

# Welcome

**Thank you for joining us at our third phase of consultation on the St Pancras Hospital redevelopment, ahead of a formal planning application being submitted next spring.**

Here you can find more information about the detailed designs for the site, including our proposals for the new homes and workspace buildings.

Read on to find out more and please do share your feedback with us by:

-  **Talking to a member of the team**
-  **Filling out a feedback form**
-  **Taking part in our interactive boards**
-  **Emailing [SPHConsultation@londoncommunications.co.uk](mailto:SPHConsultation@londoncommunications.co.uk)**
-  **Calling Freephone 0800 096 7279**

Granary Square, King's Cross



**Transforming  
St Pancras  
Hospital**



The South Wing – an existing building on the site

## About us

### Camden and Islington NHS Foundation Trust (C&I)

Camden and Islington NHS Foundation Trust (C&I) is working together in a formal partnership with Barnet, Enfield and Haringey Mental Health NHS Trust, together known as the North London Mental Health Partnership (NLMHP).

As an NHS Trust, C&I is committed, through its St Pancras Transformation Programme, to providing buildings and services that offer the most therapeutic environments for the care and treatment of service users and excellent working spaces for staff. NLMHP provides services for almost 1.6 million people across North London.

### King's Cross Central Limited Partnership (KCCLP)

The redevelopment of the St Pancras Hospital site is being led by C&I's development partner, King's Cross Central Limited Partnership (KCCLP).

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 LLP is the development and asset manager working on behalf of KCCLP.

If you would like further information, you can visit [stpancrashospital.com/about-us](http://stpancrashospital.com/about-us)

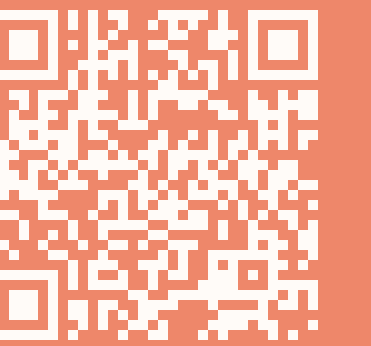


# The story so far

Over the last 18 months, we've been consulting with the local community on our vision for the St Pancras Hospital site.

Using feedback we've received at community events, through online projects such as Picturing Places and from conversations we've had with staff, patients, local community representatives and Camden Council, we've shaped the masterplan proposals that you can see on the following boards.

Here's a reminder of our consultation over the last year and a half.



## St Pancras Hospital Stories

During our consultation people have shared their experiences and memories of the site. We are asking for more personal anecdotes from the community as part of our St Pancras Hospital Stories project.

Whatever your connection to the site, we would love to hear from you – talk to one of the team today or visit our website by scanning the QR code.



## Landscaping survey

We're undertaking a digital landscaping consultation to find out what types of public spaces, including the types of street furniture and play/gym equipment, you'd like to see delivered.

Take part by scanning the QR code.

## Creating the masterplan

### How we got here...

#### Summer 2022

Attended local community festivals, such as The Cally Festival, Somers Town Festival and Hillview Festival, to introduce our vision and discuss our emerging ideas.

#### January to February 2023

First phase of consultation on our emerging vision and the key principles for the masterplan.

#### July 2023

Attended Somers Town Festival to continue our conversations with the local community.

#### November 2022

Picturing Places invited local people to share photos of public spaces that mean something to them. The photos were drawn into six themes around how we can make spaces more accessible and welcoming and have been used to inform our designs.

#### April to May 2023

Second phase of consultation on the emerging design of the masterplan and our overall vision to deliver a dynamic, inclusive neighbourhood.

#### November 2023

This third and final phase of consultation on our detailed masterplan is your opportunity to learn more and have your say.

Read on to find out more.

## Feedback so far

Throughout our consultation, we've learned about the priorities of the local community and key stakeholders, as well as hearing wider feedback about the masterplan. We've heard that the following areas are important:



Retaining the heritage buildings and reflecting the history of the site, particularly the former Victorian workhouse buildings and chapels



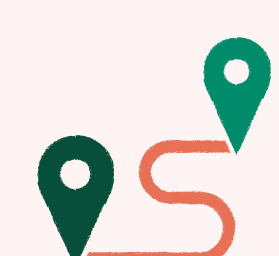
Making sure any tall buildings are placed in the most appropriate location and that the design responds to the local area



Providing spaces for people to meet and relax with no expectation to buy anything



Making the affordable homes and commercial spaces genuinely affordable for local people



Opening up the site further, ensuring that the connection to St Pancras Gardens is enhanced and allows people to move freely through the landscaped spaces



Offering skills training to local people on site, as well as apprenticeships and volunteering opportunities



Including a range of landscape features, such as mature trees and planting, benches, a pond and growing gardens



Ensuring that the current services on site will move locally and that disruption to service users will be minimised



# Responding to mental healthcare needs

**Camden and Islington NHS Foundation Trust (C&I), part of the North London Mental Health Partnership, has a range of community-based services across Camden and Islington.**



**C&I sees 97% of its patients in its community facilities, aiming to reduce the need for inpatient and hospital based treatment.**

Its existing services provide a clear journey to recovery, however, its buildings are old and not suited for modern day mental health care, particularly on the St Pancras Hospital site.

## The St Pancras Transformation Programme

Through the St Pancras Transformation Programme, C&I is delivering cutting-edge inpatient and community mental health facilities across Camden and Islington. By investing in first-class facilities fit for the 21st Century, the Trust will be able to deliver valuable community assets and improve the public's understanding and awareness of mental health.



Lowther Road - currently under construction

The Transformation Programme will deliver a new home for the Mary Rankin Dialysis Unit, offering modern dialysis facilities and will also offer improved facilities for the St Pancras Rehabilitation Unit. The presence of a local community mental health facility will be retained on the St Pancras Hospital site in a new building, delivering a range of mental health care services for the local community.

Two flagship sites will also soon be opening in Islington. Highgate East will offer 78 single en-suite rooms, outdoor space from each ward and modern therapy spaces.

Lowther Road will enable C&I to provide integrated services for both physical and mental health, creating the best possible environment for mental health recovery by providing therapeutic spaces for service users and giving staff the facilities needed to provide the best possible care.

The redevelopment of the St Pancras Hospital site contributes to funding these new and improved facilities. By building world-class, sustainable facilities, C&I is also supporting its Green Plan which aims to reach Net Carbon Zero by 2030.



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



CGI of The St Pancras Centre for Mental Health (SPCMH)

Highgate East - currently under construction





# Masterplan overview

## Gatehouse

The proposals include sensitively refurbishing the Gatehouse building to provide workspace, with a small self-contained retail unit fronting St Pancras Way

**Height:** 4-storeys (as existing)



## Plot A - The St Pancras Centre for Mental Health (SPCMH)

The SPCMH will incorporate comprehensive local mental health facilities for the borough and provide space for research and education facilities in the heart of Camden and the Knowledge Quarter.

There will also be ground floor uses for the community, including exhibition space fronting onto a new landscaped space.

**Height:** 4- to 8-storeys

## South Wing

We intend to refurbish the South Wing and add a two-storey extension at roof level. This building would be used as workspace, with a greened terrace on the first floor, overlooking St Pancras Gardens.

