

SKANSKA



STRABAG

Working in
partnership with

HS2

Euston Approaches Construction Update

March 2024

Areas within the Euston Approaches

Skanska Costain STRABAG (SCS) is the HS2 main works contractor responsible for building the section of HS2 between Parkway and Hampstead Road.

This area is known as **Euston Approaches**.

We have divided the Euston Approaches worksite into **three** areas to help us communicate which works are the closest and most relevant to you.

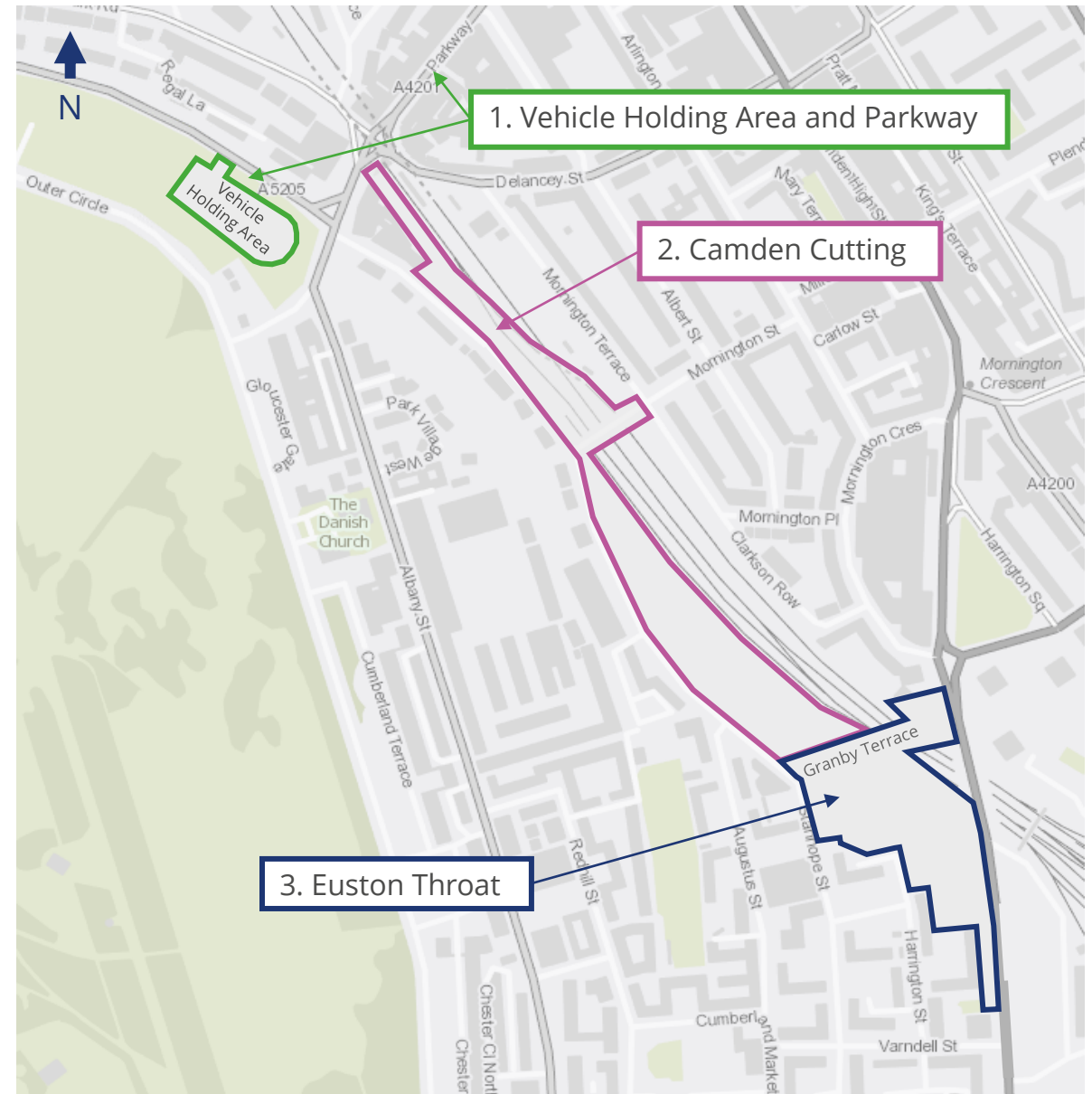
1. Vehicle Holding Area and Parkway

2. Camden Cutting - between Parkway and north of Granby Terrace bridge

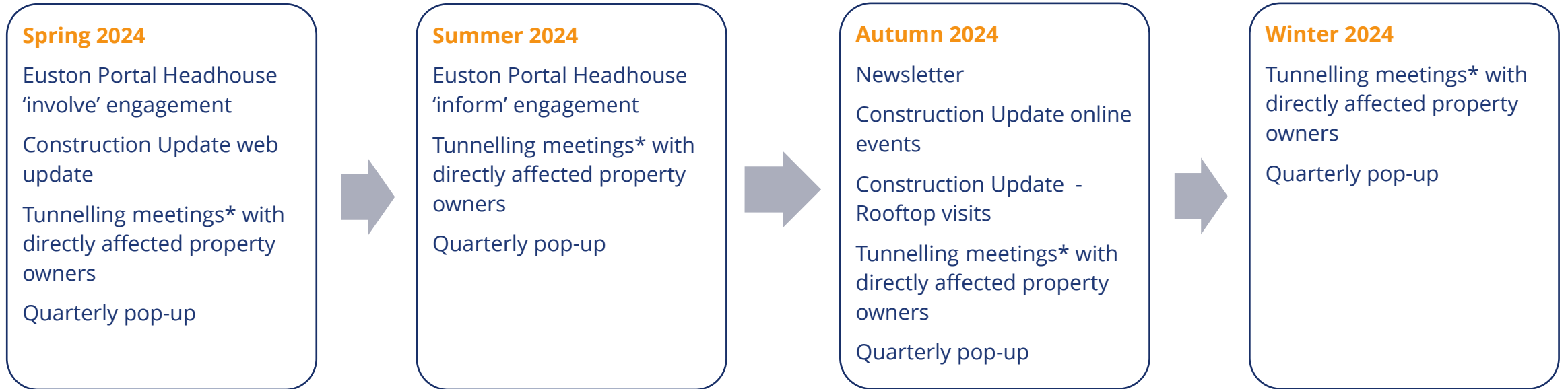
- Camden Cutting north
- Mornington Street bridge
- Camden Cutting south

