

# 4

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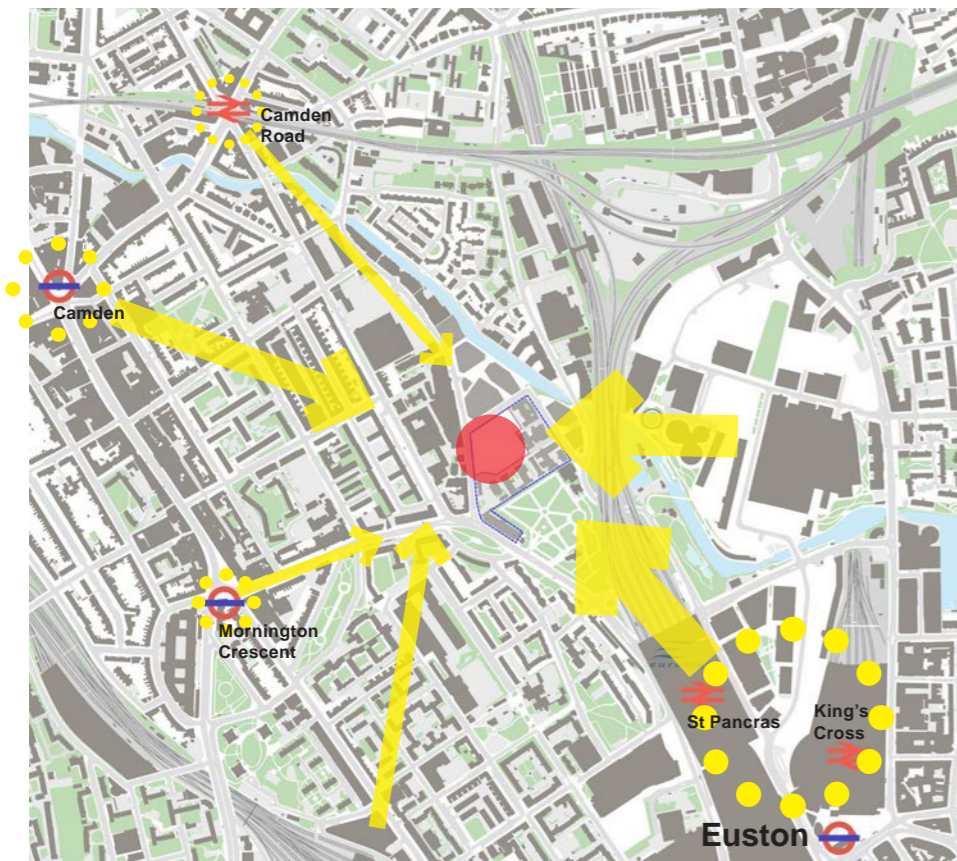
*Note: see also separate Townscape, Heritage and Visual Impact Assessment by KM Heritage as part of this planning submission.*

## 4.1 Site location

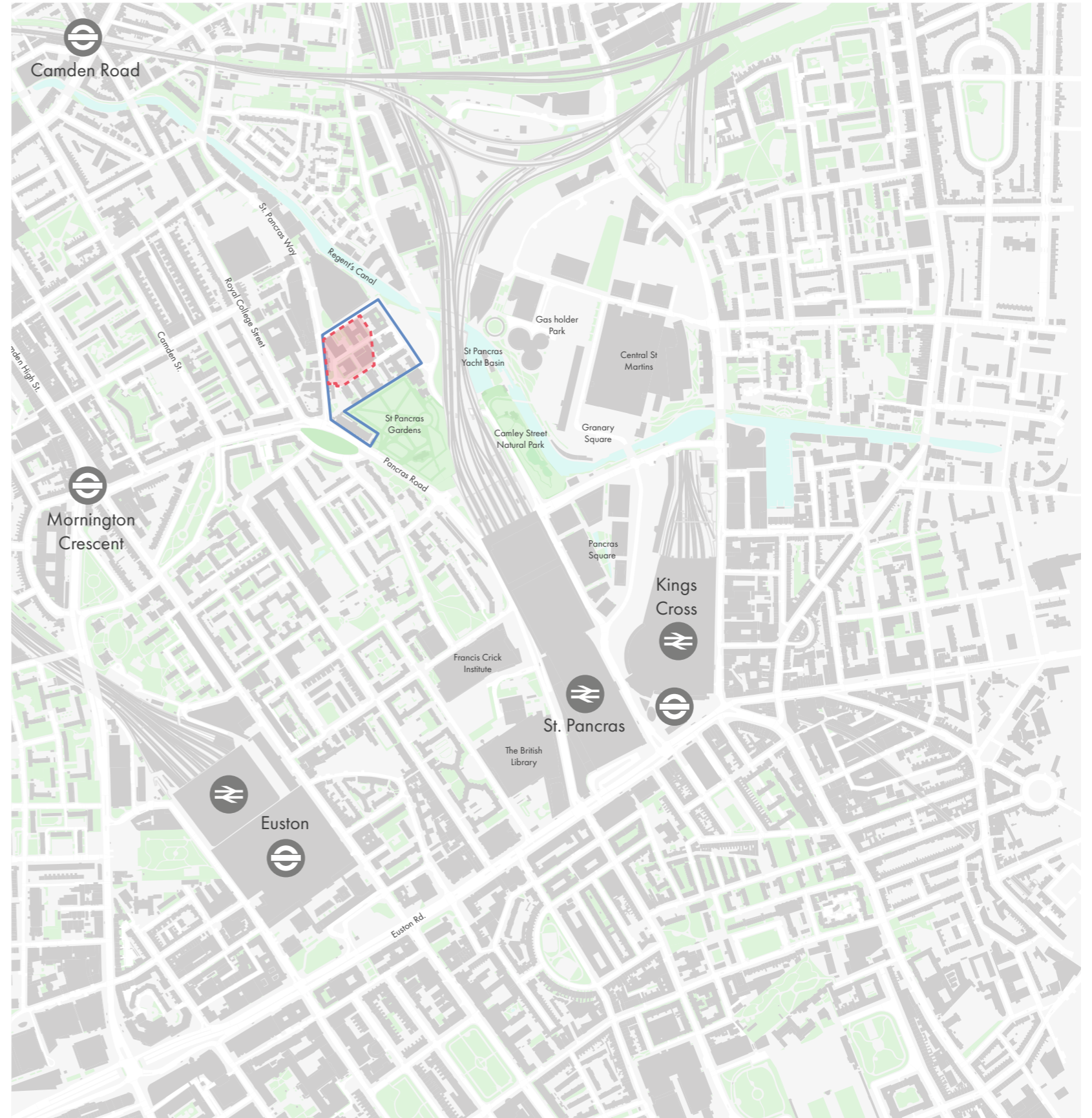
The site is located in the heart of St Pancras, just to the north of St Pancras Gardens. It sits within the wider historic St Pancras Hospital site, currently owned by C&I. Immediately to the south of the site lies the historic St Pancras Gardens with its majestic trees, tranquil character and Grade 1 Listed church, Sir John Soane's Tomb and other historic structures.

