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Changes since the 2022 Masterplan

The scale of our ambition remains the same – to bring new homes, jobs, great public spaces, and opportunities to Euston; building on Euston’s unrivalled combination of transport connections, world-leading knowledge institutions and vibrant communities while strengthening the area’s role as a place where culture, science and innovation meet. Our masterplan will connect with surrounding communities, generate economic growth and create sustainable places to live in, work in and enjoy.

The 2026 masterplan includes up to 1,500 homes and around 5 million sq. ft of new business and innovation workspace alongside new shops, food and drink spaces supporting up to 30,000 jobs once built.

The station design

In March 2023 the government paused construction work on HS2 due to inflationary pressure and the need to find a more affordable design. Since then, significant progress has been made in developing affordable, integrated plans for Euston, with all partners now confirming their support for an overall spatial plan.

This plan sets the layout for the wider Masterplan, which covers the new high-speed station, upgrades to the Network Rail station concourse area, enhancements to the London underground station and local transport facilities along with a significant level of development. The high-speed station will have six platforms, compared to the previous 10 platform design, with space provided for an additional three platforms.

The Euston Delivery Company will lead on station design and delivery for Euston, delivering a cross-campus approach and bringing delivery partners together. Engagement with communities and local businesses on the station (transport element) will take place towards the end of 2026.

Areas for development

The boundary of the Masterplan remains the same, as does our ambition to create a sustainable and better-connected neighbourhood around the stations.

To support the delivery of more affordable and integrated proposals, the Masterplan has been refined by removing the large structural deck above the stations that previously supported the Southern Gateway and Central Area. This change helps create a more deliverable approach, while the Masterplan will continue to provide a significant number of new homes, jobs and public spaces for the area.

Streets and connectivity

It remains a key priority for the Masterplan to make it easier and more enjoyable to move around the area. While the proposed north-south and east-west routes that ran directly over the station are no longer possible, our Masterplan includes a new ground-level east-west connection between Eversholt Street and Cobourg Street.

Alongside street improvement projects this will create a better pedestrian environment through wider and more accessible pavements, new greenery and planting, as well as more activity at ground floor with space for new shops, restaurants, cafes and community facilities. It will also include the reopening of Granby Terrace Bridge as a traffic-free green route.

Open spaces

We have been working closely with our partners to identify opportunities to create new quality public spaces in Euston. While the spaces that were proposed to the north, above the previous HS2 station taxi rank, and in the Southern Gateway over-station development area, are no longer possible, the 2026 plans will still deliver around 7 acres of public space (equivalent to around 5 football pitches). This will include a renewed Euston Square Gardens, pocket parks, neighbourhood greens and public squares, alongside local street improvement projects.