

# Development Management Forum

Parcelforce site, 24-58 Royal College  
Street, NW1

Tuesday 20<sup>th</sup> January 2026

Laura Dorbeck – Deputy Team Leader

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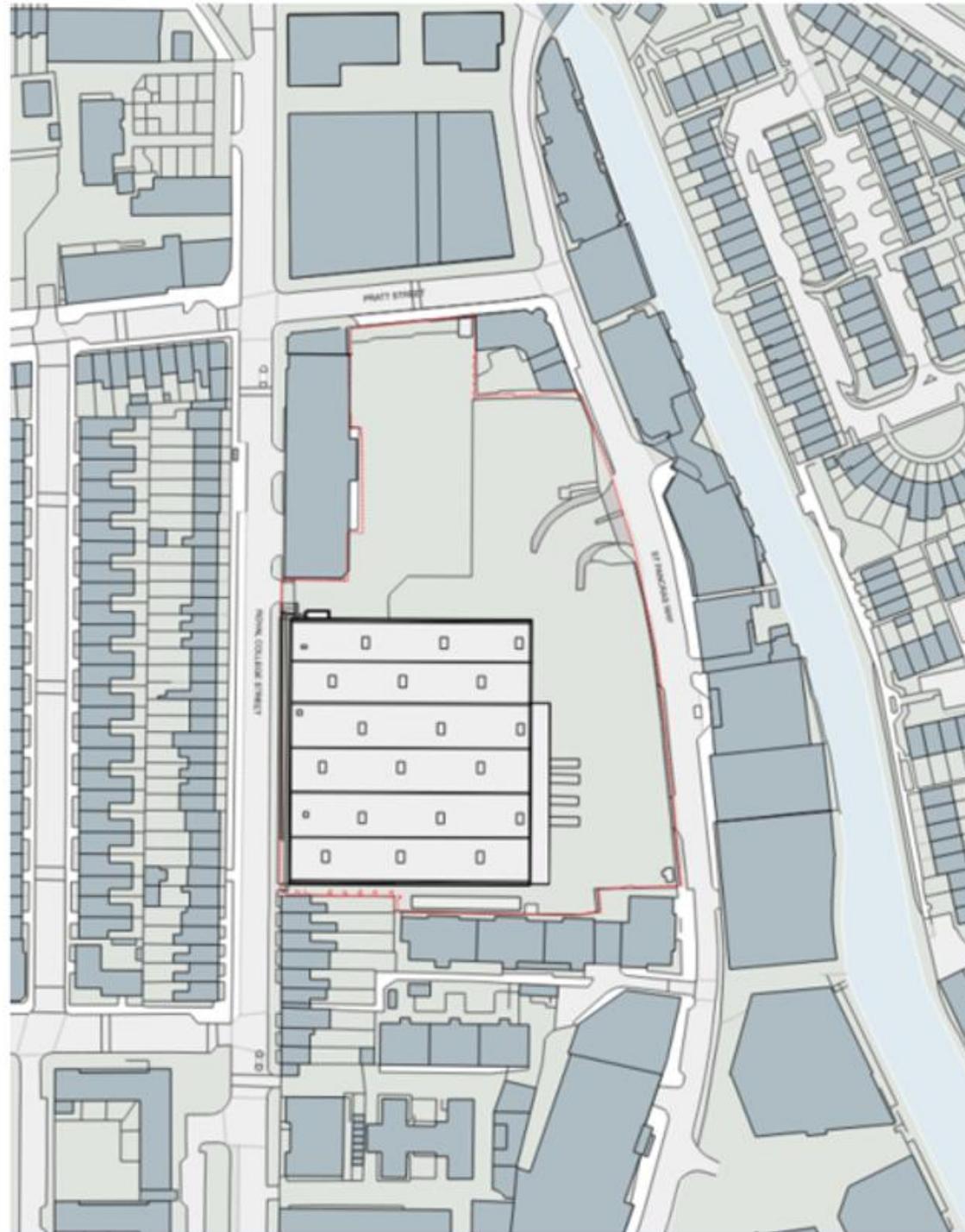
# Proposals

- Demolition of the existing parcel sorting office and depot and all existing structures on site.
- Construction of two residential buildings and two mixed-use buildings with a basement up to a maximum height of 14 storeys to provide:
  - 127 homes – 64 social affordable and 63 intermediate rent
  - Commercial, research and development use
- The proposals include ancillary plant, new routes through the site, public and private open space, play space and landscaping, cycle parking and highway works

# Planning context

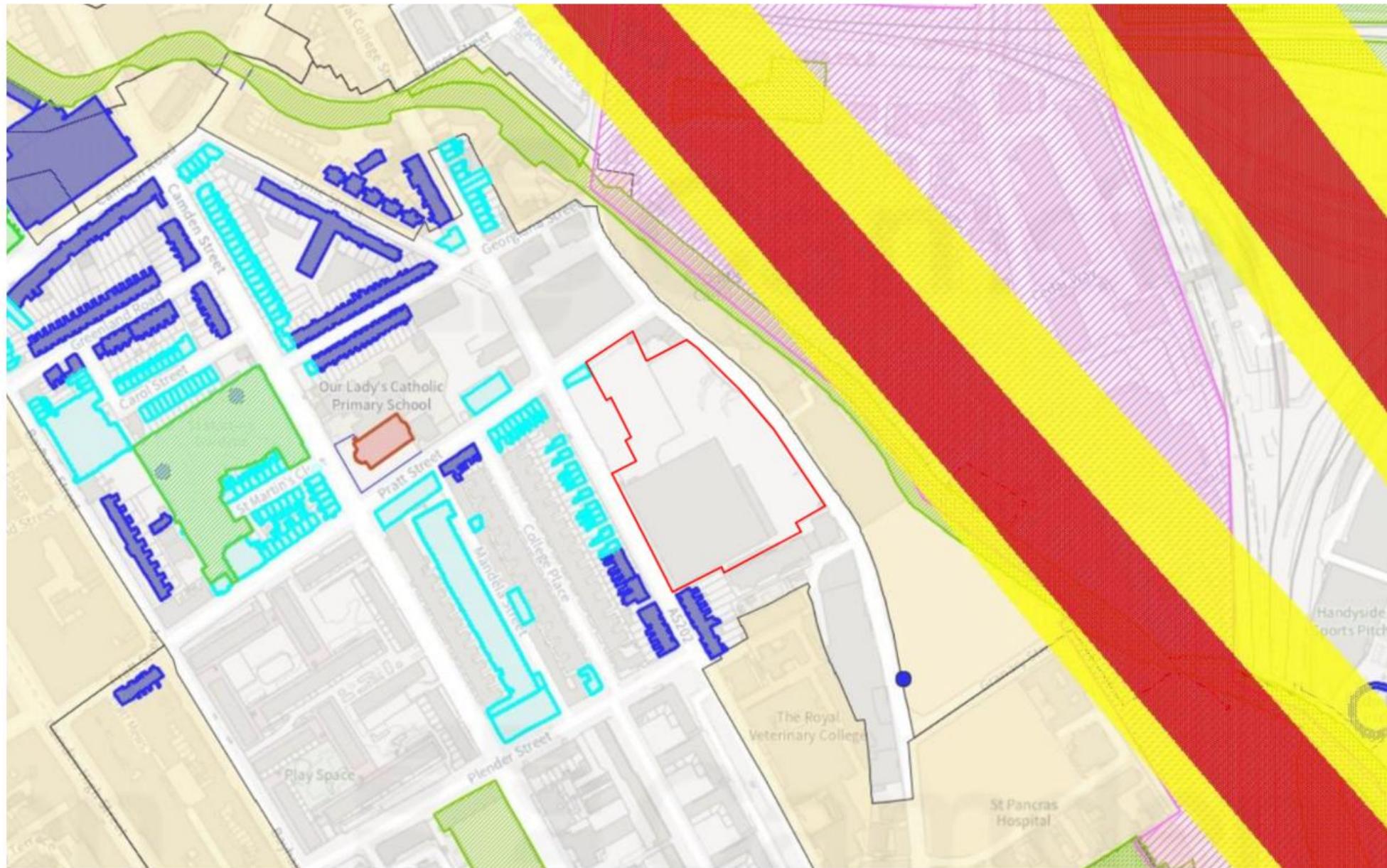
- Site location
- Planning designations
- Planning decision making framework
- Main planning considerations

