

# 2014 FRA Rail Program Delivery



# Paul Reynolds

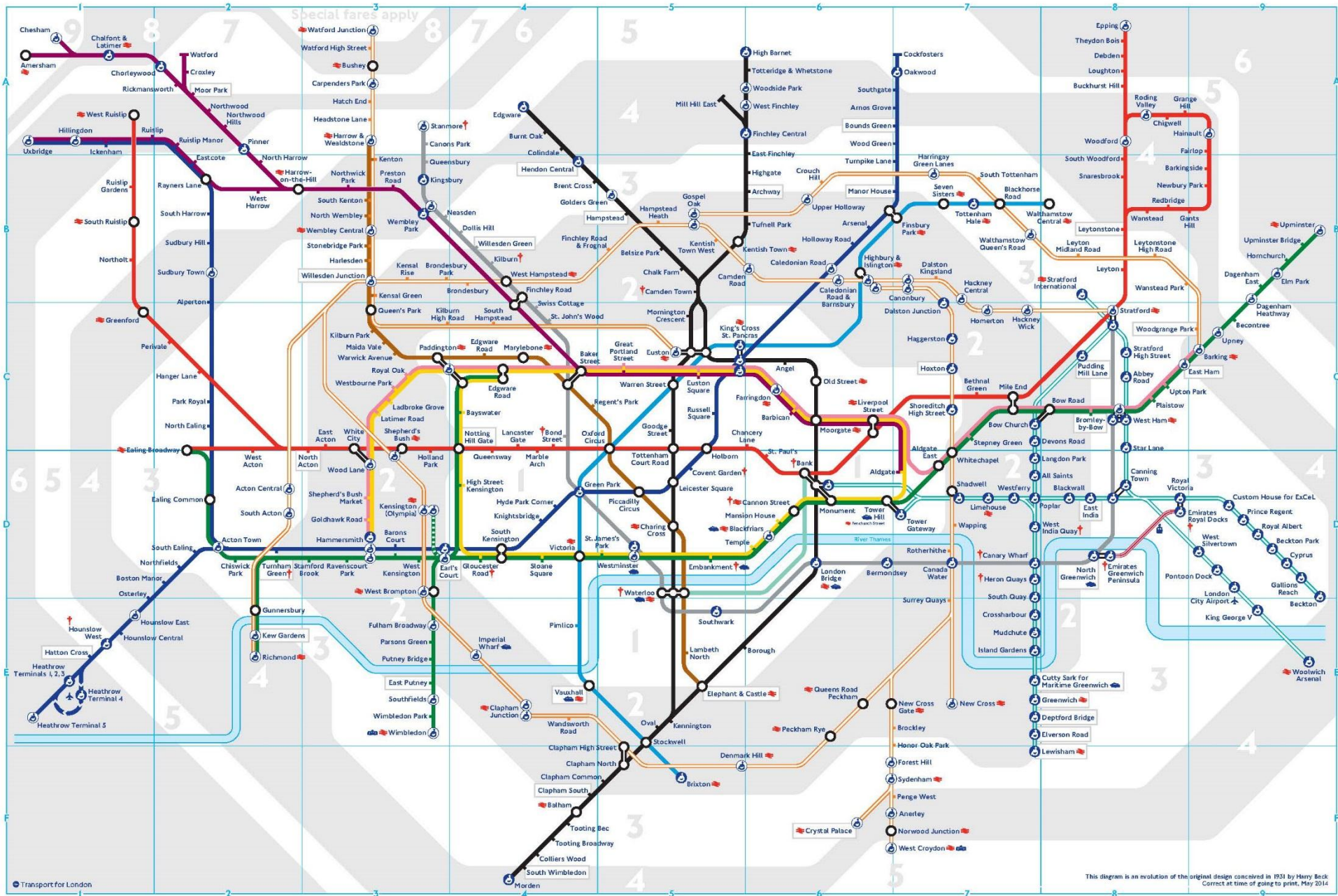
FRSA CMLI

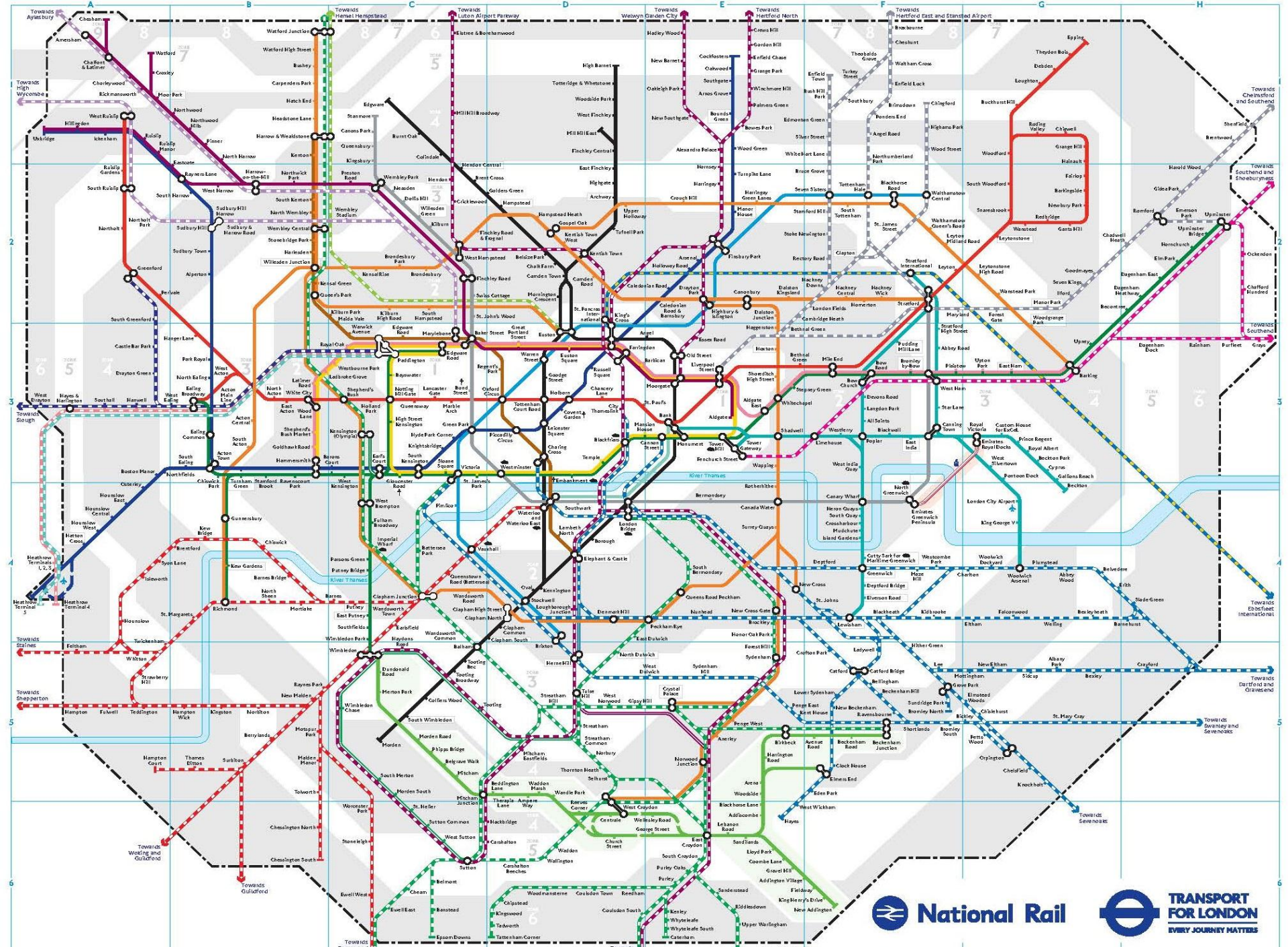
