

**SKANSKA**



**STRABAG**

Working in  
partnership with

**HS2**

---

# Euston Approaches Construction Update

March 2025

# 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 **four** areas to help us communicate which works are the closest and most relevant to you.

## 1. Vehicle Holding Area and Parkway

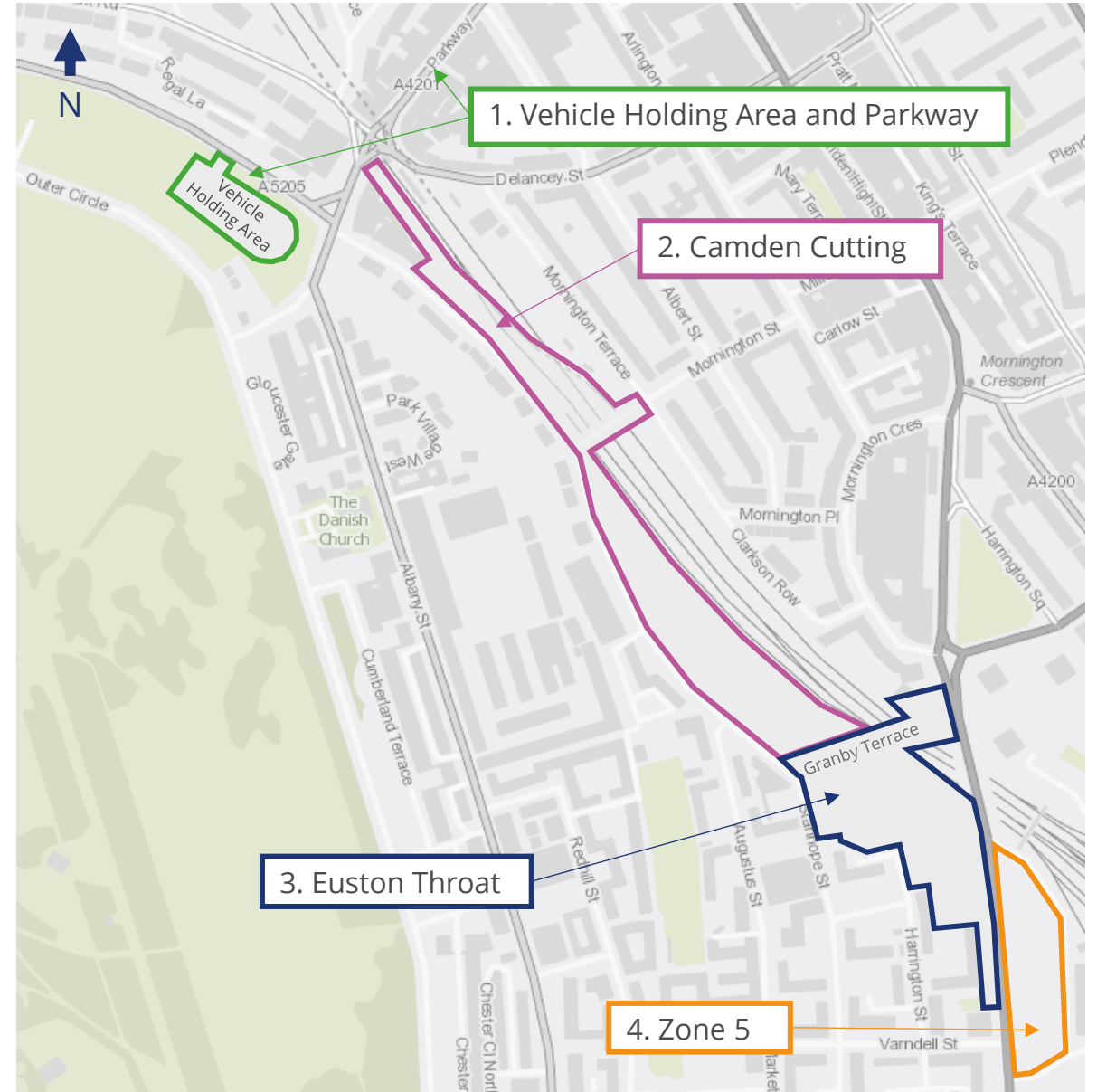
## 2. Camden Cutting - between Parkway and north of Granby Terrace bridge

- 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

## 4. Zone 5 - East of Hampstead Road



# Euston Approaches works

As part of an ongoing and comprehensive review of the programme, HS2 are rescheduling works in the Euston Approaches to ensure they are delivered at the lowest reasonable cost.

