

**St Pancras Campus**

**Development Management Forum May 2019**

## The Team

**Developer** W·RE  
25 Bruton Place  
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**St Pancras Commercial Centre**

**Caruso St John - Urban buildings**



**Newport Street Gallery - London**



**Museum of Childhood - London**



**Bremer Landesbank - Bremen**



**St Jakob Foundation - Zurich**

# The Site

King's Cross Station    St Pancras International Station

Euston Station



Camley Street Neighbourhood Forum Area

Site

Aerial view from the north of the site

# The Site Today



St Pancras Way looking south



St Pancras Way looking north

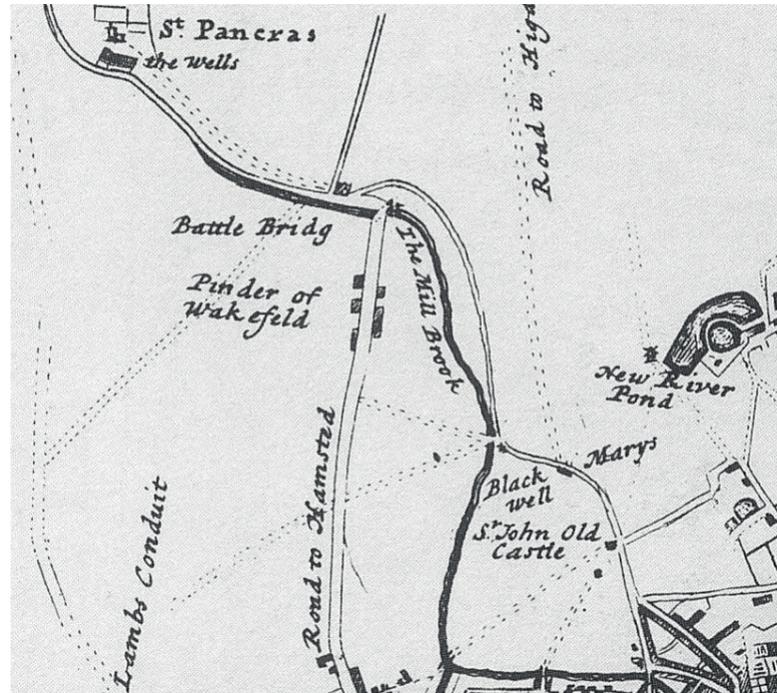


Junction of Pratt Street and Royal College Street



Royal College Street looking south

## Site History



1700 - Map from the early showing St Pancras Old Church on the banks of the Fleet River.



1834 - 'Survey of St. Pancras' shows the Regent's Canal which was completed in 1820, the Veterinary College and St Pancras Workhouse (now hospital).



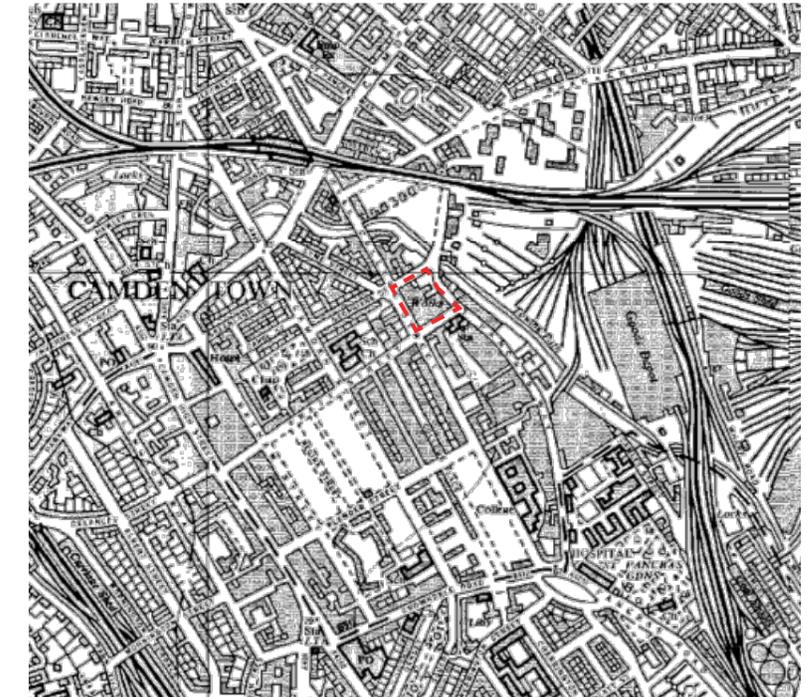
1870 - OS map showing the arrival of the railways between 1850 and 1870 which radically changed the area.



