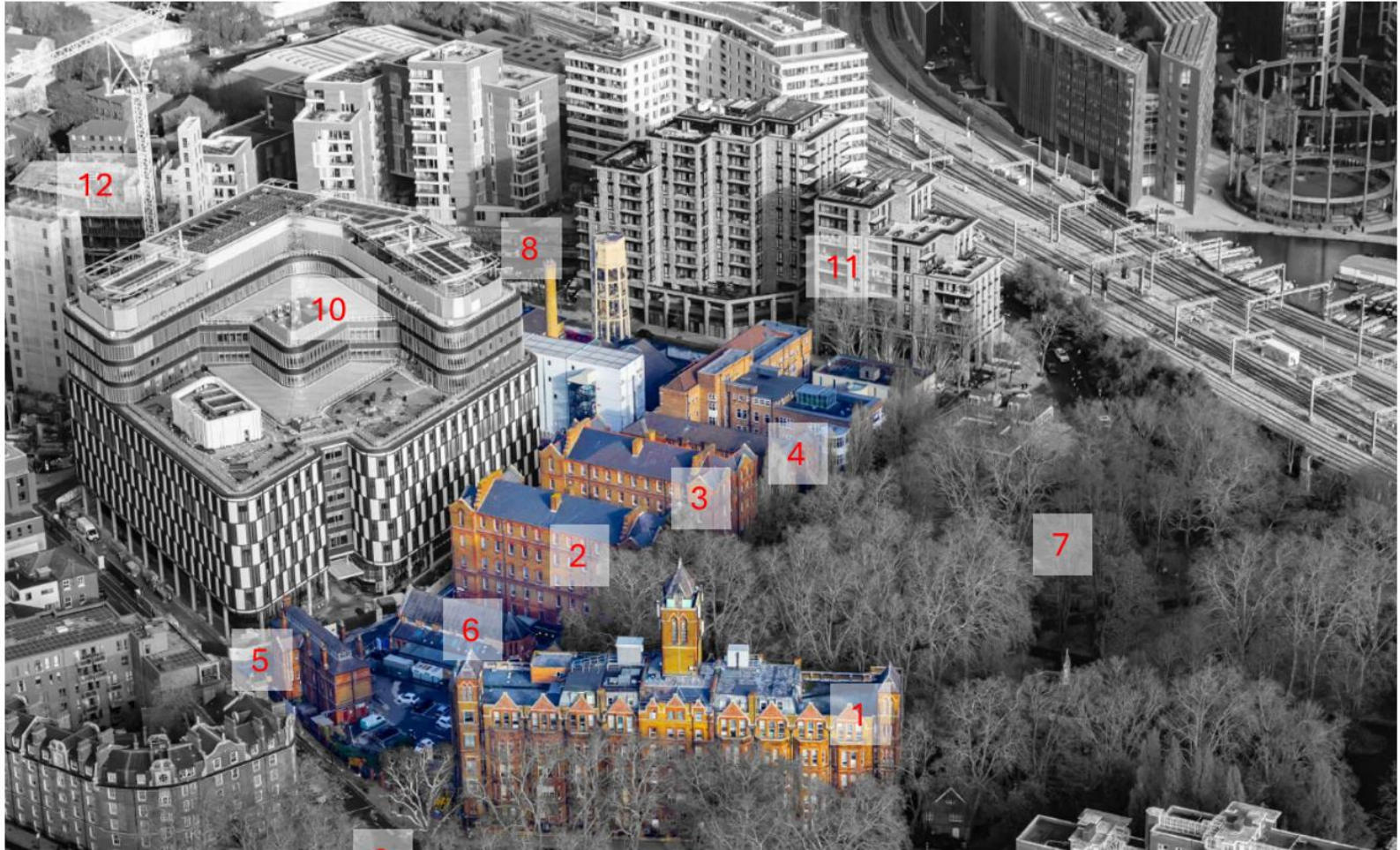


St Pancras Hospital

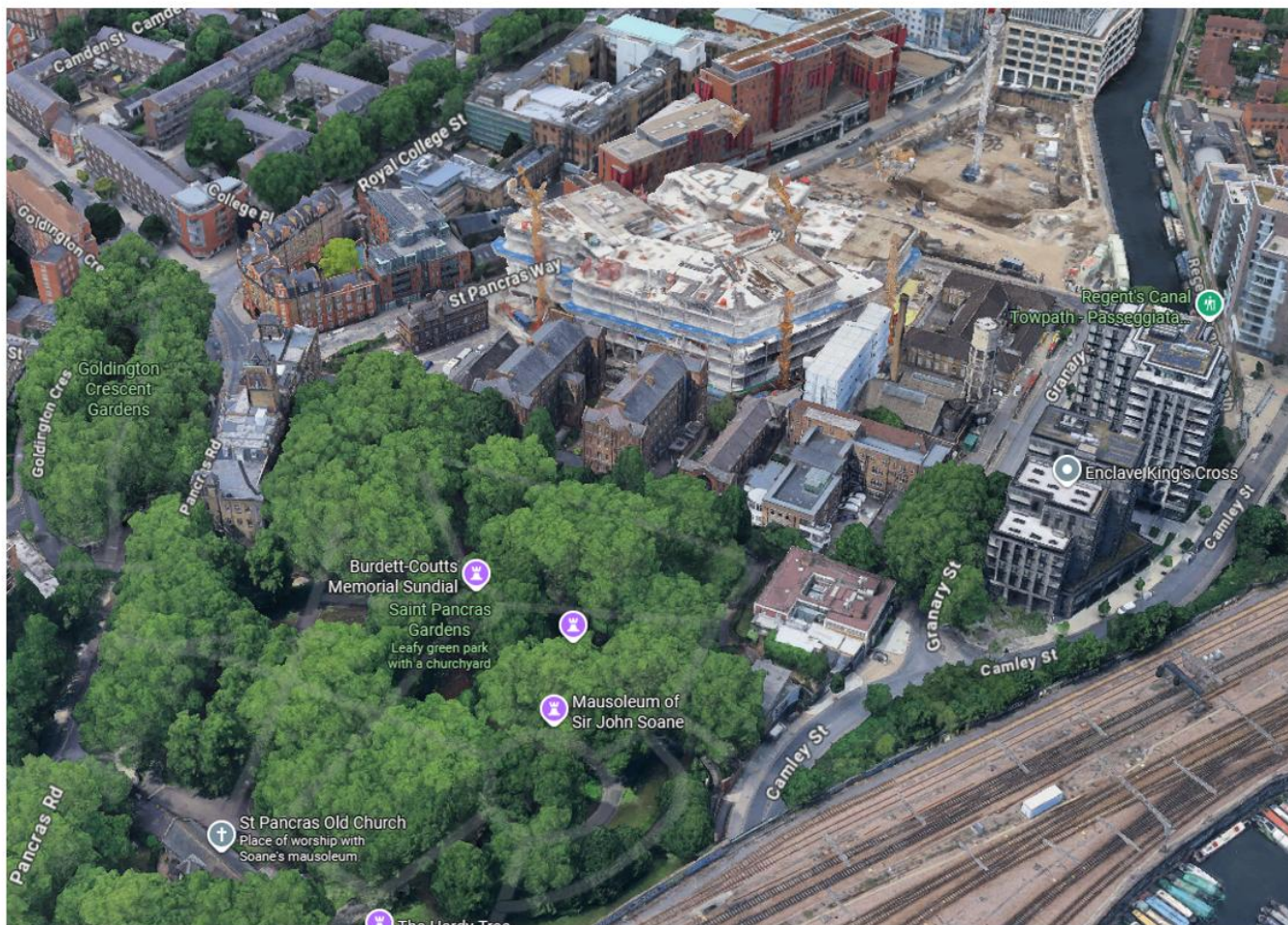
Development Management Forum – 15th July 2026