Urban Design Principal  
Atkins, London UK

# International Experience



# Tube map



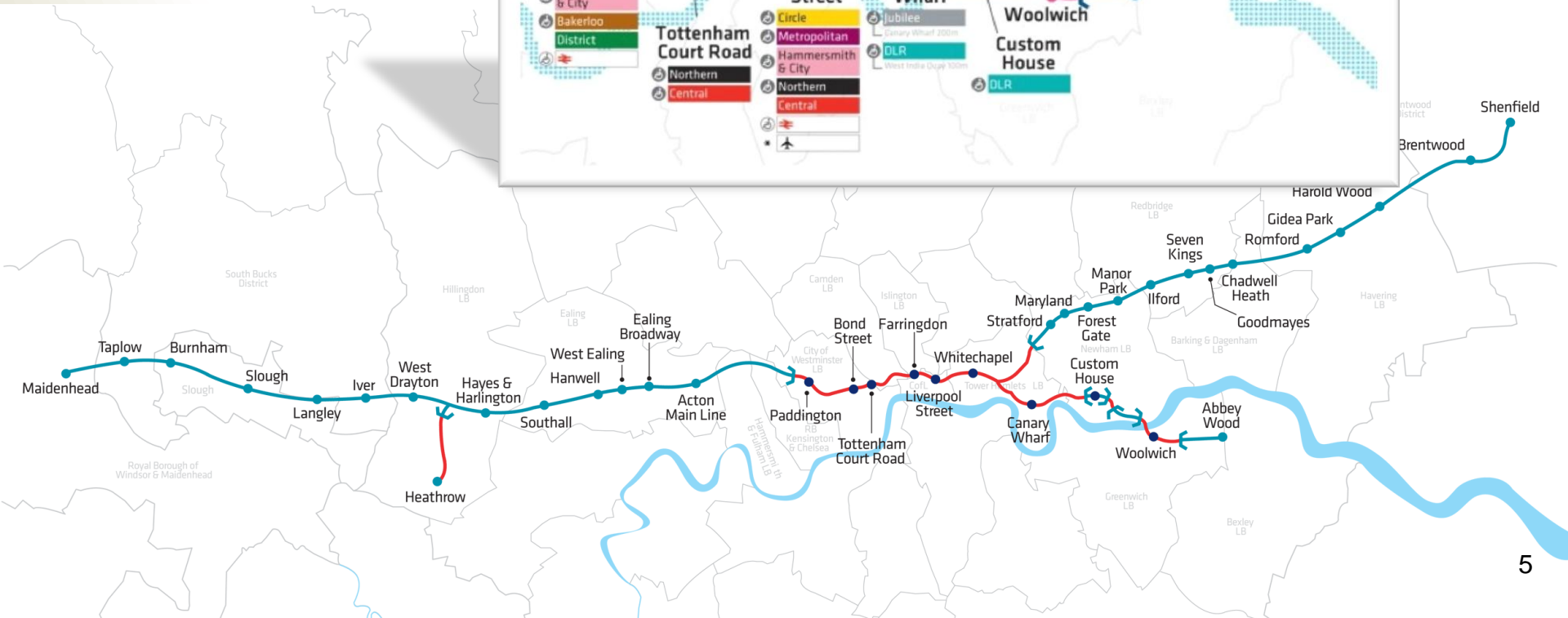
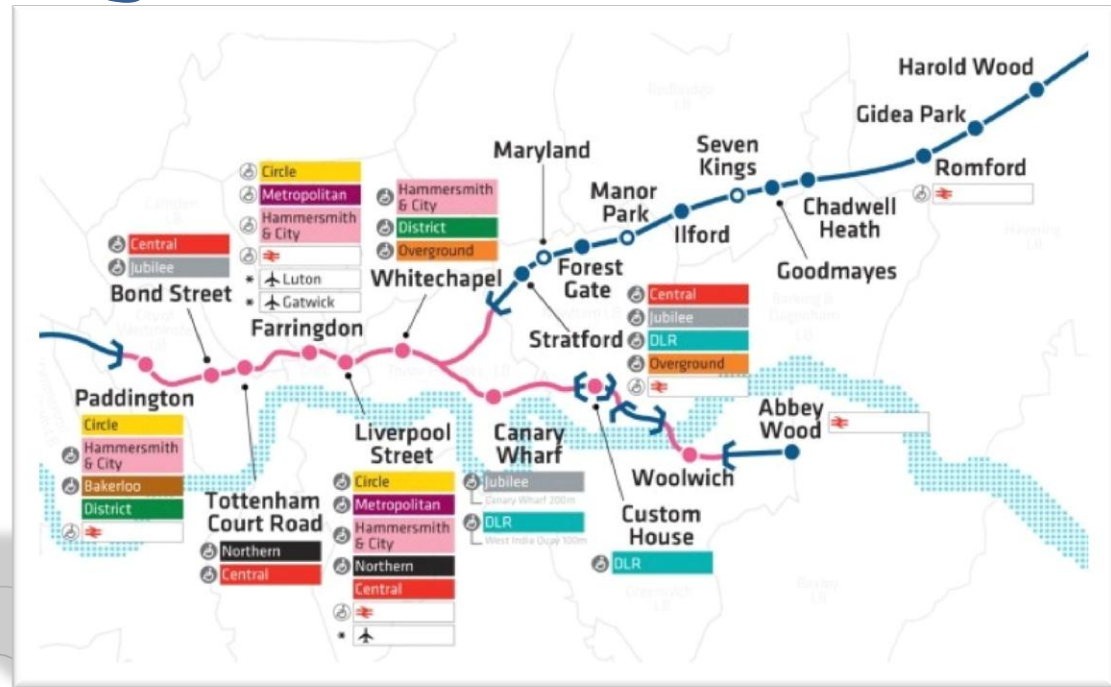


