



1.0 Introduction

- 1.1 The Royal Free continues to play a leading role among UK hospital trusts. In the 21st century, it continues to lead improvements in healthcare, from targeted cancer therapies to new kinds of surgery. The hospital offers an exceptionally wide range of local and specialist services, including cancer, plastic surgery, vascular, haemophilia and infectious diseases and has some of the best clinical outcomes in the country. A regional centre for kidney and liver diseases and major transplantation centre, it treats around 700,000 patients a year from all over the world. The site includes a campus of UCL Medical School and conducts important medical research. The Trust train doctors, nurses, midwives and many other clinical and non-clinical professionals. The Royal Free was Dr Foster's 'large trust of the year for 2010 and was particularly praised for patient safety and infection control. Mortality rates are 25% below that expected. Infection rates are some of the lowest in London teaching hospitals. On 1st April 2012 The Royal Free was authorised as a Foundation Trust by the regulator Monitor. The Trust plan to use the greater freedoms this brings to provide the best possible services for patients and the local community. The Trust's mission is to be in the top 10% of English hospitals for clinical quality, customer satisfaction, staff satisfaction and financial performance, giving patients the best possible care in a safe, clean and welcoming environment.
- 1.2 The site has C2 usage and it is not within the adjacent conservation area.
- 1.3 The Trust plan to refurbish and remodel the majority of the 14 operating theatres on the third floor which run 12 hours a day and six hours a week. There is no spare capacity and therefore additional suites are required at this level to facilitate a rolling programme of refurbishment. On completion the additional capacity will enable the Trust to increase throughout.

2.0 The Proposal and Context

- 2.1 Expansion options for the theatres development are very limited and so a raised deck over a garden terrace on the west side of the podium is proposed. The mechanical plant required for the extra theatres would be sited on the terrace level with mesh screen panels to cover both levels.
- 2.2 This location will allow good connections to the existing clean corridor and to dirty disposal services without disruption to existing theatre services.
- 2.3 The garden terrace is at second floor level over Radiotherapy and the Heart Attack and Stroke entrance at ground floor level and research laboratories at first floor level. The terrace is currently largely redundant since the departments which needed it for rehabilitation have been relocated on the other side of the hospital and access routes have been re-planned.
- 2.4 The garden terrace is approximately 1.5m above the pavement level on Rowland Hill Street and a storey above the garden area over the car park and Radiotherapy bunkers. Hampstead Green runs around the main car park roof garden and drops one storey to the Radiotherapy entrance level.

- 2.5 The car park roof garden will provide construction access and will be protected and retained.
- 2.6 Existing trees along Hampstead Green and in the car park roof garden will be retained. Shrub planting on the garden terrace will be removed.
- 2.7 The garden terrace is well screened by mature trees from Haverstock Hill and has an open side to the South to Rowland Hill Street and Bartram's Residential Hostel opposite.

3.0 Relevant Planning Policy Framework

3.1 National Planning Policy Framework

This recently published guidance states at paragraph 14 that at the heart of the National Planning Policy Framework is a presumption in favor of sustainable development which should be seen as a 'golden thread' running through both plan-making and decision-taking. In this respect, development proposals that accord with the development plan should be approved without delay.

In paragraph 17, twelve 'core planning principles' are outlined, including, *'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'*.

Paragraph 56 concerns good design. It states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 58 states that planning policies and decision should aim to ensure that developments:

- *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *Optimise the potential of the site to accommodate development;*
- *Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *Create safe and accessible environments;*
- *Are visually attractive as a result of good architecture and appropriate landscaping.*

Paragraph 60 confirms that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

3.2 Camden Core Strategy and Development Process

Policy CS10-Supporting community facilities and services states at paragraph 10.1 that a key part of the Council's strategy for managing Camden's future growth is making sure that the services, facilities and infrastructure to support the local community and visitors to the borough are provided in suitable locations to meet increasing demand caused by our growing population. The provision of community facilities also plays a key role in meeting the Camden Community Strategy theme.

In paragraph 10.2 it is stated that the Council will seek to ensure that a wide range of

services and facilities to meet community needs are provided in the borough, including education and childcare, health facilities (also covered in policy CS16), police and emergency service facilities, libraries, sports and leisure facilities, culture and arts, advice centres, community halls/meeting rooms, places of worship, youth facilities and public conveniences. Parks and open spaces are covered in policy CS15.

Policy CS10 states inter alia:

"CS10 - Supporting community facilities and services

f) support the retention and enhancement of existing community, leisure and cultural facilities; and

g) facilitate the efficient use of community facilities and the provision of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location."

In paragraph 10.18 it is stated that Camden's population is expected to continue growing, which will increase demand for community uses in the future. To ensure that the demand for community facilities is met, developments will be expected to make commensurate provision for new or improvements to existing facilities. This will help to meet the needs of new residents and mitigate impacts on the existing community.

Policy CS16 - Improving Camden's health and well-being – stipulates that the Council will seek to improve health and well-being in Camden and will inter alia, support the provision of new or improved health facilities, in line with NHS London's plans to consolidate and modernise its facilities; recognise and support the borough's concentration of centres of medical excellence and their contribution to health-related research, clinical expertise, employment and training provision;

On the basis of the above policies we consider that the relevant Core Strategy Policies offer general support for the proposed scheme.

