

Welcome

Thank you for visiting
this exhibition



Welcome to the second phase of consultation on our masterplan for the St Pancras Hospital site.

Here you can find out the steps we have taken to get to this stage, see the emerging designs for the site and provide us with valuable feedback. Read on to find out more.

Who we are

Camden and Islington NHS Foundation Trust (C&I)

C&I provides high quality and innovative mental healthcare across Camden and Islington, alongside specialist programmes which provide help and treatment for British Armed Forces veterans, young people caught in the cycle of gang culture and perinatal conditions.

C&I Trust has contact with around 44,000 service users each year and provides the full range of mental health services for the borough's adult population. This includes hospital care, a range of community-based services and crisis care.

King's Cross Central Limited Partnership (KCCLP)

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

KCCLP is well known for delivering a new neighbourhood just over the canal at King's Cross, with places to shop, eat and work alongside new homes, community uses and a range of public spaces.

KCCLP brings together AustralianSuper, clients of the international business Federated Hermes and Argent Investors. Argent is the development and asset manager on behalf of KCCLP.

If you would like further information, you can visit stpancrashospital.com/about-us

Transforming
**St Pancras
Hospital**

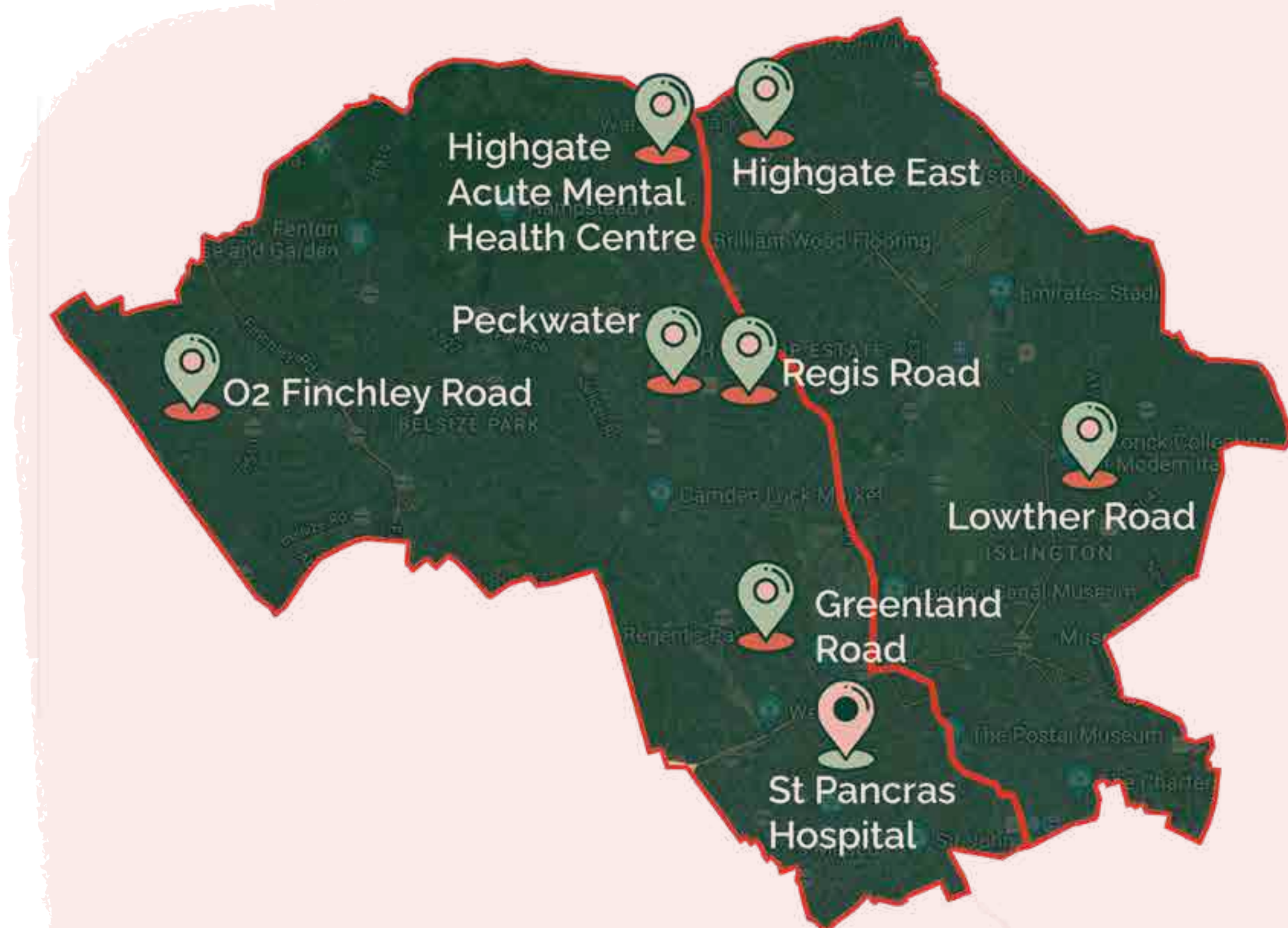


Enabling the transformation of C&I's mental healthcare estate and services

The proposed redevelopment of the St Pancras Hospital site is an integral part of C&I's wider Transformation Programme and clinical vision.

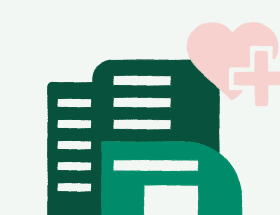
Through the Transformation Programme, C&I will modernise its facilities across Camden and Islington to deliver exceptional mental health services and support for the local community. The programme will create new integrated community hubs across both boroughs where the vast majority of people access mental health support, new inpatient facilities at Highgate and a new world-leading mental health care, research and education centre on the St Pancras site. Collectively, the programme will deliver 21st century state-of-the-art mental healthcare facilities enabling its staff to care for service users in modern, therapeutic environments that are not only inspiring but also reflect the high standards of care that our teams provide.

New mental healthcare facilities are already being built as part of this Programme and are due to be completed later this year. These include the flagship Highgate East inpatient building and a new community mental health facility at 1 Lowther Road.

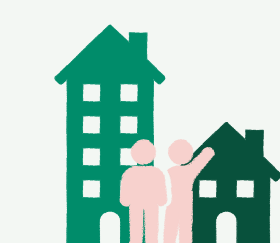


Map showing future locations of key services to be delivered across Camden and Islington.

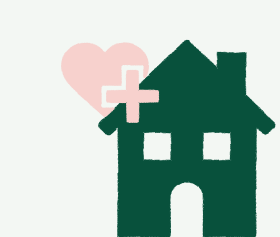
The redevelopment of the St Pancras Hospital site will contribute to C&I's wider vision by:



Delivering 21st century and exceptional mental health care services for the local community



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



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



Enabling investment in the wider Transformation Programme



The story so far

Our public consultation to date

Summer 2022: Attending local festivals

We attended a number of community festivals across Camden and Islington last year, including the Cally Road Festival, Somers Town Festival and Hillview Festival. These events provided the opportunity for us to talk to the local community about our early vision for St Pancras Hospital.



