

Transforming

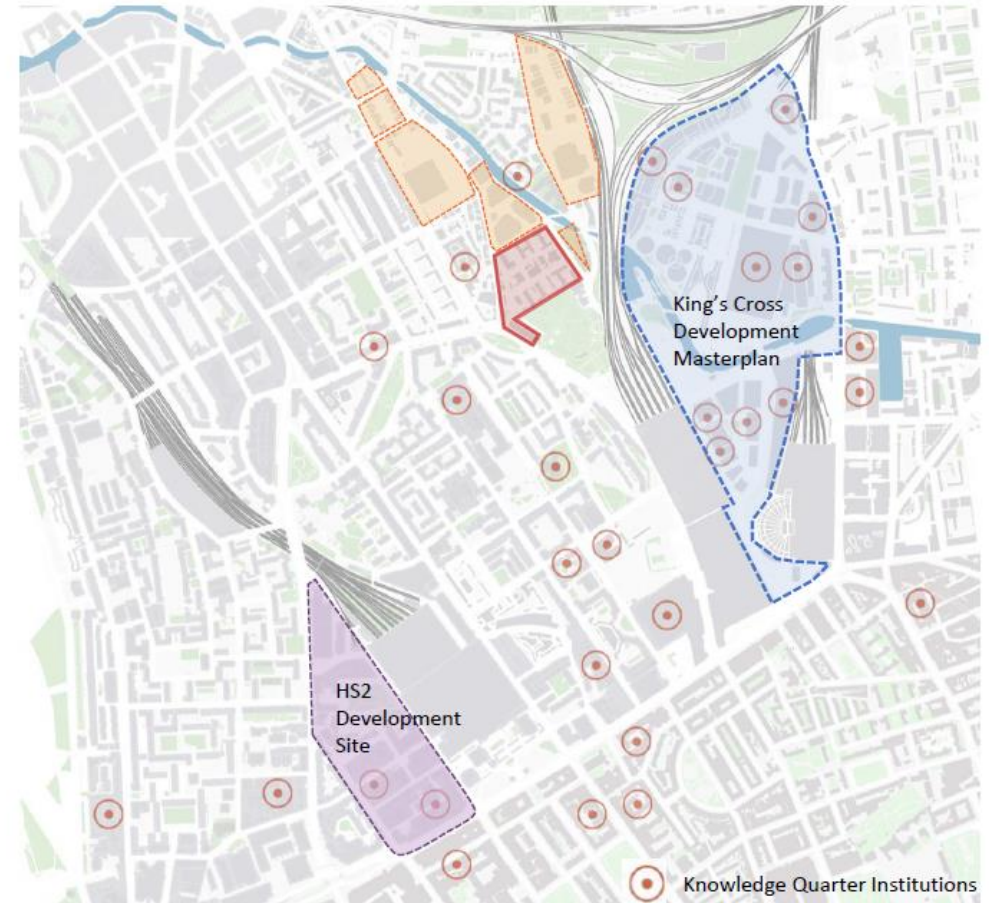
St Pancras Hospital

Camden Development Management Forum

Site location



A well connected site within a diverse context, emerging tech and creative hubs and established neighbourhoods





Surrounding development sites and knowledge quarter institutions

Existing buildings and context



1. South wing
2. West Wing
3. East Wing
4. Residence building
5. Gatehouse
6. Small and large chapels (Rivers Crisis 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
-  Oriol site, planning consent granted

The site today

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Hospital



C&I Transformation

Where future services will be delivered



Our vision



Identifying our users...

- **Businesses/Knowledge Quarter:** Enable employers to attract and retain talent.
- **Local community:** Be welcoming, inclusive and affordable.
- **New SPH Residents:** A place with character, not corporate.
- **NHS workers:** Affordable shops and amenities, break from intensity.
- **Healthcare patients:** comfortable and calming environment.



We are **not** replicating the King's Cross estate.
We will foster links and use what we have learned, but St. Pancras Hospital will be **different**.



An everyone environment:
A place that is open to all

- Warm and welcoming atmosphere
- Independent traders at different price points
- Great quality homes for everyone
- A place that is open and accessible



Visionary healthcare:
Bringing mental and physical health together

- Looking after your mental and physical health
- Rethinking design to accelerate healing
- Health beyond the hospital
- Next gen healthcare accelerating research to treatment



Environments have the power to maintain **good mental health** and help us heal



We have a desire to create a place that is a **positive contributor to people's mental health**

We're in the middle of a mental health crisis: there were 80,228 more under-18s referred to NHS mental health services in England between April and December 2020 than the same period in 2019



A range of workspaces at the heart of the Knowledge Quarter, including spaces for smaller businesses.

- Learn and grow as part of the Knowledge Quarter
- Opportunities for people and talent
- Skills and training
- Flexible floorplates for start-ups and small businesses
- Designing for business communities
- Affordable workspace



Harnessing the value of heritage:
reimagined for the 21st Century



High quality, healthy homes

- Wellbeing at the heart of design
- Tackle blind open market and affordable homes

Engagement so far

Summer 2022: Attending local festivals



Autumn 2022: Picturing Places



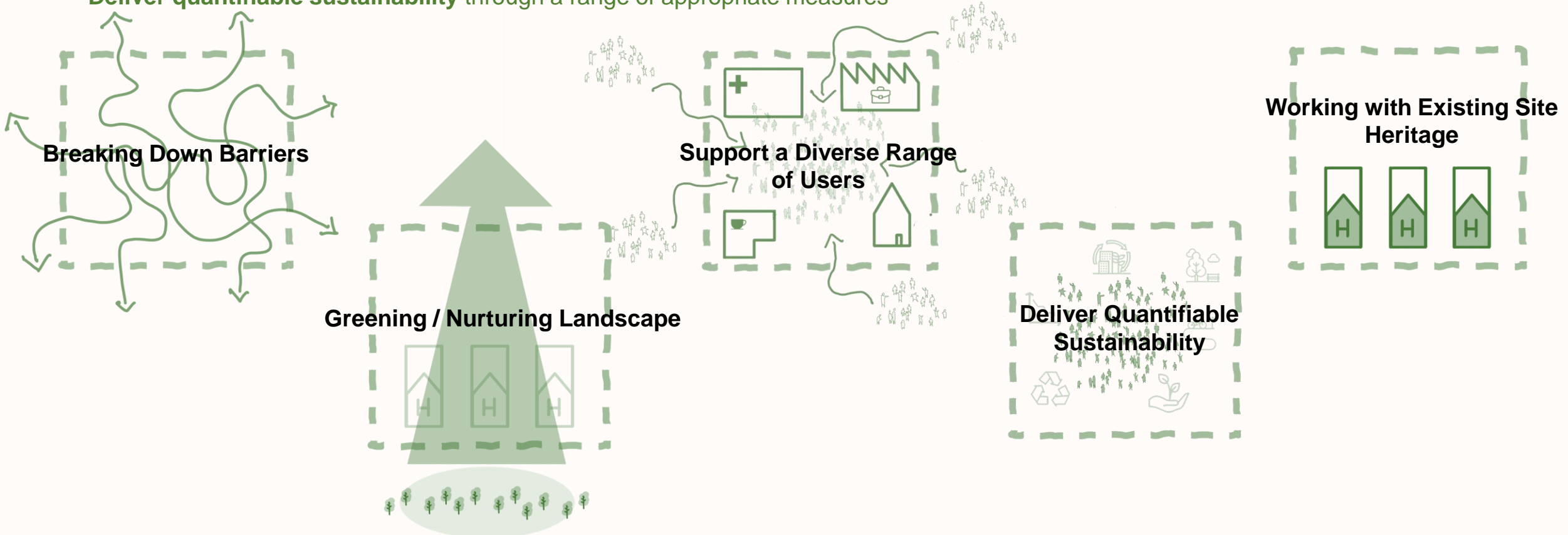
January – February 2023: First phase of consultation



Masterplan design principles

A set of clear principles that underpin the masterplan design strategy.