3. Euston Throat - Granby Terrace bridge to Hampstead Road

- Granby Terrace bridge
- Euston Throat main site
- Hampstead Road bridge



Engagement – Spring 2024 to Winter 2024



How we keep you up to date with our works



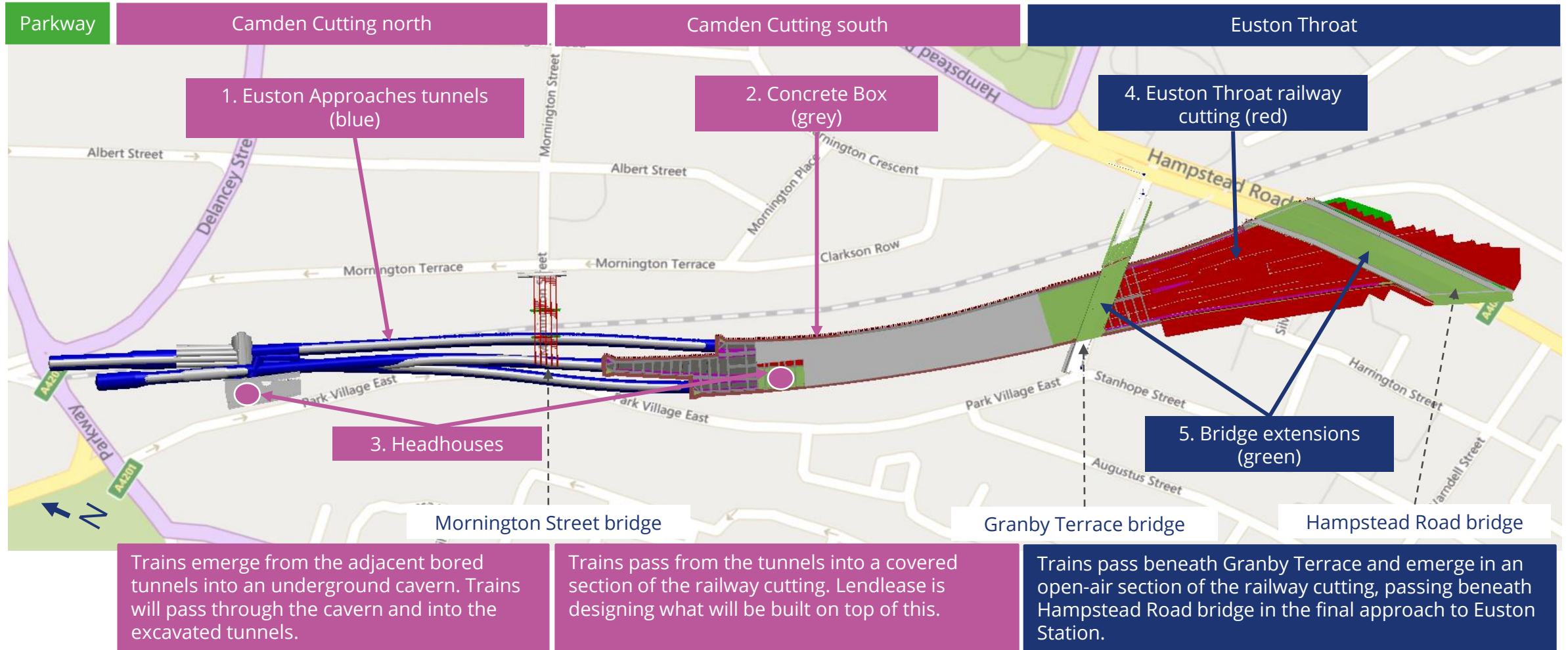
* Tunnelling to start in 2026

Euston Approaches - general updates

Drone footage



Structures and major excavations



Major excavations programme

(Tunnels, concrete box, cavern, shafts and railway cutting)

2023

- Tunnelling design finalised
- Protective property works – property-specific surveys and design under way (ongoing meetings with property owners)

2024

- Protective property works – property-specific surveys and design continues (ongoing meetings with property owners)
- Protective property works – start installing mitigations

2025

- Site prep for tunnelling
- Site prep for concrete box south of Mornington Street bridge
- Protective property works – mitigations continue

2026