Ewan Campbell: Senior Planning Officer

Birds' Eye of site



Bird's eye view from South

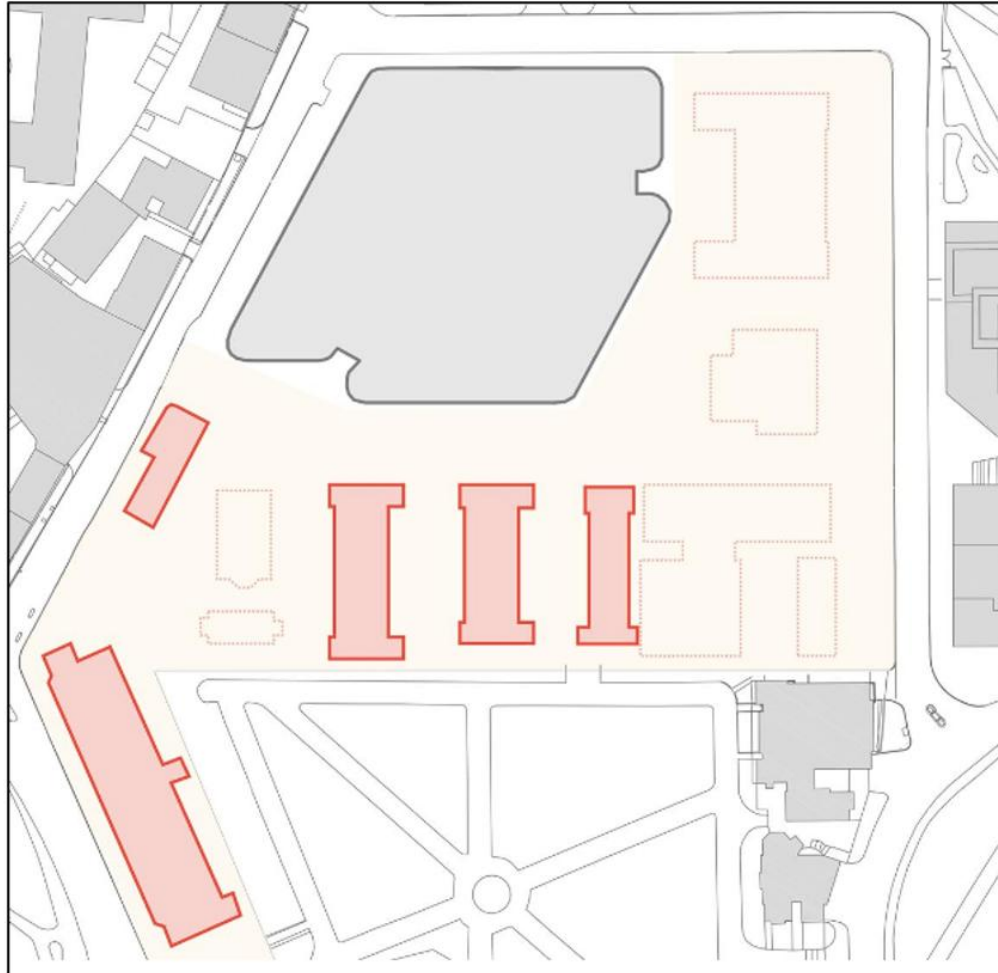


View from Granary Street (W)



