



Centre for Children's Rare Disease Research  
at Great Ormond Street Hospital

Great Ormond Street  
Hospital for Children  
NHS Foundation Trust



Statement of Community Involvement

Great Ormond Street Hospital  
05 September 2014

**Centre for Research into Rare Disease in Children  
Statement of Community Involvement**

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Display boards for the public exhibition in July 2014	
Marketing materials:	
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## **SECTION 1 - INTRODUCTION**

This Statement of Community Involvement forms part of the planning application being submitted by Great Ormond Street Hospital Children's Charity (GOSHCC) for the redevelopment of the site at 20 Guilford Street in the London Borough of Camden. The development will provide a state of the art research and medical building facilitating and promoting the translation of rare disease research into tangible therapies and treatments, consolidating the role of Great Ormond Street Hospital (GOSH) and University College London (UCL) as one of the world's leading centres for the development of novel therapies for children with rare diseases.

The Redevelopment Directorate at GOSH undertook a pre-application consultation process on behalf of the site owner and the Centre for Research into Rare Diseases project board to seek the views of key stakeholders prior to submission.

The process of engaging stakeholders ran alongside ongoing engagement with the planning authority. This document sets out a record of the meetings that have taken place and a summary of the feedback received.

The Localism Bill introduced by the Coalition Government in 2010 placed greater emphasis on the requirement for public consultation and involvement of local communities, including moves towards:

- greater community empowerment
- a radical re-boot of the planning system, including neighbourhood planning
- a new requirement for developers to consult local communities before submitting planning applications for certain developments.

The bill is now an Act of Parliament and came into force in April 2012.

GOSHCC has sought to follow best practice by 'front-loading' consultation and allowing the local community an opportunity to influence the proposals prior to the planning submission. Communication and engagement with the local community will continue throughout the planning and construction phases of the development.

## **1.1 Overview**

During June and July 2014, Great Ormond Street Hospital NHS Foundation Trust (GOSH) delivered a public consultation on proposals to develop the Centre for Research into Rare Disease in Children on the site of a disused office building at 20 Guilford Street, Bloomsbury, London, WC1.

The consultation programme was designed on the basis of advice from the local authority during pre-application discussions and from key stakeholders and professional advisors including the architects, town planning consultants, and construction project management specialists. The consultation was managed by the Redevelopment Directorate at GOSH on behalf of a project board of three partner organisations: GOSH, Great Ormond Street Hospital Children's Charity (GOSHCC) and University College, London (UCL).

This report provides a detailed description of engagement activities during the consultation and pre-consultation stages, an analysis of the feedback received and a summary of how that feedback has influenced the development proposals submitted as part of the planning application.

It also includes details of our plans to ensure that engagement with our key stakeholders continues in the months ahead. Maintaining good relationships with the local community is essential to the success of the proposed centre as well as to the hospital's wider redevelopment programme, which is updating, upgrading and replacing out-dated buildings to provide better patient care.

## **1.2 Why the proposals for a Centre for Research into Rare Disease in Children have been brought forward**

Rare diseases include around 6,000 conditions such as childhood cancers, cystic fibrosis and muscular dystrophy. Taken together, rare diseases represent a considerable health burden globally as one in 17 people will be affected by a rare disease at some point in their lives.

75% of rare diseases affect children and nearly one third who are diagnosed will die before their fifth birthday, yet they are currently under-researched and many are undiagnosed and therefore untreated.

GOSH and UCL are uniquely placed to translate ground breaking research into new treatments, as together they have more dedicated paediatric researchers into rare disease and see more children with rare diseases than anywhere else in the world.

This partnership of academic scientists and clinicians has already delivered significant breakthroughs and working side-by-side in a purpose built centre with state-of-the-art equipment would accelerate the discovery of new treatments and cures for rare diseases. It would support these experts to progress new and personalised ways to diagnose and treat children by further developing gene and cell therapies and manufacturing increasingly complex medical devices.

### **1.3 Site context**

In 2010 GOSHCC took advantage of a once-in-a-generation opportunity to secure a suitable site to create this facility adjacent to the main GOSH campus. Many rare disease patients have serious and life threatening conditions and the adjacency of 20 Guilford Street to the main hospital campus would extend the safety and quality of GOSH's specialist services to the outpatients department in the new building.

The existing building at 20 Guilford Street is an office block built in the 1960s. Previously used as a computer centre by the University of London, it became surplus to their requirements and has been disused for some time.

GOSH has been caring for children for over 160 years and Coram's Fields are situated on the site of the former Foundling Hospital, established in 1739. The new building would continue a long history of the use of this site for activities to support children's welfare.

### **1.4 Development proposals**

The development proposals involve demolishing the existing building and replacing it with a purpose-built clinical and research facility. It is not possible to renovate the current building to accommodate the facilities we require because there is insufficient floor space and the existing floor-to-floor height is not suitable for the laboratories and manufacturing facilities required.

The new building has been designed to a brief specifying it must relate sensitively to the site and its context within a conservation area, have a human, friendly scale with appropriate use of high-quality materials, symbolise excellence and provide a world-class patient experience and engage patients and the public in the work taking place inside.

It will fulfil a combination of civic, clinical, research and business functions and service a range of users with different needs and priorities. It will contain various research laboratories and support facilities and a new outpatients clinic with facilities suitable for medical staff, patients and their families.

The Guilford Street elevation is civic in character and offers views down onto the lower ground floor labs to support public engagement. It is 6 storeys high along Guilford Street in line with other buildings that frame Coram's Fields and features recessed glazed upper floors so that the main parapet is similar to the height of the existing building.

The building steps down to 4 storeys along Millman Street and 2 storeys along Millman Mews and features brickwork and smaller windows to respond to the residential buildings to the rear of the site.

The redevelopment will involve paving over of the lightwells on the north, east and west of the existing building and re-paving these footpaths in a suitable high-quality material. This will increase the amount of space around the new building at ground level that is available for public use and improve the appearance of the streetscape.

The building incorporates comprehensive sustainability and biodiversity features and will achieve a BREEAM 'excellent' rating, placing it in the top 10% of non-domestic new-builds in the UK.

### **1.5 Consultation outcome (summary)**

The feedback received during the consultation process indicates that the majority of stakeholders are supportive of the proposals presented for the development of the Centre for Research into Rare Disease in Children.

Many consultation responses demonstrated support for the proposed use of the building and associated benefits to child health, enthusiasm for its design features and recognition of its potential to improve and revitalise the area.