1898 - Booth Poverty Map shows the 'well to do' areas (red) close to the park and the more mixed areas of 'poor' (blue) and 'ordinary' (pink) communities towards the railways.



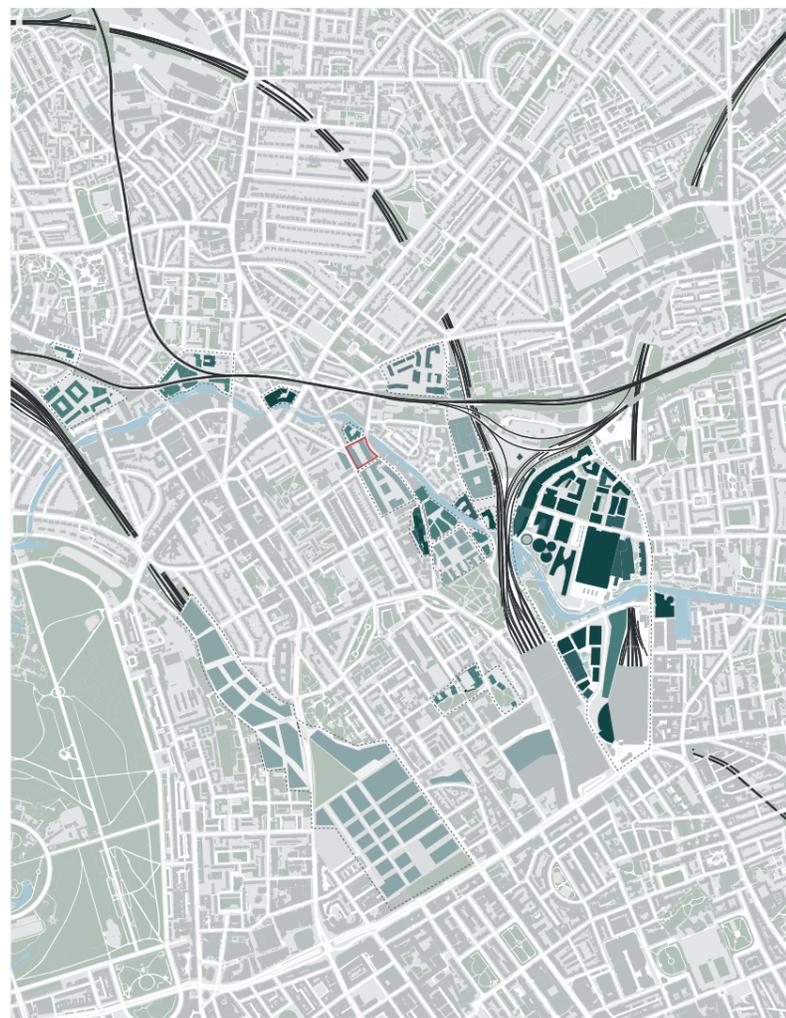
1910 - OS Map from shows the expansion of the industrial areas around the railways.



