

# HS2

## ECRG Presentations & Slides

27 November 2025

# Agenda

Time	Topic	Presenter
17:20	<b>1. Welcome and Introductions</b>	Chair
17:25	<b>2. Minutes of the September 2025 meeting</b>	Chair
17:30	<b>3. Actions log</b>	Chair
17:40	<b>4. Questions raised in advance of the meeting</b>	Chair supported by HS2 team members
18:00	<b>5. Works lookahead</b>	To note only
	<b>6. Working group updates</b>	To note only
18:30	<b>7. HS2 works updates</b>	

# Agenda

Time	Topic	Presenter
	7.1 Mace Dragados	Natalie Kirkwood to take any questions
	7.2 Network Rail On Network Works	Chair to take any questions
	7.3 SCS	Neil Van Kervel and Neil Durrant to take any questions.
18.40	<b>8. Community Questions, AOB and next meeting dates</b>  Thursday 19 March 2026 Thursday 4 June 2026 (changed from 11) Thursday 24 September 2026 Thursday 26 November 2026	Chair

# HS2

## 1. Welcome and introductions

**Chair**

Apologies for absence:

Robert Latham

Matt Hollier

John Myers

# HS2

## 2. Minutes of the last meeting

### Chair

- To APPROVE the minutes of the September 2025 meeting

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## 3. Actions Log

### Chair

- To review the Actions Log noting
  - Updated responses
  - Items proposed to be closed

# HS2

## 4. Questions raised in advance

### Chair

- To NOTE the responses

# Question a: Tunnel boring machines

Q:

When will the TBMs start from Old Oak Common? What is the cost of providing the tunnels? Will conditions surveys of surrounding buildings be carried out?

A:

The assembly and commissioning of the two Euston Tunnel TBMs are progressing well. Preparations and enabling works along the route are also advancing steadily, with the launch of the first machine expected in early 2026.

Condition surveys and monitoring will be conducted on relevant buildings and structures ahead of tunnelling, depending on their location and the tunnelling timeline.



# Question b: Euston Square Gardens West

Q:

HS2 should not cut down the trees in Euston Square Gardens West until it has demonstrated that this is necessary due to the new station design.

A:

The works currently underway at Euston Square West form part of the agreed enabling works programme. Key elements include:

- Completion of the Traction Substation (TSS): now in the power-migration phase, with final cladding installation planned for 2027.
- Diversion and relocation of utilities into the northern, southern and eastern areas away from the main site to support future construction works
- Relocation of the taxi rank – completed.
- Completion of the Community Hub – completed.
- Completion of staff accommodation at the former Maria Fidelis School – final phase due for completion in Spring 2026.
- Completion of the retaining wall works and piling activities on the south and west boundaries.

The works at Euston Gardens West, which began in early Autumn 2025, are part of these necessary utilities enabling activities. While earlier engagement referenced the LU interchange, the works have always included utilities diversions required for the future station. As presented at the last Tree Panel meeting in September 2025, the removal of trees labelled T1, T2, T21, T22, T25, T27, T29 and T30 enables construction of the sewer and gas diversions, watermain diversions, associated connections, and the UKPN substations.

# Question c: Euston Integrated Community Engagement Plan

Q:

The Euston Partnership was due to publish this in Autumn 2024. Has it been published? If it has, it needs to be shared. What does this look like going forward – role of parties and plan for a plan. Previous plans?

A:

Ben White reported at the September meeting this will be developed during 2026, and the Director of the delivery company has already stated that community engagement is key to the success of the project and will be keen to get community members involved. BW further mentioned that the TEP Engagement Plan previously focused on local communities and neighbours, and this is now expanding to include passengers and wider stakeholders.

# Question d: Gloucester Avenue/Parkway borehole

Q:

Please can further information and costs be provided for the borehole referred to in the recent HS2 email which will cause the closure of intersection with Parkway?

A:

We are decommissioning boreholes which are narrow, deep holes drilled into the ground to access subsurface material for information on underground conditions, ahead of future tunnelling works in the area.

We recently excavated a trial hole on Parkway to survey a Cadent Gas main, to inform the design of our utility works on Parkway.

The trial hole works were completed between 21 October and 2 November. We closed the two middle lanes on Parkway and the left turn into Parkway from Delancey Street during these works.

We will be completing 4 more boreholes to install our monitoring equipment along Parkway in Spring 2026.

# Question e: Meanwhile uses

Q:

Please can an update be provided on the rehoming of plants removed from the now closed National Temperance Hospital Garden?

A:

We have donated over 70% of plants from the NTH Garden Meanwhile Use site to local organisations and stakeholders. Materials have been donated to:

- Adelaide Road Community Gardens – they will also receive materials from Euston Square Gardens West (date TBC)
- Euston Community Hub Outside Space – formally managed by Hopscotch
- The Wesley Hotel Community Gardens on Euston Street

# Question f: Transfer times from Old Oak Common

Q:

HS2 has been inconsistent on its response and should update its position on OOC as a temporary terminus.

A:

It is acknowledged that Jeff Travers feels that Action 357 is unresolved. DfT and HS2 are reviewing all the correspondence on this matter and will respond directly in due course. There is no update on this that can be given at this time.

# Questions for the Department for Transport

## 1. Please provide an update on: Future role of HS2

**HS2's future involvement in the design and construction of the HS2 station (following Rishi Sunak's announcement in October 2023 and the recent establishment of the Euston Delivery Company).**

As part of the 10-Year Infrastructure Strategy, we confirmed that a Euston Delivery Company will be formed to oversee development of the whole Euston Campus, and that the use of a Public Private Partnership will be explored to deliver the new HS2 station with private finance.

We are continuing to work on the proposed form for the new Delivery Company, working closely with The Euston Partnership and delivery partners. Further information on this will be made public in due course.

In the interim, HS2 Ltd is continuing to complete the residual enabling works in readiness for construction of the HS2 station.

