

**Date: 12 February 2015**

**Item 7: Finsbury Park Western Station Entrance and Step-Free Access**

---

## **This paper will be considered in public**

### **1 Summary**

- 1.1 This paper and attached presentation provide an update on the works to upgrade Finsbury Park station. This includes a description of the new Western Station Entrance (WSE) and Step-Free Access (SFA), as well as temporary arrangements to accommodate passengers affected by the closure of Wells Terrace entrance.

### **2 Recommendation**

- 2.1 **The Panel is asked to note the paper and presentation.**

### **3 Background and scope**

- 3.1 The key objectives of the Finsbury Park Project are to improve station capacity and to provide SFA to platform level. This will be achieved through integrating with a third party development opportunity, via a Development Agreement (DA) with a developer, City North Finsbury Park Limited (CNFPL) who will construct a new Western Station Entrance and enable the provision of SFA in the form of lifts at the station.
- 3.2 The developer will construct a box for TfL, as part of their development, into which the WSE will be located. Early in construction, the site will be handed to TfL to construct a passageway from the future WSE towards a currently disused access corridor. The WSE site will then be returned to the developer to complete the construction of their development. Following a final fit out by TfL, the new WSE will provide capacious and accessible access to Finsbury Park accessed from a newly constructed street within the City North development. Once the new WSE opens, TfL will complete construction of the lift shafts and install lifts for SFA.
- 3.3 Step-free interchange between London Underground and National Rail platforms will be achieved by working with Network Rail, to integrate their SFA scheme funded through the Department for Transport's Access for All programme, with the TfL Finsbury Park upgrade.

### **4 Wells Terrace entrance closure**

- 4.1 To enable the redevelopment of Finsbury Park, the existing entrance at Wells Terrace (WT) will close at the end of March 2015.

- 4.2 This closure is required in order to facilitate the City North development and the construction of the new WSE which, in turn, will enable access to construct the SFA infrastructure. On completion of construction, LU will fit out the WSE which is planned to open in October 2017. Works will continue on SFA with completion expected in mid-2018.
- 4.3 During the Wells Terrace closure, signage will be in place to redirect passengers using the existing WT entrance will be to either of the two other station entrances at Station Place, or on Seven Sisters Road.

## **5 Legal Implications**

- 5.1 Following the conclusion of the consultation period and judicial review period resulting from the amendment of planning conditions, the already drafted and agreed DA can be signed-off, following which no further legal implications are expected.

### **List of appendices to this report:**

Appendix 1 – Presentation – Finsbury Park Western Station Entrance and Step-Free Access

### **List of Background Papers:**

None

Contact Officer: David Hughes  
Number: 020 3054 8221  
Email: davidhughes03@tube.tfl.gov.uk