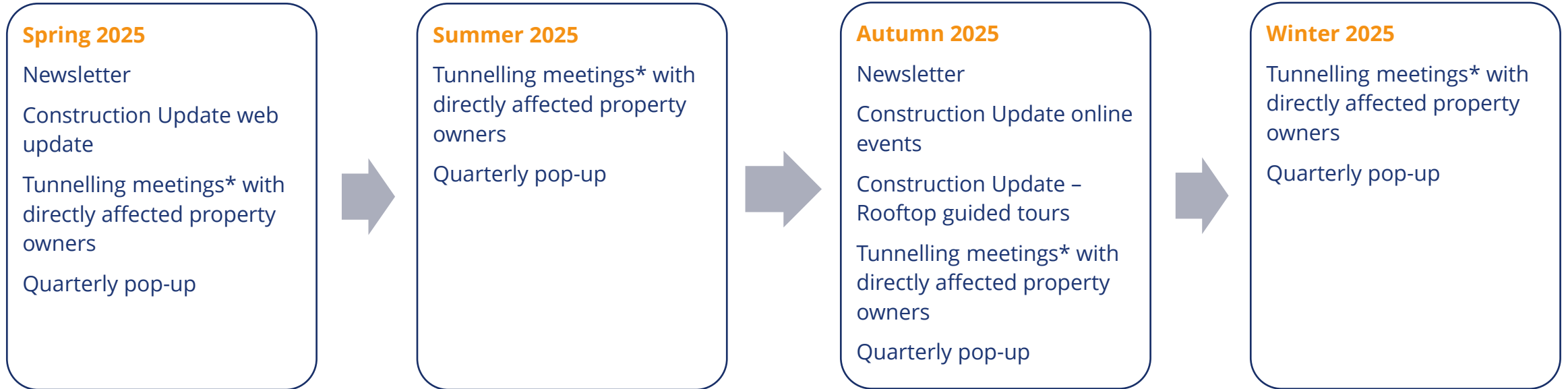
## Activities we will continue

- Extension of Granby Terrace bridge
- Network Rail wall demolition and excavation in Euston Throat Retained Cut
- Zone 5 site set-up and piling
- Piling in Euston Throat Retained Cut
- Construct Hampstead Road bridge temporary road
- Extend Hampstead Road bridge
- Ongoing utility diversion works on Hampstead Road bridge and across Granby Terrace bridge
- Surveys and property mitigation works ahead of tunnelling

## Activities we will reschedule

- Euston Cavern, Euston crossover tunnels and Euston portal
- Protective works to Mornington Street bridge
- Works in Euston Scissor Cut
- Protective works to the Network Rail retaining wall
- Park Village East southern lay-bys install & tower cranes install
- Cavern welfare/office building and gantry crane install

# Engagement – Spring 2025 to Winter 2025



## How we keep you up to date with our works



\* Tunnelling works rescheduled

# Euston Approaches - general updates

# Major excavations programme

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

### 2025

- Protective works to properties continues
- Start excavating the railway cutting between Granby Terrace and Hampstead Road
- Start removing excavated material by lorry

### 2026

- Continue excavating the railway cutting between Granby Terrace and Hampstead Road

### 2027/2028

- Start 24/7 excavation and tunnelling in Camden Cutting north
- Start excavation and installation of concrete box, south of Mornington Street bridge

### 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

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.



# Site access

We are working in a narrow worksite, below street level, between a retaining wall and a live railway. As a result, we require various site access points. From North to South:

## Vehicle site access

- Vehicle holding area – operational until HS2 works complete
- Lorry lay-by – Park Village East (North)
- Stanhope Street gate
- Hampstead Road gate

