

Transforming the St Pancras Hospital site

About the site

St Pancras Hospital is located just off St Pancras Way, which is a 10-minute walk from St Pancras International and a 7-minute walk from Mornington Crescent station. The site is within the King's Cross/St Pancras Conservation Area with the Regent's Canal running just north-east of the site. It is also close to the Regent's Canal Conservation Area.

Currently, the site consists of a range of buildings from different eras, including unlisted heritage buildings. A key part of our masterplan is to retain and reuse these buildings, as well as to deliver new buildings which complement the character of the area.

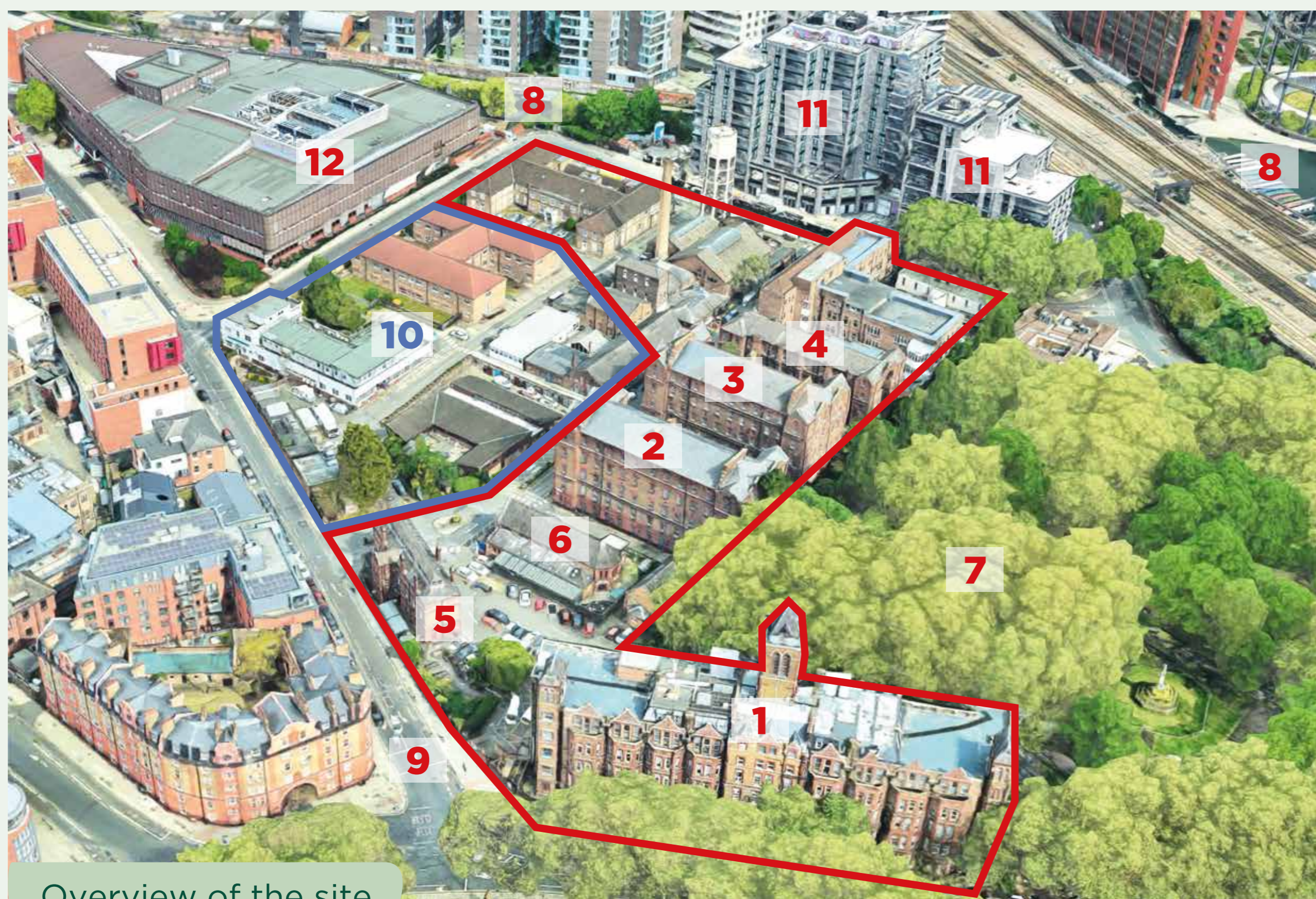
There are a number of designated heritage assets in the vicinity of the site, including the Grade II-listed St Pancras Gardens. Our proposals will be sensitive to these spaces and structures which form the historic context of the site.

The area has been undergoing rapid change over the past decade. A number of significant developments have been approved at Tribeca - a mixed-use scheme to the north of the site, and at 101 Camley Street to the east.



An existing building on the St Pancras Hospital site

Site overview



Overview of the site

- 1 South wing
- 2 West wing
- 3 East wing
- 4 Residence Building
- 5 Gatehouse
- 6 Rivers Crisis House and The Well
- 7 St Pancras Gardens
- 8 Regent's Canal
- 9 St Pancras Way
- 10 Oriol development site
- 11 101 Camley Street
- 12 UBB / Tribeca development

Masterplan site, under public consultation

Oriol site, planning consent granted

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Introducing the team



Granary Square

Camden & Islington NHS Foundation Trust

Camden & Islington NHS Foundation Trust (C&I) is the largest provider of mental health and substance misuse services to people living within the London boroughs of Camden and Islington. C&I provides high quality, safe and innovative care to service users in the community, in their homes and in hospital. C&I is also a member of University College London Partners, one of the world's leading academic health science partnerships. In addition, C&I has specialist programmes which provide help and treatment for:

- British Armed Forces veterans
- Young people caught in the cycle of gang culture
- Perinatal mental health conditions

The inpatient services at its St Pancras Hospital site are located in buildings that were never designed to provide modern-day care and do not support today's therapeutic approaches.

Through its St Pancras Transformation Programme, C&I will modernise its inpatient and community facilities across Camden and Islington. C&I will retain a presence at the St Pancras Hospital site and will retain the freehold.

King's Cross Central Limited Partnership (KCCLP)

The development of the St Pancras Hospital site is being led by King's Cross Central Limited Partnership (KCCLP), which was selected in 2019 as C&I's preferred development partner.

KCCLP is the owner of the 67-acre King's Cross estate, which is nearing completion after 20 years of redevelopment. It has delivered a new neighbourhood, where people can live, work, shop and socialise. Once complete, the neighbourhood will include almost 2,000 homes, set amongst 27 acres of green public realm. KCCLP has a proven track record of unlocking benefits for the local community in the wider Camden and Islington areas. Having been working in the area since 2001, the team has developed extensive knowledge of the area and its needs.

KCCLP brings together Argent King's Cross Limited, which is backed by Argent and Hermes Investment Management, and AustralianSuper. Argent LLP is the development and asset manager on behalf of KCCLP.

The design team

A full multi-disciplinary team will deliver this project. The design team will include:

BENNETTS ASSOCIATES

Masterplan and C&I building architects

Giles Quarme Architects
Historic Building Architects & Consultants

Glenn Howells Architects

Heritage architectural team

PURCELL

Peter Barber Architects

Residential architects

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New build workplace architects

GILLESPIES

Landscape architects



C&I's transformation programme

Enabling the transformation of C&I's mental healthcare estate and services

The proposed redevelopment of the St Pancras Hospital site is an integral part of C&I's wider Transformation Programme and clinical vision. The Programme aims to create facilities that will enable the best possible clinical care in sustainable, accessible and therapeutic environments to support recovery and wellbeing.

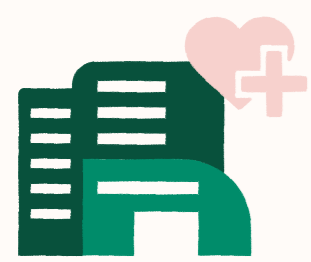
It also aims to provide the high calibre of mental health care that service users deserve and expect, with new integrated community facilities and a far larger clinical capacity to treat more patients. It will put C&I on the map as a beacon for mental health by providing modern, purpose-built facilities that will transform community and inpatient services across Camden and Islington.