# **Finsbury Park Step Free Access and New Western Station Entrance Project**

**Rail and Underground Panel**

**12 February 2015**



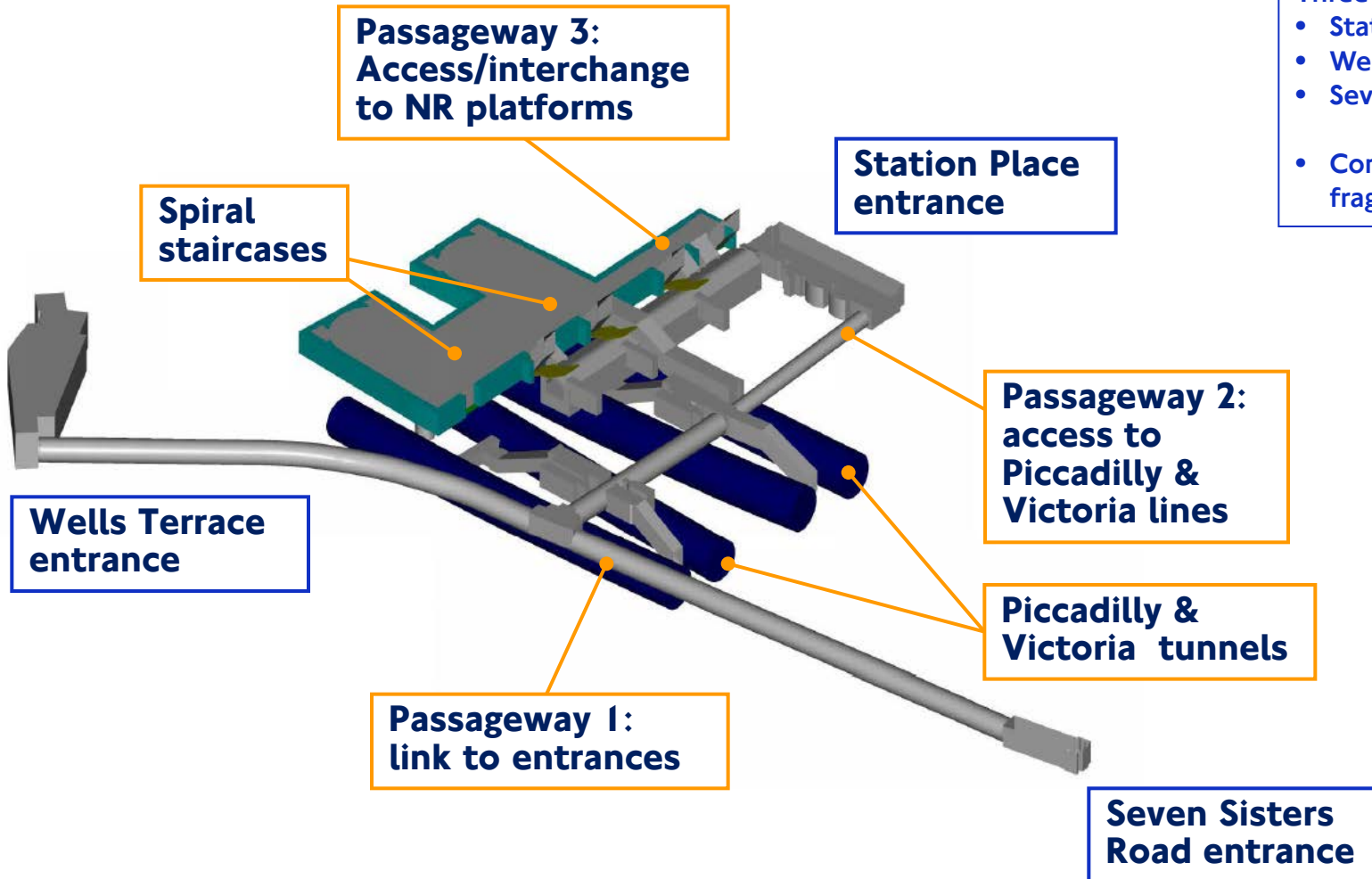
- **Key interchange for London Underground (LU), National Rail (NR) & TfL Buses**
- **Constrained station with poor passenger experience and amenity**
- **Site constrained – little space to do works**
- **However, there is an opportunity to collaborate with neighbouring development to improve the quality of the station and surrounding area, provide a new station entrance and introduce step-free access**
- **London Plan designates Finsbury Park as a District Town Centre**



