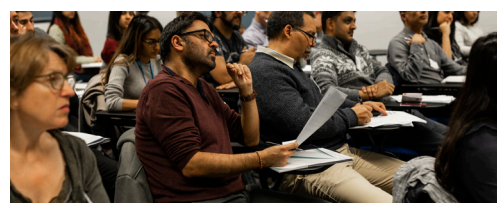


CONSULTATION BOOKLET, AUGUST 2020

A new centre for eye care, research and education in Camden



We are seeking your views on our early designs for a new, world-leading integrated eye care, research and education centre on the site of the St Pancras Hospital in Camden.

The project is a partnership between Moorfields Eye Hospital NHS Foundation Trust (Moorfields), UCL, and Moorfields Eye Charity.

Our sight is a critically important sense. Sight loss is an increasing reality for many people, and it is estimated that by 2050 there will be four million people in the UK living with sight loss.

Since 2012, we have been working together on plans to develop a new, purpose-built centre of excellence for eye care, research and education. This initiative is called Oriel. Our plans would see us relocate the services of Moorfields Eye Hospital on City Road and the UCL Institute of Ophthalmology on Bath Street from our current buildings in Islington, to the St Pancras Hospital site in Camden, allowing us to continue to be a world-leader in eye-health services.

“We need spaces that will improve our lives, that build independence and confidence. We want to leave a building feeling empowered.”

Moorfields patient

Alternative formats are available on request. Please contact us for more information.

Have your say

As we progress our plans, we want your views on the early designs of the new centre. This feedback will be essential in helping us design a centre that is modern, fit for purpose and accessible for patients, carers and other users.

We will share more detailed designs in the autumn, where you will again have the opportunity to provide comments, before submitting a planning application to Camden Council later in the year.

Your feedback is important to us, and you can have your say in the following ways;

Join one of our online discussion meetings on

- **Tuesday 18 August (6pm-7pm)**
- **Monday 24 August (6pm-7pm)**

To register your attendance please email or call us.



Send an email to:
oriel@londoncommunications.co.uk



Call us on freephone: **0800 3077 967**



Visit our website for more information:
www.oriel-london.org.uk



Write to us using our freepost address:
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Who we are

Moorfields and the UCL Institute of Ophthalmology together have a long heritage of ground-breaking research, world-leading education and outstanding clinical care.

Moorfields Eye Hospital NHS Foundation Trust

The leading provider of eye health services in the UK and a world-class centre of excellence for ophthalmic research and education.

UCL Institute of Ophthalmology

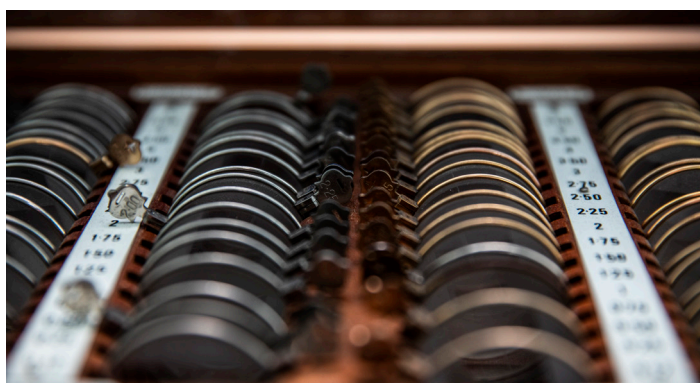
A world-class Institute that is an expert in discovery science, biology and understanding genes related to visual health and disease and pioneers development of therapies and diagnostics to support eye care.

Moorfields Eye Charity

The main fundraising and grant-making charity for Moorfields Eye Hospital and the UCL Institute of Ophthalmology, providing targeted funds to research cures and find treatments for millions of people affected by eye disease in the UK and around the world.

Our design team

We have brought together a leading team of experienced project managers, designers and architects in AECOM, Penoyre & Prasad and White Arkitekter, who are helping us to develop designs for our proposed new centre.



Why change?

The number of people likely to suffer from common eye conditions such as cataracts, glaucoma, macular degeneration and diabetic eye disease is expected to rise rapidly over the next 15 years. Our ageing population means greater and more complex demand for eye services as almost 80% of people aged 64 and over live with some form of sight loss. The economic cost to the UK of vision loss is estimated at more than £15.8bn per year.

As such, developing and delivering therapies for eye conditions is an important challenge for the UK and globally.

We therefore need to plan for the future. The closer clinicians and researchers work, the faster they can develop new techniques and technologies to diagnose and treat conditions.