- Start excavating the cavern shaft and tunnels 24/7 in Camden Cutting north
- Start excavating the concrete box 24/7, south of Mornington Street bridge
- Start excavating the railway cutting between Granby Terrace and Hampstead Road
- Start removing excavated material by lorry overnight

Ongoing

Monitor existing ground movement
Surveys and investigations of buildings closest to cavern and tunnels
Monitor and repair any damage, if caused by our works (contact HS2 Helpdesk)

Protective works before major excavations

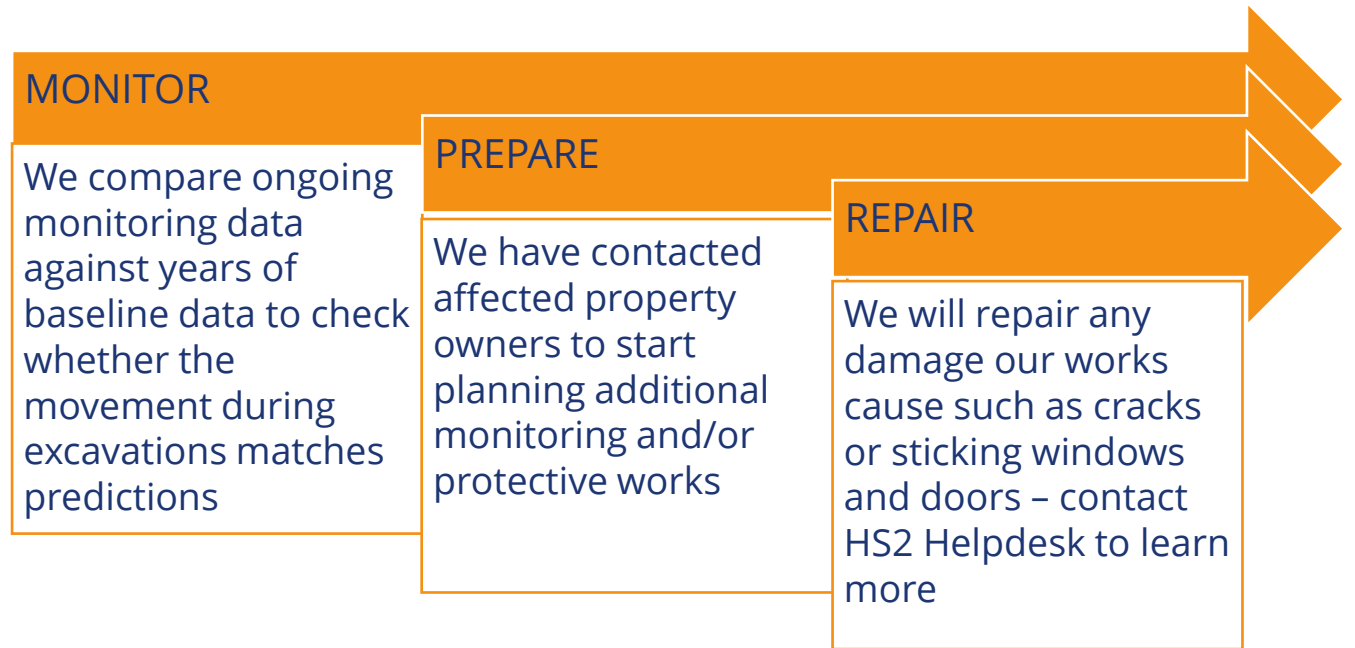
Major excavations, such as tunnelling, increase ground movement in the surrounding area. This movement can cause damage to the existing railway, bridges and buildings. We gather extensive information about buildings and other structures next to major excavations as we design and plan our works to limit the impact on these structures. We will also always repair any damage proven to be caused by HS2 works.

