

# Meeting minutes

## Euston Community Representatives Group (ECRG)

|                         |  |
|-------------------------|--|
| <b>Meeting date</b>     | Thursday, 29 September 2022                      |
| <b>Meeting location</b> | The Wesley Hotel, Euston and via Microsoft Teams |
| <b>Meeting time</b>     | 5.20pm – 7pm                                     |

### Attendees

|     |   |   |
|-----|---|---|
| AA  | Amy Allen                                     | SCS, Stakeholder Engagement Manager – Area Central        |
| AK  | Aigul Kalioldina                              | HS2, Engagement Manager                                   |
| CA  | Charlotte Akinola (Teams)                     | LB Camden, Communications Manager                         |
| CW  | Chris Winfield                                | Network Rail, Head of Programme Delivery Unit Euston RECS |
| DBe | Cllr Danny Beales (Teams)                     | LB Camden, Ward Councillor                                |
| DD  | David Demolder (joint chair for this meeting) | Euston Station IPT, Head of Stakeholder Management        |
| DH  | Dorothea Hackman*                             | Camden Civic Society, St Pancras Church, Netley School    |
| HGT | Hero Granger-Taylor                           | Park Village East Heritage Group                          |
| HJ  | Cllr Heather Johnson (Teams)                  | LB Camden, Ward Councillor                                |
| JC  | Jonathan Cooke                                | Network Rail, Senior Communications Manager               |
| JTr | Jeff Travers                                  | Primrose Hill, Gloucester Avenue                          |
| KL  | Kai-Yen Lau                                   | Euston Station IPT, Communications and Engagement         |
| LA  | Luisa Auletta (Teams)                         | Camden Cutting Group                                      |
| LH  | Lee Harman                                    | SCS, Delivery Lead Area East                              |
| MB  | Mary Burd (Teams)                             | Chair Albert Street North RA and LEAP                     |
| MH  | Matt Hollier* (joint chair for this meeting)  | Camden Cutting Group, Co-Chair                            |

|     |                              |   |
|-----|------------------------------|---|
| MW  | Sir Mark Worthington         | Construction Commissioner               |
| MS  | Martin Short                 | HS2, Lead Architect                     |
| NA  | Nassar Ali (Teams)           | The Euston Partnership - observer       |
| NVK | Neil Van Kervel              | SCS, Engagement Manager                 |
| NRF | Nina Radford                 | Euston Station IPT, Head of Engagement  |
| PB  | Paul Braithwaite             | Ex Chair, Air Quality AQGOST            |
| PT  | Patricia Thompson            | HS2, Senior Engagement Manager South    |
| RC  | Richard Crathern             | HS2, Senior Project Manager- SCS - East |
| RL  | Robert Latham                | Silsoe House                            |
| SA  | Steve Austin                 | HS2, Town Planning Manager              |
| SC  | Steve Christophi             | Treasurer of the RPE TRA and HS2 Rep    |
| SD  | Slaney Devlin                | Somers Town Neighbourhood Forum         |
| SN  | Sandra Nichols               | Mornington Place Residents' Association |
| SP  | Simon Pitkeathley<br>(Teams) | Camden Town Unlimited, CEO              |
| SR  | Sharon Rodney (Teams)        | LB Camden, Housing Manager              |
| UB  | Ursula Brown                 | Woodhall resident                       |

\*ECRG Contact Group

Apologies were received from

|     |                     |  |
|-----|---------------------|--|
| AC  | Anne Clarke         | London Assembly  |
| JM  | John Myers*         | Drummond Street TRA  |
| JU  | Joyal Uddin         | Bengali Parents & Tenants Association, Regents Park Estate |
| KM  | Dr. Karl Mackie CBE | Independent Chair  |
| KMa | Katy Mann           | LB Camden, Head of HS2 Programme Delivery                  |
| LW  | Laurence Whitbourn  | HS2, Euston Area Client Director                           |
| MS  | Maddelyn Sutton     | HS2, Head of Community Engagement                          |
| SF  | Samantha Fernandes  | SCS, Senior Consents and Engagement Manager                |

## 1 Welcome and introductions

- 1.1 DD and MH explained that KM, the Independent Chair, had been unable to join the meeting. With the agreement of the Contact Group it had been decided to continue with the meeting

with MH and DD as joint Chairs. Members were invited to comment on this but no objections were raised. DD would chair agenda items one, two, three and five and MH the other items.

