



330 Gray's Inn Road Community Newsletter

Welcome to the first edition of the 330 Gray's Inn Road community newsletter, which provides information about the proposed redevelopment of the Royal National Throat, Nose and Ear Hospital. The hospital is in the process of completing a move to a new purpose-built facility, the Royal National ENT and Eastman Dental Hospital, on Huntley Street and GroveWorld has acquired the soon-to-be vacant premises and surrounding land.

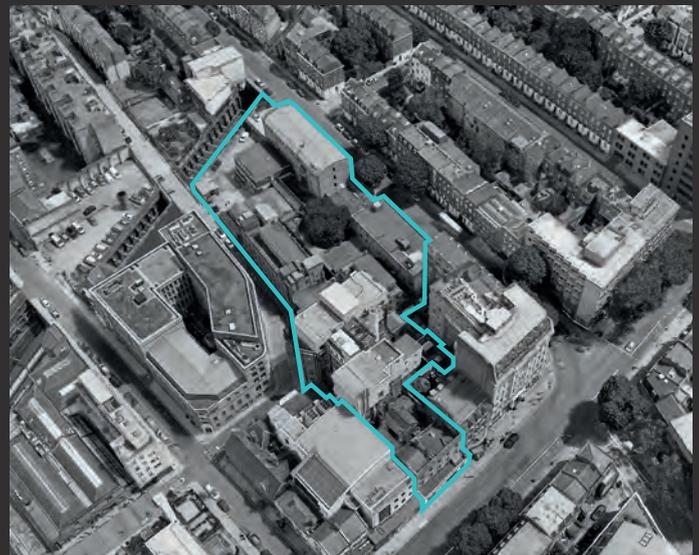
> The site today

330 Gray's Inn Road is a deceptively large site and at 1.3-acres, has the potential to be part of an extremely exciting future for the local area.

Located within the King's Cross Conservation Area, which covers St Pancras Gardens, King's Cross and St Pancras stations, Euston Road and Gray's Inn Road, the site, which is due to become vacant by the end of the year once the hospital has completed its move to its new state-of-the-art facility within the borough, is surrounded by a number of varied uses, including office, retail, hotel, leisure and residential.

Fronting onto Gray's Inn Road, the site is bordered by the Thameslink railway line to the east, Wicklow Street to the north and Swinton Street to the south. A real mix of architectural styles and uses can be found across nearby roads, including shops, student housing, office space and galleries, all adding to the vibrancy of the area.

Over the years the hospital has expanded, accommodating changing and growing healthcare needs. In turn, the site has been developed on a piecemeal basis, with some of the newer buildings of poor design quality and several unsympathetic extensions. Most buildings across the site are showing signs of degradation and are no longer up to the standards of 21st century professional healthcare needs.



330 Grays Inn Road aerial photo showing the site boundary

> Some pictures from around the site



Different kinds of residential properties close to the site.



A prominent frontage on Gray's Inn Road.



The site has been developed on a piecemeal basis and the buildings are run-down and obsolete.



Lots of different uses side-by-side within the wider area.



> Map of the Knowledge Quarter

The site, which serves as an important connection between King's Cross, Farringdon and Holborn, is located within the Knowledge Quarter, an area which represents a collection of over 100 organisations and spaces dedicated to innovation and collaborative working including the British Library and the Francis Crick Institute.

> The 330 Gray's Inn Road team

Groeworld has over 30 years' experience of delivering mixed-use, sustainable and award-winning schemes in urban contexts, ranging from the eye-catching to the historically sensitive.

Having led the City Road Basin masterplan, Groeworld successfully delivered three mixed use schemes across this formerly inward looking and inaccessible part of Islington. They provided a significant number of new homes, including affordable housing, as well as areas of high-quality open space, new pedestrian routes, commercial space and a plaza.

To develop the best potential designs for this site, Groeworld has bought together a highly experienced team including RIBA Stirling Prize winning architect Allford Hall Monaghan Morris, townscape expert Peter Stewart Consultancy, planning consultant Gerald Eve and community engagement specialist London Communications Agency.