# Site location



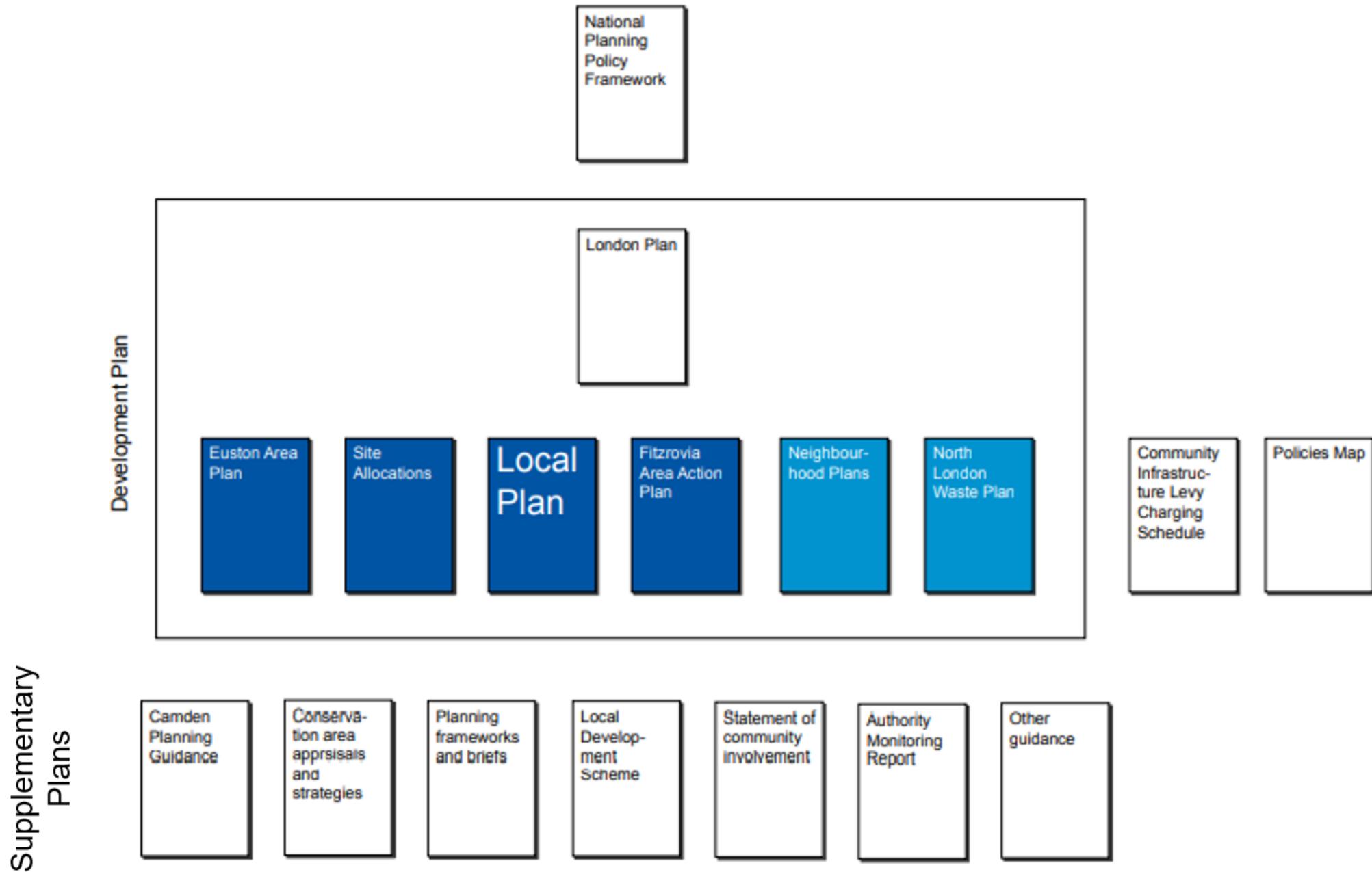


# Site designations map



- Local List
- Listed Building
  - I
  - II
  - II\*
- Conservation Area
- Local Plan Open Space
- Neighbourhood Plan Adopted
- Metropolitan Walk
- Local Plan Centres
- NC
- Protected Vistas LVMF 2010
- VC

# Planning decision-making framework



## Site 37: 24 - 58 Royal College Street



### Site Details

Area: 14,960 sq m  
 Ownership: Royal Mail Group Ltd  
 Existing Use: Distribution/Parcel Depot  
 Ward: St Pancras and Somers Town

### Planning Context

#### Planning Designations

None

Adjacent Grade II listed terraced houses at 14-22 Royal College Street and opposite Grade II listed terraced houses at 75-85 Royal College Street; at 85C, 87 and 89 Royal College Street; and at 91-99 Royal College Street.

Adjacent to the Regents Canal conservation area (to the east)

#### Other Information

Public transport accessibility level: 5/6

#### Relevant planning applications

No relevant applications on the site.