However, there were naturally some concerns from local people about the inconvenience of a major construction project as well as the increased movement of people and traffic that occupying the building would involve. Some respondents also raised their concerns about the height of the building and the associated impacts on daylight/sunlight, the arrangement of the internal layout, and a lack of information and images depicting plans for the rear of the site.

## SECTION 2: CONSULTATION METHODOLOGY

This section provides a summary of our communication strategy, including our objectives and approach, details of the legal and best practice guidance documents we referred to in planning the consultation and the pre-consultation discussions with key stakeholders that informed our thinking.

### 2.1 Timeline of consultation activities

July 2013 – ongoing	Engagement with planning officials at the London Borough of Camden
April 2013 – ongoing	Engagement with staff user groups
April 2014	Engagement with GOSH Members’ Council
May 2014	Engagement with GOSH Redevelopment Residents’ Liaison Group
June 2014	<p>Consultation opens week commencing 16 June 2014:</p> <ul style="list-style-type: none"> <li>• Invitations to exhibitions issued to key stakeholders</li> <li>• Leaflets and flyers distributed to local community</li> <li>• Press advertisement appears in Camden New Journal</li> <li>• Email announcement to staff and Foundation Trust members</li> <li>• Posters distributed in GOSH buildings</li> <li>• Website feedback form goes live</li> </ul>
22, 23, 24 June 2014	Exhibition at Coram’s Fields
25 June 2014	Exhibition at the Institute of Child Health
26 June 2014	Exhibition at Great Ormond Street Hospital
27 June 2014	Exhibition board content posted online at <a href="http://gosh.nhs.uk/crrdc-consultation">gosh.nhs.uk/crrdc-consultation</a>
6 July 2014	Consultation update provided to GOSH Redevelopment Resident’s Liaison Group
7 July 2014	Website content is updated with answers to the questions asked most frequently at public exhibitions or in feedback forms
27 July 2014	Consultation closes (total duration – 6 weeks)
August 2014	Design team reflects on feedback received and statement of community consultation is prepared
29 August 2014	Message of thanks sent to consultation respondents, including date for follow-up exhibition and details of how to join the Residents Group
15 September 2014	Follow-up public exhibition will be held to share the plans as submitted for planning permission and respond to public consultation feedback



## 2.2 Guiding principles

In designing the consultation the project team noted key features in legislation and guidance documents, such as the Planning Act 2008 and the Localism Act 2011, which outlines the duty to co-operate in relation to planning of sustainable development (Localism Act 2011, s.110): *“In particular, the duty imposed on a person... requires the person... to engage constructively, actively and on an ongoing basis.”*

The London Borough of Camden’s Revised Statement of Community Involvement (2011) ‘strongly encourage(s)... pre-application consultation for major, or potentially controversial, proposals (to) provide an opportunity for local communities and stakeholders to raise any issues directly with the applicant and influence their proposals’.

The Statement of Community Involvement also indicates that it ‘expects the applicant to agree the extent and type of pre-application consultation with us to make sure that the consultation process proposed is suitable’ and ‘where pre-application consultation is carried out, applicants should prepare a report summarising the type of consultation carried out’.

The team also took note of Government Planning Policy Statements (notably PPS1) and Paragraph 66 of the National Planning Policy Framework, which states: *“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the view of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably”.*

In addition to the planning consultation responsibilities the project team have also considered the implications for the programme of the requirement to provide ‘always on’ engagement and consultation in the health sector. It is widely acknowledged in the NHS that engagement should be “hardwired” into health organisations, as is outlined in documents including:

- The duty to promote public involvement (Section 242, NHS Act 2006)
- The NHS Constitution
- Health Scrutiny Committees (The Local Government and Public Involvement in Health Act 2007)
- The Cabinet Office Consultation Principles.

There is a wide range of available guidance and “best practice” on engagement and consultation. In summary this guidance suggests it should be:

- Clear, accessible and transparent

- Open
- Inclusive
- Responsive
- Sustainable
- Proactive
- Focused on improvement

Best practice advice from various sources also suggests that engagement activities should be:

- Clear and open about the pros and cons of change
- Online - wherever possible – as part of the Department of Health’s commitment to the wider government “Digital by Default” strategy
- Continuous, available 24/7 and “always on”
- Well organised and ongoing
- Both qualitative and quantitative in nature
- Influential (i.e. makes a difference)
- Proportionate to the issue under discussion

### **2.3 Communication objectives and approach**

The overarching project objective was to deliver a consultation process appropriate to the scheme and in line with all available best practice guidance, in order to facilitate planning consent for the Centre for Research into Rare Disease in Children site. The project team also recognised the consultation provided a valuable opportunity to gain feedback to inform the design process and support planning for the construction stage.

The consultation objectives were as follows:

- To raise awareness within the local community of the proposals for the Centre for Research into Rare Diseases
- To provide residents who wished to comment on the proposals an opportunity to contribute to the ongoing design process
- To gain a firm understanding of the key issues affecting those living and working in the site vicinity
- To produce a Statement of Community Involvement in support of the planning application

It was judged that these objectives could best be met by undertaking a thorough consultation, going beyond the statutory requirements to include a wide range of audiences and a variety of communication approaches and feedback methods.

The guiding principles for the consultation and delivery methods were therefore to:

- Identify a range of appropriate communication and engagement activities in pre-consultation engagement with our key audiences to ensure the programme suits their needs
- Use a variety of different communication methods and channels
- Clearly explain the case for the development, as well as the implications of not developing
- Provide compelling arguments to explain the scheme design, key individual elements and overall impact
- Be honest and open about our intentions, any potential effects of our plans on others, and what we hope to achieve by engaging with people
- Be responsive to the information requests we receive through the process
- Identify mechanisms for ongoing engagement beyond the six-week consultation process

## **2.4 Pre-consultation engagement**

Pre-consultation engagement activity started well in advance of the consultation process and supported the team in developing insight on the audiences we needed to reach, the kind of information they would need from us and how they would wish us to consult.

### *2.4.1 Pre-consultation engagement with the London Borough of Camden*

A programme of engagement with the London Borough of Camden planning department commenced in July 2013 in the form of a pre-application meeting. Four further pre-application meetings took place with officers of the Council prior to submission of the planning application.

Adaptations to the scheme based on advice from officers included:

- substantially reducing the height and massing from the initial concepts shown to the Council in July 2013 by removing one storey above ground and creating a second basement
- reducing the height of the building by a further 1 metre through careful coordination of services following further advice from officers
- raising the parapet at fourth floor level to 1.1m above roof level to reduce the visible massing of the upper floors

- setting back the facades of the fourth floor by approximately 2.5m on the north and west elevations.

