



Have your say: The Euston masterplan sets out ideas to improve the area around the station

EUSTON MASTERPLAN CONSULTATION BEGINS

Have your say on the future of Euston as Master Development Partner Lendlease consults on the emerging masterplan.

The consultation is an important step forward in the wider Euston programme, complementing the work of the newly-established Euston Delivery Company to deliver a modern, integrated transport gateway and unlock the area's long-term potential.

The masterplan sets out ideas to improve the area around the station. The proposals are for up to 1,500 new homes, including affordable housing, alongside new spaces, improved streets, workplaces, shops and cafés. They also include measures to make Euston easier and safer to move through, with improved walking and cycling routes,

stronger links between surrounding neighbourhoods and reopening Granby Terrace to the local community as a traffic-free bridge.

The consultation is an opportunity for local residents, businesses and community groups to help shape the plans before a planning application is submitted next year. Your feedback will help refine the proposals as the project proceeds.

Jenny Sawyer, Project Lead for Euston at Lendlease, said:

"We encourage everyone to get involved and help us refine the plans. Local people know Euston best, and their voices will play a key role in shaping what comes next."



Residents have been engaging at a series of consultation events on the proposals, with the survey now open until **9 August 2026**.

Scan the QR code or visit <https://www.eustonlondon.co.uk/consultation> to read the material, fill in the survey, and have your say.

For more information please visit www.discovereuston.org.uk. If you have a question about HS2 or their works, please contact the HS2 Helpdesk team on 08081 434 434 or email HS2enquiries@hs2.org.uk.

DRUMMOND STREET: A DESTINATION WITH COMMUNITY AT ITS HEART

Tucked between Euston station and Regent's Park, Drummond Street has long been known for its independent businesses, rich heritage and welcoming atmosphere.

From family-run restaurants and cafés to specialist shops, an independent optician, a traditional pub and community organisations, the street offers something distinct from the typical high street.



Photo credit: Ben Sage

Since the 1960s, Drummond Street has built a reputation as a centre for South Asian food and independent trade. Ambala traces its history to 1965, while Diwana Bhel Poori House, established in 1971, is widely regarded as one of Britain's earliest South Indian vegetarian restaurants. Long standing businesses such as Gupta's have also become part of the street's identity and everyday rhythm.

Drummond Street also has an important place in Britain's food history. The founders of Patak's ran a shop on the street before the business grew into a nationally recognised brand. Alongside the restaurants and shops, the Crown and Anchor, a 19th-century Grade II listed public house, adds to the street's distinctive mix of heritage and character.

A community that keeps going

What makes Drummond Street special is not only the range of businesses on offer, but also the people behind them. Traders and local organisations work together to support the community, celebrate the area's diversity and give people reasons to visit and return.

Oli Uddin leads the Drummond Street Traders Association and runs two businesses on the street, i Optix Opticians and The Sandwich Club: "Drummond Street is much more than a row of shops and restaurants. It is a close community with generations of history, independent businesses and people who genuinely care about the area," he says.

"Traders have shown enormous resilience through years of HS2 disruption and uncertainty. The improvements made through BLEF and CEF are welcome, but continued support will be essential for as long as the disruption continues. The best way people can help is to eat and shop locally, and discover what makes Drummond Street unique."

In recent years, businesses along Drummond Street have faced significant challenges because of the major construction works associated with HS2. Despite this, the area has remained resilient, because local traders and organisations continue to invest in its future.

To support communities and local economies affected by HS2 construction, two funding programmes were established in 2017: the Community and Environment Fund (CEF) and the Business and Local Economy Fund (BLEF). Together, the funds are available during the construction period and the first year of HS2 operations, supporting projects that improve local places, strengthen community organisations and help businesses maintain footfall and resilience.



Photo credit: JKA Architects

Making an Entrance

One of the most significant local investments has been a £650,000 award from the HS2 Business and Local Economy Fund, with match contribution and ongoing support from Euston Business Improvement District, for the first phase of the Drummond Street Neighbourhood Vision, known as Making an Entrance.

A major part of the project has been the transformation of local shopfronts. Working closely with traders, Jan Kattein Architects developed designs that create a stronger identity for the street while celebrating the individuality of each business. Sensitive to the heritage of the buildings, but full of colour and character, the designs reflect the cultures, cuisines and communities that make Drummond Street special. To date, 13 businesses have received redesigned shopfronts, creating a striking visual improvement and a renewed sense of arrival for visitors.

