

CHAPTER 7.0

PLANNING ASSESSMENT

<p>7.1 Introduction</p> <p>This chapter provides an assessment of the proposed development in relation to the key relevant planning policy and material considerations relevant to the determination of the application.</p> <p>7.2</p> <p>Chapter 2 of this statement sets out the background behind the proposed development, which is firmly rooted in Government policy in responding to some of the key challenges facing medical research, nationally and internationally. It also explains why this facility needs to be located in central London and the overwhelming advantages of the site’s location being in Camden. These together are responses to Government policy and form important material considerations and are afforded significant weight in the assessment of the proposed development.</p> <p>7.3</p> <p>In bringing forward the proposed development UKCMRI has consulted with and taken account of comments from key authorities and advisory bodies including:</p> <ul style="list-style-type: none">• LB Camden;• Greater London Authority (GLA);• Transport for London (TfL);• Commission for Architecture and Built Environment (CABE);• English Heritage (EH);• London Development Agency (LDA); and• Environment Agency. <p>7.4</p> <p>A summary of the consultation responses is appended to this statement at Appendix E. Details of community consultation are set out in the Statement of Community Involvement, which is a separate document accompanying the planning application.</p> <p>7.5 Principle of the land use Camden Mixed Use Policy Preference</p> <p>The site falls within the Central London Area identified on the RUDP Proposals Map and is indicated as a site (Site No. 30(B)) in the Schedule of Land Use Proposals. Camden’s policy preference for the use of the site is as residential with community use, along with other compatible cultural, commercial, tourism and leisure based uses. However, Policy LU1 acknowledges that other uses can be acceptable.</p> <p>7.6</p> <p>There is a SPG document entitled “Midland Road Planning Brief” which sets out some key development principles for a housing led mixed use</p>	<p>scheme on this site and the neighbouring British Library land of the kind preferred by Policy LU1.</p> <p>7.7</p> <p>RUDP Policy SD3 is also relevant. This provides that Camden will seek a mix of uses, including housing, “<i>unless it considers that the particular characteristics of the proposal, site or area would make housing or a mix of uses inappropriate</i>”.</p> <p>7.8</p> <p>The policy then sets out examples of the ‘particular characteristics’ that would make development of housing or a mix of uses inappropriate and states that “<i>...the Council will have regard to the extent to which the development is purely publicly funded, in for instance proposals for the university or hospital sectors, and may not seek a mix of uses in such cases.</i>” Policy SD3, therefore, contains a potential exemption for certain kinds of project.</p> <p>7.9</p> <p>Having regard to the unique nature of the UKCMRI proposal and its sources of funding, it is submitted that it is precisely the kind of project which ought to come within the exemption set out within Policy SD3. That being the case, it would clearly be inappropriate for the proposed development to incorporate a mix of uses, including housing (and affordable housing). The reasons are as follows:</p> <ul style="list-style-type: none">• <i>The “particular characteristics” of the UKCMRI proposal and its sources of funding:</i> the proposed development will be a combined academic / health sector facility of the kind identified in Camden’s policies as potentially suitable for exception from housing / mixed use. The functions of the Institute will clearly be in the public interest in the broadest and most direct sense.• The Institute will be vested in and operated by UKCMRI Limited. This will be a company registered as a charity under the Charities Act (2003), reflecting the charitable and public interest nature of its functions. As such, it will be required to use its resources in fulfilment of its charitable purpose and in that regard, and in others, be subject to the oversight of the Charity Commission.• The four founders of UKCMRI have each contributed substantial initial funding to the project. Approximately one half of this funding is public funding through the MRC. The other three founders (CR-UK, Wellcome Trust and UCL) are charities. <p>Thus, all of the funding for the project is either public or charitable and is required to be applied for the purposes of delivering the UKCMRI project, which is plainly in the public interest. It is therefore submitted that the particular characteristics of this proposal including the way in</p>	<p>which it is to be funded mean that it would clearly be inappropriate in terms of Camden’s own policies for any significant amount of this funding to be diverted. Further details of the founders are contained in Appendix B.</p> <ul style="list-style-type: none">• <i>Compatibility and operation requirements:</i> The scientific objectives of UKCMRI give rise to a specific requirement for a facility which can accommodate a certain minimum number of researchers (referred to in the Design and Access Statement). These scientific objectives require a specific level of staffing, laboratory space, highly specialised plant and teaching and meeting facilities. If residential units had to be provided on-site as well, these floorspace requirements could not be met within the developable envelope and the scientific objectives could not be achieved.• <i>Consistency with London Plan policies:</i> it is submitted that it would not be appropriate for Camden to apply policy in a way which undermines the achievement of the strategic aims of the London Plan. The proposed development contributes to the achievement of London Plan policies 3A.22 and 3B.5. Housing provision on-site would compromise these priorities. London Plan Policy 5G.5 sets out that new housing provision in the CAZ should be maximised but “in ways which will not compromise the achievement of wider objectives”. The London Plan only requires a mix of uses in the CAZ when uplift in office development is proposed (Policies 3B.3 and 5G.3). <p>7.10</p> <p>The emerging set of Camden policies make essentially similar provision. Draft Development Policies Document Policy DP1 seeks mixed use in the same circumstances as the adopted RUDP policy and similarly reserves for Camden the discretion to decide whether a mix of uses should be sought at all. In making this decision, the draft policy says that regard will be had, amongst other things, to the character of the development, financial viability and any particular costs associated with it and whether the development is publicly funded.</p> <p>7.11</p> <p>It would therefore be logical for Camden to determine that it is inappropriate for the proposed development to incorporate mixed use housing, in accordance with the exceptions to their policies. This would also mean that the Midland Road Planning Brief should be largely set aside and afforded little weight.</p> <p>7.12 Central Activities Zone / Central London Area</p> <p>Policy 5G.2 on the London Plan amongst other things requires development in the CAZ to enhance the operating environment supporting</p>
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identified clusters of economic activity, which include the academic cluster in and around Bloomsbury and Euston Road and to enhance strategically vital linkages between the CAZ and labour markets, within and beyond London. This is reinforced by Paragraph 5.187 which requires account to be taken in planning decisions of the needs of important facilities in and around the CAZ such as the medical institutions at Euston, which will enhance the status of the CAZ.