Naturally these changes compromised some important building features – substantially reducing the floor area and the capacity of research facilities including the Good Manufacturing Practice facility on the set-back floors at the top of the building. Despite this, the pre-consultation engagement with officers was productive as it allowed the project team to anticipate the kind of concerns that members of the public may have, to consider these issues and, where appropriate, make adjustments to the design prior to its exhibition for consultation.

Discussion took place with planning officers on the proposed public consultation strategy and facilitated with identifying the audiences we should consult – namely the residents and/or businesses adjoining the proposed development, as well as:

- Bloomsbury Conservation Area Advisory Committee
- Rugby and Harpur Residents Association
- Bloomsbury Association
- Bloomsbury Ward Councillors.

#### *2.4.2 Pre-consultation engagement with the GOSH Redevelopment Resident's Liaison Group*

The GOSH Redevelopment Residents' Liaison Group is a long established forum for sharing information on the hospital's ongoing building and refurbishment programme and to address issues that affect our neighbours. This group received a presentation outlining the proposed consultation activity on 29 May 2014 and were invited to comment and share their views, questions or concerns.

Attendees indicated that they were satisfied with the process outlined and Holborn and Covent Garden ward councillor and Cabinet Member for Housing Julian Fulbrook provided some useful and detailed feedback:

“JF expressed the view that the Centre would be welcomed because of the work that would be undertaken to benefit children and the opportunity to improve the streetscape as the current building was an eyesore. He indicated that the issues of height and light were likely to cause most concerns, particularly for Coram's Fields and Rokeby House residents and he hoped the building massing would mirror that of ICH to balance the architecture of Guilford Place.

“JF went on to say that he believe the building of the centre was generally a good idea and stated that he wished all parties well in getting the building right.”

(Taken from the minutes of the GOSH Redevelopment Residents’ Liaison Group Meeting, 29 May 2014)

#### *2.4.3 Pre-consultation engagement with GOSH and UCL staff*

The project team (including our architects and specialist clinical planners) have been working with staff user groups and various clinical and academic stakeholders since April 2013 to ensure that the building is appropriately designed for its use. This has been a detailed and complex project involving some difficult decisions because space for equipment and services is under huge demand.

As well as highlighting the key challenge for the architects to provide sufficient internal space, engagement with staff underlined some other key issues for us to communicate to external audiences in the consultation process, for example, the unique patient population at GOSH which makes it one of the only places in the world where research into rare diseases in children can be advanced. And the importance of locating any new outpatients department close to the main hospital campus so that patients – many of whom may be very sick – have access to specialist diagnostic procedures, theatres and emergency care.

#### *2.4.4 Pre-consultation engagement with GOSH patients and families*

As a Foundation Trust, GOSH is a membership organisation and the Members’ Council formally represents the interests of the trust’s key stakeholders, particularly patients, families and carers.

The Members’ Council was consulted on 30 April 2014 and responsibility for advising on engagement with Foundation Trust members was delegated to its sub-committee, the Membership Engagement Committee as well as key individuals with an interest in or experience of planning.

Members advised that holding an exhibition on GOSH premises would be essential to ensure that those who would be using the proposed development had an opportunity to share their views. They also outlined the importance of being clear about the need for the centre and how its facilities would be used and addressing the most likely concerns of residents – namely noise, building height and servicing.

Our discussions with members also touched on the fact that building the facility is essential to progressing research into rare disease in children in the UK. They highlighted that consultation communications should be honest about this ‘human urgency’ but also sensitive to the concerns of those living and working locally. The project team agreed that consultation messages should be different in tone to those used by the charity for fundraising purposes and that the consultation should support them in expressing their views freely, without any leading questions.

## **2.5 Consultation methodology**

This section sets out the methodology and rationale behind the project team’s approach to the pre-application consultation process.

### *2.5.1 Consultation events*

To provide informed comment on development proposals, key audiences need to engage with fairly complex information in some detail. A ‘show and tell’ method of communication is widely acknowledged as the best way to share the details of planning proposals and for this reason public exhibitions were central to the consultation methodology.

The exhibitions included 18 display boards with detailed information on the development proposals and a physical site (3D) model to show the height and massing of the building in the context of its surrounding area. The content of the exhibition was carefully considered to address the issues highlighted during pre-consultation engagement and explain the case for the development, its key features and relationship to local buildings, infrastructure and environment.

Project staff including Redevelopment team members, the architects, construction and planning experts and clinical staff were available throughout the exhibition to answer visitors’ questions and obtain verbal feedback.

Feedback forms were supplied to exhibition visitors and project staff courteously encouraged all exhibition visitors to complete a sign in sheet and return a feedback form. Feedback forms were designed so that the type of stakeholder could be identified in analysis and provided an open text box for comments and a space to provide contact details for updates on the progress of the project. The decision was taken not to include any questions, but to allow respondents to dictate the content

of their responses with the simple statement: "Please use this space to tell us what you think about our proposals for the Centre for Research into Rare Disease in Children."

The scheduling of exhibitions was more comprehensive than is often seen for similar planning consultations to ensure that residents were offered ample opportunity to attend. The first three days of exhibitions were held at Coram's Fields, a DDA-compliant community venue directly opposite the proposed development. They included a weekend day (Sunday) and an evening so that working adults could attend.

On the fourth day the exhibition was moved to the Institute of Child Health and on the fifth day it was held in the GOSH restaurant and public gathering space, the Lagoon.

500 flyers and approximately 350 leaflets were distributed through letterboxes of properties adjacent to the proposed development – Guilford Street, Guilford Place, Millman Street, Millman Mews, Long Yard, Great Ormond Street, Lamb's Conduit Street, Rugby Street, Mecklenburgh Place and Landsdowne Terrace. Leaflets were also placed in local shops and handed to local business owners/managers with a verbal briefing on the project plans. The exhibitions were advertised in the *Camden New Journal*.

Personal invitations to briefings at the exhibitions were issued to more than 40 key stakeholders including the GOSH Redevelopment Residents' Liaison Group, the Bloomsbury Conservation Area Advisory Committee, local residents associations and community groups, ward councillors for the Holborn and Covent Garden, Bloomsbury and Kings Cross wards and other elected council members.

On the day, 2 free-standing pavement signs were used to direct visitors to the exhibition space and advertise the drop-in event to passers by. A member of exhibition staff stood on the pavement at the gates to Coram's Fields to answer questions about the event and direct visitors to the exhibition space.

Exhibition boards, a sample letter and artwork for the poster, flyers, leaflets, press advert and on-street advertising are supplied as an appendix to this document.