# Rail in London

- **Network Rail : Track and 28 Stations**
- **Train Operating Companies : TOCs**
- **Transport for London**
  - London Underground
  - Rail for London (Overground)
  - Crossrail Ltd
  - Buses, Trams, Roads, Cable Car, Cycle Hire ....

# Major Projects

## Crossrail





# Major Projects High Speed 2 (HS2)





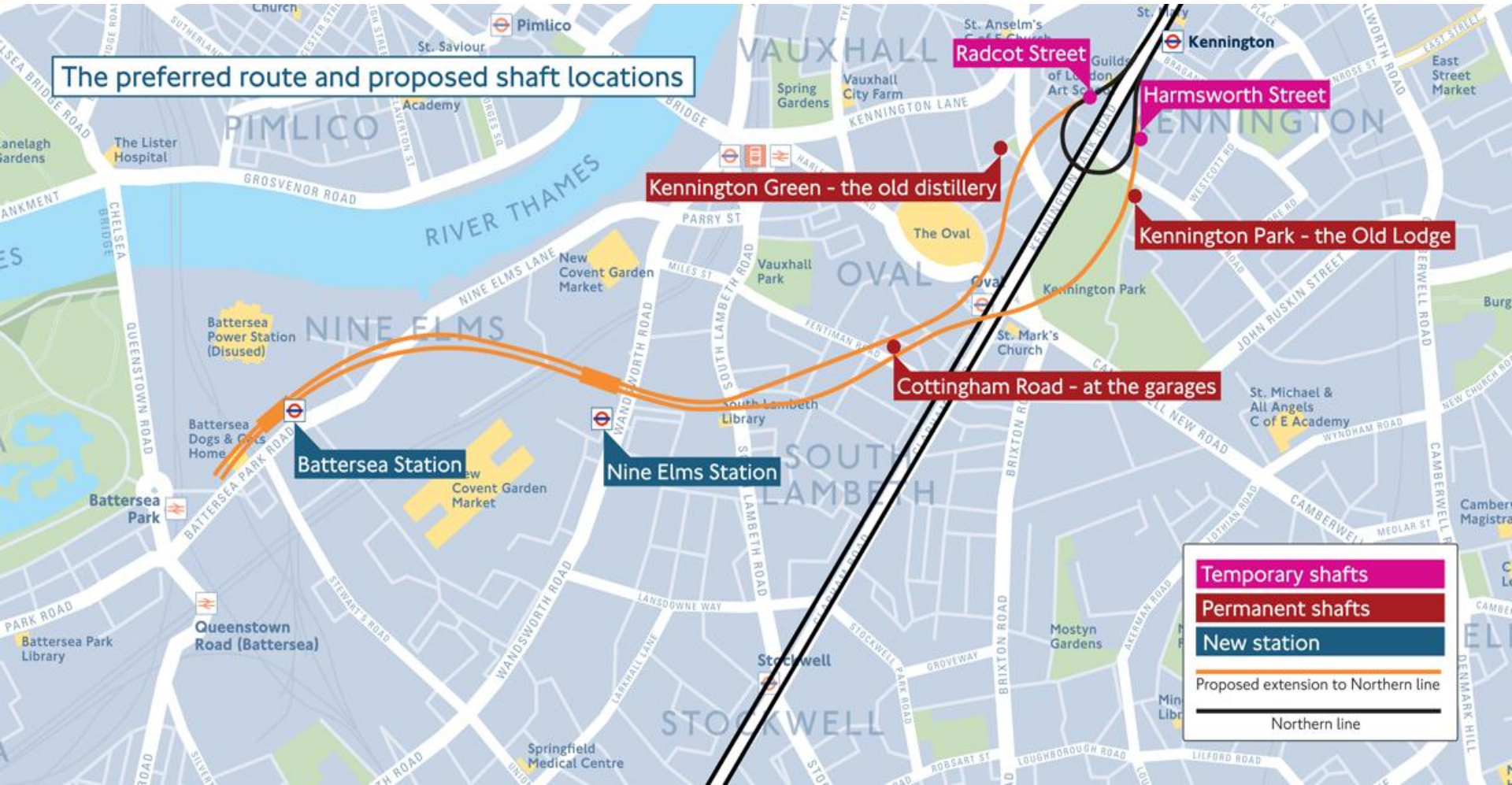