View from St Pancras Way





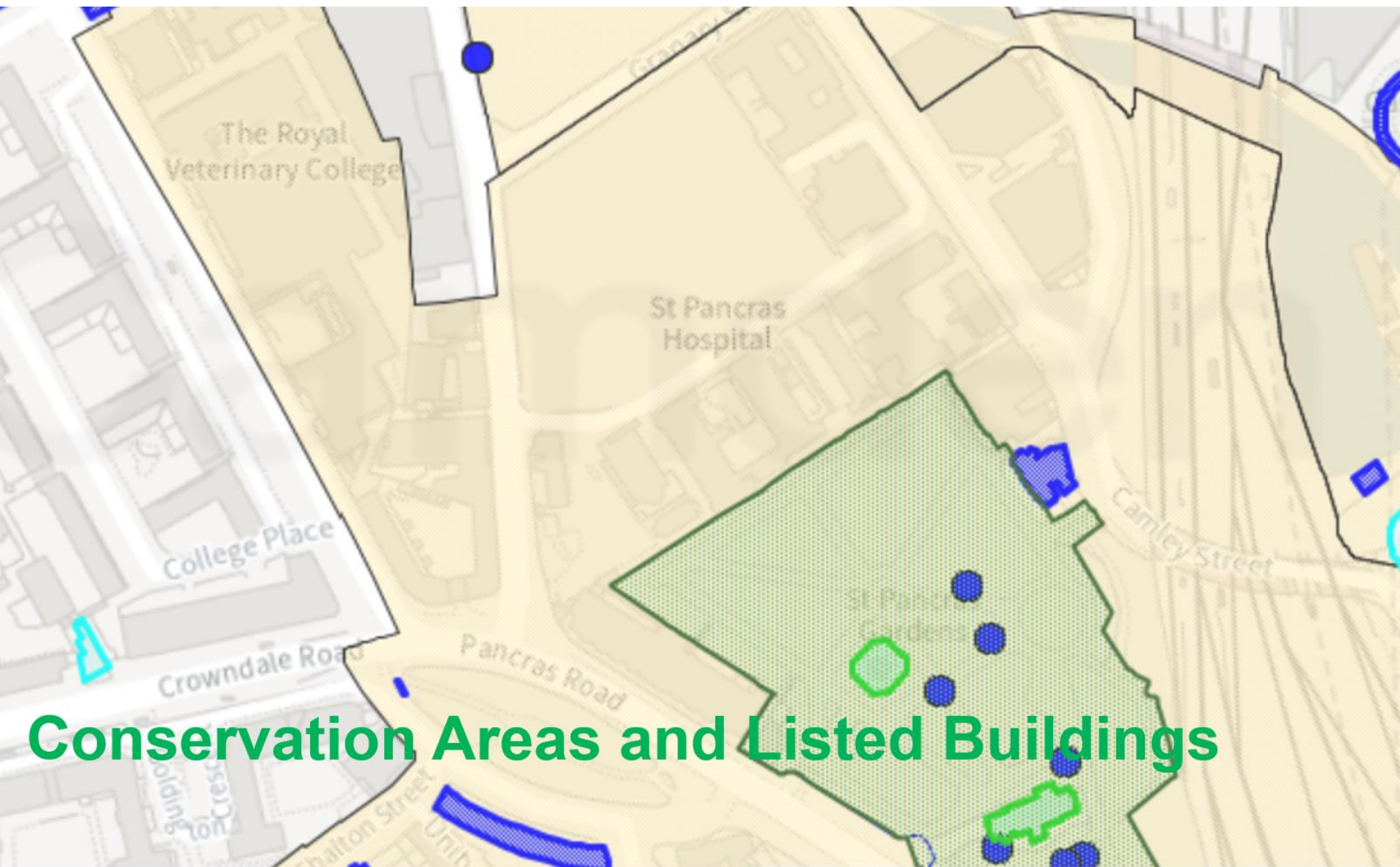
Relevant Designations

Site

- St Pancras Hospital is not listed but has a number of positive contributing buildings

Surrounding area

- Within Kings Cross/St Pancras Conservation Area.
- Close to Regents Canal Conservation Area
- Listed buildings to the south include St Pancras Coroners Court (GII), St Pancras Church (GII*) and within the Grade II* St Pancras Gardens.
- Near Camden Town and Somers Town



Conservation Areas and Listed Buildings

Planning Decision Making Framework

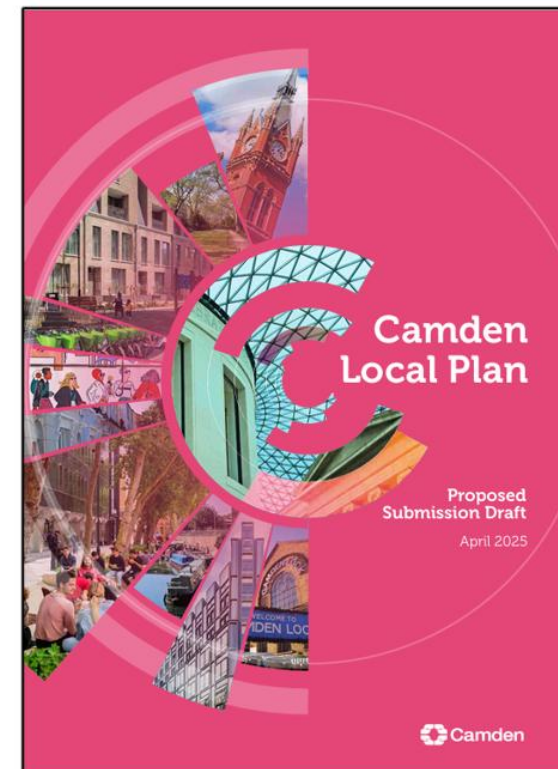


THE LONDON PLAN



THE SPATIAL DEVELOPMENT
STRATEGY FOR GREATER LONDON
MARCH 2021

Camden Local Plan 2017



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



Copyright GeoPerspective



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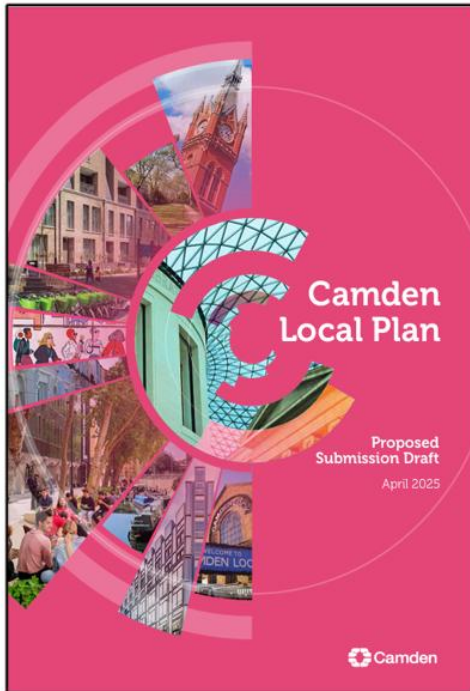
Scale 1cm : 60m

Site Details

Area:	21,750 sqm
Ownership:	Camden Primary Care Trust
Existing Use:	Mixed health related services, PCT administrative offices and facilities and residential institutional use (part was former Hospital for Tropical Diseases)
Ward:	St Pancras and Somers Town

Allocation S8

St Pancras Hospital



Key plan



Site plan



Area

2.18 hectares

Allocated Use

Health, permanent self-contained homes, education, employment (including research and knowledge based uses, light industrial, maker spaces, offices)

Indicative Housing Capacity

200 additional self-contained homes

Description of Existing Site

St Pancras Hospital sits at a prominent location on St Pancras Way, with St Pancras Church and Gardens to the south and 6 St Pancras Way (formerly referred to as 'Ugly Brown Building') to the north. The site is bounded by a long expanse of high walls. Access to the site is from St Pancras Way and Granary Street which links onto Camley Street.



Key Planning Issues

- **Land use** – Acceptability of proposed uses.
- **Amenity** – Daylight/sunlight, Noise and disturbance impacts.
- **Conservation and design** – Demolition of positive contributors, impact on character and setting of listed gardens, design of residential buildings (Plot A and C) and commercial building (Plot D).
- **Energy and sustainability** – Demolition, Whole life carbon, energy efficiency.
- **Transport** – Construction, cycle parking, servicing.
- **Community benefits** – New public realm, existing public realm improvements, community space.

Bennetts Associates

St Pancras Hospital Masterplan

London Borough of Camden Development Management Forum

15 July 2026



About us:

A collaborative partnership



North London
NHS Foundation Trust

THE
**KING'S
CROSS**
GROUP



What we will deliver:



180 new homes, with a target of 40% affordable homes for local people.



44,000 m2 of commercial space plus affordable units for local businesses.



Unlocking significant NHS funding for new and improved healthcare facilities.



Around 4,000 new jobs created and 900 construction roles each year.