**Height:** 2-storey extension (seven storeys total)

## The Chapels

The two existing chapels would be refurbished to create open, flexible commercial space which we think would work well for food and drink, event or leisure uses.

**Height:** 1- to 2-storeys (as existing)

## The Residence Building and the East and West Wings

These former Victorian workhouse buildings would be restored and repurposed to create inclusive, collaborative workspaces for smaller organisations. The spaces between the buildings would be used to create accessible and engaging public spaces for play and contemplation.

**Height:** 1-storey extension to the Residence Building, East and West Wings as existing (4 to 5-storeys total)

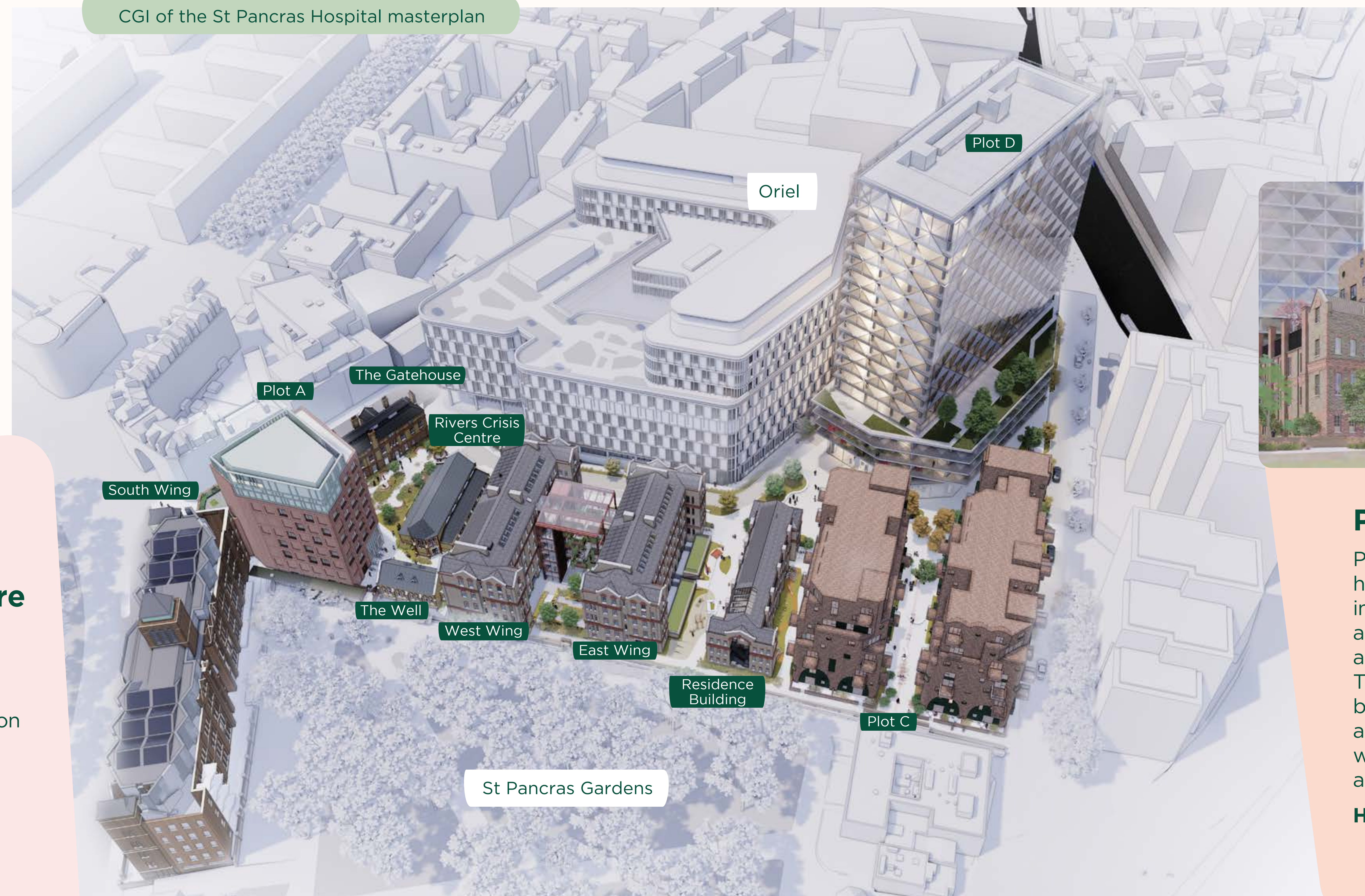
## Plot D

As the only new build workspace on site, we have designed a fully flexible building which can respond to the changing nature of workspace and potential future demand for life sciences, research and innovation.

**Height:** 21-storeys



CGI of the St Pancras Hospital masterplan



## Plot C

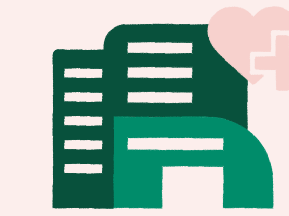
Plot C will deliver 110 high-quality new homes, including affordable homes, across two buildings to create a truly inclusive community. The ground floor of these buildings will feature retail and food and drink spaces as well as residential entrances and amenity spaces.

**Height:** 8-storeys

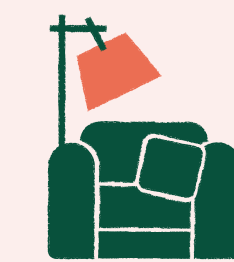


## The principles of the St Pancras Hospital masterplan

The development of the masterplan has been based on the following principles:



Investing in state of the art mental healthcare facilities and leading collaborative research



Breaking down the barriers of a once closed-off site



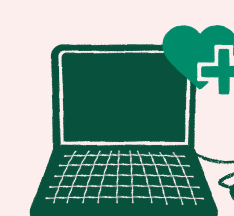
Working with the existing site heritage



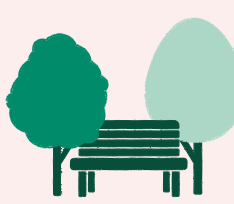
Providing quality new homes for a truly mixed and inclusive community



Creating a dynamic, inclusive neighbourhood



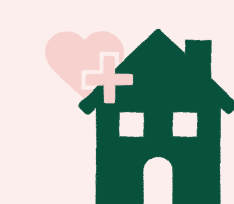
Creating a variety of employment and training opportunities



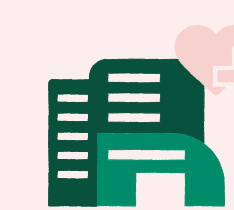
Establishing a nurturing landscape



Placing height in the appropriate locations



Delivering quantifiable sustainability



Complementing and enhancing the delivery of Oriel









# The St Pancras Centre for Mental Health

## The masterplan will deliver a new NHS mental healthcare facility in the heart of Camden.

Located on the corner of St Pancras Way at the entrance to the site, the ambition for this building (Plot A) is to act as a beacon for mental health – a centre of excellence for cutting edge research, education, specialist and community clinical spaces.