To the west of the site lies Somers Town, a mixed neighbourhood that is seeing rapid change to its urban fabric. To the north is Camden Town, while to the east of the Regent's Canal is the newly developed King's Cross area with its mix of institutional, educational, residential and commercial uses. To the south are the major transport nodes of King's Cross, St Pancras and Euston railway stations.

While St Pancras Way is a major arterial road running north to south, there is relatively little foot traffic to and across the site and immediate neighbourhood. However, this is set to change as the new facility for Oriol takes its place amongst the other developments set to take place in the area (see Section 4.11).



While currently there is little pedestrian traffic to the site, with increasing development and the new facilities of Oriol, it is envisaged that footfall will increase significantly to and across the site. This is likely to come from primarily the east and south of the site.



Site location map

- St Pancras Hospital site
- - - Indicative site boundary



## 4.2 Knowledge Quarter

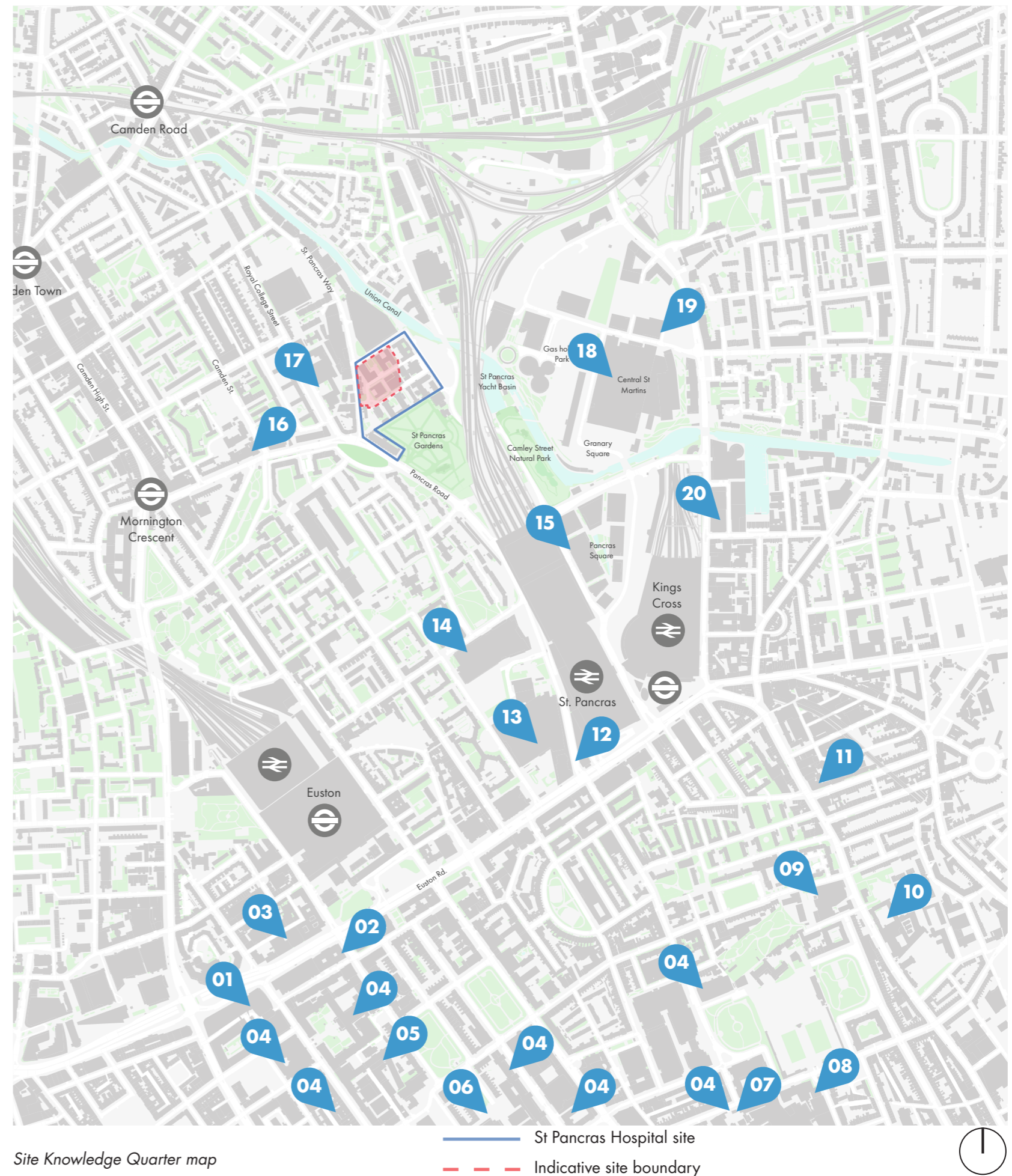
The site is located within the emerging Knowledge Quarter, a neighbourhood cluster of medical, educational and knowledge-based institutions and industries in and around Bloomsbury, King's Cross and the surrounding area. This is important for several reasons:

- It allows Oriol to participate in the cross-fertilisation of ideas through conferences, lectures, exhibitions and other events jointly organised across the institutions.
- It will facilitate Oriol to attract world leading scientists and medics.
- It has outstanding transport connections to the rest of the country, for example to other leading sci-tech centres in Cambridge, Cardiff and Edinburgh.
- It allows efficiencies in the supply chains across the institutions and their support industries.