# Questions for the Department for Transport

**When information about and milestones for design (spatial plans or for the HS2 station) will be shared through the Design Development Working Group.**

The Department for Transport is working with key partners to develop affordable, integrated plans for the Euston Station Campus, which will comprise the new HS2 station, an upgraded Network Rail station and enhancements to the London Underground station and local transport facilities along with a significant level of development. Positive progress has been made and further information on this will be made public in due course.

# Questions for the Department for Transport

**2. Please can an update be provided on the status and activities of these bodies?**

## **Euston Delivery Company**

We are continuing to work on the proposed form for the new Euston Delivery Company, but all entities involved across Euston will work closely with the new Euston Delivery Company (EDC) in a coordinated and collaborative way to achieve collective success for the project. The establishment of the EDC as a single directing mind for the campus is essential in ensuring that the benefits to passengers, and the local community, are realised.



# Questions for the Department for Transport

## **Euston Development Corporation**

The Government is exploring options for a potential Development Corporation to oversee the wider Euston area, ensuring the important benefits, such as housing and economic growth, are delivered in a joined-up way. We welcome the proposals from Camden and the GLA on a Development Corporation to promote growth at Euston and will respond to any proposal in due course.

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## 5. Works Lookahead

[HS2 in Camden - Construction Look Aheads and Newsletters - HS2](#)

# HS2

## 6. Working group updates

- To NOTE the updates from recent meetings
- This information was previously included in the Flash Report

# Noise Insulation Working Group

The last meeting was held on Wednesday 23 September 2025. Below is the summary of the progress of the NI programme, September 2025

Status	Euston Station, MDJV	Euston Approaches, SCSJV	Total September 2025
<b>Not in the scope anymore*</b>	51	0	<b>51</b>
<b>Not Eligible</b> (properties don't trigger noise levels based on noise report)	37	69	<b>106</b>
<b>Concluded/ Declined</b> (Properties have been contacted on all forms and received no response or declined by the residents - no works take place)	38	487	<b>525</b>
<b>Completed</b> (Glazing and/or Sonair installed)	92	645	<b>737</b>
<b>In Progress</b>	5	48	<b>53</b>
<b>Priority List</b>	3	0	<b>3</b>
<b>Total</b> (Properties within scope)	<b>175</b>	<b>1249</b>	<b>1424</b>

\* The properties aren't currently within the scope as the works affecting them have been put on hold due to the pause. Further assessment will take place to determine if future works will affect these properties.

# Air Quality Trees and Open Spaces Working Group

The group met on 5 November and noted the August 2025 air quality report is now available [Monitoring the environmental effects of HS2: 2025 - GOV.UK](#)

Tree Panel had agreed the removal of tree stumps and trees in Euston Square Gardens due to utilities works. Dorothea Hackman, the community observer on the panel, had complained to the HS2 Commissioner that HS2 does not have a confirmed design or funding for the station and therefore Tree Panel should not have agreed to removal of the trees.

The group discussed LB Camden's proposals to enhance open spaces surrounding Euston Road.

# Traffic Working Group

We held CTWG on 22 September and 17 November. One resident attended in September and two residents in November.

Email sent to CTWG group on 17 October containing TLG slides from 15 October.

Updates on utility works and traffic management provided by SCS (Euston Approaches), SCS (Adelaide Road) and MDjv.

Issues raised as follows

- Concerns over new road surface at junction of Adelaide Road and Winchester Road (Action with LBC)
- Concerns over fallen leaves not cleaned from road and pavement, potentially contributing to further issues in 'flash flood' area, as well as safety issue for cyclists. (Action with LBC)
- Request for further information on Western Haul Road. (Action with MDjv)

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## 7. HS2 updates

# HS2

## 7.1 Mace Dragados



# Main Site

## Key Activities

- ❑ Continuing of exhumations
- ❑ Reduction of existing road level
- ❑ Completion of retaining wall and piling
- ❑ Continuation of Starcross Street substation
- ❑ Refurbishment of 1<sup>st</sup> and 2<sup>nd</sup> floors of Maria Fidelis Old School (MFOS) building



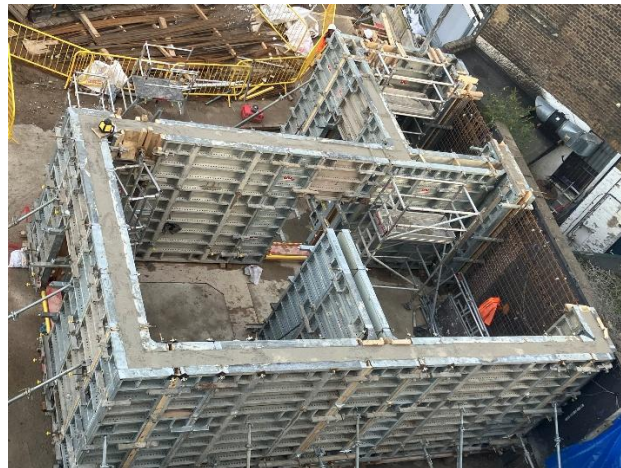
MFOS First Floor Insulation



View from Main Site



Retaining Wall and Piling



Starcross Street Substation Walls



Exhumations Tent



View from Main Site



# North and South Utilities

## Key Activities

### Drummond Street Gas Works

- ❑ Ongoing until late 2025

### Euston Street and North Gower Street Water Works

- ❑ In early 2026 we will be carrying out water diversions works on North Gower Street and Euston Street

### Eversholt Street and Euston Road Trial Holes

- ❑ Started in November 2025 and will continue throughout Q1 2026
- ❑ Trial holes will help inform future utility programme in the area

### Euston Square Gardens (ESG) West

- ❑ Widening of pavement
- ❑ Removal of UKPN substation
- ❑ Utility trial holes
- ❑ Enabling works for future site activities



Eversholt Street Trial Hole Traffic Management



Euston Road Trial Hole



Drummond Street Gas Valve



ESG West Trial Hole

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## 7.2 On Network Works

# On Network Works



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# Clarkson Row vehicle access point



Working in  
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HS2

| On Network Works

The access point is now in operational use by Network Rail.



This access point replaces the former facility on Hampstead Road. It will help us respond more quickly to any incidents on the railway near the station and support essential maintenance works.