Damage may be structural, such as large cracks or movement to foundations or underground utilities. Damage may also be cosmetic such as doors or windows sticking, or cracks in plaster.

We have identified a small number of buildings which require extra monitoring or protective works before we begin major excavations.

We are in contact with the affected property owners.

If you would like to learn more, please read our FAQ on tunnelling. [FAQ - Major excavations and tunnelling in Euston Approaches - July 2023](#)



If you are concerned your building could be impacted and have not heard from us, please contact **HS2 Helpdesk on 08081 434 434.**

Site access

We are working in a narrow worksite, below street-level, between a retaining wall and a live railway.

As our digging and construction areas expand, lorries won't have space on site to make deliveries and collections.

As works progress, we will need to install and use various site accesses.

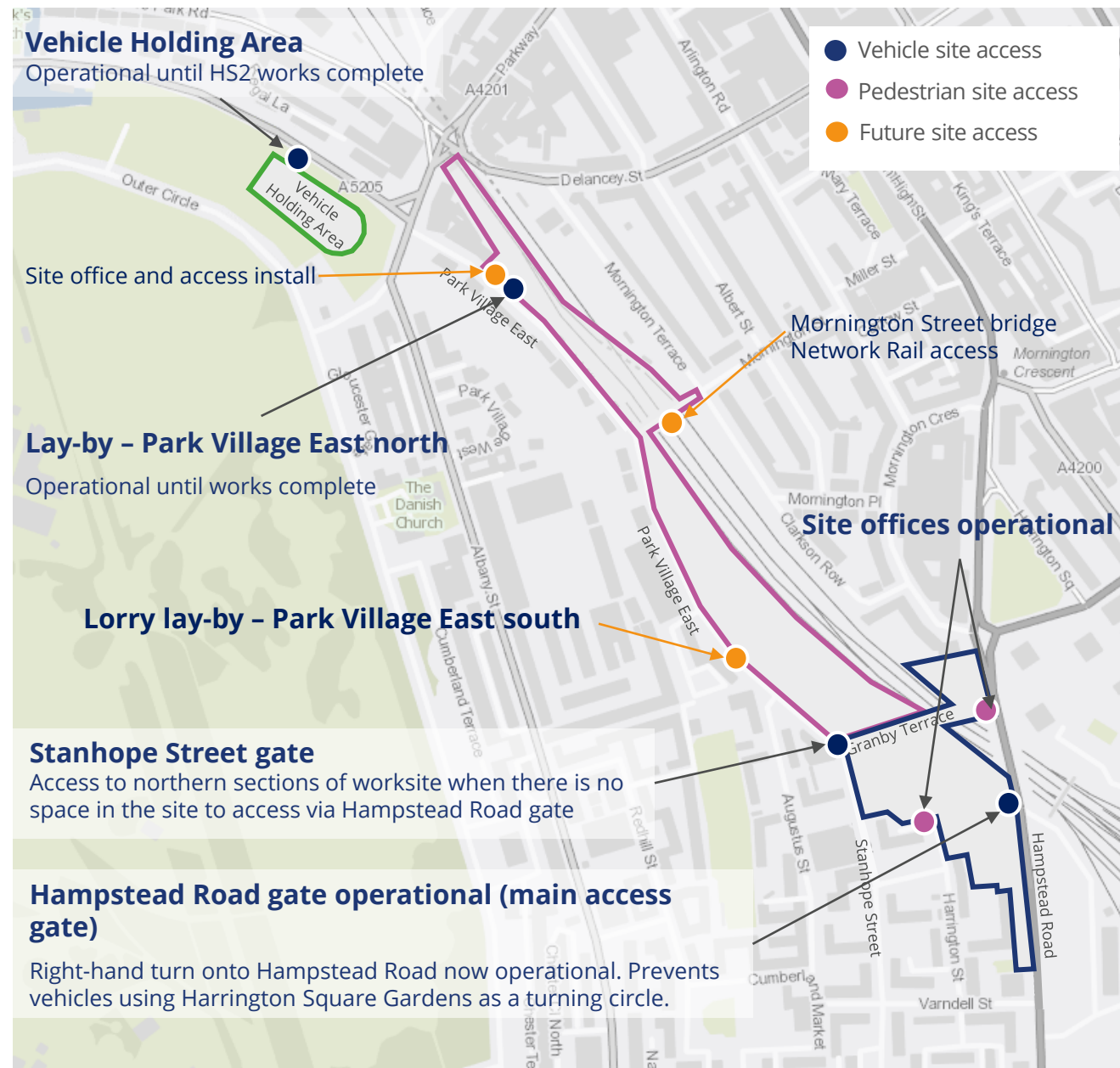
The Park Village East south lay-by is now rescheduled to later in the programme.