To the south at 11-13 St Pancras Way (April 2011): Planning permission approved for the erection of part 6, 7, 8 and 10 storey building comprising 3,877 sqm builders merchant (Class Sui Generis) at ground and part mezzanine level and 564 student bedspaces (Class Sui Generis) with ancillary student facilities to the upper floors (2011/1586/P).

### Site allocation guidance

#### Redevelopment of the site to provide mixed uses with employment floorspace and new permanent (C3) residential

Development will be expected to:

- Optimise the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses
- Provide retail and/or community uses to create active street frontages.
- Enhance the routes between Kings Cross and Camden Town and to the canal

## Allocation S7

24 - 86 Royal College Street  
 (Parcelforce and former ATS Tyres Site)

#### Key plan



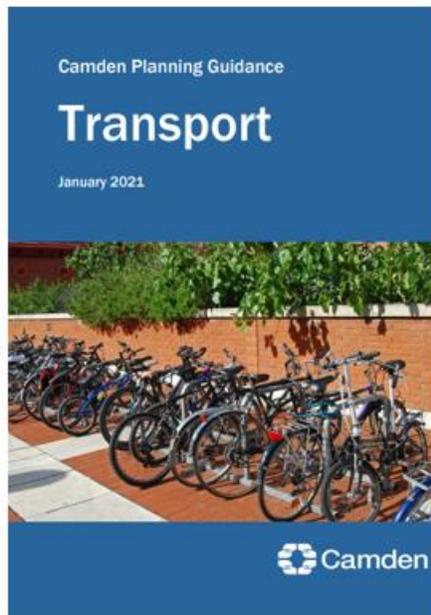
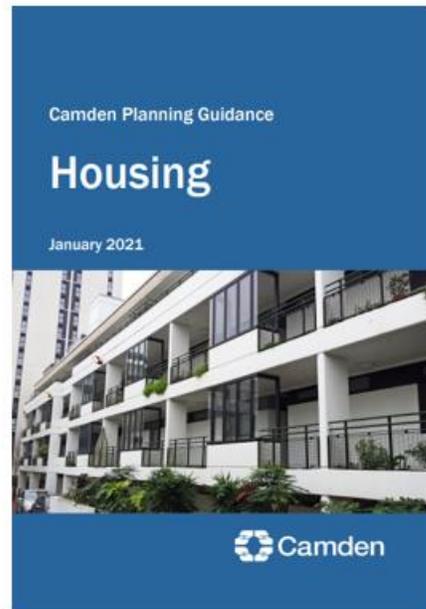
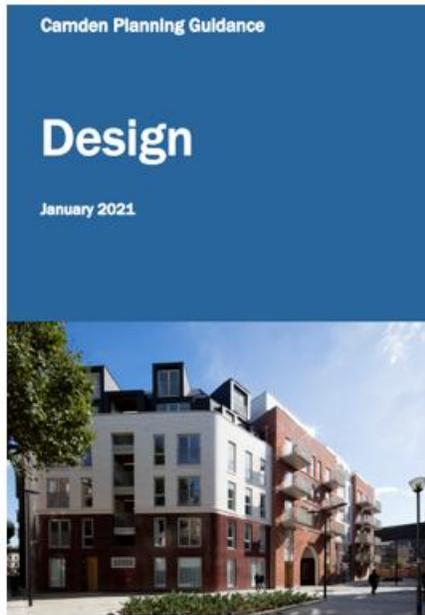
#### Site plan



<b>Address</b>	24- 86 Royal College Street (Parcelforce and former ATS tyre site)
<b>Area</b>	1.53 hectares
<b>Allocated Use</b>	Permanent self-contained homes and employment (including research and knowledge-based uses)
<b>Indicative Housing Capacity</b>	280 additional self-contained homes
<b>Description of Existing Site</b>	The site sits between Royal College Street and St Pancras Way, which are both busy north - south vehicular routes. The majority of the site has been used as a parcel sorting office and depot for many years in a large two-storey building with a substantial yard/car park. The northwest corner of the site was formerly used for car maintenance and MOT operations; however this part of the site is now vacant and has been cleared.

#### Context

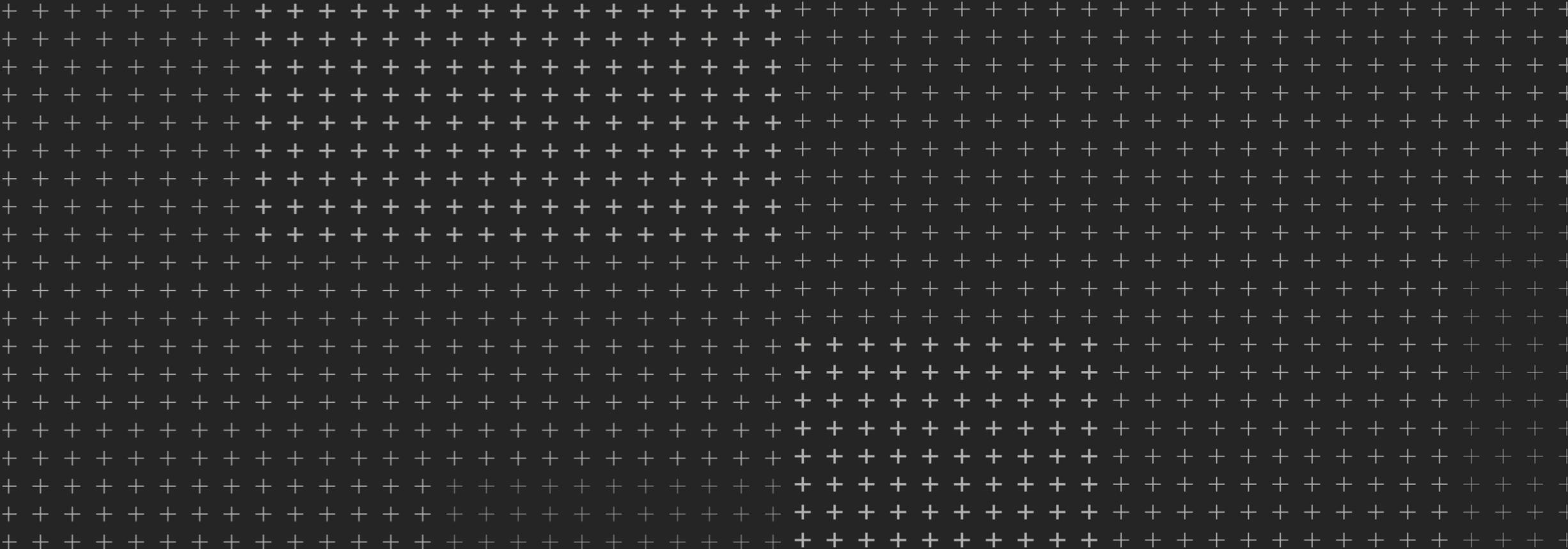
- The site is in close proximity to the Regent's Canal and King's Cross St Pancras Conservation Areas, although the existing buildings are not within a conservation area and are not identified as heritage assets. A number of properties on Royal College Street and Pratt Street are Grade II listed.
- The Council's adopted Canalside to Camley Street Supplementary Planning Document envisages that the area will undergo significant transformation in terms of intensification of the mix of uses and its character and appearance.
- Planning permission (2020/0728/P) for a health care facility was granted in February 2021 for 80 - 86 Royal College Street, the part of the site previously occupied by ATS tyres.



