

EUSTON STATION DEVELOPMENT OPPORTUNITY

CANARY WHARF

CITY OF LONDON

SOUTH BANK

WEST END

EUSTON STATION

ST PANCRAS INTERNATIONAL

KING'S CROSS

REGENT'S PARK



Department
for Transport

NetworkRail

hs
engine for growth

working together to **redevelop Euston**

The Department for Transport and Network Rail intend to appoint a long-term strategic Master Development Partner for the **redevelopment and regeneration of land at Euston Station** – one of the largest development opportunities in central London



For illustrative purposes only

DEVELOPING THE VISION

Working together with the local community and the Master Development Partner, **we want to create a Euston that provides a great experience for the community, travellers, businesses and visitors.** Our aim is to generate economic development (including new jobs and homes) above and around the station and throughout the wider area, as well as to connect people and places across national and high-speed rail networks, London Underground and surface transport.



Inspirational place - Gateway to the UK and Europe



Embraces **local heritage**



A centre for **thriving local communities**



Continues the **success and growth** of the area



Network of **green spaces**



Mixed use district which is a **magnet for business**



Generates **long-term value**



Stimulates **creativity and innovation**

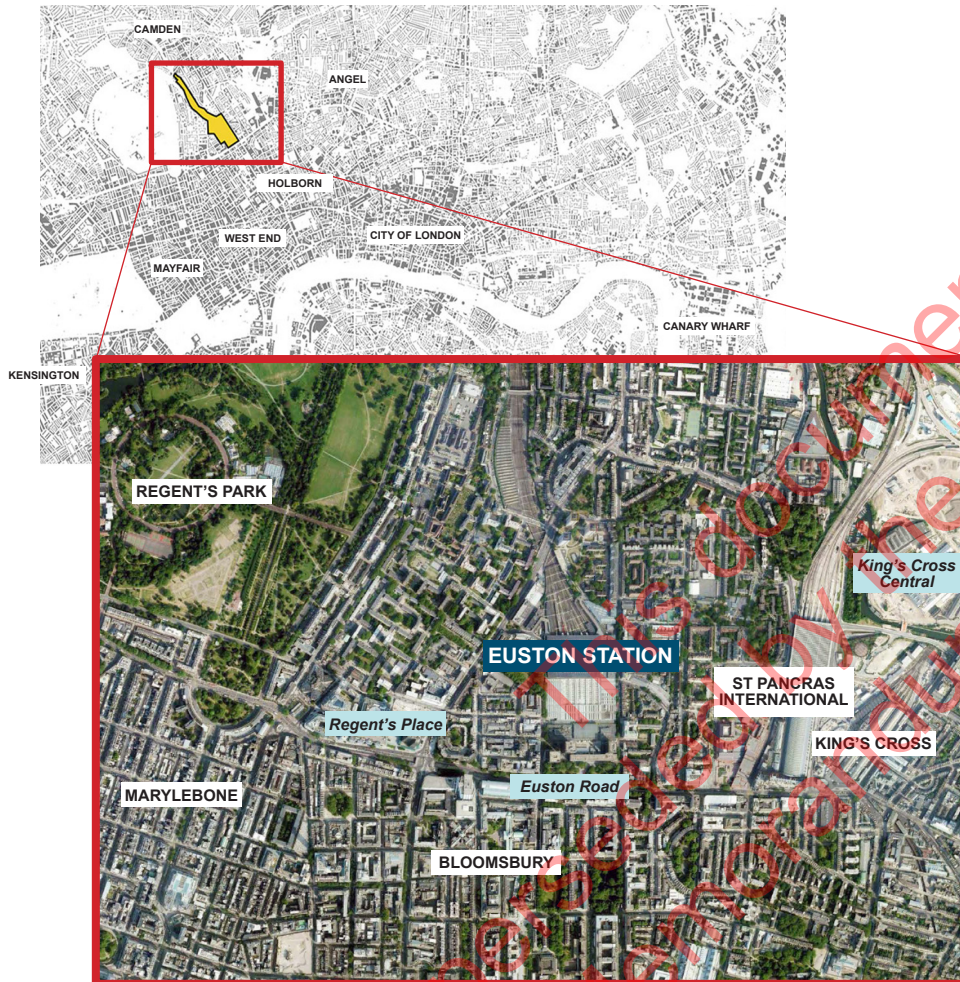


Promotes **accessibility**



Robust **urban framework**

LOCATION



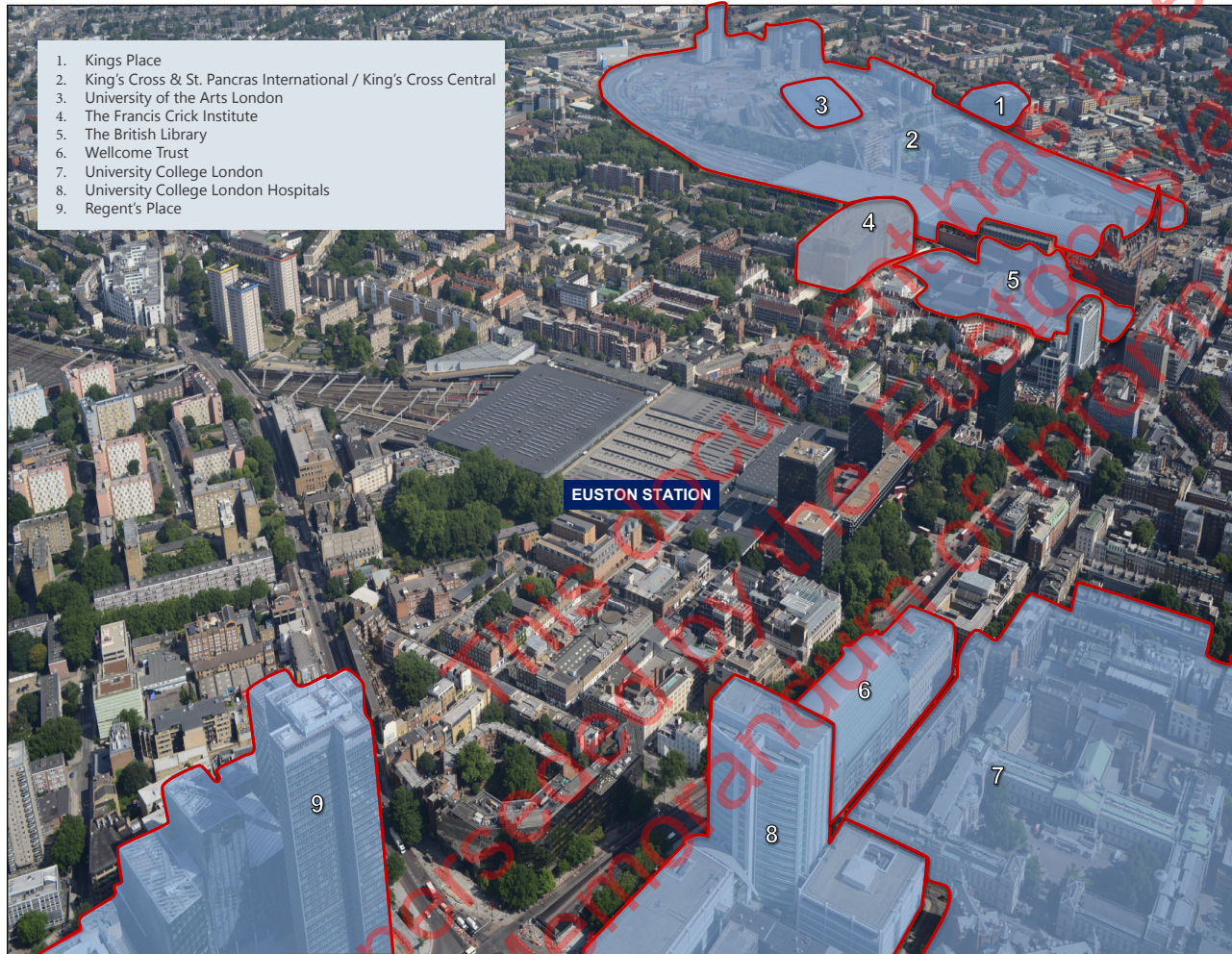
Euston Station is situated in the London Borough of Camden, in an area **characterised by a diverse mix of uses**, including some of London's most prestigious residential accommodation neighbouring Regent's Park, premier commercial and office premises, and world-class educational, research, and cultural institutions.

The area surrounding Euston is rapidly becoming a hub for creative industries and innovation. Many of London's **most important medical and research centres** are based around Euston, including University College London (UCL), UCL Hospitals, The Francis Crick Institute, the Wellcome Trust, and the Turing Institute.