### The objectives for the new building

-  To provide comprehensive local mental NHS health facilities for the borough
-  To give mental health a platform in the heart of the Knowledge Quarter
-  To promote positive perspectives and challenge thinking in mental health
-  To attract the very best clinicians and experts in their field
-  To improve the quality of care
-  To strengthen the existing partnership with University College London

Aerial CGI view



### Breaking down barriers of mental health

This will be an inclusive building for the Camden community with a welcoming entrance to accommodate a wide range of users and uses, whether that's a clinician attending training, a service user checking in for their appointment or a local resident popping in to look at the latest exhibition. This space will also help challenge the traditional stigma and stereotypes relating to mental health.

The publicly accessible ground floor includes group lecture rooms for training and a café looking out onto Chapel Yard, a green courtyard connecting the SPCMH to the restored Chapel buildings and Gatehouse.

For service users, there will be the option of a separate entrance to avoid the busier areas if preferred, leading straight to the clinical spaces and dedicated clinical waiting areas.



Planting and seating in Chapel Yard



CGI of proposed exhibition space

The prominent location of the buildings entrance on the corner of St Pancras Way and Pancras Road is designed to be welcoming and highly visible to the public, whether they are coming from Camden, Mornington Crescent or King's Cross/St Pancras stations.

The proposals for this building include a double height entrance with exhibition space to draw in people passing by. The design team has been influenced by local examples such as the Wellcome Collection and Francis Crick Institute which both have light and airy entrances and exhibition spaces which are open to the public and for school or group visits.



CGI of The St Pancras Centre for Mental Health from Pancras Road

### A building designed to respond to the neighbouring heritage

We have chosen a colour scheme that is calming and complementary. The proposed red brick reflects the neighbouring heritage buildings and complements the yellow London stock brick. The lightweight green external coverings will highlight the entrances and create focal points externally, marking the variety of internal uses.

We have designed the building to be stepped back from the South Wing and St Pancras Way to provide a space to breathe along the frontage. The ground floor uses will encourage activity along St Pancras Way and open up a currently closed off space.

A slender form fronts onto St Pancras Gardens, using the contrasting lightweight green elements at the top of the building to reduce the building's scale and appearance from the gardens.



CGI view of Plot A from St Pancras Gardens



# Retaining and repurposing the heritage buildings

**The vision is to retain and repurpose the seven existing heritage buildings that are currently on site including 'The Trio', giving them a new lease of life while benefiting the local community and economy. We want to set an exemplar standard when it comes to refurbishing buildings.**

Made up of three Victorian buildings – the West Wing, East Wing and Residence Building – The Trio dates back to the site's former use as a workhouse for the poor.

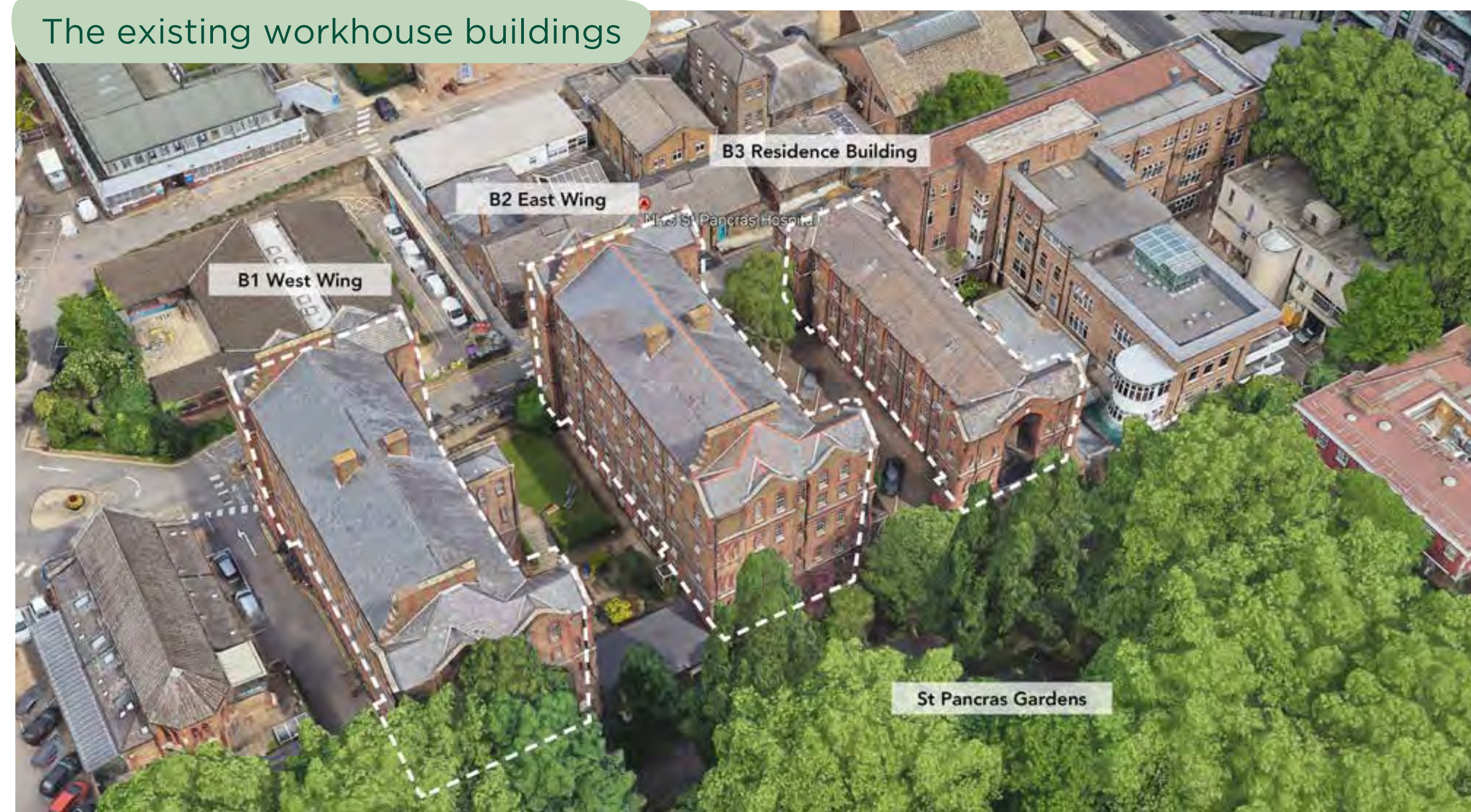
This trio of buildings plays a central role in the masterplan, bridging between the neighbouring heritage plots to the west and new builds to the east.

## The proposals for The Trio

All three buildings will be refurbished to deliver workspace and ground floor uses, helping to meet demand from smaller occupiers. Light touch interventions are proposed to preserve the character of the buildings while ensuring the space can be effectively used, including addressing the difference in floor levels through the greenhouse structure link.

The design seeks to enable movement through and around the buildings, with a passage being created under the West Wing to take people from Chapel Yard through to the proposed central covered garden space.

The existing workhouse buildings



CGI of passage through the West Wing to the covered gardens



CGI of proposed covered garden space

## Breathing new life into the Residence Building

By adding a single-storey extension to the top of the smallest building of the trio, we have been able to design adaptable workspaces for a range of business types. The roof extension draws on the existing architecture, reinforcing a strong vertical rhythm of the building facades by reintroducing features such as the top of the chimneys which have been lost over time. This extension includes internal and external areas, offering potential for businesses to come together for meetings, presentations and events.