### *2.5.2 Feedback received at the public exhibitions*

183 people completed sign-in sheets at the exhibitions: 50 at the community exhibitions at Coram's Fields, 75 people at the Institute of Child Health exhibition and 58 at the GOSH exhibition. Some visitors preferred not to sign in, so the actual numbers of visitors was slightly higher than this.

All visitors to the exhibitions were courteously encouraged to complete a feedback form. Approximately 65% of attendees at the Coram's Fields exhibition and 25% of attendees at the ICH and GOSH exhibitions completed a feedback form.

An analysis of the feedback received is included in section 3.

### *2.5.3 Online engagement*

A consultation microsite was hosted in the redevelopment section of the GOSH website and an online feedback form was available throughout the 6 week process. This continuous, 'always on' engagement interface ensured that residents who were not able to attend the exhibitions were able to access information, ask questions and submit their feedback.

A 'short link' ([gosh.nhs.uk/crrdc-consultation](http://gosh.nhs.uk/crrdc-consultation)) was created and promoted in all of the consultation materials. Basic information on the proposals was available throughout the pre-consultation stage and updated when the consultation opened to advertise the exhibitions.

On the 27 June 2014, the day after the exhibition closed, display board content was posted on the website to ensure that residents who were not able to attend could download the information at their convenience. Shortly thereafter the consultation microsite was updated to include answers to the most frequently asked questions raised with exhibition staff.

After the consultation closed on 27 July 2014, content was uploaded to signpost visitors to ongoing engagement mechanisms and provide the dates for the follow-up exhibition.

### *2.5.4 Email and postal engagement*

A generic email address ([redvelopment.feedback@gosh.nhs.uk](mailto:redvelopment.feedback@gosh.nhs.uk)) was created for the consultation, promoted in consultation materials and monitored throughout.



### *2.5.5 Ongoing engagement*

To ensure the consultation process was interactive, the project team identified any direct questions that were raised in consultation feedback and supplied an answer to deal with the queries of each respondent.

To support ongoing engagement, residents were encouraged to join the Redevelopment Residents' Liaison Group, which was advertised at the exhibition verbally and on display boards. Residents who supplied their contact details were contacted following the exhibitions with an invitation to join the group's meeting on 6 July 2014 and the group was promoted again in a message of thanks sent to consultation respondents after the consultation closed.

A follow-up public exhibition is being prepared on 15 September 2014 to share the development plans as submitted for planning permission with the local community and to provide details of how their feedback has informed the submission.

The Redevelopment team will also be working with members of the hospital's Membership Engagement Committee to develop a programme of ongoing engagement with Foundation Trust members.

## **SECTION 3: CONSULTATION FEEDBACK**

### **3.1 Feedback summary**

The feedback received during the consultation process indicates that the majority of stakeholders are supportive of the proposals presented for the development of the Centre for Research into Rare Disease in Children.

Many consultation responses demonstrated support for the proposed use of the building and associated benefits to child health, enthusiasm for its design features and recognition of its potential to improve and revitalise the area.

However, there were naturally some concerns from local people about the inconvenience of a major construction project as well as the increased movement of people and traffic that occupying the building would involve. Some respondents also raised their concerns about the height of the building and the associated impacts on daylight/sunlight, the arrangement of the internal layout and a lack of information and images depicting plans for the rear of the site.

### **3.2 Feedback data received for analysis**

The analysis of feedback received has involved reviewing 116 pieces of feedback, including:

- 69 feedback forms completed at our community events
- 6 emails sent to our consultation staff and generic consultation email address
- 34 online feedback forms submitted via our consultation microsite
- 7 host reports – contemporaneous records of conversations that our hosting staff held with stakeholders at engagement and consultation events

The analysis also considered de-briefs from exhibition staff and the notes and minutes of various meetings with key stakeholders, including formal minutes of:

- GOSH Redevelopment Residents' Liaison Group, 29 May 2014
- GOSH Redevelopment Residents' Liaison Group, 25 June 2014
- GOSH Member's Engagement Committee, 19 June 2014
- GOSH Members' Council, 30 April 2014
- GOSH Members' Council, 25 June 2014

### 3.3 Levels of support and opposition

Of the 116 responses, 84 (72%) contained comments in support of the proposals and 7 (6%) contained comments in opposition to the proposals. 25 responses were neutral or balanced in tone, or expressed neither support nor opposition (22%).

Of the 39 responses received from local residents and businesses, 23 (59%) contained comments in support of the proposals and 5 (13%) contained comments in opposition to the proposals. 11 responses were neutral or balanced in tone, or expressed neither support nor opposition (28%).

#### 3.3.1 Reasons given for support

In feedback expressing support for the proposals, the reasons most frequently mentioned were as follows:

- the need for the facilities and the potential of the centre to offer clinical, research or patient benefits (44 mentions)
- a positive response to the proposals for the building (43 mentions)
- the potential of the development to improve and revitalise the area (16 mentions).

Many of the responses expressed support without identifying a reason, simply by stating 'All sounds great' or something similar, while other respondents mentioned two or three of the common themes in a single response, like this example from a local resident:

"It sounds like a brilliant idea to incorporate research and treatment into a unified area and will benefit many children, their families and the staff involved. The building itself sounds really well planned and designed to meet its needs and will be an asset to our neighbourhood."

*Feedback form from a local resident submitted at a public exhibition*

It is notable that several local residents were supportive of the proposals in spite of the scale of the project. Feedback from this resident echoes the positive response that many hosts received in verbal feedback at the exhibitions:

“Good that all are working together and that this exhibition has included residents, giving us a say and making us feel involved so we won’t mind the disruptions. Exciting and wonderful.”

*Feedback form from a local resident submitted at a public exhibition*

Another example of the magnanimous comments typical of some responses appears in this feedback from a Rokeby House resident:

“I will lose my view towards Coram’s Fields and would appreciate green roofs as a little compensation... The visual impact of the new building will be a huge improvement to the existing building on the site and I fully support the use as proposed.”

*Feedback form from a local resident submitted at a public exhibition*

### 3.3.2 Reasons given for opposition

Of the seven feedback forms containing comments in opposition to the proposals, the following concerns were raised:

- the prospect of increased vehicle activity around the site (3 mentions)
- the inconvenience of the construction process (2 mentions)
- opposition to animal testing in medical research (2 mentions)
- the height of the building and associated loss of daylight/sunlight (2 mentions)
- the implications of an open plan, high visibility internal layout for the building’s use (2 mentions)
- insufficient information on the appearance and use of space at the rear of the building or on servicing proposals (1 mention).