New mental healthcare facilities being delivered as part of C&I's wider Transformation Programme include the flagship Highgate East inpatient building, and a new community mental health facility at 1 Lowther Road. Both of these will be completed in late 2023.

In addition, a new world-leading mental health facility, including a key research and education component, will be located on the St Pancras Hospital site.



The redevelopment of the St Pancras Hospital site will contribute to C&I's wider vision by:



Delivering 21st century mental health facilities



Supporting world leading research by creating the Institute for Mental Health in partnership with University College London (UCL) at St Pancras Hospital



Removing the stigma of mental health by creating inspiring places and spaces where everyone is welcome and respected



Enabling investment in the wider Transformation Programme

Among the new mental healthcare facilities being delivered as part of the Transformation Programme are Lowther Road and Highgate East, both of which will open during 2023.



New community mental health centre at Lowther Road - currently under construction



New inpatient facility at Highgate East - currently under construction

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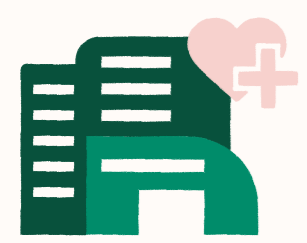
Our ambition

We want our development at St Pancras Hospital to be a place for everyone – somewhere that is open and accessible for all.

Collective wellbeing will be at the heart of all our designs. We want to deliver a new district that will nurture minds and that is welcoming for everyone who lives, works or visits the area. It will also provide a new environment where people can rest, reflect and heal in the city.

We are in the early stages of this project and want to work with you to develop our vision.

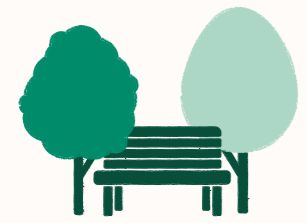
Our emerging masterplan seeks to:



Deliver a world leading Institute for mental health alongside new purpose-built community healthcare facilities



Retain, repurpose and transform the former Victorian workhouse buildings



Create high-quality public spaces



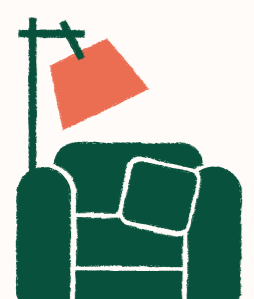
Create a variety of employment and training opportunities with new purpose-built offices



Improve accessibility and open up new routes

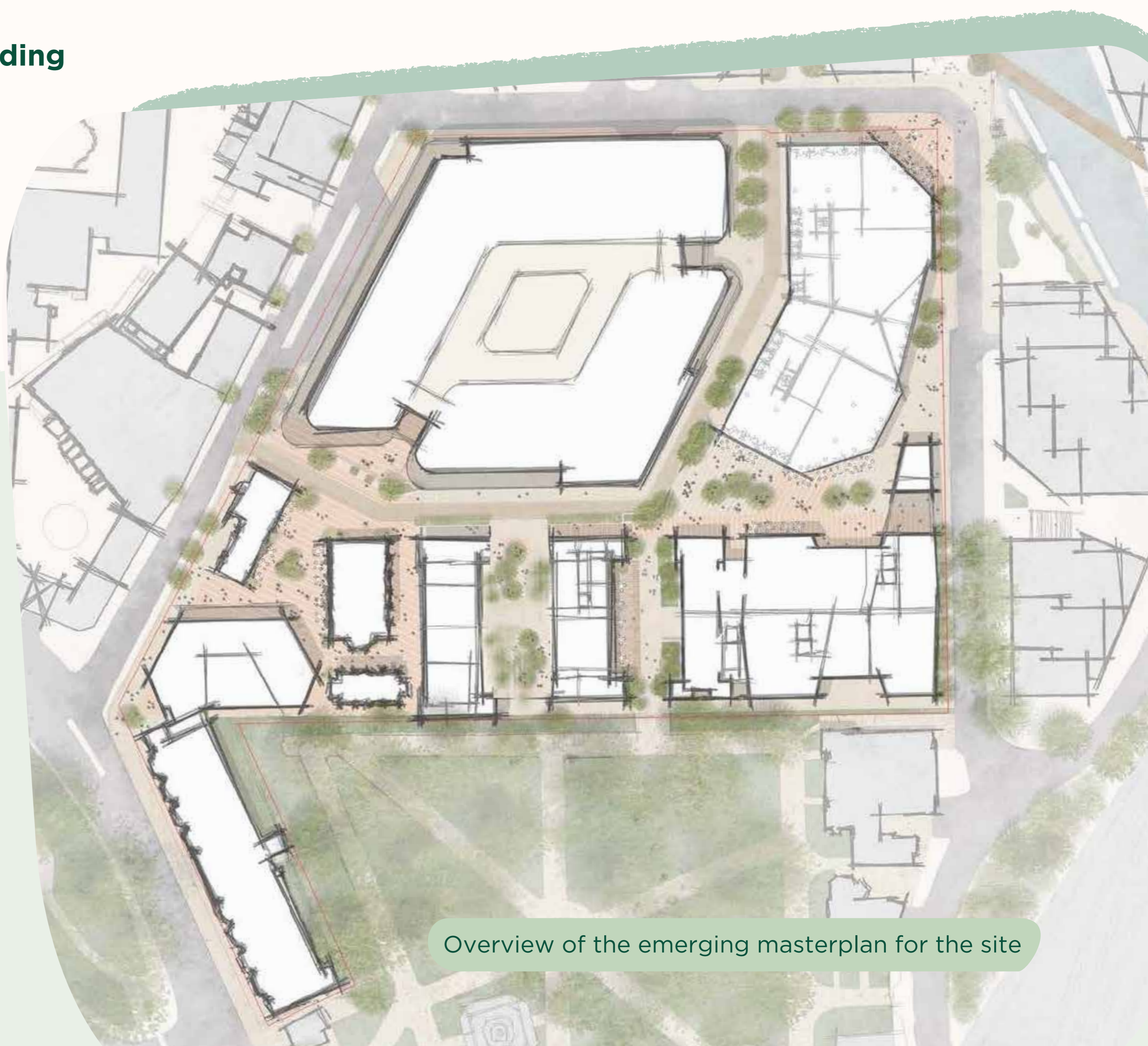


Foster a new business community in the area which complements the wider Knowledge Quarter