- 1.2 It was noted that MS and LW had had to send their apologies for the meeting.
- 1.3 The attendees were asked to note the meeting format designed to help keep the meeting to time, ensure that all agenda items are covered and provide greater opportunity for community representatives to raise questions.
  - As presentations are circulated in advance the time allowed for additional information to be provided by presenters is limited to the time set out under each item.
  - The time allowed for questions on each agenda item is set out under that item.
  - HS2 and contractors have been asked not to present the slides for their regular update, just to take questions.
  - The contribution from any one speaker is limited to five minutes for the meeting overall and three minutes per contribution
  - Those joining via Teams are encouraged to join the meeting early should they wish to check that your microphone and speakers are working.
  - Those joining via Teams may pose questions in the "Chat" or by raising their "hand".
  - If time remains at the end of the meeting further questions may be asked at the discretion of the Chair.
- 1.4 Improvements had been made to the IT arrangements following the last meeting allowing those attending via Teams to hear better and raise questions verbally.

## **2 HS2 Design Vision**

- 2.1 MS presented slides covering: 1. The HS2 Design Vision, 2. Adelaide Road – One in a family of Buildings and 3. Revealing the Machine. The slides can be found in the papers circulated with the minutes.
- 2.2 Comments, questions and answers.
- 2.3 C: JT expressed concern about the visual impact on the view for thousands from the road and homes across the tracks and the view from the tourist bridge from Chalk Farm creating "HS2 propaganda" rather than blending with the local area. JT also took issue with MS describing the facility as two storey and MS accepted that it was indeed the same height as four storeys. Other members in the room and online expressed support for JT's comments. A: MS accepted that the visual impact would not be mitigated by the proposed trees for some years and it was not known whether these would be evergreen. He also showed a bridge photograph saying that the 6ft parapet concealed the headhouse. JT responded that the parapet was 5ft8 and therefore the enormous headhouse would be visually prominent and that action was required to deal with this.
- 2.4 C: DH agreed with JT saying that people passing by on the train were unlikely to see the buildings or indeed for long. However, residents living opposite would see them all the time

and it should therefore be more sympathetic to the surrounding architecture. She also took issue with the comment made by MS about the status of the land prior to the development. It had not been an overgrown embankment rather a nature area comprising 500 trees which had been felled.

- 2.5 C: HRT cited an example of where a facility close to Park Village East had been constructed of black brick, allowing it to blend in better.
- 2.6 C: LA commented via the chat: There appears to be nothing about heritage in relation to the design - how that needs to be taken into account. In relation to Adelaide Road for example, this relates to the proximity of the Listed Portal structures - it would be useful to know how the design of the structure responds directly to this important context. There is also an ambition to open up the view to the Primrose Hill Portal as part of the Railway Heritage Trust proposal to have a Brunel Walk - this would be from the road opposite the head house (which would be visible from this view along with the head house). **ACTION 324** – response required (MS)
- 2.7 C: JH commented via the chat: How much light spillage will there be on the Adelaide Road elevation that would not be there if the wall were solid. **ACTION 325** – response required (SA/AA)
- 2.8 C: LA also commented via the chat: There is a requirement for the setting of a Listed Building to be taken into account - at the moment the Adelaide Road design does not acknowledge this context (text added to Action 324 above).
- 2.9 Post meeting note: further details of the HS2 Design Vision can be found here <https://www.hs2.org.uk/about-us/our-documents/hs2-design-vision/>

### 3 Adelaide Road

- 3.1 SA presented the previously circulated slides relating to the Schedule 17 application for the Adelaide Road Head House.
- 3.2 Comments, questions and answers:
- 3.3 C: JT commented that green walling construction was needed at the earliest stage to support future green screening of the facility. He believed that this had been omitted as an aesthetic preference at the request of the Design Panel. **ACTION 326** – response required (SA).
- 3.4 Q: JH asked via the chat: Is there any reason why Gabion baskets cannot be used on the rail side of the building to give wildlife cover, insect and bat boxes etc? **ACTION 327** – response required (SA).
- 3.5 Q: How often would the external lights be on? A: Only when maintenance is being carried out which was expected to be infrequent. **ACTION 328** – more detailed response required (SA).