7.13
London Plan Policy 2A.2 supports development which strengthens the strategic value of the CAZ to intensify and accommodate substantial growth especially in economic activity.

7.14
The proposed development will strengthen the strategic and economic role of the CAZ and Camden's Central London Area through the creation of significant economic benefits in accordance with the objectives of London Plan Policy 2A.2 and RUDP Policy S14. A full analysis of the benefits that will arise from the proposed development is set out in the Economic Benefits Report that accompanies the planning application.

7.15
The location of 1,500 jobs (FTE) at the proposed development will be a significant benefit to the local economy, through the creation and diversification of employment opportunities that are fundamental to London's status as a world city (London Plan Policies 2A.2 and 5G.2). The Institute will enhance the unique strengths of London and the biomedical sector in particular, as well as the strategic linkages between the CAZ and the labour markets beyond. This is covered in greater detail later in this chapter.

7.16
Medical Research and Innovation Use
Promotion and expansion of development for medical research and innovation is strongly supported by the London Plan Policy 3A.22, which recognises London's importance as a hub of health related research and development and a centre for clinical, training and research excellence. The proposed development will enhance the central London biotechnology cluster.

7.17
The proposed development will support innovation (London Plan Policy 3B.5) through facilitating greater collaboration between different scientific disciplines and the translation of laboratory research into practical, clinical application leading to new discoveries, new treatment and new cures.

7.18
The proposed development will enhance London's research facilities and reinforce the geographic focus of Camden as a centre for medical research. The concentration of medical research institutions will create the

environment for pharmaceutical and biotechnology start-ups and spin-offs to thrive, supporting small and medium size enterprises.

7.19
The Institute will build extensive links throughout UK medical science, including universities. In attracting leading researchers and providing a facility for PhD students, the proposed development will assist in supporting London's reputation as a centre of excellence in higher education (London Plan Policy 3A.25) and UCL's reputation as one of the world's top ten universities.

7.20
Economic Benefits
PPS4 states that the Government's overarching objective is to achieve sustainable economic growth through building economic communities by improving economic performance and delivering sustainable patterns of development.

7.21
The Economic Benefits Report that accompanies the package of application documents demonstrates how UKCMRI will deliver considerable economic sustainable growth for Camden, London and the UK. These key benefits include:

- Increasing GDP by around £16m per year through Spillover effects, including those related to patents, increased occurrence of start-ups and spin-off companies and improved firm productivity and growth through knowledge transfer and deep labour markets;
- Reducing the economic burden of disease through investing in life sciences that will save significant money by developing new treatments;
- Generating an estimated £8 million per year to the local economy through spending by workers;
- Creation of between 400 and 700 new jobs across a range of roles from research scientists to engineering, administrative and other support staff;
- Creating opportunities through apprenticeships and other training and learning initiatives;
- Promoting healthy living locally through the provision of a community facility which is provisionally called the 'Living Centre';
- Creating a variety of public outreach programmes aimed at engaging the local communities via workshops, conferences and youth events; and
- Contributing towards improved safety and vibrancy through the investment of significant resources into this site in need of development and activity and its security.

7.22
The Mayor's Economic Development Strategy (May, 2010) states that he will encourage the conditions and business environment in which London's economy can thrive.

7.23
UKCMRI will work with other centres of excellence to foster collaboration among scientists to pioneer new discoveries, their translation into new approaches to improve human health and, where appropriate, to maximise their commercial potential.

7.24
Innovation is considered fundamental to the growth of London, encouraging collaboration across sectors, promoting more productive links between business and academia, providing support for innovative activities, fostering entrepreneurial skills and helping in accessing funding. The role and importance of innovation is identified together with its relationship to and importance of its world-class research base.

7.25
What makes this proposed development unique and critical locally, nationally and internationally is the prospect of medical advances leading to more effective treatments together with significant economic benefits. The proposed development responds directly to the Mayor's Economic Development Strategy for London, and accords with PPS4 in bringing forward economic development in a sustainable way.