# Main planning considerations

- Land Uses
- Housing mix and quality
- Design and heritage
- Transport and highways
- Public realm
- Residential amenity
- Sustainability and air quality (climate change, energy)
- Community benefits (Section 106 contributions, Community Infrastructure Levy)

# Royal College Depot Development Management Forum



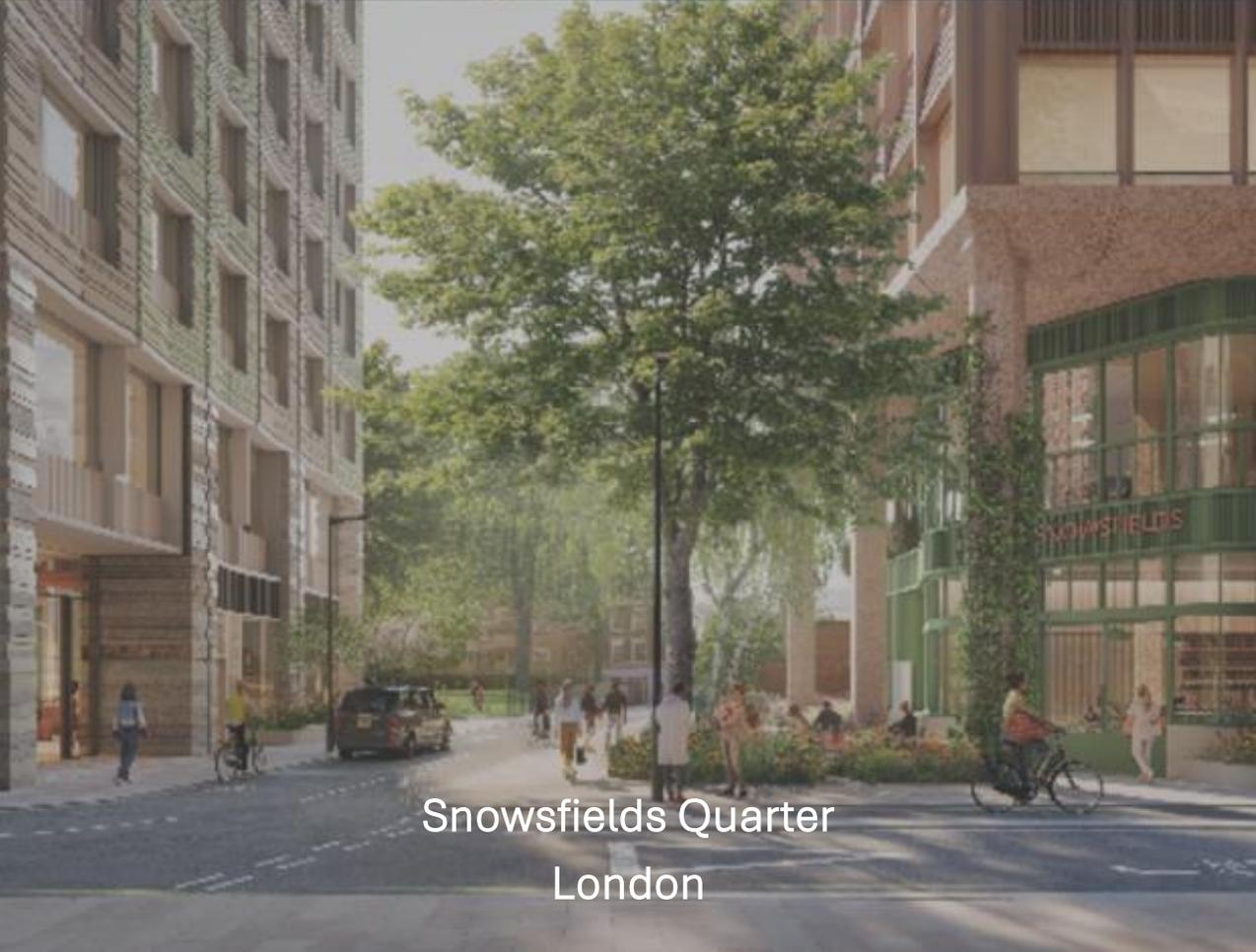
# Reef + Partners



Tribeca  
London



Forum  
Gloucester



Snowsfields Quarter  
London



Cavendish Square  
London

# Royal College Depot



# 5

3 Commercial Buildings (c.63k sq m)  
2 Residential Buildings



# 127

100% Affordable Homes



# 5300

m<sup>2</sup>

Public Realm including a  
Courtyard Garden



# 3

New Public Routes



# Public Benefits



Jobs, Apprenticeships,  