# **Northern Line Extension Bakerloo Line Extension Angel Road Station**



# Upgrades & Extensions

# Northern Line Extension







# Bakerloo Line Extension



# Angel Road Station







# How to Capture Value?

## Approach 1:

### Local Area Development

Kings Cross & Stratford



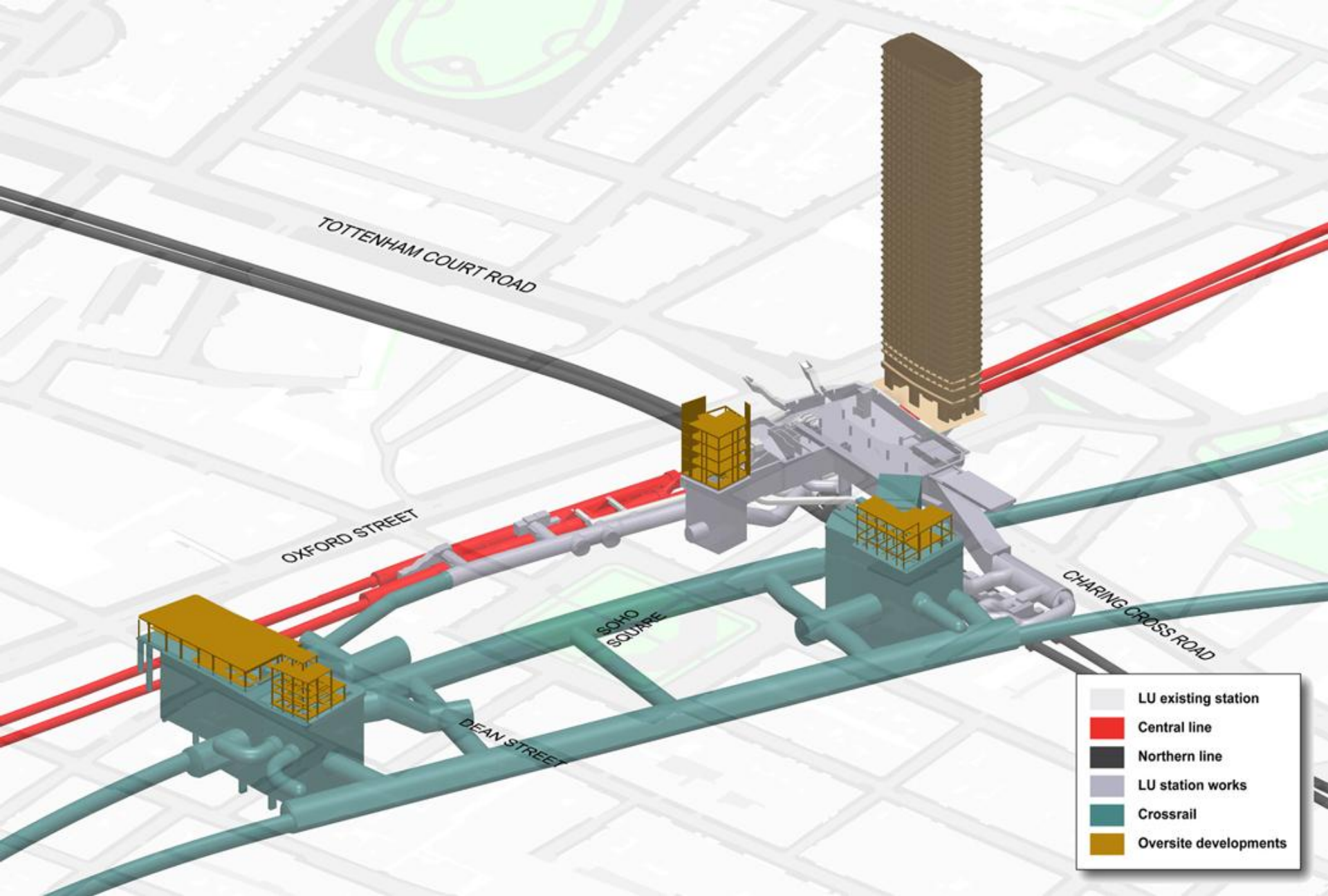


# How to Capture Value?

## Approach 2:

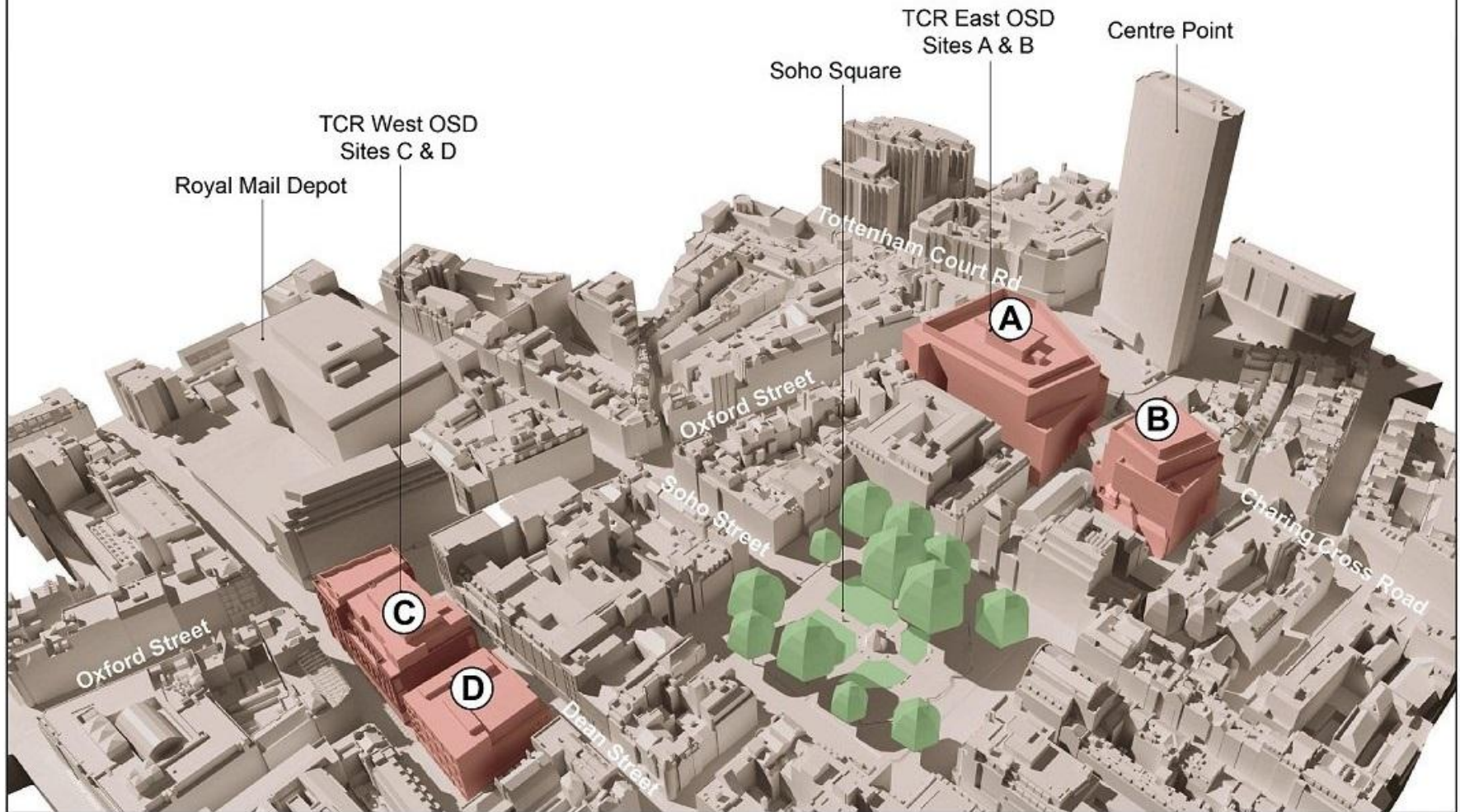