### Key

(Note: selected Knowledge Quarter partners shown)

01. UCL Hospital
02. Wellcome Trust
03. Royal College of Ophthalmologists
04. UCL HE
05. MRC Cell Biology Unit
06. SOAS
07. UCLH National Hospital for Neurology
08. Great Ormond Street Hospital
09. Westminster Kingsway College
10. UCL Eastman Dental Hospital
11. UCLH Royal National ENT Hospital
12. The Alan Turing Institute
13. British Library
14. Francis Crick Institute
15. Google
16. The Camden College
17. Royal Veterinary College
18. Central Saint Martins
19. Aga Khan University
20. Kings Place



### 4.3 Connections to the city and beyond

As a major centre of ophthalmic clinical care and research, the new Oriel site is well located for patients to arrive from all parts of the city and further afield, as well as attracting world class researchers and visitors. The major public transport nodes of King's Cross, St Pancras, Euston and other underground and train stations are located within a few minutes walk. It is also well positioned for bus stops. The site has a Public Transport Accessibility Level (PTAL) rating of 6B, the highest achievable.

See separate Transport Assessment, included as part of the planning submission, for further details.



Public transport connections to the site and walking distances

- St Pancras Hospital site
- - - Indicative site boundary

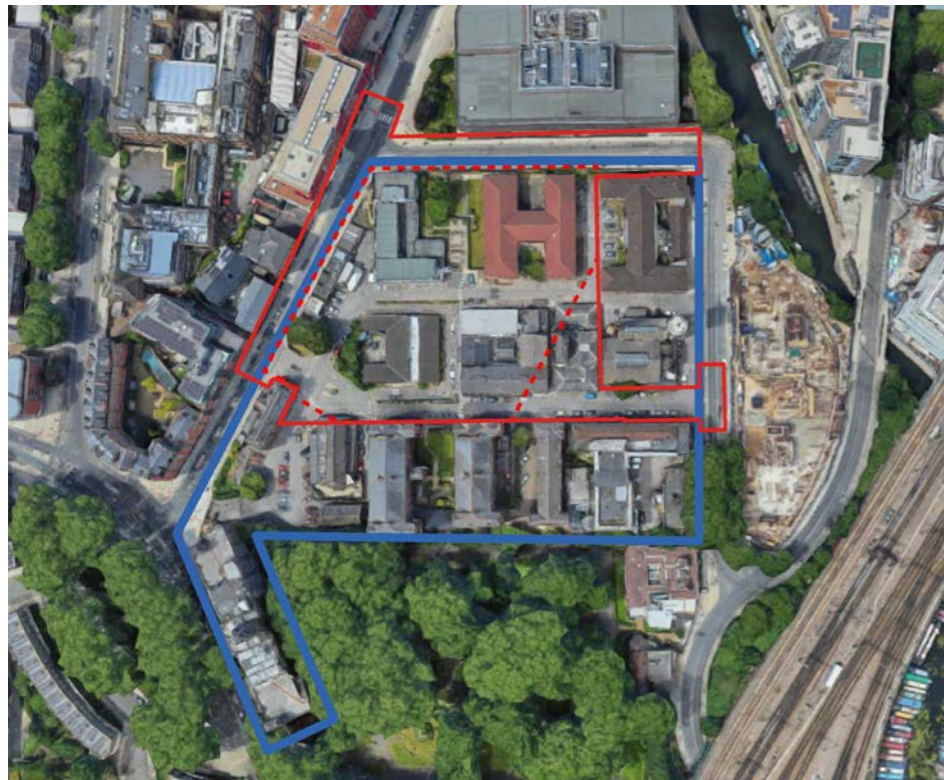


## 4.4 Site boundaries

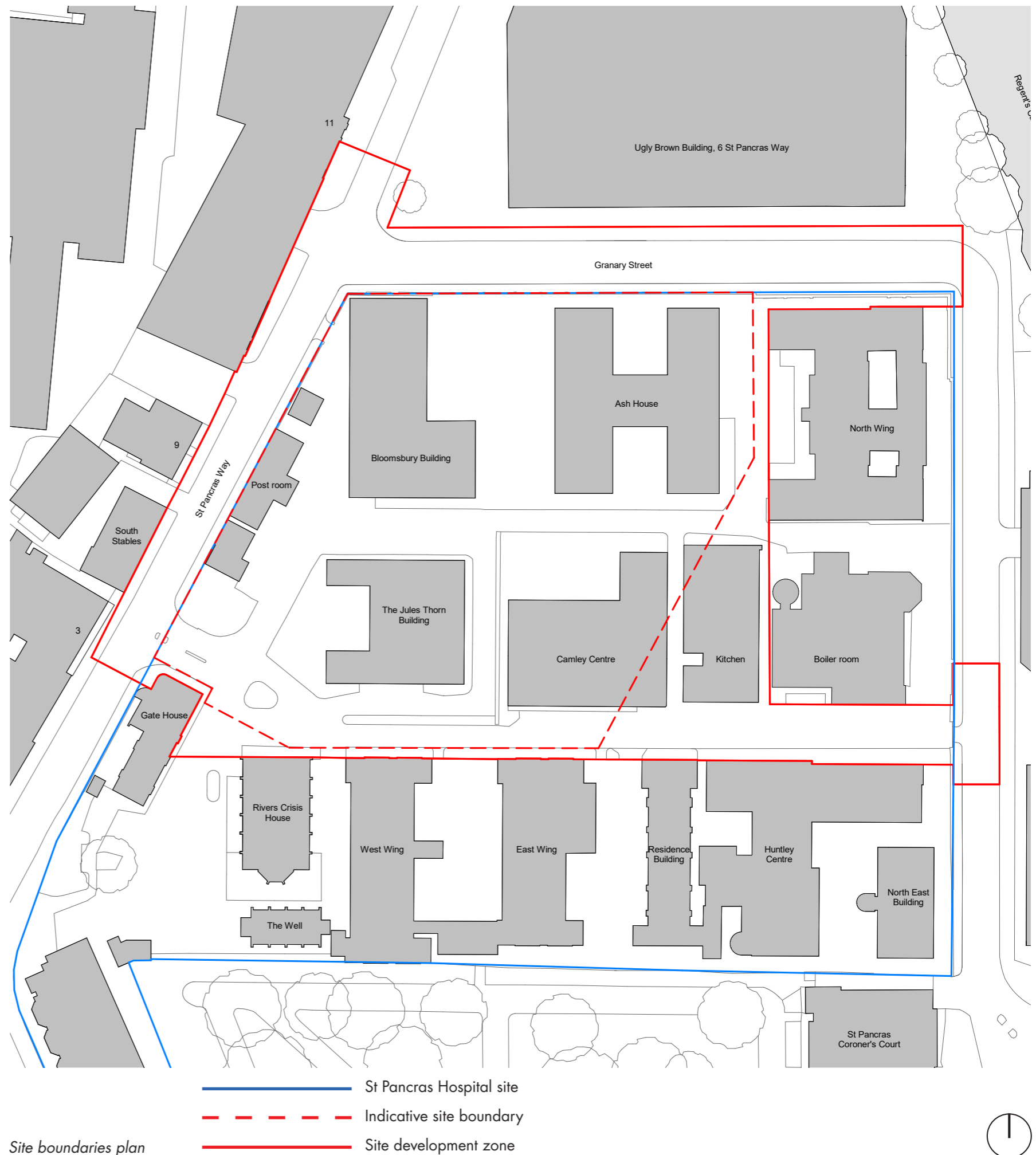
The site for the new facility is a part of the larger St Pancras Hospital site. A masterplan for this wider site is currently being developed by KCCLP. Illustrative parameter plans for this masterplan will be submitted separately as an accompaniment to this planning submission. This wider site is indicated by the blue line in the plan shown here. The intended site boundary for the Oriel scheme is shown indicatively only by the dashed red line. It takes in six existing buildings described in Section 4.7.

In this report, a wider site development zone is referred to, extending beyond the ownership line to take into account the surrounding streets and pavements which will need to be reconfigured as part of the works. This is indicated by the continuous red line. This is the zone in which the planning application sits.

Total area of the site development zone is 1.33ha.



Site boundaries satellite map (Google Maps)



Site boundaries plan