training & skills



Improved Safety &  
Security



Affordable  
Workspace



Community &  
Creative  
Studios



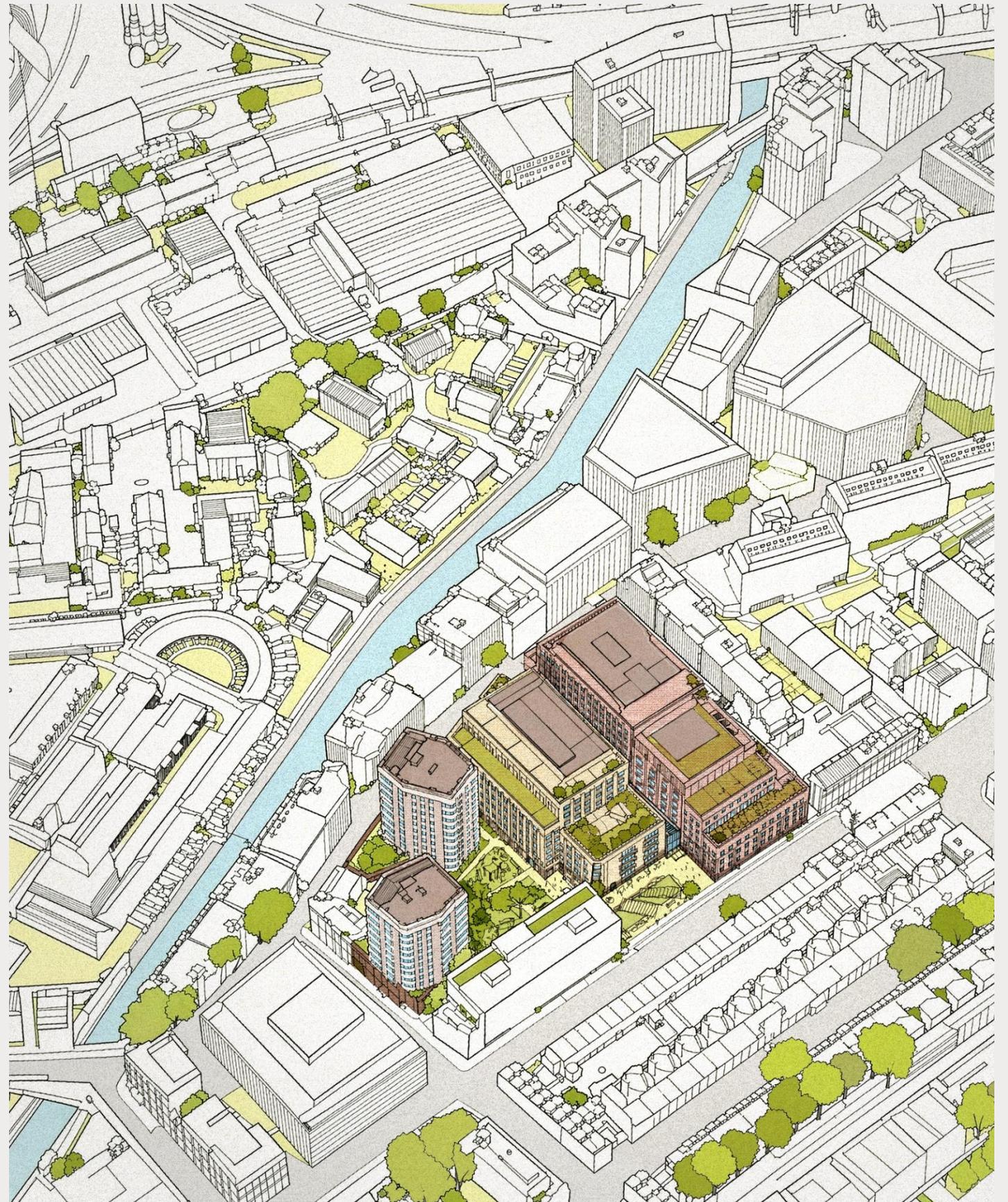
# Target Programme

May 2026 - Planning Submission

Resolution to Grant - January 2027

Start on Site - May 2028

Scheme Opens - June 2031



# The Wider Context

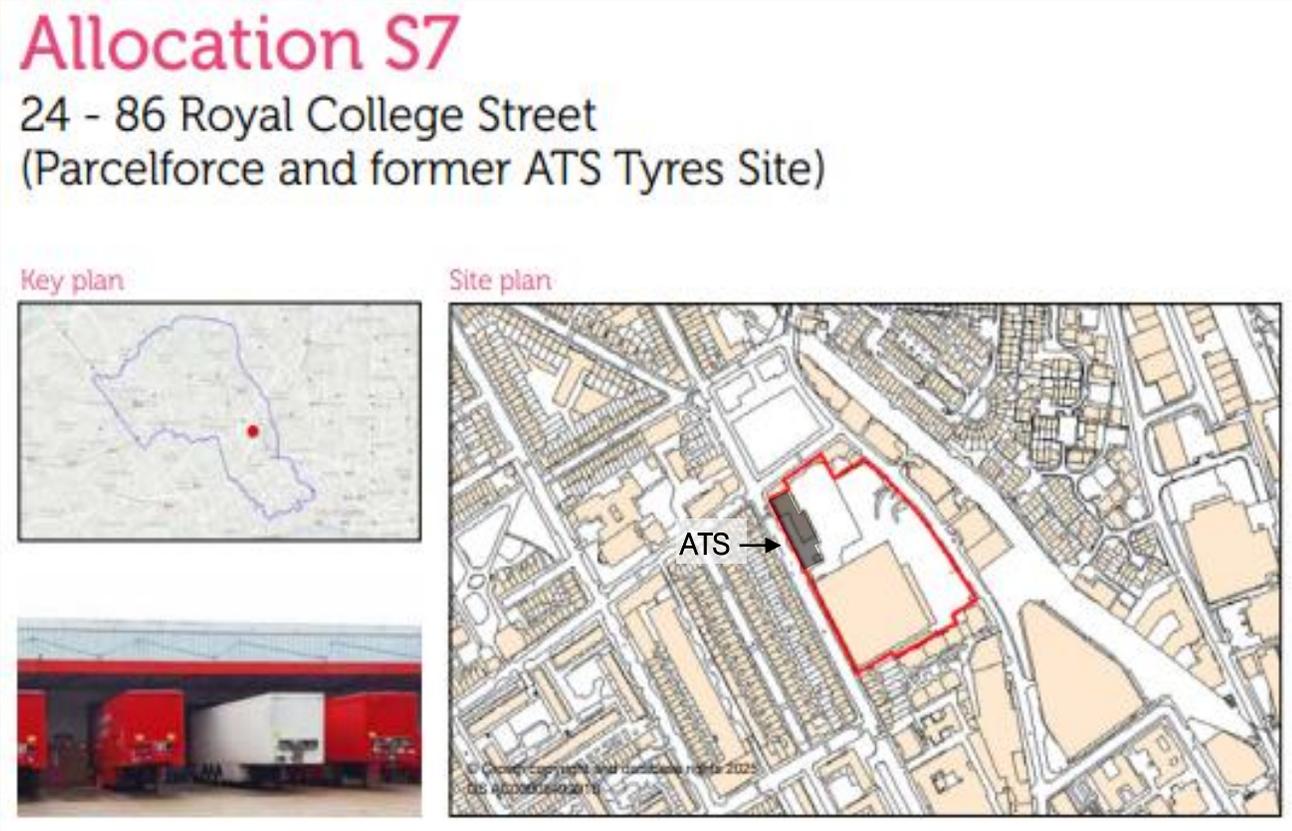


# The Site



# Planning Policy Context

- The Draft Site Allocation encompasses the Site plus the neighbouring ATS site, outside of our ownership.
- Intensification of **employment uses** and the introduction of **residential uses**.
- **Design-led approach** focused on promoting urban greening, site permeability and active frontages.
- The site is allocated for **tall buildings**.