7.26
The proposed development through its layout and design would make efficient use of the currently vacant application site and contribute to the regeneration and creation of significant economic benefits to the wider area.

7.27
Design and Townscape
The Design and Access Statement that accompanies the application provides a full explanation of the design and its evolution. Further details on the pre-application consultation are set out in Appendix E. The design of the proposed development was informed by a comprehensive consultation programme of meetings, workshops and design reviews with design officers from the GLA, Camden, CABE and English Heritage to ensure the proposals meet the objectives of the design policies.

7.28
London Plan Policies 4B.1 to 4B.10 set out the principles of design for a compact city, seeking to ensure that developments maximise the potential of sites; promote high quality inclusive design and enhance the public realm; are sustainable, practical and legible; respect local context, built heritage, character and communities; and address security issues and provide safe, secure sustainable environments.

7.29

Tall and Large Buildings

London Plan policies 4B.9 and 4B.10 in particular deal with design and impact of tall and large buildings and should be applied to buildings that are significantly taller than their surroundings and/or have significant impact on the skyline.

7.30

Whilst the proposed development is likely to comprise a large building, the definition provided for in paragraph 4.119 of the London Plan makes it inappropriate to consider it as a tall building. Nevertheless, even if it is considered as such the proposed development fully complies with the policy objectives of 4B.10 (which relates to the design and impact of both tall and large buildings), in particular:

- It is situated outside of any protected views/background areas of the View Management Framework;
- As set out in the Design and Access Statement it has been designed sensitively in its wider context in terms of proportion, composition and its relationship to surrounding buildings, streets and open spaces;
- It will be an attractive city element and contribute to an interesting skyline;
- Incorporates exemplary standards of sustainable construction, use of resources and recycling;
- Is sensitive to its surroundings in terms of wind, sun reflection and overshadowing;
- It is safe and secure;
- Is appropriate to local transport capacity;
- Provides high quality public realm;
- Provides sensitive, animated frontages; and
- Incorporates uses with public access.

7.31

RUDP Policy B1 provides general design principles against which developments will be assessed. The design of the proposed development is considered in respect to these principles:

Building lines and plot sizes within the surrounding area

- The proposed development has sought to consider and reflects the building lines and plot sizes of the surrounding area. It reflects the British Library on the southern side of the block, the more domestic scale and nature of buildings to the west along Ossulston Street and the larger public buildings on Midland Road.

Existing patterns of routes and spaces in the surrounding area

- Improvements to landscaping along the southern side of Brill Place will encourage pedestrian movement on an east/west access. The creation of a new safe, convenient, pedestrian route from Midland Road to Ossulston Street will improve access to/from St Pancras International, through Somers Town and beyond to Euston Station.
- The proposed development includes the creation of new open space and enhancement of existing open space; the creation of a courtyard garden around the junction of Ossulston Street / Brill Place; a new public space along the Midland Road frontage and the creation of a new landscaped east-west pedestrian route along the southern boundary of the proposed development.

The height, bulk and scale of neighbouring buildings

- The building's massing has been designed to react sympathetically to its surroundings; the eastern end rises to join the large scale, public buildings opposite and progressively reduces to the lower scale of the residential streets to the west. The cantilever roof complements the large roofs of the two nearby railway stations. At the western end, the building falls to five storeys in the southern elevation and six in the northern elevation.

Existing natural features, such as topography and trees

- The application site is a previously developed site which has been unoccupied for over 40 years (other than the temporary use by CTRL) and was cleared in the 1980s. The proposed development will enhance biodiversity, through landscape, open space and provision of brown roofs.

The design of neighbouring buildings

- The architecture of the building has been designed to reflect the rich architectural heritage of the area. In particular, the distinctive vaulted roof of the proposed development reflects the form of the adjacent Barlow Shed and the masonry of the main body of the building recalls the brickwork of the adjacent St Pancras International.

The quality and appropriateness of detailing and material uses

- The palette of proposed materials – terracotta for the vertical elevations and a silver grey metal for the roof – is sympathetic with those of the listed adjacent structures. The colour of the terracotta reflects both the stronger red tones of the St Pancras International elevations and the off-white of the buildings on

Ossulston Street. The tone of the roof similarly reflects the grey slate of the roofs of the Barlow Shed and residential buildings on Ossulston Street.

The provision of visually interesting frontages at street level

- The functions within and around the Institute engage and enliven the surrounding context. The larger part of the ground floor frontages of the building will be given over to active uses, enabling the Institute to engage with all street frontages.
- The setting of the public entrance at ground level of Midland Road and its accompanying public space offers a welcoming, attractive and accessible frontage. The courtyard garden, staff entrance and community facility entrance will enhance and create a real sense of place around the junction of Ossulston Street and Brill Place.

The impact on views and skylines

- The application site is situated outside London's Protected Views, which are set out in the London View Management Framework (LVMF) SPG (July 2010). Assessment of the impact of the proposed development on local views is set out within Volume II of the ES.

7.32

Heritage

PPS5 seeks to protect the setting of heritage assets, including listed buildings and conservation areas.

