

Camden Borough Council
Regeneration and Planning Development
Management
London Borough of Camden
London
WC1H 9JE

Your Ref 2020/4825/P
Our Ref CRTR-PLAN-2020-31169
Wednesday 2 December 2020

Dear Mr Diver,

Proposal: Partial redevelopment of the site, involving the demolition of seven existing buildings (Ash House, Bloomsbury Day Hospital, the Camley Centre, Jules Thorn Day Hospital, Kitchen and the Post Room & Former Mortuary) and construction of a part seven, part ten storey (plus roof plant) purpose-built eyecare, medical research and educational centre for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfields Eye Charity.

Location: St Pancras Hospital, 4 St Pancras Way, London

Waterway: Regent's Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response, as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended), is the following general advice:

Overshadowing

The submitted Daylight Sunlight and Overshadowing Assessment refers to the Regent's Canal as Receptor 8, in terms of a "habitat/amenity area" (page 15) and as the "small amenity space adjacent to the Regent's Canal" (page 25). It doesn't acknowledge the residential use of these moorings, or the waterspace itself as an important habitat. We would like the assessment to be amended to consider this. That said, it would appear that the impact of the proposal on the canal corridor is not likely to be significant.

Wayfinding

We would like the proposals to include promotion of the connections to the canal through wayfinding from the site. The site can be accessed via the towpath (to the Camley Street access), and could also be a valuable

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recreational resource for patients and staff. We would therefore suggest that a contribution is sought towards Legible London signage at the Camley Street access to the towpath (ideally highway level and towpath level).

Given that the site is set back from the canal, and in the context of the adjacent consented developments, we have no other comments on the proposal.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Claire McLean MRTPI
Area Planner London

Claire.McLean@canalrivertrust.org.uk

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