Of the seven feedback forms containing comments in opposition to the proposals:

- three were from residents of Millman Court concerned about loss of light and/or increased movement of people and vehicles
- two were from members of staff critical of the internal layout
- two were from local people who expressed opposition to animal testing.

The majority of responses expressing opposition cited more than one reason that gave them cause for concern, such as these two examples:

“Object to: 1) Increase of building height on Millman Mews 2) Millman Mews being subjected to increase of lorries etc. 3) Less light to residents in Millman Court due to building height.”

*Feedback form from a local resident submitted at a public exhibition*

“I am NOT happy at all about this proposal. It will make living here quite intolerable with all the noise from the building works. There will also be increased vehicle activity once the building opens and there is enough of that already! Plus, I do not want research and animal testing on my doorstep. If a child is born with a disease, then that is nature's way of limiting the number of people on this planet - we are already overcrowding the planet as it is, we should not be playing God. So I say NO to this proposal. NO NO NO.”

*Online feedback from a local resident*

(Note: The numerical analysis above explores the reasons for unequivocal opposition to the scheme. It only includes feedback forms expressing opposition and does not include feedback that is generally supportive or neutral, but raised some specific concerns or questions. This feedback has been included in the thematic analysis below.)

### **3.4 Analysis of key themes in feedback**

#### *3.4.1 Clinical, research and patient benefits*

40% of the responses received made some kind of reference to the fact that the facilities were needed and that the building had the potential to have a positive impact on child health. This indicated broad levels of awareness for the need for the facility and many respondents were passionate advocates of the potential benefits.

“People with rare conditions are often overlooked. Putting them together means they matter”

*Online feedback from a GOSH parent*

“I am willing to support the proposal as it will benefit sick children.”

*Feedback form from a local business owner submitted at a public exhibition*

“It sounds like a brilliant idea to incorporate research and treatment into a unified area and will benefit many children, their families and the staff involved. The building itself sounds really well planned and designed to meet its needs and will be an asset to our neighbourhood.”

*Feedback form from a local resident submitted at a public exhibition*

Two feedback forms and several discussions we had with GOSH audiences also recognised the importance of the knock-on effect for existing outpatient services:

“I believe taking pressure off the existing outpatients service at GOSH will improve the service offered by the hospital tremendously.”

*Feedback form submitted from a staff member at the GOSH exhibition*

### *3.4.2 Design of the building*

There was a good deal of feedback in support of the look of the building (12 mentions in feedback forms) and particular enthusiasm for the opportunity to view work in progress in the lower ground floor laboratories:

“The building looks amazing, I love the way we will be able to look down on the scientists working.”

*Feedback form submitted by a local resident at a public exhibition*

“Looks very impressive. Lots of good ideas. I like the fact that labs are "on show". Good for public engagement.”

*Feedback form submitted by a staff member at ICH exhibition*

“Very interesting design, appears to be a good consultation process.”

*Feedback form submitted by a visitor to a public exhibition*

However, six responses raised concerns about the height of the building, and some mentioned the implications for loss of daylight/sunlight and overlooking:

“The rear section of the building is twice the height as existing or even higher, this will block out the light to Millman Court flats facing the block. This section needs to be reduced...”

*Feedback form submitted by local resident at a public exhibition*

“If the ‘box’ was set back on the Millman Street side, as it will be in on Guilford Street... then the proposal would be much more acceptable.”

*Feedback form submitted by a local resident at a public exhibition*

“It seems the new building would be six floors high, two more than the existing one. This will have an impact on the amount of natural light on the lower floors of Millman Court which are already dark enough... Staff numbers were not given but I imagine it will be in the hundreds many of whom will be looking directly into our living space.”

*Feedback from a local resident, by email*

Other residents were more comfortable with the building height and external appearance:

“Impressed by sensitivity of proposed development. Had been concerned about possible height and mass but now reassured. Very pleased that the proposed development is for hospital/therapeutic purposes rather than more offices or unrealistically expensive luxury flats. Thanks for the opportunity to comment.”

*Feedback form submitted by a local resident at a public exhibition*

“My opinion is that it will be a very beautiful building for a very good cause, pleased that it won't be too tall. Will improve the whole area; need to keep dust/noise to a minimum during demolition and building.”

*Feedback form submitted by a local resident at a public exhibition*

Three respondents mentioned the importance of ensuring the building is a child-friendly space:

“For me it's important children know it's primarily a building for and about them. I hope the architects always consider the sights, sounds, textures and experience of the building from this perspective.”

*Feedback form submitted by a clinical staff member at ICH exhibition*

“I am very concerned that the needs of children and young people are addressed at the core of all the design – especially the architecture and not just the interior design”

*Feedback form submitted by a GOSH Members' Councillor*

### 3.4.3 Revitalising and improving the site and vicinity

16 respondents made reference to the positive impact the new building could have on its immediate environment:

“I think the building will be better used by the GOSH other than what it is currently doing (seems empty and under used).”

*Feedback form submitted by a local resident at a public exhibition*

“I really like the proposed glass used at ground floor to give some life along this street and show what is going on in the building.”

*Feedback form submitted by a local resident at a public exhibition*

Several respondents noted that the proposals would replace an unsightly building with something more suited to a conservation area:

“Opportunity to replace an eyesore with something more sympathetic to the existing historic buildings”

*Feedback form submitted by a local resident at a public exhibition*

“You have clearly gone to a lot of trouble to ensure that the new building is sympathetic to the Bloomsbury Conservation Area and in tune with its neighbours. I particularly welcome your plans to enlarge the public realm along the Guilford Street frontage.”

*Feedback form from a representative of the Marchmont Association (a Bloomsbury community group campaigning for local improvement projects)*

A constructive discussion about the conservation aspects of the proposal was held with the Bloomsbury Area Conservation Advisory Committee, who were particularly supportive of the fact that the proposed building footprint re-instates the historic building line. (A further meeting is being arranged for a discussion on the overall scheme including developed details on facades and materials.)

### 3.4.4 Transport and servicing

The prospect of putting a disused site back into operation naturally caused some concerns amongst residents. Five responses indicated their concern about the increased traffic on local roads.



"I have one major traffic concern. The proposed delivery bay will increase traffic south on Millman Street. We lost our "no through traffic" sign which used to be on the corner of Millman Street and GOSH. As a result traffic comes onto Rugby Street and then onto the provisional cycle priority [illegible text]. Any increase in this would be a problem/safety issue?"