The area to the north of Euston Road has been transformed through significant public and private investments over the last decade, including the development of Kings Place, Regent's Place and King's Cross Central that have provided a step change in the **quality and size of office accommodation** in the area. Several major international companies, including Google, Universal Music, Louis Vuitton, Gazprom, Astra Zeneca, and Santander, have recently located to this part of the city. Additionally, Euston is surrounded by some of **London's most vibrant and distinct residential neighbourhoods**, including Camden and Bloomsbury.

The Euston / King's Cross area is now **emerging as a mixed-use development location to rival the West End and Midtown**. With limited future capacity or large landholdings in the immediate vicinity, the Euston Station site – which is under unified public sector freehold – presents a tremendous opportunity to catalyse further growth and regeneration.

Euston is a gateway to one of the most vibrant and dynamic parts of Central London



High-quality **retail, residential and office district**, home to major international corporations



Home to some of **London's most visited tourist and cultural attractions** including The British Library and Wellcome Trust



One of the **largest concentrations of high quality public spaces** including Regent's Park, St Pancras Gardens, and Granary Square

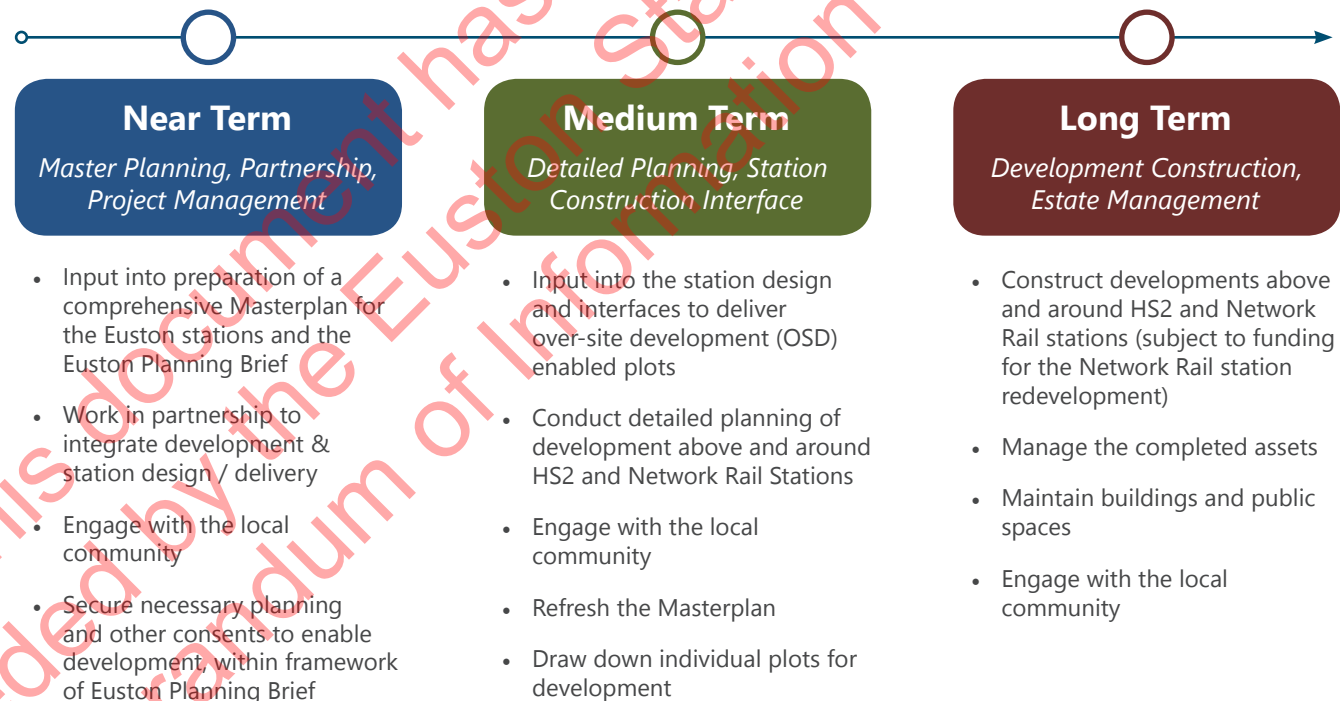


Camden is one of the most **vibrant and diverse boroughs in the capital**, with a longstanding, unique identity and strong sense of place

THE OPPORTUNITY

Following further consultation and preparatory work, HS2 Ltd* intends to publish a contract notice in the Official Journal of the European Union (OJEU) leading to the **appointment of a Master Development Partner (MDP)**. Working with the public sector to deliver on a shared vision, the MDP will provide private sector expertise and investment to design, build and manage a long-term development at Euston Station.