Proposed roof extension to the Residence Building



CGI of the roof extension to the Residence Building



# Retaining and repurposing the heritage buildings

**Repurposing these seven buildings allows us to meet demand for smaller workspaces within the Knowledge Quarter, to provide much needed space for local smaller businesses to grow.**

There is currently a currently a lack of workspaces for local smaller businesses in the borough. We believe it is important that these local businesses are retained in the area for the longer term.

We see all of these buildings forming a community of small and growing businesses, with provision of shared spaces and meeting facilities to encourage collaboration and networking opportunities. Through careful restoration their energy efficiency and performance can also be vastly improved with the sympathetic replacement of existing windows, new internal insulation solar panels and other green upgrades.

## The Gatehouse

This three-storey building is the remaining half of a former pair of admission blocks designed by Arthur and Christopher Harston between 1890-1896. The other half was bombed during the Second World War and later demolished. The current gatehouse now stands alone at the entrance to the St Pancras Hospital site, having seen several modern extensions over the years at ground floor.

The proposals include sensitively converting the building into workspace, with a small self-contained retail unit fronting St Pancras Way.

By increasing the area of the ground floor with a sensitive extension that features a curved wall, we are also able to create a first floor terrace for the office occupiers. New windows are proposed at second floor to provide views out and improve daylight into the workspace.



CGI of the Gatehouse

## The Chapels

The proposals for the two chapels take a 'light touch' approach, removing modern additions and opening up interior spaces to create welcoming and flexible buildings capable of accommodating a range of uses.

### The Well

The smaller chapel, known as The Well, will be improved with a new entrance. The building already offers a flexible open space and we intend to celebrate its existing features. An external lift will provide a link to St Pancras Gardens to improve accessibility during daylight hours.



CGI of The Well

### Rivers Crisis House

The northern chapel is currently home to the Rivers Crisis House. The internal modern partitions that have been added over the years will be removed to reveal its former character and improve the functionality of the space overall.

The proposals retain part of the existing mezzanine and partly open up the space inside the chapel to create a flexible space that could support retail, food and drink or leisure uses. There will also be an external terrace that overlooks Chapel Yard.

CGI of the Northern Chapel



## The South Wing

The plan is to refurbish the South Wing for use as workspace, targeting growing businesses and small and medium enterprises (SMEs).

The building's central tower and chimneys set out a commanding structural logic that will be enhanced as part of a proposed two-storey rooftop extension. The stepped back extension would be constructed from a lightweight, metal mesh façade in a neutral/silver metallic finish to contrast with the existing brick form and appear as a roof-like structure, rather than simply an extension of the building.

The proposals will include a new, clearly expressed entrance to the building on Pancras Road as well as a terrace on the first floor, overlooking St Pancras Gardens with carefully arranged planting to help preserve its tranquil character.

CGI of the South Wing





# Quality homes for a truly diverse and inclusive community

**Plot C lends itself well to new homes as it will be in the quieter, southeast corner of the site overlooking St Pancras Gardens, creating a tranquil outlook for residents.**

Peter Barber Architects (PBA) is an award-winning design practice in Camden with a portfolio of residential projects across the UK. Working with PBA, we aim to create a new and dynamic residential offering, with mews streets and public gardens overlooked by balconies, bay windows and terraces.

## Creating a community

Plot C will provide 110 high-quality new homes across a range of tenures and sizes to create a truly inclusive community. Whilst the final figure has not been determined at this stage, a high proportion of these homes will be affordable, consisting of both social/London affordable rent and intermediate tenure units. The affordable rent homes will include three and four-bedroom units to support the needs of local families.

The homes will be set within two eight-storey buildings, with a terraced design which steps down towards St Pancras Gardens. The buildings have been inspired by traditional mansion blocks seen throughout London, overlooking a mews space between the two blocks. PBA has worked with award-winning interior architect, Johnson Naylor, to create spacious and efficient apartment layouts, maximising the size of the rooms over corridors or lobbies.

Indicative view from the north along Granary Street



CGI view from Camley Street



## Explaining the different housing tenures

### • Social/London affordable rent homes

Social/London affordable rental homes are properties rented to people at a lower cost than renting privately. Tenants rent their homes from a housing association or local council instead of a private landlord.

### • Intermediate affordable homes

Intermediate affordable homes provide more accessible options for low-income earners or key worker accommodation who may not qualify for affordable rent homes.

### • Market

Homes available at the market rate.

## Mews style streets with retail, residential entrances and gardens

The ground floor of the residential buildings will include retail space, resident entrances and amenity and some back-of-house facilities, set behind arched openings. A landscaped public mews will run between the blocks, providing a useful route from Granary Street to the adjacent new square, while a new garden between the west block of Plot C and the Residence Building will provide residents and visitors with space for play and relaxation.

These spaces will feature generous planting, benches and playable landscaping to create attractive public space for the enjoyment of the wider local community. A covered walkway through the eastern block will also provide a convenient shortcut between Granary Street and Garden Square.

Proposed Residence Mews



## Balconies, gardens and children's play-space

The new homes have been designed with outside space in mind. The ground floor homes open onto their own entrances and the terraces and balconies across the façade will provide outdoor amenity space for residents.

The Residence Garden will include play space, such as willow dens and play huts, a variety of seating and space for nature education.

CGI view from St Pancras Gardens



## A transitional design

The height of the proposed façade facing St Pancras Gardens is predominantly six storeys, stepping up to the north where the buildings are taller. The massing provides a graceful, layered transition from the gardens in the south, to the larger buildings in the north, such as Oriel and Plot D and with 101 Camley Street to the east.

The primary material for the residential buildings is a rustic red brick to reflect the adjacent heritage buildings, with windows coloured to complement the brick tones.



Proposed Residence Garden



# Creating an innovative workspace

**A new, dedicated workspace building, located on Plot D, will be delivered in the northeast corner of the site, with a variety of uses at ground floor for its occupiers and the local community.**

This will be a flexible building that will provide c.37,000sqm of new workspace, including laboratory enabled space, to meet demand within the Knowledge Quarter. There will also be affordable workspace on offer within this building, with peppercorn rent for 10 years. The ground floor will also feature public uses for collaboration and socialising, including retail/food and drink space, and a covered multi-use activity area.