7.33

As mentioned earlier in this statement the application site is adjacent to, and slightly overlaps with, the King's Cross Conservation Area and is surrounded by a large number of listed buildings. Some of these are listed grade I including St Pancras Station on the eastern side of Midland Road.

7.34

An assessment of the proposed development's impact upon these surrounding heritage assets has been produced by Professor Robert Tavernor Consultancy in accordance with the guidance set out within PPS5. This is submitted as part of the package of application documents.

7.35

The assessment concludes that the proposed development will enhance the locality architecturally and as a future integral part of the evolving urban experience. No heritage assets will be harmed by the proposed development, and when visible in relation to it, their setting will be enhanced. In doing so, the proposed development is in accordance with the London Plan Policies 4B.11 – 4B.13 and RUDP Policies B6 and B7 as

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well as being in accordance with the King's Cross Conservation Area Statement.

7.36 Open Space and Public Realm

The proposed development will provide new publicly accessible open space, enhancing the quality of the public realm. Key features of the proposed open space within the proposed development are an urban open space on Midland Road, a new courtyard garden on Ossulston Street and a new east-west pedestrian route through the site, which is a policy aspiration of Camden’s emerging Core Strategy (CS2).

7.37 The provision of open space associated with the proposed development meets RUDP Policy N4 and Camden Planning Guidance SPG. The open space, provided at grade, ensures inclusive, safe and secure design to all members of the community and staff including those with disabilities (London Plan Policy 3A.17 and 4B.5).

7.38 The proposed development will enhance the existing public realm, creating a new focal point for visitors to/from St Pancras International. The high quality external landscaping scheme, previously described, will encourage the movement of people to the development and through the surrounding area.

7.39 The ES demonstrates how the proposed development will have a beneficial impact on biodiversity in accordance with PPS9. The benefits are set out in full in Chapter 11 – Ecology of the ES.

7.40 Community Uses As chapter 3 sets out, the proposed development will bring forward a designated community facility (of circa 400 m²) together with other facilities that will be available for public use, including an auditorium, exhibition space and teach laboratory.

7.41 This together with the education outreach programme and support for training and education for employment will provide substantial physical and social benefits to the community in accordance with RUDP Policy C1A, C1B and C1C. Furthermore through its contribution to health-related research, clinical expertise, employment and training provision the proposed development will accord with the objectives of emerging Core Strategy CS16.

7.42 Transport The overriding aims of PPG13 and London Plan Policy 3C.1 support the location of development which creates a significant number of trips close to accessible locations and encourages occupiers to adopt sustainable transport practices.

7.43 In accordance with the requirements of RUDP Policy T1, a Transport Assessment has been produced and forms part of the package of application documents. The application site is highly accessible by public transport (PTAL rating 6b). It is within walking distance of three of London's rail termini: St Pancras International, King's Cross and Euston. Six Underground lines pass through King's Cross St Pancras International station, more than any other station on the network. In addition, a number of bus stops are within a comfortable walking distance with the nearest bus stop situated on Midland Road by the western entrance to St Pancras International and a large number of buses also serve King's Cross and stop on Euston Road. A cycle route runs down Ossulston Street and a cycle docking station is located a few minutes walk away.

7.44 The comprehensive public transport services in this area make it an excellent location for development. The presence, within easy walking distance, of so many different rail, underground and bus services means that the number of trips generated by the proposed development is spread widely so that it has no discernible impact on any particular mode or service in accordance with RUDP Policy T2.

7.45 Given the excellent public transport accessibility, the proposed development does not include car parking spaces for employees or visitors. However it is proposed that the existing parking on the surrounding streets will be reconfigured to provide five disabled parking spaces (three on the southern side of Brill Place and two on the eastern side of Ossulston Street).

7.46 The proposed development will provide 173 cycle spaces for staff and 26 for visitors, in accordance with policy.

7.47 Servicing A full assessment of the proposed development servicing arrangement impacts is contained in the Transport Assessment. Servicing activity will be covered by a Servicing Management Plan (SMP) (a draft SMP is included within a Transport Assessment).

7.48 The proposed development will use an off-site consolidation centre that will manage service deliveries to and from the Institute to reduce the number of deliveries at the application site. The servicing bay will be integrated within the western end of the building. These measures will minimise amenity impacts to surrounding neighbours (RUDP Policy B2).

7.49 Amenity and microclimate RUDP Policy SD6 provides a list of factors that may impact amenity for occupiers and neighbours to be fully assessed where development is proposed. The proposed development fully complies with this policy, this is set out in full in the ES, and summarised below:

- The effect on surrounding buildings, daylight and sunlight levels, is acceptable for a dense urban environment (Chapter 16 - Daylight, Sunlight, Overshadowing and Light Pollution of the ES);
- The effect of the proposed development on air quality is considered acceptable (Chapter 9 – Air Quality of the ES). This is also in accordance with PPG23;
- The effect of noise and vibration from the proposed development is considered acceptable (Chapter 10 – Noise and Vibration of the ES); and
- The effects of wind on pedestrian comfort and safety around the proposed development are considered acceptable (Chapter 15 – Microclimate of the ES).