Our current facilities on City Road and Bath Street in Islington are outdated and do not provide an environment for the best patient or staff experience.

Our estate also constrains our scientists and clinicians who work across several buildings. The lack of integration between research and hospital care in our current facilities limits our ability to widen our research portfolio or to better include patient engagement and participation in our research.

“The new centre needs to be a place of hope and optimism about getting the most out of life – showing people, this is what you CAN do.”

Moorfields patient



Our vision

Our vision is for a modern, new integrated eye care, research and education facility, bringing together the existing expertise of the partners under one roof. This will enable closer collaboration to transform the future of eye care for the benefit of patients, carers, health professionals, researchers and students.

Eye care

The relocation of NHS services will provide patients with an easier and more comfortable patient experience, better access to counselling services and patient support groups and improved care pathways.

Research

A more collaborative working environment will enable our translational 'bench to bedside' research. With clinicians and researchers working closer together we will be able to increase the scale and speed of progress from scientific discovery to clinical practice, improving clinical outcomes for patients. A new centre would enable earlier involvement and greater opportunity for patient and public engagement in research.

Education

A new centre would provide the ideal setting to continue training world-class ophthalmic and research experts for the future. The planned flexible, collaboration space will enable our educators to apply the most modern teaching methods, as well as facilitate learning in clinical and laboratory settings.



The story so far

During the life of this joint initiative, we have been talking to a wide range of people about our plans.

Between 2013 and 2019, five phases of engagement took place about our proposed move and the options available.

During the 2019 NHS public consultation, Moorfields received detailed feedback from patients, staff, the public and our charitable partners relating to the changes and improvements they would like to see in their experience at our current facilities. This feedback indicated broad support for our proposed move from City Road to a new centre, that will enable stronger integration of research and education with the UCL Institute of Ophthalmology.

From this work, we selected one preferred way forward, which was the creation of a new centre on some of the land available at the current St Pancras Hospital site, in Camden.

Throughout our engagement and consultation, we have heard that our patients, staff and users want Oriel to drive quality improvements and innovation and act as a catalyst for the development of new service models and treatment options for eye care nationwide.



The proposed new site at St Pancras Hospital

The five-acre site at St Pancras Hospital is currently owned by Camden and Islington NHS Foundation Trust. The existing mental health inpatient wards are planned to move to a new facility next to the existing Highgate Mental Health Centre and the Whittington Hospital. As part of the wider redevelopment of the site, specialist community mental health services will remain in a newly designed building on the St Pancras site, while other mental health and physical health services will be moved elsewhere in the borough. For more information please visit www.candi.nhs.uk/about-us/plans-redevelop-our-facilities/consultation-and-engagement