Future phases of the programme include the installation of two murals this summer, creative lighting that subtly celebrates the architecture and projects patterns inspired by local culture, alongside plans for improved gateways, greening, seating and shared garden spaces. These elements will make the street more welcoming, support events and community celebrations, and encourage visitors to spend more time in the area. Further work continues to be developed with traders, residents and local partners.



Photo credit: Ben Sage

A coffee shop with a bigger purpose

Honest Grind Coffee is a Camden-based social enterprise that combines great coffee with a strong social mission. It provides employability training and paid work opportunities for local young people, helping them build confidence, develop practical skills and find pathways into longer term employment.

Located at the Old Diorama Arts Centre, Honest Grind Coffee received a £100,000 award from the HS2 Community and Environment Fund to support the organisation for a further three years and enable it to work with an additional 150 local young people aged 16 to 18. Honest Grind was established as a social enterprise by Camden Council. For more details, visit honestgrind.co.uk

"Honest Grind is a truly unique and special project. The quality of the impact on our young trainees can not be underestimated.

We see the changes every day; the growing confidence, the motivation, the self-belief, the drive to want to do better.

Keeping young people's voices at the core of what we do means we grow as a project alongside them, going from strength to strength."

Marsha Brown,
Youth Employability and Engagement Manager,
Camden Council

Visit Drummond Street

Whether you are visiting for a meal, stopping for coffee, shopping locally or simply exploring one of Camden's most distinctive streets, Drummond Street offers the chance to support independent businesses and experience a community shaped by history, culture and resilience.

Visit, stay a while and help support the street's next chapter.

BEHIND THE HOARDINGS



WORK UPDATES: STATION WORK SITES

Mace Dragados Joint Venture (MDJV) continues to carry out critical preparatory work to support delivery of the future Euston station, including utility diversions and site preparation. For more updates, search online for 'HS2 in Camden'.

1. Eversholt Street

Works on Eversholt Street will continue throughout 2026. Phase 1 utility diversions are expected to continue through the summer. Phase 2, involving the diversion of a gas main, is currently scheduled to begin this autumn and continue through the winter.

MDJV will keep local residents and businesses informed through dedicated Advance Works Notification letters which will provide details of traffic management arrangements and confirmed programme dates as they become available.

2. Euston Street and North Gower Street Water Works

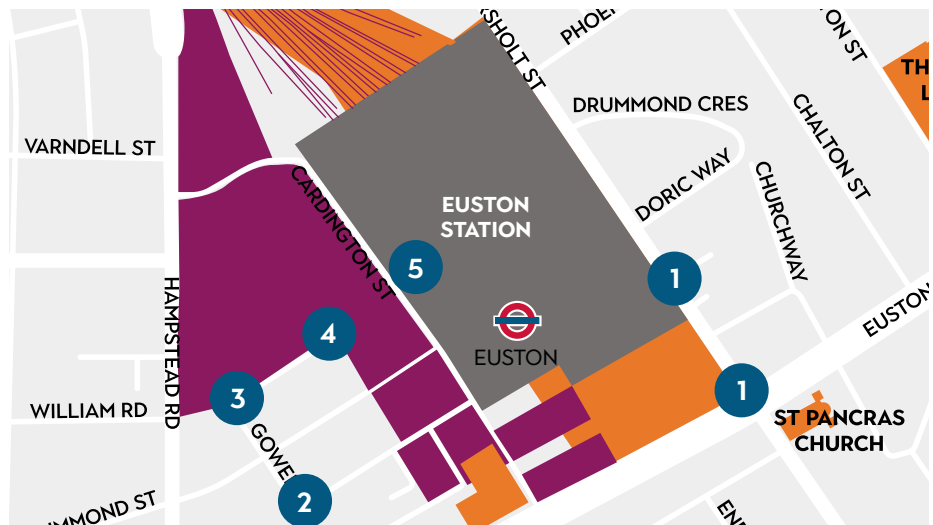
MDJV has successfully completed the UK Power Networks (UKPN) works on Euston Street and North Gower Street and have now moved into the next stage of utility works.

Water main diversion works are currently underway and will continue until late August 2026. During this period there will be a lane closure on Euston Street and a partial closure of North Gower Street, with no access to Euston Road from North Gower Street.

Sewer construction works are then expected to begin in late August 2026 and continue until May 2027. These works will require a full closure of Euston Street, a partial closure of North Gower Street and continued restrictions on access to Euston Road.