7.50 The ES concludes that the proposed development's incorporation of mitigation measures will ensure that the scheme will have an acceptable impact upon amenity and therefore meets the requirements of London Plan Policy 4B.10 and RUDP Policies SD6, SD7B, SD8 and SD9.

7.51 Environment Flood Risk PPS 25 “Development and Flood Risk” (March, 2010) states that planning applications should be supported by site-specific Flood Risk Assessments as appropriate.

7.52 A site specific Flood Risk Assessment has been carried out for the proposed development (Appendix H of the ES). As set out above, Chapter 12 – Water Resources and Flood Risk of the ES concludes no significant impacts to water resources are expected to occur throughout the construction stage and once the proposed development is complete and operational, provided that standard mitigation measures are applied.

7.53
Waste
The effects of the proposed development on waste within its demolition, construction and operation phases are considered acceptable (Chapter 18 – Waste of the ES). In accordance with PPS10 a Site Waste Management Plan (SWMP) is contained at Appendix B of the ES. It explains that the proposed development will use sustainable demolition waste management principles, in particular through the SWMP; 90% of the suitable waste arising will be reused during the construction process.

7.54
The proposed development incorporates measures to minimise waste once operational through maximising recycling opportunities and the transportation of domestic waste to the consolidation centre to go through further separation. The waste transportation will be managed to reduce congestion at peak times and reduces emissions.

7.55
Sustainability
The need for sustainable use of resources and addressing climate change is emphasised in Policies 4A.1 – 4A.18 of the London Plan. These policies are to an extent reflected in the Camden RUDP in Policy SD9 and elsewhere.

7.56
The proposed development seeks to achieve the highest standards of sustainability for a building of its unique nature.

7.57
The sustainability strategy for the proposed development integrates key features into its design, construction and operation. A detailed explanation of these features is set out in detail in the Energy Strategy and the Sustainability Statement (including the preliminary BREEAM Bespoke Assessment) that accompany the planning application in accordance with London Plan Policy 4A.4.

7.58
A preliminary assessment of the proposed development against a bespoke BREEAM assessment shows that the building is on target to achieve a BREEAM ‘Excellent’ rating, exceeding the requirements of London Plan Policy 4A.3 and the Camden Planning Guidance SPG. The scheme will be continuously reassessed throughout its development, exploring opportunities to improve its BREEAM rating as much as practicable.

7.59
The UKCMRI scheme will meet its heating, cooling and electrical demands by reducing energy consumption and associated CO₂ emissions to the atmosphere to a minimum. In particular, the proposed development is being designed to comply with Building Regulations Part L 2010 which involves a 25% improvement in CO₂ over the current 2006 Building

Regulations which is a significant achievement given the high energy demands associated with the proposed development.

7.60
The proposed development will incorporate a CHP unit within the energy centre and the capability to connect to a district network that might be provided in the future in accordance with Policy 4A.5 and 4A.6.

7.61
It will be seen from the above that the proposed development will clearly meet the objectives of the PPS1 Supplement on Planning and Climate Change and the policies of the London Plan and Camden RUDP.

7.62
Emerging LB Camden Planning Policy – Local Development Framework
The Core Strategy is scheduled for adoption in November 2010 and the Development Policies Document in March 2011. Should the timescale for adoption be met, the Core Strategy will be adopted during the determination period for this application. This statement has however considered emerging policy as it currently stands.

7.63
Should the Inspector's Report be published during the determination of the application, the Applicant will respond to those policies that the Inspector recommends material changes to, but only where they are material to the proposed development.

7.64
Conclusion
PPS1 states the Government's approach to the planning system; paragraph 5 requires that the planning system “facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- Making suitable land available for development in line with economic, social and environment objectives to improve people's quality of life;
- Contributing to sustainable economic development;
- Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- Ensuring high quality development through good and inclusive design and the efficient use of resources; and
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.”

7.65
The proposed development clearly delivers the objectives of paragraph 5 of PPS1. It is situated in a highly sustainable location at the heart of the existing biomedical and academic cluster and in the immediate vicinity of a transport interchange that provides excellent access to London's transport networks as well as links to all of the UK's major cities and continental Europe. It will be a car free development and promote sustainable design, which is sensitive and sympathetic to the adjacent listed buildings and enhances the character and appearance of the Conservation Area.

7.66
It will deliver tangible and significant economic benefits for Camden, London and the UK, in particular the creation of new jobs and spin-off benefits. It will deliver regeneration of a long vacant and underused site and bring forward high quality design and significant improvements to the public realm, including enhancing biodiversity.

7.67
The proposed development includes elements which will integrate it fully into the local community, in a physical sense by means of a community facility, sensitively animated street frontages, the delivery and improvement of public realm and a new pedestrian route, and in an operational sense in its extensive community outreach programmes which are described in chapter 5 of this statement.