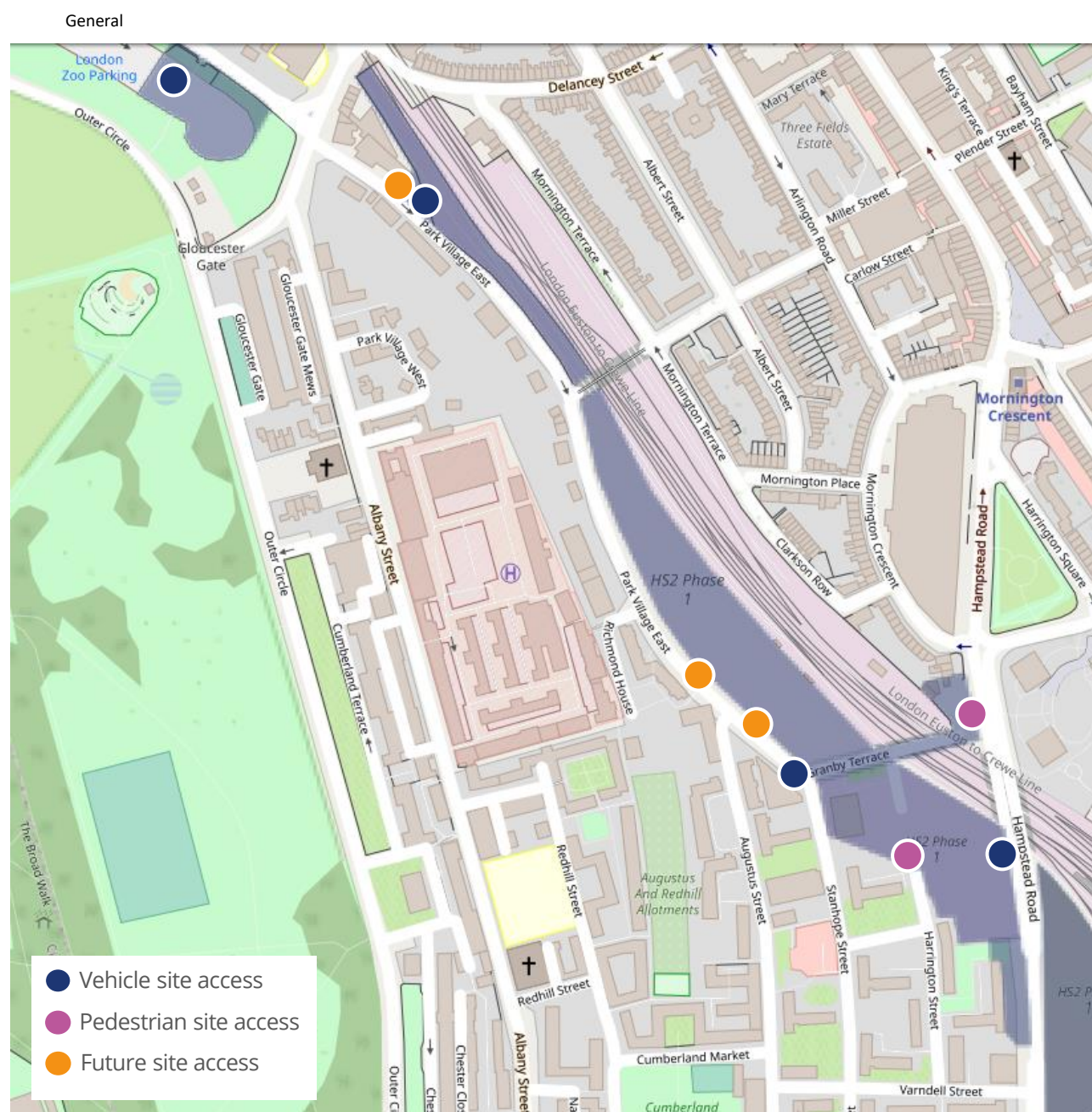
## Pedestrian site access

Operational site offices:

- Xavier House
- Stephenson House

## Future site access

- Cavern welfare site office access
- Lorry lay-bys – Park Village East (South)