5,900 square metres of new open space.



£500m invested in Camden's future.

How this site is helping the NHS

- The plans for St Pancras Hospital unlock significant NHS funding for new and improved healthcare facilities
- Enabling NLFT to invest in better, more modern, purpose-designed settings locally
- Benefitting patients, staff and communities



Project timeline

Key dates

Initial public engagement: **2023-2024**

Strategic review of proposals: **Q2 2025**

Renewed public engagement: **Q1 2026**

Planning application target: **Q4 2026**

Planning consent target: **Q3 2027**

Start on site target: **Q1 2029**

Completion target: **Q2 2032**



Public engagement

Following initial consultation in 2023-4, a strategic review of the proposals took place in Q2 2025.

2026 public consultation

- February 2026 - launched a new public engagement on the refreshed St Pancras Hospital proposals.
- May 2026 - workshops and play space engagement.
- June 2026 - second round of consultation.

In 2026, we have delivered:

- 4 community events – 144+ people across events
- 4 workshops – 38 attendees across events
- 3 pop-up sessions – 150+ interactions
- 3 door-knocking sessions – 380 doors-knocked



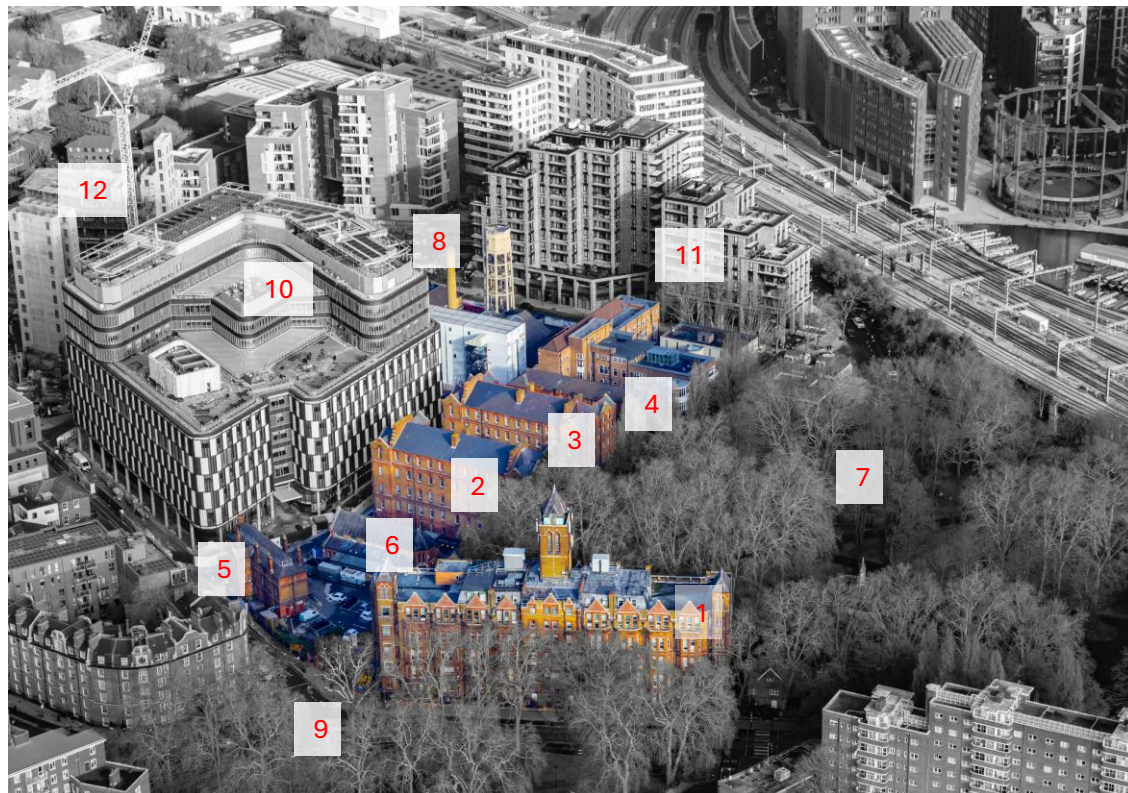
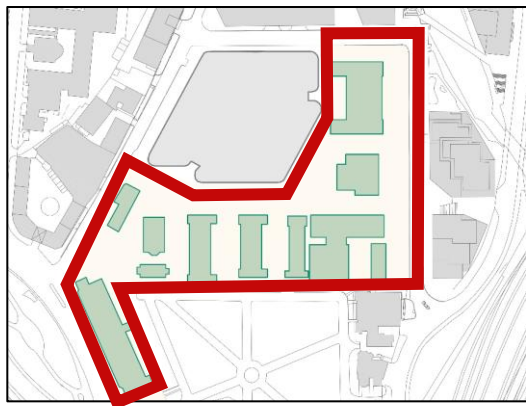
Your feedback and our response

- **Opening up the site:** New routes and spaces to improve connections through and around the site.
- **Greener public spaces:** More planting, biodiversity, seating, play and places to relax.
- **Safer, more welcoming places:** Improved accessibility, lighting, wayfinding and active frontages.
- **Responding to height concerns:** Taller buildings refined to reduce impacts on views, daylight and the surrounding area.
- **Delivering local benefits:** Affordable homes and improved NHS facilities.
- **Affordable workspace and community offer:** A dedicated building for these functions



The site

1. South Wing
2. West Wing
3. East Wing
4. Residence Building
5. Gatehouse
6. Small and large chapels (River Crisis and The Well)
7. St Pancras Gardens
8. Regent's Canal
9. St Pancras Way
10. Oriel Development
11. 101 Camley Street
12. Tribeca Development

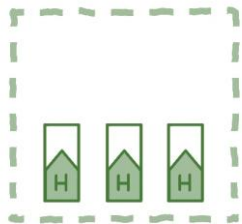


The site today

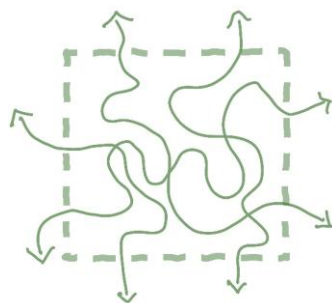
Experience and character



Five masterplan themes



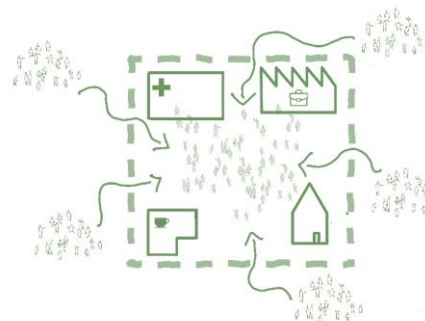
Celebrate the heritage and history of the site.



