We continue to oppose the scheme because of the massive disruption it will cause for residents, but if it goes ahead we are committed to securing the best deal for our communities.

What is the timescale for the project?

HS2 Ltd is working to the following timeline:

September 2015: HS2 Ltd is expected to bring an Additional Provision to Parliament for changes to Euston station. This is not expected to change the land and homes that need to be demolished.

End of 2016: Royal Assent of the HS2 Hybrid Bill which will give HS2 Ltd permission to build the railway.

Early 2018: The government expect to demolish the red blocks (see map on page 3) and construction begins to the west of the existing Euston station.

2026: The government plan to complete the first six High speed lines.

2033: The government plan to complete the second five high speed lines within the existing station.

Will I get a new home?

Council tenants who live in one of the properties that HS2 Ltd say they have to demolish will be allocated a new home based on need. From our Housing Needs Surveys we know that most residents want to stay in the community they know and love. So we are planning to build new homes on nine sites within the Regents Park estate and are currently consulting residents about these plans. Please see the attached map of the estate to see where we propose to build the new homes. These combined with the flats in Netley that HS2 paid for in 2014 will make up the replacement housing.

What are you doing for people who have to stay in their homes?

We are pushing HS2 Ltd to change the way they assess the impact of over a decade of construction on residents who live in Gilfoot, Langdale, Coniston and Cartmmel and properly mitigate these impacts. This is one of our main petition points that we are pushing HS2 Ltd to address properly.

I own my flat, what do I get?

The Council want to provide leaseholders living in the blocks that will be demolished by the construction of HS2 options to invest the compensation they receive from HS2 Ltd into one of the new flats built in the local area for affordable housing. This can be via a shared equity or shared ownership scheme. People who take up one of these schemes will have the opportunity to buy the remaining equity over time.

To find out more or register your interest please email highspeed2@camden.gov.uk

When will HS2 demolish the flats?

If the HS2 Hybrid Bill gains Royal Assent in December 2016 then HS2 Ltd expects to begin the demolition of the flats in January 2018. HS2 will demolish the flats after we have finished moving all of the affected residents into the replacement homes.

When will I have to move?

We want affected tenants to only have to move once. Based on the current timescale, affected tenants will move throughout 2017. The new homes will be ready in summer 2017 and tenant moves to Netley and other replacement homes will start as soon as the new flats are ready. We will only begin to move people if the HS2 Bill has gained Royal Assent in Parliament (currently expected to be December 2016).

Where will the new homes be built?

We are currently consulting on the nine sites that we will apply for planning permission for in May 2015. Please see the attached map of the estate to see where we propose to build the new homes. These nine sites have been chosen because they are within the Regents Park estate, provide the number of homes that are needed and can be developed by Summer 2017 to allow enough time for affected residents to move before January 2018, the date HS2 Ltd. tell us they need to demolish homes on Regent's Park estate.

How many new homes will be built?

Our current proposals for the nine sites show that up to 115 homes on the estate. Along with the homes for tenants we are building enough for resident leaseholders who would like to stay in the area. The final number will be determined through the planning process and will ensure a mixed and balanced community that prioritises much needed social affordable housing in the area.

How long will construction of the replacement homes last?

The construction phase will last for approximately two years. In order to meet the needs of residents who face losing their homes, we want to ensure new housing is available to them before demolition starts – which under current HS2 plans is scheduled for early 2018. Therefore construction work on the replacement homes will start in autumn 2015 and be completed in summer 2017.

Will the new flats be smaller than my current home?

All of the HS2 replacement homes will be built, or in the case of the Netley development, have been built, to the most recent London housing design guidelines. Today's guidelines require larger homes to be built than previous housing standards dictated, including the Parker Morris guidance, which was brought in to improve the living standards and quality of social housing in 1961.

For example, a standard one bed flat in Silverdale is about 42 square metres. In all the new replacement flats, a one bed flat is a minimum of 50 square metres.

Will the new flats have a separate kitchen?

Some of the new flats will have an open plan kitchen/living space and some will have separate kitchens and living rooms. This is typical of new build flats as it maximises the space within the flat.

Many of the flats currently on the estate have an open plan kitchen and living space, though from our discussions with residents at our replacement housing workshops, it's clear that not everyone is used to this. We've listened to residents' views and architects have developed designs for the new homes that take account of their feedback.

How will you decide who gets which flat?

Homes will be allocated according to the needs of residents. For example, this may be based on the size of bedroom they need or if they need a ground floor home due to a medical condition in accordance with the Council's Housing Allocations Scheme. We will also take into account factors including the length of time a tenant has lived on the estate.

There will be a local lettings plan explaining how residents will be allocated the new homes well ahead of when we plan to begin moves in 2017. We will provide regular updates about the moving and allocation process so that tenants know what's going on in good time.

Can I move away?

Once the HS2 Bill gains Royal Assent, if tenants living in the blocks to be demolished wish to move away from the estate to other areas in Camden they can do so. Those tenants will be given additional points to assist with bidding for properties via our Choice Based Lettings Scheme.

Unfortunately we are unable to assist you in finding housing in other parts of the country. However, the Mayor's housing scheme, Housing Moves allows Council tenants to move to other parts of London, but you will not receive priority because you are in a block affected by the HS2 development.

How can I find out more?

For more information visit
Camden.gov.uk/HS2housing
email highspeed2@camden.gov.uk
to [join our e-newsletter](#)

Site map

HS2 affected properties and proposed HS2 replacement housing sites



 HS2 Safeguarding line*

 Blocks to be demolished by HS2

 Blocks that could potentially be affected by HS2

The safeguarded area is a planning tool which requires the Council to tell HS2 Ltd of any requests to develop the land within the zone.