# Camden Cutting



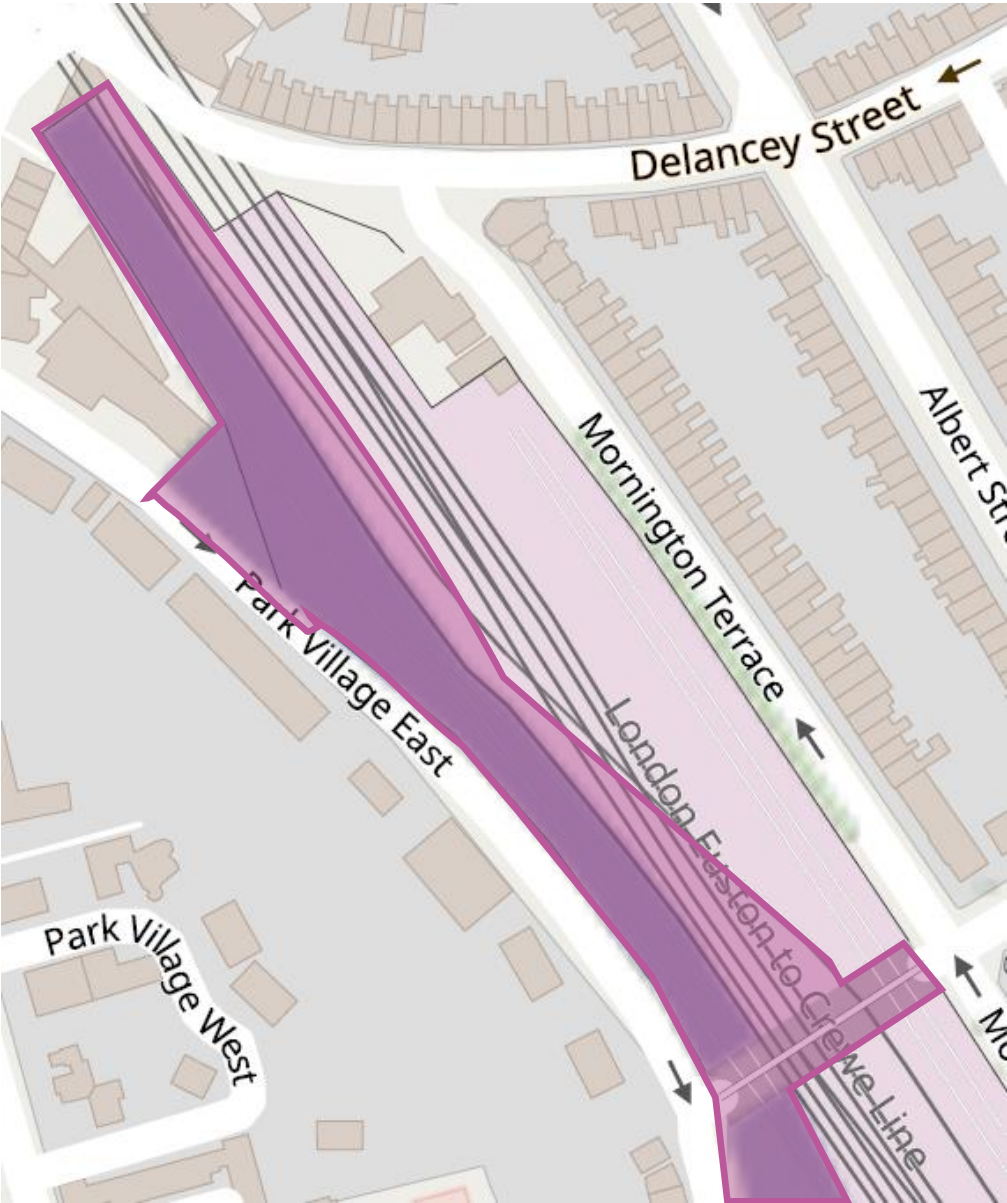
# Camden Cutting north

## March to September 2025

In the Euston Cavern, works are ongoing to reinforce and protect the Network Rail retaining wall.

Works in Camden Cutting north	Start	Finish
Protective works to buildings	Mid 2023	Ongoing
Protective works to Network Rail retaining wall	Ongoing	Summer

We are rescheduling works in both the Euston Cavern and Euston Scissor Cut areas. We will continue to keep you informed about our works in this area.