Our summer pop-ups at local events

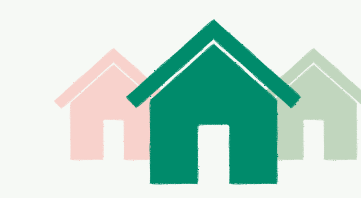
Transforming
St Pancras
Hospital

Autumn 2022: Picturing Places

Last autumn, we launched 'Picturing Places,' a visual engagement project run by placemaking consultants, BiBO. We asked local people to submit photographs of different spaces which meant something to them, and a short statement answering the following questions:

- What public places are important to you and why?
- How do these places make you feel welcome (or not)?

The photos were analysed by the researchers at BiBO and collated into themes, which have since been used to inform our designs. Six themes emerged from the project, specifically:



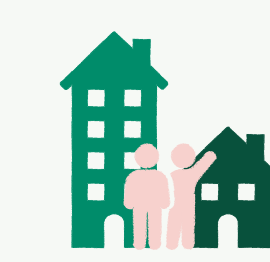
Places for communities and people to connect



Inclusivity and diversity



The aesthetics of a place



Family friendly places



Peace and tranquillity

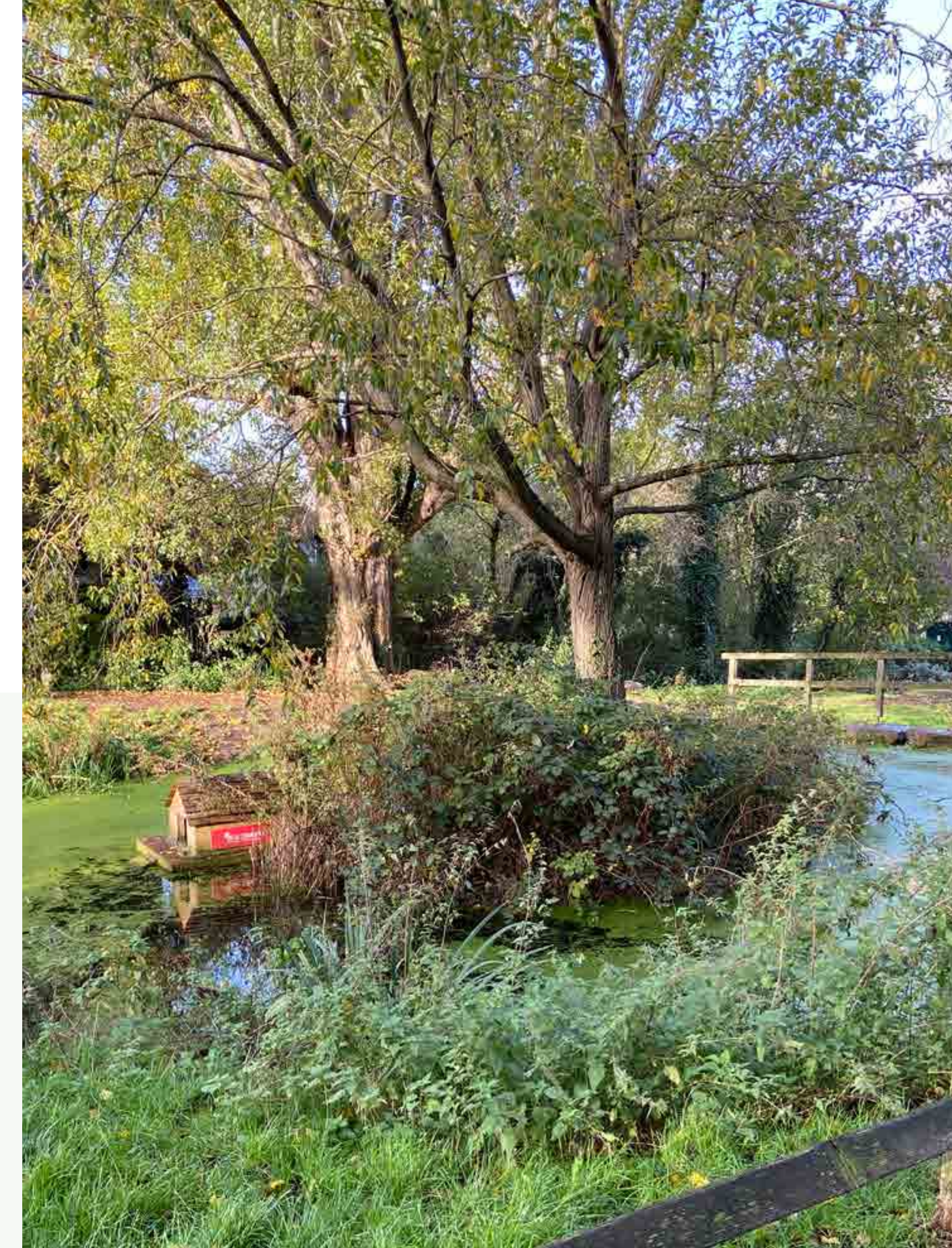


Feeling welcome

You can read more about our findings in the summary reports available at this event today or online at stpancrashospital.com/phase-2-news



Photos submitted as part of the Picturing Places project



January – February 2023: First phase of consultation

Earlier this year, we ran a digital consultation through our website and held a series of drop-in events at the St Pancras Hospital site and The Living Centre in Somers Town, where we invited the local community to share their feedback on our early ideas and vision for the site.

Key themes which emerged from the feedback included:



People were supportive of the vision for the masterplan, but keen to see developed designs for the site.



There was enthusiasm for opening up the site, providing new open spaces and linking to St Pancras Gardens and improving permeability. However, people also want to ensure the spaces are safe for everyone to use and enjoy.



Retaining the heritage buildings and reflecting the history of the site was very important, particularly the former Victorian workhouse buildings and chapels.



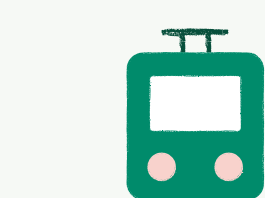
People would like to see some of the buildings or routes named after key local historical figures.



People would like to know more about housing within the masterplan, including how many homes are being created, how many are affordable, and whether they would be available to key workers.



People were interested in whether there would be opportunities for local businesses, and making sure that local people can also benefit from training and employment opportunities



People wanted reassurance that the development won't increase pressures on local services and transport routes.



Find out more about what we learned in our first phase of consultation here:

stpancrashospital.com/phase-2-news/

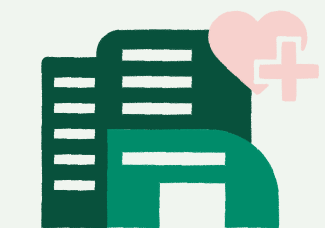
Our ambition for the St Pancras Hospital site

Nurturing minds, open to all

Collective wellbeing is at the heart of all our designs. We want to create a place that will nurture minds and that is welcoming to everyone who lives in, works in and visits the area. Architecture and landscaping have the power to influence how we feel, so working in partnership with C&I, we will apply this knowledge and research to our designs to positively impact mental health.