Because the railway operates 24 hours a day, the access point may be used at any time by Network Rail staff and our contractors. It is suitable for small vehicles, medium-sized vans and staff on foot, and includes space for up to four vehicles within the compound.

All our staff and contractors are reminded to be respectful and considerate of our lineside neighbours at all times, particularly during night-time activity.

## Christmas work by Network Rail:



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| On Network Works

No major engineering work is planned in the Euston area but standard maintenance will continue.

## Check before you travel:

Major engineering work will be taking place between Milton Keynes and Rugby from 24 December until 5 Jan 2026 and a rail replacement bus service in operation serving stations in between for both Avanti West Coast and London Northwestern.

There will be engineering work in other areas. We strongly recommend checking with the individual train companies for their train time-tabling over the Christmas/New Year period



## On Network Works – HS2 enabling work

The On Network Works programme for Euston HS2 station continues to be paused whilst final plans are being reviewed and developed by HS2 Ltd, the Government and other stakeholders.

## Redevelopment of Euston conventional station

The plans on redeveloping and modernising Euston conventional station is being progressed in collaboration with the new HS2 station to ensure an integrated station. This is still in the planning stages.

The On Network Works team are completing small items within areas of Euston conventional station.

## Other Network Rail maintenance work

The wider Network Rail teams will continue maintaining the railway and this work will be notified where required. We're improving the efficiency and effectiveness of notifying our lineside neighbours by offering them the chance to sign-up to our digital notification service via the link on the next slide.



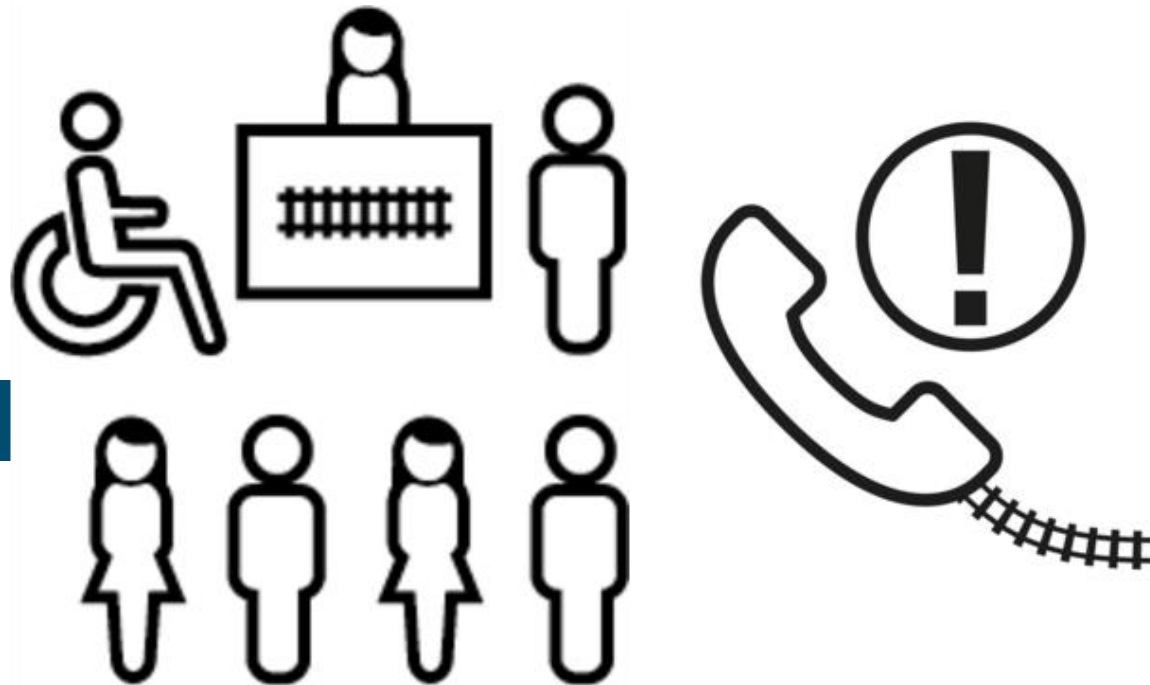


**Register and sign up for our new digital notification service by scanning the QR code or clicking the link below for notifications in your area via email.**



## Network Rail contact us

If you need to contact Network Rail about anything please visit our website [networkrail.co.uk/contactus](https://networkrail.co.uk/contactus) or you can call: 03457 41 11 11 which is available 24hr a day.



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## 7.3 SCS

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# Tunnels and Shafts construction update

September 2025

# Adelaide Road Headhouse & Ventilation Shaft (ARVS)



# Pause to works

## What to expect during the ongoing pause to works

In line with direction from the Government following its announcement in March 2023, work at the Adelaide Road site had been brought to a safe stop and paused from spring 2024. As part of an ongoing and comprehensive review of the programme, HS2 are resequencing works at Adelaide Road to ensure they are delivered at the lowest reasonable cost. We do not expect works to resume in full before April 2027 and are currently updating the works programme.

- Large machinery has been removed from site
- Hoarding and welfare cabins will remain in place
- 24/7 Security presence will continue
- Lighting on site is reduced, but is required for security purposes
- Some works will continue, within and outside the site, including monitoring, surveys, and design work
- Environmental monitoring of noise, vibration & dust is continuing
- The SCS JV engagement team will continue to be available to speak about our works, contactable via the HS2 Helpdesk (operational 24hrs, 365 days)

\*the dates for these phases might change. We'll provide updates at [hs2.org.uk/in-your-area/](https://hs2.org.uk/in-your-area/)

# Engagement & Social Value: update & lookahead

## Monthly virtual 1:1s RE: Adelaide Road site

Sessions take place monthly, on the following dates **throughout 2025 and 2026**:

### Upcoming

**Wednesday 17 December**, 3pm to 6pm;

**Wednesday 21 January**, 3pm to 6pm;

**Wednesday 18 February**, 3pm to 6pm

## Monthly virtual 1:1s RE: tunnelling (twin-bore Euston Tunnel)

Sessions take place monthly, on the following dates **throughout 2025 and 2026**:

### Upcoming

**Tuesday 16 December**, 3pm to 6pm;

**Tuesday 20 January**, 3pm to 6pm;

**Tuesday 17 February**, 3pm to 6pm

Further information about the Euston Tunnel can be found here: [Euston Tunnel FAQ](#) (updated March 2025)

## Other

- **Quarterly** 3 & 12 month construction look aheads published here: [HS2 in Camden - Construction forward looks](#)
- **Biannual** newsletters
- **As required** Advance Notification Letters issued ahead of new works activities
- **As required** local pop ups
- **As required** Factsheets & FAQs
- **Ongoing** enquiries & complaints via the HS2 Helpdesk
- **Ongoing** engagement RE: Noise Insulation installations

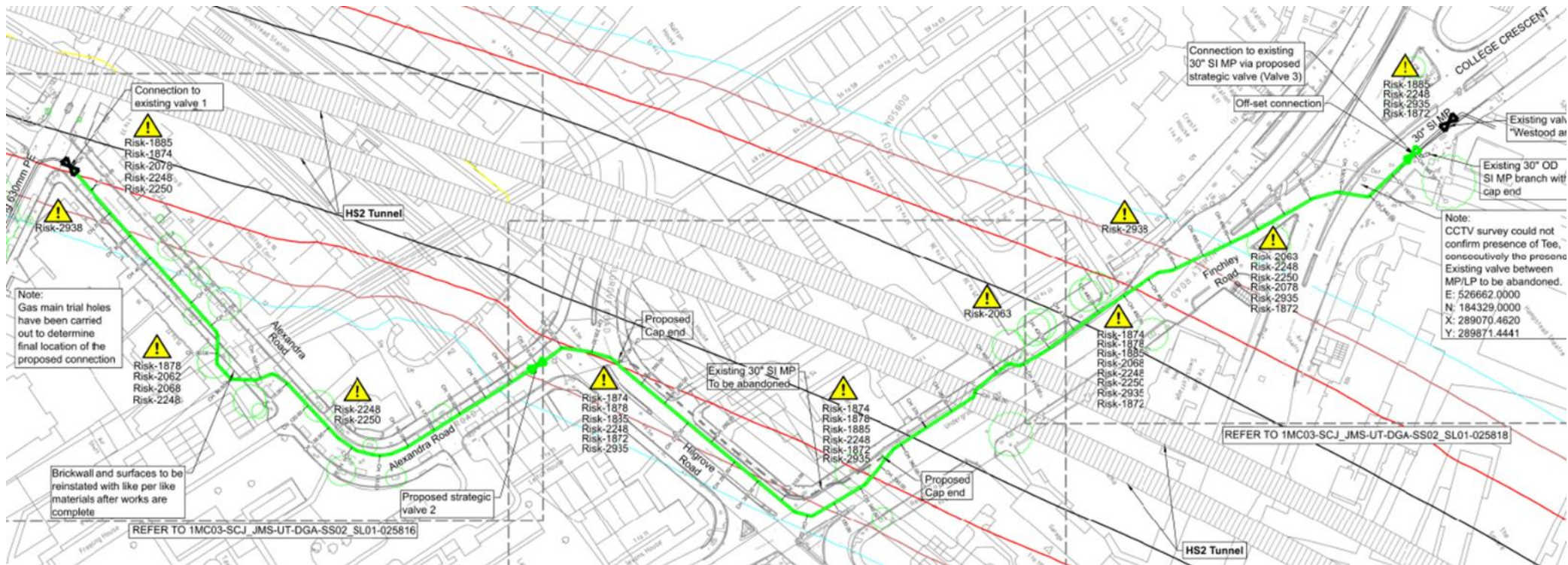
# Utility works in Camden



# Finchley Road gas diversion scheme

## Scope of works (ongoing until October 2026\*)

Works to replace medium pressure gas main. Being carried out in 6 phases comprising lane and partial road closures across Alexandra Road, Hilgrove Road, Finchley Road and College Crescent





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# Euston Approaches Construction Update

November 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

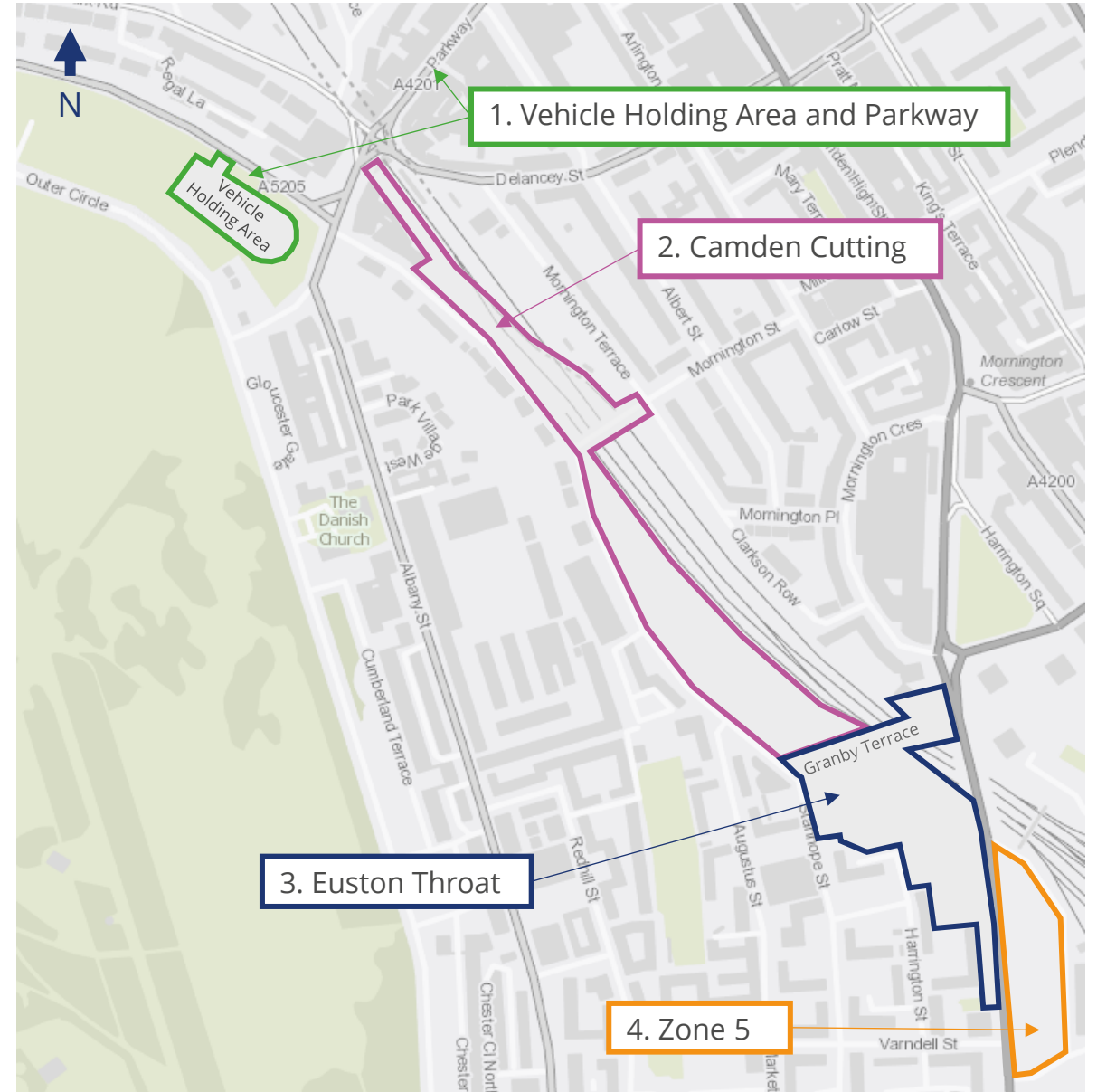
## 2. Camden Cutting - between Parkway and north of Granby Terrace bridge

