

# Development Management Forum

## St Pancras Hospital



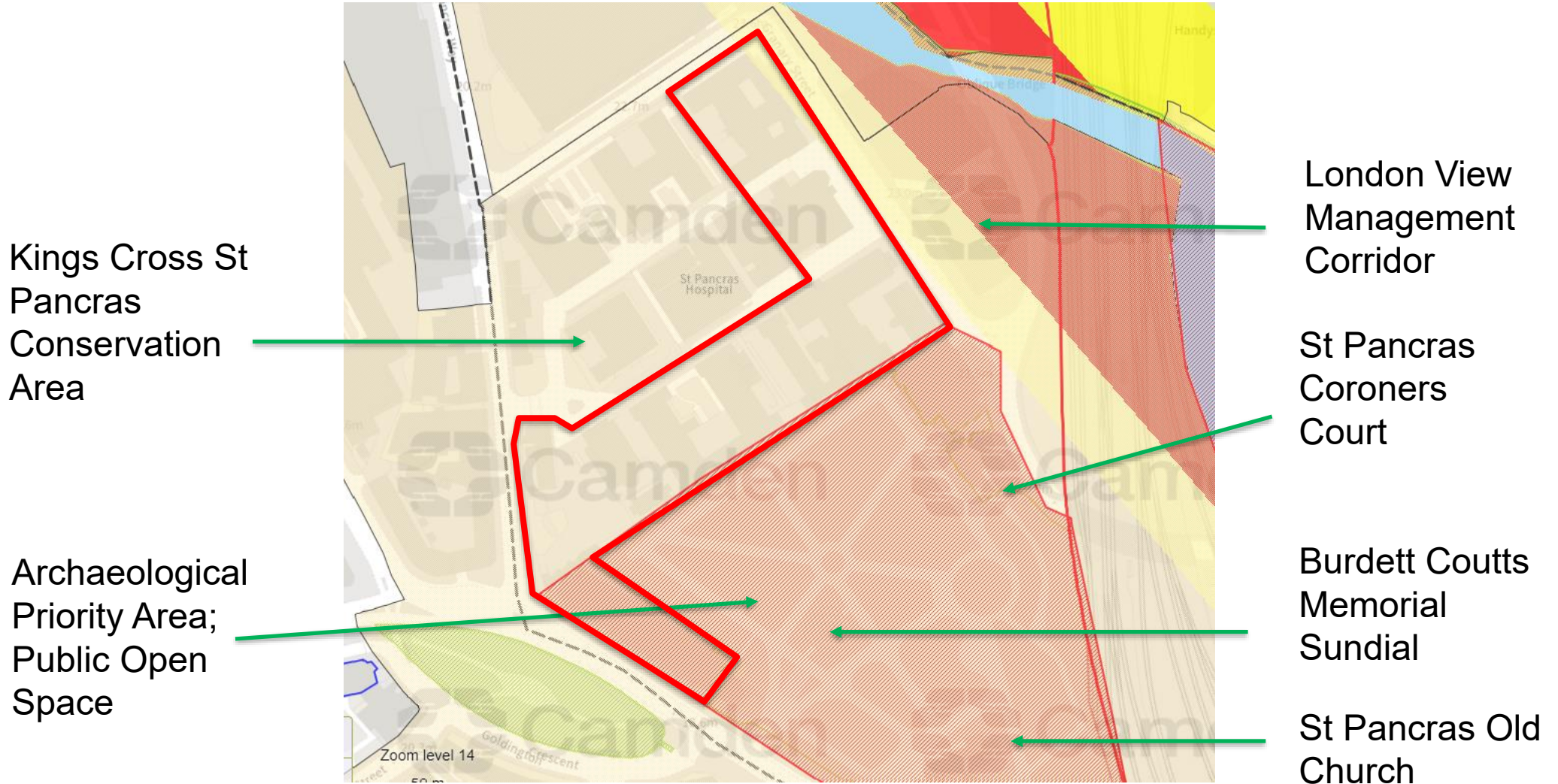
# Proposals

- A mixed use redevelopment of the existing St Pancras Hospital site comprising:
  - The demolition of three buildings and the erection of 3 new buildings comprising 8-16 storeys, providing commercial floorspace and up to 120 residential units.
  - Renovation and refurbishment of the 7 heritage buildings, with a roof extension to the south wing.
  - An internal vehicle route and a public open space in the centre of the development.