St Pancras Hospital will provide a new environment where people can rest and reflect in the city, enabling them to connect with nature, other people and themselves.

How will the community benefit?



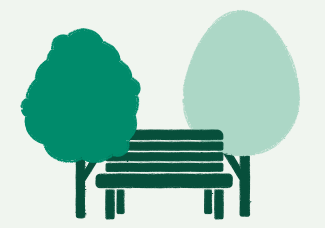
A world leading Institute for mental health alongside new purpose built community mental healthcare facilities to deliver exceptional services and support for the community



Retain, repurpose and transform the former Victorian workhouse buildings



A variety of employment and training opportunities



High quality public spaces for all to enjoy



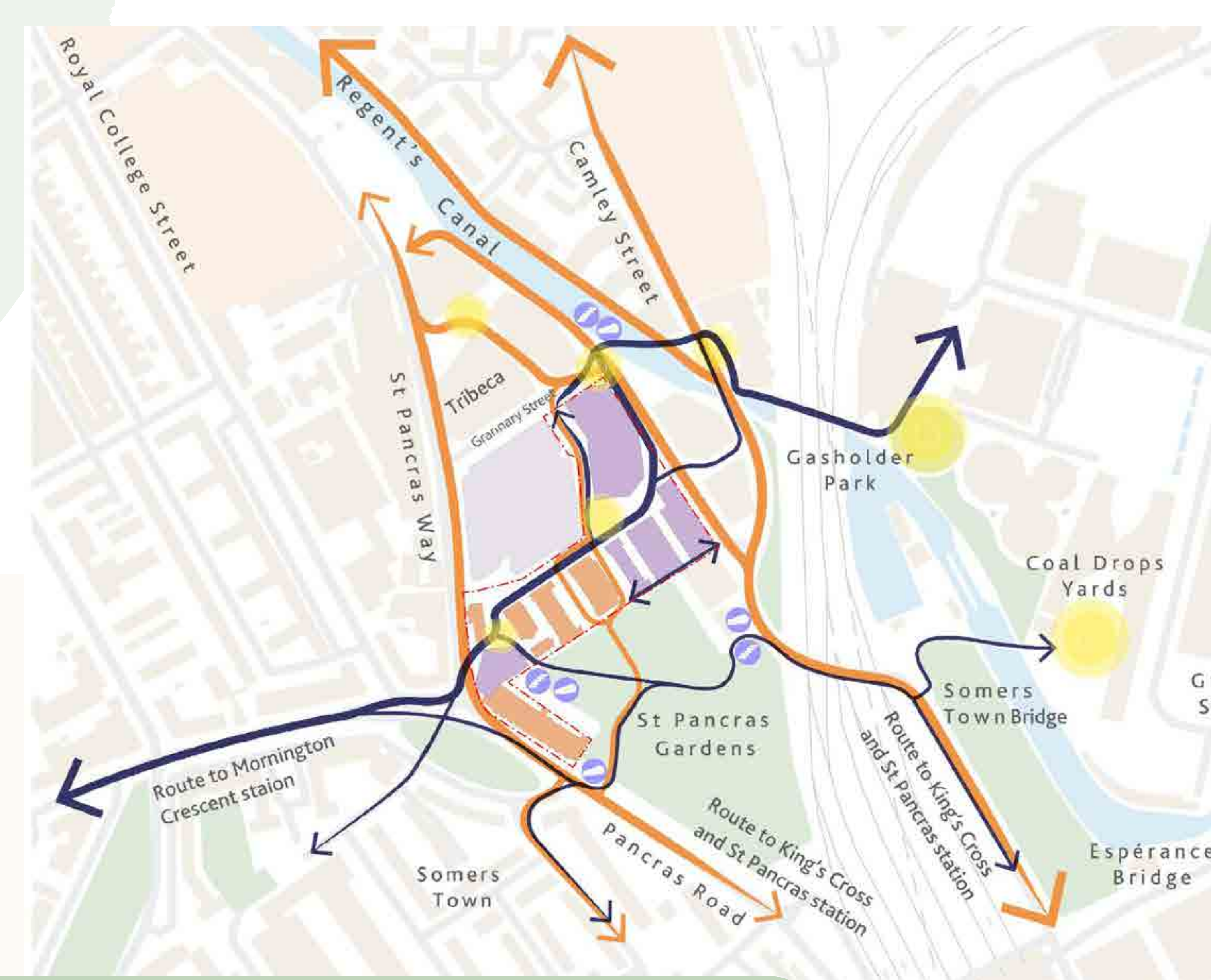
Foster a new business community in the area which complements the wider Knowledge Quarter



Improved accessibility and new routes



New homes, including affordable homes



PROPOSED PEDESTRIAN MOVEMENT ROUTES

- Public spaces
- North/South primary routes
- North/South secondary routes
- East/West primary routes
- East/West secondary routes
- Stepped access
- Ramp access

Indicative map showing proposed pedestrian routes through the site and into the surrounding area

Breaking down barriers – providing accessible new routes between Somers Town, the Regent's Canal and King's Cross.

St Pancras Hospital is located in the heart of the Knowledge Quarter and within walking distance of Somers Town, Camden Town and King's Cross, yet it is largely surrounded by a high wall, making it difficult for local people and visitors to move through the site.

By removing the wall, we will provide new accessible routes and public spaces across the site. These routes will connect the new public spaces to the proposed footbridge across the canal which is soon to be delivered as part of the Tribeca project on Granary Street, opening up the site for the first time and strengthening connections in all directions towards Somers Town, Camden Town, the Regent's Canal, Camley Street and King's Cross/St. Pancras.

How the site sits within Camden Council's planning policy

Site Allocations DPD

Camden Council's adopted Site Allocations DPD (2013) earmarks the St Pancras Hospital site for redevelopment and the delivery of improved and new health facilities, workspace and homes. The emerging Site Allocations Local Plan document (which is still in draft form) maintains these categories of uses but adds reference to employment uses associated with the Knowledge Quarter.

Camden's borough-wide Character Study (Urban Initiatives 2015) points out that infrastructure and large impermeable sites have a major impact on the area, isolating some parts and cutting off public access to the canal. It also highlights that a lot of the buildings on the current site are inward facing, largely turning their back to streets, spaces and people passing through.

Camley Street SPD

The Camley Street SPD (November 2021) presents aims and design principles to help shape future development in the area. We have used this as a starting point for our analysis and have worked to deliver our public spaces with these principles in mind.

Knowledge Quarter Policies

Supporting Camden's thriving Knowledge Quarter and the development of the area's world-class academic, cultural, research and science industries is a key priority for the Council.