**Over Station / Site Development (OSD)**

Crossrail – Tottenham Court Road



- LU existing station
- Central line
- Northern line
- LU station works
- Crossrail
- Oversight developments

# Tottenham Court Road Oversight Development



© Crossrail







# How to Capture Value?

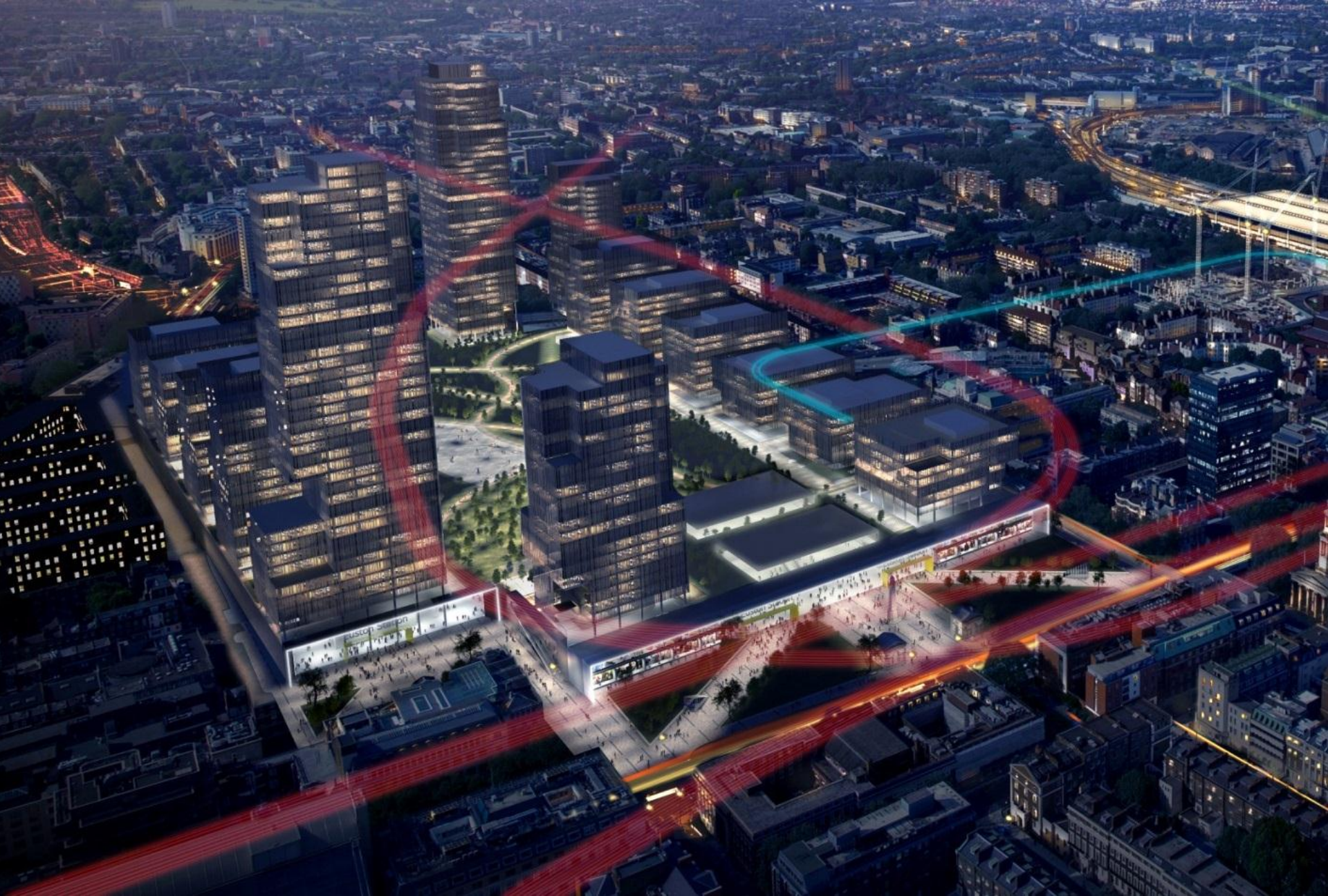
## Approach 2:

### Over Station / Site Development (OSD)

Euston Station







# How to Capture Value?

**Approach 3:**

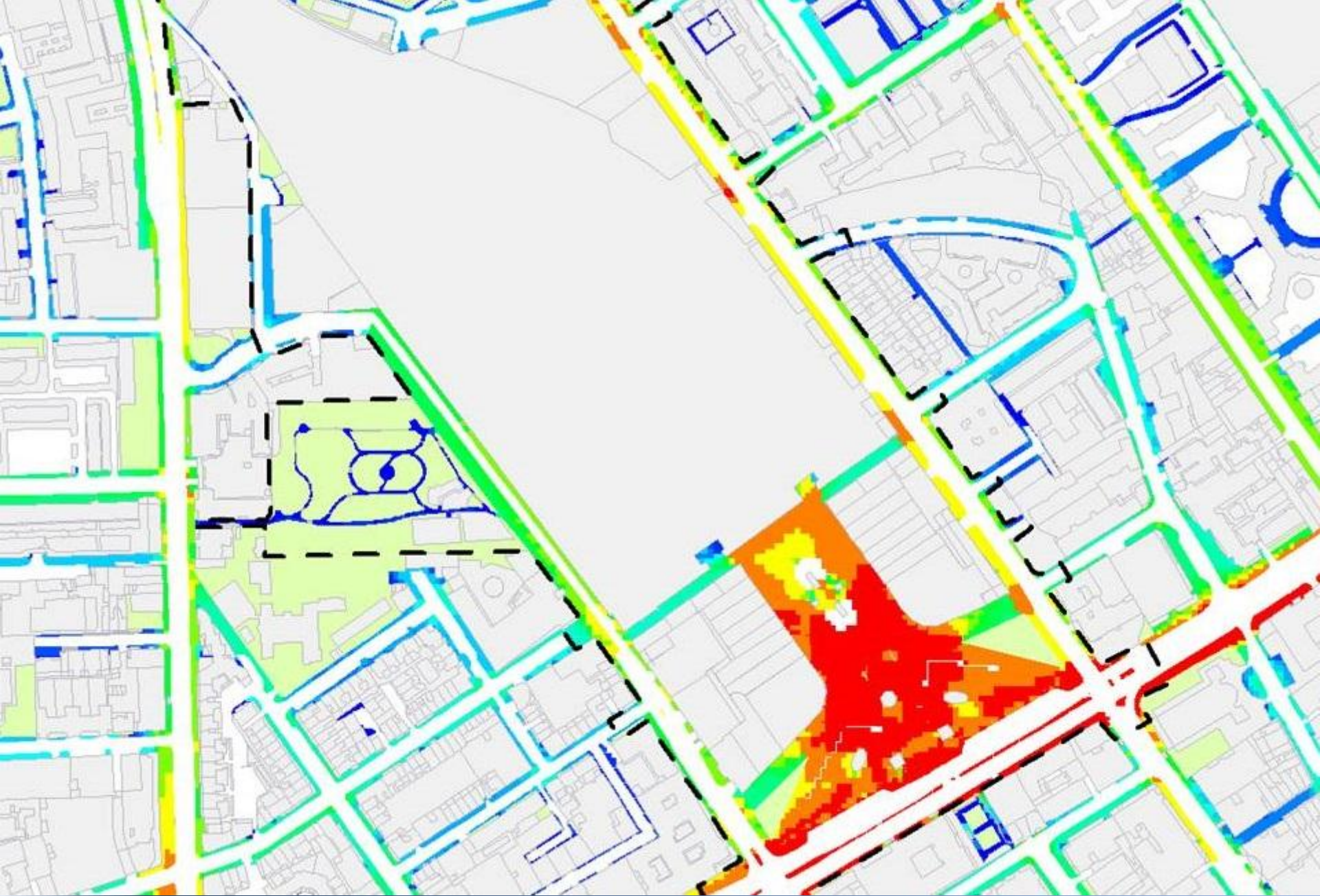
**Station Enhancement**

**Complimentary Commercial Uses**



**Kings Cross Station draws  
45m visitors a year ... only  
28m buy tickets**











PARCEL YARD  
at and second floors  
from the huge  
This meant no  
on the ground floor  
ment of parcels easier  
ly had no floor  
the ground level.









# How to Capture Value?

## Approach 4:

### Local Taxes

“Crossrail Levy”