The Park Village East north worksite access is being constructed from March to May 2024.

We will keep you up to date as details become available.

Future site access

- Lorry lay-by – Park Village East south
- Site office and access install – Park Village East north
- Mornington Street bridge Network Rail access

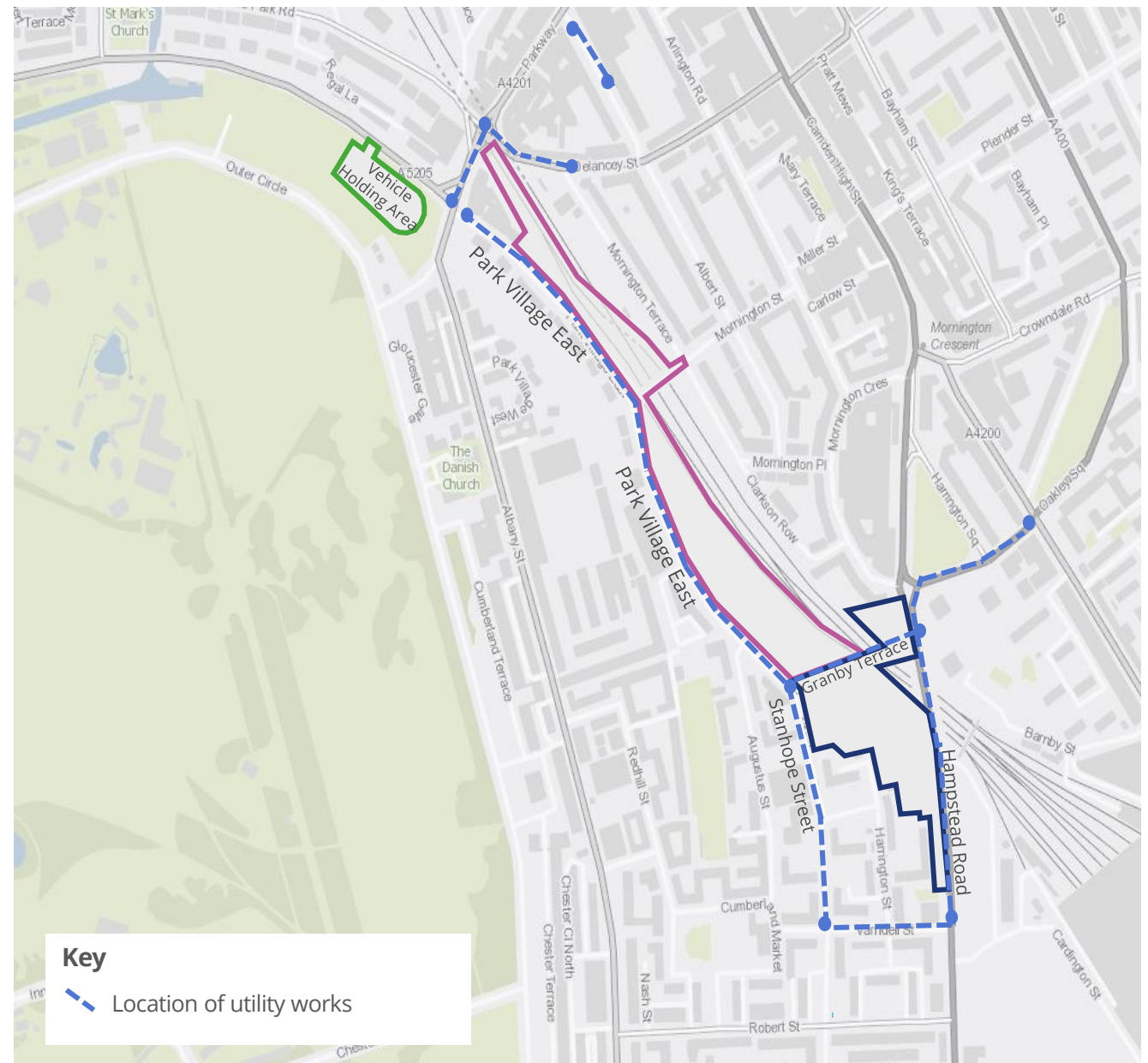


Utility works

We are carrying out utility works on streets surrounding Euston Approaches to

1. Connect services to our worksites and future railway infrastructure
2. Relocate utilities to avoid clashes with piling, excavations, tunnelling, bridge extensions and other works
3. Protect and monitor utilities around major excavation and tunnelling sites so that they can cope with additional ground movement

Parkway utility mitigation works have been rescheduled and will now start in 2025



Camden Cutting

Camden Cutting north

Mar to Sep 2024

Focus on works to protect the retaining wall ahead of tunnelling and excavation works.

Ongoing works for Cavern headhouse and lorry lay-by extension.

Works in Camden Cutting north	Start	Finish
Works to protect retaining wall at track-level	Nov 2022	Spring 2024
<ul style="list-style-type: none"> Pile breaking out at track level 	Jan 2024	Apr 2024
Build the base for the Cavern Headhouse at track-level	Sep 2023	Mid-2024
<ul style="list-style-type: none"> Small concrete pours 	Jan 2024	Apr 2024
Ground anchor cutting	Mar 2024	Apr 2024
Protective works to buildings	mid 2023	Ongoing
Extension of the lorry lay-by	4 Mar 2024	May 2024



New site access install and lorry lay-by extension

In March we will install a new pedestrian access to our future office and welfare building at the northern end of Park Village East.

We will extend the hoarded lorry lay-by to just south of 1 Park Village East to enclose the new access and reduce possible noise and visual impact.

Our staff access to the future office and welfare building will be used 24/7 once we begin tunnelling, which is currently scheduled for 2026. We will complete the new access install and lorry lay-by extension by May 2024.

Further detail is available at [PVE0073-240216-Upcoming-works-on-Park-Village-East-north.pdf](https://www.hs2.org.uk/PVE0073-240216-Upcoming-works-on-Park-Village-East-north.pdf) ([hs2.org.uk](https://www.hs2.org.uk))



Office and welfare building in Camden Cutting north

In 2025, we will install a new site office and welfare building above the tunnel worksite, to support 24/7 operations

- Located above the worksite, on top of a large frame next to 1 Park Village East
- Three storey building, visible above the lay-by hoarding

The frame the building sits on is a gantry crane, used to lift equipment and materials in and out of the shaft