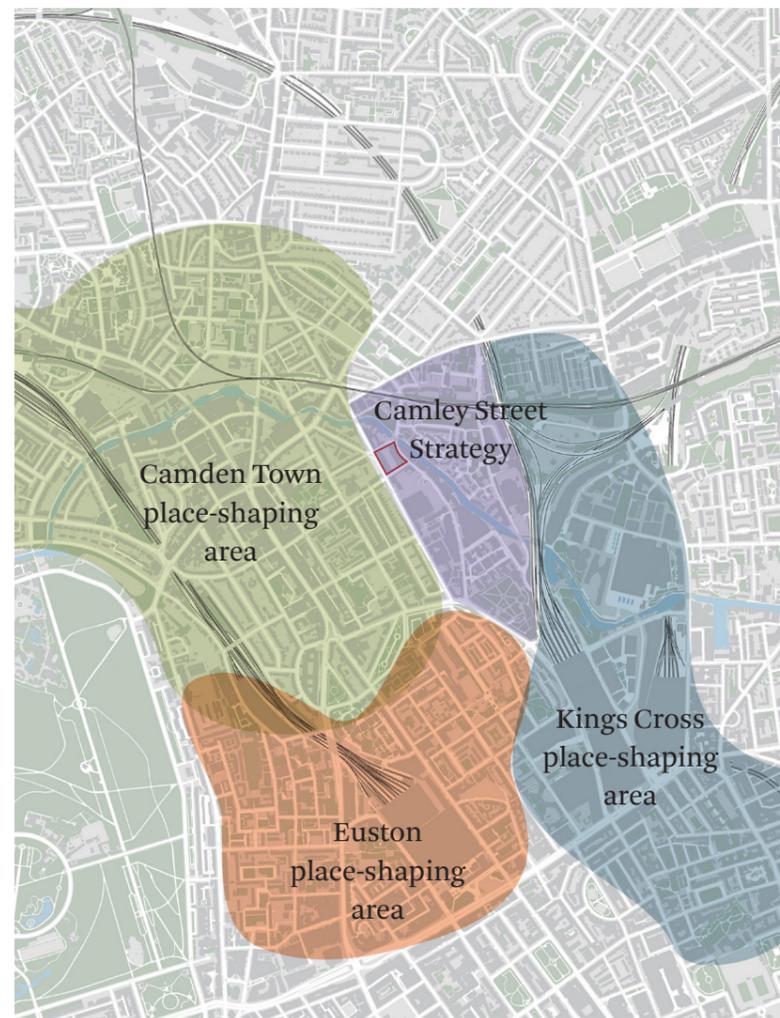
1960 - OS Map from shows the large-scale replacement of terraced housing due to war damage or slum clearance.

# Planning Context

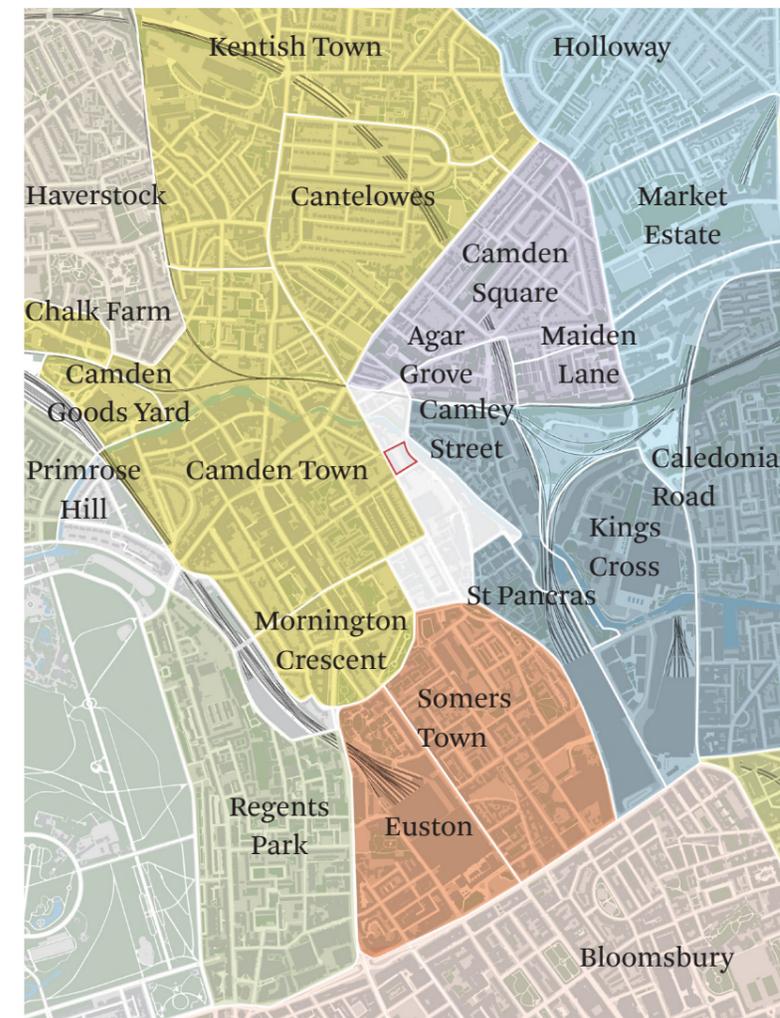
- Recently built
- Proposed in planning
- Potential development site