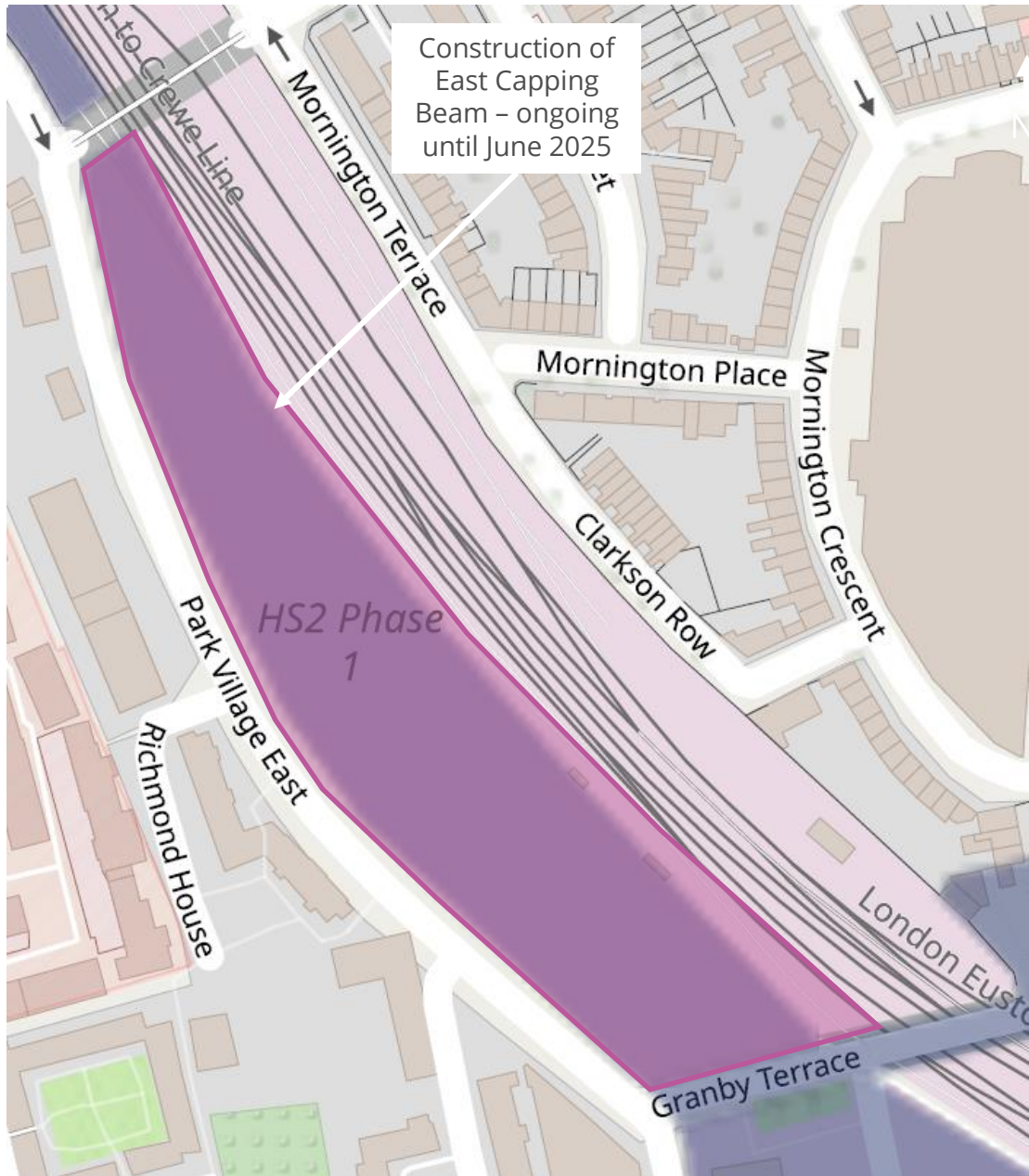
# Camden Cutting south

March to September 2025

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

Works in Camden Cutting south	Start	Finish
Construction of East Capping Beam (including sheet pile removal)	Ongoing	June 2025

We are rescheduling works in both the Euston Cavern and Euston Scissor Cut areas. We will continue to keep you informed about our works in this area.