### Business Rates Supplement (TIF)

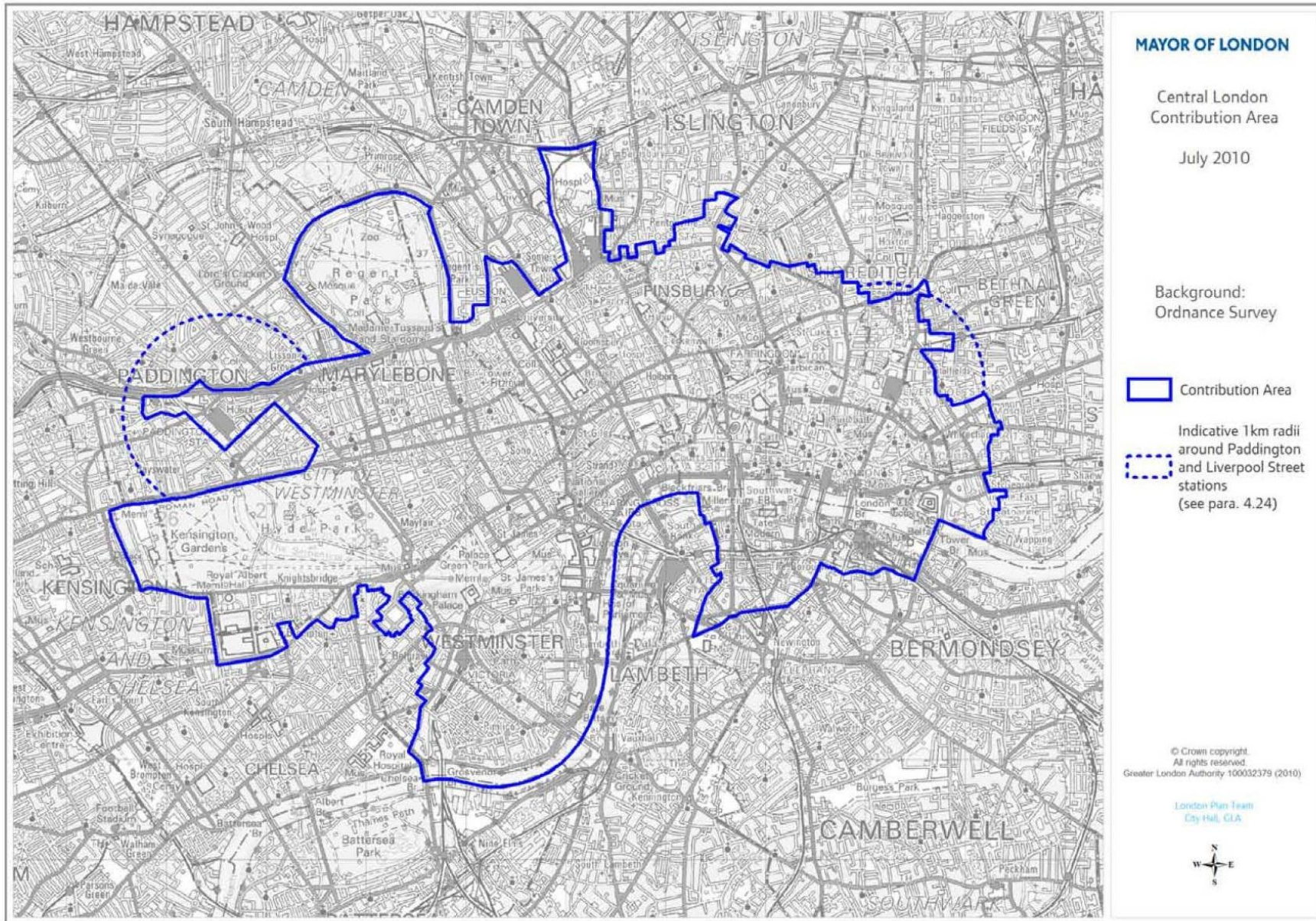


Table 2: Indicative Level of Charge per sq.m, by land use and location as at July 2010

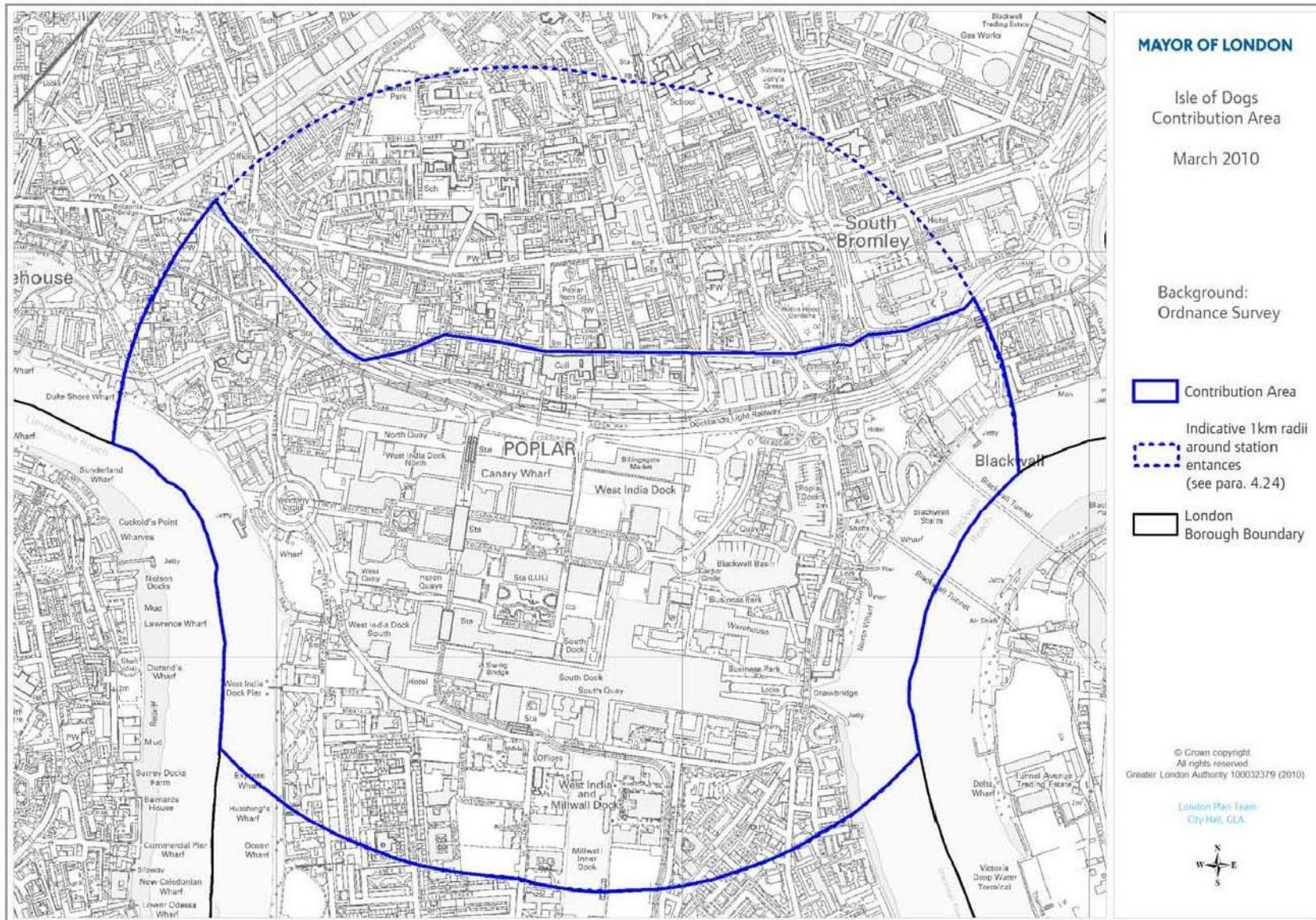
	Central London (See Annex 1)	Isle of Dogs (see Annex 2)	Rest of London (See Annex 3)
	Including approximate 1 km indicative radii outwards around Paddington and Liverpool Street Stations	Including approximate 1 km indicative radius outwards around the proposed Canary Wharf station at West India Quay inclusive of and south of the Poplar DLR lands	Including approximate 1 km indicative radius outwards around the proposed Canary Wharf station at West India Quay north of the Poplar DLR lands as well as such radii around all other stations outside the Central Contributions Areas apart from Woolwich Arsenal.
Office	£137	£186	£30
Retail	£88	£119	£16
Hotels	£60	£82	-