To ensure the sustainable growth of the district and that local communities genuinely benefit from new proposals, the Draft Site Allocations Plan currently being brought forwards by Camden includes Policy KQ1. This sets out the expected criteria for developments delivering new employment, research or education spaces.

Transforming
St Pancras
Hospital



The Masterplan

We are working hard to develop a masterplan which balances local needs, delivers modern mental health facilities for C&I, retains and repurposes the former Victorian workhouse buildings, provides new homes and creates a variety of employment and training opportunities suitable for the site's location within the Knowledge Quarter.

The development of our masterplan is based on the following key design principles:

Ensuring that the heritage buildings are retained and the masterplan complements the emerging development context across the wider area (including Oriol).

Allowing St Pancras Gardens to transition into the site, and improving access between the two, while still maintaining the tranquillity and character of the gardens.

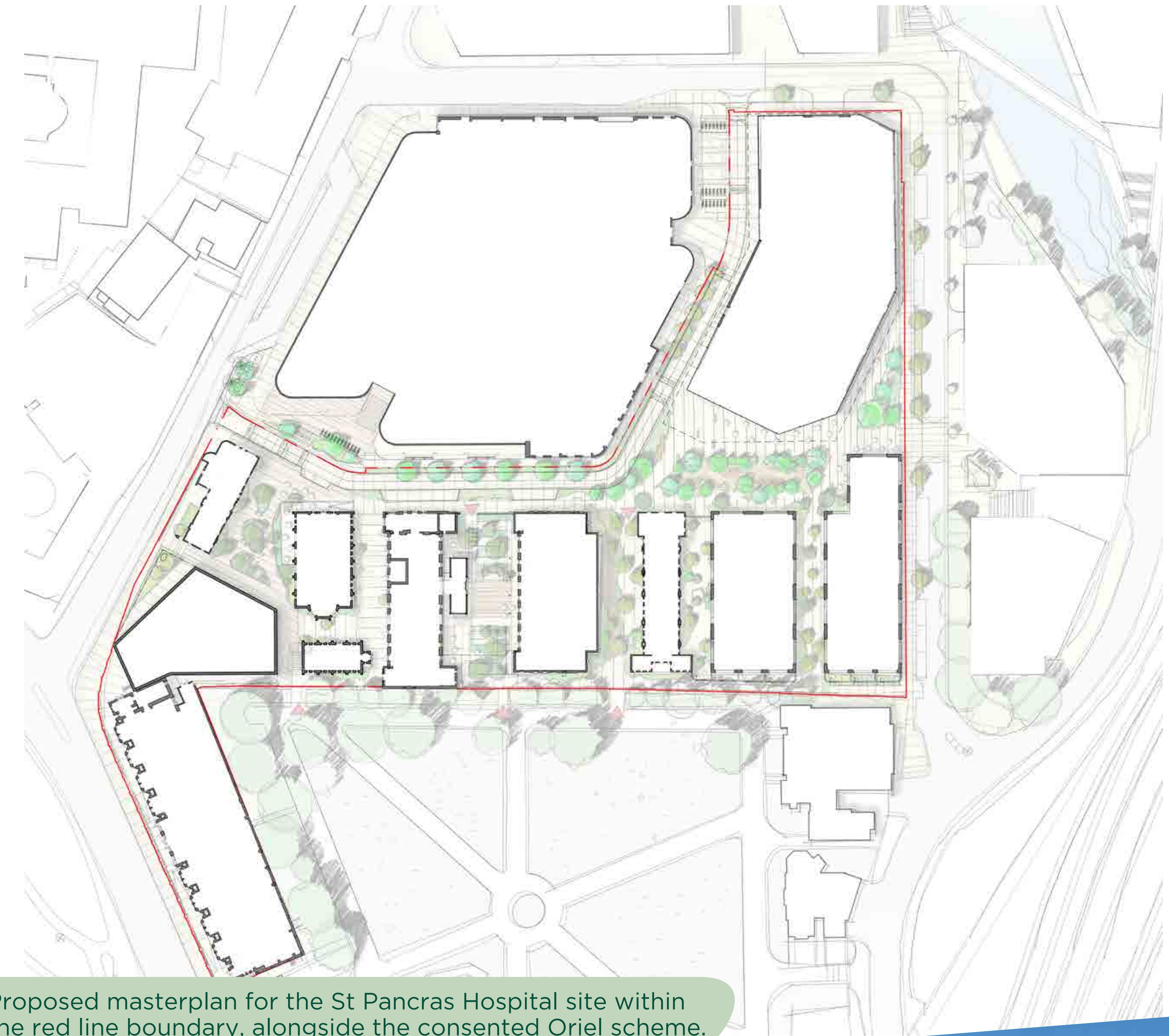
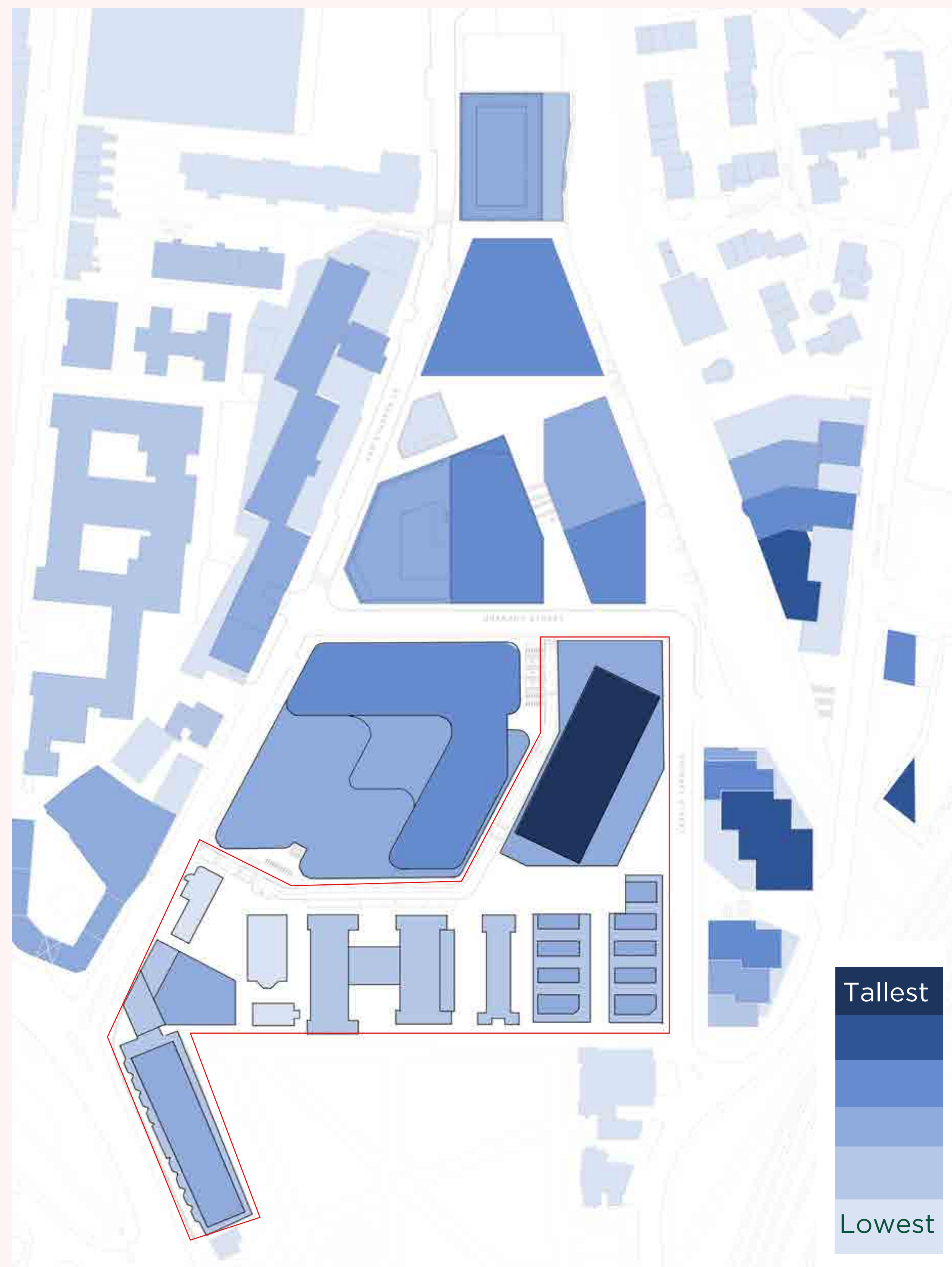
Placing the height in the right locations to respond to contextual sensitivities and acknowledge the significance of St Pancras Gardens.