Camden Cutting south

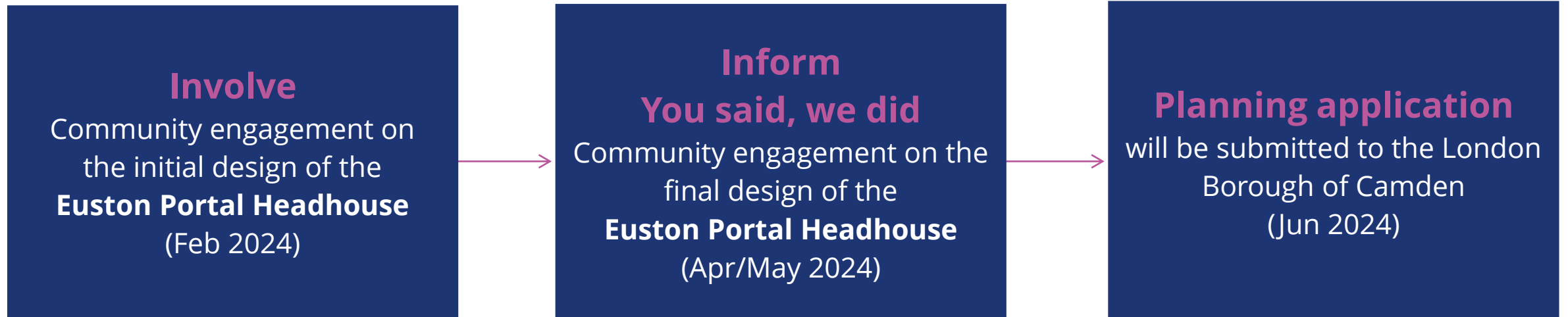
Mar to Sep 2024

Focus on works to protect the retaining wall ahead of tunnelling and excavation works

Works in Camden Cutting south	Start	Finish
Track-level works to build foundations for concrete box	Ongoing	Spring 2025
Track level works to protect retaining wall	Ongoing	Summer 2024
Euston Portal headhouse involve engagement	Feb 2024	17 Mar 2024
Euston Portal headhouse inform engagement	Summer 2024	



Design engagement for the Euston Portal headhouse



Aerial view of the Euston Portal headhouse



Find information, including images of the Euston Portal Headhouse here [Euston Portal Headhouse - HS2](#)

Euston Throat

Euston Throat

Mar to Sep 2024

We will focus on constructing the west retaining wall in front of Regent’s Park Estate and extending Granby Terrace bridge.

Granby Terrace bridge will remain closed until HS2 works in Euston Approaches are finished. It is not safe for vehicles or pedestrians while major construction works continue on and around the bridge.

We will be using weekends and working 24/7 over the Easter period to undertake works on the existing Granby Terrace bridge as well as preparatory tasks for the bridge extension. These works can only be completed when the tracks are not in use.

Upcoming works in the Euston Throat	Start	Finish
Construct concrete slab (top of the west retaining wall)	Sep 2023	Jun 2024
Build Granby Terrace Bridge extension	Ongoing	Nov 2024
Large extended hours concrete pours	Feb 2024	May 2024



Utility works on Stanhope Street

We are installing a new cable route from Lidlington Place to Varndell Street via Granby Terrace, to replace the existing route next to Hampstead Road.

We are working on Stanhope Street within a road closure will remain closed from Feb to Apr 2024.

We will then move up the street to work within a lane closure outside our site access gate at the junction of Stanhope Street and Park Village East.

Traffic impacts	Start	Finish
Road closure on corner of Stanhope Street and Varndell Street (complete)	Jan 2024	Feb 2024
Road closure on Stanhope Street north of Varndell Street junction	Feb 2024	Apr 2024
Lane closure on corner of Stanhope Street and Park Village East	24 Apr 2024	28 Jun 2024



Temporary change to lorry route

Nov 2023 to April 2024

We will temporarily divert our lorry route, while our normal route is blocked due to road closures on Stanhope Street

Diversion route

Stanhope Street → Mackworth Street → Harrington Street → Varndell Street → Hampstead Road

General traffic will also be diverted via this route while the junction of Stanhope Street and Varndell Street is closed

This is a temporary diversion. Once Stanhope Street is reopened, we will return to our normal lorry route.