Deliver new homes, including affordable homes

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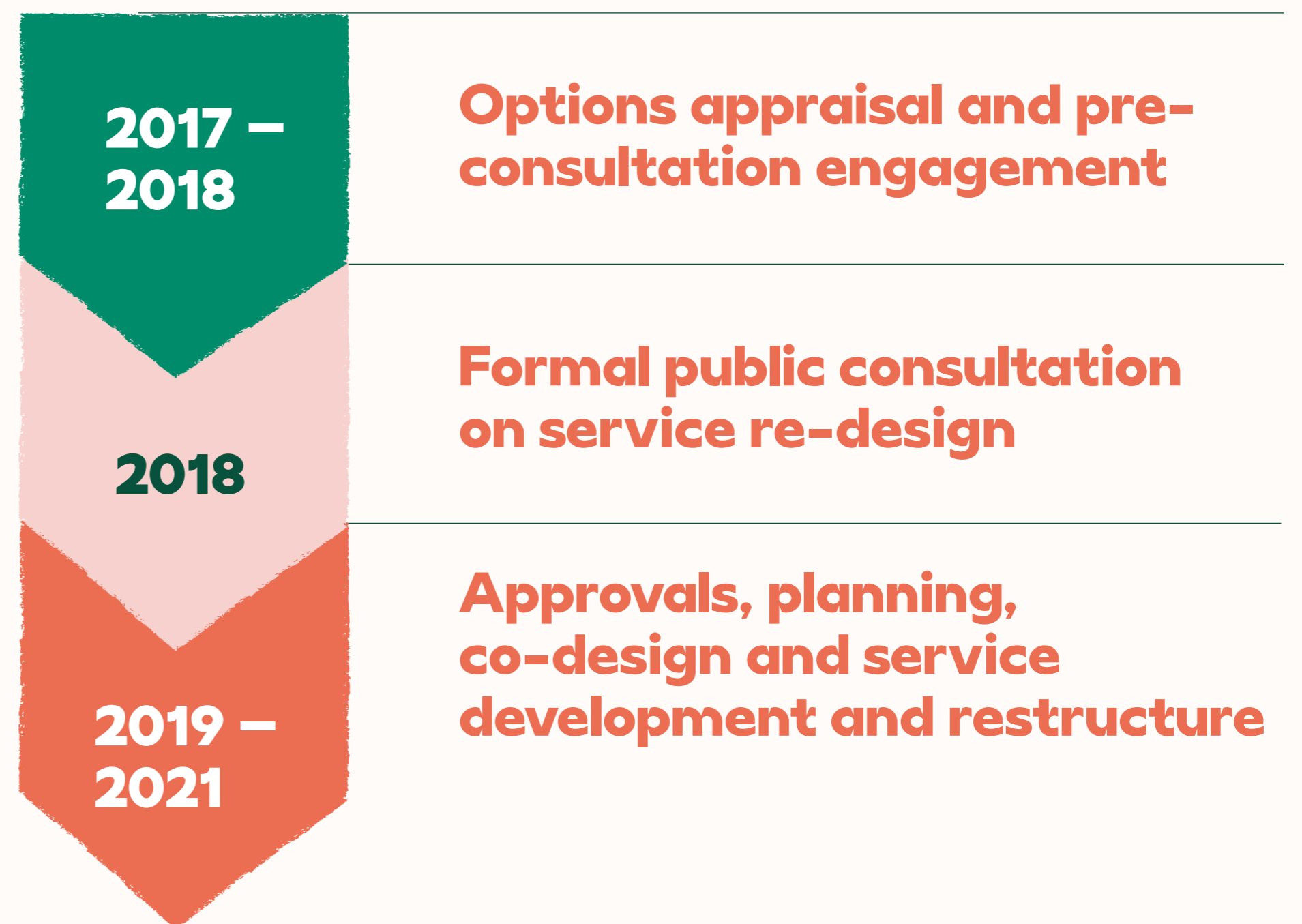
Overview of the emerging masterplan for the site

Delivering new modern healthcare facilities

The story so far

Between 6 July and 12 October 2018, Camden and Islington Clinical Commissioning Group (CCG) led a formal public consultation on C&I's proposals to build a new inpatient hospital at Highgate and invest in new integrated community mental health centres.

Analysis of the public consultation by the London Clinical Senate, an independent group of healthcare professionals from across the NHS, found strong support for the proposals. Following this, the Trust was given the go-ahead to progress its plans by Camden and Islington CCG Governing Bodies in December 2018.



Since then, C&I has been working with staff, service users, carers and local partners to plan and co-design all of the new healthcare facilities. We know that the quality of buildings has a huge impact on mental health and wellbeing. It is important that service users are treated in inspiring, therapeutic and landscape focused spaces that provide the single rooms, gym space and gardens expected of modern healthcare centres.

The redevelopment of the St Pancras Hospital site presents a significant opportunity to create a purpose-built centre of excellence for delivery of mental health services and leading, collaborative research. The vision is to create a flexible space where clinical functions, education and research can come together and share knowledge and resources. The team will continue to work closely with C&I and the future users of the new clinical building to develop the design.

Who is the building for?

Camden and Islington NHS Foundation Trust

The largest provider of mental health and substance misuse services to people living within Camden and Islington.

The building will be:

A site from which core clinical services and community engagement programmes are run, alongside a staff training centre and administrative and executive HQ functions.

UCL Institute of Mental Health

A world-leading centre for research into mental disorders.

The building will be:

Home to a new research base with labs, clinical rooms and work areas.

Tavistock & Portman NHS Trust

Specialist provider of mental health services with associated post-grad education department.

The building will be:

A new educational facility with lecture theatre, seminar rooms, clinical rooms and research material.

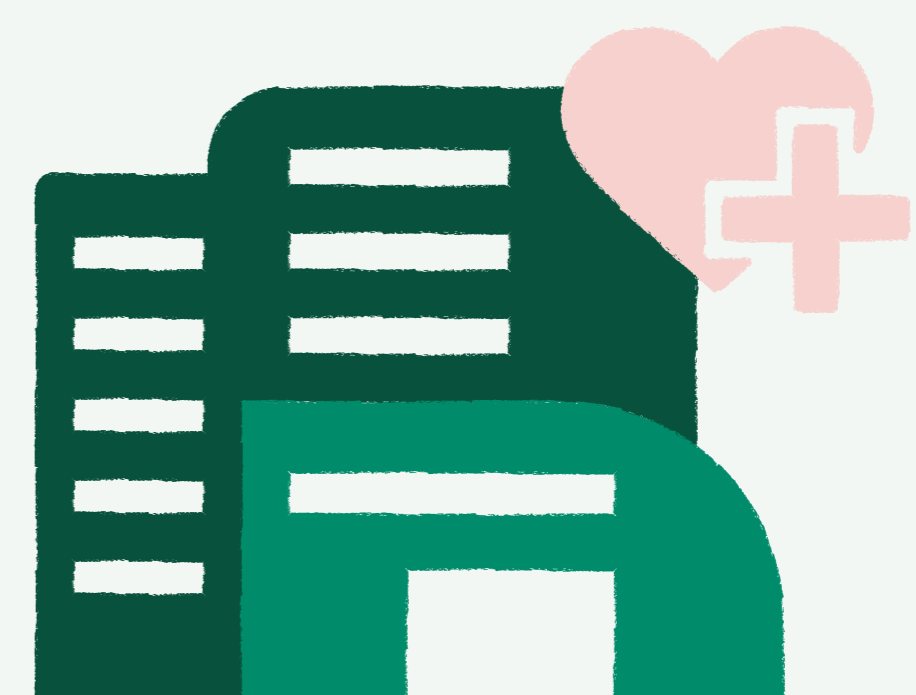
The public

Established locals, new residents, commuters passing by and service users arriving from elsewhere within Camden and Islington.

The building will be:

An attractive new building, forming a gateway into the previously walled masterplan site and drawing people in with a strong public offer at ground floor which will appeal to the local community and visitors alike.

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What spaces are needed for a modern healthcare building?

Our ageing buildings

The images below show how out of date many of C&I's facilities are. The quality of existing buildings is in stark contrast to the modern, purpose-built healthcare facilities that we are proposing to deliver.



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Delivering a beacon for mental health – inspiration for C&I's new HQ

The following images show some of our early inspiration for the new healthcare facilities on site. We want to create calm spaces that are conducive to recovery.