# 100 Conversations – Urban Mapping

February 2025

*“The nearby parks are great but the area needs more trees and gathering spaces on the streets”*

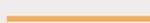


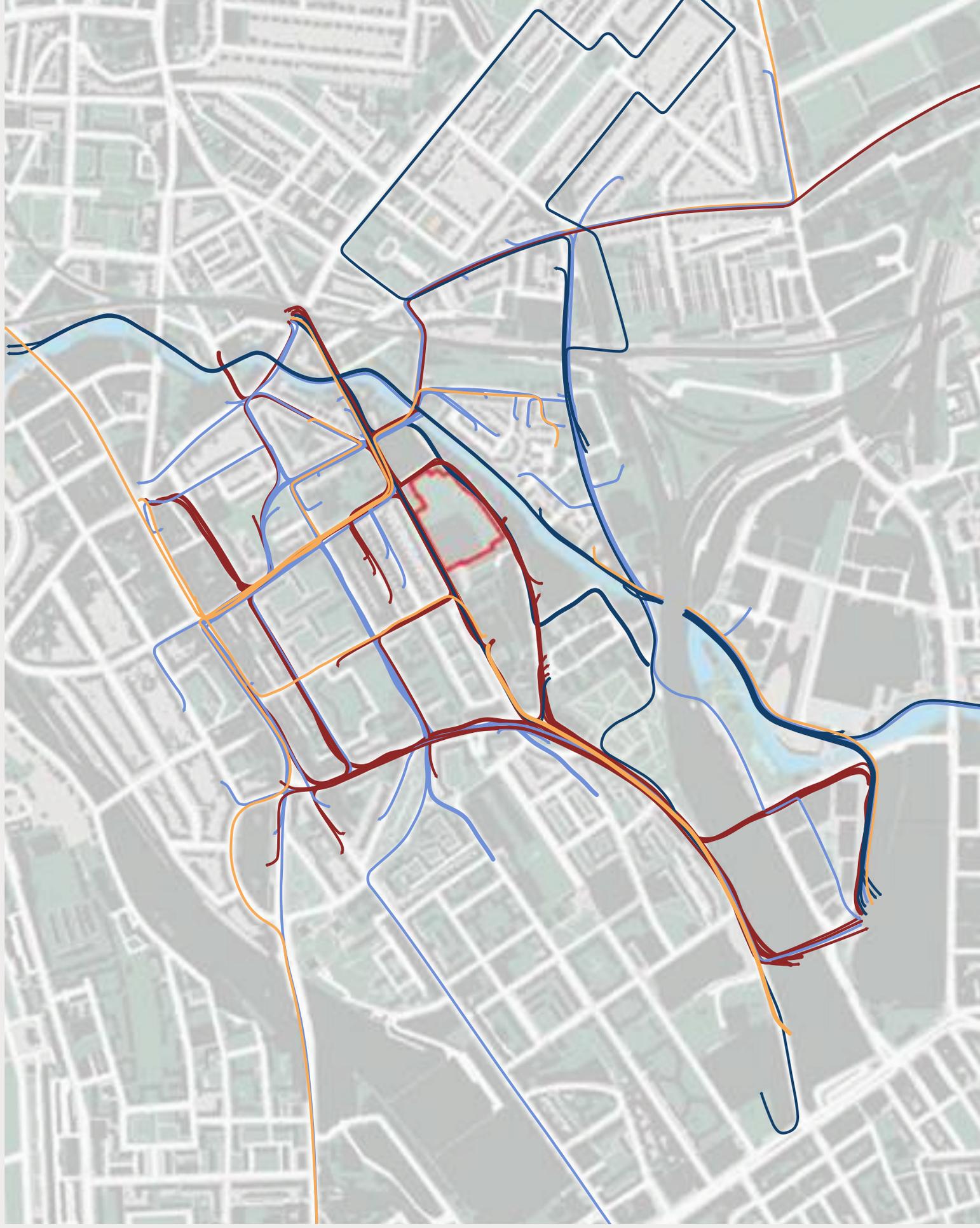
*“I like this area during the daytime but at nighttime it feels unsafe”*

*“I tend to avoid the parks and backstreets at night, they don’t feel safe. Better lighting would help”*

*“It’s kind of an in-between area, partly Camden and partly Kings Cross, it has a good mix from the higher end shops of Granary Square to the Markets in Camden”*



	Local/Residents	36
	Visitors/Explorer	9
	Workers	27
	Students	13



# Consultations to Date

We have held over 30 meetings and events with various stakeholders and residents

**5** Community Events

**2** Design Review Panels

**8** Design Pre-Apps

**6** Stakeholder Meetings

**9** Technical Pre-Apps



# Consultation Feedback to Date



You said...

We did...

Dislike the **height** of some of the buildings which block the view of sky and natural light

- Stepping and shaping to reduce visual impact.
- Daylight consultant advising.

I'm worried about **security**

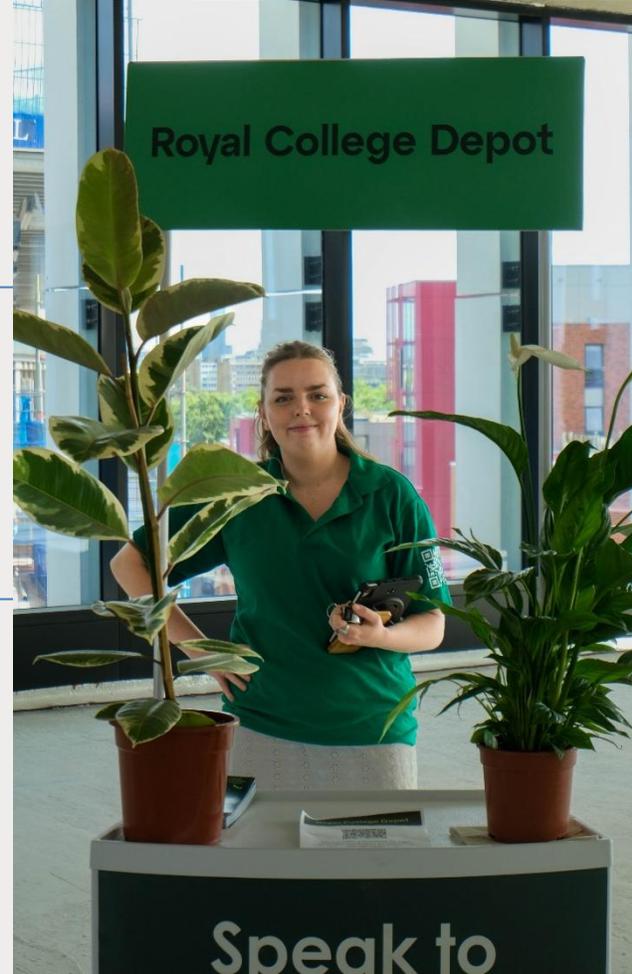
- We have designed out under crofts and blind spots
- Adopt an integrated lighting strategy and site wide security management

We would like to see more **green spaces** and communal areas

- We have taken a public realm first approach to masterplanning

Suggestion of **cultural and creative amenities**

- We are discussing provision of artist studios with Camden and other community spaces.