Accessible new walking routes, connecting Somers Town, the Regent's Canal and the wider area with greened pedestrian routes which make people feel safe.

New public spaces with new and retained buildings set among accessible garden spaces which help local people and visitors alike connect with nature, each other and themselves.

Exploring height across the site

We believe that the north west corner of the site next to Oriol could accommodate a taller building which responds to the emerging heights of neighbouring development and provides new workspace that helps to meet Knowledge Quarter demand.



Proposed masterplan for the St Pancras Hospital site within the red line boundary, alongside the consented Oriol scheme.

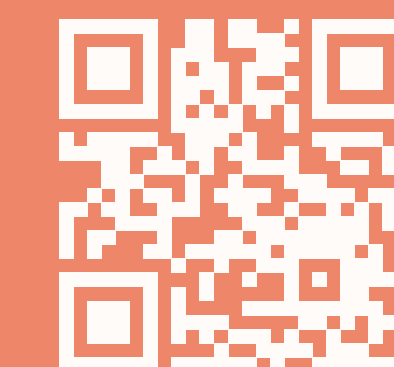
A world-leading centre for advancing eye health

One third of the St Pancras Hospital site will accommodate Oriol – 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. The two sites will be complementary and the St Pancras Hospital development will provide key services and spaces for people working and visiting Oriol.

Full planning permission was granted in August 2022

Works have now started on-site. The building is due to open in 2027.

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



Creating a dynamic, inclusive neighbourhood

Delivering a mix of uses to create a new neighbourhood for everyone.

Alongside new homes and workspace, there will be a range of uses delivered at ground floor. Entrances will be clustered around key points of the masterplan to create activity in certain areas while promoting quieter spaces away from primary routes.

At this stage we are unable to confirm the occupiers of each space. However, the plan below provides an indication of the range of uses that could come forward in the ground floor spaces. By integrating a variety of uses, the masterplan will deliver a place that is welcoming to all and ensures a sense of community and connection.

Masterplan showing indicative ground floor uses



Transforming
St Pancras
Hospital

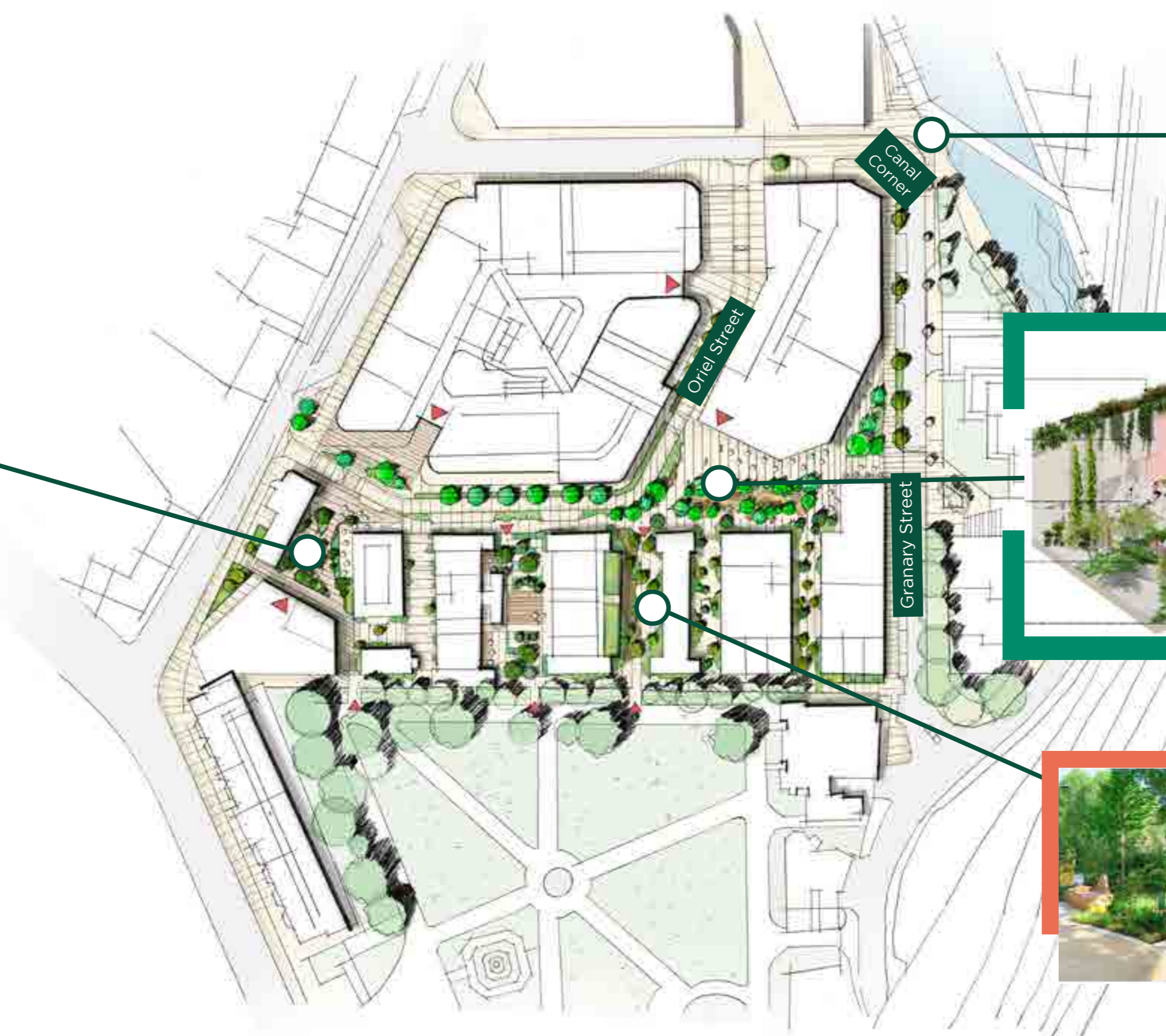


A journey through the masterplan

We want to create a pedestrian focussed masterplan, offering new public spaces and routes through the site.