A unified, connected, pedestrian-focused place.



A natural and nurturing landscape.



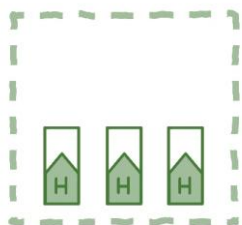
Welcoming a wide range of people.



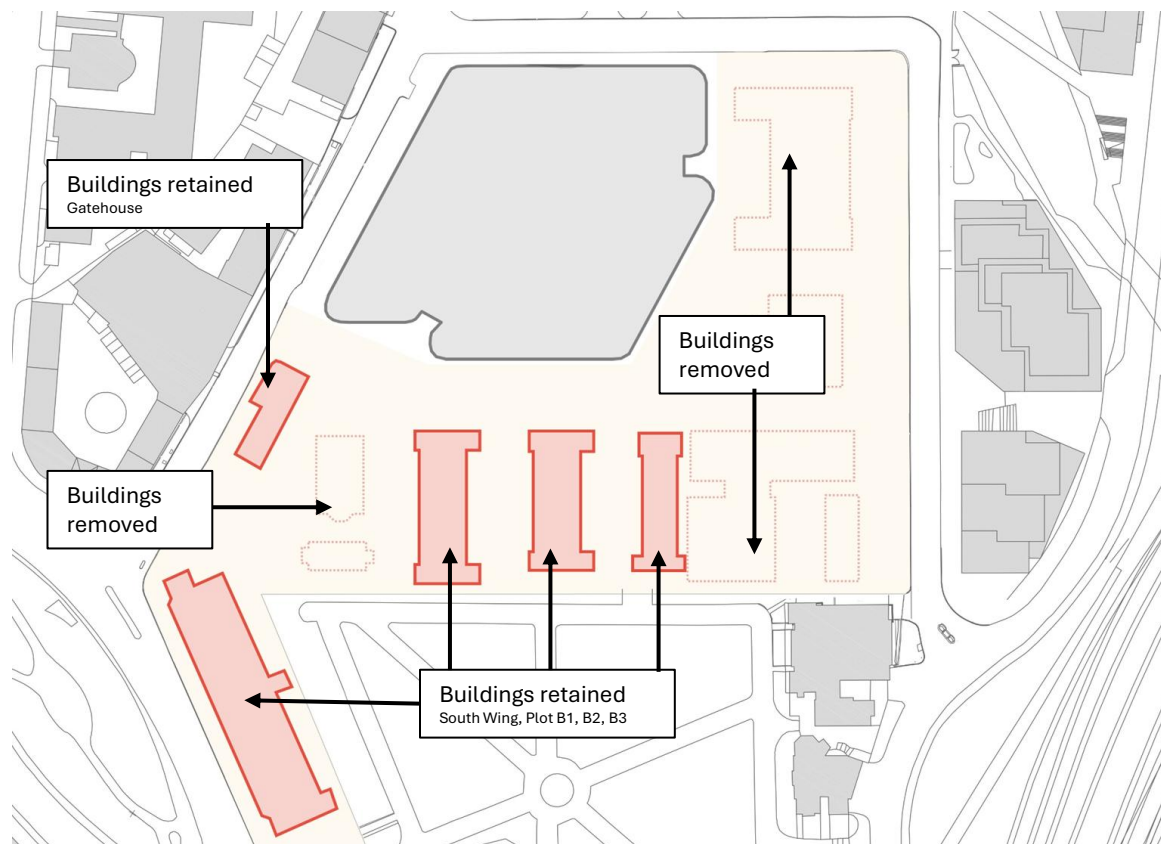
Deliver a sustainable development.

Celebrate the heritage and history of the site

Retain, re-imagine, re-use

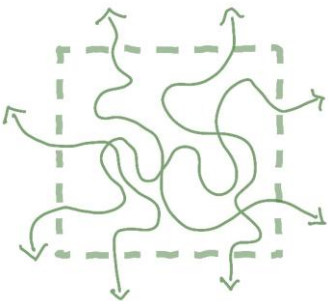


- Five historic buildings are retained and refurbished.
- Stories of the past embedded in the public spaces.

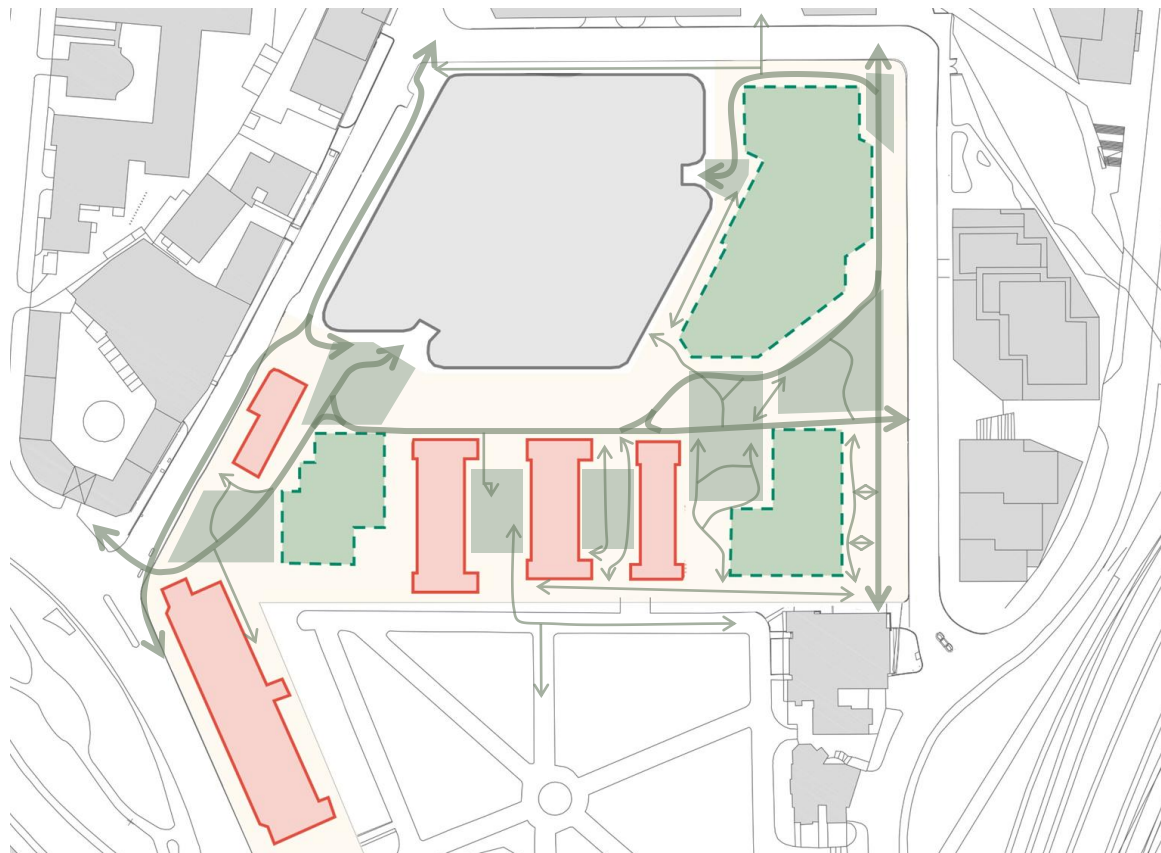


A unified, connected, pedestrian-focused place.