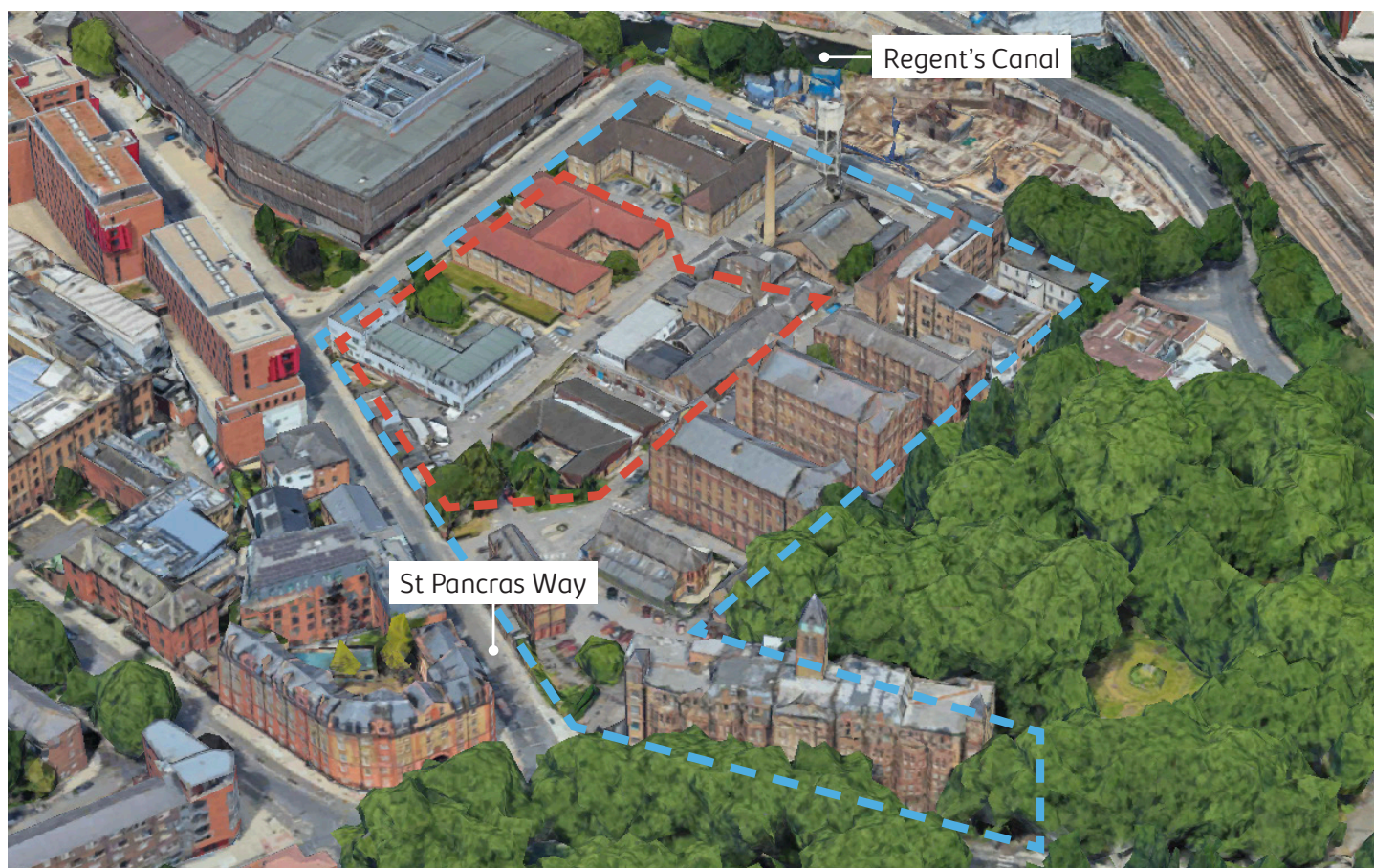
The St Pancras site provides us with an excellent location, ideally situated close to the UCL Bloomsbury campus and several of our voluntary sector and charity partners, including the RNIB and Guide Dogs.

The proposed new eye-health centre would be within London's Knowledge Quarter – an area which has one of the highest densities of knowledge based, cultural and scientific businesses anywhere in the world, including the Francis Crick Institute and the Wellcome Trust.

The new location is close to three mainline railway stations (King's Cross, St Pancras and Euston), making it very accessible to large parts of the UK as well as to six London underground lines and the Overground.

While the site sits within the King's Cross St Pancras Conservation Area, the buildings our new facility would replace are primarily post-war and recognised to be of little historic value.

The neighbourhood around our proposed new building is seeing considerable change and is part of a designated regeneration area. We are proposing to develop two acres of the five-acre St Pancras Hospital site. Proposals for the remaining three acres of the St Pancras Hospital site are being brought forward by Camden and Islington NHS Foundation Trust's development partner, King's Cross Central Limited Partnership (KCCLP). KCCLP is still at a very early stage of design for their development but we are already working closely with them to ensure the whole area is developed seamlessly and becomes a genuinely open, accessible, and positive contribution to the neighbourhood.



Aerial view of the existing St Pancras Hospital site showing our proposed two acres outlined in red and the wider five acre masterplan outlined in blue.

Creating our new world-leading centre

The designs for our new facility have been developed in close collaboration with our staff, as well as with input from patient groups. We are now seeking your views on our early designs and are fully committed to working in partnership with our patients, staff and the local community so that we can together achieve our vision of a truly integrated and world-leading centre.

The proposed new centre will be designed as an open and welcoming environment with a highly innovative and flexible layout.

Atrium

- At the building's heart, we are proposing a spacious atrium surrounded by the clinical, research and education spaces.
- Within the atrium rises the 'oriel', which will contain spaces for patients to wait and staff to meet, study and collaborate.
- The design process for the atrium has given consideration to a number of areas, including levels of brightness, acoustics, temperature and way-finding.