New Development in King's Cross



Place-shaping policy areas



Neighbourhoods in Camden

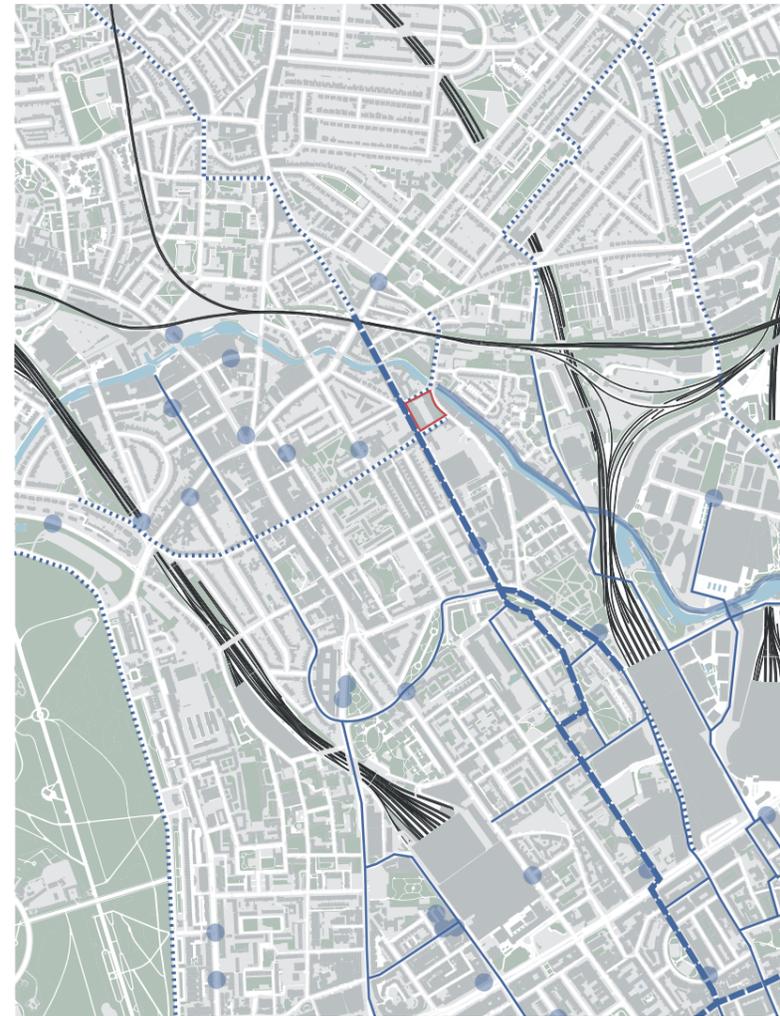
# Transport Networks

- Bus network
- One way



Bus Network

- Bike routes
- Shared routes
- Protected routes
- ... Proposed routes
- Bike station



