

Consultation newsletter, September 2020

# Have your say: Our designs for a new eye care, research and education centre



Indicative image of new centre looking north on St Pancras Way.

This is our second newsletter to update you and seek your views on our plans for a new, world-leading integrated eye care, research and education centre on the St Pancras Hospital site in Camden.

Thank you to everyone who has already given us feedback or attended one of our online discussion meetings during the summer. Your comments are valuable and inform the development of our designs.

In this newsletter, we want to share information on some areas which we have been looking at in more detail.

We still want to hear what you think about our proposed design for the new centre, and what aspects are important to you, before we submit a planning application to Camden Council this autumn. Please complete the feedback form on the back page and return it to us using the Freepost address.

## What is Oriel?

Oriel is a partnership between Moorfields Eye Hospital NHS Foundation Trust, UCL and Moorfields Eye Charity. We need a new purpose-built centre to respond to the growing demand for eye health services.

We are planning to relocate the services of Moorfields Eye Hospital and the UCL Institute of Ophthalmology from our current buildings in Islington to the St Pancras Hospital site in Camden. This would allow us to improve patient care and continue to be a world leader in eye health.

You can have your say in the following ways:



Completing the feedback form at the back of this newsletter



[oriel@londoncommunications.co.uk](mailto:oriel@londoncommunications.co.uk)



0800 3077 967



[www.oriel-london.org.uk](http://www.oriel-london.org.uk)



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

## Existing services on the St Pancras Hospital site

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](http://www.candi.nhs.uk/about-us/plans-redevelop-our-facilities/consultation-and-engagement)

## Online public meeting

We will be presenting our proposals at Camden Council's online public meeting, a Development Management Forum, on Thursday 24 September at 7pm. For more information and to register to attend, please use this link:

[camdenplanning.councilsuk.live/eventregister](https://camdenplanning.councilsuk.live/eventregister)

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



# Creating our new world-leading centre

We are proposing to develop two acres of the five acre site at St Pancras. The site is close to three mainline railway stations as well as six London Underground lines and the London Overground.

The proposed new centre has been designed as an open and welcoming environment with a highly innovative and flexible layout. At the building's heart there is a spacious atrium surrounded by clinical, research and education spaces.

We are looking at levels of lighting, acoustics, temperature and wayfinding both inside and outside the new building. This is to make sure that the new building is accessible and supports the health and wellbeing of our users as well as aiding navigation. For more information visit our website [oriel-london.org.uk](http://oriel-london.org.uk).



Indicative image of the proposed atrium.

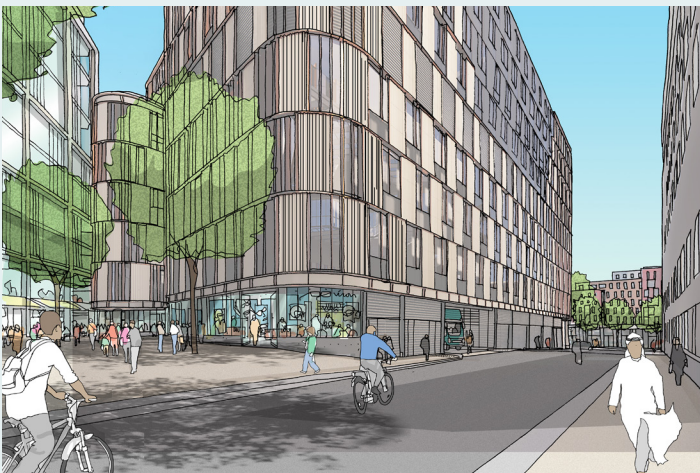
## New public spaces

The ground floor of the atrium will be arranged over two levels and will create high-quality new public space for the area. The sketches show that these public spaces could include new outside seating areas, trees and plants.

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.



Indicative artist's impression looking north towards the northeast entrance.



Indicative artist's impression looking west along Granary Street, showing the northeast entrance to the new public realm, as well as the service entrance into the building.



Indicative artist's impression looking east from St Pancras Way, showing the lower entrance and pedestrian route through the site.