- **Breaking down barriers** of a once closed site, creating a more exploratory and calm piece of city that supports the work of the C&I
- **Support a diverse range of users** and establish a place that is workplace driven but supports the local community
- **Working with existing site heritage** to bring better understanding and interpretation of retained structures
- **Allow the green space** of the nearby St Pancras gardens to permeate the site
- **Deliver quantifiable sustainability** through a range of appropriate measures

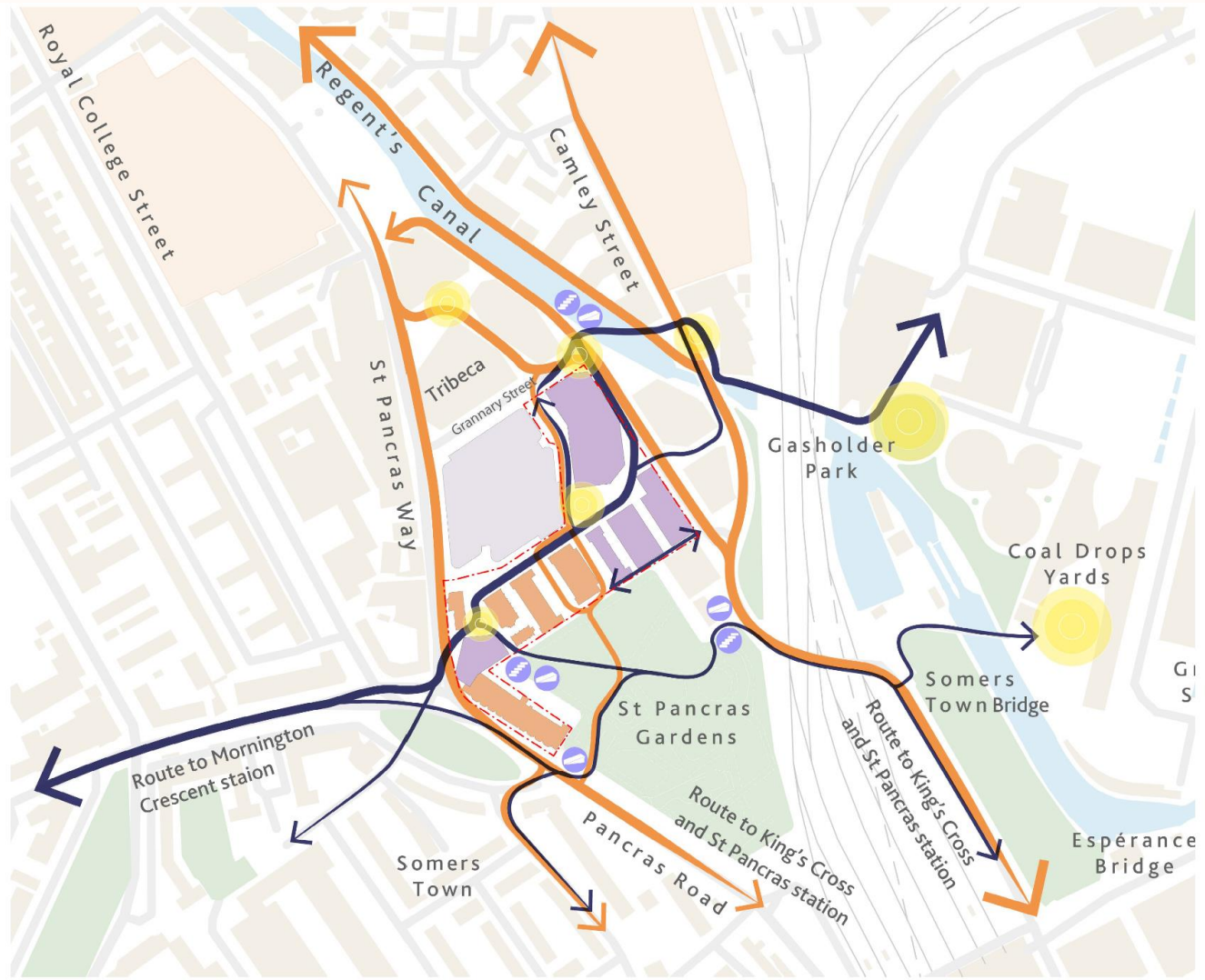


Local connections

PROPOSED PEDESTRIAN MOVEMENT ROUTES

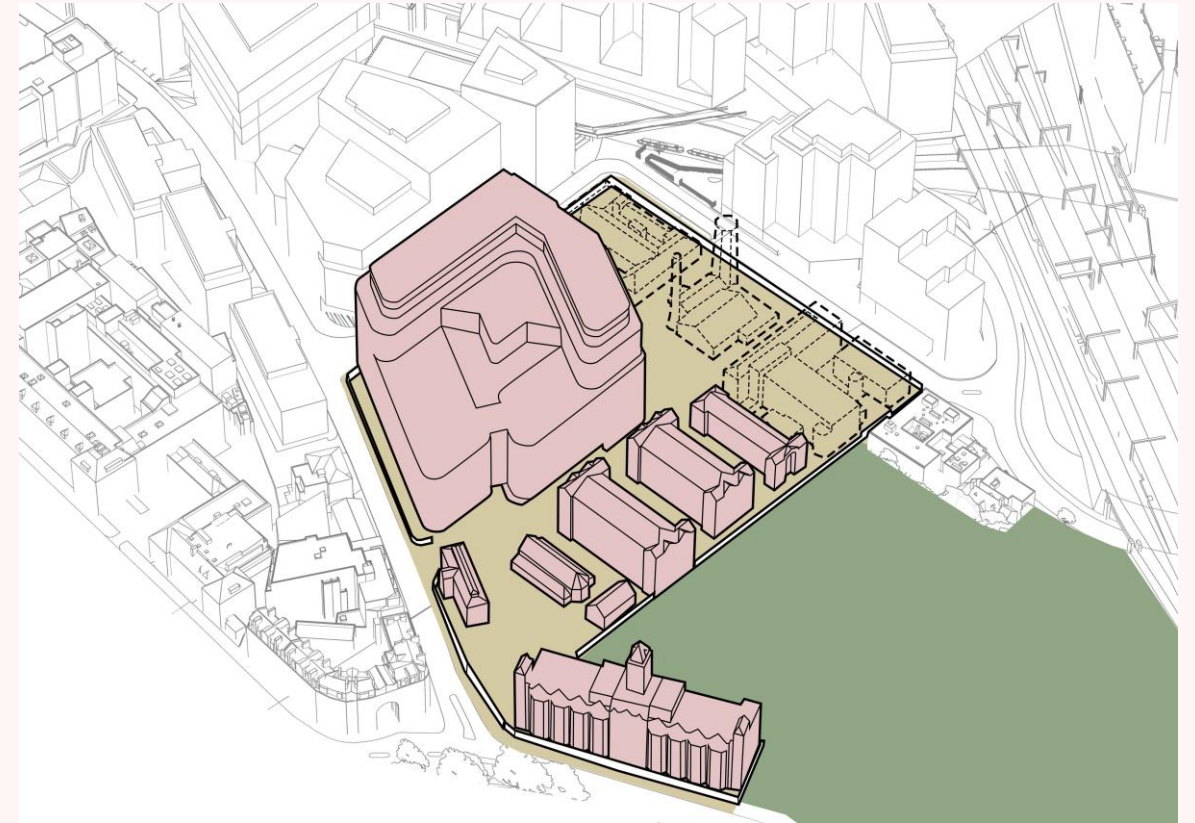
Key

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



Existing site, Oriel & heritage retention

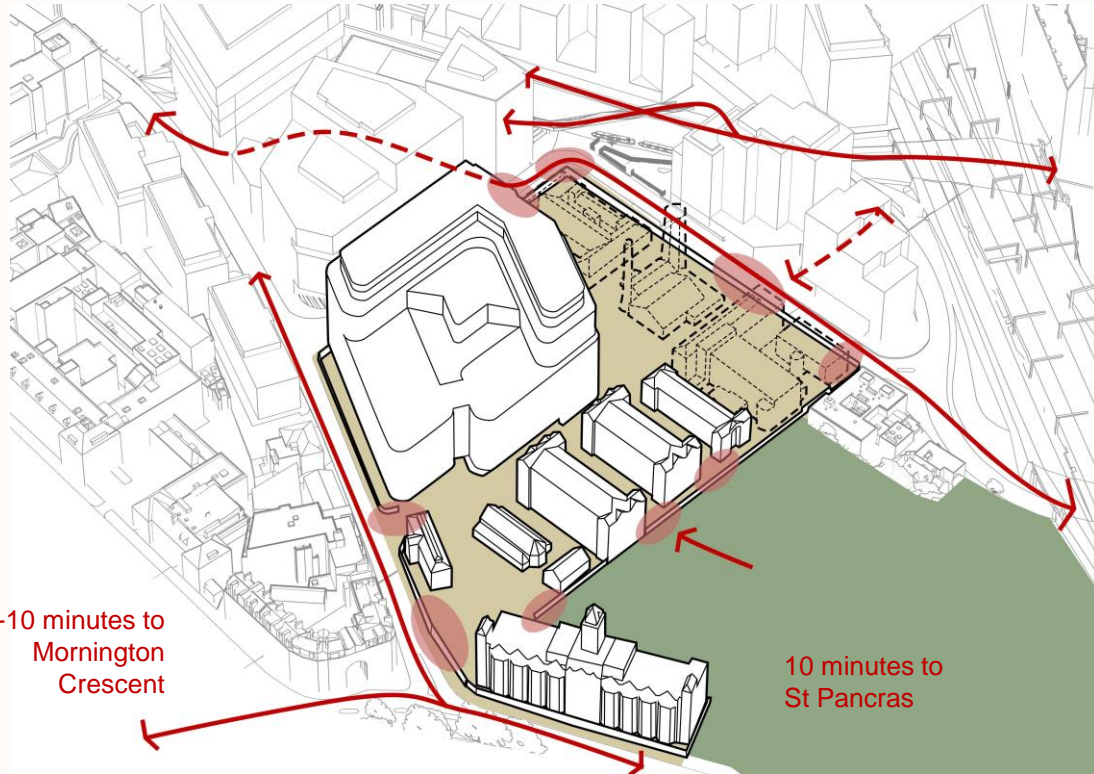
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Permeable and pedestrian focused