## 4 Materials by Rail

- 4.1 LW was unable to join the meeting due to Paternity Leave. However, he had provided the following update which was read out by DD:
- The MbR review requires further work on potential options. This is underway, initial actions will take 4 – 6 weeks after which we expect an update paper to be submitted to the Euston Partnership Board, potentially in November. No decisions have been made at this time.

## 5 Network Rail, Redevelopment of Euston Conventional Station

- 5.1 CW introduced himself as Head of Delivery Unit for the RECS project.
- 5.2 He reported that the project is in its early stages with the Business Case currently under consideration. It was expected that the Business Case decision would be made in January 2023 followed potentially by a planning submission in 2024.
- 5.3 Comments, questions and answers:
- 5.4 Q: SD asked when engagement was likely to take place on Network Rail's plans. A: CW responded that design work would be shared from around mid-2023.
- 5.5 Q: SN asked CW to describe the links between RECS and the HS2 station. A: CW responded that the plan was that they would be integrated and ideally built at the same time.
- 5.6 Q: RL enquired if it was planned to have development above the station. A: CW replied that it was, similar to that planned for the HS2 station.
- 5.7 Q: SD asked whether NR would seek to develop under conventional Town Planning arrangements or if it had special powers. A: CW responded that it was early days but the current assumption was a Town and Country Planning Act route.
- 5.8 LA asked via the chat: What about the block in front of the station is that NR or Lendlease? A: CW responded initially that the block (referring to the Podium and One Eversholt Street) may need to be demolished to make way for the new Network Rail station which is likely to extend over the existing piazza. If this was the case they would be demolished in 2024. On clarification of the original question it was confirmed that the block referred to by LA was in front of the NR station. *Post meeting note:* The block referred to is planned by Lendlease (rather than NR) within its masterplan which will be consulted on in early 2023.

## 6 HS2 update

- 6.1 The Group NOTED the previously circulated slides. The Contact Group had requested that questions be taken but that the contractor update slides are not presented.

6.2 *Post meeting note:* On the matter of energy cost compensation for HS2 installed ventilation units RC has confirmed that the sum to be paid in arrears to Camden residents was planned to be £25/ mechanical ventilation unit/ annum. This sum was intended to be fixed and included a forward estimate for price rises and inflation. However, HS2 recognises that the extraordinary current price increases and have revised the sum for the previous year 2021-22 to £40/ unit/ annum. We will continue to keep this under review for future years and make adjustments as necessary to ensure residents are reimbursed appropriately. HS2 will be using an electronic payment mechanism called 'Payit' and letters have already been sent to eligible residents to enable these payments to be made.

6.3 Comments, questions and answers:

#### **Mace Dragados update**

- 6.4 Q: UB asked if pedestrian access would be permitted during the road closures in the Robert Street area and if bus services would be affected. A: NRF confirmed that pedestrian access would be facilitated and that there were no plans to affect bus services. *Post meeting note:* despite these assurances the northbound Robert Street/Hampstead Road bus stop was closed on the commencement of works the following week by London Buses. This followed concerns about the safety of driver action when using the revised stop.
- 6.5 The question at 6.4 prompted a discussion about the need to consider pedestrian routes and avoid closing bus stops. Many less mobile residents rely on bus services and fully closing stops could have a major impact. Members were reminded of the previous presentation on the use of temporary stops if closures were necessary although it was pointed out that a closure was not planned in this case.
- 6.6 C: RL highlighted the need to carry out impact assessments of closures of bus stops and that mitigation must be put in place as necessary (*post meeting note:* see also Action Log item 314). It was agreed that buses would be raised at the Camden Community Traffic Working Group. Also, to highlight to the working group the need to always have Varndell Street or Robert Street open to allow bus services to be maintained.
- 6.7 C: SC highlighted the issue of getting to Staveley due to the current works on Varndell Street as an example of the need for a review: A: **ACTION 329:** Undertake review of the issues of getting to Staveley (NVK).
- 6.8 C: SC requested that sand stockpiles be covered over to avoid dust being transmitted within the local area.