# Euston Throat

# Euston Throat

## March to September 2025

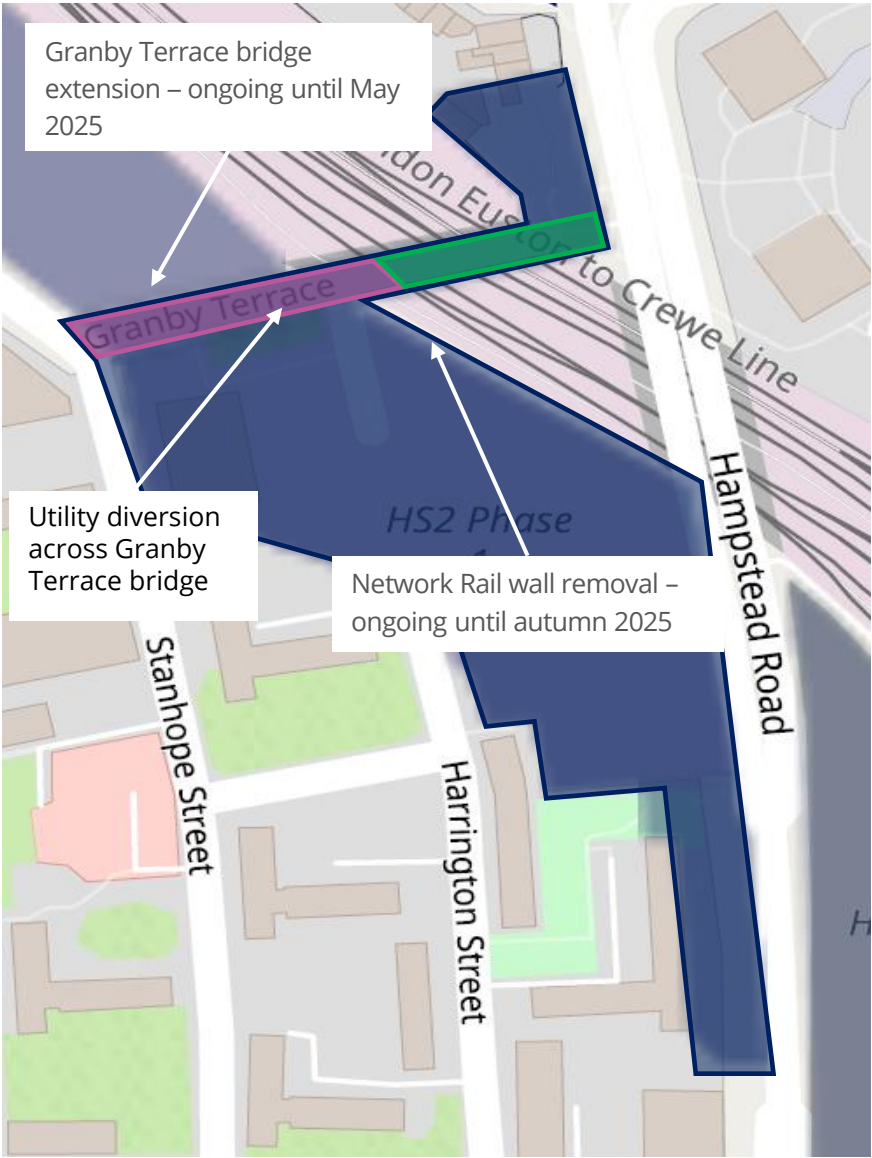
We are continuing works construct the new bridge deck for Granby Terrace bridge. We are also constructing the northern roof slab and other support structures. This will be ongoing until summer 2025.

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 are also removing a section of a Network Rail wall, within our site.

We will work a series of rail possessions, and occasional weekends to ensure this work is completed on time.

Upcoming works in the Euston Throat	Start	Finish
Network Rail wall removal	Mar 2025	Autumn 2025
Install Granby Terrace Bridge north roof slab	Feb 2025	May 2025
Overnight weekend works	Mar 2025	May 2025
Utilities diversion across Granby Terrace bridge	Mar 2025	Summer 2026