## 4.5 History of the St Pancras Hospital site\*

The River Fleet ran along the present St Pancras Way on its way to the River Thames. The original St Pancras Church, possibly with pre-Norman origins, sat alongside the river. The industrial heritage of waterways and railways have left a huge legacy in the form of the canal, railways, stations and warehouse buildings.

The St Pancras Hospital site was originally the St Pancras Workhouse believed to have relocated from a site in Camden Town in around 1809. The 19<sup>th</sup> Century saw the expansion of the workhouse and infirmary wards and the addition of a vestry hall (now demolished).

The workhouse was substantially rebuilt at the end of the 19<sup>th</sup> Century though much of this has since been replaced. The current site includes:

- One building designed and built as a workhouse infirmary (the South Wing)
- Nine buildings which formed part of the rebuilding of the previous workhouse
- Seven buildings which arose from the reuse and gradual rebuilding of the site as a hospital from the 1930s onwards and following World War Two bomb damage.

The original infirmary fronting onto Pancras Way (the South Wing) is the oldest building on the C&I site. It dates from between 1882 - 1885 and is a substantial example of the workhouse infirmary buildings that were erected in London under the Metropolitan Poor Act of 1867. This building, and the other buildings designated as 'highest positive contributors' to the townscape, lie outside the Oriel site.

The Victorian buildings bordering St Pancras Gardens (to the south of the Oriel site) were erected by the St Pancras Guardians of the Poor the 1890s as workhouse accommodation alongside gatehouses, chapels and ancillary kitchens and laundry buildings. The current layout, with its three distinctive sections, dates from this period. Over the years some of the buildings have been gradually replaced, notably in the northern and central sections where the Oriel site lies. The rich history of the site and the surrounding area are recognised in both local and national heritage designations.

Key considerations relative to re-development are:

- The relative significance of individual and groups of buildings on the site. This in particular applies to the Victorian buildings bordering St Pancras Gardens.

- The grid-like layout of the site with distinctive sections, separated by east-west streets.
- The relationship with St Pancras Gardens.
- Proximity to the Regent's Canal.