Remove boundary walls, open up the site.



- New routes and spaces.
- A safe environment day and night.
- A coherent place.



A natural and nurturing landscape

Layers of planting, play and storytelling that create a soft and nurturing environment for all

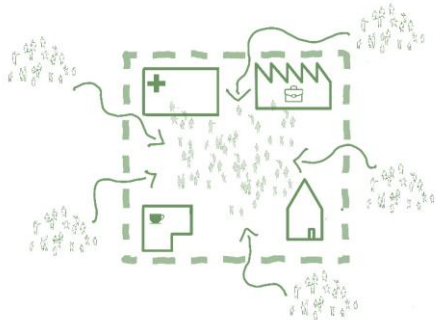


- New trees and increased greening.
- Wellbeing and play built into the landscape design.
- Spaces of different character to suit many site users.



Welcoming a wide range of people and activities

Ground Floor Uses

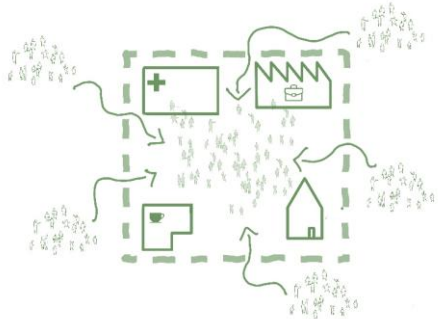


- A mix of ground-floor uses across the site.
- Retail positioned to face key spaces and routes.
- New community space.

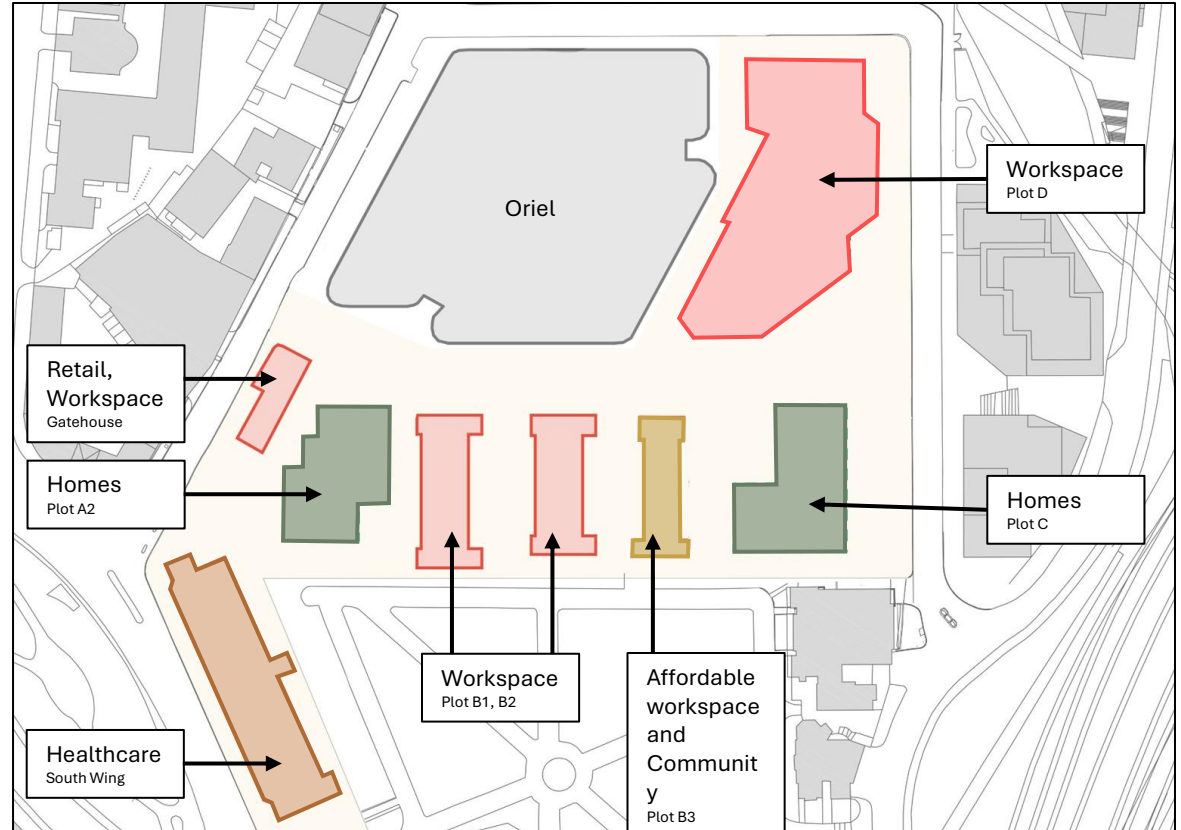


Welcoming a wide range of people and activities

Individual plots: uses



- 180 new homes, with 40% affordable homes for local people.
- 44,000 square metres of workspace.
- Dedicated affordable workspace units for local businesses.
- Community space.
- Upgraded NHS facilities in South Wing.



New buildings will be comfortable and energy-efficient, with opportunities for renewable energy like solar panels where suitable.

- BREEAM Outstanding (Workplace)
- EPC A (New Workplace)
- EPC B (Residential, Refurb Office)
- Upfront Carbon: 450-625 KgCO₂/m²

- Keeping and improving five existing buildings.
- 20% of demolition materials will be reused or recycled
- Materials from demolished buildings will be used in landscape design
- New buildings will include reclaimed materials from other sources.