- 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



# Recommencement of works

We will restart the deferred works listed below.

## **Parkway**

- Parkway utility mitigation works

## **Camden Cutting**

- Enabling works in Euston Scissor Box (ESB), including land bridge, laydown slabs
- Park Village East wall mitigation including the installation of the L-units
- Sheet pile extraction
- Unexploded ordnance (UXO) surveys
- Excavation, reinforced concrete works, spine beam construction in Euston Scissor Box
- Installation of Tower cranes C and D

## **Euston Throat**

- Enabling works in Zone 5 ahead of construction of the new Hampstead Road bridge
- Sheet pile extraction
- Unexploded ordnance surveys and monitoring

# 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.

# Vehicle Holding Area and Parkway

# Parkway utility mitigation works

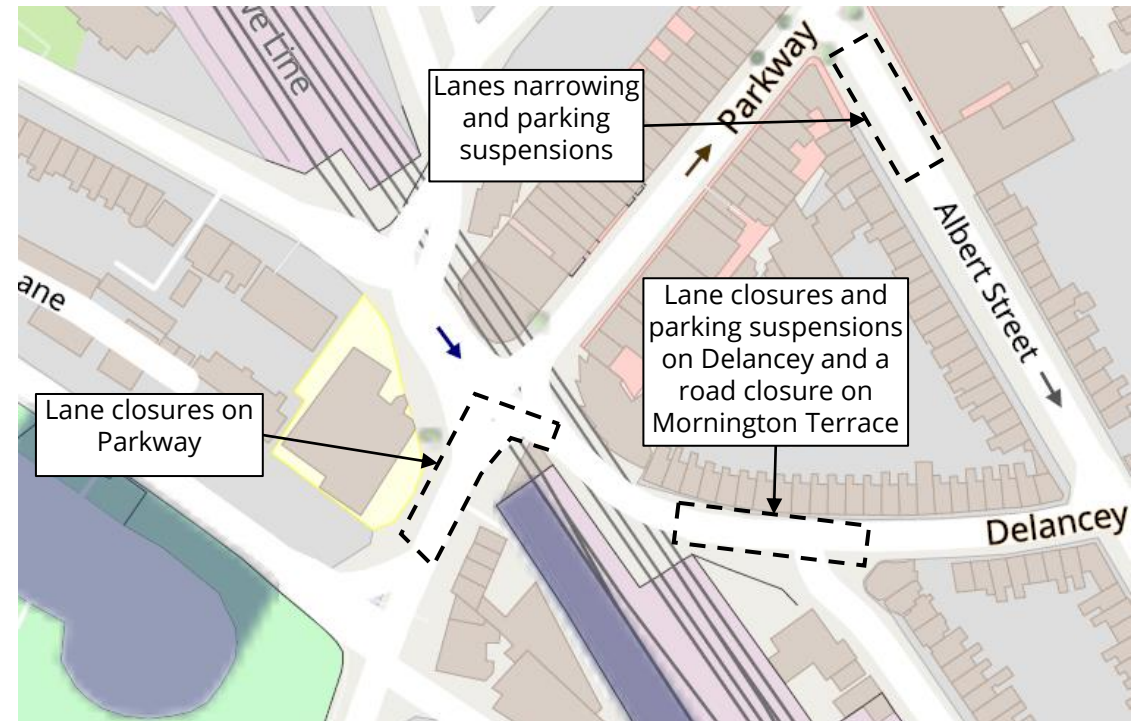
## Feb 2026 to July 2026

We will strengthen, monitor, and divert utility services beneath Parkway, ahead of tunnelling. The phases will require lane or footpath closures and parking bay suspensions.

Further information relating to the phases of these works will be provided closer to the time.

These works do not include the Cadent Gas main works scheduled for later in 2026.