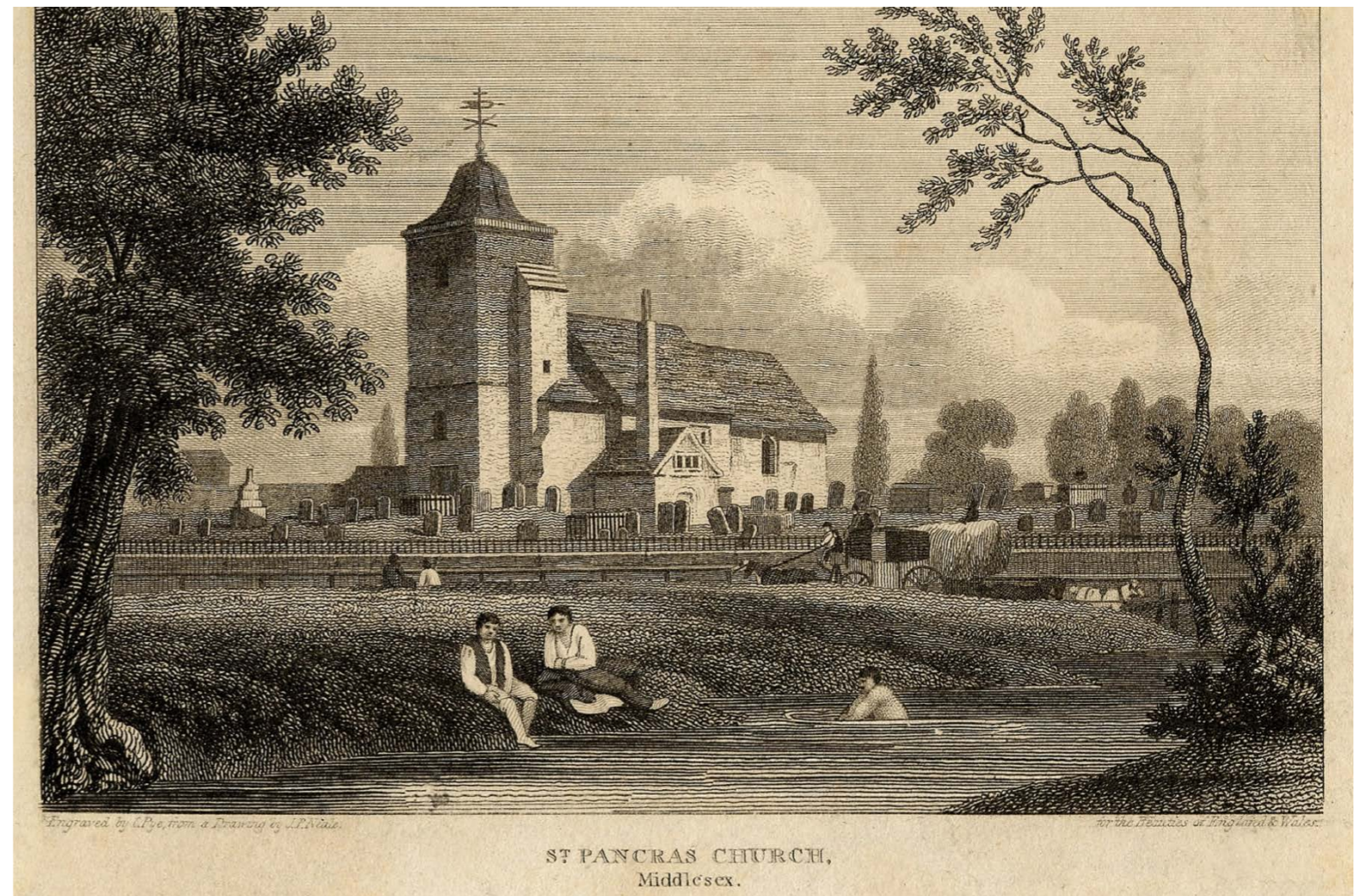
A fuller history of the site can be found in Historic England's advice report (Case Number 1424005) which granted all buildings on the site immunity from listing until 2020. This Certificate of Immunity Listing is expected to be renewed.

*\*this section draws on Camden's St Pancras Hospital, Issues and Options report, March 2017.*

See also <http://www.workhouses.org.uk/StPancras/>



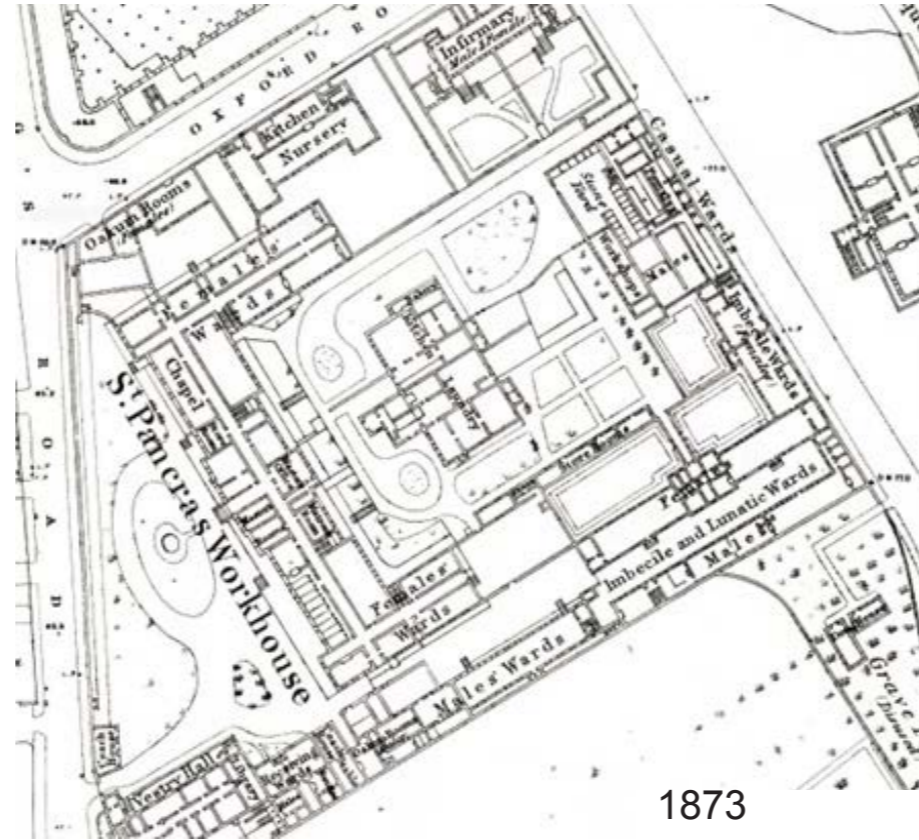
*Proposed scheme for a new St Pancras Workhouse, 1882 by HH Bridgman. The scheme was not carried out as planned. Rather the complex was built piecemeal, with old and outdated buildings gradually replaced. Source: <http://www.workhouses.org.uk/StPancras/>*