# Planning context

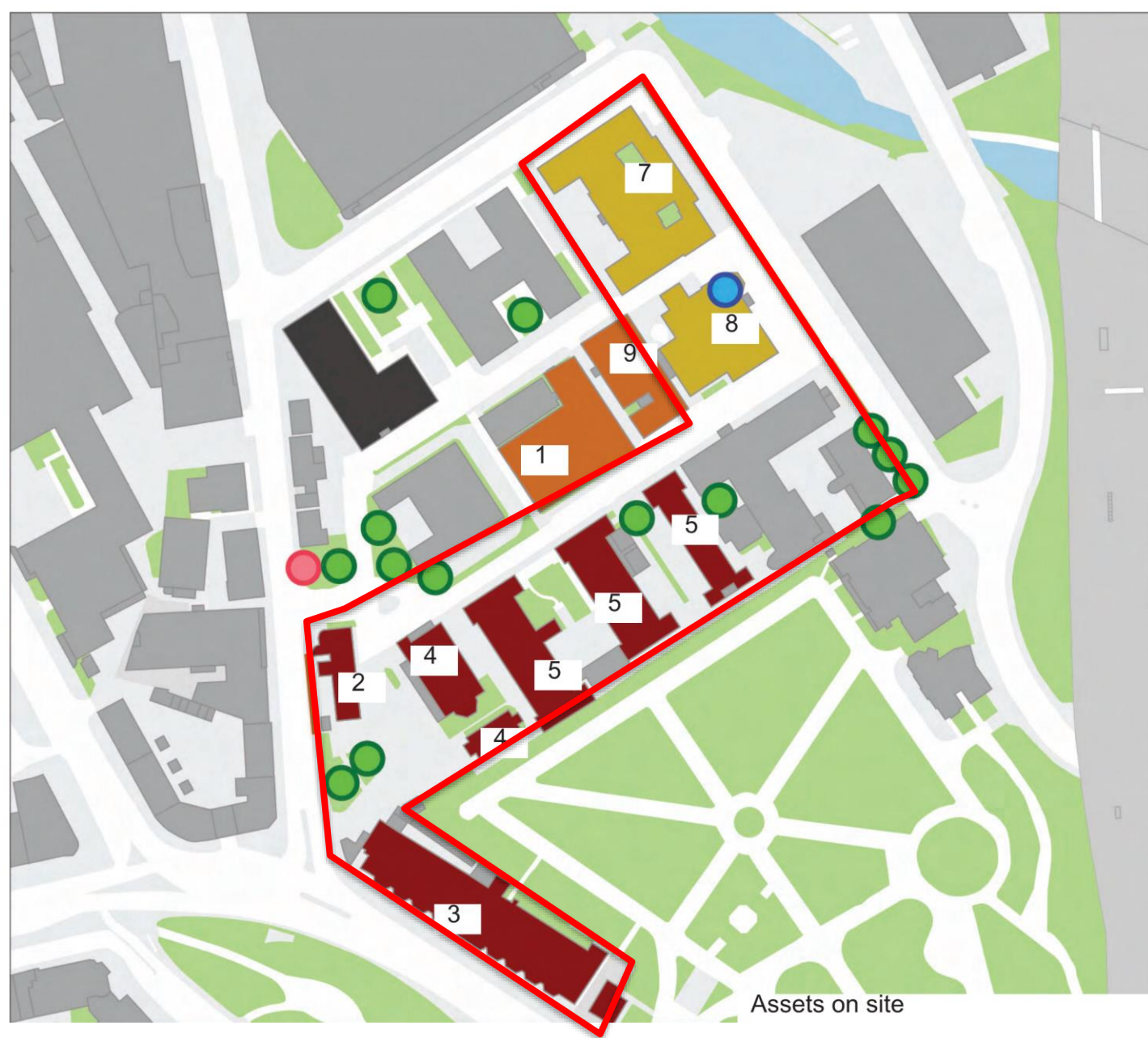
- Site Location
- Planning Designations
- Planning Decision Making Framework
- Main Planning Considerations

# Site location



# Site Heritage

-  Positive contributor (lower contribution)
-  Positive contributor (medium contribution)
-  Positive contributor (Highest contribution)
-  TPO tree
-  Character landmark (water tower)
-  Negative contributor



# Site Allocation (2013)

## Site 6: 4 St Pancras Way (St Pancras Hospital)



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Scale 1cm : 60m

- Ensure adequate reprovion or relocation of health and medical facilities
- Retain and/or reprovide any existing residential and affordable residential floorspace
- Optimise the potential of the site to provide new housing (including AF)
- Provide a more permeable site for pedestrians and cyclists and help establish better

# Planning decision making framework



# Main planning considerations

- Use (Types and amount of uses)
- Design and Heritage (Conservation area impacts, height, scale, massing, character, accessible design)
- Transport and Highways (Construction Impacts, Servicing, Public Transport, Access to and from the site)
- Public Realm (Open Space, Green Space, Public Spaces and Routes, Trees)
- Residential Amenity (Daylight and Sunlight, Overshadowing)
- Sustainability and Air Quality (Climate Change, Energy)
- Community Benefits (Section 106 contributions, Community Infrastructure Levy)