

# St Pancras Hospital redevelopment

Transforming  
**St Pancras**  
Hospital

## Phase 3 consultation update March 2024

### Thank you to everyone who took part in our third phase of consultation for the St Pancras Hospital redevelopment.

At this consultation, we shared our detailed masterplan for the site, which included our proposals to deliver new homes, a range of public open spaces and much-needed workspace. We also shared more details of the St Pancras Centre for Mental Health and our proposals to retain and repurpose the Victorian workhouse buildings.

As always, receiving feedback from the local community and stakeholders during this third phase of consultation was incredibly valuable. We've put together the following summary to provide a snapshot of everything we heard.

You can view all the information presented during this stage of consultation on [www.stpancrashospital.com](http://www.stpancrashospital.com), as well as the feedback summaries from our previous phases of consultation.

### Phase 3 numbers at a glance:



40 people spoken to over three consultation events



68 feedback forms completed, plus 18 emails with written feedback received via the consultation inbox



Over 23,000 people reached through social media advertising



Over 1,600 people viewed the website over 3,800 times



8 tweets from our dedicated twitter account @StPancrasHosp

### Key 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 closed-off site



Working with the existing site heritage



Providing quality new homes for a truly mixed and inclusive community



Creating a variety of employment and training opportunities



Establishing a nurturing landscape



Placing height in appropriate locations



Creating a dynamic, inclusive neighbourhood



Delivering cutting-edge sustainable initiatives



Complementing and enhancing the delivery of Oriel

# Headline feedback

During this phase of consultation, we received feedback at our consultation events via our online survey and through our consultation inbox. The following key themes emerged:



General enthusiasm for **investment in the area** and to see a currently closed off site opened up to the local community.



**Positive feedback about retaining the heritage buildings** and reflecting the history of the site, particularly the former Victorian workhouse buildings and chapels.



Concerns about the **proposed design and height of Plot D** and the potential impact on nearby buildings.



**Understanding where the current services on site will be moving to**, as well as minimising disruption to service users. There was a particular focus on where the Mary Rankin dialysis unit would be moving to - this is currently being considered by Camden and Islington NHS Foundation Trust and the North Central London Integrated Care Board.



Concerns over the **potential loss of daylight/sunlight** resulting from the new buildings, as well as potential light pollution from the workspace building at Plot D.



People were **responsive to a suggestion of attending exhibitions and educational events** to learn more about mental health.



Questions over **the need for more workspace**, particularly for life science uses.



Concerns over the **loss of certain trees** on site as a result of the proposed new buildings.



Requests to **make the affordable homes and commercial spaces genuinely affordable** for local people and questions over whether there could be provision for key worker accommodation on site.



Requests to **open up the site further**, ensuring that the connection to St Pancras Gardens and Regent's Canal is enhanced, allowing people to move freely through the landscaped spaces.



A picture taken from one of our recent consultation events

# What you told us

The following charts and graphs show a summary of the data collected by our consultation survey, which was available to complete both online and in-person.

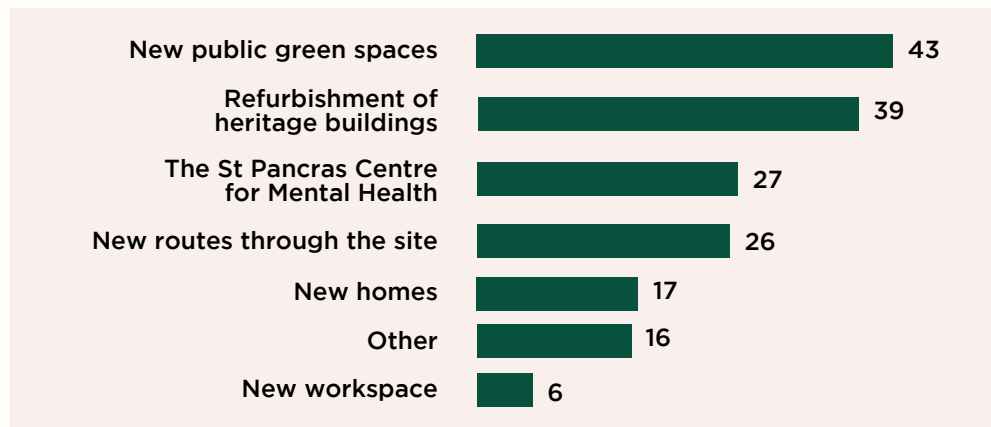
## What is your connection to the local area?

The majority of people lived or worked locally or were members of a local organisation. This has been a similar trend throughout our consultation.



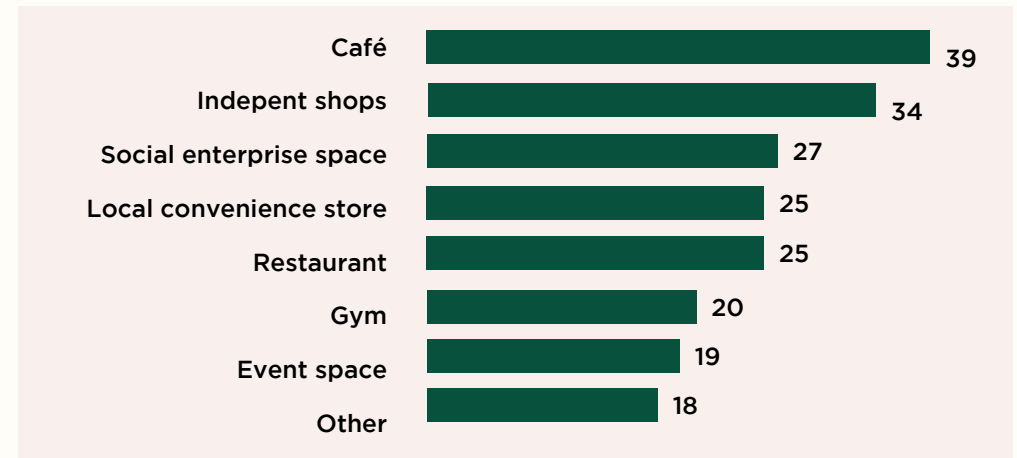
## What aspects of the masterplan are you most excited to see brought forward?

The responses showed that people's priorities included new public green spaces, refurbishment of the heritage buildings and the St Pancras Centre for Mental Health.



## What type of occupiers would you like to see on site?

When asked what types of occupiers people would like to see in the commercial, retail and leisure spaces on site, most were keen to see a café as well as independent shops and spaces for social enterprises. Some responses under 'Other' also included more affordable housing and keeping the existing dialysis unit in one of the proposed new buildings.



## Thank you for your feedback

We are continuing to work with Camden Council and the local community to consider and address the feedback we have received to date.

Get in touch with us:

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