Upcoming works in Parkway	Start	Finish
Utility mitigation works	Feb 2026	July 2026

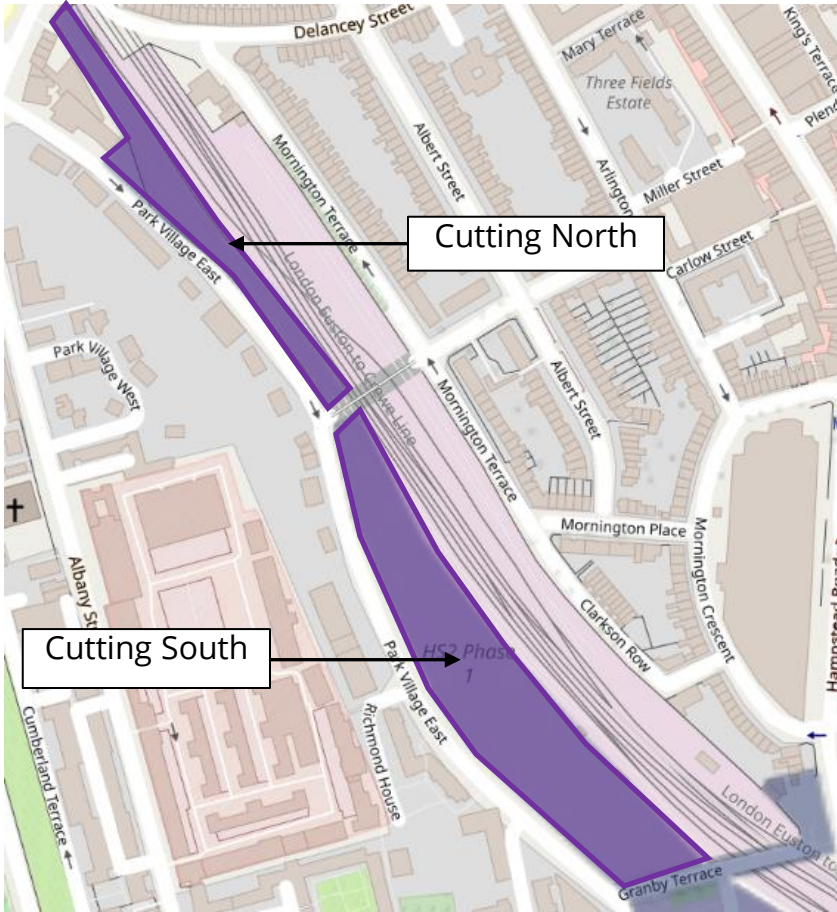


# Camden Cutting

# Camden Cutting

Nov 2025 to Jun 2026

Upcoming works in Camden Cutting	Area	Start	Finish
Protective works to buildings	North	Mid 2023	Ongoing
Protective works to Park Village East wall	North	Ongoing	Summer 2026
Enabling works in Euston Scissor Box (ESB), including land bridge, laydown slabs	South	Winter 2025	Spring 2026
Sheet pile extraction	South	Winter 2025	Spring 2026
Unexploded ordnance (UXO) surveys	South	Winter 2025	Spring 2026
Excavation, reinforced concrete works, spine beam construction in ESB	South	Winter 2025	Spring 2027
Installation of Tower cranes C and D	South	Winter 2025	Spring 2026





# Euston Throat

# Euston Throat

## Nov 2025 to Jun 2026

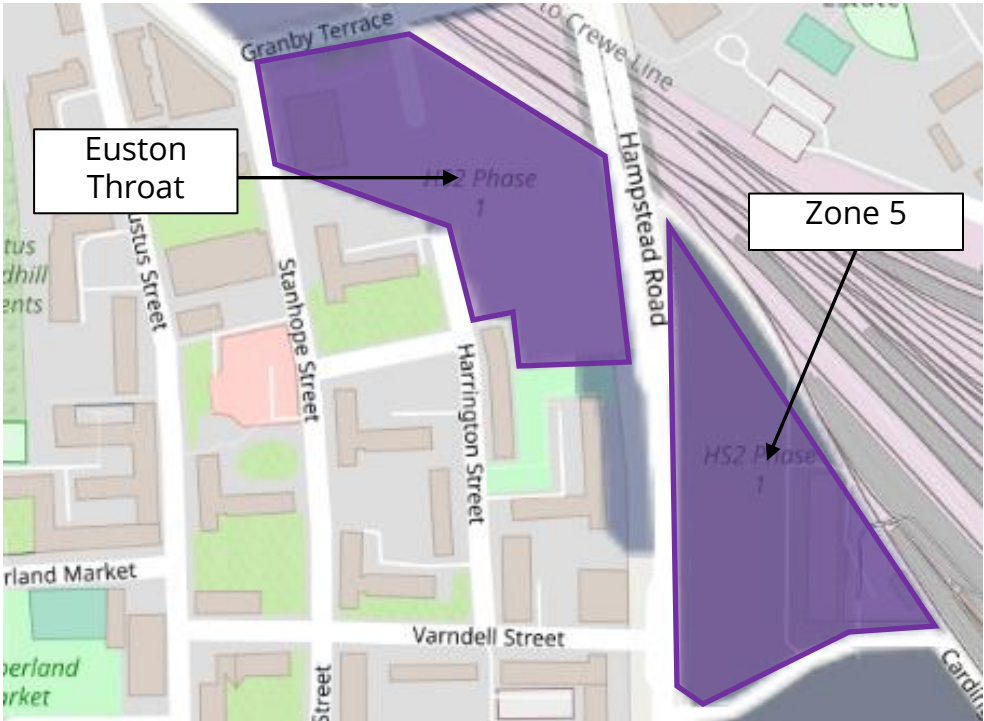
We are continuing works to divert utilities across Granby Terrace bridge.