Lorry diversion route

Stanhope Street → Mackworth Street → Harrington Street → Varndell Street → Hampstead Road



Utility works on Hampstead Road

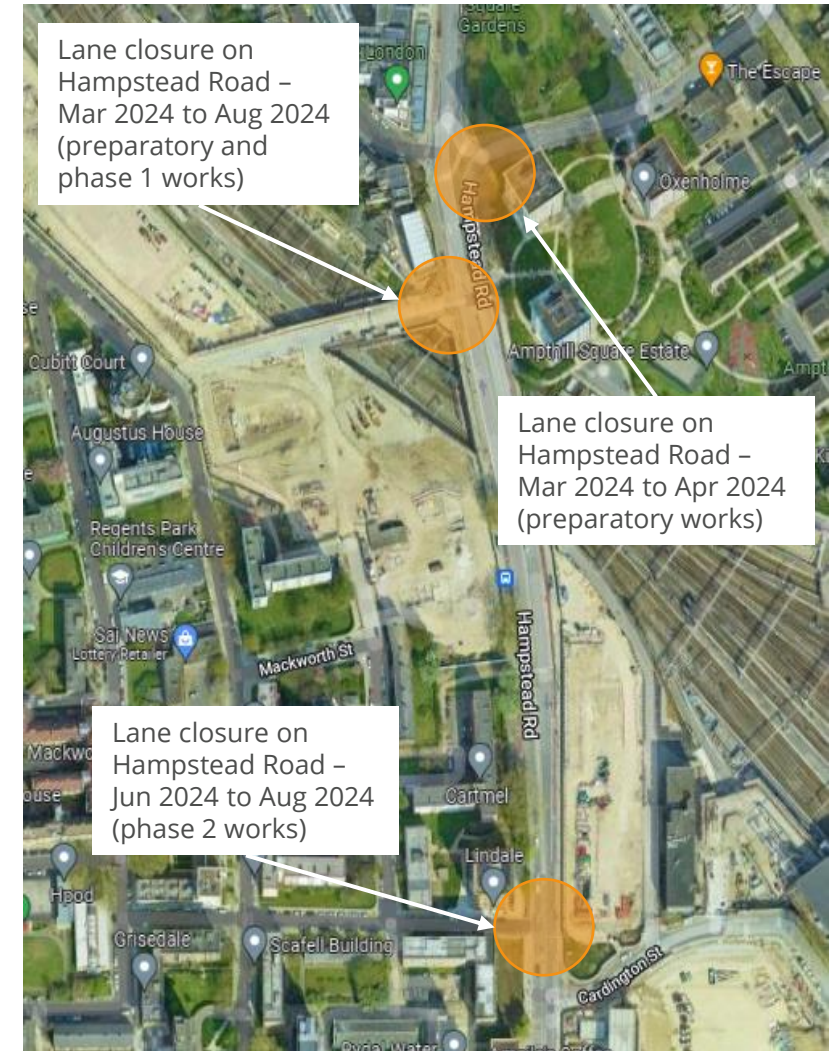
Mar to Sep 2024

Focus on diverting utilities away from Hampstead Road, to clear our working area before we extend the bridge. We will carry out a range of road, lane and footpath closures on Hampstead Road and neighbouring streets to complete these works.

Once we have extended the bridge, we will put the utilities back on Hampstead Road.

Phase	Traffic impacts	Start	Finish
Preparatory	Northbound and southbound lane closure on Hampstead Road	18 Mar 2024	15 Apr 2024
1	Northbound cycle lane closure (current traffic management set up)	2 Apr 2024	17 Jun 2024
2	Northbound and southbound lane closure on Hampstead Road	17 Jun 2024	29 Aug 2024
3	Road closure on Varndell Street and northbound lane closure on Hampstead Road	3 Jul 2024	6 Nov 2024
4	Southbound lane, cycle lane and footpath closure on Hampstead Road	27 Aug 2024	9 Oct 2024
5	Southbound lane closure, cycle lane and footpath closure on Hampstead Road	29 Aug 2024	1 Oct 2024
6	Lane closure on Varndell Street and southbound lane closure on Hampstead Road	7 Nov 2024	9 Apr 2025

Further detail is available at [HRB0054-240301-Hampstead-Road-utility-diversion-works.pdf](https://www.hampstead.gov.uk/HRB0054-240301-Hampstead-Road-utility-diversion-works.pdf)



HS2 Helpdesk

For all enquiries, compliments or complaints please contact the HS2 Helpdesk

- Freephone **08081 434 434**
- Email HS2enquiries@hs2.org.uk

We also encourage you to complete our [feedback form](#) to help us understand your concerns and ideas for making it easier to live next to major construction.

Scan the code with your phone's camera or QR code reader to open the form in a web page



You can sign up to receive updates about HS2 works in your local area at www.hs2inyourarea.co.uk