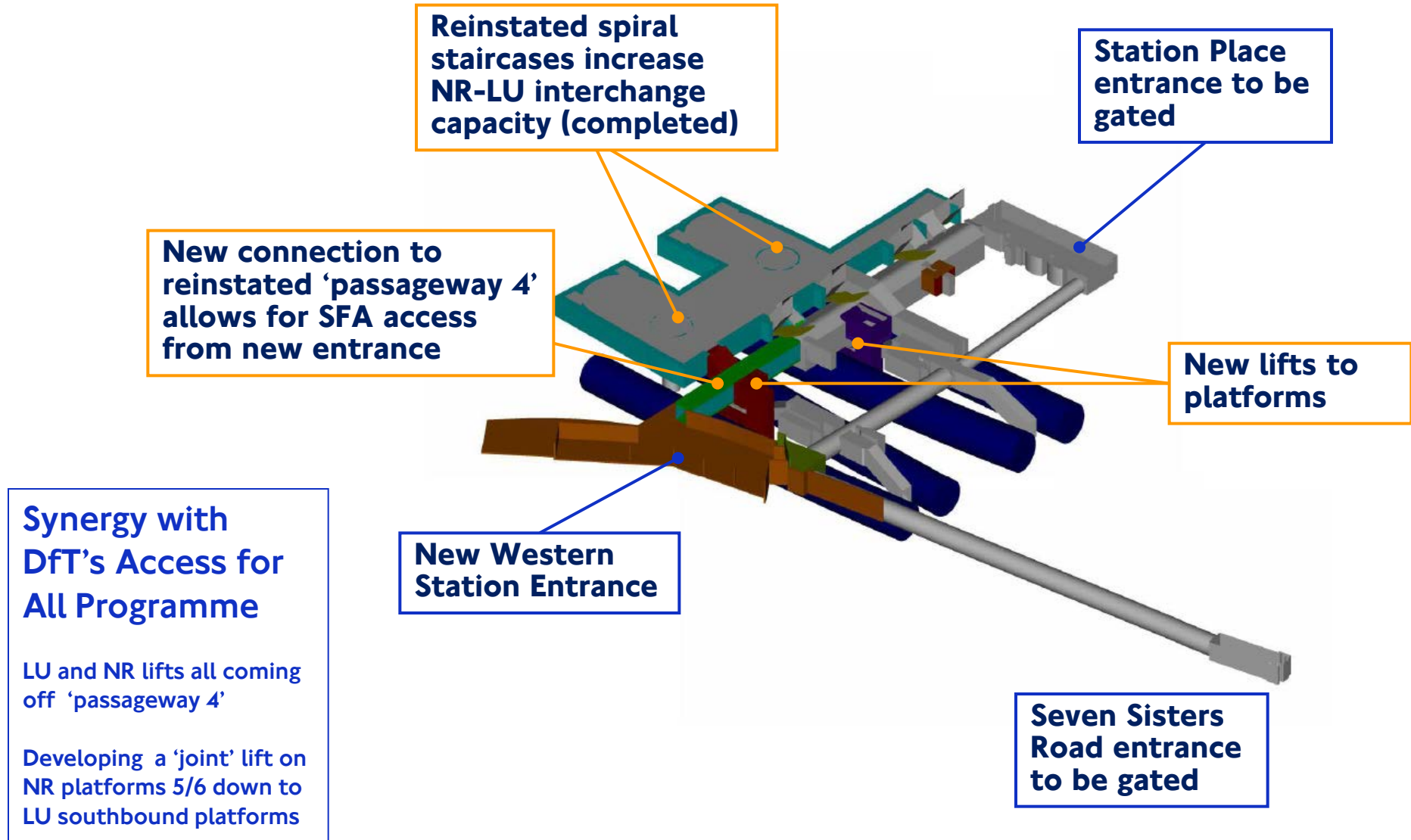
Existing Station

Three station entrances:

- Station Place
- Wells Terrace
- Seven Sisters Road
  
- Complex and fragmented layout



Phase	Main Items of Scope	Status update
Early phase	<ul style="list-style-type: none"> <li>Two interchange spiral staircases refurbished and reinstated</li> <li>Installation of ticket gates</li> </ul>	<ul style="list-style-type: none"> <li>Completed 2014</li> <li>Ready for installation at closure of Wells Terrace in April 2015</li> </ul>
Phase 1 Enabling	<ul style="list-style-type: none"> <li>T-Junction passageway construction works</li> <li>New Western Station Entrance (WSE) fit-out and SFA designs</li> <li>Design and works for Wells Terrace decommissioning</li> </ul>	<ul style="list-style-type: none"> <li>Funding authority agreed in December 2013 with T-junction works completed in 2014</li> <li>Design in progress</li> </ul>
Phase 2a Enabling	<ul style="list-style-type: none"> <li>Enabling works (demolition, excavation, piling)</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing with Wells Terrace to close in March 2015</li> </ul>
Phase 2b+3 Main works	<ul style="list-style-type: none"> <li>Corridor extension and lift shaft construction</li> <li>Emergency staircase construction</li> <li>WSE, extended passageway 4, and lift shaft fit-out</li> <li>Passenger lift installation</li> </ul>	<ul style="list-style-type: none"> <li>Tender issued. Bids anticipated in mid-February</li> </ul>
Cost	<ul style="list-style-type: none"> <li>Early works spirals and gating £12.26 m</li> <li>WSE and SFA works £47.78m</li> </ul>	<ul style="list-style-type: none"> <li>Seeking full financial authority for WSE/SFA in June 2015</li> </ul>



**Synergy with DfT's Access for All Programme**

LU and NR lifts all coming off 'passageway 4'