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	Spring 2026
Utilities diversion across Granby Terrace bridge	Mar 2025	Summer 2026
Zone 5 enabling works	Spring 2026	Winter 2026
Sheet pile extraction	Spring 2026	Summer 2026



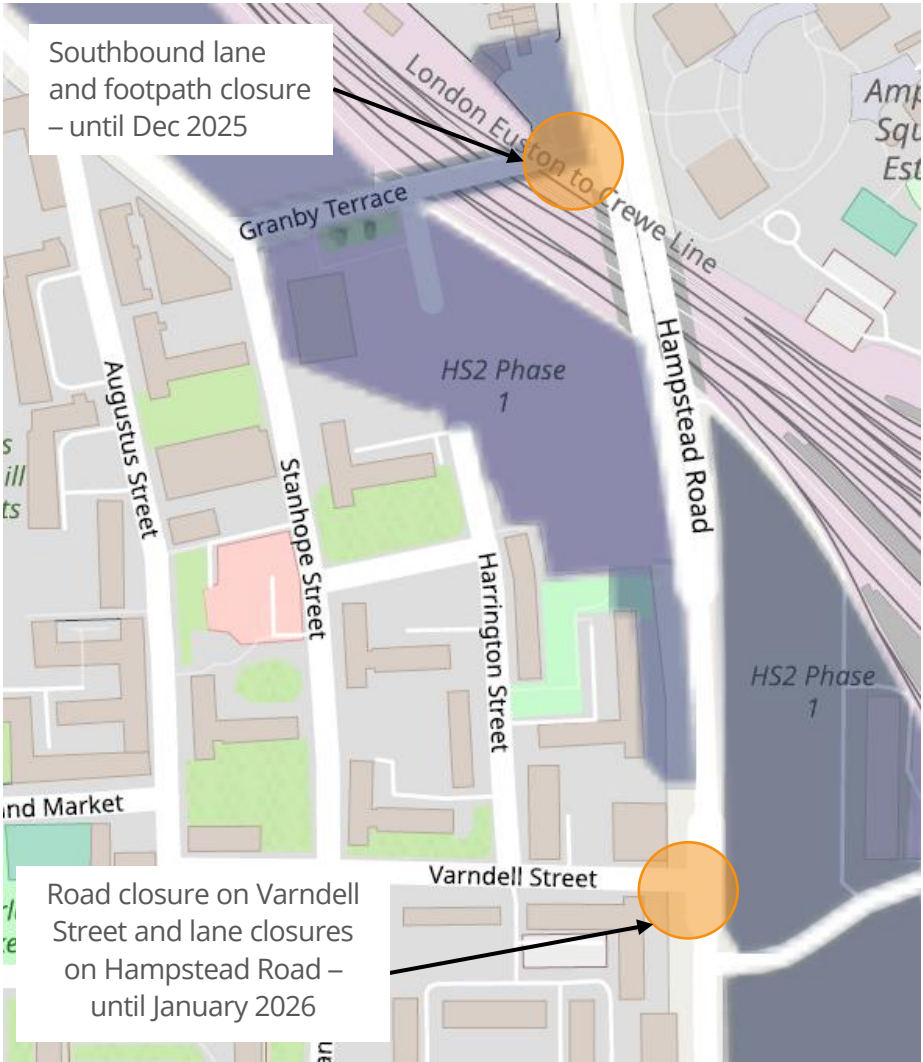
# Utilities work

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

We have installed the ducting which will form the new cable route, the next stage is to pull the cables through the ducts. We do this by pulling cables between underground cable joint bays located on the route.

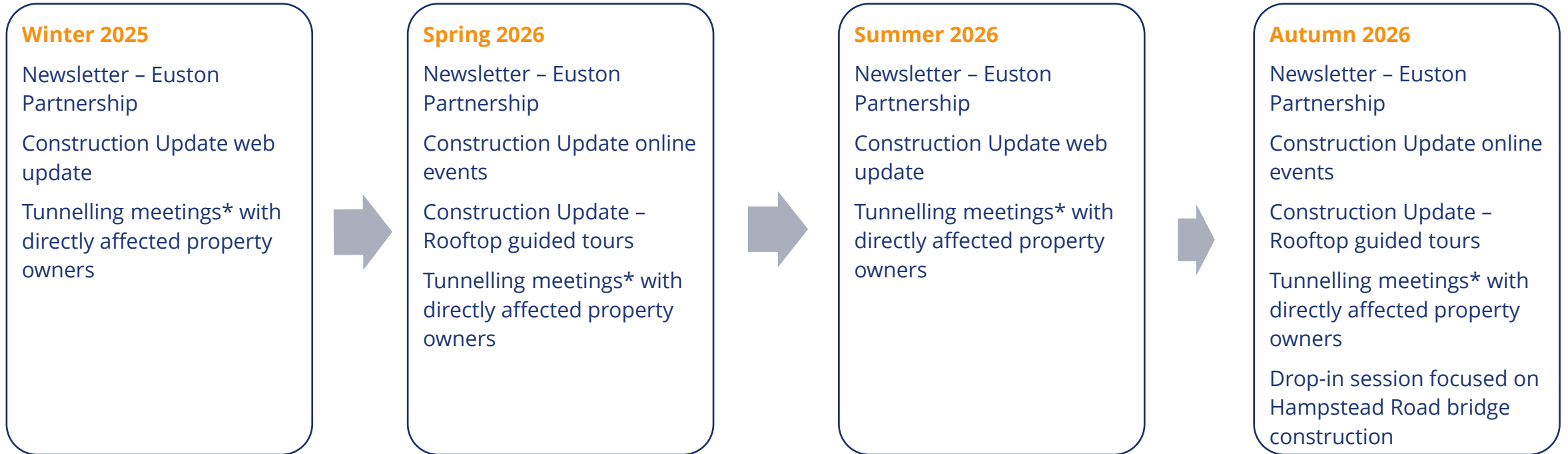
Once we have completed the diversion works, various utility companies will work on the final connections to energise their networks. These works completed by the statutory undertakers are also known as non-contestable works.

Location	Traffic impacts	Start	Finish
Hampstead Road South	Road closure on Varndell Street and southbound lane closure (current traffic management set-up)	Sep 2025	Jan 2026
Hampstead Road North	Footpath and cycle lane closure	19 Sep 2025	Dec 2025
Various	Road, lane and footpath closures for cable pulling	May 2025	Feb 2026
Various	Road, lane and footpath closures for non-contestable works	Winter 2025	Winter 2026



Dates are subject to change. We will provide updates as works progress.