Cycle Network

- Main roads
- One way



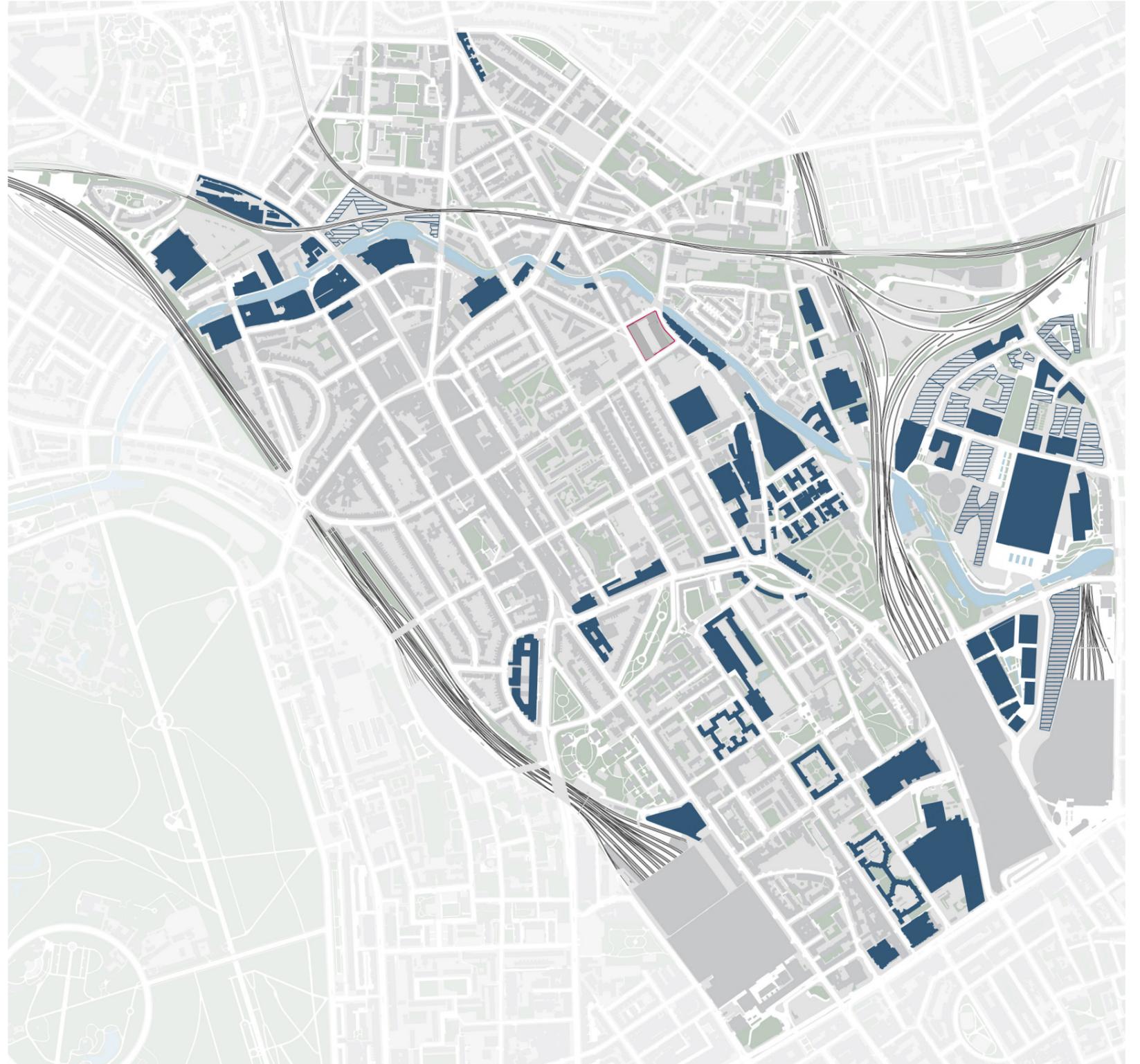
Major Roads

# Conservation Areas and Significant Buildings



Conservation Areas, Listed buildings & Heritage assets

## Local Landmarks



■ Landmark buildings

Local Landmark buildings in the Surrounding Area

## Local Landmarks



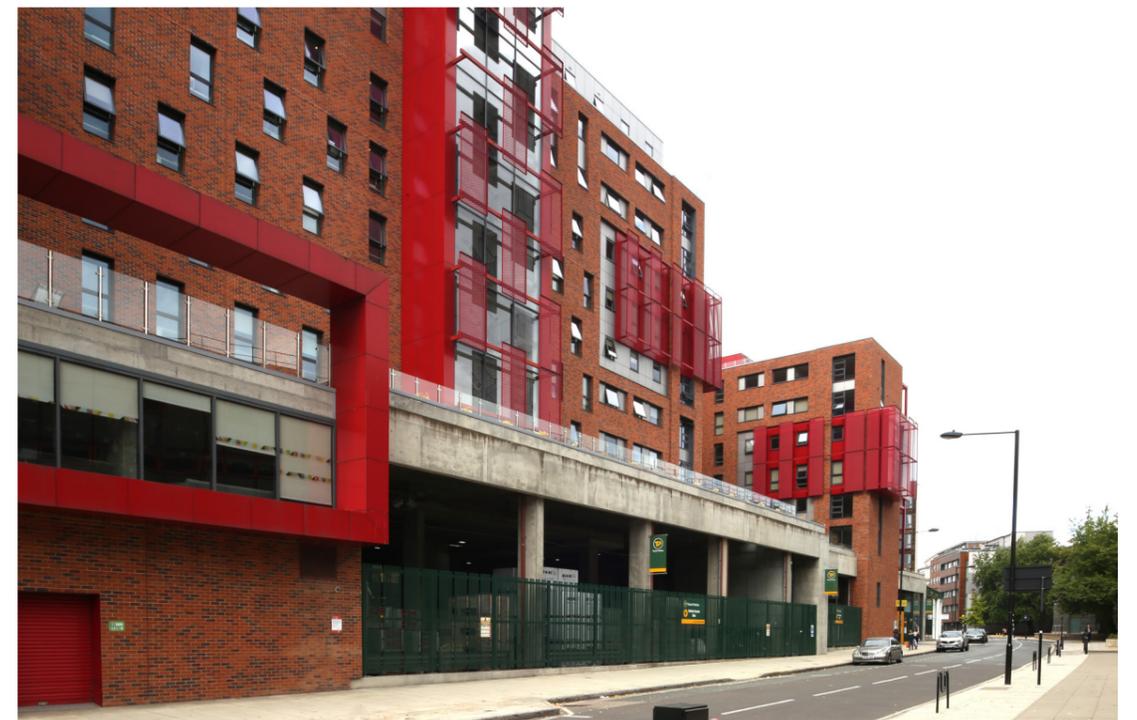
Highstone Mansions



Goldington Buildings