It is equally important that the scheme complies with the relevant generic policies dealing with detailed matters such as Design, Residential Amenity, etc. as well as general environmental considerations including climate change mitigation and transport issues

Policy CS13 - Tackling climate change through promoting higher environmental standards - states that the Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by:

"a) ensuring patterns of land use that minimise the need to travel by car and help support local energy networks;

b) promoting the efficient use of land and buildings;

c) minimising carbon emissions from the redevelopment, construction and occupation of buildings by implementing, in order, all of the elements of the following energy hierarchy:

- ensuring developments use less energy,

- making use of energy from efficient sources, such as the King's Cross, Gower Street, Bloomsbury and proposed Euston Road decentralised energy networks;

- generating renewable energy on-site; and

d) ensuring buildings and spaces are designed to cope with, and minimise the effects of, climate change.

The Council will have regard to the cost of installing measures to tackle climate change as well as the cumulative future costs of delaying reductions in carbon dioxide emissions."

The proposed scheme will incorporate many features which will ensure that it complies in general terms with the above requirements.

In addition related Policy DP24 - Securing high quality design - is also of significance in this context.

These policies require development of the highest standard of design that respects local context and character and schemes to be designed to be inclusive and accessible.

Finally, Policy DP26 - Managing the impact of development on occupiers and neighbours – has also been taken into account having regard to the policy presumption of protecting the quality of life of occupiers and neighbours by ensuring new development will not result in loss of visual privacy, or cause overlooking , overshadowing or loss of outlook.

4.0 Design

- 4.1 The location of the extra theatres is discussed in Section 2 above, options to create space at third floor level are severely limited.
- 4.2 The philosophy behind the use of the garden terrace area is to take advantage of redundant space and to enhance the appearance of as much of this area of the hospital as possible.
- 4.3 The amount of accommodation required is governed by the area of the existing garden terrace structure and the area required for two operating suites and associated recovery space. The proposal provides 360m² internally. This scheme takes account of current NHS guidance and offers an improvement on the size of the original theatres. The recovery area is projected out over the Radiotherapy entrance for two reasons, firstly to create the required minimum area and secondly because the existing structure at the entrance is not capable of taking the extra storey and so two new foundations and columns are required in the entrance road.
- 4.4 The layout allows for direct corridor connections into 'clean' and 'dirty' areas of the theatre department. Plant is sited at the level of the redundant garden terrace and ducts are routed up through the new theatre space and distributed in a ceiling void. Plant accommodation for operating theatres and recovery is extensive and full use will be made of the garden terrace level rather than sitting plant on the roof. New plant serving refurbished accommodation on the second floor will also be sited in this area.
- 4.5 The proposal is for a steel frame on top of the existing two storey structure projecting out into the Radiotherapy entrance road as described above. The third floor enclosure will be a super insulated prefabricated metal panel system to reduce the onsite construction period. An outer screen is proposed to enclose the terrace / plant level, the theatres, roof access and the existing brown brick plant room and fenced area above.
- 4.6 The screen is an aluminium framed system with Polyester / glass fibre mesh infill which will provide crisp panel facades around new and old. The panel sizes are based on the 8' module of the existing building, they will line through at floor levels. The mesh panels screen a disparate collection of new and old materials, provide daylight, cut solar gain, allow air circulation at the plant level and may be coloured and painted. We proposed a sand beige mesh to reflect the colour of the existing building concrete and a printed tree silhouette on the lower panels at the level of the car park roof garden.

5.0 Landscape

- 5.1 There will be a small reduction in green space at terrace level as a result of the proposal. Part of the car park roof garden will be used for contractor's storage and

accommodation due to the fact that existing contractors cabins on Rowland Hill Street preclude the use of that area. A scheme for reinstating and enhancing planting in affected areas will be produced once contractors proposals are agreed.

6.0 Accessibility

- 6.1 The proposed accommodation will be accessed via the existing theatre department. Disabled access for staff will follow BS8300 and NHS guidance as well as the Building Regulations.

7.0 Sustainability

- 7.1 A BREEAM pre-assessment is included in the submission, a score of 'very good' will be achieved.
- 7.2 An energy statement from the building services consultant is included in the submission.

8.0 Transport

- 8.1 A copy of the Trust's Green Travel Plan is included in the submission.

9.0 Consultation

- 9.1 Staff have been consulted in detail on the proposals.
- 9.2 A meeting has been held with Bartram's Hostel on Rowland Hill Street and the proposals were discussed.

10.0 Conclusions

- 10.1 The proposal will provide urgently needed additional capacity for an essential service and allow existing facilities to be upgraded.
- 10.2 The proposal will improve the appearance of a disparate corner of the site and will enhance the immediate area.
- 10.3 There will be minimal impact on neighbours.

11.0 Reference Documents

- 11.1 Camden's LDF and UDP.
- 11.2 The London Plan.
- 11.3 The National Planning Policy Framework.
- 11.4 NHS Guidance.

Distribution	File and submission
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