Plots and uses

Heritage buildings

31



Plots and uses

Heritage buildings



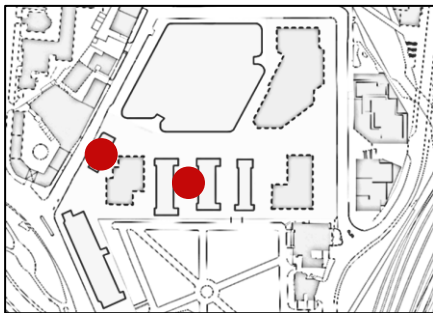
The Gatehouse

- Former admission block for the St Pancras workhouse, Built in the 1890s
- Proposed uses: retail, workspace



Plots B1 and B2

- Constructed as dormitories for the St Pancras workhouse. The buildings were erected around 1890.
- Proposed uses: retail, workspace

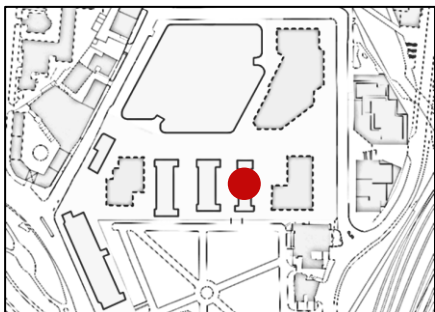


Plots and uses

Heritage buildings

Plot B3

- Constructed c. 1890 as part of the former St Pancras workhouse.
- A dedicated community and cultural space will be provided at ground floor, two floors of affordable workspace above.



Plots and uses

Homes

34

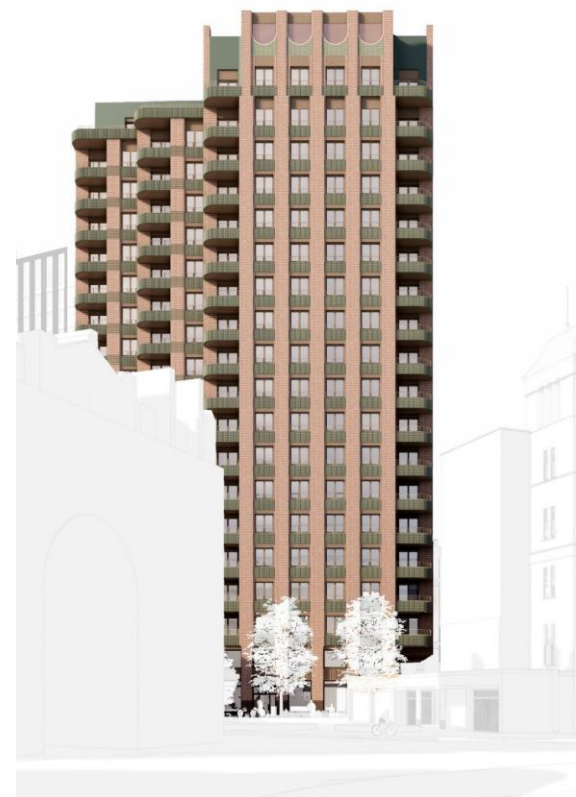
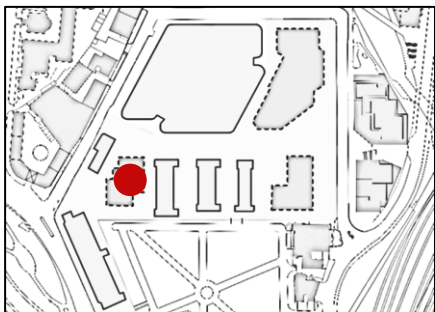


Plots and uses

180 homes across Plots A and C

Plot A1

- Plot A contains the site's market homes (60% of the total by area).
- 19 floors.
- At ground floor, retail uses will create activity in the public spaces.

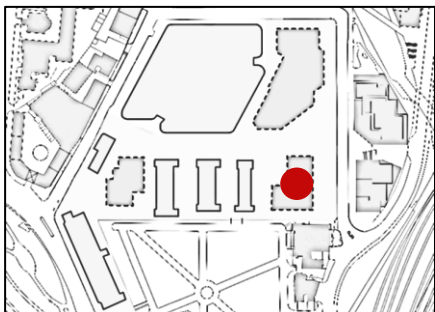


Plots and uses

180 homes across Plots A and C

Plot C

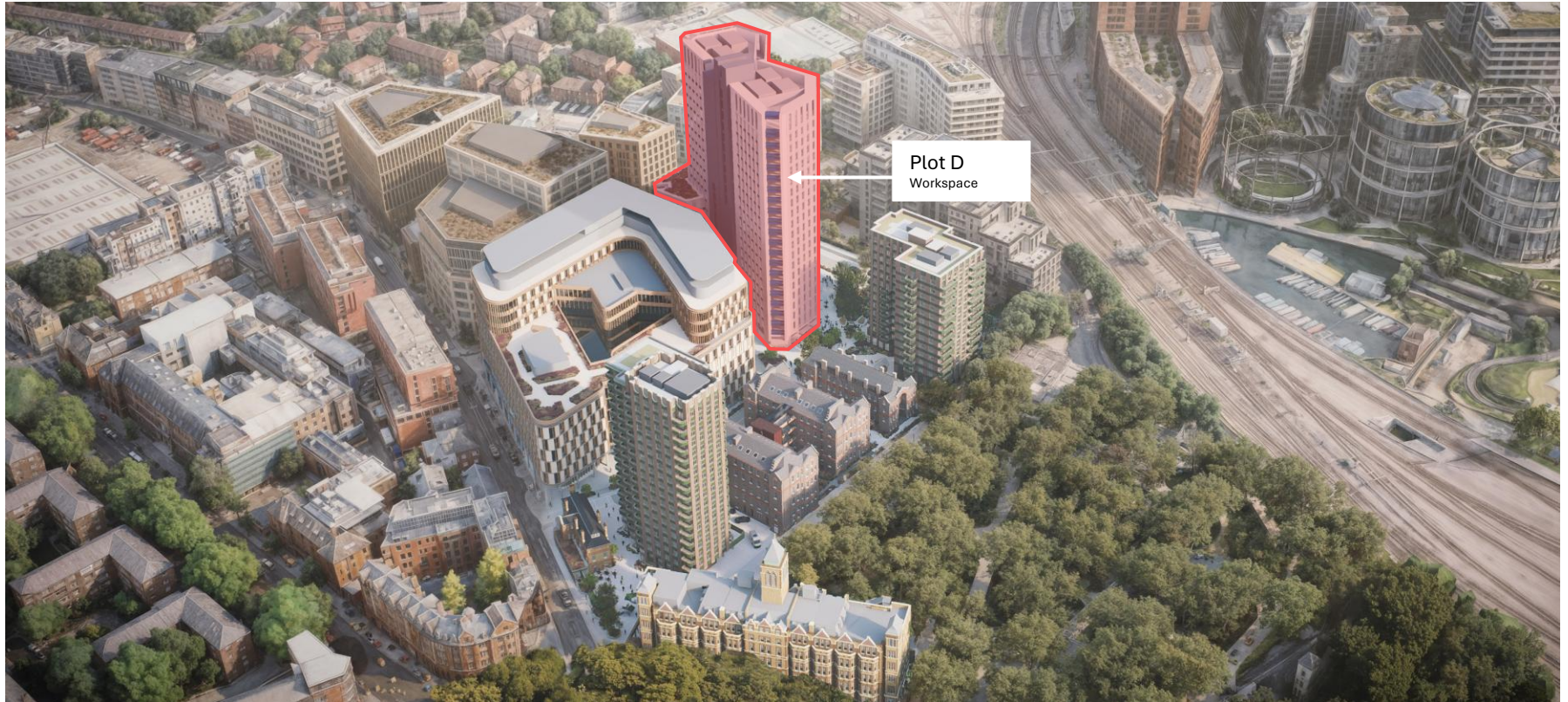
- Plot C contains the site's affordable homes (40% by area)
- 13 floors.
- Affordable homes will be a mix of Social Rent and Intermediate Housing.
- At ground floor, retail uses will create activity in the public spaces.