With the necessary funding and approvals, this major phased development opportunity will include the creation of a new quarter of central London, **likely to total several million square feet**, delivering new homes, jobs, and public facilities around and above Euston Station.



*on behalf of the Contacting Authority (the Department for Transport and Network Rail)

THE SITE



Indicative Boundary

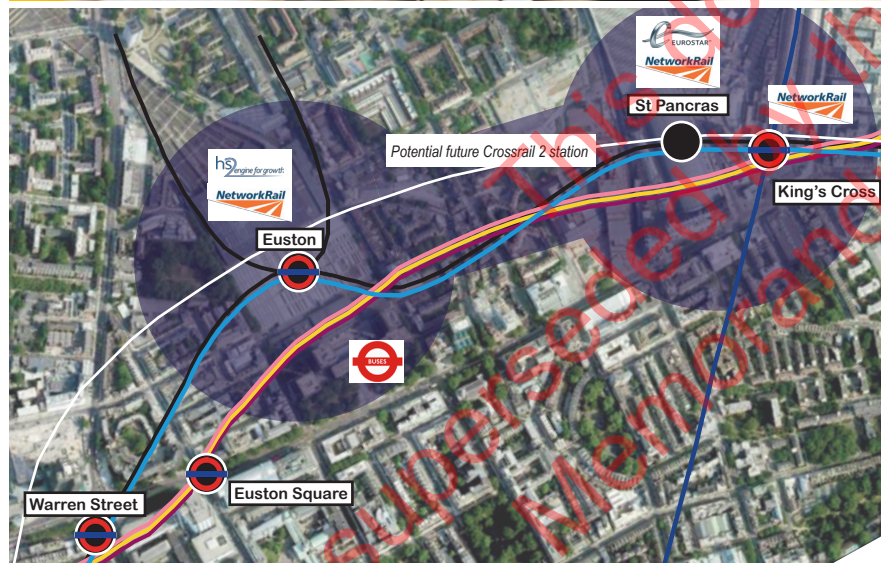
A rare opportunity to create a new quarter of central London – 21 hectares under unified public sector freehold ownership

The combined development opportunity extends to approximately 21 hectares (53 acres) including the new HS2 terminal, Network Rail mainline station, the station approaches extending north along Park Village East, and adjacent Network Rail freehold lands.

The final boundary of the opportunity and location of development plots will be influenced by the maturing HS2 station design solution and future proposals for the Network Rail station (the redevelopment of which is subject to a future funding decision). This boundary will be defined in partnership with the MDP and in consultation with the local community and London Borough of Camden, within context of the emerging Euston Planning Brief.

At the time of publication, the Hybrid Bill is currently before Parliament. The Bill will deliver powers to the Secretary of State for Transport to acquire land and property for the construction of the new HS2 tracks and terminal. This land, combined with the Network Rail freehold, will be at the centre of this opportunity.

THE EUSTON HUB



Euston is one of the busiest stations in London with more than 70m people using the station every year - 40m rail passengers annually, plus a further 30m people who use the station to shop, eat or access London Underground services.

The station provides **intercity services to many of the UK's largest urban centres**, including Birmingham, Manchester, Liverpool, Glasgow, and Edinburgh. King's Cross and St Pancras International (with Eurostar services to Europe) stations are 8 minutes' walk to the east, and the area is well-served by cycle, bus, and taxi services.

The introduction of high-speed rail to Euston will further enhance these excellent transport connections. **HS2 is a new high-speed railway that will form the backbone of Britain's rail network**, running between London and Birmingham from 2026 and extending to Manchester and Leeds from 2033.

Network Rail is currently investigating the future operational, interchange and aesthetic requirements of the existing mainline station, including development opportunities above and around the station and approaches. Additionally, Crossrail 2 – **a new north-south rail link across London** that is in the early stages of development – is proposed to have a major interchange at Euston, subject to approval of a robust business case and funding plan.

