

03

Summary of findings from previous consultations

Lendlease previously consulted on early stage concepts for the Over station development (OSD) Masterplan in 2021-22. The consultations included a series of early meetings with the Community Interest Group (CIG) and Resident Advisory Group (RAG) in 2021 as well as workshops in early 2022 before a public consultation in June and July 2022.

The consultation sought feedback on:

- Locations and character of new green spaces
- Balance between quiet and active public spaces
- Night-time use and safety
- Heritage and local identity
- Preferred mix of land uses (housing, workspace, culture, retail, community uses)
- Support for local businesses and independent traders
- Movement networks, level changes and accessibility
- Social value, skills and young people's opportunities

Across surveys, workshops, exhibition, and pop-ups, four themes consistently came up.



A. Green Space & “City Nature” – The No.1 Priority

Communities strongly felt the loss of green space caused by HS2 works. People asked for:

- Quiet green spaces
- Meadows, biodiversity areas, and mature trees
- Safe walking routes lined with greenery
- New community allotments



B. Heritage, Culture & Identity Must Be Respected

Residents wanted visible continuity with Euston's historic character:

- Respect for neighbourhood scale and terraces
- Calls to reinstate or reference elements of the original 1837 station
- Culture should reflect local communities (Somers Town, Drummond Street, Bengali and Somali communities, long-established estates)



C. Affordability & Inclusivity

People said that the new district must be for local people:

- Affordable homes, shops, cafés, offices and cultural spaces
- Free or low-cost places for young people
- Safe, welcoming community spaces



D. Connections, Accessibility & Walkability

While new routes were welcomed, consultees wanted:

- Guaranteed step-free access
- Safety at night
- Better cycling infrastructure
- Clear, intuitive wayfinding

While some elements of the masterplan have been superseded (see **Changes since the 2022 Masterplan** summary sheet), much of the general feedback received is still relevant. We're asking local people in our consultation this summer 2026 whether these priorities remain the same.

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.