Chapel Yard



Granary Street



Garden Square



Park Place

Our aim is to enhance people's journeys as they move through the site, and offer attractive places to take a break.

At our public consultation earlier in the year, people were enthusiastic about our plans to open up the site, providing new public spaces and linking to St Pancras Gardens to improve permeability. We also heard that people wanted these spaces to be safe for everyone to use and enjoy.

This feedback has informed the principles which guide our landscape concept and design. Embedded in these principles is the overarching idea of a 'nurturing landscape' which:

Improves biodiversity and provides more opportunities to connect with nature.

Creates spaces with a sense of community and connection.

Includes sensory planting for **mental stimulation and comfort**.

Provides welcoming and **inclusive spaces for all** - with wide footways and level surfaces.

Provides inspiring and educational spaces for activities such as fitness or children's play.

Includes tranquil places for **contemplation and reflection**.

Delivers **new green walking routes** through the site, connecting with St Pancras Gardens and Camley Street Natural Park.

Includes covered spaces for use all year round.

Transforming
**St Pancras
Hospital**



A nurturing landscape: Year-round gardens



Together with our landscape designers, Gillespies, we have looked closely at how spaces can inspire, connect and nurture minds.

From our previous consultation, we know that local families and young people want to see inclusive public spaces that can be enjoyed for free, all year-round. Feedback has highlighted the need for spaces where people can gather and meet, as well as more tranquil and intimate places for reading or reflection.

With this feedback in mind, we are proposing a partially covered green space between the East and West Wing buildings (Buildings B1 and B2). A lightweight 'greenhouse' structure will provide an immersive sheltered garden set between the former workhouse buildings for the community, workers and visitors to enjoy all year round.

The densely planted garden will provide a rich sensory experience, with nooks and seating for smaller, more intimate conversations and gatherings, along with a larger space to accommodate informal gatherings and other uses such as outdoor fitness classes.



Precedent images for new year-round gardens

A nurturing landscape: Delivering green public spaces across the site

Garden Square, Green Pockets and Routes

A new Garden Square will be delivered in the centre of the site, which we hope will become a key space for people to come together. Landscaped routes will stem from this space to connect to the surrounding areas, such as Granary Street and the Regent's Canal. A series of green pockets will sit between the buildings nearest St Pancras Gardens, providing further places for rest and play.

Precedent images of Garden Square



Granary Street and interface with the Regent's Canal

We are currently working with adjacent landowners on improvements to Granary Street, including the area to the north-east of the site adjacent to the proposed canal footbridge. We expect to be able to share further details on this area as part of our next phase of consultation.

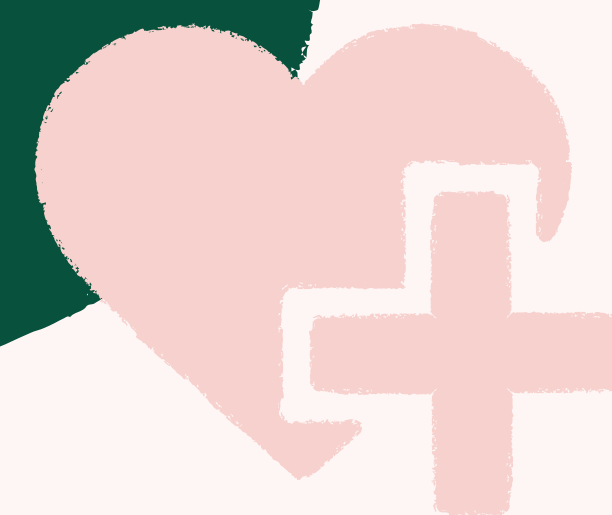
Chapel Gardens

We are looking at creating a further garden space between the existing heritage and the new C&I buildings. This would be planted with varied and attractive plants to create a calm and attractive space and provide a new green walking route through the site and to the Oriel building. Within the gardens would be various benches and other seating opportunities for people to meet or to have a coffee while enjoying the planting and the calming surroundings.



A new home for Camden & Islington NHS Foundation Trust

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.



In 2018, C&I approached The Bartlett Real Estate Institute to consider the role of architecture in removing the stigma around mental illness and facilitating a shift from institutional to inspiring environments.

The Bartlett team looked at how C&I could implement its research and deliver mental health facilities which connect to the neighbourhoods they serve, so that people are drawn to them by hope rather than fear.

The new building will deliver:

- A new HQ for C&I's core clinical services and community engagement programmes, alongside staff training and administration activities.
- A new home for research with clinical rooms and work areas in partnership with UCL.
- Publicly accessible and welcoming spaces on the lower floors to invite visitors in – including a café and flexible social/study space.
- A purpose-built modern healthcare facility which complements the surrounding heritage buildings.
- A place that promotes wellbeing with sensitive lighting, a sense of privacy and safety, and access to greenery.

Some of these main considerations included:

- Inviting the service users and public to bring life to the building through a range of uses.
- Celebrating and showcasing cutting-edge research and clinical practice.
- Expressive architecture that responds to a healing environment for patients.
- Consolidating key services within a single accessible facility.

Their recommendations, along with feedback from C&I's staff and patients, have guided our key principles for the location and design of a new home for the Trust.



Overview of the masterplan area with the location of the new C&I building (Building A1) highlighted



New homes

Creating quality new homes for a truly mixed and inclusive community

Building C on the south-east corner of the site lends itself well 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 and will overlook St Pancras Gardens, creating a tranquil outlook for people living there.

Peter Barber Architects (PBA) is an award-winning design practice based in Camden, with a portfolio of residential projects across the UK. Working with PBA, our ambition for Building C is to create a new neighbourhood full of life, with streets and squares overlooked by balconies, bay windows and roof terraces.



Precedent analysis

We carefully studied London and Camden's historic and contemporary developments for inspiration to understand what works well and what does not.

Our concept for Building C is centred around the creation of a new mews street between the two residential blocks totalling approximately 100 homes (including affordable homes). This public thoroughfare will connect to Garden Square in the north and a route along the south facade of Building C which links Granary Street with a new entrance to St Pancras Gardens.