Site progress update

Work continues across the Euston station site, with key milestones



reached on the former Maria Fidelis site, the new vehicle haul road and rail logistics operations.

3. Former Maria Fidelis

Refurbishment of the former Maria Fidelis Old School building is progressing well. Landscaping works are currently underway and will continue until autumn 2026. The building will provide site accommodation for project staff, with partial occupation expected from July 2026.

Internal refurbishment works will continue into early 2027. Upcoming activities include the removal of perimeter hoarding and the installation of permanent railings around the site.

4. New Vehicle Haul Road

Construction of the new vehicle haul road is progressing well, with drainage installation underway.

To minimise disruption and coordinate with other site activities, the road will be built in phases. Phase 1 will connect Hampstead

Road to Drummond Street, while Phase 2 will extend from Euston Street to Melton Street behind the site hoarding.

5. Materials by Rail

Earlier this year, MDJV successfully trialled the transportation of excavated material, known as spoil, by rail. Full operations are expected to resume later this summer, with spoil being transported from the main site through to 2027.

The material will be reused on projects across the UK, supporting more sustainable construction practices. Transporting spoil by rail also significantly reduces the number of lorries on local roads, helping to minimise traffic impacts on the surrounding area.

Community engagement

MDJV continues to host monthly virtual one-to-one drop-in sessions, providing an opportunity to speak directly with the team and find out more about HS2 works in Euston.

To book a session, search online '**MDJV Euston Virtual Drop-ins**' to book a session.

WORK UPDATES: EUSTON APPROACHES

Skanska Costain STRABAG joint venture (SCSJV) are continuing utility diversion works on Hampstead Road ahead of the Hampstead Road bridge extension. Utility works are also ongoing in and around Parkway, as well as preparatory activities in the Camden Cutting, Euston Throat and Hampstead Road areas.

1. Parkway

SCSJV need to protect and divert utility services beneath Parkway junction and in the surrounding area before the tunnel boring machines pass under Parkway. Between February to October 2026, SCSJV is carrying out utility works on the sewers, water mains and power cables on Parkway, Albert Street and Delancey Street. In autumn 2026, SCSJV will begin protective works to the Cadent Gas main on Parkway.

2. Euston Cavern and Camden Cutting

Ahead of major excavations beginning in 2027 in the Camden Cutting area of SCSJV's site, works are ongoing to reinforce and protect the Network Rail retaining wall. These works will continue until winter 2026. Earlier this year, SCSJV installed two tower cranes in the Euston Scissor Box to facilitate works at track-level to build the foundations and other support structures. In autumn 2026, SCSJV plan to start excavating in this area. They will notify you of any impactful works nearer the time.

3. Granby Terrace Bridge

SCSJV is continuing works to redirect utilities off Hampstead Road and onto the bridge. For safety reasons, some of this work must be done at night during weekends when the tracks below are not in use.

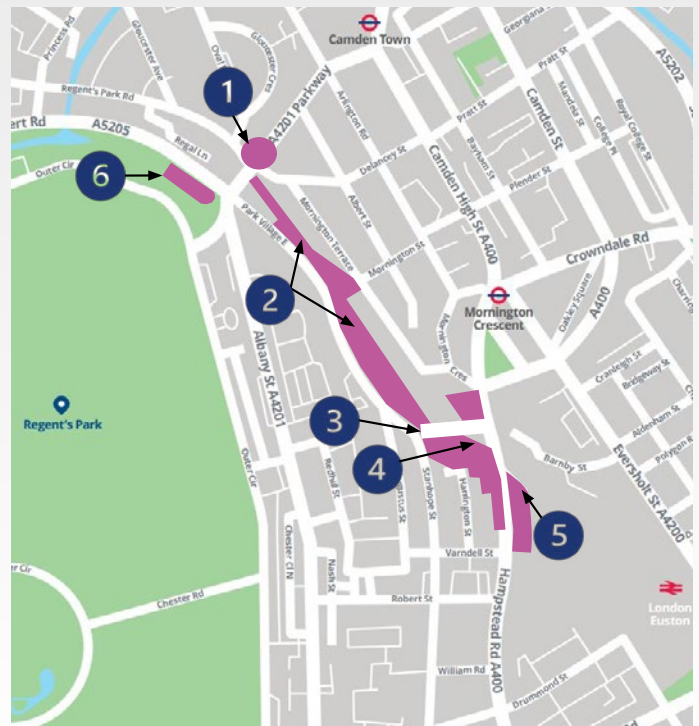
SCSJV cannot safely open the bridge to vehicles or pedestrians while carrying out major construction works in this area, therefore the bridge will remain closed to the public until construction works in the Euston Approaches are complete.