7.68
UKCMRI will be a state of the art institute for biomedical research, discovery and innovation that simultaneously pursues its scientific goals and promotes public engagement with science. As an independent charity in its own right it will address the recommendations of the Cooksey Review, which have been adopted by the Government as the way forward for funding health research. Against this backdrop, UKCMRI will enhance the ability of the country's leading biomedical institutes to work together to tackle some of the biggest medical challenges facing the UK and the world. UKCMRI will facilitate greater collaboration between different scientific disciplines and the translation of laboratory research into practical, clinical application leading to new discoveries, new treatment and new cures. It accords with all key relevant planning policies and guidance. We submit that the case for grant of planning permission is compelling.

APPENDIX A

HISTORIC CONTEXT

- A.1.
Camden has a rich history in terms of its relationship to the medical profession and to medical research, specifically cancer research. The borough lies at the heart of the UK's medical profession, with 10 of 16 Royal Medical Colleges located within it, as well as the British Medical Association and the General Medical Council.
- A.2.
In the adjoining boroughs lie 3 more Royal Medical Colleges, Harley Street, The Academy of medical Royal Colleges and the Royal Society of Medicine.
- A.3.
These, together with the proximity of a number of major world-class hospitals and two world-class science and research Universities (UCL and Imperial College), establishes a relationship between Camden and the medical profession that can not be matched elsewhere in the UK.
- A.4.
Charitable Research
Cancer research in the UK has historically been based on charitable donations and contributions. The *Cancer Institution* was the first cancer charity in the UK establishing the world's first specialist cancer ward at the Middlesex Hospital in Marylebone (now part of Camden) in June 1792. (Source: Archives, UCLH Trust). The ward provided a range of medical services comprising both in and out patient departments as well as being a focus for the conduct of research in to the causes and nature of cancer and cures.
- A.5.
Cancer treatment and research continued in this ad-hoc fashion until July 1902 when the Royal Colleges' of Surgeons and Physicians set up the UK's first specialist cancer research organisation, the *Cancer Research Fund*, which would in 1904 become the *Imperial Cancer Research Fund*.
- A.6.
A second charitable research organisation was formed later, known as the *Cancer Research Campaign*, and both organisations funded their own research and support activities making considerable contributions to almost every area of cancer research. In February 2002 the two organisations merged to become the world's leading cancer charity, carrying out groundbreaking research into prevention, diagnosis and treatment.
- A.7.
Today, Cancer Research UK provides information on cancer, runs awareness campaigns and influences public policy. Cancer Research UK now funds over 100 clinical trials and 4,500 researchers, doctors and

nurses who deliver frontline services. As a charity, they have carried out vital work behind many important drugs such as:

- **Tamoxifen and Herceptin** – used to treat breast cancer;
- **Temozolomide** – used worldwide to treat people with the most common form of brain tumour; and
- **Carboplatin** – one of the most successful chemotherapy drugs.

- A.8.
Publicly Funded Research
In 1911, Parliament passed the National Insurance Act which put in place, for the first time, schemes for health and unemployment insurance. One provision of the act was the allocation of a penny per working person per year to be used for treatment of cases of tuberculosis and for “purposes of research”. The Medical Research Committee and Advisory Council (MR Committee) was set up in 1913 as a single research organisation for the UK, for medical research not solely limited to TB. The fledgling Medical Research Committee was quick to establish a central research institute, with hospital beds for clinical research and a statistical department, in Hampstead (Camden) in 1920. This Institution later became the Medical Research Council's National Institute for Medical Research which moved to purpose built facilities at Mill Hill following World War II and where they remain located today (Source: *History of the Medical Research Council*, MRC).
- A.9.
In the period up to 1946 the MR Committee remained a separate and independent body operating alongside the Ministry for Health which was established after World War I. The Ministry focused predominantly on public health issues and the MR Committee on strategic research.
- A.10.
This situation fundamentally changed in 1946 when the National Health Service was created. The 1946 NHS Act created a unified system for health care provision, open to everyone and free at the point of delivery and with “research into matters relating to causation, prevention, diagnosis of illness or mental defectiveness” as an integral part of the new service.
- A.11.
Today, the National Institute for Health Research and the Medical Research Council (MRC) work closely together to ensure that scientific discoveries are effectively translated into health care benefits for patients and the public. These discoveries are delivered through the NHS and are instrumental in ensuring that the NHS can achieve its objectives to provide value for money in healthcare; increasingly important given spiralling costs for treatments, drugs and medicines.

- A.12.
The Achievements
The achievements of the charitable and public funded research activities cannot be underestimated. Cancer survival rates have doubled in the last 40 years (Source: Cancer Research UK) through new treatment methods and many thousands of new cases have been prevented by the monitoring and screening processes introduced.



Fig A-1: Middlesex Hospital, Marylebone



Fig A-2: National Institute for Medical Research, Mill Hill

APPENDIX B

UKCMRI FOUNDING ORGANISATIONS

B.1.
This appendix provides details on the four founding partners. It describes their status, objectives and funding arrangements both as organisations in their own right and their contributions to UKCMRI.

B.2.
The Medical Research Council
The Medical Research Council (MRC) is a body established by Royal Charter and its objectives are in summary:

- To promote and support research in Biomedical sciences;
- To advance knowledge and technology in Biomedical and Health Services; and
- To generate public awareness and knowledge of the Biomedical issues and communicate research outcomes.