*Feedback form submitted by a local resident*

Several residents told us about existing problems with deliveries servicing the Mews and expressed their concern that Millman Mews is totally unsuitable for servicing and large vehicle manoeuvres:

"Deliveries need to be looked at, the rear is far too small for large vehicles to access from Millman Court."

*Online feedback form submitted by a local resident*

"Four separate visitors mentioned existing problems with delivery vehicles getting stuck down Millman Mews, overrunning pavements, breaking gas mains and services"

*Contemporaneous record of host conversation with residents*

One Millman Street resident did not feel comfortable with the proposed servicing strategy and put suggested alternative options:

"By filling in the light well on Guildford Street your designers have clearly created extra width to the Guildford Street pavement. This extra width and the cunning re-modelling of Guildford Place offers 2 opportunities for sympathetic loading bay locations. Guildford Street with its added pavement width has plenty of space for a loading area.

Alternatively a loading bay could be incorporated at the western end on Guildford Place. Here the pavement is wide and trucks after unloading, could drive around the toilets back onto Guildford Street. No parking spots will be lost, less pollution is caused and local traffic will not be held up."

*Feedback from a local resident at a public exhibition*

A few staff members mentioned the importance to them of providing ample space for cycle racks, though opinions were split on whether the current plans were sufficient. Some respondents wanted more spaces available for public use at the front of the building, whereas others wanted more secure, protected spaces.

### 3.4.5 Concerns raised on the construction process

Eight respondents mentioned their concerns about the implications of the construction process but two also acknowledged the hospital's track record of well managed building projects:

"I have twins - one of whom is a GOSH patient who needs airway reconstruction. Supportive of project but because they live on Great Ormond Street very concerned about noisy works, traffic. Concerned about weekend working and getting children off to sleep in the evenings."

*Feedback form from a local resident submitted at a public exhibition*

"Disruption will be very bad for the residents of Millman Court as you dig down."

*Feedback form from a local resident submitted at a public exhibition*

"Previous projects associated with you (Botnar, Mittal in particular) have been run smoothly. I hope that you apply the same management protocols for this research centre."

*Feedback form from a local resident submitted at a public exhibition*

### 3.4.6 Sustainability and the environment

Two responses mentioned the need to minimise impact on the trees, with one resident expressing his serious concern that pruning of trees on Guildford Place will damage the peaceful setting of Coram's Fields.

"One of the great things about Coram's Fields is that it is an escape from the city for city kids and their families... Unfortunately your proposed design will destroy this feeling of escape in the city by building in the gap by the entrance to the park and removing 2/3rds of the tree there. When viewed from the within Coram's Fields this will be imposing and un-missable."

*Feedback form from a local resident submitted at a public exhibition*

A representative from a local residents association also made this request:

"Please consider planting trees around the building."

Three responses from staff and residents recognised and supported the importance of the sustainability proposals:

“I like the idea of being able to see the building so people feel more connected and aware of what is going on there. For the rest, I'm supportive provided the building doesn't go higher than the existing profile plus 2 recessed glazed floor; and provided it is built to the energy efficiency and sustainability undertakings laid out. If so it will be a great asset to the area.”

*Online feedback from a local resident*

#### *3.4.7 Comments on the consultation process*

Several responses from residents indicated that they appreciated the opportunity to comment on the proposals and that they had been well articulated:

“Good to see local residents are being consulted.”

“Very grateful for the consultation booklet.”

“My initial reaction to your excellent exhibition was very positive.”

*Extracts from feedback forms received from local residents.*

“This is a very well thought through project proposal. It will be an exciting addition to our facilities but also blend in well into the urban environment.”

*Staff member via feedback form submitted at ICH exhibition*

However, two respondents indicated that there had been insufficient information on the plans for the rear of the building:

“The local residents are mostly focused at the sides and back of the building so this is the greatest area of concern that has the least views of what the building will be like. It is currently to assess the impact of any loss of light, space, change of traffic and people activity without these views.”

*Local resident via feedback form*

One respondent indicated that they would like to receive more detailed drawings and another wanted more information on materials. As mentioned above, the Bloomsbury Area Conservation Committee also requested more information on facades and materials and a follow-up meeting will facilitate this discussion.

The chair of a local residents' association submitted an online feedback form raising some concern about the level of detail on the exhibition boards:

“Our members include tenants of Rokeby House... which is directly south of the proposed new building. The impact of the building on Rokeby House will be very considerable, and tenants were therefore disappointed that the exhibition included no readable elevation of the rear frontage of the proposed Centre, no clear indication of use of the space between the Centre and the boundary wall of Rokeby house, no indication of the loss of daylight to Rokeby House, and no indication of where the Centre's delivery points will be situated. This makes it very difficult to make informed comment on the impact of the new building on both the Rokeby House flats and the garden on its north side. We presume that an impact assessment of the proposed development has been undertaken and would like to be given access to it. Though Millman Court is not covered by the RHRA, tenants there have expressed concern at the lack of information about what the building will look like from the rear, how its surrounding space will be laid out and how it will be serviced.”

*Feedback form submitted by the chair of a local residents' association*

## **SECTION 4: NEXT STEPS**

### **4.1 Scheme changes resulting from pre-application and public consultation**

Feedback received during the public consultation and ongoing discussions with the London Borough of Camden have had a direct influence on the design development of the scheme.

All of the feedback received has been carefully recorded, analysed and discussed at design meetings and, where appropriate, work has been done to explore any alternative design options that were suggested.

Feedback received during pre-consultation engagement, particularly in discussion with planning officers at the local authority, informed the team's analysis of the site and allowed the design team to identify changes to the proposals to make the building more appropriate to its context. This process enabled the team to anticipate the kind of concerns that members of the public may have, to consider these issues and, where appropriate, make adjustments to the design prior to its exhibition for consultation.

The key changes made to the scheme during this pre-consultation engagement stage were on building massing, including:

- reducing the height and massing from the initial concepts shown to the Council in July 2013 by removing one storey above ground and creating a second basement level
- reducing the height of the building by a further 1 metre through careful coordination of services
- raising the parapet at fourth floor level to 1.1m above roof level to reduce the visible massing of the upper floors
- setting back the facades of the fourth floor by approximately 2.5m on the north elevation.

Throughout the consultation stage significant work was undertaken to explore and identify the best option for servicing of the building, following advice from planning officials to consider the viability of on-site servicing options and from local residents who stressed the importance of minimising traffic into Millman Mews.

Residents' comments on the importance of revitalising the site and accommodating plants/trees were acknowledged in the development of our public realm and sustainability proposals, which include plans to improve the streetscape and establish green roofs and landscaping.