15 minutes to Camden
Town

15 minutes to
Camden Town

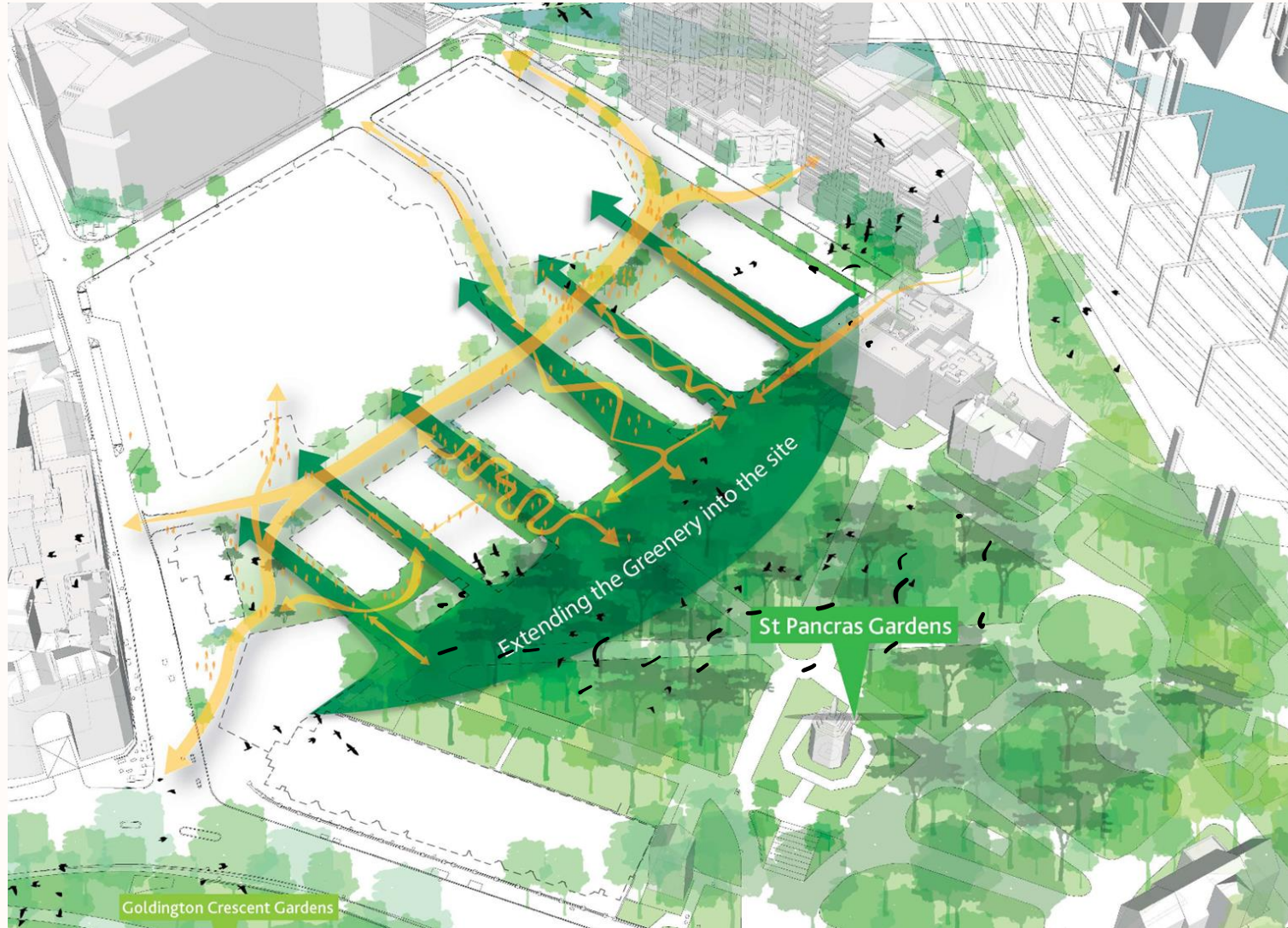


10-15
minutes to
Kings Cross

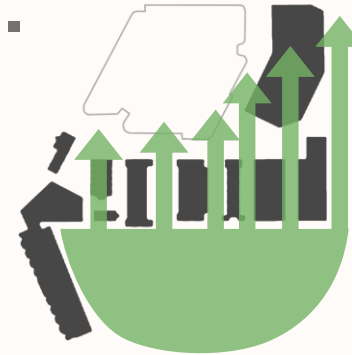
10-15
minutes to
Kings Cross



Landscape strategy



1.



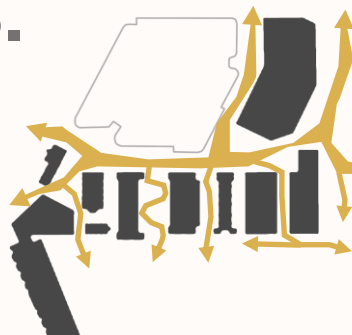
A consistent sitewide greening, by pulling the character of the Gardens in from the south.

2.



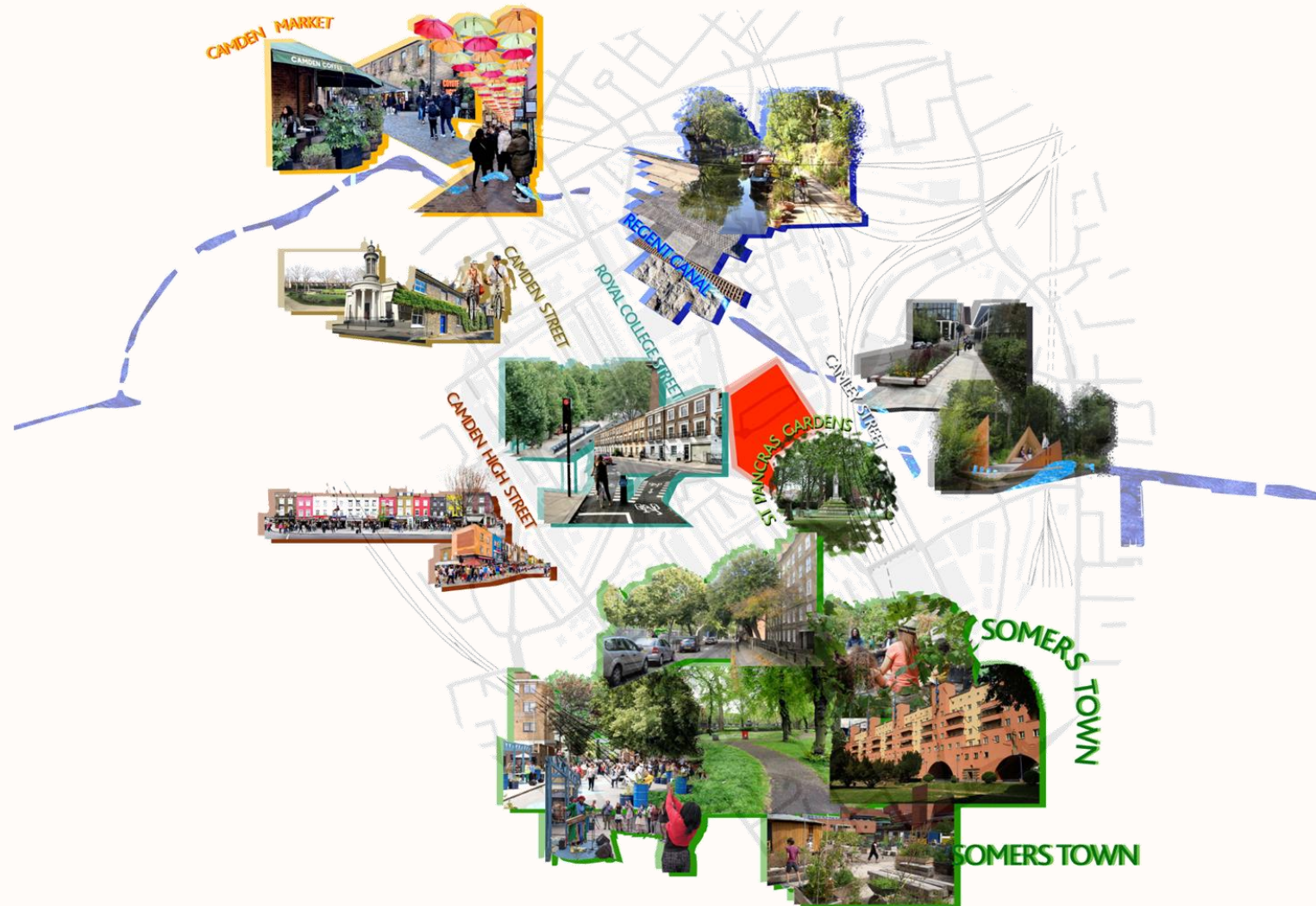
Developing distinct character areas within the masterplan, influenced by the architecture and use type.

3.



Exploratory movement patterns encouraged through hard and soft landscaping.