B.3.
The MRC is independent but publicly funded, receiving an annual “grant in aid” funding stream from Parliament through the Department of Business, Innovation and Skills. Its Royal Charter (as amended), provides that its money and property “*shall be applied solely towards the objects of the MRC*”.

B.4.
In addition to its role as a founding partner, research activities from the MRC’s National Institute for Medical Research (NIMR) will relocate from its existing site in Mill Hill. The NIMR is renowned for its research in a diverse range of fields, including developmental and stem cell biology, structural biology, neuroscience, immunology and infectious disease. With existing strong links to UCL, NIMR is the largest MRC unit, housing almost 600 scientific staff.

B.5.
Cancer Research UK
Cancer Research UK is a charity whose resources are required to be applied for the achievement of its charitable objectives. Its funds come entirely from the public. Its primary purpose is to carry out research into cancer prevention and treatment, to improve the lives of cancer patients, to promote public understanding of cancer and to work in partnership with others in the fight against cancer. Its funding to UKCMRI is directed to furthering these purposes. As part of the development, research activities from Cancer Research UK’s London Research Institute (LRI), currently located in Lincolns Inn Fields and at South Mimms, will relocate to UKCMRI.

B.6.
The London Research Institute has an international reputation for its

research in the basic biology of cancer. The Institute’s broad research programme covers three areas – genomic integrity and cell cycle, cell regulatory mechanisms, and tissues and tumour biology. The LRI has approximately 500 scientists and is the largest core – funded institute in Cancer Research UK’s portfolio.

B.7.
University College London
University College London (UCL) is one of the world’s leading research universities, with nearly 2,000 researchers in the biomedical sciences alone. UCL has great strengths in the physical sciences and mathematics, and promotes inter-disciplinary interactions among its many institutes. UCL is mainly supported by funding grants, academic fees and support grants, research grants and other income including charitable donations.

B.8.
UCL already has a close working relationship with NIMR and LRI but as a founding partner of UKCMRI, it will bring considerably greater resources to bear on supporting the research activities being undertaken within the Institute.

B.9.
The Wellcome Trust
The Wellcome Trust is a global charity registered in the UK and committed to realising the full potential of biomedical research to improving health.

B.10.
It was created in 1936 through provisions in the will of the late Sir Henry Wellcome and has since made a major contribution to science supporting outstanding researchers and building world-class research environments in universities and other institutions. The purposes of the Wellcome Trust are set out in its 2001 Constitution and are in summary: to protect, preserve and advance the health and welfare of human kind through scientific and Biomedical research; and to advance and promote public knowledge and education in that field. It is dedicated to achieving extraordinary improvements in human and animal health.

B.11.
In addition to contributing to the cost of building UKCMRI, the Wellcome Trust has already expressed its intention to fund research within the Institute once it has been commissioned.

B.12.
UKCMRI Funding Arrangements
The four parties committed to delivering UKCMRI have each contributed substantial initial funding to the project. The project reflects the underlying objectives of each founding partner and their contributions are set out in

the following table:

Partner	Contribution to Land and Buildings	% Contribution	Status
Medical Research Council	£300 m	48%	Public
Cancer Research UK	£160 m	26%	Charitable
UCL	£46 m	7%	Charitable
Wellcome Trust	£120 m	19%	Charitable

Table B-1: UKCMRI Funding Breakdown

B.13.
Table B-1 shows the funding sources for UKCMRI from its founding partners. The funding provided by each partner is directly related to the objectives of each body and is wholly directed to the objectives of UKCMRI itself.

B.14.
The founding partners’ contributions to the project and the work and output from the Institute are all applied for purposes which are plainly and directly in the public interest.

B.15.
The Coalition Government confirmed its commitment to funding the UKCMRI Biomedical research facility in the Chancellor’s speech of 24 May 2010 and on a number of occasions since then.

APPENDIX C

SAFETY & CONTINGENCY

C.1.
Introduction

This appendix considers the safety and contingency measures associated with the proposed development. It details how safety considerations have been incorporated into and influenced the design evolution and the licensing environment in which the Institute will operate. Environmental considerations are also referred to.

C.2.
Security
Building Design

Throughout the design evolution of the proposed development due consideration has been given to the principles of ‘Secured by Design’, the Home Office’s guidance “Safer Places: The Planning System and Crime Prevention” (February 2004) and the RIBA’s guidance on “Designing for counter-terrorism” (RIBA 2010). The RIBA guidance states:

“In considering counter-terror risk response, the concepts of proportionality, relevance and effectiveness are fundamental. There is no need to build a fortress to protect property and interests against the terror threat, nor necessarily even a requirement to install extensive (and expensive) physical barriers or bollards”.

C.3.
This statement echoes the guidance in *Safer Places* that “as the level of risk varies, counter-terror protective security measures should be proportionate to the risk of terrorist attack to which the building or place is exposed”.