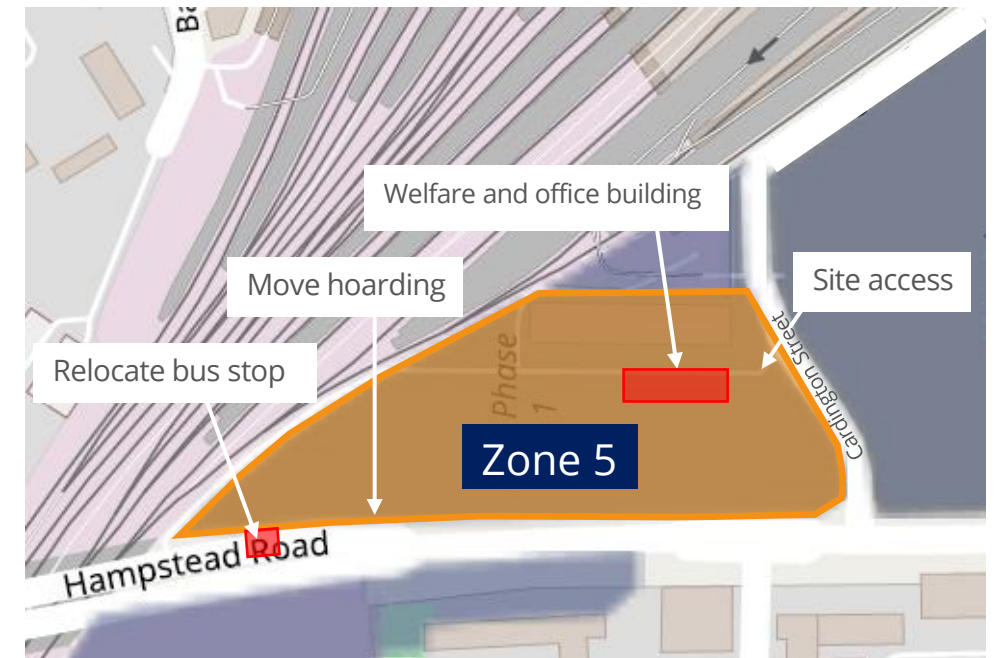
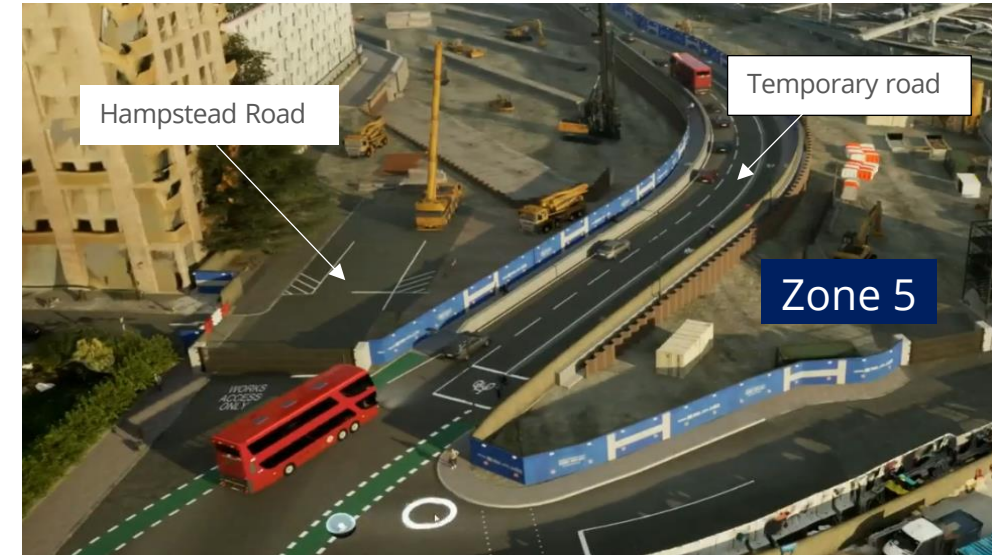


# Hampstead Road bridge and Zone 5 works

In 2025 we need to install piles throughout Zone 5, to support the temporary road. Ahead of this, we will set up the site, including installing our site office and welfare building with connections to mains power.

We will also prepare the area for piling by removing a section of the polymer plant, compacting the area and moving out our hoarding on Hampstead Road. To facilitate this hoarding move, we need to relocate bus stop W on Hampstead Road approximately 80m north, closer to Ampthill Estate.

We are rescheduling these works and will update you when dates are confirmed.