Local character influence

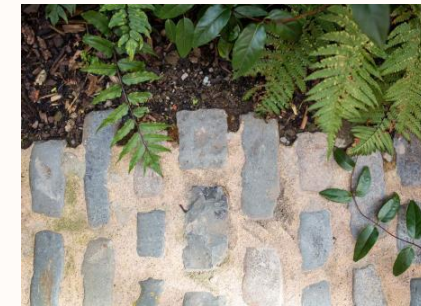


The masterplan

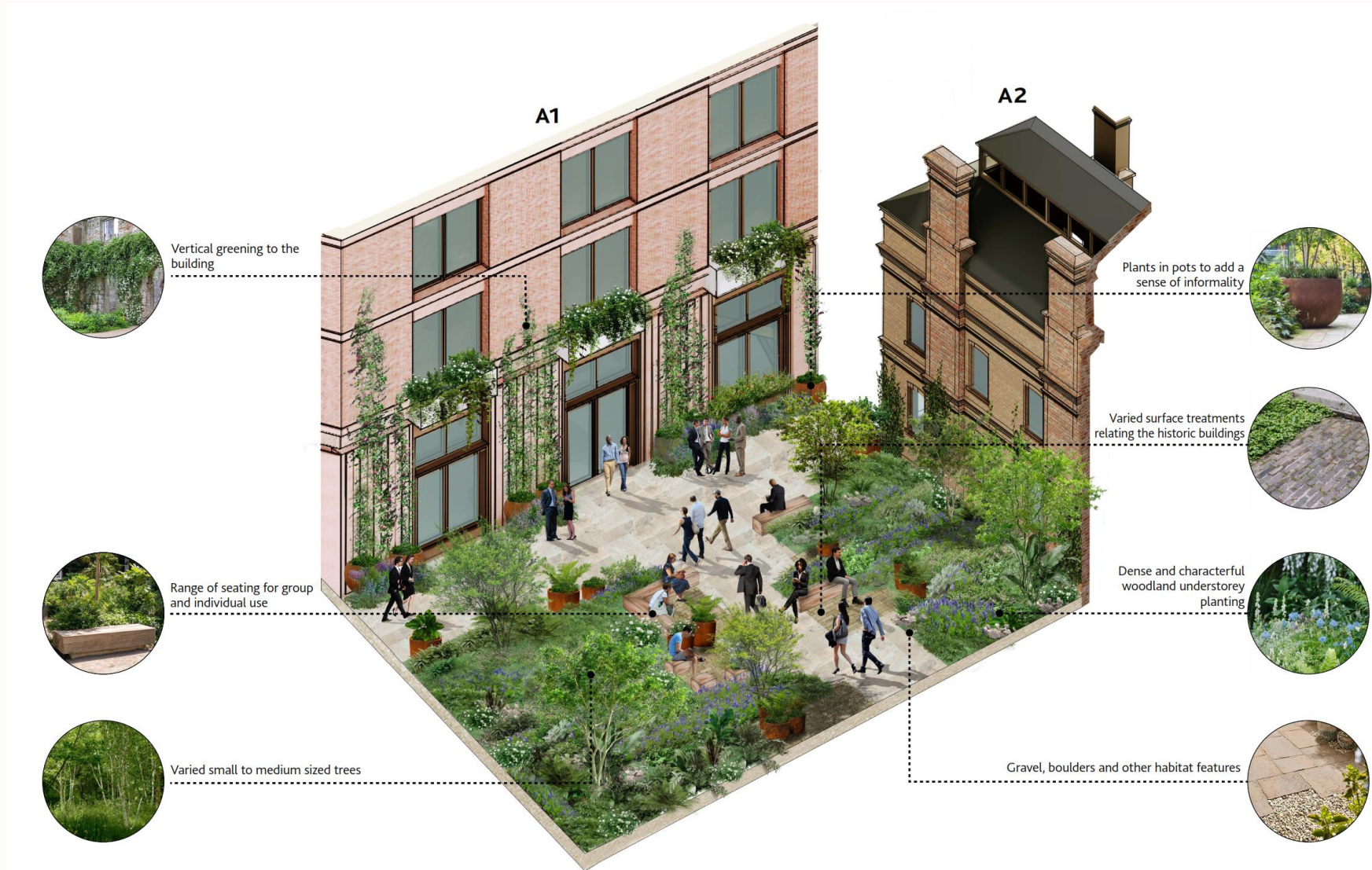


Landscape character – Chapel Yard

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Spatial character – Chapel Yard

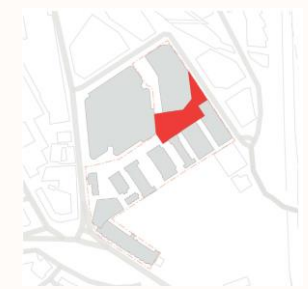
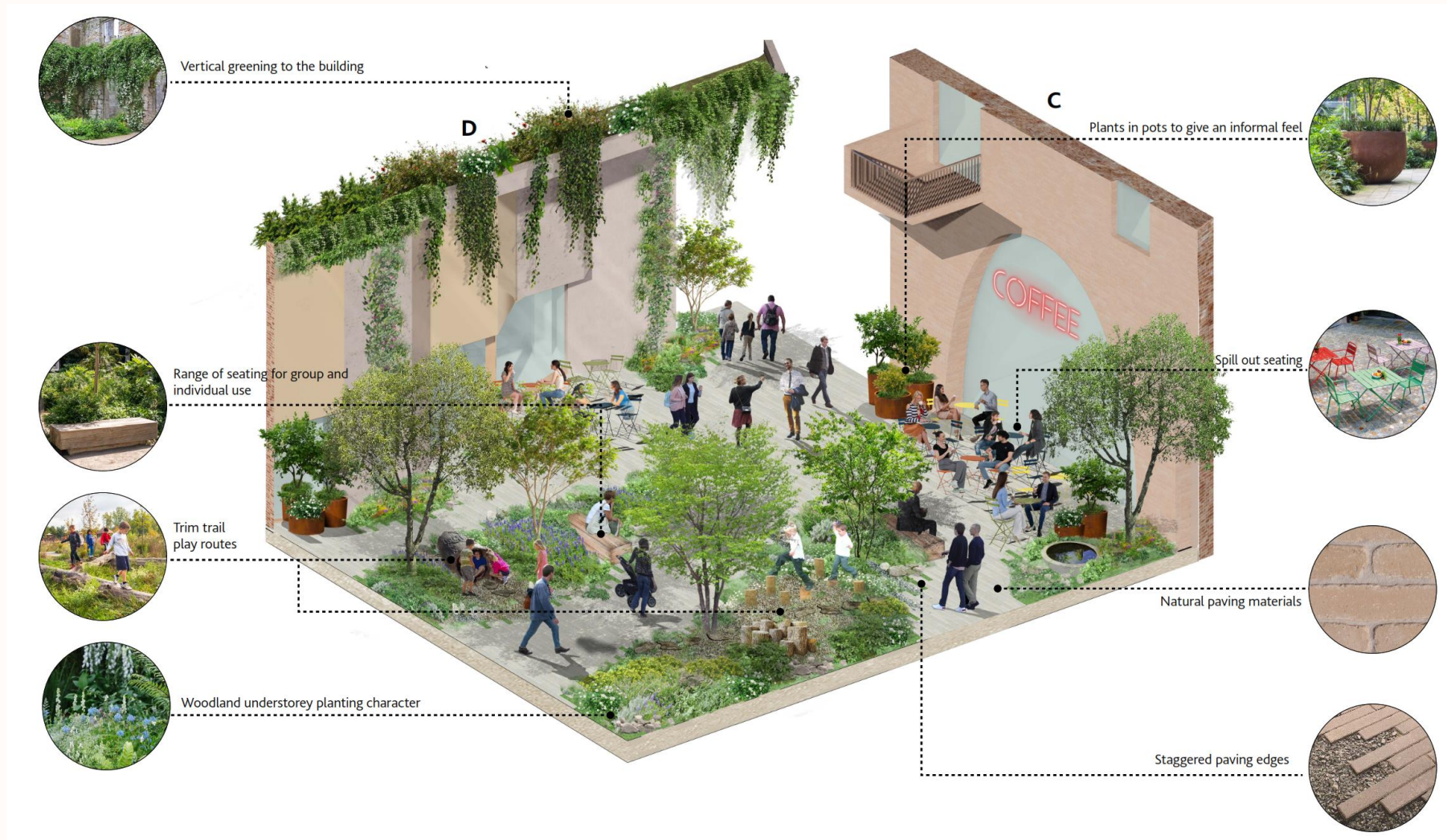