# Engagement – Winter 2025 to Autumn 2026



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

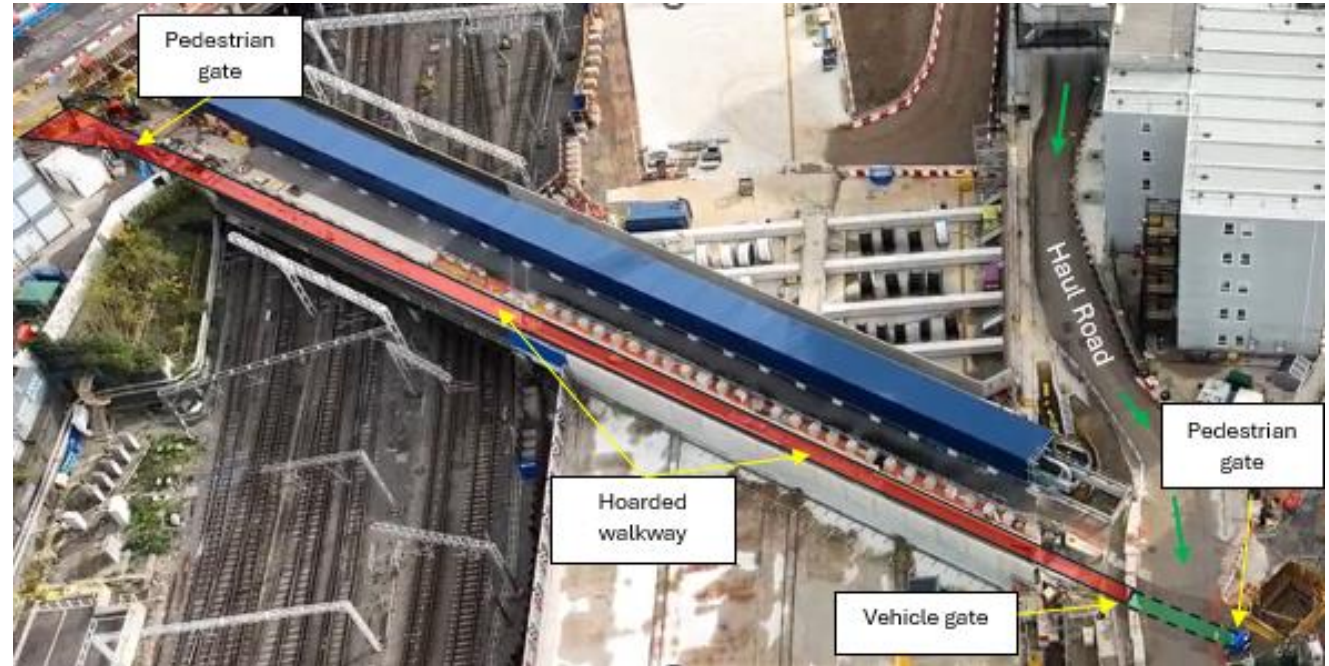


\* Tunnelling works rescheduled

# Granby Terrace bridge pedestrianisation

# Granby Terrace bridge (GTB) Pedestrianisation Proposal

- At the request of the ECRG, we are proposing to create a pedestrian walkway on the north side of GTB.
- The walkway will provide residents with access to Hampstead Road and Stanhope Street.
- We will trial the proposal for one-month during **late summer 2026**
- The trial will be undertaken on Friday evenings and Sundays, during the daytime to assess the possibility of opening the walkway on these days.
- If the trial is successful, we will aim to open the walkway from **winter 2026/2027**.
- High level concerns include security, antisocial behaviour and mopeds or cyclists using the walkway.
- It is not safe for vehicles or pedestrians while construction works continue on, and around the bridge.



## Please note:

- The opening of the walkway is subject to site operating requirements and the completion of the diversion of the utilities over GTB.
- The walkway may be closed at short notice when operational



Question	Response
<p>The hoarding in PVE is continuing to deteriorate. This merely adds to the run-down nature of the area which is a reflection of the HS2 neglect. The original hoarding was either defective (in which case it should be replaced at no cost to the taxpayer) or it had a limited life expectancy which has been exceeded by the HS2 delays. What are the proposals to replace this?</p>	<p>The hoarding was installed in 2021 and the life expectancy of the graphics on PVE is 3-4 years. The hoarding has deteriorated due to it being west facing and being exposed to direct sunshine for long periods during the day.</p> <p>SCS are considering the various standard HS2 hoarding artwork available which is in line with the Governments objectives to reduce costs on the project.</p> <p><b>19/11/2025</b> We are currently investigating the use of an aluminium composite material which is the best solution to maintain the existing hoarding graphics, and which provides a greater life span.</p>
<p>Can something more attractive and permanent be provided for the traffic calming measures on Mornington Street bridge?. This is a regular source of complaint from local residents.</p>	<p>SCS are in the process of designing a fixed traffic management solution for the bridge. We are expecting to have this solution installed in winter 2025</p> <p><b>19/11/2025</b> The design for the semi permanent kerb solution has now been approved. We will procure and install the kerbs in January 2026.</p>
<p>The area of road/pavement on the junction for Mornington Street and PVE continues to subside, despite the work executed by HS2 some months ago. This confirms the view of local residents that the cause is the HS2 works. What is being done to monitor/rectify the problem?</p>	<p>These works were undertaken by Camden Council and not HS2. Please refer to point 2.4 from the November ECRG for confirmation of this.</p> <p><b>19/11/2025</b> In 2024 the Camden highway contractors discovered that there were “compaction failures”, possibly from previous works along this footway. Camden carried out works to correct the compaction.</p> <p>Due to large visible movement of the pavement just North of MSB in Park Village East, SCS installed extra monitoring points to assess any further movement in the Summer of 2022. Since monitoring started, clear seasonal trends (varied season on season) have been observed in the levelling points indicating the movement is not attributable to the construction works. Furthermore, historical imagery shows visible movement in the same location from March 2018 precedes any substantial HS2 works in the area.</p> <p>Our data for the last calendar year shows stable seasonal movement of low magnitude in the area. We will continue to monitor the area monthly.</p>

# HS2

## Community questions/AOB



# HS2

## Next meeting dates

**Thursday 19 March 2026**

**Thursday 4 June 2026** (changed from 11)

**Thursday 24 September 2026**

**Thursday 26 November 2026**

We would welcome your feedback about this meeting. You can provide this by scanning the QR code or clicking [here](#)

Many thanks