*The pre-Victorian St Pancras Church on the banks of the River Fleet, 1815. Source: <https://spochistoryproject.wordpress.com/>*



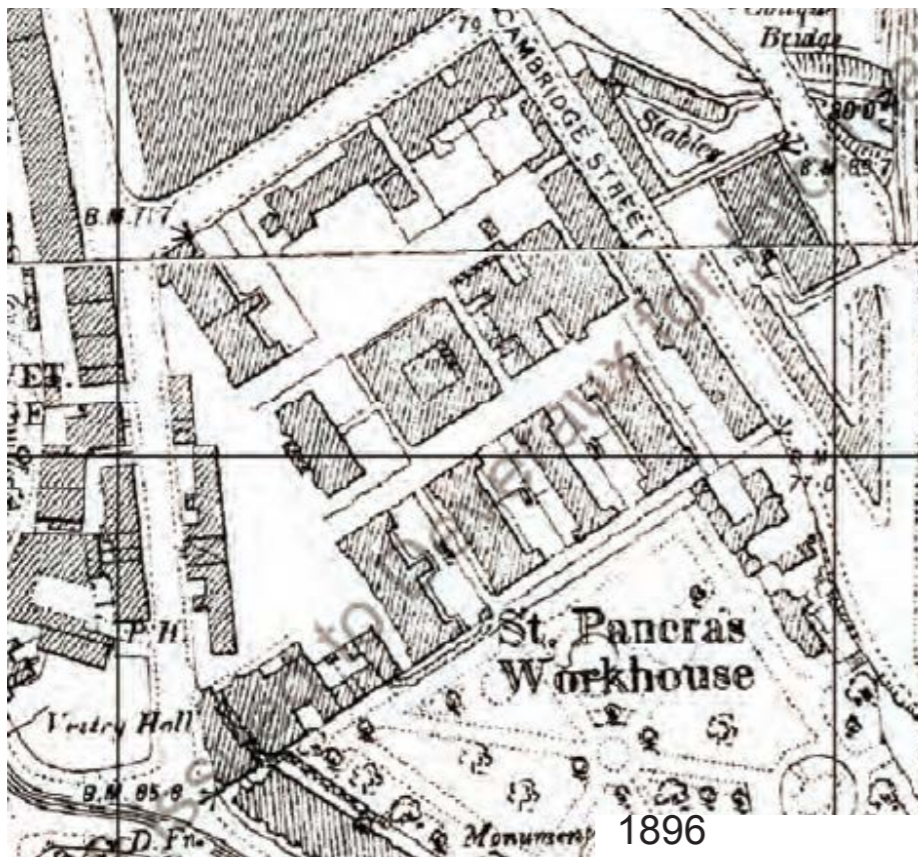
1834



1873



The South Wing



1896



1916

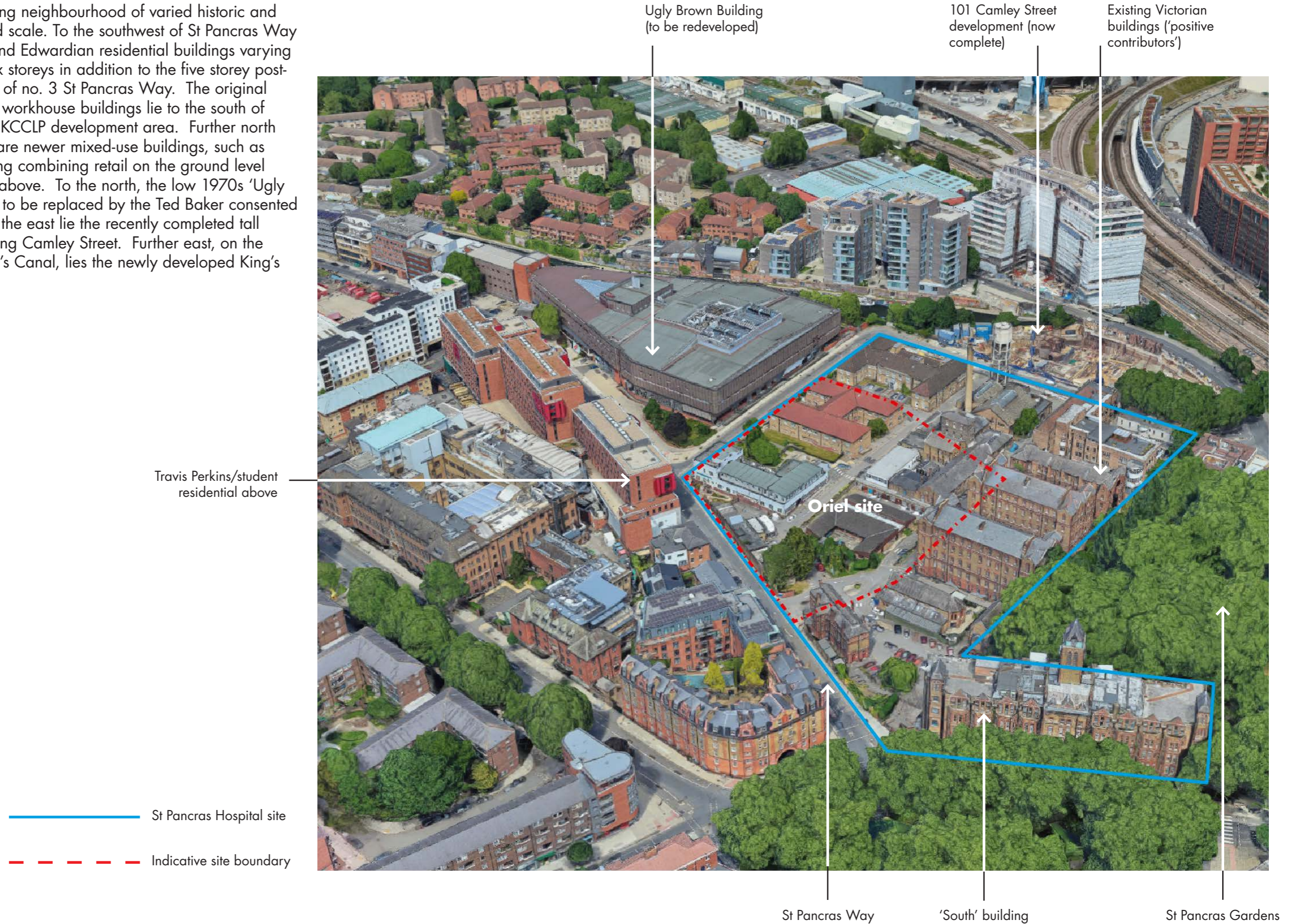


1945 bomb damage

Source: LB Camden St Pancras Hospital, Issues and Options report, March 2017

## 4.6 Site context

The site lies in a changing neighbourhood of varied historic and architectural quality and scale. To the southwest of St Pancras Way lie primarily Victorian and Edwardian residential buildings varying in height from two to six storeys in addition to the five storey post-war residential building of no. 3 St Pancras Way. The original 19<sup>th</sup> Century St Pancras workhouse buildings lie to the south of the Oriet site within the KCCLP development area. Further north along St Pancras Way are newer mixed-use buildings, such as the Travis Perkins building combining retail on the ground level and student residences above. To the north, the low 1970s 'Ugly Brown Building' is soon to be replaced by the Ted Baker consented scheme while further to the east lie the recently completed tall residential buildings along Camley Street. Further east, on the other side of the Regent's Canal, lies the newly developed King's Cross area.





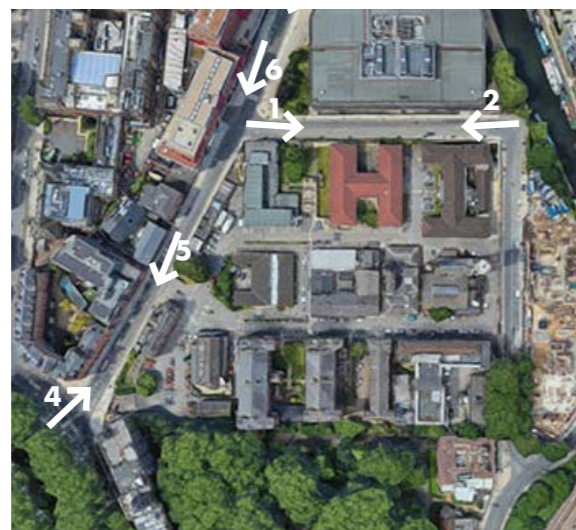
### St Pancras Way and Granary Street

Both these roads have a commercial and industrial character. St Pancras Road is currently a two lane busy arterial road leading one way from north to south. As the street passes the Oriol site on the east, the scale of the street reduces, though the high boundary wall gives it a compressed sense of space.