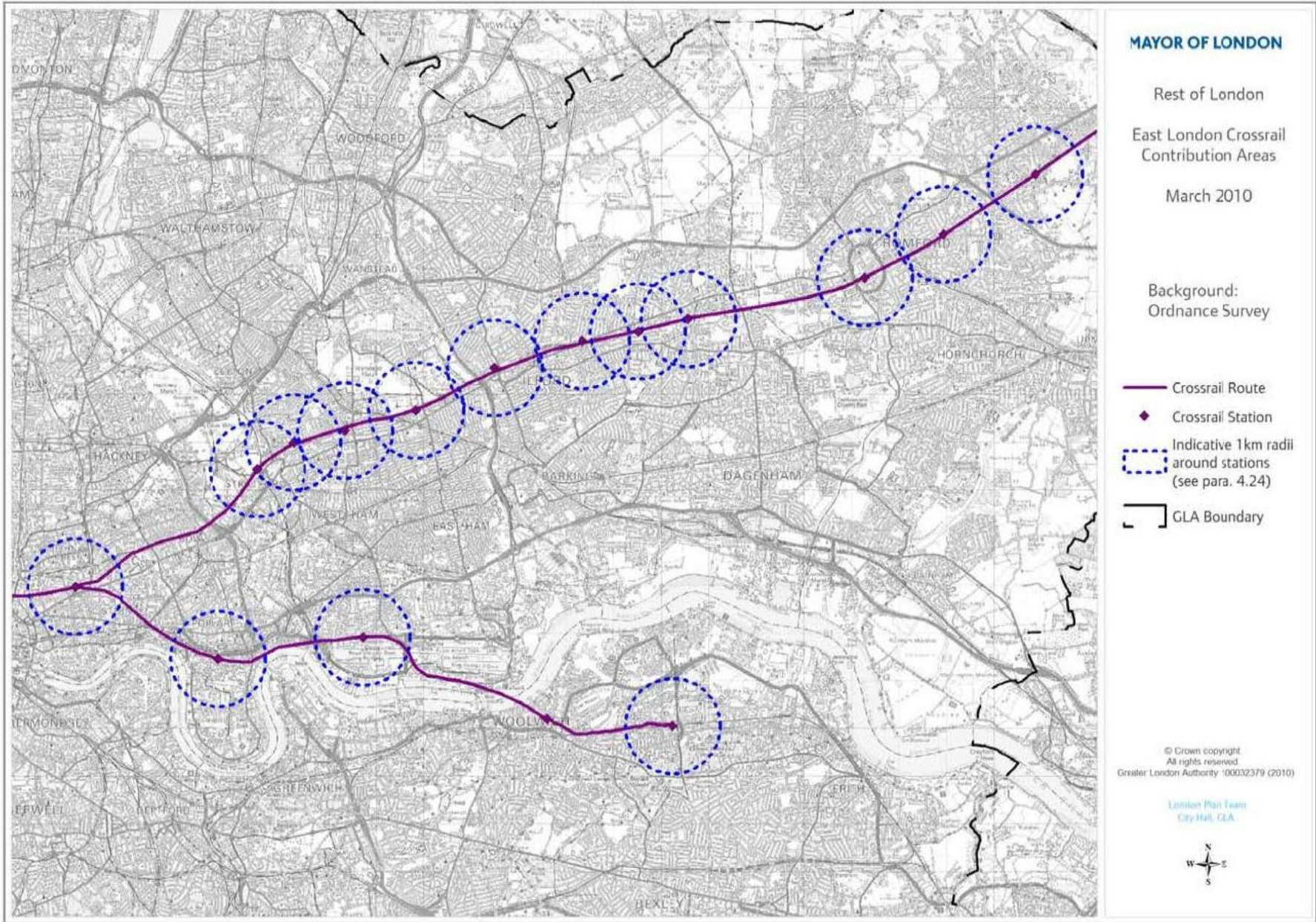


# Annex 1: Central London Contribution Area



# Annex 2: Isle of Dogs Contribution Area





# Summary

# Summary

- Land pressures mean TOD \ OSD is attractive - Can't afford to waste land
- Offsets costs of construction of infrastructure
- Multiple Scales : Single Building to Masterplans
- Policy supports building around stations
- Different methods to capture funds to reinvest
- Fully integrated development gives greatest returns
- Specialist tools to maximise footfall & value

# Thank You!

Please keep in touch ...

Paul Reynolds

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