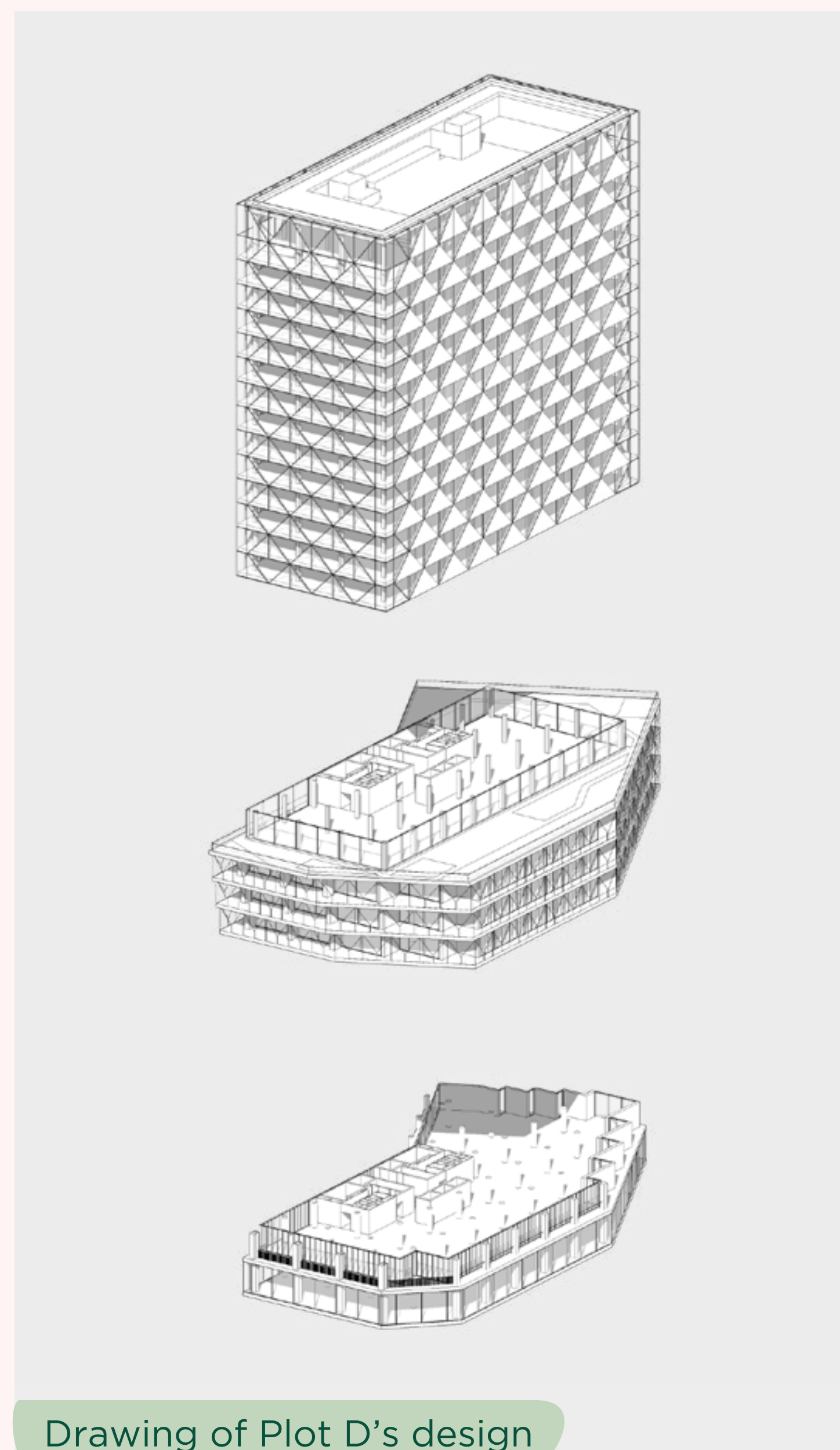
## Designing a building which responds to the local context

Plot D sits in the context of a number of emerging and completed schemes, including the Oriel Building, Tribeca and 101 Camley Street. Each of these developments contribute to a new urban environment around the northern part of the site, with a variety of heights, architectural styles and uses.

CGI of proposed ground floor



Drawing of Plot D's design



CGI of Plot D next to Oriel



CGI of the covered multi-use activity area



We're interested to know what kind of activities you'd like to see in the multi-use activity space, whether that's ball games, climbing equipment, exercise classes or something totally different.

**Scan this QR code to let us know your thoughts!**

## The team, led by Architecture 00, has designed a building that responds sensitively to its surroundings and provides wider community benefits by:



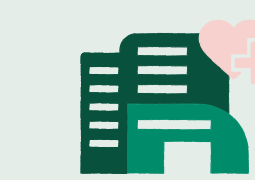
Positioning height towards the north of the site, alongside the new, larger buildings which form the emerging context, and away from St Pancras Gardens.



Planting a variety of trees, plants and shrubs on the terraces up to the fifth floor to reduce overlooking and provide continuity of the adjacent public realm greening.



Dividing the building into three distinct horizontal sections, addressing views and interactions from different proximities. The wider plinth is designed to create the perception of a lower five-storey building at close proximity, simultaneously masking the upper levels which are only seen from afar.



Visually reducing the scale of the building with the triangular pattern on the upper levels.



Creating an inviting and welcoming ground floor.



Orientating the building on a north/south alignment to ensure as much daylight as possible passes through to the Regent's Canal and nearby residential properties whilst maintaining key views and minimising the visual impact on St Pancras Gardens.



Providing a range of ground floor amenities, including affordable workspace, coworking space, retail and dining and a multi-use activity area.



Providing a new informal, pedestrian route between Granary Street and Oriel Way at ground floor.



Proposed materiality of Plot D

## The Knowledge Quarter

**The Knowledge Quarter is an established cluster of organisations across two London boroughs, encompassing St Pancras, King's Cross, Bloomsbury and Euston.**

In November 2018, the Department for Business, Energy & Industrial Strategy (BEIS) commissioned an audit for the Knowledge Quarter area which identified specific needs and opportunities for improvement. It suggested that a shortage of innovation space, especially research space for Life Sciences, start-ups and small businesses, was limiting the pace of progress and sustainable growth and posed a longer-term threat to the success of the Knowledge Quarter. Plot D, and the workspace proposed within the heritage buildings, make a significant contribution to the supply of these types of much needed workspace.



# Public realm

The proposals include six primary landscaped spaces across the masterplan, each providing something different to meet a wide range of local needs and enhance people's journeys as they move through the site.