#### **Network Rail**

6.9 No update this time.

#### **SCS update**

- 6.10 C: LA raised concern about the information on slide 46 which described 24 hour working seven days a week across a number of locations. A: LH explained that this was principally tunnel lining works underground. In response to further questions on the possibility of operations affecting residents he explained that the concrete batching would be undertaken on site. He proposed that he provide a more detailed briefing in early 2023 on the proposed works. In response to a further question he confirmed that residents could still apply for noise insulation for eligible properties. **ACTION 330:** Provide a briefing on SCS's 24/7 works and arrangements to mitigate impacts on residents – March 2023 (LH).
- 6.11 Q: SN highlighted that Mornington Street bridge was planned to be closed for five years pointing out that this was an important route to local parks and schools. A: LH replied that pedestrian access over the bridge would continue to be provided. The reason for the closure to vehicles was due to issues with the strength of the bridge.
- 6.12 Q: RL had been experiencing issues relating to Settlement Deeds for Silsoe House. He asked that the following information be provided: 1. How many properties in Camden are eligible for settlement deeds? 2. Of these properties, how many owners have requested settlement deeds? 3. Of those owners who have requested settlement deeds, how many have received signed deeds from HS2? 4. How many inspections have been carried out pursuant to these deeds? 5. Of these inspections, how many owners have received a copy of the inspection report? 6. When are these owners going to receive the "assessment reports" to which they are entitled pursuant to Clause 2(2) of the deed? **ACTION 331:** Information requested by RL relating to Settlement Deeds in minute 6.12 of the September 2022 meeting to be provided (LH).
- 6.13 C: JT commented that people were still experiencing noise disturbance despite in some cases noise installation having been installed and others awaiting fitting. Readings of 90dB indoors had been recorded and this information had been passed to Sharon Rodney, Housing Manager for LB Camden.
- 6.14 Q: DH asked that the replacement trees on Harrington Street be visible from the housing block as previously promised. A: NVK explained that trial holes were being undertaken to assess the best location for the replacement trees including the area opposite Coniston. AK added that it had not been possible to excavate the roots of the trees which were removed for fear of damaging the services through which they ran.

## 7 Flash Report

- 7.1 The previously circulated Flash Report was NOTED.

## 8 Actions Log

- 8.1 Following a request at the last meeting DD had undertaken a review of the closed actions since the group had been established. He noted that a number of decisions had been made of



a consequence of discussions through ECRG. However the majority of actions had been directed at securing greater clarity over proposals asking for adjustments to take account of local concerns.

- 8.2 Action 302: JT asked that this be kept open and that he would provide further information as to the information necessary to close it.
- 8.3 Action 315: To remain open and have the correct information inserted.
- 8.4 Action 321: JT asked the group to note that this session had not taken place and he had not been advised of dates for it to do so. *Post meeting note:* MS clarified that this action had been to undertake a walkabout of the local area with Gerry O'Connell of the Beaumont Walk TRA and this had taken place on 16 September with LB Camden in attendance. She would be happy to undertake a further walk with JT.
- 8.5 Action 323: JT expressed the view that it had been proposed that a working group of local architects and designers take place to look at options for Adelaide Road. He asked that this action be re-opened and that the working group takes place. *Post meeting note:* At the time of the ECRG meeting the application has already been submitted to LB Camden and was under consideration.
- 8.6 It was noted that the remaining actions marked for closure would be closed.

## **9 Community Questions/AOB**

- 9.1 The following additional questions were raised:
- 9.2 There was a request that Working Groups meet in person. A: In the main they were now meeting in person and this would be passed on to the Chairs.
- 9.3 Q: HGT asked that HS2 team members contacting residents provided their name and contact details rather than the Helpline information. To not do so gave residents the feeling that they were being fobbed off.

## **10 Minutes of the last meeting**

- 10.1 The minutes of the meeting held in June 2022 were AGREED subject to a review of the minute relating to Action 323 (see minute 8.5 above).

## **Closing remarks**

- 10.2 MH thanked the group for their attendance, questions and contributions.
- 10.3 DD thanked MH for stepping in to jointly chair the meeting allowing it to go ahead as planned.



## **Date of the next meeting**

10.4 The date of the next meeting was noted as Tuesday 29 November from 17.00 (meeting to commence at 17.20) at the Wesley Hotel.

DRAFT