The new residential blocks have been inspired by traditional mansion blocks seen throughout London. Drawing on the local context, the brick has been carefully chosen to complement the wider area and ensure a softer transition from St Pancras Gardens into the wider masterplan.

The homes will be set within two buildings ranging from four to eight storeys in height, with private and communal amenity and outdoor space for all residents to enjoy. We want to ensure these homes positively engage with the green spaces that surround them and have designed a number of units on the ground floor to have front doors facing onto the street and the gardens.



Transforming
St Pancras
Hospital



The proposed new residential building has been arranged to respond to neighbouring developments such as 101 Camley Street and continue the grain and form of the existing workhouse buildings to the west. A mix of residential and non-residential space at ground floor and stepped façades will be activated by numerous front doors, arched shop fronts, roof terraces and large feature picture windows.



Overview of the masterplan area with the location of new homes in Building C highlighted in blue.



Flexible and inclusive employment and training space

We want to create a variety of employment and training opportunities and respond to demand for innovative and inclusive workspaces in the heart of the Knowledge Quarter.

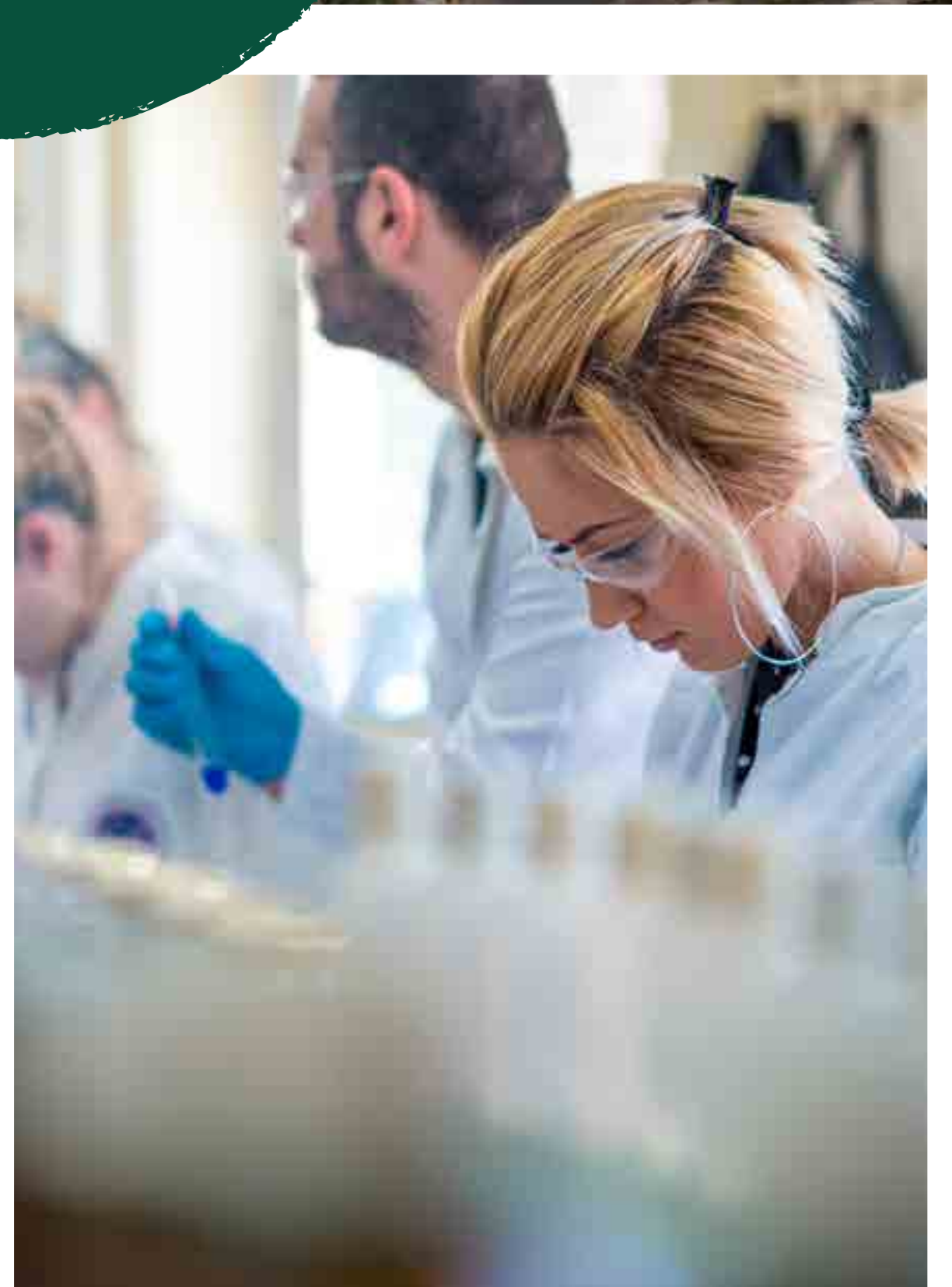


Proposed masterplan with workspaces highlighted in blue

We will be delivering a range of workspaces across the masterplan, which will create various employment and training opportunities to meet local demand for innovative and creative workspace which will help grow the Knowledge Quarter.

To develop this offering, we have carefully studied successful Camden based start-ups to explore what kind of spaces they need. Building D, which will be purpose-built for workspace, will be versatile and could include wet lab space if there is demand.

Designed by Architecture 00, Building D's location close to the Oriol building in the north west corner of the site means that it would work well as a dynamic commercial building, providing innovative workspace and help meet demand in the Knowledge Quarter. We are currently exploring height and what works, but believe this could be the tallest part of the site as it is stepped back from the heritage buildings and St Pancras Gardens.



The Knowledge Quarter

There are few districts in any city across the world that can boast the sheer range and quality of knowledge organisations found within the one-mile radius of King's Cross Station, across two London boroughs and encompassing St Pancras, King's Cross, Bloomsbury and Euston.

The Knowledge Quarter is an established cluster of organisations and has brought together over 100 cultural research, scientific, tech, business and academic institutions, both large and small, under one umbrella, including The British Library, The British Museum, Google, The Alan Turing Institute, Francis Crick Institute, The Guardian, UCL and SOAS, amongst others.

In November 2018, the Department for Business, Energy & Industrial Strategy commissioned an audit of the Knowledge Quarter area which identified specific needs and opportunities for improvement. It recommended that a shortage of innovation space, especially research (wet-laboratory) space for Life-Sciences, start-ups and small businesses was limiting the pace of progress and sustainable growth. It also found that 'move-on' space for medium sized businesses would help successful start-ups to remain in the area and keep talent in the Borough.

Transforming
**St Pancras
Hospital**



Repurposing the Victorian workhouse buildings into workspace fit for the future

A key principle underpinning the masterplan is to retain, repurpose and transform the former Victorian workhouse buildings and deliver innovative workspace in keeping with the site's location in the Knowledge Quarter.