Finally, in response to consultation feedback a large portion of glazing from our early designs of the elevation at Millman Mews was removed to minimise overlooking whilst other windows on this elevation have been reduced in width to provide a greater sense of privacy within the building and for neighbours.

#### **4.2 Responding to requests for information**

The consultation process naturally led to a number of requests for information, which were promptly followed up as follows:

- We extracted all direct questions in feedback forms and email correspondence and provided a response. A list of frequently asked questions and answers was uploaded to the consultation microsite.
- Several respondents provided their contact details to receive information about the scheme and these have been followed up with a post-consultation thank you message and an invitation to attend a follow-up exhibition on 15 September 2014.
- One respondent provided comments on the navigability of our website content. We reviewed these comments and posted a news item on the home page in the closing days of the consultation to ensure that site visitors would be able to locate the consultation microsite.
- One local resident requested a meeting and was invited to join the GOSH Redevelopment Resident's Liaison Group.
- The Bloomsbury Conservation Area Advisory Committee requested further information on facades and materials and a meeting has been set up for the architects to provide this information and deal with any further queries.

Several consultation respondents expressed their desire to see scheme plans in more detail – a natural response to early consultation exhibiting designs 'in progress'. The project team have scheduled a follow-up exhibition on the 15 September to ensure that stakeholders have an

opportunity to review and discuss the final designs that have been submitted to the local authority for approval.

### **4.3 Ongoing communication and engagement plans**

The consultation exercise has been an extremely valuable and informative process to support the development of plans to create The Centre for Research into Rare Disease in Children. However, the project team is clear that the engagement of key audiences should not stop here – not least because the success of this project (and the wider GOSH redevelopment programme) depends on harmonious co-existence with our neighbours and delivering buildings that meet the needs of our staff and patients.

For this reason, the following ongoing communication and engagement mechanisms have been put in place:

- Regular updates and discussions with local residents and their representatives through our Redevelopment Residents' Liaison Group, which next meets on 4 September 2014.
- Regular updates and discussions with patient, family and carer representatives through the foundation trust's Membership Engagement Committee and its nominated representatives.
- Consulting children and young people and their families and running art projects on play/recreation/waiting space design and content, and interior design for the new building.
- Ongoing meetings and discussions with staff user groups and other internal stakeholders.
- Issuing regular project updates to our database of consultation respondents.

## **SECTION 5: CONCLUSION**

The Centre for Research into Rare Disease in Children consultation programme was designed with the benefit of helpful advice from planning officers from the London Borough of Camden as well as pre-consultation engagement with representatives of our key audience groups – the local community, staff and patients, families and carers.

The feedback received during the consultation process indicates that the majority of stakeholders are supportive of the proposals presented for the development of the Centre for Research into Rare Disease in Children.

Many consultation responses demonstrated support for the proposed use of the building and associated benefits to child health, enthusiasm for its design features and recognition of its potential to improve and revitalise the area.

However, there were naturally some concerns from local people about the inconvenience of a major construction project as well as the increased movement of people and traffic that occupying the building would involve. Some respondents also raised their concerns about the height of the building and the associated impacts on daylight/sunlight, the arrangement of the internal layout, and a lack of information and images depicting plans for the rear of the site.

Feedback received during the public consultation and ongoing discussions with the London Borough of Camden have had a direct influence on the design development of the scheme.

All of the feedback received has been carefully recorded, analysed and discussed at design meetings and, where appropriate, work has been done to explore any alternative design options that have been presented to us.

A second exhibition has been planned to ensure that our stakeholders have an opportunity to see more detailed designs and identify how the feedback received has influenced their development. A number of ongoing mechanisms have also been identified to ensure that two-way communication is a continuous process.

No consultation is ever perfect and they are, by their very nature, a learning process. However, the project team feels satisfied that the community consultation undertaken was appropriate, met its objectives and provided stakeholders an opportunity to take an active part in the planning process.



## Tweets



**@CamdenJonathan**  
Just over a week till I head to @GlastoFest with lots of Camden friends. #cannotwait Who is going?  
[Clr Jonathan Simpson]

**@Akkahird**  
Mornington Crescent people watching. Better than watching commuters at Euston and the tragically hip at Camden Town.

**@adambulance**  
I'm watching the World Cup and playing Scrabble while a dude plays Rocket Man on the piano at @thegrafftonnw5. Kentish Town's wicked awesome.

**@campbelldaret**  
Out for a quick run between matches – restaurant trade in Hampstead, Swiss Cottage, Belsize Park not enjoying this World Cup  
[Alastair Campbell]

**@JessieSmith**  
My entire body has been aching for two days and I think I'm going to put it down to rolling down Primrose Hill on Saturday. Never again.

**@holland\_tom**  
'Welcome to Euston!' says a friendly voice over the intercom. 'Please do be aware that London is full of thieves!' [historian]

**@HayleyDWhite**  
Good for you, Belsize Park's finest shop, burnt down last night. Thoughts go out to the smiley, helpful shop owner Ahmad.

**@GinnyFarrer**  
They literally throw food at you in Camden Town, but I'm not complaining

**@gurd\_loyal**  
"Kentish Town""Holloway?"  
"Kentish Town""Archway?"  
"No Kentish Town"  
"Would you consider..."  
"NO KENTISH TOWN!"  
\*gets driven to Archway\*

**@Luci\_Fish**  
Genuinely think Primrose Hill may be an entirely gluten-free zone. What a sensational concept #whoneeds gluten #notme #iftweetitbelieveit

**@gurd\_loyal**  
Might just live in a tent on Primrose Hill. Or in Balans – given that it never shuts.

**Sign up to Twitter to follow your favourite local newspaper @NewJournal**

# Housing lessons of 40 years ago

YOUR Editor seems to have a rather short-term memory (We must build tens of thousands of new council homes, *Comment*, June 12) in his suggestion that only a war-time situation will allow us to address the housing crisis.

He has forgotten the very effective CPO (compulsory



*Morning Star, July 24 1974*

purchase order) campaign of 40 years ago, when large swathes of the borough, such as Burton Street (see newspaper cutting, left) were rescued from unscrupulous developers and in which Councillor John Mills, then chair of housing, played a prominent role – as well as the Camden Tenants Federation.

Of course you need new

housing, but this – as MP Frank Dobson proposes – does not rule out CPOs, allowing for a large retrofit programme to be put in place to upgrade run-down properties, make them energy-efficient, prevent them being left empty and bring them into local authority hands.