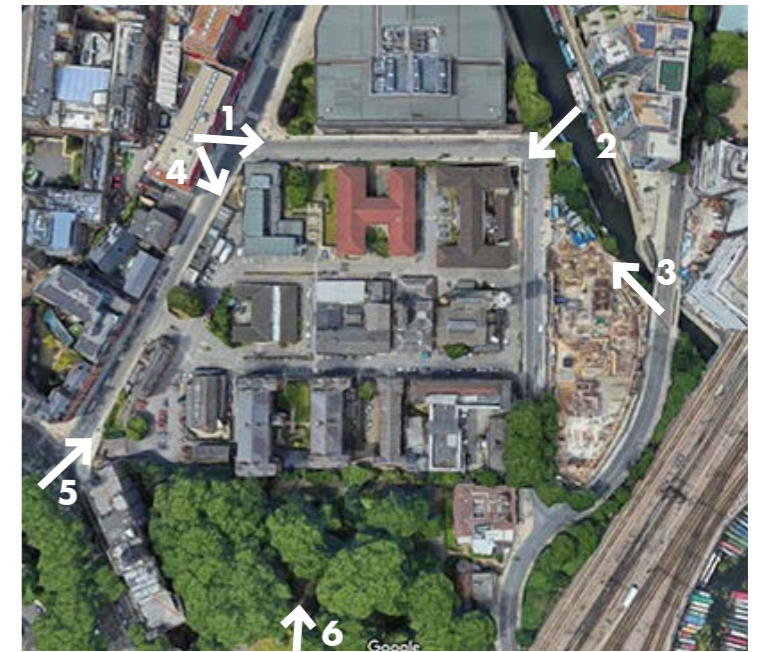
Granary Street is a quieter two way street skirting around the north and east of the St Pancras Hospital site, connecting to Camley street to the southeast. LB Camden's vision for this street (see Section 4.12) is to develop Granary Street as a pedestrian route connecting Somers Town to the Canal, although routes to the south as have emerged during the pre-application process are more direct and less trafficked. The consented scheme for the Ted Baker development to the north indicates a delivery bay directly opposite the site. The location here of a similar delivery bay for Oriol could contribute to a sense of the street being all 'back of house'. The public realm design and the north elevation of the new building seeks to ensure a pleasant experience for pedestrians.

At the eastern end of Granary Street, the northeast of the Oriol site, many urban elements come together - the future canal bridge, the main spine of the Ted Baker development, the residential development at 101 Camley Street, the future KCCLP development and the corner of the new Oriol building. This is a key location in the future neighbourhood and forms a crucial part of the design proposal, centred on a new public square.

Currently the St Pancras Hospital site is bounded by a high wall with a single entrance off St Pancras Street to the southwest of the complex. This creates an impermeable and inward looking site with no routes through and across it. Conversely, having a single, open point of access also allows people to enter the site, but with little passive supervision or surveillance once they are inside.