## Improving connectivity through Somers Town

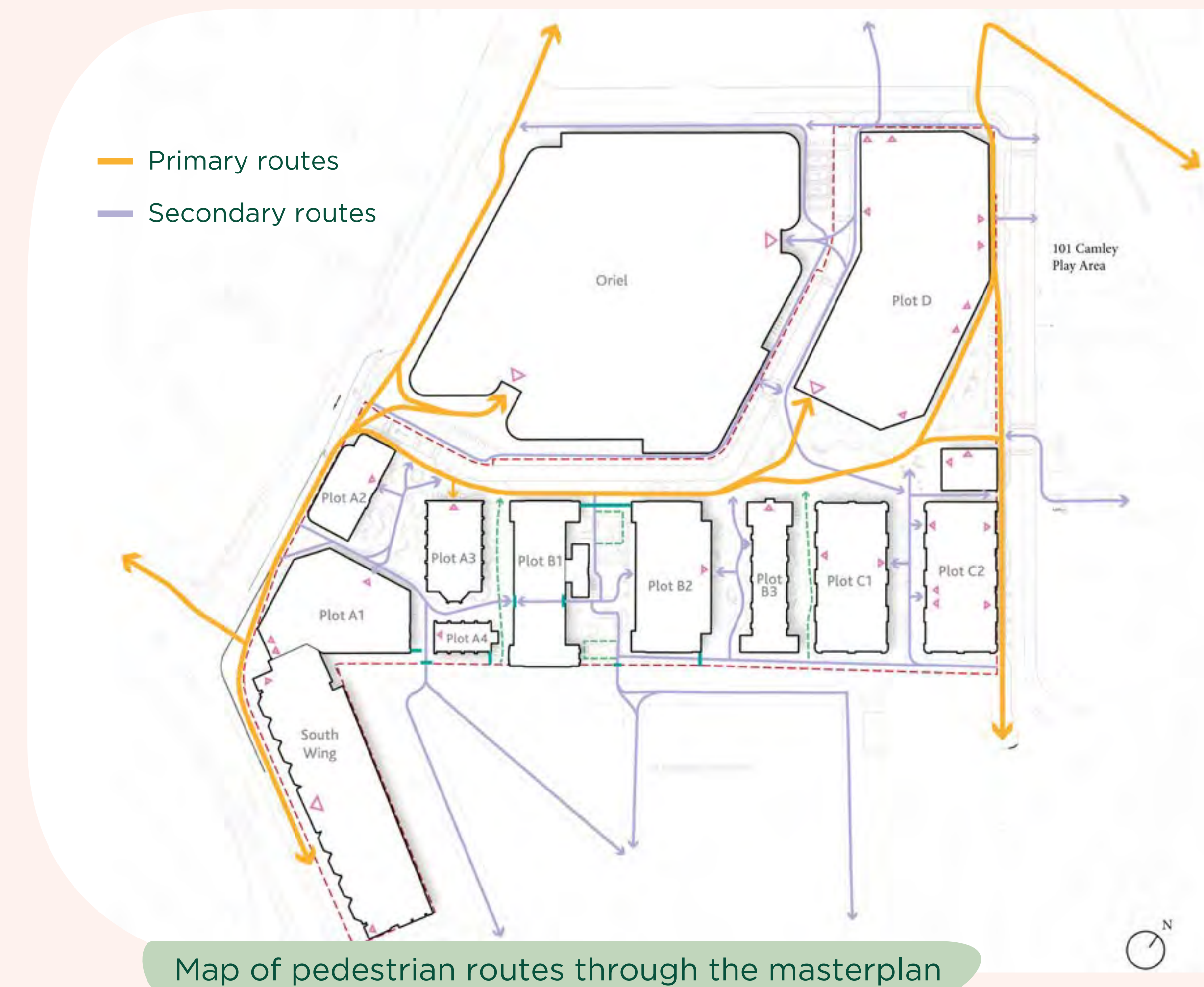
A key principle of the masterplan is to open up an inaccessible and closed-off site by removing the perimeter wall and improving local connections and walking routes to Camden, King's Cross and beyond.

There will be a variety of new routes through the site as shown to the right.

Sixty eight bicycle stands will be distributed across the site to encourage sustainable travel in addition to the 56 stands being delivered as part of the Oriel development.

Though our designs will be fully accessible, we have given particular thought to those with visual impairment given the proximity of the Oriel building as well as the needs of C&I service users. Features include dedicated raised crossing tables, steps with handrails, ramps and accessible routes through the landscaped spaces, a range of different seating types and sensory planting.

Fostering good mental health and a sense of wellbeing through interactions with people and nature are also key themes which everyone can benefit from.



CGI of proposed ground floor

## The design of the public realm has been guided by the following commitments to:

- Improve biodiversity and provide more opportunities to connect with nature.
- Create spaces with a sense of community and connection.
- Include sensory planting for mental stimulation and comfort.
- Provide welcoming and inclusive spaces for all.
- Provide inspiring and educational spaces for activities such as fitness and children's play.
- Include tranquil places for contemplation and reflection.
- Deliver new green walking routes through the site, connecting with St Pancras Gardens and Camley Street Natural Park.

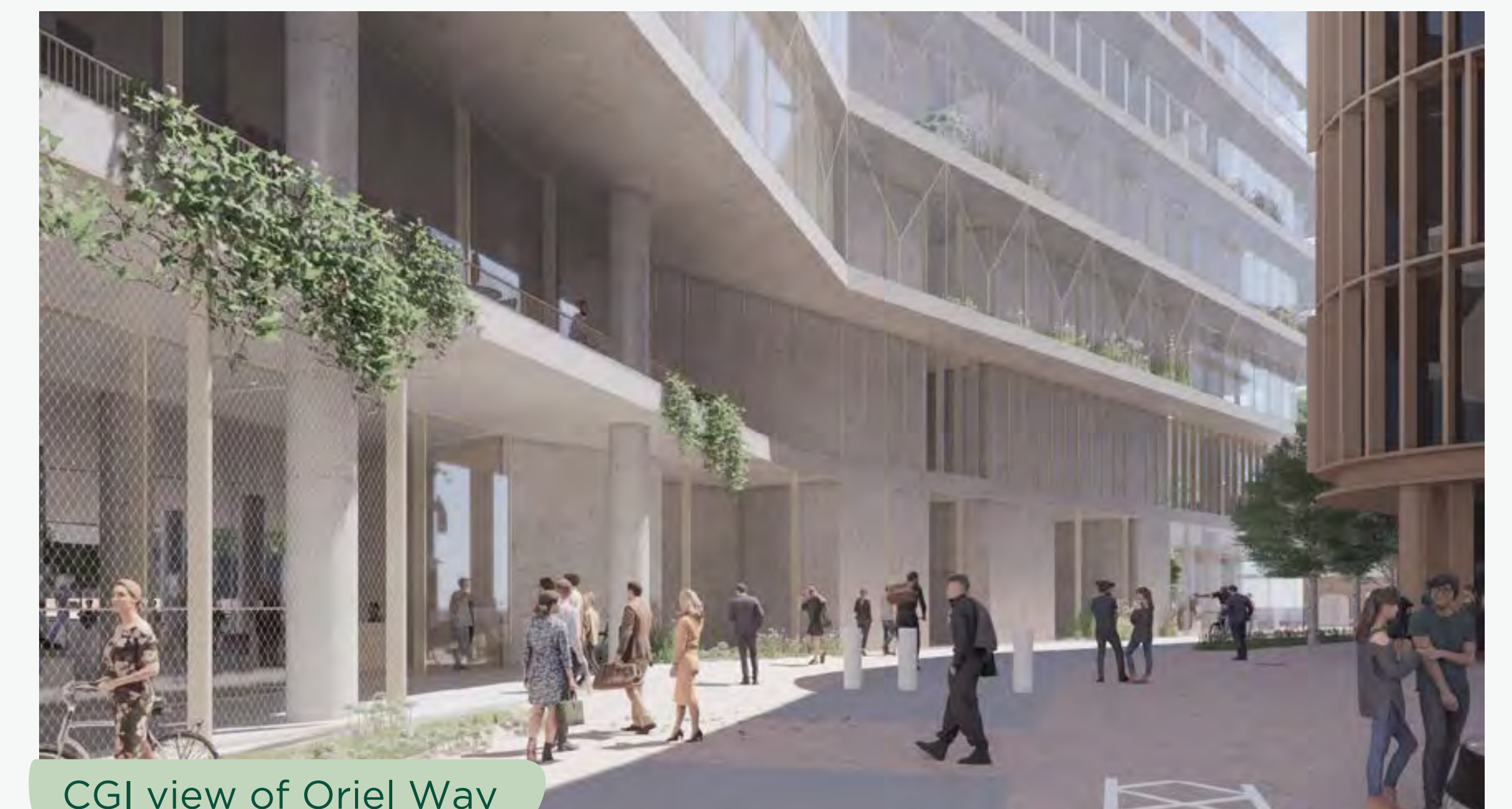


Sketch of Granary Street

## Granary Street

We are also proposing a series of improvements to Granary Street with new trees and greening, raised crossing points and soft landscaping to improve biodiversity. The two-way carriageway will be reduced to 6m wide, with opportunities to deliver more planting on the wider pavements.