Ground floor

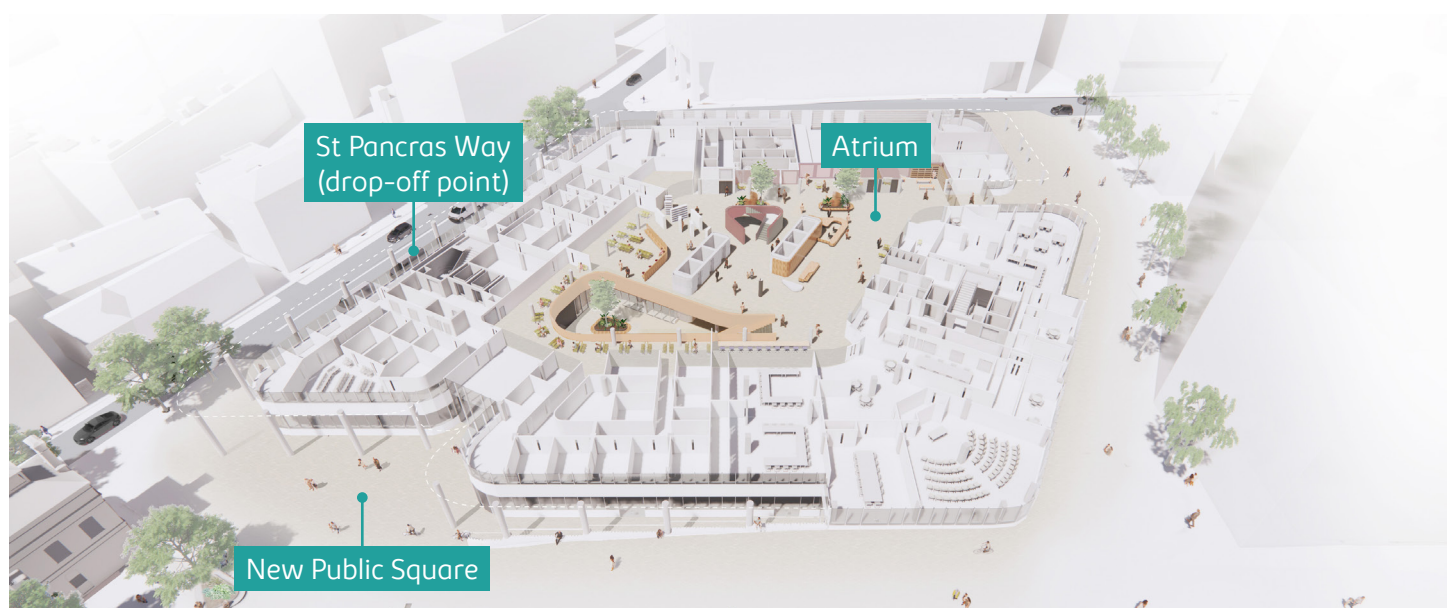
- The ground floor of the atrium will be arranged over two levels and will be open and accessible so that external public realm continues seamlessly through the building, creating a new public space for the area.
- At the lower level, the A&E department is close to St Pancras Way and the southwest entrance.

Clinical, research and education spaces

- The remaining interior will be designed to achieve a user-friendly design for our diverse user base, including those with sight loss, through innovative use of material, visual contrast and technology to help with wayfinding and navigation around the building.
- The building will host a wide range of different functions - outpatient services, day-surgery and recovery areas with a small number of inpatient beds, A&E, patient support services, dedicated lab space for research, clinical trials and innovation, and education and conference space.
- A flexible design will ensure the building adapts to future clinical, research and education needs.



Indicative view of the spacious atrium at the heart of the new centre.



The external public realm continues seamlessly through the lower ground and ground floors, connecting the inside and the outside public realm.

Deliveries and servicing

- All deliveries and servicing will take place within the building, accessed off Granary Street, away from the public entrances.
- Although no parking will be on site, a dedicated patient drop-off and pick-up would be along St Pancras Way, close to the southwest entrance and the A&E department.