4. Euston Throat

SCSJV has completed works to remove the Network Rail wall in the Euston Throat area and is now preparing the site for piling works, due to begin in autumn 2026.

5. Preparatory works in Zone 5 on Hampstead Road

SCSJV need to extend Hampstead Road bridge to pass over the newly excavated and extended railway cutting. They will build a temporary road to the east of Hampstead Road, over the area known as Zone 5



to maintain uninterrupted traffic flows on Hampstead Road while works are completed. Piles will be installed throughout Zone 5, to support the temporary road which will be in place for approximately two years.

In preparation for this, SCSJV began setting up the site and installing a site office and welfare building which will later be connected to mains power. The area will be prepared for piling by removing a section of the polymer plant within the existing site, compacting the area and moving hoarding on Hampstead Road. To facilitate this hoarding move, bus stop W on Hampstead Road will be moved approximately 80m north, closer to Amphyll Estate.

During the construction of the temporary road and the extension of the bridge, SCSJV will need to fully close Hampstead Road on three occasions, with each closure lasting approximately four weeks.

The first closure is currently planned for January 2027. SCSJV will engage with businesses, local residents and the wider community well in advance of these closures. They are also looking at ways to reduce the closure period and will update on this as plans progress.

BEHIND THE HOARDINGS

6. Vehicle Holding Area (VHA)

The VHA will be in operation until major construction works are complete. This helps stop lorries queuing on local roads near worksites.

Good news stories and events

In 2026, SCSJV has continued their support for local community groups and charities. Donations have been made to Regent's Park Children's Centre and Little Village. SCSJV has also donated trees and shrubs to Global Generation's new Story Garden. SCSJV will continue their support throughout the year and until the HS2 project is complete.

In March and April 2026, SCSJV hosted two online Construction Update events and a roof top guided tour at the Euston Approaches worksite.

These events provided local residents with an overview of upcoming works and an opportunity to see what SCSJV is building, with a birds' eye view of HS2 works in the Euston Approaches. SCSJV plans to host these events again in early autumn 2026.

Further information on these events will be communicated closer to the time.



Euston Approaches text service

SCSJV has recently launched a new SMS messaging service within the Euston Approaches to share information on planned works, changes or delays to works, and extended working outside of core working hours. Each text message will contain a short summary of the key information and a link to the full update on the HS2 website.

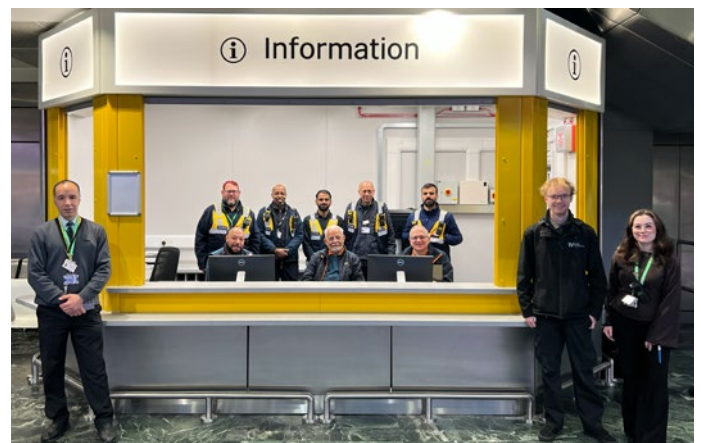
Should you wish to receive SMS updates please complete a short online form which can be found here <https://forms.office.com/e/U35Yjvy1ed> or using the QR code above, by providing your name, contact number and street name. You will be able to unsubscribe at any time by following the link provided in each SMS.

PASSENGERS BENEFITTING FROM LATEST EUSTON STATION UPGRADES

Network Rail recently completed a package of customer-focused improvements, helping to make day-to-day journeys easier, more comfortable and more accessible.

The latest completed upgrades include:

- A refurbished Assisted Travel Lounge, now reopened with a larger, brighter layout, increased seating capacity and upgraded technology, creating a more welcoming and accessible environment for customers who need extra support.
- A new customer service hub on the concourse, bringing station teams together in one central, highly visible location, making it quicker and easier for passengers to find help and information.
- More seating across the station – including upgrades on the balcony, providing additional space to sit, relax and charge devices.