HS2 Route Map

- New station (Phase One)
- New station (Phase 2b)
- Destinations served by HS2 services on existing network
- HS2 line (Phase One)
- HS2 line (Phase 2a)
- HS2 line (Phase 2b)
- HS2 services on existing network



Manchester ↔ London: Birmingham ↔ London



1:07

HS2 journey time



0:45

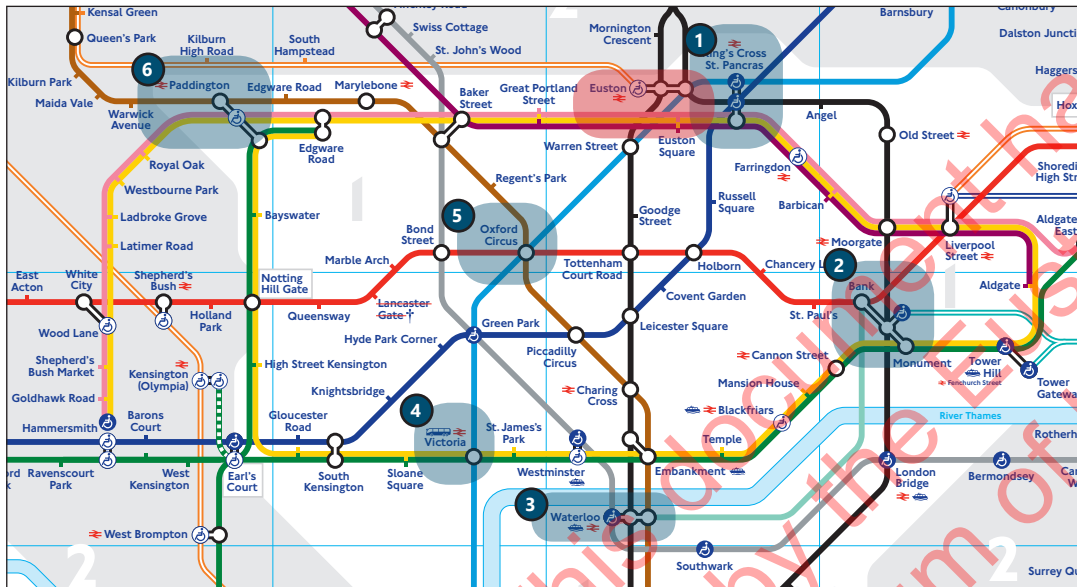
HS2 journey time



Artist's impression of the future HS2 Euston Station.

This document has been superseded by the Station OSD - Memorandum of Understanding PQQ

CONNECTIVITY



Journey times from TfL Travel Planner

Euston is one of the best connected parts of the city – several major stations in central London are within a 10 minute journey by Tube

- 1 King's Cross St. Pancras | 1 min
- 2 Bank | 10 min
- 3 Waterloo | 9 min
- 4 Victoria | 7 min
- 5 Oxford Circus | 3 min
- 6 Paddington | 9 min (via Euston Square Station)



WORKING TOGETHER

Any major regeneration projects in Euston will **require parties to work in collaboration** with the community and stakeholders to help safeguard successful delivery.

HS2, Network Rail and other delivery partners work together to undertake engagement with the Euston community. The framework for delivering this is being revisited with the community in early 2017 to help ensure there is **meaningful two-way engagement with interested parties**.

The chosen Master Development Partner will need to focus on **relationship building**, capitalising on the existing and emerging engagement structures in place.

The planning framework for the area, including the Euston Area Plan and the emerging Euston Planning Brief, has been developed through a collaboration amongst LB Camden, the Greater London Authority, Transport for London, HS2 Ltd and Network Rail. This **planning approach to regeneration** will need to deliver a commercial development that protects the delivery of HS2 and Network Rail station requirements whilst optimising the above ground opportunities.

Local aspirations for the Euston area, as established in the London Borough of Camden's *Euston Area Plan* and the *London Plan*



Up to **14,100** new jobs



Up to **3,800** new homes



Up to **280,000m²** new commercial floor space



Enhanced **public realm**



Greater **permeability**

To register your interest in receiving any further updates and to provide structured feedback on this opportunity, please visit the following link: www.smartsurvey.co.uk/s/EustonOSD. The deadline for structured feedback is Friday, 24th February 2017. For general enquiries in relation to this opportunity, please contact the HS2 Supply Chain Management team on scc@hs2.org.uk.

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