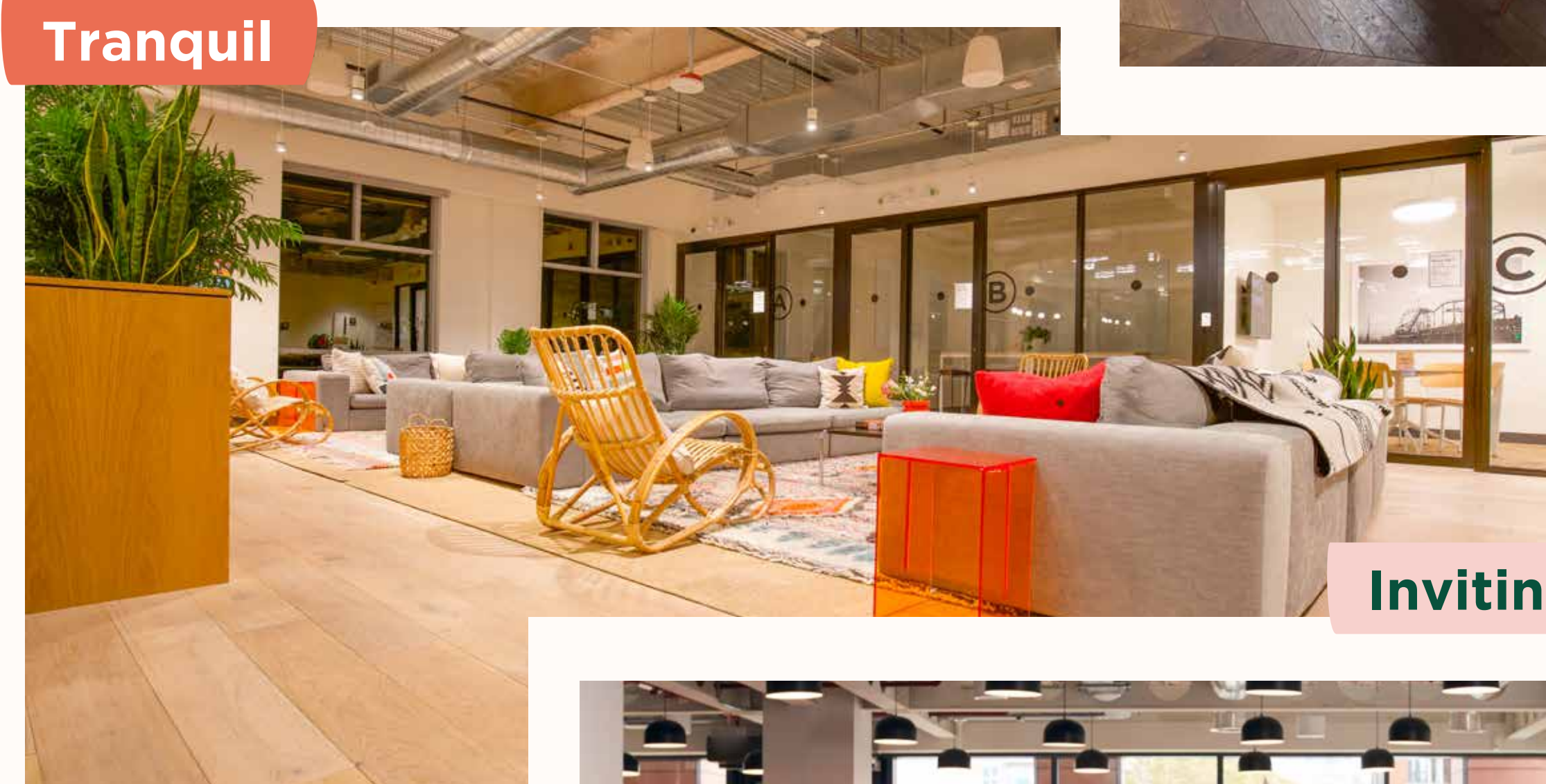
Welcoming



Warm



Tranquil



Inviting

Calm



Comforting

A world-leading centre for advancing eye health

One third of the masterplan will accommodate Oriel – a new state-of-the-art eye care, research and education centre. This is being brought forward separately by a joint initiative between Moorfields Eye Hospital NHS Foundation Trust (Moorfields), UCL Institute of Ophthalmology (IoO) and Moorfields Eye Charity.

Once built, services at Moorfields and the IoO will relocate from their current buildings near Old Street in Islington. Harnessing the expertise of the partners under one roof will enable closer collaborative working between clinicians and researchers to speed up the delivery of the highest quality treatments and therapies for patients.

Full planning permission was granted in August 2022 following extensive consultation with members of the local community in Camden, Moorfields and UCL staff, patients, carers and representatives of those with sight loss. These groups had the opportunity to shape the design of the proposed building.

Enabling works have now started for the Oriel scheme, with construction planned for the spring. The building is due to open in 2027.

Find out more about the scheme at www.oriel-london.org.uk



CGI images of the consented Oriel scheme



Creating high quality public spaces

We want to create public spaces that are accessible to everyone, with gardens set between the buildings, each with their own character.



Picturing Places – shaping the design of the public spaces

A priority for C&I and KCCLP has been to understand what would make local people, especially younger members of the community, feel welcome in the spaces at St Pancras Hospital. Working with visual experts BiBO, we launched the 'Picturing Places' project in Autumn 2022, where we asked people to send us photographs of spaces that are important to them and explain why.

In total, we received over 100 entries and are grateful that so many people shared their images with us. We then hosted workshops for women and young people aged 14 - 21 to explore in more detail how people interact and engage with the places around them and how to create welcoming and accessible spaces.

The entries from the competition and feedback from the workshops is being analysed and will help to influence the designs of these public spaces.

A central, partially covered garden to provide space which is accessible all year round

So far, we've heard that local families and young people don't feel they have a diverse enough range of inclusive public spaces that can be enjoyed all year-round. Feedback has indicated that the community want to see spaces where people can gather and meet, but also more tranquil and intimate places to relax. As a result of this feedback, we are looking at a partially covered garden space between the East and West Wing buildings.