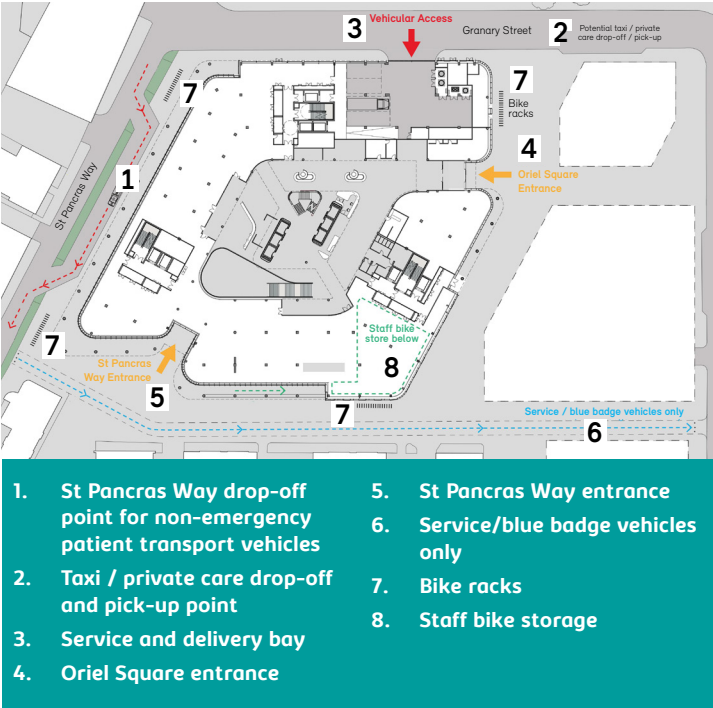
# Getting to the new centre

We have been working closely with planning and transport officers at Camden Council to agree the location of two entrances to the building. Both of these would include space for patient drop-off points by taxi or other vehicles. The larger drop-off point on St Pancras Way would be for non-emergency patient transport vehicles. It is situated here because it would be close to the A&E/urgent care department. A second drop-off for patients from vehicles is proposed on the north east corner. The slope on the west side of Granary Street makes it unsuitable for patient drop-off from vehicles, especially for wheelchair users, so we had to discount it as a potential option. Servicing and deliveries would take place from a delivery bay off Granary Street.

As part of our ongoing engagement, we are exploring the best routes and ways for staff, patients, students and visitors to get to our new centre. This work is being led by the inclusive design team at Buro Happold and will include engagement with all potential users of the new building and organisations within the eye health and sight loss community. This includes looking at the following:

- Routes from train stations, bus stops and vehicular drop-off and pick-up points
- Wayfinding and signage to the new centre for pedestrians

- Features of the existing street environment such as pavement surfaces, crossings, and rest points along the routes
- Using technology to help people navigate their way to the centre.



**Freepost RTZX-GRSR-BLXR**  
Oriel Programme Consultation  
London Communications Agency  
8th Floor  
Berkshire House  
168-173 High Holborn  
London  
WC1V 7AA

# Sustainability of the new building

Ensuring that the new centre is sustainable and environmentally friendly is an important part of the design of the building. We are adopting the Greater London Authority's energy strategy 'Be Lean, Be Clean and Be Green' and we are proposing to use high-quality and efficient materials in the construction of the building.

Our designs also include innovative technologies to help reduce carbon emissions, such as potentially using the nearby Regent's Canal for ground-sourced heat and cooling. There will be a green-roof garden to promote biodiversity and solar panels to generate energy for the building.

## 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
- New public spaces and pedestrian routes
- High level of social and local economic value created through the construction and occupation of the building
- Creating jobs locally during demolition and construction
- Training and apprenticeship opportunities for local people
- Reducing crime and anti-social behaviour with an active public space providing natural surveillance
- Sustainable design, utilising renewable energy
- Excellent transport links and provision of cycle facilities, promoting sustainable transport use
- Significant investment in the local economy
- Adding to London's expanding Knowledge Quarter.



## Please give us your comments on our proposals

### 1. How much do you agree with the following statements?

- |                                                                                                |                                                    |
|------------------------------------------------------------------------------------------------|----------------------------------------------------|
| a. The new centre will create a better environment to improve eye care, research and education | b. I like the proposals for the new centre         |
| <input type="checkbox"/> Strongly agree                                                        | <input type="checkbox"/> Strongly agree            |
| <input type="checkbox"/> Agree                                                                 | <input type="checkbox"/> Agree                     |
| <input type="checkbox"/> Neither agree or disagree                                             | <input type="checkbox"/> Neither agree or disagree |
| <input type="checkbox"/> Disagree                                                              | <input type="checkbox"/> Disagree                  |
| <input type="checkbox"/> Strongly disagree                                                     | <input type="checkbox"/> Strongly disagree         |

### 2. What aspects of the proposed new building and its design are most important to you?

- |                                                          |                                                       |
|----------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Access to/from public transport | <input type="checkbox"/> New jobs for the area        |
| <input type="checkbox"/> Internal wayfinding             | <input type="checkbox"/> Local training opportunities |
| <input type="checkbox"/> New public spaces               | <input type="checkbox"/> Appearance of the building   |
| <input type="checkbox"/> Environmentally friendly        | <input type="checkbox"/> Other (please state)         |
| <input type="checkbox"/> Acoustics and lighting          | .....                                                 |
| <input type="checkbox"/> Places to eat and drink         | .....                                                 |

### 3. Is there anything else you would like to see as part of the proposals?

.....

.....

.....

.....

Name: .....

Address: .....

Postcode: .....

Email/Phone: .....

.....

☐ If you wish to be kept informed about progress with this consultation and development, please tick this box. We are required to collect consultation data in respect of these proposals so that feedback from the local community can be assessed and summarised within the planning application documents. Please be assured however that we will not hold or use your data for any other purpose whatsoever.