Granary Street will be further activated with the presence of a pocket landscaped space off Garden Square. This will include play equipment, seating and planting.



CGI view of Oriel Way

## Oriel Way

We are working closely with the team delivering Oriel to ensure the public realm around their building is fully integrated with ours and provides a seamless transition. Oriel Way will provide uninterrupted pedestrian movement from the east to the west of the site, with loading bays for servicing which are screened with planting. Street trees and shrubs will line the street, with benches and seating opportunities along the route. Vehicular access will be managed to ensure that pedestrians and cyclists have priority across the site.

## You said, we did

Findings from the previous rounds of consultation showed that local people wanted to see **more spaces where they can sit and relax without the expectation of buying something** or needing a reason to visit.

**The variety of spaces on offer across the masterplan will allow just that – providing both active and more restful areas to gather with friends or reflect on your own. All of the spaces and play or exercise equipment will be accessible to everyone.**





# Public realm

**Each space has been designed with wellbeing and inclusivity at their heart, while maintaining their own distinct character.**

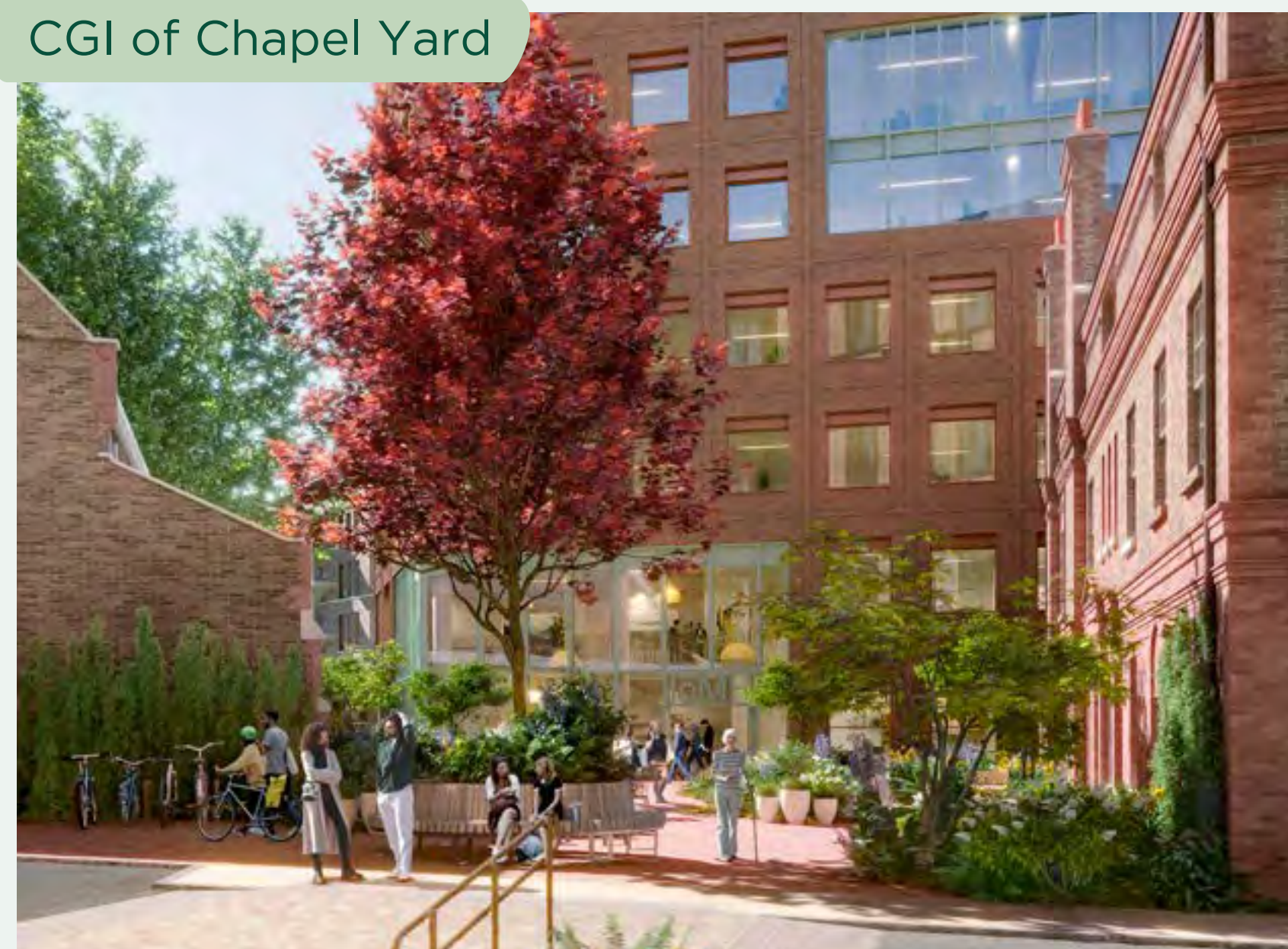
The open spaces will play a pivotal role in enhancing the quality of life for residents, workers, patients and visitors. These spaces will give life to our vision and create a vibrant and thriving environment.

## Chapel Yard

Chapel Yard sits between the Gatehouse, St Pancras Centre for Mental Health and the two chapels. This space has been designed as an informal sensory garden focused on creating calm, intimate spaces within the new build and heritage buildings.

There will be a variety of seating options for people to gather and meet, as well as more intimate seating spaces surrounded by planting for those seeking quieter moments. Water bowls will be placed among the planting to provide calming background noise.

CGI of Chapel Yard



## Workhouse Garden

The Workhouse Garden is set between the East and West Wings of the former workhouse buildings and is divided into three distinct zones. The North and South Gardens at either end will contain immersive planting and a series of footpaths that direct users through the space. The central square will be a hard paved, flexible area with a structured 'greenhouse' covering to provide a sheltered space 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 larger spaces that could accommodate gatherings, events and performances.

CGIs of the Workhouse Garden



CGI of Garden Square

## Garden Square

Garden Square will become a key space for people to come together and will include an open, flexible area suitable for a variety of activities. Several retail units will line the edges of the square, including a café and restaurant with spill out space for outdoor dining. The square will enjoy sunlight in the afternoon and offer a variety of seating options, including space to bring your own food or to meet with friends and opportunities for people to dwell.

## Residence Mews

The Residence Mews will be characterised by a variety of seating and planting to provide an informal, relaxed space where people can gather or simply pass through. Pathways will provide clear routes through the space, linking Garden Square and Granary Street, or to the homes within Plot C.



Proposed Residence Mews

## Wellbeing Garden

The Wellbeing Garden will be set between the East Wing and the Residence Building and is focused on both physical and mental health. The Garden will have a series of fitness stations as well as more informal seating spaces, including picnic tables, a lounge swing and tiered timber seats.