# Utility works on Hampstead Road

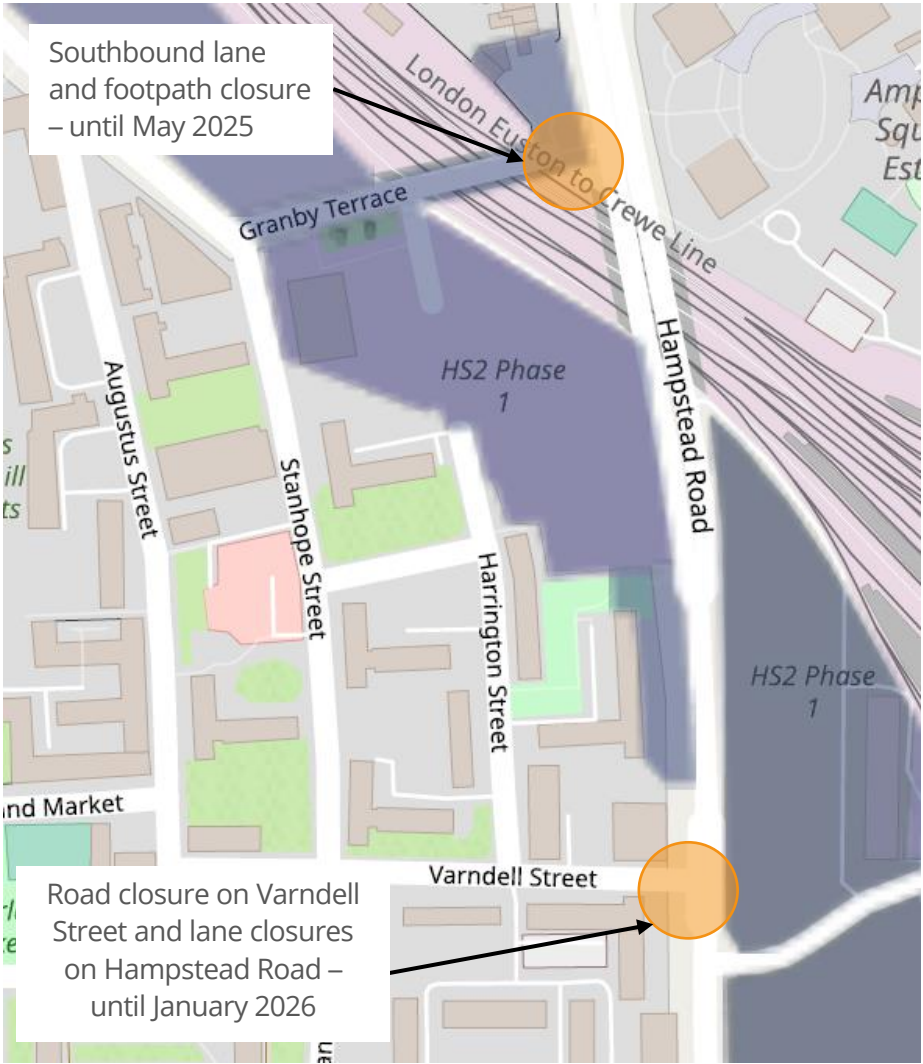
To prevent disruption to local utility services, we are moving utilities away from Hampstead Road ahead of the Hampstead Road bridge extension works.

Once these extension works are complete, we will return the utilities back on to the newly extended bridge.

These works involve various forms of traffic management on and around Hampstead Road at present.

Section	Traffic impacts	Start	Finish
Southern Section	Road closure on Varndell Street and northbound lane closure on Hampstead Road	Feb 2025	Aug 2025
Southern Section	Road closure on Varndell Street and southbound lane closure on Hampstead Road (current traffic management set-up)	Sep 2025	Jan 2026
Northern Section	Northbound footpath and cycle lane closure	17 Jan 2025	1 Apr 2025
Northern Section	Southbound footpath and cycle lane closure	1 Apr 2025	8 May 2025

Further details are available at [here](#)





# Community Investment 2024/2025

Throughout 2024, and into early 2025, SCS have been volunteering and donating materials across various charities and organisations in Camden.

Flannery plant hire at Coram's Fields to support new play tower



Volunteering at Fitzrovia Youth in Action alongside The Euston Partnership and Groundwork



Christmas lunch, quiz and engagement at Third Age Project, supported by Bon Appetit





# HS2 Helpdesk

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

- Freephone **08081 434 434**
- Email [\*\*HS2enquiries@hs2.org.uk\*\*](mailto: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\*\*](http://www.hs2inyourarea.co.uk)