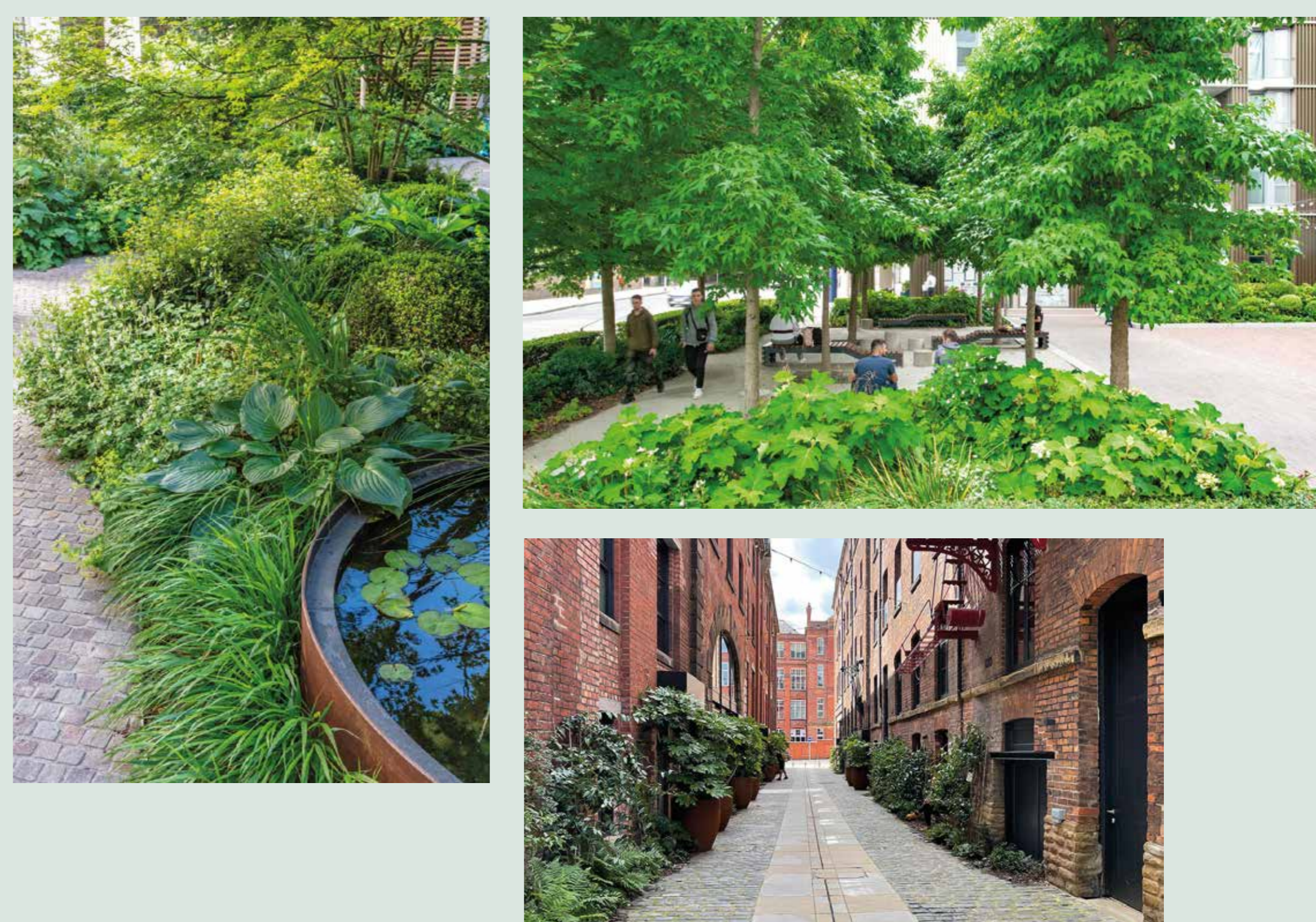


Illustrative sketch of what the covered garden could look like

Inspiration for the central covered garden



Inspiration for the light and shade gardens



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Improving accessibility

We will improve accessibility and open up new routes

St Pancras Hospital is a well-connected site within walking distance of Somers Town, Camden Town and King's Cross, yet it is also closed off by a high wall which surrounds a large part of it. We are exploring plans to remove the wall and create new routes across the site between St Pancras Way, Granary Street and the canal.

With a new bridge soon to be delivered as part of the Tribeca project at the northern edge of the site, our vision is to strengthen the connection to and over the Regent's Canal.



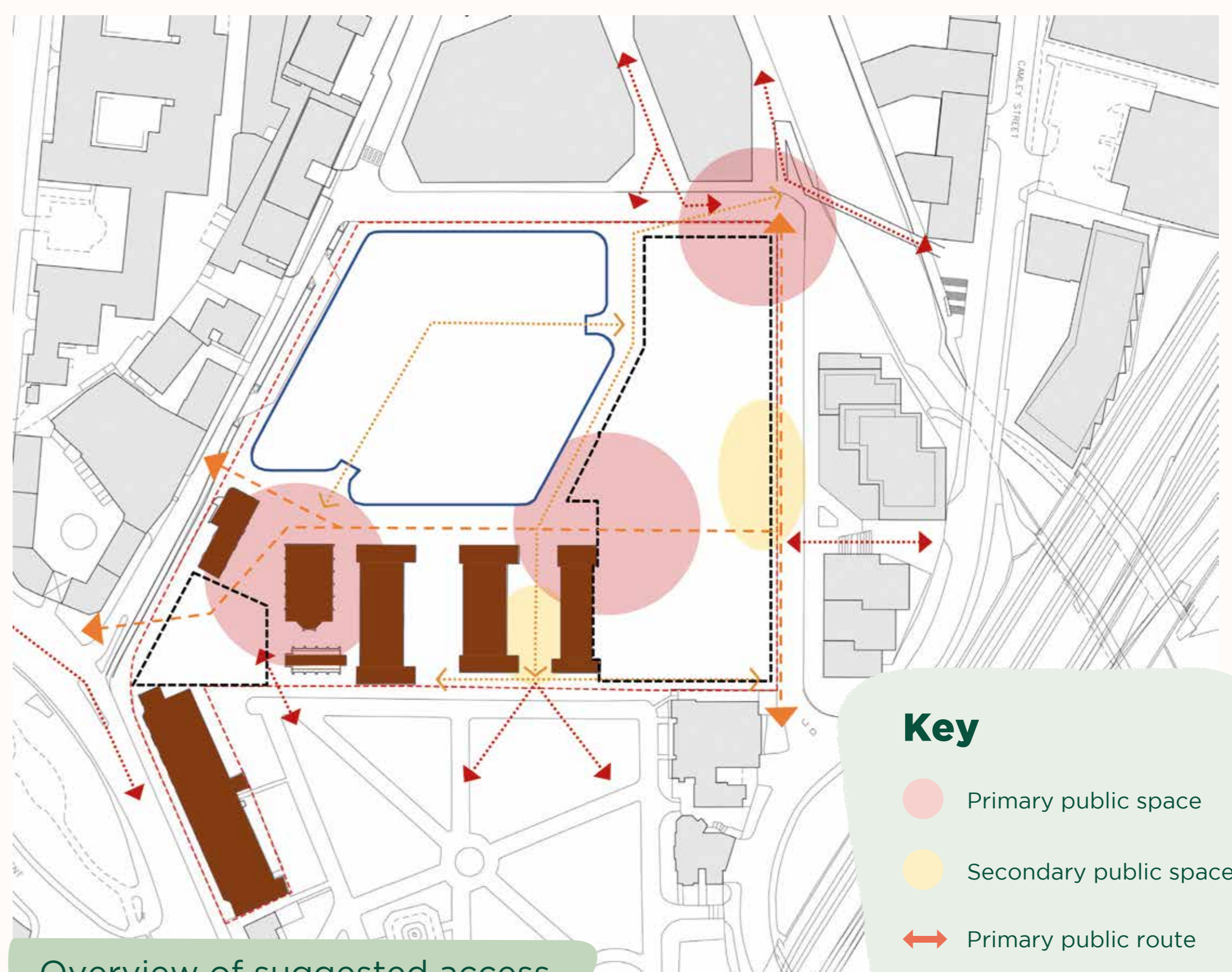
Overview of the site and distance to surrounding neighbourhoods

The St Pancras Hospital masterplan is an opportunity to open up a forgotten and neglected site and improve connectivity between St Pancras Way, Granary Street, the canal and beyond.

It also provides an opportunity to improve accessibility in and around St Pancras Gardens, while retaining the tranquillity that makes this space so special.



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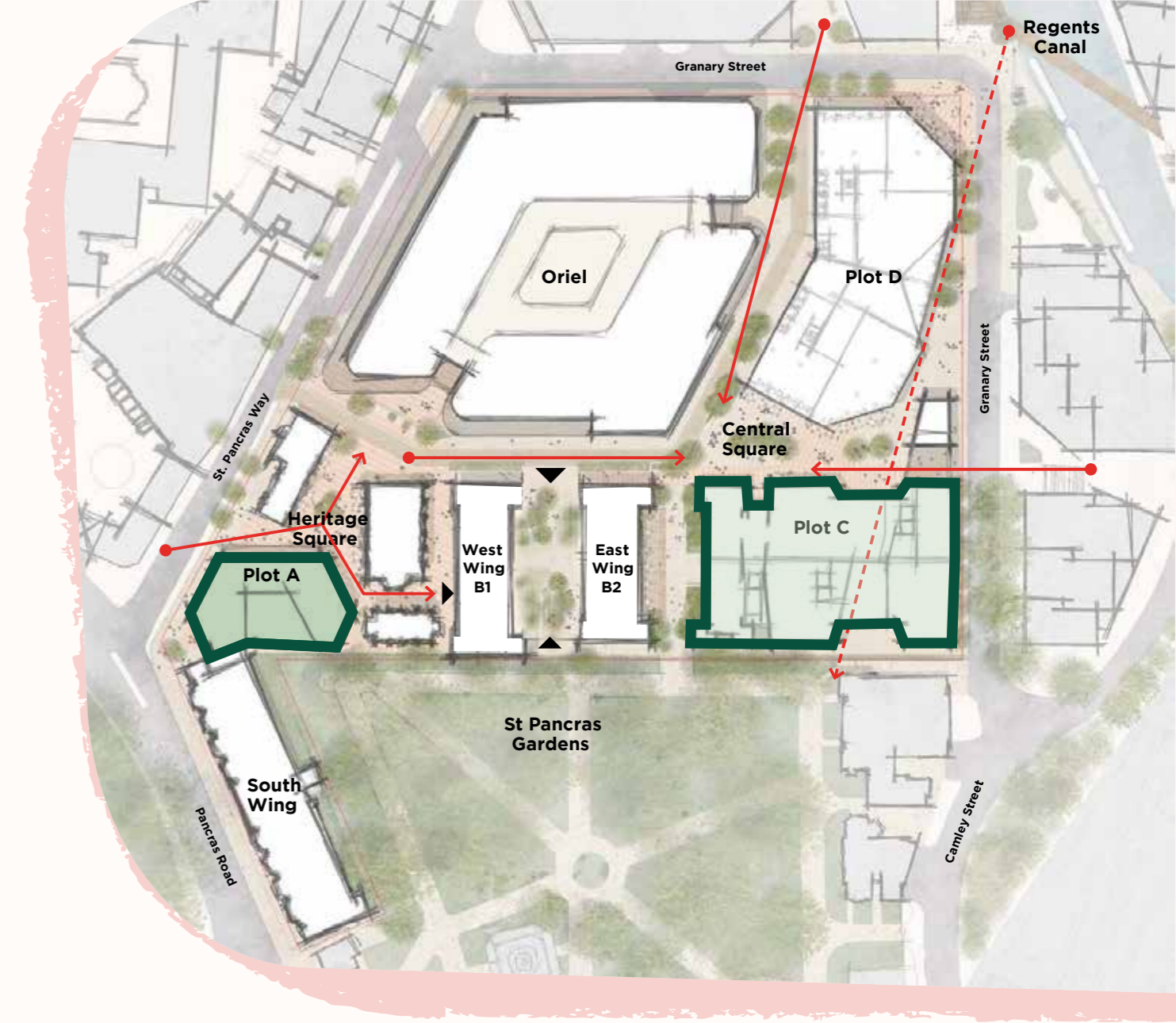