External design and heights

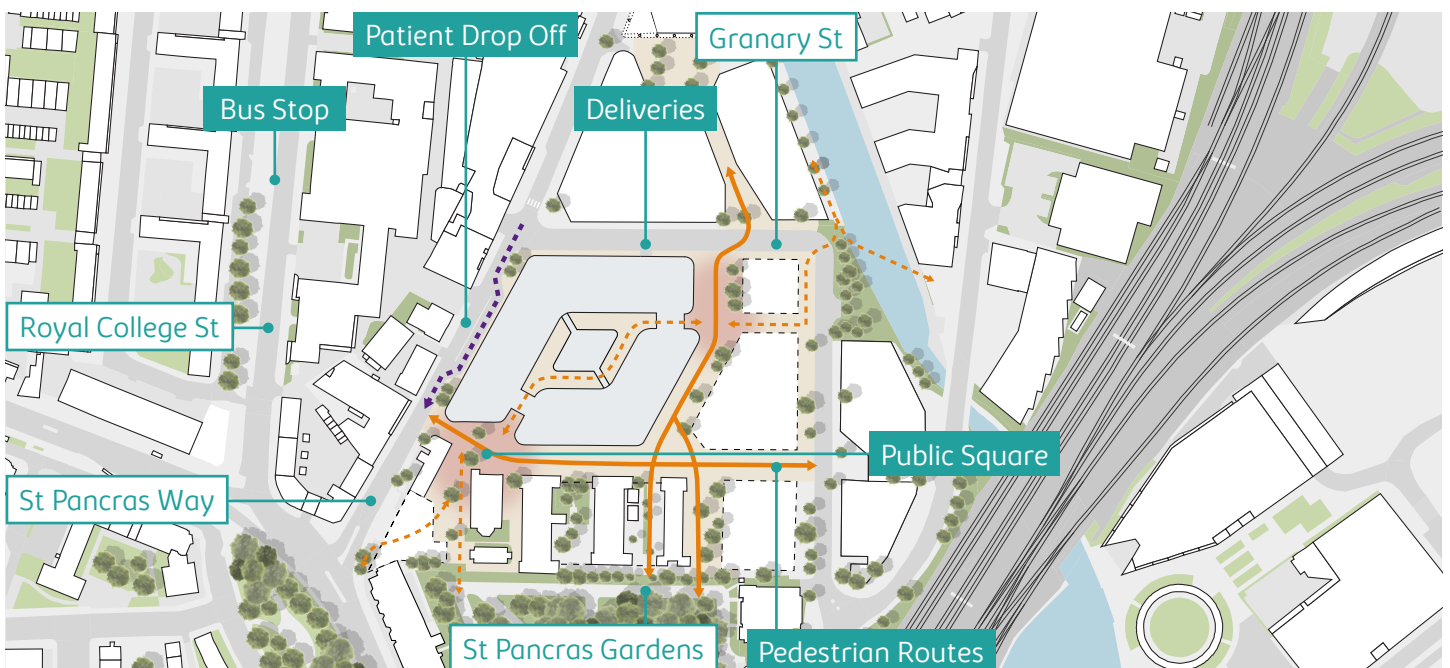
- The building height will range from seven to ten storeys above pavement level, with a maximum building height of 42.5 metres. There will also be a plant on the roof for servicing, heating, cooling and solar panels which will be a maximum of a further seven metres. This will be set back from the roof line and not visible from ground level.
- The surrounding neighbourhood has a diverse range of buildings. To the south and west lie historic Victorian buildings ranging from two to five storeys, as well as St Pancras Gardens. To the north and east, taller contemporary buildings are already under construction. Our proposed new building will respond to this varied townscape by being lower towards the southwest and rising up towards the northeast.



View along St Pancras Way from the southwest. A new public square leads to the new entrance.

Connectivity and public realm

We are proposing to develop two acres of the five acre St Pancras Hospital site, with the remainder of the site being brought forward by Camden and Islington NHS Foundation Trust's development partner King's Cross Central Limited Partnership (KCCLP). We are working with KCCLP to ensure a coordinated approach with their emerging masterplan and to ensure the two schemes knit seamlessly together. This plan shows early proposals for the public spaces around our proposed new centre, including key points of entry, new public squares and café or restaurant seating. An indicative masterplan for KCCLP's development shows how the rest of the site could be designed, creating additional public spaces and new pedestrian connections with the surrounding area. The wider scheme, including the bus stop location, is shown for illustrative purposes only and will be subject to separate consultation.



Indicative view of wider masterplan.

Further work

A programme of consultation is being undertaken separately on people's journeys to the proposed centre.

This will be led by the inclusive design team at Buro Happold and will include engagement with staff, patients, the local community and organisations within the eye health and sight loss community. This consultation will particularly explore the accessibility of "the last half mile", especially pedestrian routes from local transport links to the site. Consideration will be given to:

- Routes from overland and underground stations, bus stops and vehicular drop-off and pick-up points,
- Wayfinding and signage to the site for pedestrians,
- Features of the existing street environments such as surface finishes, crossings, rest points along the route.

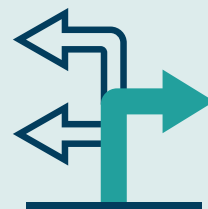
Consideration will be given to a broad spectrum of user needs, including people with mobility, sensory and/or cognitive impairments alongside a focus on the navigation and orientation aids for visually impaired users.