74-80 Camden Street



Travis Perkins/Unite Students

# Changing Camden

St Pancras Hospital site\*

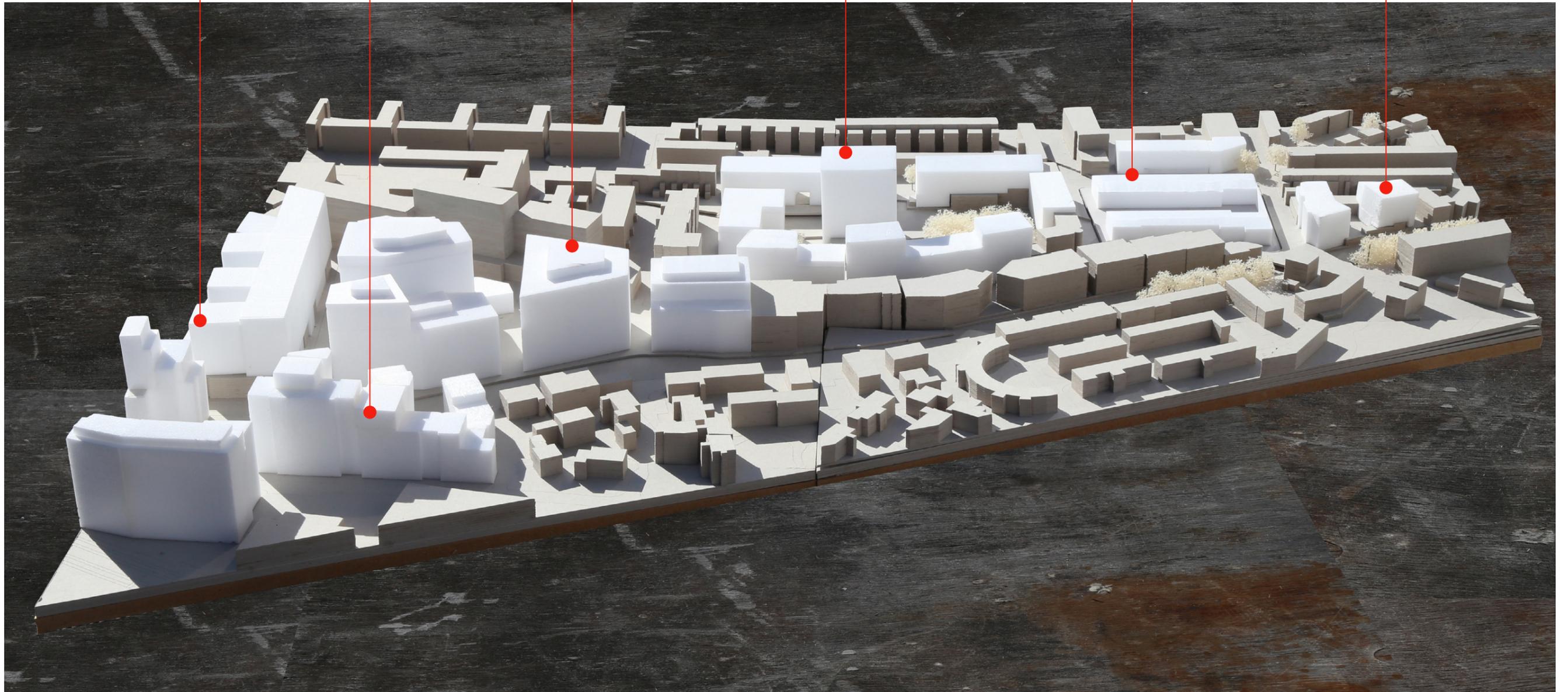
Camley Street

Ted Baker site

Parcelforce site\*

St Pancras Commercial Centre

Bangor Wharf site\*



Model of the scale of proposed and possible developments in St Pancras

*\* Proposals marked with an asterisk are speculative based on available information*