**Have your say on the vision for the Parcelforce site.** | **Royal College Depot**

Dear Neighbour,

Reef + Partners are sharing our emerging vision for the redevelopment of the Parcel Force site, in order to deliver new buildings that will create space for life sciences.

Our plans will generate long-lasting benefits for local people, including new homes, green spaces, job opportunities, and new ground floor uses.

We are launching a public consultation on our vision for the site to allow local residents to have their say and help shape the proposals.

More details online at:  
[www.royalcollegedepot.co.uk](http://www.royalcollegedepot.co.uk)

# Design Evolution & Response to Feedback

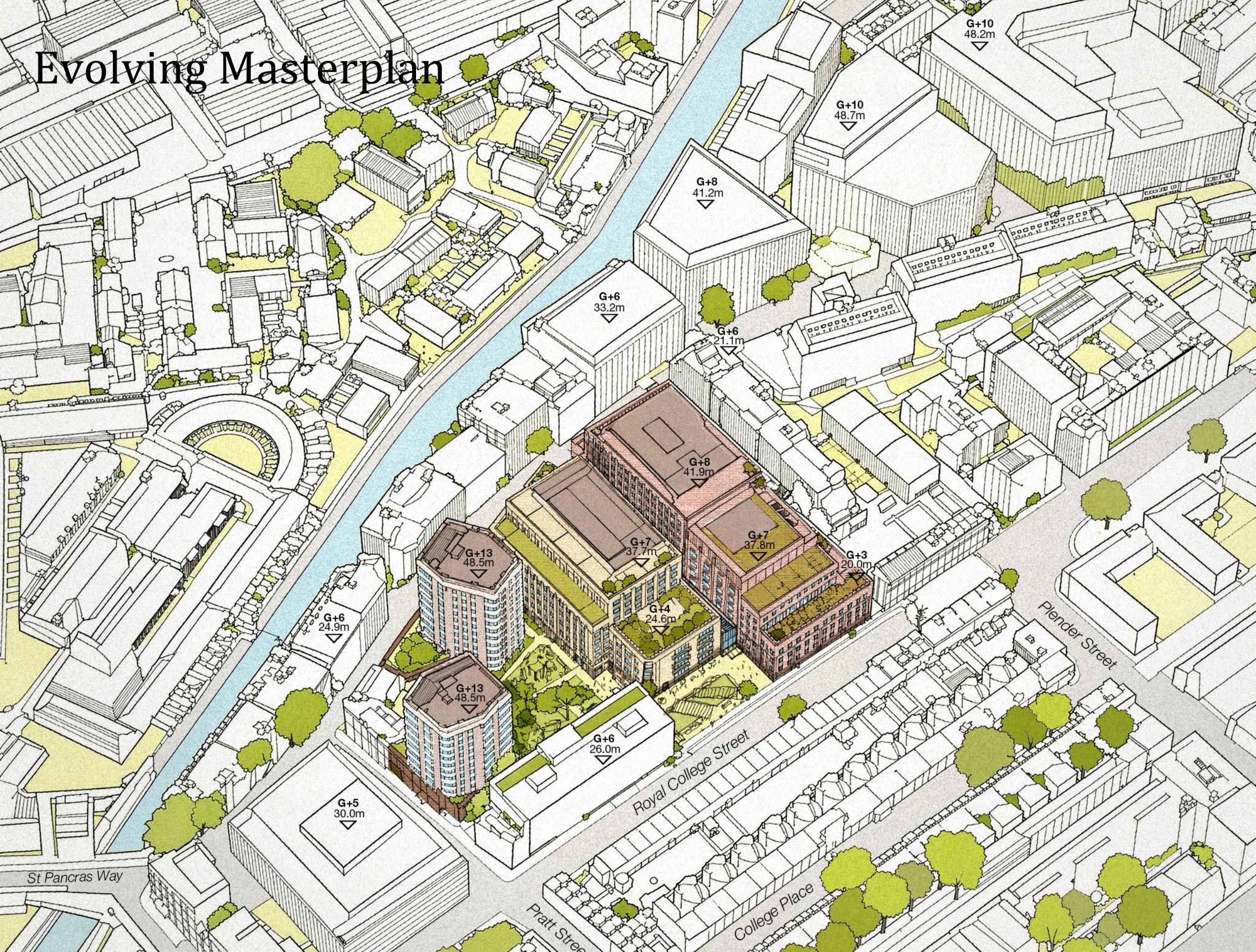
May 2025

July 2025

January 2026



# Evolving Masterplan



# Public Realm

4 Key public areas:

- 1. The Green Walk
- 2. The Street Garden
- 3. The Courtyard Garden
- 4. Street Boulevard