The benefits

- Creating a world-leading integrated eye care, research and education centre in Camden
- Attracting, inspiring and retaining the most talented clinicians, researchers and educators
- Speeding up the development of new research and treatments



- Creating a high-quality environment for patients and staff
- Improved internal wayfinding



- Jobs created during demolition and construction
- Training opportunities for local people



- Improved public realm and greater access around the site
- Reducing crime and anti-social behaviour with active ground floor providing natural surveillance



- Highly accessible location, promoting sustainable transport use
- Cycle spaces and changing facilities available



- High level of social and local economic value created through construction and occupation of the building
- Significant investment in health care sector
- Significant investment in local economy



- World class design and architecture
- Sustainable design, utilising renewable energy



- Aspiring to add to London's expanding Knowledge Quarter



Have your say

We want your views on our plans for a new world-leading centre of excellence for eye care, research and education.

Your feedback will influence the continuing design work that we are undertaking during the summer. We will then share more detailed designs with you in the autumn when you will have another opportunity to give us your views.

Due to the current Covid-19 restrictions we are unfortunately unable to host a physical public exhibition. However, you can ask questions or give comments directly to the Oriel project team at one of our online discussion meetings on:

- **Tuesday 18 August (6pm-7pm)**
- **Monday 24 August (6pm-7pm)**

To register your attendance please email or call us.

You can provide your feedback in a variety of ways:

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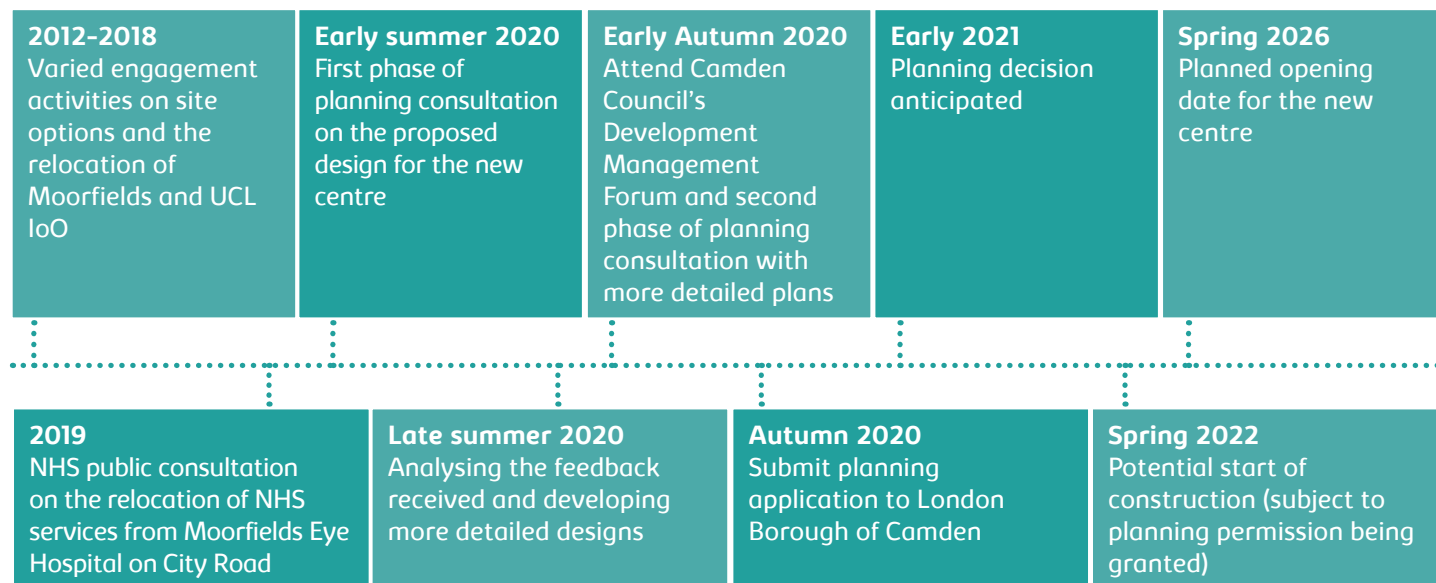


Visit the website for more information:
www.oriel-london.org.uk



Write to us using our freepost address:
Freepost RTZX-GRSR-BLXR

Indicative project timeline



Alternative formats are available on request, please contact us.