Plots and uses

New workspace

37

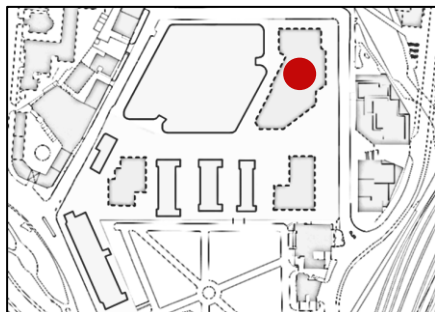


Plots and uses

New workspace

Plot D

- New workspace-led building across 21 storeys.
- New retail spaces at the ground floor.
- The office floors provide generous and flexible space.
- Significant terraces at lower and upper levels.



Plots and uses

Healthcare

39



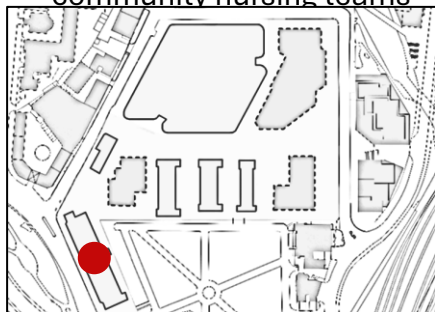
Plots and uses

Healthcare

South Wing

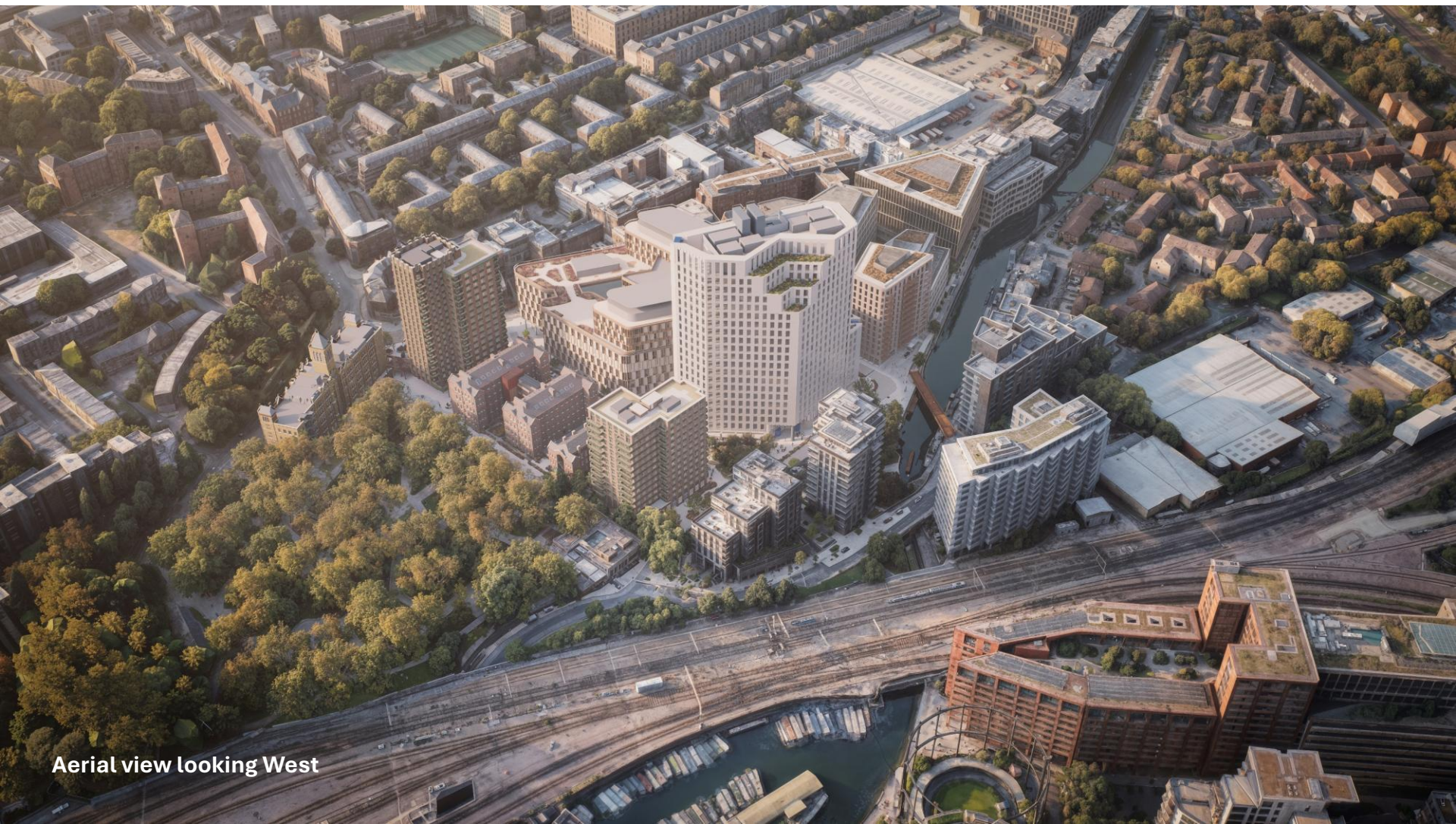
Upgraded facilities for NHS patients and staff, keeping a range of vital healthcare services on-site, including:

- The Veterans' Service
- Perinatal Mental Health
- Talking Therapies
- Traumatic Stress Clinic
- Physical rehabilitation wards and community nursing teams





Aerial view looking South East



Aerial view looking West







Wellbeing Gardens



Looking East towards Main Square



Looking towards Main Square from the South



View West from Camley Street steps



Granary Street looking North

Bennetts Associates

Thank You