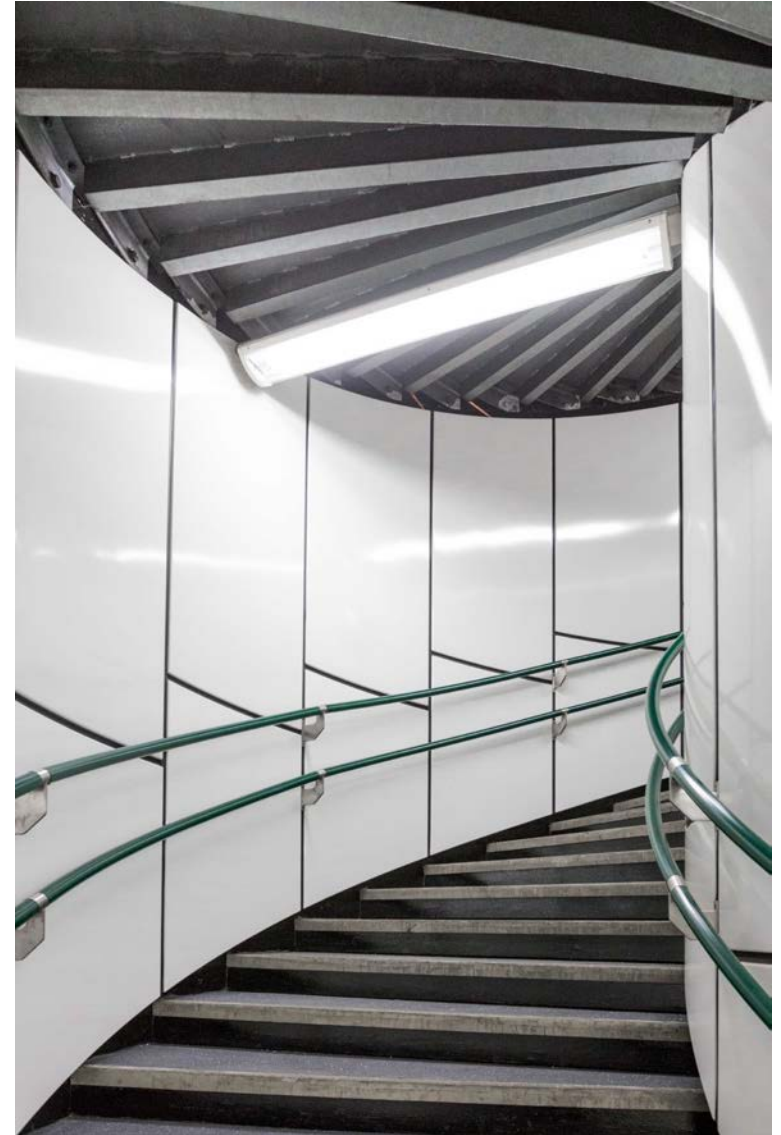
Developing a 'joint' lift on NR platforms 5/6 down to LU southbound platforms





Before

- Two disused spiral staircases refurbished and put back into service
- Has doubled interchange capacity between NR to LU platforms relieving peak congestion