Overview of suggested access routes through the site

Key

- Primary public space
- Secondary public space
- Primary public route
- Connection to wider context

Delivering new homes



Plot C

The site is allocated in planning policy for mixed uses, comprising health and clinical buildings as well as good-quality new homes for Camden, including much needed affordable homes.

Plot C, on the southeast corner of the site, lends itself to new homes, as it will be in the quietest part of the site. It is in a prominent and visible location within the masterplan. It will also overlook St Pancras Gardens, creating a tranquil outlook for people living there.

Peter Barber Architects are designing the residential part of the scheme, which will comprise a new building along with the refurbishment of the existing Victorian 'Residence Building'. They have spent time studying the architectural character of buildings and homes in the surrounding area to ensure that the new buildings will feel rooted in their context and sensitively respond to the nearby heritage buildings and gardens.

Our vision is to deliver a mix of homes, including open market and affordable, which will all have the same high-quality design with generous private and communal outdoor spaces.



Inspiration from precedent projects

95 Peckham Road

RIBA London Award
RIBA National Award
NLA Awards Housing Category: Overall Winner
RIBA Neave Brown Award for Housing
(Finalist to final 3)



Beechwood Mews, London Borough of Barnet

Building London Planning Award: Overall Winner
NLA Awards Unbuilt Housing Category: Winner

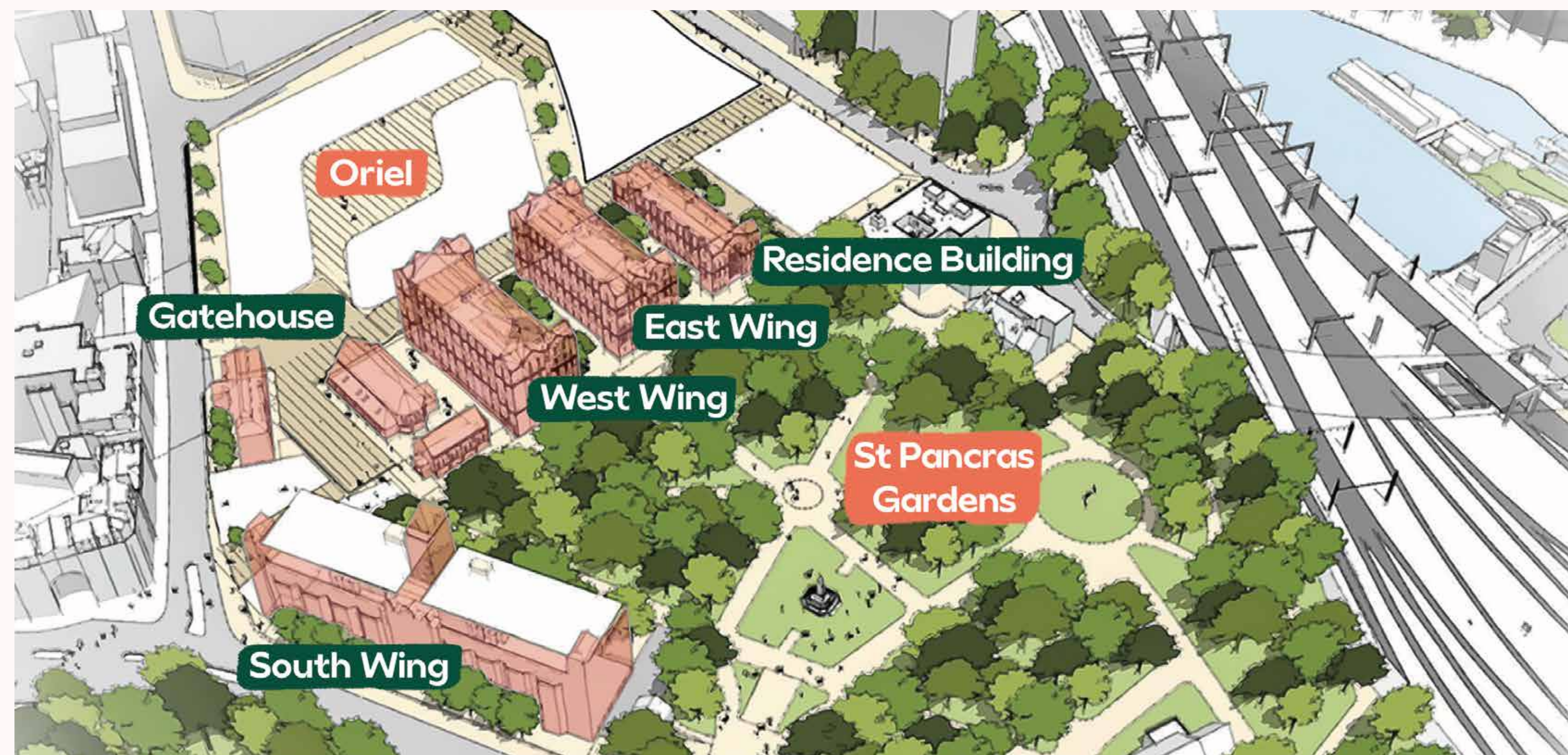


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Maintaining and transforming heritage buildings

We will retain, repurpose and transform the former Victorian workhouse buildings to create a range of employment and training opportunities.



A key objective of the masterplan is to retain and enhance seven unlisted heritage buildings on site, all of which date back to the 1800s.

Our aim is to adapt, re-use and upgrade the buildings for a range of uses. Their retention provides an opportunity to reinvent these Victorian buildings for the 21st Century and deliver new public spaces and workspace with a wellbeing focus.

KCCLP has a strong track record of reimagining heritage buildings, having transformed King's Cross into a carbon neutral estate, with world-class architecture and public spaces.

Former workhouse and chapel buildings

The oldest buildings on the site are those originally commissioned by 'St Pancras Guardians of the Poor' as workhouse accommodation, known as the East and West Wings. Separate chapels for Anglican and Roman Catholic worship were built at the rear of the female block a decade later.