The oldest buildings on the site are those originally commissioned by 'St Pancras Guardians of the Poor' as workhouse accommodation in the 1800s and later adapted for hospital use, known as the East and West Wings, the Residence Building (identified as Buildings B1, B2 and B3 in the masterplan), and the South Wing and Gatehouse. Originally built as an institution to contain people, often at their most vulnerable, these buildings tell a story of how our approach to public health has changed over time.

Throughout our consultation, we've heard many anecdotes shared by local people reflecting the rich history of these buildings. Recognising that not all these stories are positive, we are committed to working closely with the local community to ensure these buildings are restored and repurposed in the right way.

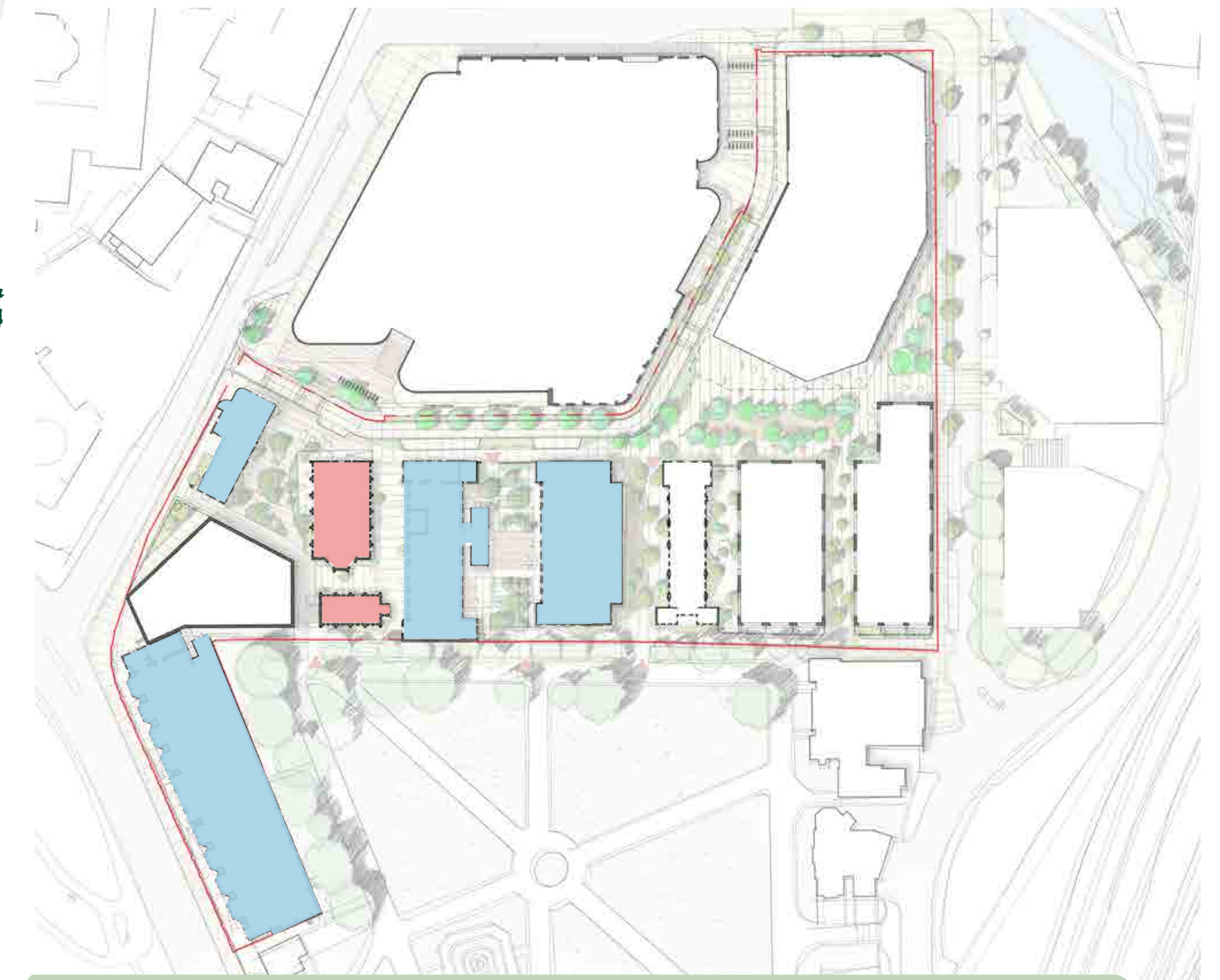
By repurposing the Victorian buildings, we can deliver new workspaces which inspire innovation and wellbeing, with an emphasis on start-ups and Knowledge Quarter uses. We are also proposing to add some retail and leisure uses in the Chapels.



Transforming
St Pancras
Hospital



Existing heritage buildings on site



Overview of the masterplan area with the location of the former Victorian workhouse buildings to become workspace, highlighted in blue. The chapels will also be retained for retail/leisure uses and are highlighted in red



Precedent workspace images

Next steps

Thank you for taking the time to review our emerging ideas for the St Pancras Hospital masterplan. We are committed to talking with you and the local community about our exciting designs for this project as they develop over the coming months.



Timeline

Summer 2022

Stakeholder engagement and initial discussions about our vision
Attendance at local festivals and events

Autumn 2022

Picturing Places engagement and specialist workshops for local young people and for women

Early 2023

First formal phase of public consultation on the emerging masterplan with pop-up events held at on the St Pancras Hospital site and the Living Centre in Somers Town

Summer 2023

Second formal phase of consultation

Autumn 2023

Continued workshops with local stakeholders and the community
Third formal phase of public consultation

Winter 2023

Preparing to submit planning application

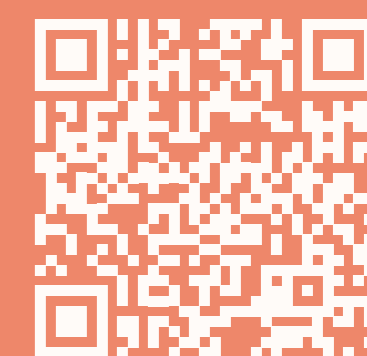
WE
ARE
HERE!

Leave your feedback

We would love to know your thoughts on our emerging designs for the masterplan based on what you've seen today. We'd really appreciate it if you could take the time to complete our feedback form so we can consider your thoughts on our proposals before we share our developed designs later this year.

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
-  SPHConsultation@londoncommunications.co.uk
-  0800 096 7279



Transforming
**St Pancras
Hospital**

St Pancras Hospital Stories

We know from our engagement to date that St Pancras Hospital has a long and interesting history, and heard many fascinating stories from people attending our events. We wanted to capture some of the personal memories of the site and look at how we can reflect these within our proposals, perhaps through commissioning a series of artworks which tell people's stories, naming the buildings after significant events or people, or displaying historical artefacts, such as maps, on the site. We are therefore pleased to launch a new project entitled, 'St Pancras Hospital Stories' which will run alongside the above consultation and invite people to share their memories, whether they worked at the hospital, have used the services there, have interesting family stories or have any other ties to the site.