Landscape character – Garden Square



Spatial character – Garden Square

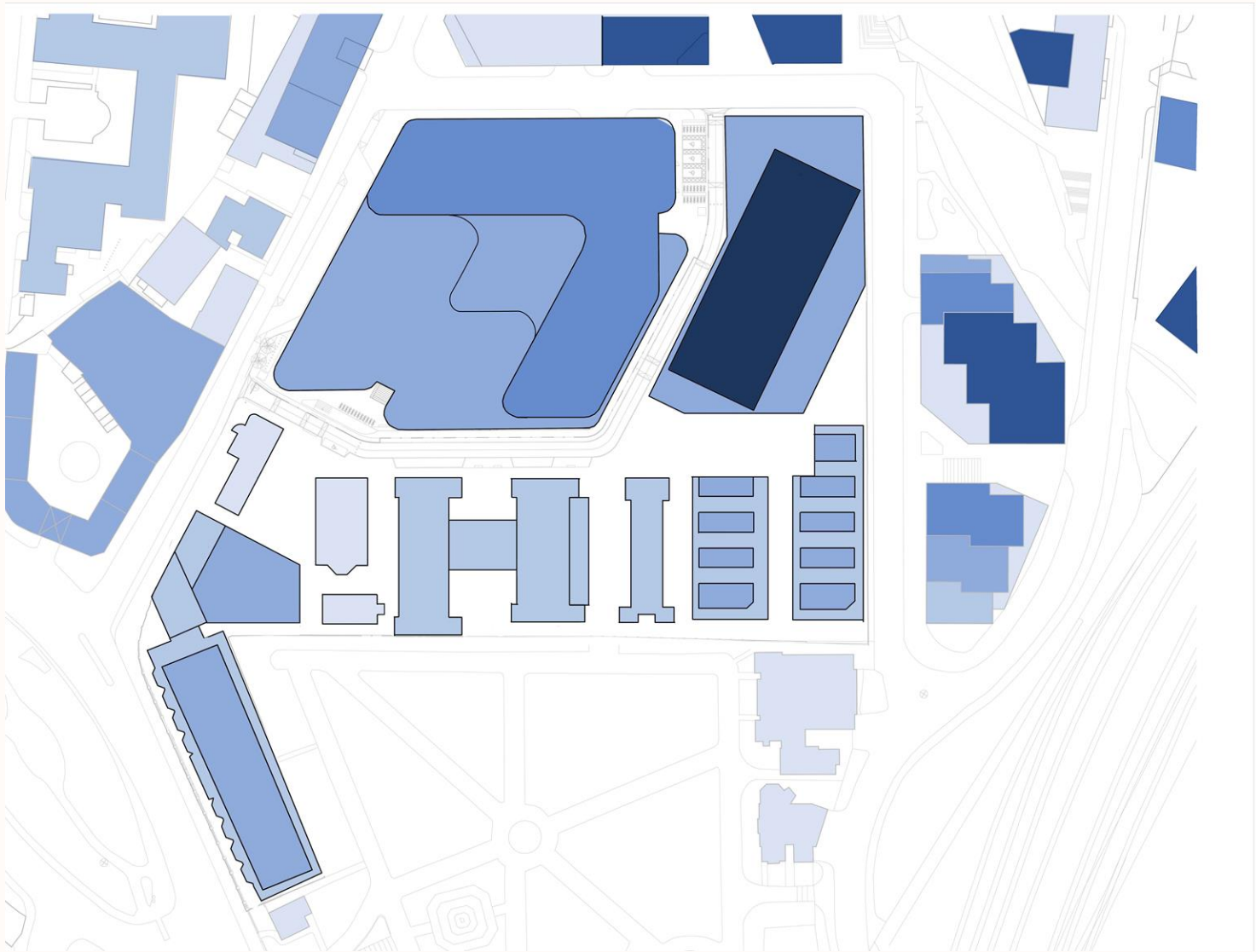
Emerging landscape proposals



Mixed uses across the masterplan

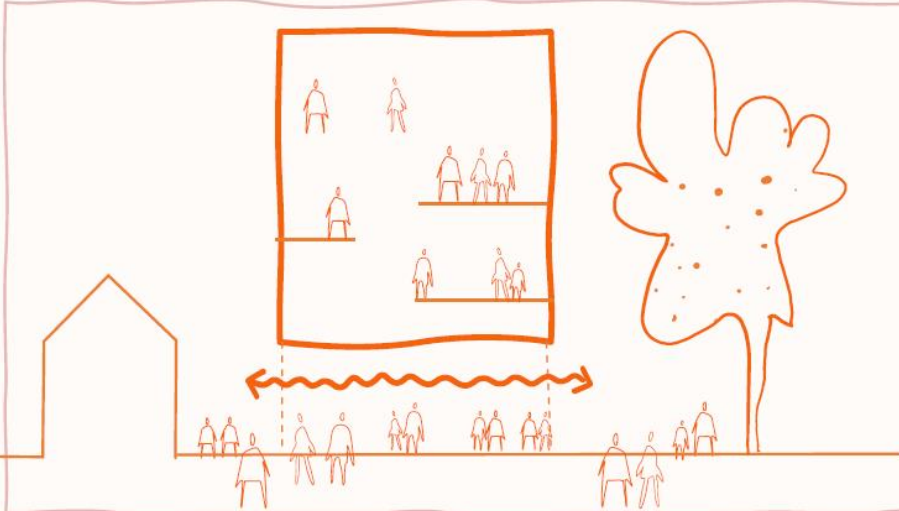


Townscape and massing - height



Building A1 design

Creating "The Institute for Mental Health"



Building Concept - Informal & Welcoming



Building Form

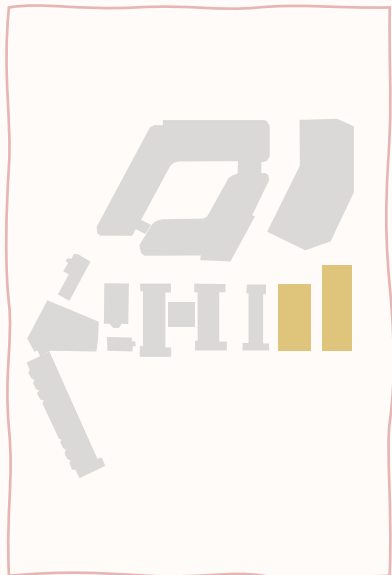


New homes - building C design

A mixed tenure residential mews



Sketch elevation from St Pancras Gardens



Materiality



Axonometric sketch



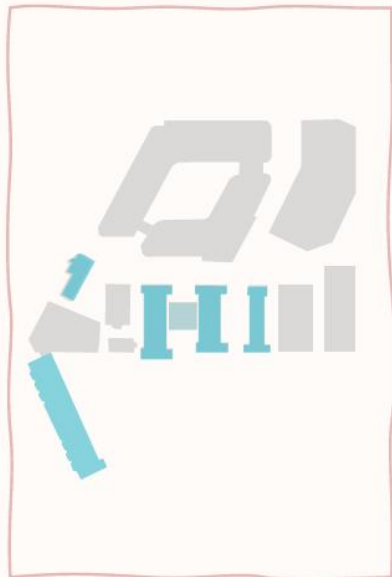
Perspective sketch of mews

Heritage workspace

Original workhouse buildings sensitively remodelled as contemporary workplaces



Existing buildings



Precedent images

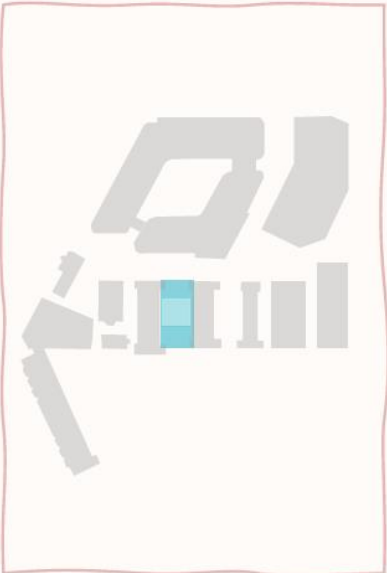


Indicative view of attic space conversion in West Wing

Nurturing landscapes the Covered Garden



Proposed 'greenhouse' providing office circulation and public garden at ground floor.