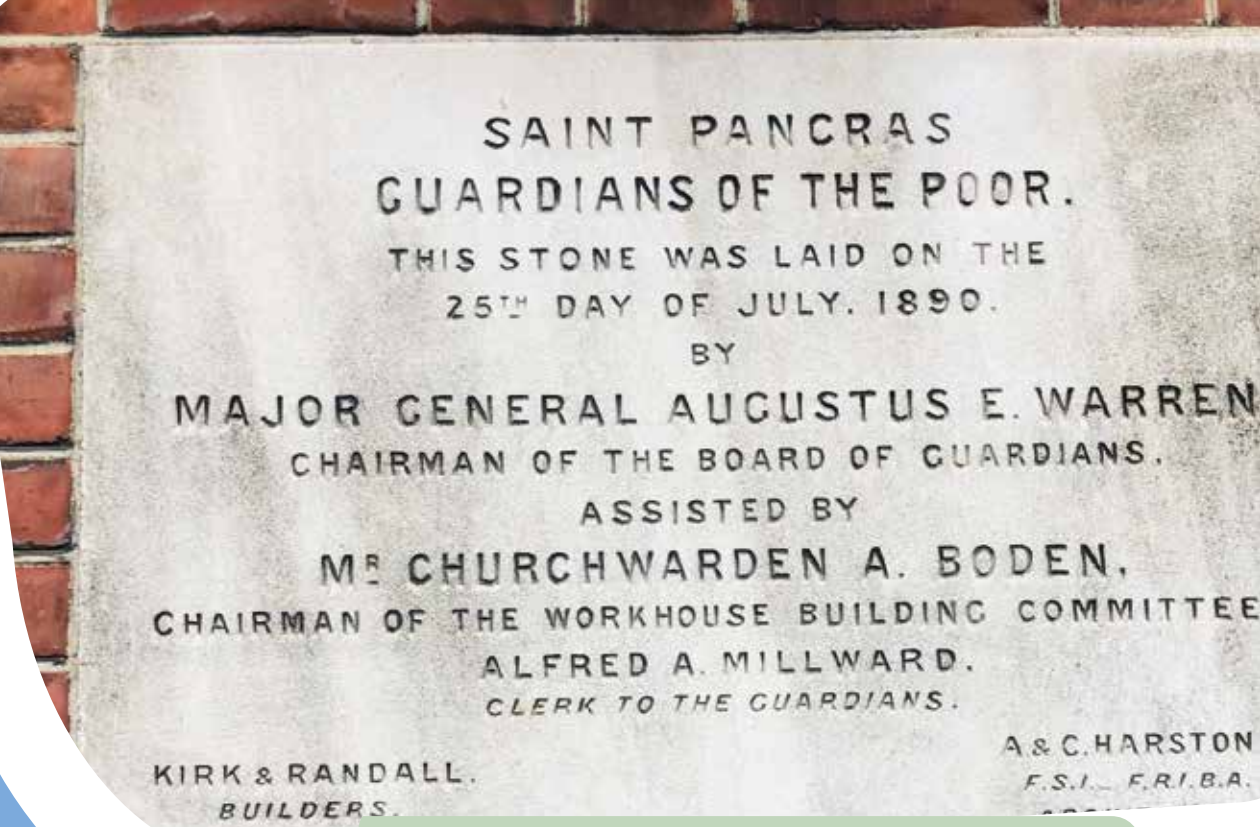
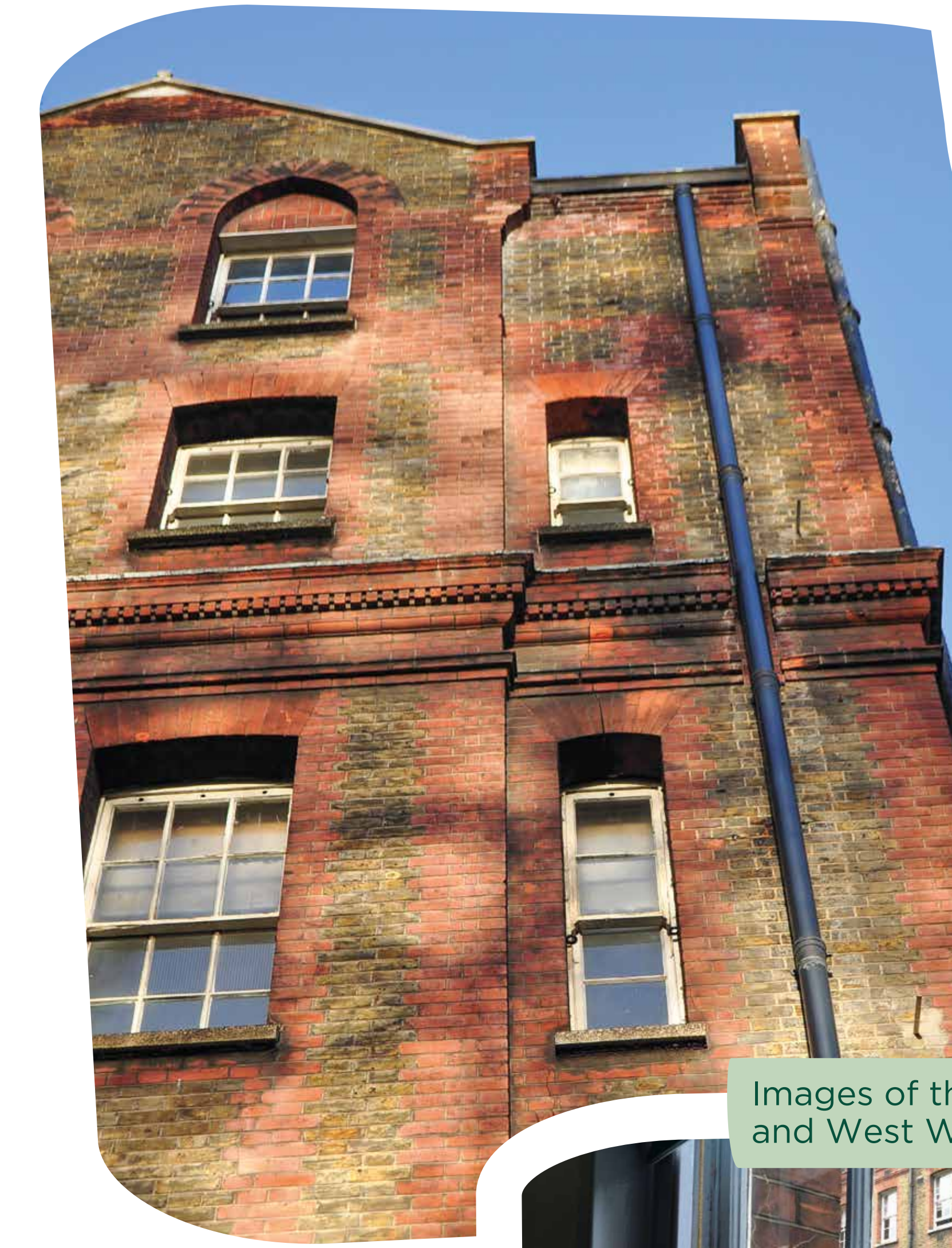
Our vision is to transform the East and West Wings to provide high-quality workspace for small businesses and start-ups which support the Knowledge Quarter. We are also looking at delivering a partially covered garden space linking the two buildings. We think that the chapels would lend themselves to a range of uses, including retail, food and drink and leisure.

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South Wing – St Pancras Infirmary

In c.1885 the South Wing was built as an infirmary. This was later adapted for use as a general hospital in 1930, when the London County Council took over responsibility for the site.

Our vision for the South Wing is to upgrade the building to modern standards and restore its character. We are looking to refurbish this building for workspace, with an emphasis on smaller organisations and the potential for retail and food and beverage uses at ground floor.