The dense, immersive planting will provide a relaxed environment that focuses on the wellbeing of users.



Proposed Wellbeing Garden

## Play Provision

There will be c.400 sqm of play space provided across the masterplan. This includes play aimed at under 5s, 5-11 year-olds and 12+, as well as fitness equipment for all ages.

Please let us know what kind of equipment you'd like to see delivered in the spaces we've set aside for play. You can share your thoughts via our digital survey - scan the QR code below.



Proposed play spaces





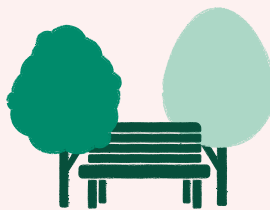
# A scheme for the whole community

The masterplan will deliver a landscape-led, dynamic neighbourhood that provides a range of benefits for the community.

### Our key principles which have driven the design proposals:



To be net zero carbon - delivering a future-proof development showcasing net zero performance



To maximise connection to nature – enhancing biodiversity value and re-connecting people with nature



To promote health and wellbeing – creating environments to improve physical and mental health



To empower diversity and inclusion – design in collaboration with local communities



To be waste free – a masterplan design that enables circularity and waste minimisation

### A sustainable approach to refurbishment

Various assessments have been undertaken on the other more modern buildings across the site, for example the Huntley Centre and the North Wing. These buildings are of less architectural quality and considered to make limited contribution to the Conservation Area. By demolishing these buildings, we are able to optimise the site's capacity to deliver a range of public benefits and make best use of the land.

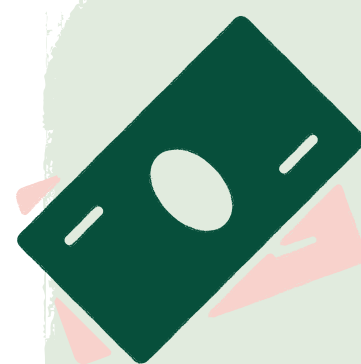
CGI of Workhouse Garden from St Pancras Gardens



## Summary of benefits



**4,800m2 of landscaped space**, including a public square, community gardens and play space



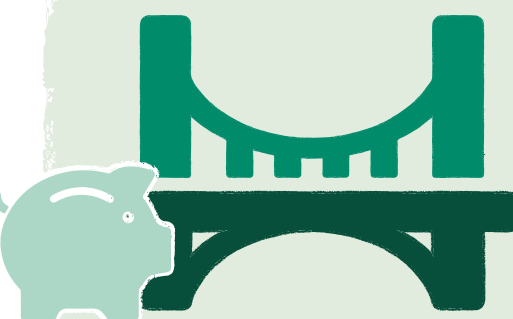
**C. £2.1m per year** spent by new residents to support the local economy



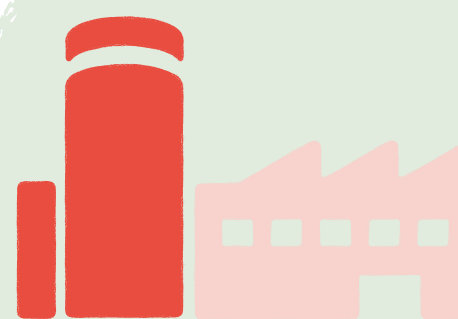
**New connections, cycling and walking routes** opening up a closed off and inaccessible site



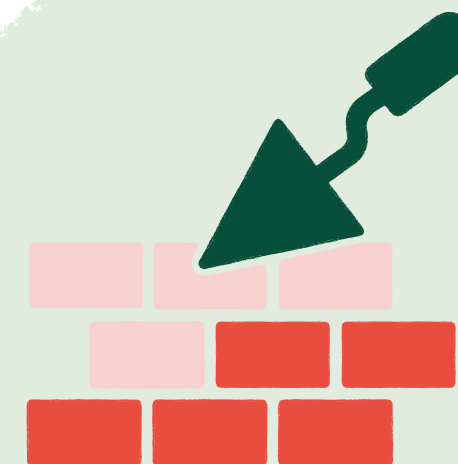
A new local **community mental health facility** built on the site



**Financial contributions** to help deliver the bridge over the Regents Canal



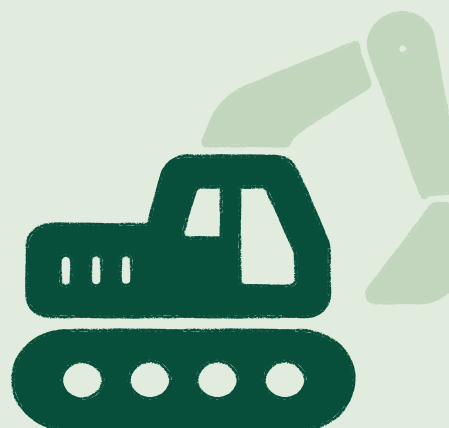
**Investing in C&I's Transformation Programme** including funding for a new state-of-the-art inpatient hospital and integrated community mental health facility



**Environmental improvements** to Granary Street including new surfaces, wider pavements and planting



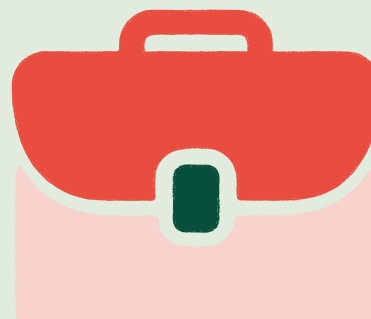
**110 new, high-quality homes**, including affordable homes



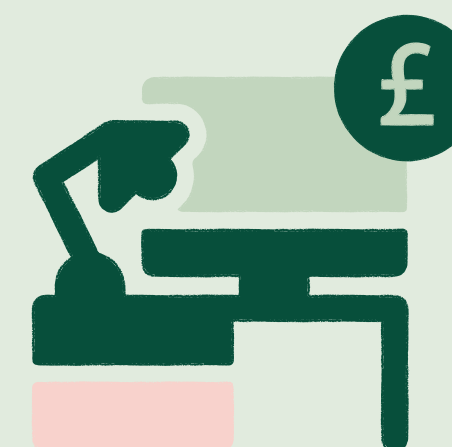
**C.900 construction jobs expected per year** for the development period including apprenticeships and other skills and training opportunities targeted at local people



**C.55,000sqm of Knowledge Quarter workspace** for innovation, training and research, including for SMEs



**Up to 2,600 long term** employment and training opportunities in the completed development for the local community



**350m2 of affordable workspace** at peppercorn rent for 10 years



# Next steps

## Thank you for taking part in our consultation on the redevelopment of St Pancras Hospital.

It has been really valuable to hear the thoughts and feedback from the local community as we develop our proposals. We will now be preparing our application before we submit this to Camden Council early next year.



### 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 with events held on site and at St Pancras Community Association

#### Autumn / Winter 2023

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

#### Spring 2024

Preparing to submit planning application

### Share your feedback

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

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

There will also be the opportunity to share your feedback with the Council once our application has been submitted as part of its statutory consultation.

#### CGI of Chapel Yard



Transforming  
**St Pancras**  
Hospital