Precedent images



Indicative layout of public garden between East and West Wing

Heritage buildings within Chapel Yard

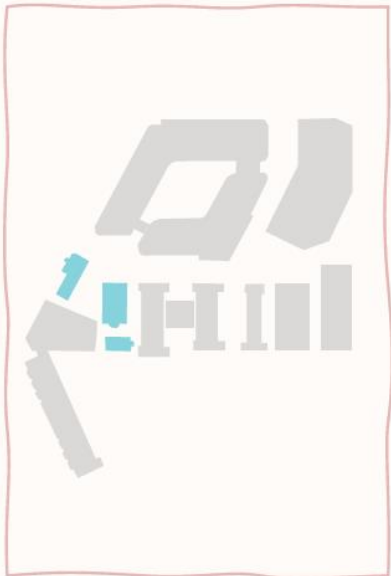
Reimagined heritage cluster in a public yard



Existing buildings

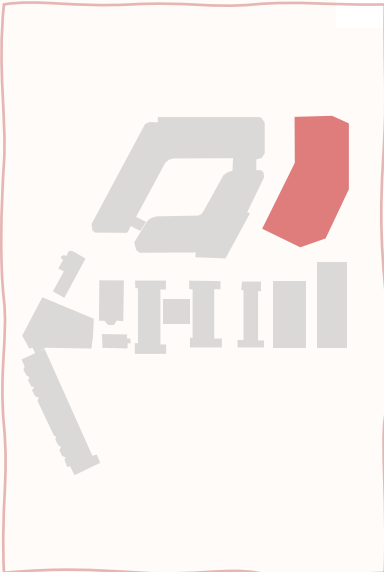
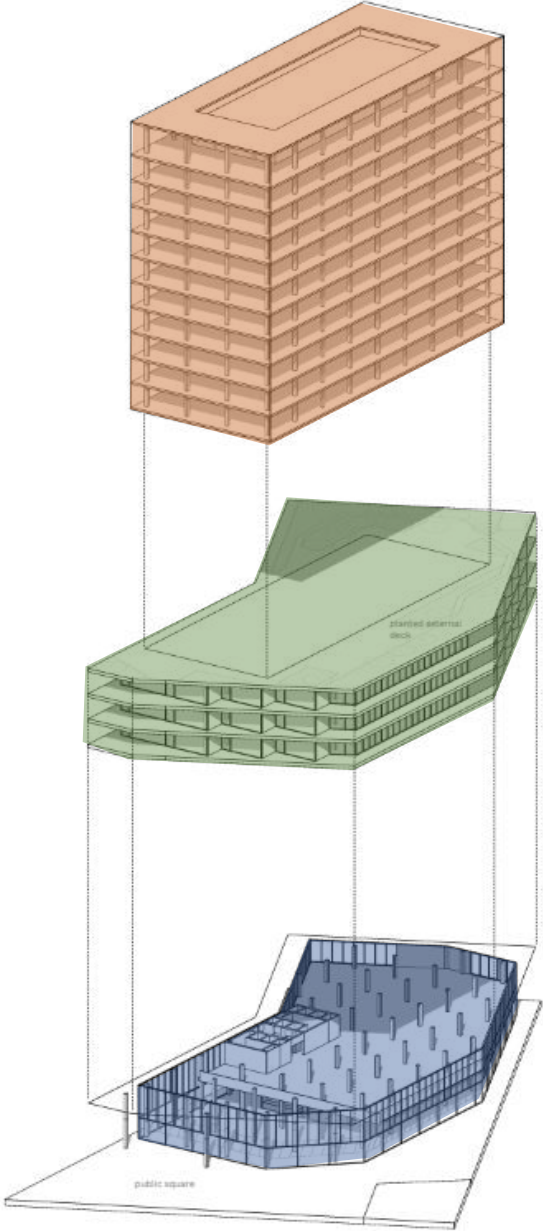
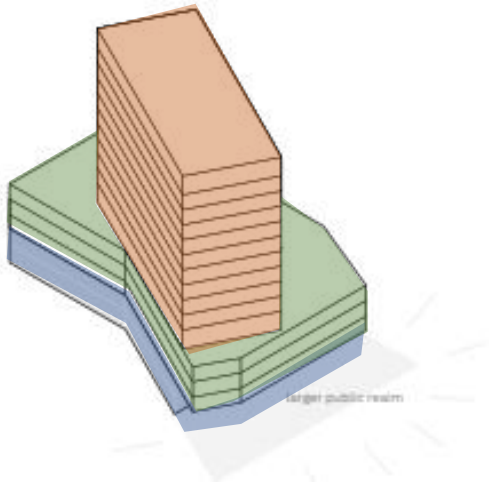


Indicative internal view of rediscovered volume within large chapel

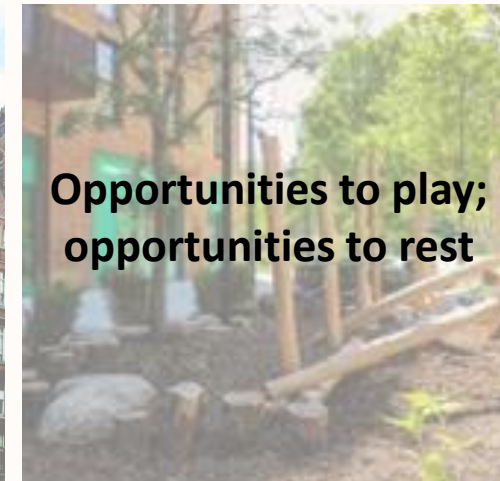
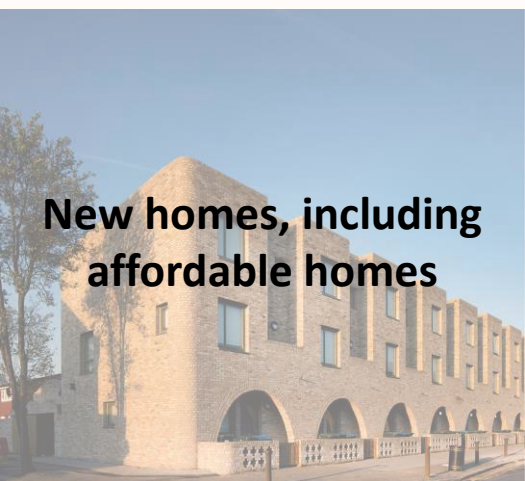


Building D design

A workplace building forming a street edge



Benefits for the community...