These improvements are part of Network Rail's continued commitment to making Euston work better for today's passengers while longer-term plans for the station are developed. By responding to customer feedback and focusing on practical, high-impact changes, the station is now better equipped to deliver a smoother, more accessible and more comfortable experience for everyone who travels through it.

LONDON EUSTON STATION GARDEN REFRESHED

Partners working across the Euston campus have been sprucing up the station's Railway 200 garden, with colleagues coming together to enhance the space for passengers, the local community and staff to enjoy over the summer.

The improvements include:

- Volunteers clearing weeds and introducing new greenery to support biodiversity.
- A calmer outdoor space, offering a more relaxing environment alongside the busy station.
- Partnership working, with support from Mitie and funding from HS2 Ltd and Mace Dragados JV.

Delivered during National Volunteers' Week, the refreshed garden provides a brighter, more welcoming space for the millions of people who pass through Euston each year.



CONSTRUCTION SKILLS AND TRAINING OPPORTUNITIES AT THE EUSTON SKILLS CENTRE

The Euston Skills Centre is a training and employment hub delivered by Camden Council and United Colleges Group.



It is dedicated to supporting Camden residents to learn a trade, gain new qualifications and progress into careers within the construction industry.

Located on Starcross Street, next to the HS2 site, the centre is ideally positioned to connect residents to opportunities linked to HS2 and the Euston station development.

Camden resident, Fatima, said: "I'd been trying to get into construction for a while. Through the Euston Skills Centre, I took part in a bootcamp with Flannery Plant and secured an apprenticeship with Graham Construction. Two years later, I'm now managing my own construction site. The Euston Skills Centre completely changed my life."

Apply for a range of short and full-time courses starting in September, including Carpentry and Joinery, Plumbing, and Electrical Installation.

Visit goodwork.camden.gov.uk to find out more.

VISIT THE AWARD-NOMINATED ART TRAIL ON THE REGENT'S PARK ESTATE!

Launched last year, the Story Trail is a resident-led public art trail featuring 31 public artworks across 12 locations on the estate.

Produced by Old Diorama Arts Centre in partnership with Camden Council, Fitzrovia Youth in Action, UAL Central Saint Martins and Regent's Place, the Story Trail celebrates the diverse cultures and unique imagination of the local community.

The Story Trail was recently shortlisted for the Planning Awards, which recognises outstanding projects across the country that are improving the built environment.

It's projects like this that use creativity to improve wellbeing, deepen connections to the local area, and ensure our community's stories are shared.

If you'd like to visit the trail or learn more, visit:
<https://olddiorama.com/stories>



HS2 RESET AND THE EUSTON DELIVERY COMPANY

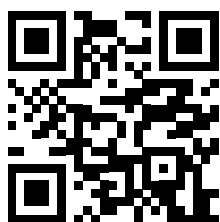
The Euston Delivery Company (EDC) was established on 1 April and is the new organisation responsible for coordinating and moving forward plans for Euston.

The EDC brings together the different organisations involved, including HS2 Ltd, Network Rail, Transport for London, Camden Council and the master planner, Lendlease, to work as one team. At the same time, the government is exploring a public-private partnership to develop and deliver the HS2 station.

In May, the Government announced the updated cost and schedule ranges for the delivery of HS2. The announcement included the new cost range of £87.7 - £102.7 billion and that initial services between Old Oak Common, in west London, and Birmingham will start between May 2036 and October 2039. The full scheme, including both south to Euston and Handsacre Junction to the north, is expected to open between May 2040 and December 2043.

You can read the full statement here: <https://www.gov.uk/government/speeches/hs2-reset>

At Euston, HS2 remains responsible for enabling works, such as utility diversions and excavation, which is necessary to prepare for the construction of the HS2 station. Tunnelling work to connect Old Oak Common and Euston station commenced in January 2026 and is being delivered as part of the HS2 Civils Programme, which includes works in the Euston Approaches.



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This document is available as an accessible pdf online at www.discovereuston.org.uk

For more information, visit www.discovereuston.org.uk

The Euston Delivery Company: 9th Floor, 1 Eversholt Street, London NW1 2DN
Euston Community Hub: Old Maria Fidelis School, North Gower Street, London NW1 2LY

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