# Connecting King's Cross and Camden - St Pancras Canalside

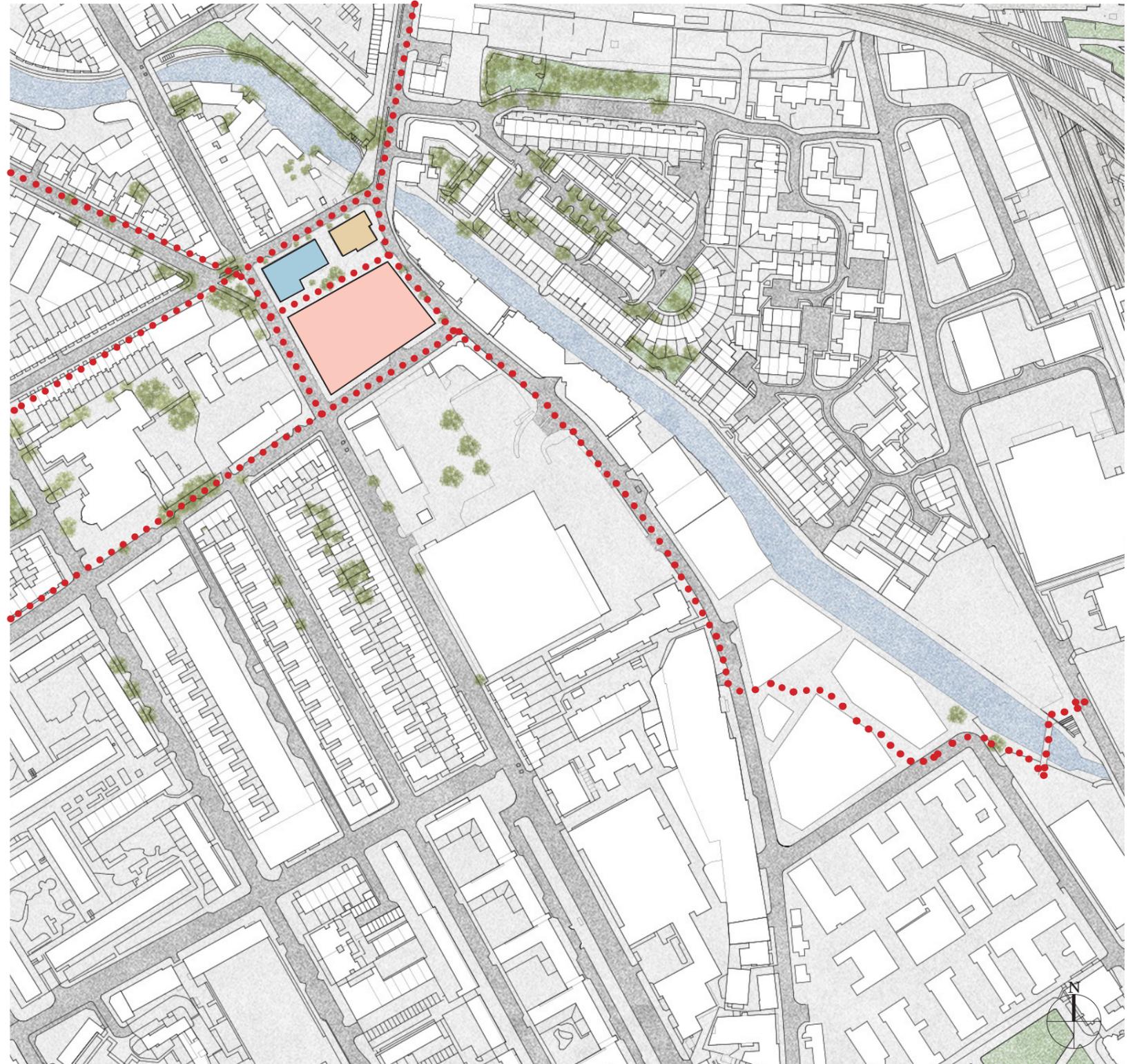


Development along Regent's Canal

## A mix of uses, a number of buildings

### Objectives:

- Retain light industrial uses
- Mixed use scheme with homes, offices and retail
- Publicly accessible open space
- Sensitive development in keeping with local area