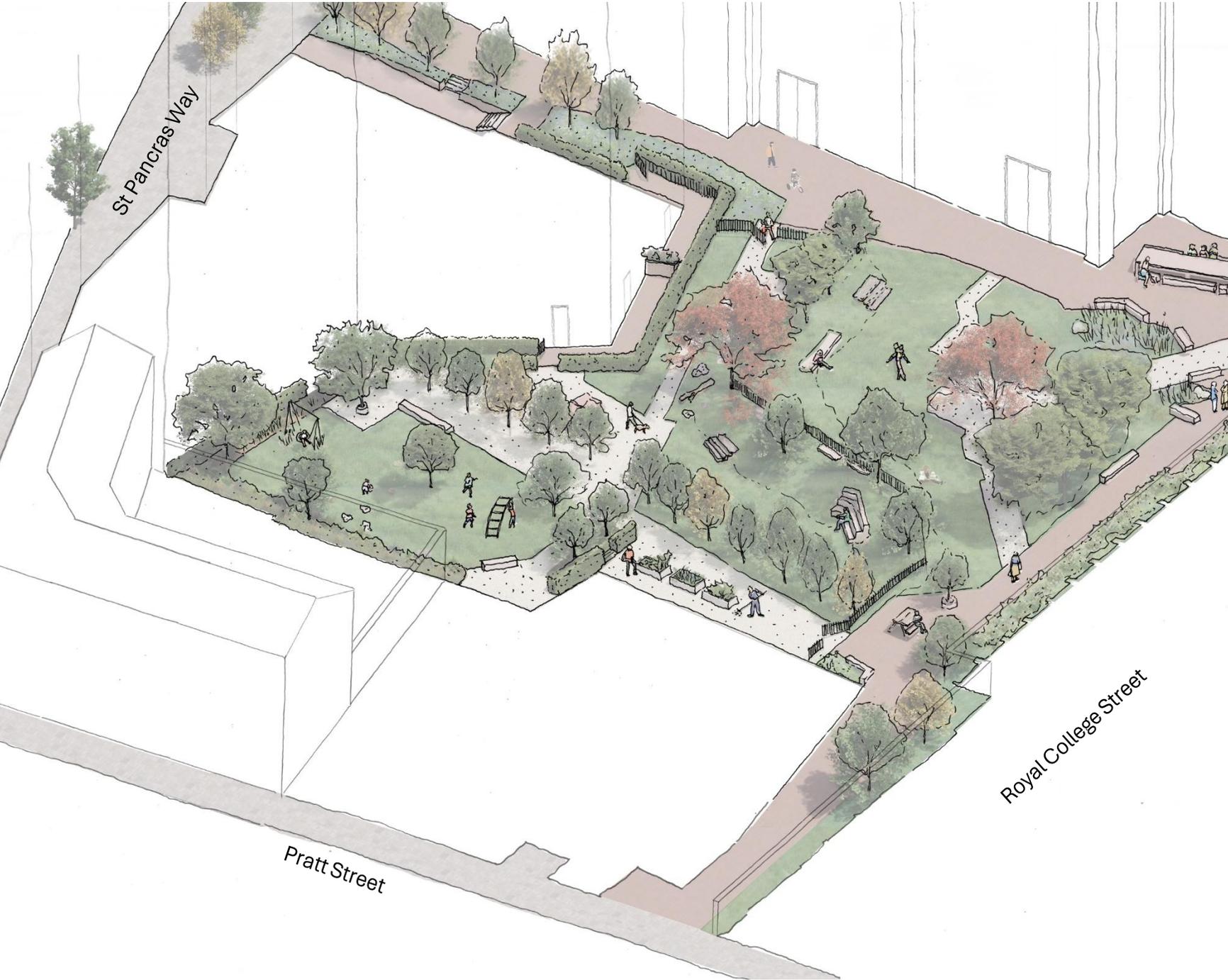
# Green Walk



# Street Garden



# Courtyard Garden



# Ground Floor - Potential Uses



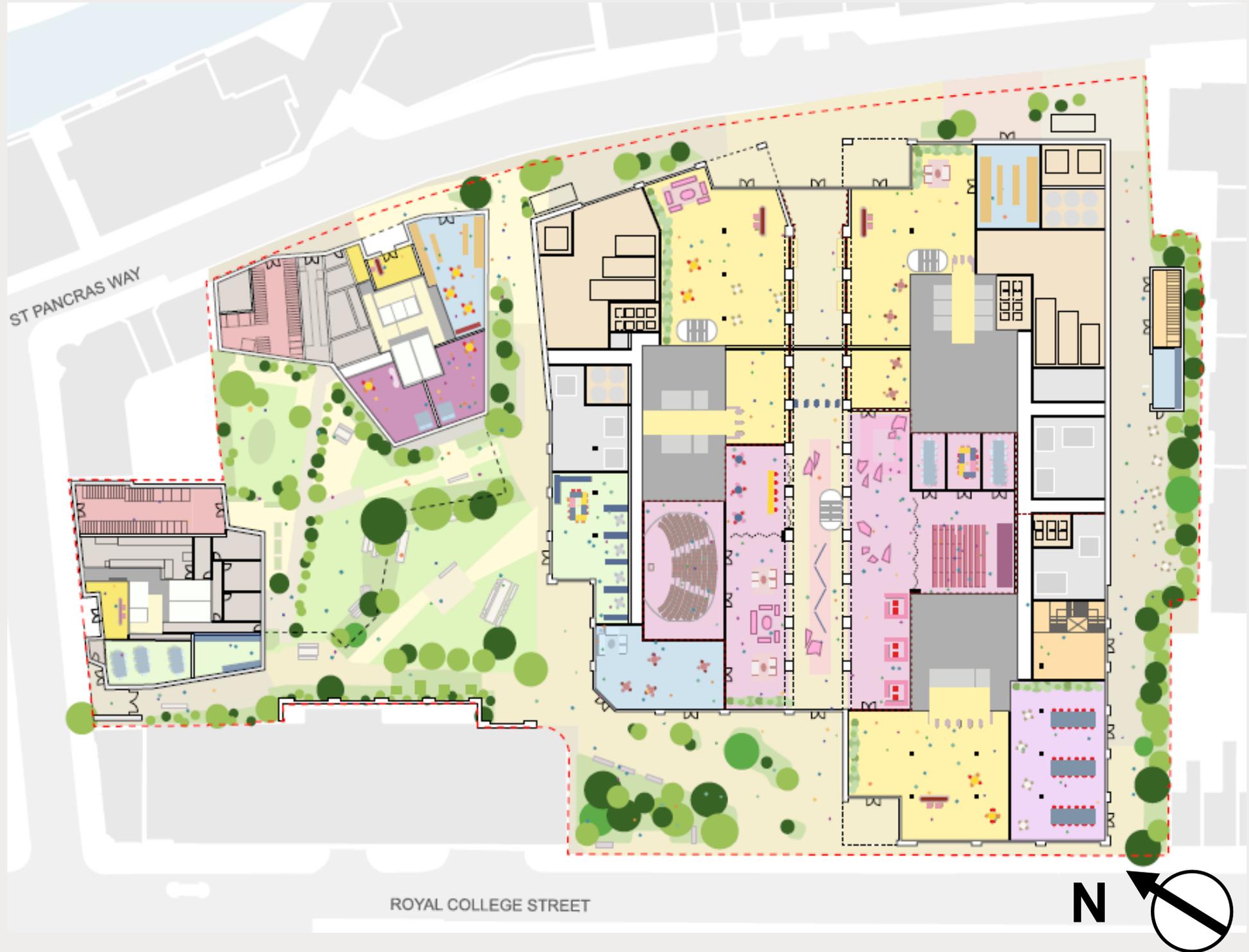
Retail



Affordable Workspace



Community Uses



# Residential Architecture - Pratt Street



## *Evolving Design*



# Courtyard Garden

*Evolving Design*



# St Pancras Way



## *Evolving Design*



# Royal College Street

## *Evolving Design*



# Royal College Place Interior

*Evolving Design*



# Project Summary



Open Spaces &  
Amenities



c.1,000 jobs  
during construction



c.3,000 jobs  
post completion



Apprenticeships,  
training & skills



Affordable  
Workspace



Creative Studios



Improved Safety &  
Security



Global recognition for  
science



Biodiversity Net Gain  
& Play Area



New spaces for  
residents

Thank you.