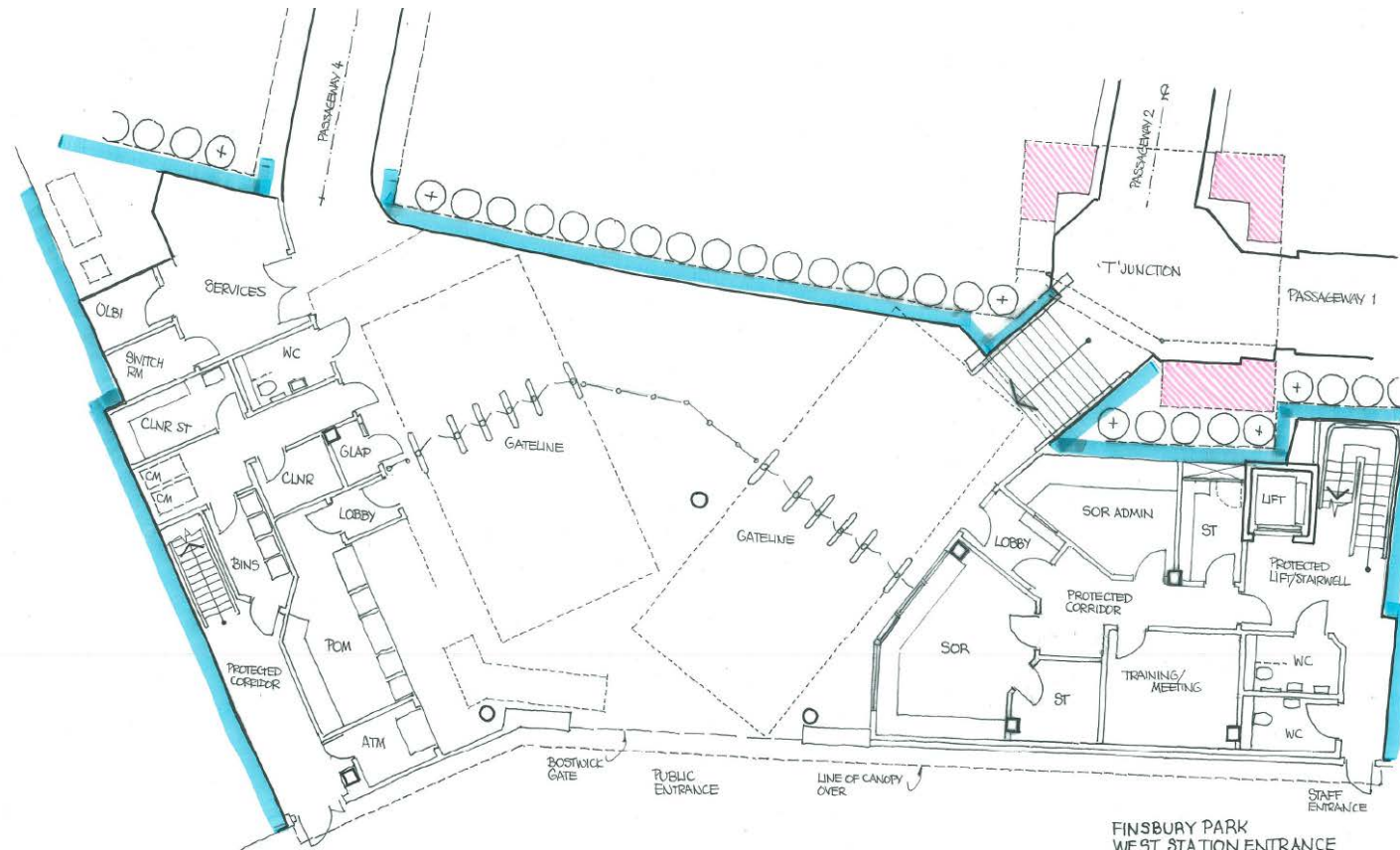


After



## Proposed Ticket Hall Layout

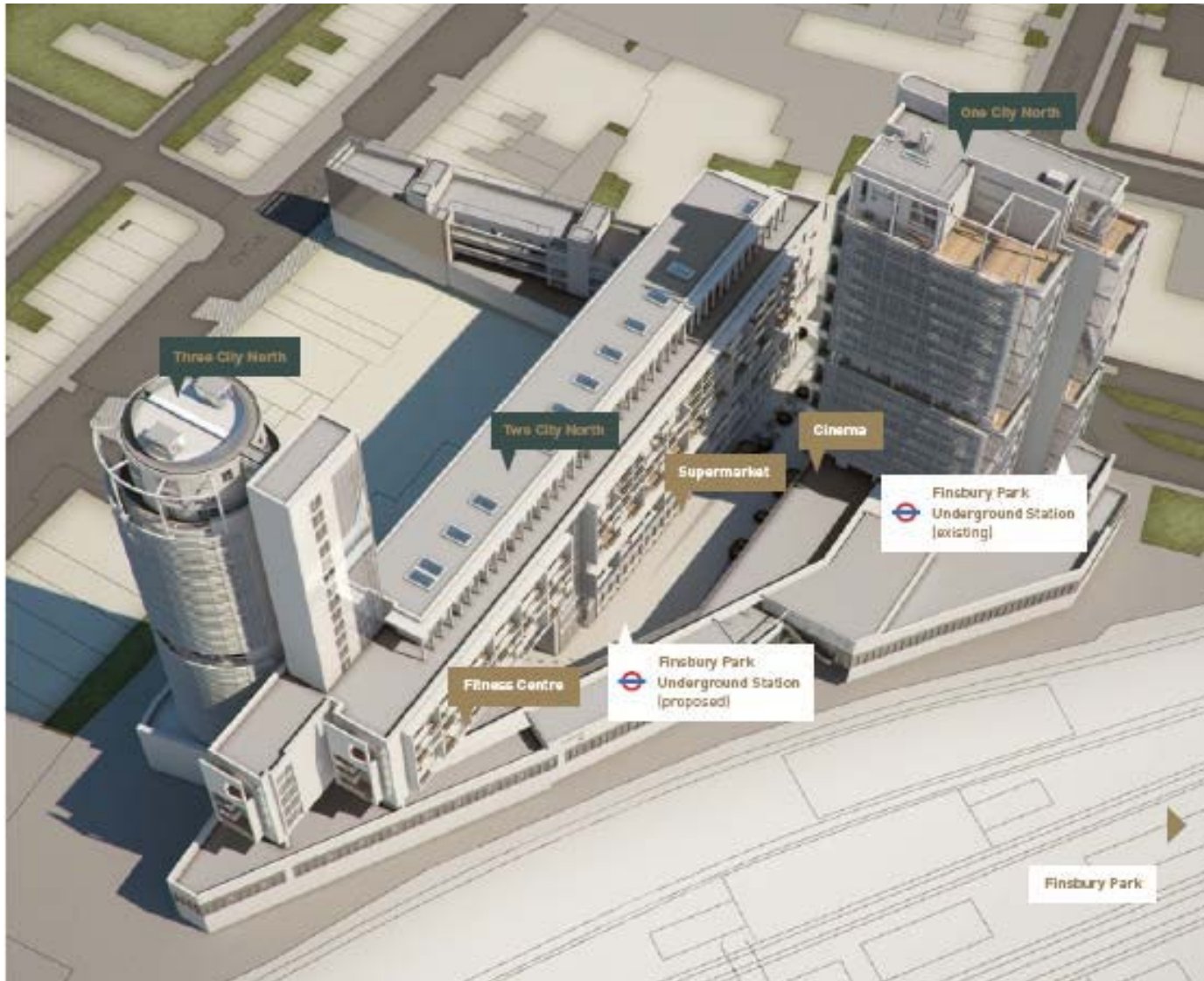
- Expanded gateline
- Expanded passenger circulation area
- Step-free access route to platform lifts via passageway 4
- New staff accommodation
- Better integration with the urban environment



FINSBURY PARK  
 WEST STATION ENTRANCE  
 GROUND LEVEL  
 1:100 @ A3 8 AUG 2014 ZMD  
 FPWS-JEG-SKE-AR-0008 P01

The new Western Station Entrance box will be funded by the developer with LU funding fit-out





## City North: Mixed use commercial and residential development

New pedestrian street with new station entrance

Implemented through a joint-venture between the landowner City North and developer United House

Developer provides land and station box for LU to integrate and fit-out

Planning consent granted, awaiting final approval of conditions before works commence.



Artist impression of the New Western Station Entrance (1)



Wells Terrace entrance



View from passage way 1 towards Wells Terrace entrance



'Passage way 1' and water ingress





Artist impression of the New Western Station Entrance (2)

- **March 2015: Gates introduced. April 2015: restricted access from closure of Wells Terrace entrance from, to opening of the new WSE in October 2017**
- **Press release announcing full scheme**
- **Metro articles highlighting each phase of impact on customers**
- **Posters explaining gate installation, Wells Terrace entrance closure and ticket machine relocation, plus leaflets and in-station announcements**
- **Public engagement event, with the developer, before Wells Terrace closure**
- **Way-finding signage in place to redirect passengers to Station Place and Seven Sisters Rd entrances**
- **Travel advice posters at Finsbury Park and all Piccadilly and Victoria line stations**
- **Continued collaboration with train operating companies**
- **Extensive use of targeted emails to affected customers**
- **Continued engagement with key representatives in the area through written and face-to-face briefings**



Milestone Description	Target Date
Judicial Review Period	6 weeks upon commencement (TBD)
Provisional public engagement event with City North	February 2015
Gating Station Place and Seven Sisters entrances	March 2015
Wells Terrace Entrance Closure	April 2015
New Western Station Entrance Opens	October 2017 (under review with developer)
Station opened fully step-free	October 2018