Proposed buildings and pedestrian routes

# A Lively Ground Floor

## Developing Land Use

	Approx. Area - GIA(m <sup>2</sup> )	Use Class
Business Space	2,770	B1(c)
Office	16,000	B1(a)
Residential	3,980	C3
Retail	1250	A1/3

	Retail
	Entrance lobbies/office
	Light Industry(B1(c))
	Office space
	Apartment lobbies
	Pedestrian entrances
	Service entrances
	Indicative future development

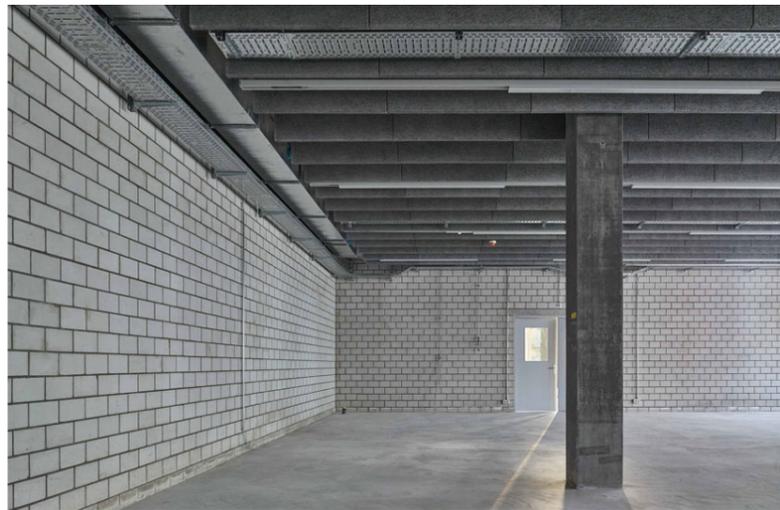


Proposed Ground Floor Plan

## Light industrial Workspace Retained on the Site



Example: Robust workshop interior at Blackhorse Workshops, Assemble



Example: Light industrial shell interior, St Jakob Foundation, Caruso St John Architects



Ground Floor Plan of light industrial units facing St Pancras Way

# Upper Floors

## Developing Apartment Mix

	Total	Market	Affordable
1 Bed 2 Person	8	4	4
2 Bed 3 Person	1	1	-
2 Bed 4 Person	8	4	4
3 Bed 4 Person	7	7	-
3 Bed 5 Person	5	-	5
4 Bed 6 Person	1	-	1
<b>Total</b>	<b>30</b>	<b>16</b>	<b>14</b>



- Office space
- Office core
- Apartment lobbies
- Market apartments
- Affordable apartments

Proposed Typical Upper Floor Plan

## Facades and Materials



Range of materials including red sandstone and white precast concrete and black anodised aluminium



Model of the facade with sandstone spandrel panels, black metal window frames and pale precast concrete pilasters and capitals

Local Precedent



Goldington Buildings



St Pancras Station



74-80 Camden Street



St Pancras Station

View up Royal College Street



View south on Royal College Street



View South on St Pancras Way



View North up St Pancras Way



New Mews Street Looking West



## Mews Street Precedents



Doughty Mews, Camden



Berlin Courtyard

## Social and Economic Benefits

The proposed development will deliver the following benefits:

- Retention of light industrial creative makerspace
- Provision of new homes including affordable units
- Provision of modern, flexible office floorspace
- Provision of new active public uses at ground floor level to activate the street frontages
- Provision of new publicly accessible open space
- Re-provision of employment space for SMEs and creative industries
- Improvements to surrounding public realm
- Regenerate and transform the area
- High quality attractive design
- Creation of a safe and secure environment for existing and future residents, employees and visitors
- A range of planning benefits to be agreed through planning obligations
- Significant construction employment and associated spending
- Potential to support c. 1200 additional jobs with associated spending in the local area
- Significant additional business rates of c. £2m and tax revenues



View down Royal College Street