City Road Basin


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CONSULTANCY


GERALDEVE

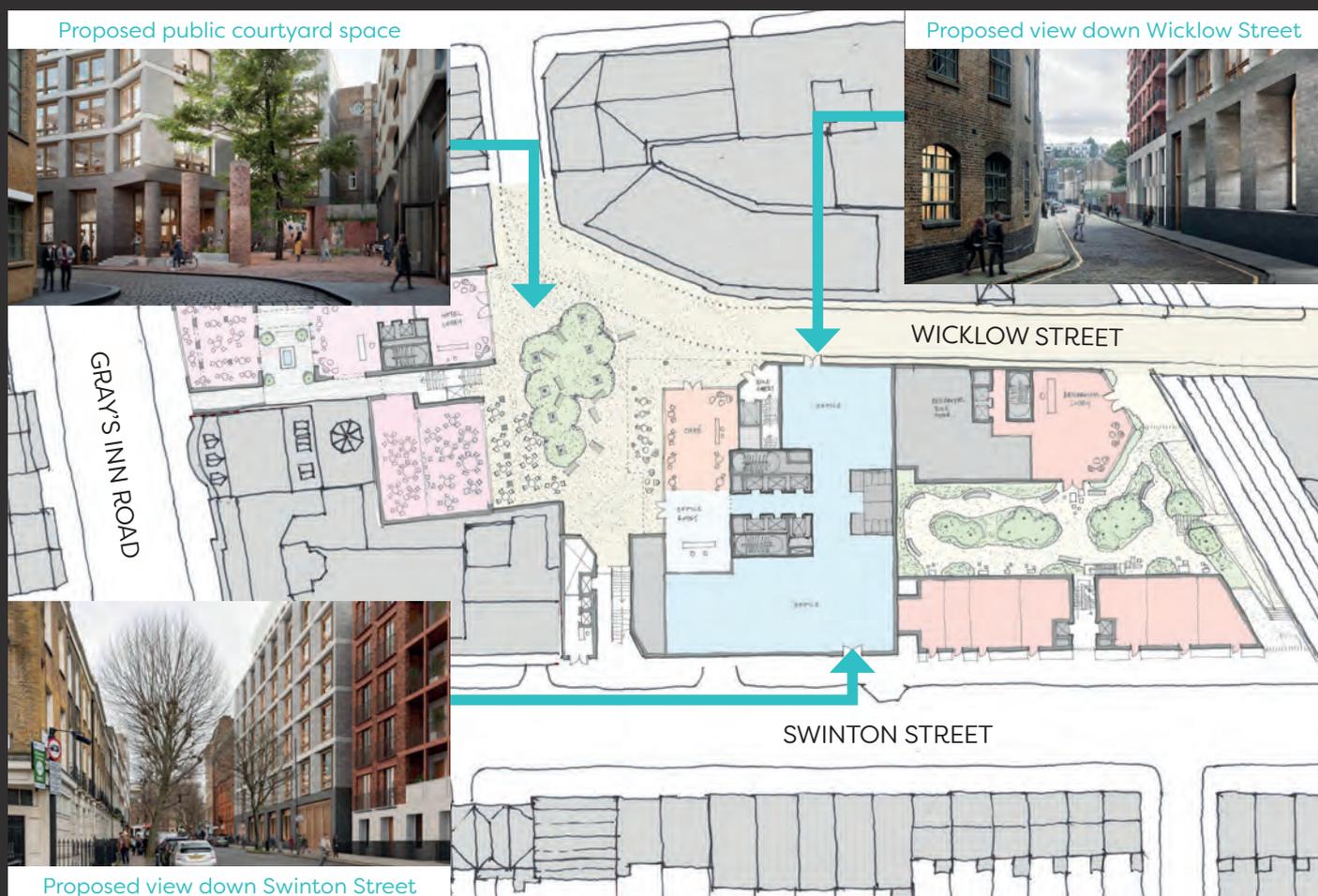
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> The proposals and consultation to date

Back in early February, Groveworld hosted a two-day public exhibition for the local community to view and provide feedback on the early thinking for 330 Gray's Inn Road. Across the two days, a total of 67 people attended, with the project team on hand to talk attendees through the proposals. The team has also met with local representatives and community groups.

For this initial stage of public exhibition, the team developed some principles for the site, taking into consideration appropriate uses and policy. These initial thoughts included the provision of:

- **Much needed new homes, including affordable homes**, ranging in size and tenure supported by private courtyard space.
- **New, well managed routes through the site and improving pedestrian access** to King's Cross Station.
- **Inviting and safely managed open spaces including a centralised courtyard** for public use as part of the site, to give people somewhere to sit and enjoy.
- **An invigorated street scene** to lift the area and **improve security and natural surveillance** through new amenities and active uses.
- **Innovative, modern and flexible office space** to attract new jobs and support small and medium sized businesses.
- **A new hotel to support growing demand in the area** and with plenty for local people to enjoy **including a restaurant, café and meeting rooms**.
- **A new, modern gym** for people who live or work in the area.
- **The retention of the original hospital building on Gray's Inn Road and new courtyard space** behind it.
- **Designs which incorporate the existing 330 Gray's Inn Road building and reflect the surrounding streetscape, heritage and character** of buildings close to the site.



> Next steps

The project team are currently considering all the feedback received from the initial stage of public consultation and are continuing to develop the designs through ongoing conversations with officers from Camden Council as well as the Greater London Authority.

In particular, the team is considering:

 The public spaces and routes through the site to ensure they are well used by all, safe and secure.

 Community safety and anti-social behaviour and how the development could positively address these existing issues.

 Servicing and other transport related matters.

 Environmental and sustainability measures to address the climate emergency.

 The detailed design of the buildings including the materials used.

 The scale of the new buildings and how they can preserve or enhance the character of the conservation area.

The team will be looking to present their evolved designs for further consultation with the local community this summer. We hope that we will be able to do this via a public exhibition but clearly this is unlikely to be possible due to Covid-19 restrictions. We will therefore be working doubly hard to reach people at home to ensure that everyone can have their say.

Please do register on our website (details below) or via our consultation email address 330graysinnroad@londoncommunications.co.uk if you would like to receive future editions of this newsletter digitally or request consultation updates. Alternatively, you can reach us on the Freephone number included below if you do not have web access and relevant information can be requested and issued to you in the post. Do also pass these details on to any neighbours or friends who may be interested.

As the Covid-19 restrictions currently prevent us from meeting in person, we would be happy to arrange a telephone or video conference briefing with any individuals or groups on request.

Contact us:

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