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## Euston station redevelopment: regeneration or gentrification?

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### 1. Abstract

Euston station, originally opened in 1837, and now the sixth busiest station in the UK, is proposed for major redevelopment. The goal is to provide new platforms for High Speed 2 and, alongside, there will be a refurbishment and upgrade of the old station. Phase One of the redevelopment is expected to be completed in 2026 and Phase Two in 2033. In addition, there will be major impacts to the surrounding area, including noise, traffic and displacement during construction, and redevelopment thereafter.

This type of surrounding development is usually considered as a ‘positive’ impact associated with transport investment – new station areas can be dramatically redeveloped and enhanced with new commercial offices, retailing and housing. Yet, there are concerns that gentrification might result, with local communities and businesses being displaced, and the resulting development being unaffordable for many. Transport planning, it is argued, struggles to grapple with this problem, treating all new development as a ‘benefit’, irrespective of quality, and not adequately reflecting local community views.

This paper uses Q methodology to develop discourses associated with the proposed High Speed Two project and redevelopment of Euston station and the surrounding neighbourhoods. 28 in-depth surveys are used with local residents, local employees, politicians, local government officers and academics, covering attitudes to the proposed Euston redevelopment. The Q method analysis highlights three major discourses: the ‘Community Activist’, the ‘Rail Promoter’, and the ‘Optimistic Practitioner’.

This type of analysis might help us to consider what different solutions and measures are required to support major infrastructure investment in a manner that is more consistent with different actor views and urban planning aspirations. Perhaps different narratives need to be developed to help transport projects respond more effectively to the great challenges of social equity and climate change.

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