C.4.
Both *Safer Places* and the RIBA guidance recommend that specialist advice is sought from the police and other security agencies and bodies at an early stage and UKCMRI has done so. Regular meetings have been held with the following bodies:

- Metropolitan Police;
- British Transport Police;
- The National Counter Terrorism Security Office (NaCTSO);
- Centre for the Protection of National Infrastructure (CPNI); and
- National Coordinator for Domestic Extremism.

C.5.
Collectively these agencies undertake ongoing risk assessments to the Institute from:

- crime;

- terrorism; and,
- domestic extremism.

C.6.
Their subsequent guidance on and approval of the design considers each of these elements as well as the nature of the research to be carried out within the Institute and the facilities that will be included within it. To meet the requirements of these agencies the following measures have been incorporated into the design:

- a category B concrete frame;
- use of up-rated (anti-bandit) glass in specific areas;
- incorporation of hostile vehicle mitigation (HVM) measures, specifically bollards or similar features across the front of the public entrance to Midland Road and opposite the end of Purchase Street;
- an ‘air-lock’ access to the service area (double gate); and,
- high quality 24 hour surveillance CCTV.

C.7.
In addition the proposed development includes a security control room and a resident security team who will operate 24 hours a day, as well as a high grade site access control system at every entrance.

C.8.
All of these measures have been incorporated into the proposed development and where appropriate are shown on the plans to this application. The proposed development has fulfilled the design requirements of the police and associated agencies against their assessed risk to the building and in its proposed location adjacent to other public buildings.

C.9.
Operational
UKCMRI’s approach to security is based on the National Counter Terrorism Strategy (CONTEST) which has four key lines of development:

- Prevent – tackling the radicalisation of individuals;
- Protect – reducing the vulnerability of the UK and UK interests overseas;
- Prepare – ensuring that the UK is as ready as it can be for the consequences of a terrorist attack; and,
- Pursue – reducing the terrorist threat to the UK and to UK interests overseas by disrupting terrorists and their operations.

C.10.
UKCMRI’s activities will be focussed on the principles of Protect and

Prepare and it is already a member of the Euston Road Security Zone (ERSZ). UKCMRI is also in frequent contact with Camden Borough Police, including the Crime Prevention Design Advisor and community police leads.

C.11.
Prior to commencing construction, UKCMRI will establish a Construction Liaison group which will include the main Contractor. Invitations to participate will be sent to LB Camden, British Library, St Pancras International, as well as local community leaders. This will be in addition to the existing security forums already operating in the area.

C.12.
The main Contractor will also be responsible, in consultation with UKCMRI, for preparing a Safety Management Plan which will detail the measures to be adopted during the construction phase. This will include threat levels, which will initiate a set of relevant and proportionate contingency security levels. These in turn will initiate, in agreement with the police, an appropriate security response.

C.13.
For their own operations UKCMRI will also prepare a Safety Management Plan which will be based on the existing procedures employed at the NIMR and LRI, co-ordinated with the British Library and St Pancras International and reviewed by the police and other agencies. This plan will also cross-reference with the Servicing Management and Waste Plans.

C.14.
Safety provisions will include:

- all staff will be security screened;
- all visitors to public areas (not the community facility) will potentially be subject to bag and body searches;
- all visitors to the Institute will potentially be subject to bag and body searches and escorted at all times;
- servicing to/from the Institute will be through an off-site consolidation centre;
- vehicles from the consolidation centre will be security screened prior to departure and subject to a recheck on arrival;
- unannounced vehicles will be turned away; and,
- expected vehicles arriving from locations other than the consolidated centre will be security screened and drivers’ identities verified.

Appendix C – Safety & Contingency

C.15.

Safety

Licensing Regime

In addition to the design input, the research activities that will eventually be carried out within the proposed development are subject to formal licensing by the following organisations:

- Home Office;
- Health and Safety Executive;
- Department of Business, Innovation and Skills;
- Counter Terrorism Security Advisors (CTSA);
- Environment Agency;
- National Counter Terrorism Security Office (NaCTSO); and,
- Metropolitan Police.

C.16.

UKCMRI will be required to apply for statutory licences, authorisations, registrations, notifications etc. under the requirements of the following legislation:

- Ionising Radiations Regulations 1999
- Anti-terrorism, Crime and Security Act 2001
- Dangerous Drugs Act 2002
- Human Tissue Act 2004
- Hazardous Waste Regulations 2005
- The Controlled Drugs (Substances Useful for Manufacture) Intra-Community Trade Regulation 2005
- Manufacture and Storage of Explosives Regulations 2005
- High Activity Sealed Sources Regulations 2005
- Environmental Permitting Regulations 2010
- The Biological Agents and Genetically Modified Organisms (Contained Use) Regulations 2011

C.17.

The Institute will be required to adhere to the requirements of its respective licences at all times. In addition it will be required to operate a stringent maintenance schedule as well as being subject to a regular inspection regime.

C.18.

Environmental considerations

In addition to the various licences that the Institute is required to apply for in order to operate, UKCMRI is also required to consider the environmental impacts of the proposed development. The accompanying ES has taken in to account all of the proposed facilities to be incorporated into the proposed development including those related to noise, odours, vehicle movements, servicing and waste management.

C.19.

Details can be found in the relevant chapters of Volume 1 to the ES.

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