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**THE VICTORIAN SOCIETY**  
The champion for Victorian and Edwardian architecture

John Diver  
Planning Department  
Camden Council  
5 Pancras Square  
London  
N1C 4AG

Your reference: 2020/4825/P  
Our reference:162164

planning@camden.gov.uk

3<sup>rd</sup> December 2020

Dear Mr Diver,

**RE: London, Camden, St Pancras Hospital (King's Cross / St. Pancras Conservation Area); 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.**

We were notified of the submission of this application. Whilst not opposed to the principle of the development, we object to the proposals as they currently stand, and our comments are as follows:

Our Southern Buildings Committee discussed the similar proposals presented in the pre-application stage. In response to the presented proposals, the committee raised three main concerns:

1. The relative completeness of the site with the strident accommodation blocks of the former workhouse set next to the subservient ancillary blocks is a key feature of the site. We are concerned that this scheme in conjunction with the KCCLP scheme will destroy the legibility of this.
2. The scale of the proposed building is considerably greater than the remaining Victorian buildings. This could be acceptable if further efforts were made to break up the massing, especially to the south.
3. The predominant use of glass on the proposed building would appear incongruous to the prominent use of brick in the surrounding area. We ask that further options are explored in terms of materiality as an allusion to the remaining buildings on the site.

We have now viewed the proposals submitted to Camden Council. However, whilst slight changes have been made to the design of the eye care centre, none of our above

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concerns have been adequately addressed. The eye care centre, through its scale, would instead impose on the site and adversely impact the remaining Victorian buildings. The King's Cross/ St Pancras Conservation Area Appraisal notes that many of the buildings in the St Pancras Hospital area make a positive contribution to the conservation area, and it is imperative that this is not harmed by the imposition of such a large building within their setting in line with paragraph 194 of the NPPF.

We are not opposed to the principle of the new eye care unit, but further efforts are needed to break up the massing of the building through the reduction in height to the south. Alterations to the proposed façade design to the south and west are also needed to reduce the impact of the building on the wider conservation area.

I would be grateful if you could inform me of your decision in due course.

Yours sincerely,

Olivia Stockdale

**Conservation Adviser**