**Additional views around the site**



*View along Granary Street from St Pancras Way*



*View at corner of Granary Street*



*View over Regent's Canal from the southwest*



*View looking south from St Pancras Way*



*View looking north from Goldington Crescent*



*St Pancras Gardens*

## 4.7 Existing buildings

The Oriol site currently accommodates a number of different uses for the Camden and Islington NHS Trust. These include the following:

### 1 Post room

Formerly the post room and mortuary, this building dates from 1890, but probably rebuilt in the post-war period. A single storey building, it is a modest structure with little architectural merit. The building is currently disused.

### 2 Bloomsbury Building

This two storey building was built in 1972. L-shape in plan it has a red brick base with metal framed windows and infill panels above. It is currently home to King's Cross GP surgery, LCW out of hours service, Occupational Health and Noclor Research Support.

### 3 Ash House

This H-shaped two storey brick building was built in 1990. It is currently home to St Pancras Hospital's Montague Ward and Sutherland Ward.

### 4 Kitchen block

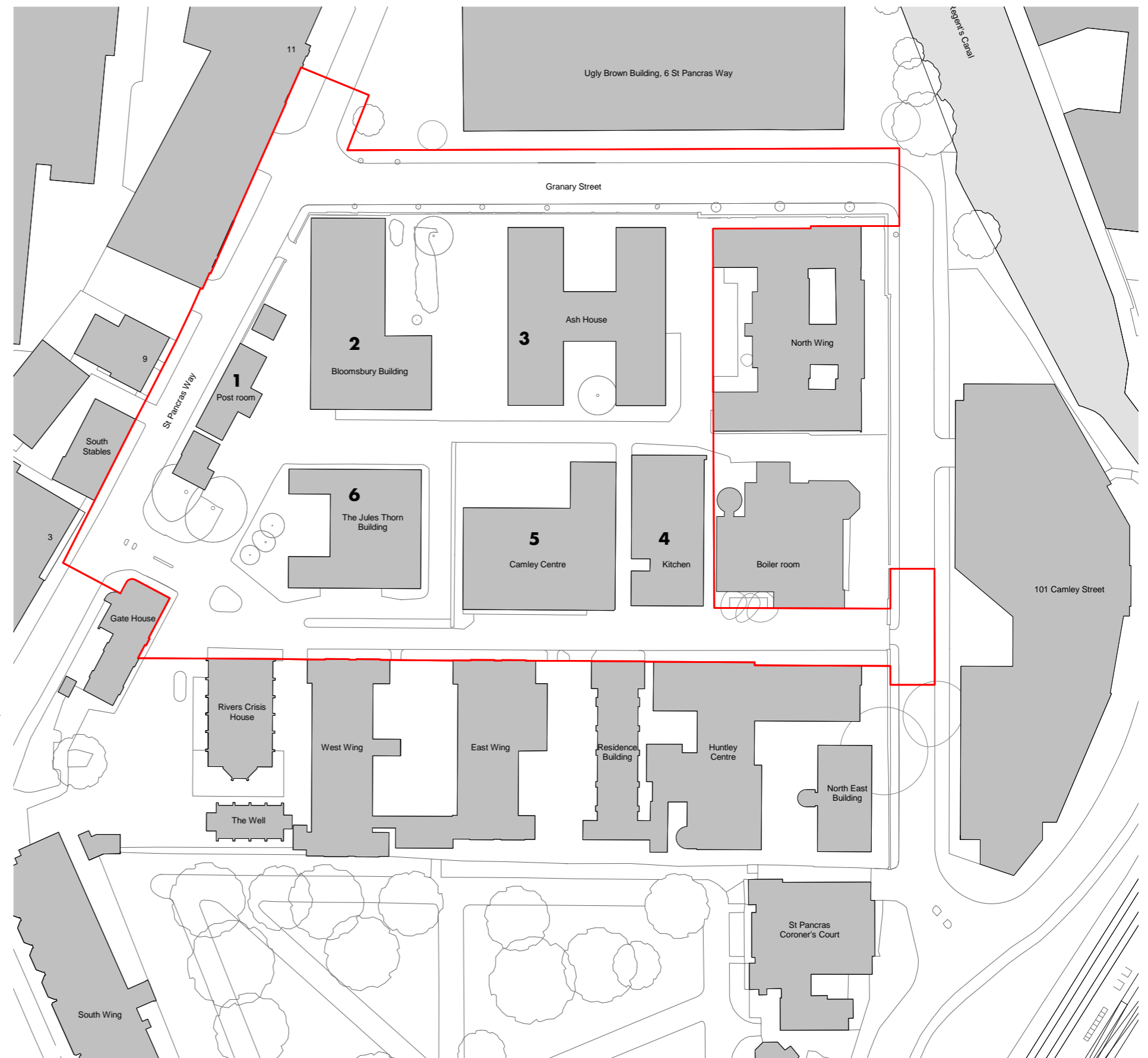
Built around 1885, this is a building of yellow stock brick with red brick details. It has a distinctive E-shaped plan with an adjoining three storey tower which originally had five storeys. The building is currently disused.

### 5 Camley Centre

Formerly the original workhouse laundry, this building was built in 1890 from yellow stock brick with red brick detailing. Of the original building, only the south and parts of the east and west survive. The building is currently used for C&I's Complex Depression, Anxiety and Trauma Service and iCope.

### 6 The Jules Thorn Building

Built in 1975, this single storey brick building is U-shaped in plan with a small courtyard. It is currently home to the Camden Acute Day Unit, Clozapine Clinic and North London Partners Specialist Perinatal Mental Health Service.



Existing site plan

Site development zone

Existing buildings



1 The post building from St Pancras Way



2 Bloomsbury building from the corner of Granary Street and St Pancras Way



3 Ash House



4 The kitchen building complex (on the right)



5 Camley Centre from the north (post-war part)



6 Sir Jules Thorn Centre from the north