Consultation events

Join us at an event next week

Tuesday 16 May from 12pm

Online webinar – register via stpancrashospital.com


Wednesday 17 May from 12pm to 4pm

St Pancras Community Association, 67 Plender Street, Camden, NW1 0LB

Get in touch

 stpancrashospital.com

 SPHConsultation@londoncommunications.co.uk

 **0800 096 7279**

C&I Transformation



Highgate East

New Flagship inpatient building opens in Autumn 2023, replacing the ageing wards at SPH

St Pancras Hospital site redevelopment

Through the St Pancras Transformation Programme, C&I will deliver 21st century mental healthcare facilities

Improving the quality of our community facilities is a key part of our plans to help people with mental health problems to live well in their communities



Lowther Rd ICMHC



Greenland Rd ICMHC

Trust SPH facility and IOMH

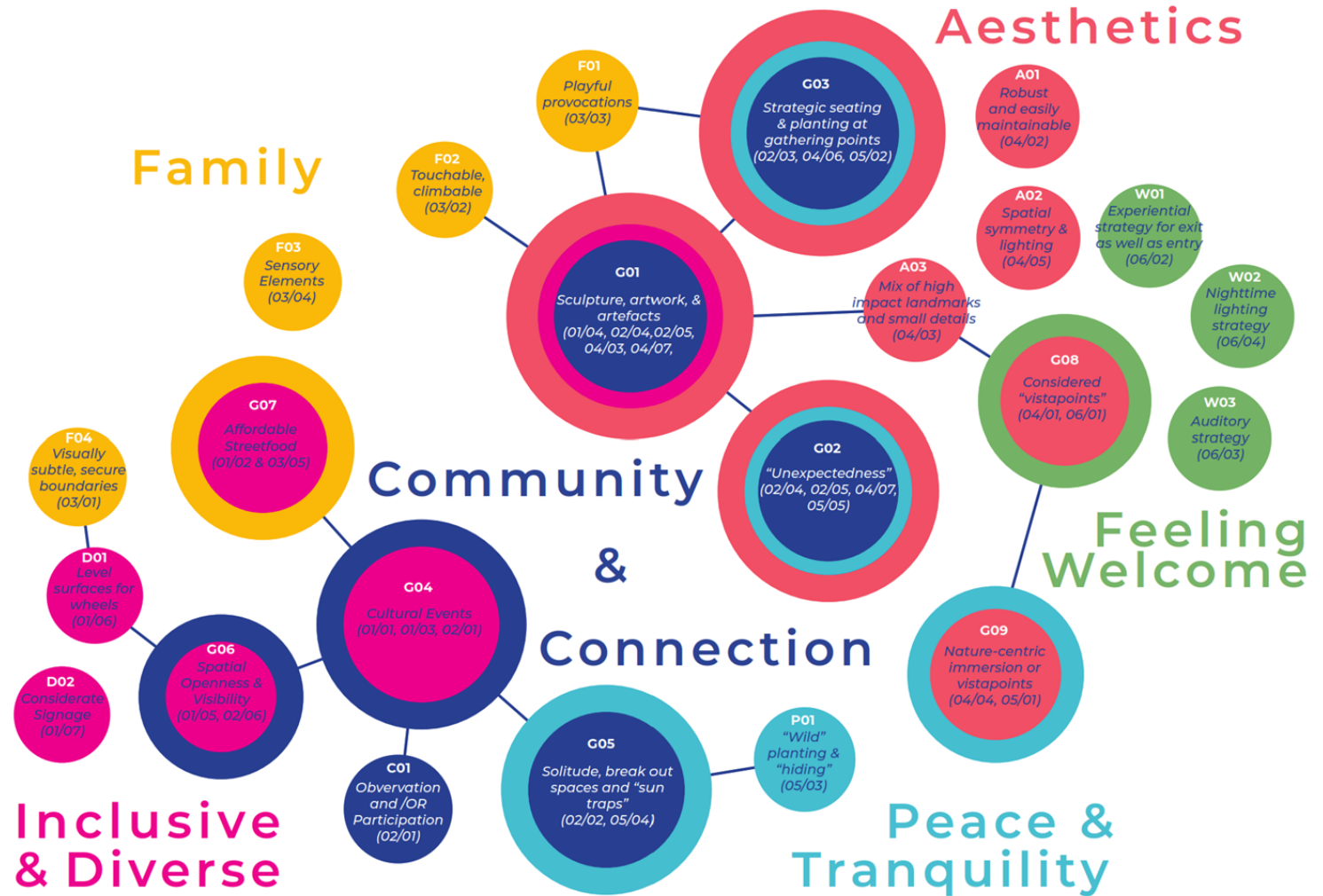
Refurbished GP facility
Somers Town

Peckwater Royal
Free (dialysis unit)

CNWL
(rehab wards)

Project Oriel

Picturing Places



A place that nurtures minds

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We will create this by...



1 Designing for mental wellbeing

Harness the powerful combination of architecture and nature to inspire daily moments of reflection, places to connect with others and with nature.

2 Building a knowledge-based ecosystem

Create an ecosystem of workspaces which foster focus and collaboration at the heart of the Knowledge Quarter

3 Creating a beacon for mental healthcare

Create a world-leading mental facility which progresses mental health care through research, education and active community engagement.

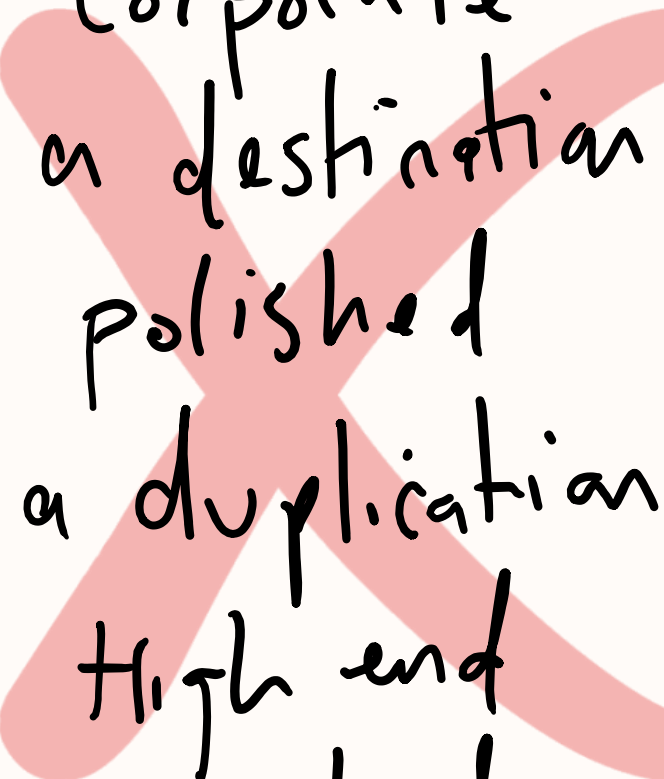
4 Being invested for the long-term

Nurture minds for the long-term. We will care about long-term and ongoing success, forge lasting relationships and create a sustainable place.

Development principles



Welcoming
a community
informed
nurturing
accessible
organic.



Corporate.
a destination
polished
a duplication
high end
curated.