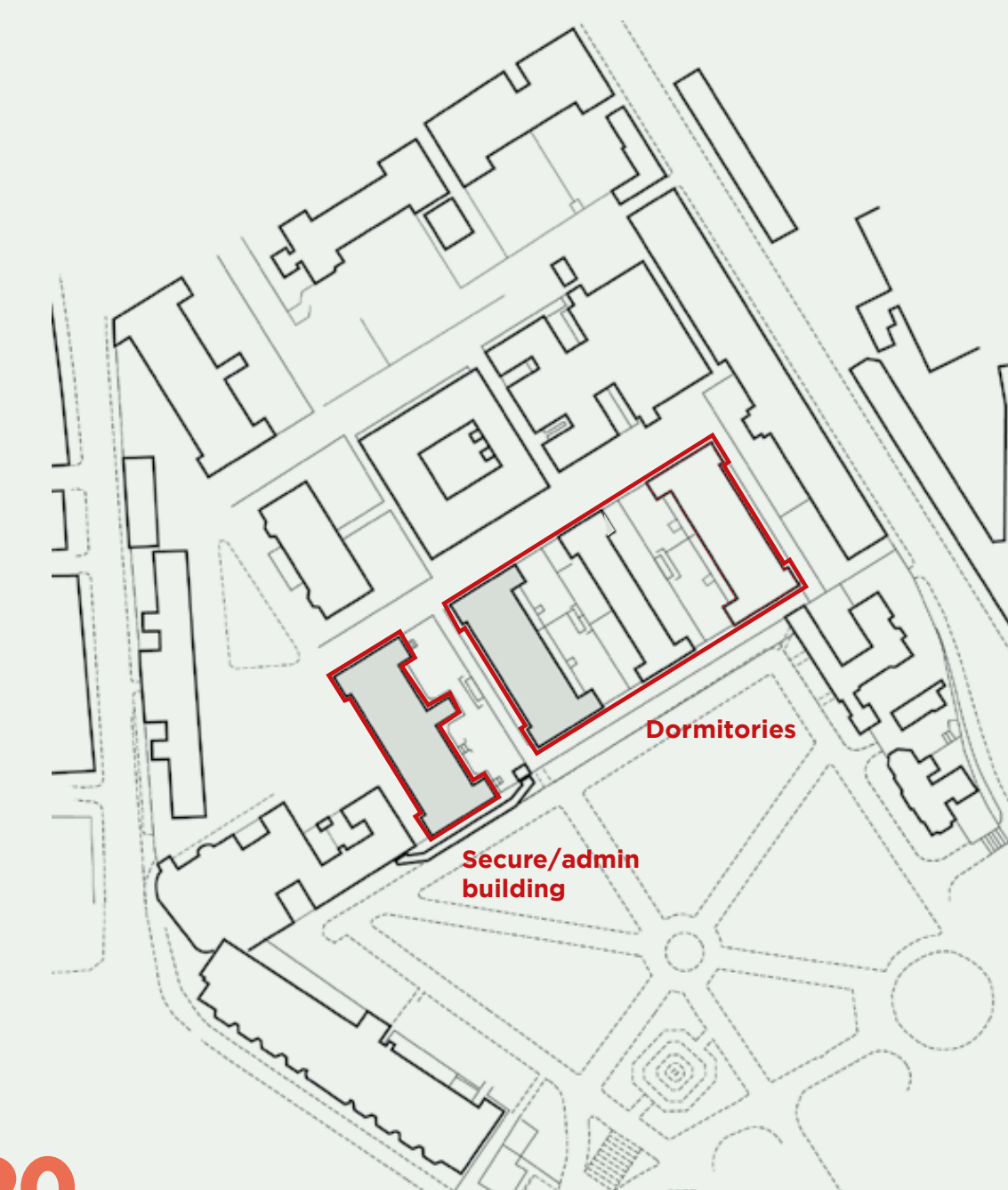
St Pancras Workhouse foundation stone, 1890



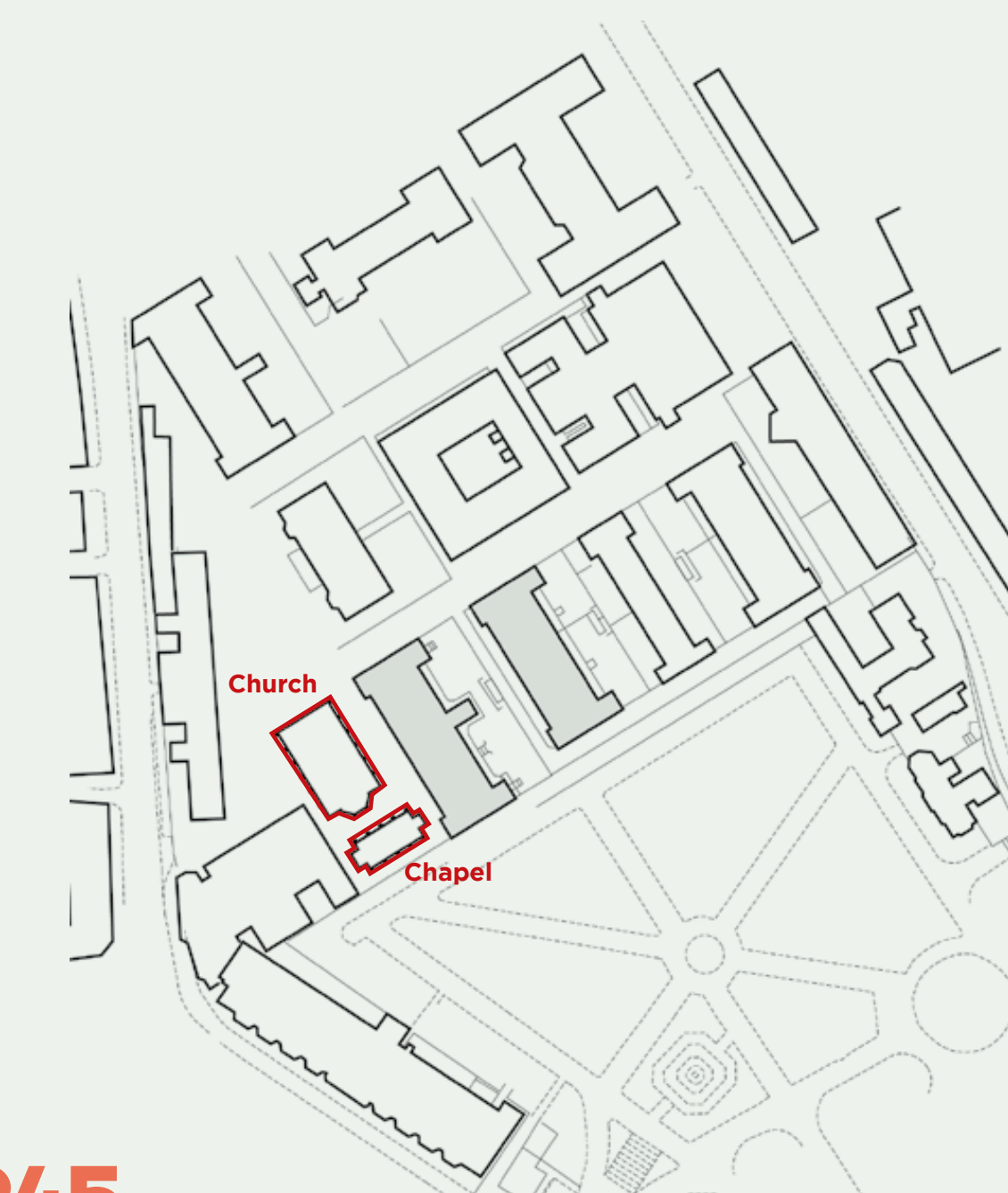
Images of the East and West Wings



The History of the site



1890



1945



2000s

Most of the Eastern Wing demolished in 1937 & replaced with the Huntley Centre

Next steps

We are in the early stages of this project and will provide you with plenty of opportunities to share your thoughts and feedback on our plans. We are looking forward to working with you to develop our ambitions and deliver this exciting transformation.



Timeline



Leave your feedback

We would love to know your thoughts on our vision and emerging masterplan, as well as what you'd like to see in the local area. We'd greatly appreciate it if you could take the time to complete our feedback form so we can learn more about your initial thoughts on our proposals.

If you have any questions for the team, do let us know in one of the following ways:

- Talking to the team
- Filling out a feedback form
- [stpancrashospital.com](https://www.stpancrashospital.com)
- SPHConsultation@londoncommunications.co.uk
- 0800 096 7279

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