**LINDA CLARKE**  
Freegrove Road, N7

## Well done Mr Dobson

I HEARTILY applaud Frank Dobson MP in calling that vacant homes be confiscated by the council on six months vacancy (*New Journal*, June 12).

I propose another way to the same end – an escalating tax on all property left vacant, soon as found to be so, backdated to the date the building is left vacant.

If the owner(s) do not pay, that a fine of three times the property's value be placed with that tax: compensating for the loss of value to inhabitants, area, and council in crime and loss of community.

Such a tax and fine on vacant warehouses, offices also, then confiscated for refurbishment into homes.



*New Journal, June 12*

Any building land left merely to increase its value to face the same fine the same tax.

A tax on empty bedrooms is more needed

on private properties than on council properties, with the same – or greater – safeguards now on council properties.

Such taxes, plus fines are needed on those rich using tax havens, cheating on tax evasion or avoidance with all inherited wealth.

I came to London from Dawlish, Devon, in 1963, to find a bedsit that day and work in a week.

Anyone now coming to London without wealth or wealthy parents, to buy or rent at very high prices, will be on the streets.

The rest of the UK is locked out of London that contains most jobs in the UK. But the taxes, the agriculture, factories, fishing of the whole UK

are what built London and allow it to prosper.

Is it any wonder the UK shows every sign of breaking apart?

There is no need for such homelessness; no need for such austerity.

It is a war of sadism of the rich against working people, the poor, the vulnerable, the strugglers, against everyone who is not rich.

Throw out this wretched coalition of Etonians, the friends of the bankers, the corrupt, the persecutors everywhere.

**PETER DOLLINS**  
Portpool Lane, EC1

## Some sanity

WELL done Frank Dobson.

At last some sanity on

the housing question. Homes should not be used as financial assets, when is there is such homelessness.

However, I do not understand why certain nationalities are singled out as the culprits.

Surely it is the type of investment not the type of investor that's at fault.

On the other hand I fully understand that the Tories, who have no reasonable arguments to oppose Mr Dobson's idea, have fallen back on idiotic, childish, insults.

It's the social and environmental destruction of the system in which we live that is madness, not those whose efforts try to change that.

**RD WARREN**  
Broadfield Lane NW1

## Help salvage the festival?

WE are greatly saddened and disappointed by the decision to cancel the Kilburn Festival at such a late stage.

As ward councillors we found out about this only last week, without having previously been informed of any issues the organisers may have been encountering.

Camden Council has provided funding of £5,000 to the festival this year – a significant chunk of money although not enough to cover a large festival on its own.

The outstanding issue, we are told, has been securing further funding from other sources.

It must surely be the case that organisers, chaired by a recent Liberal Democrat candidate, had been aware of their financial situation for some time;

yet no attempt was made to ask for help until very late in the day, making it difficult for alternative solutions to be found so close to the original planned event.

Whatever triggered the decision to scrap the festival so soon after the local election results is a question which must be directed at the Kilburn Festival board, who now have a situation where not only have many volunteers' time and the public's money been

wasted but also many in the Kilburn community will feel seriously let down. As local representatives we are now working with residents, including the Friends of Kilburn Grange Park, in an attempt to see whether any smaller scale Kilburn festival might

be salvaged to take place on July 13 2014, the original planned date for the festival.

Yet given the time scale we recognise that it may be too tall an order.

If anyone would like to get involved they would be most welcome.

Please contact us at (one of our emails here)

**CLLR DOUGLAS BEATTIE**  
douglas.beattie@camden.gov.uk

**CLLR MARYAM ESLAMDOUST**  
maryam.eslamdoust@camden.gov.uk

**CLLR THOMAS GARDINER**  
thomas.gardiner@camden.gov.uk  
Labour, Kilburn ward

## HS2 more aggressive

HS2 last week asked the Hybrid Bill Select Committee to set four days aside for hearings to cull a number of the 1925 petitions against the Bill, which individuals, community groups and organisations have lodged in the Commons.

By the end of this week, HS2 will notify those whom they will seek to argue are not "directly and specifically affected" by the Bill and therefore lack the locus standing to present their petitions.

Those challenged, will be invited to attend the select committee between July 9 and 17 to explain why they are so "directly and specifically affected".

They will be questioned by HS2's lawyers and members of the committee. The committee will then decide for themselves whether the petitions will be allowed.

This development is worrying. When the Crossrail hybrid Bill was before parliament, the promoters of the Bill took an informed decision not to make any such challenges, leaving it to parliament to determine who should be excluded as meddling busybodies. Last year, Clinton Leeks, HS2's ex-director of external and parliamentary affairs, indicated to the HS2 Euston Community Forum that HS2 would adopt a similar course.

It seems the new HS2 team, headhunted from Network Rail, intend to take a more aggressive

approach to drive through this vanity project. There are some archaic Victorian precedents questioning the right of specially formed action groups to petition. This is in sharp contrast to the recent practice of the Administrative Court which has taken an increasingly liberal approach to questions of standing, recognising the importance of public spirited citizens intervening on issues of public importance.

It is difficult to see how HS2 could seek to assert that any community group or individual in Camden lacks appropriate standing to petition. If HS2 have the gall to do so please contact us so that we can co-ordinate a response.

**ROBERT LATHAM**  
Chair, HS2 Euston Action Group  
r.latham@doughtystreet.co.uk

Great Ormond Street Hospital for Children  
NHS Foundation Trust

UCL  
UCL INSTITUTE OF CHILD HEALTH



## Community consultation on proposals for a new development on Guilford Street

Great Ormond Street Hospital NHS Foundation Trust is holding a public consultation on plans to develop a Centre for Research into Rare Disease in Children at 20 Guilford Street.

Residents and local stakeholders are invited to find out more at our public exhibitions at the Guide Hall, Coram's Fields on:

- Sunday 22 June 2014, 10am–12 noon
- Monday 23 June 2014, 10am–7.30pm
- Tuesday 24 June 2014, 10am–4pm

Access to the venue is via the gated entrance to Coram's Fields on 93 Guilford Street, WC1N 1DN.

Please note, you do not need to be accompanied by a child to attend this exhibition.

For further information please visit: [www.gosh.nhs.uk/CRRDC-consultation](http://www.gosh.nhs.uk/CRRDC-consultation)

# Community consultation on proposals for a new development on Guilford Street

Great Ormond Street Hospital NHS Foundation Trust is holding a public consultation on plans to develop a Centre for Research into Rare Disease in Children at 20 Guilford Street.

This new building would allow scientists and clinicians to care for children and young people with rare diseases, learn more about their conditions and discover new treatments.



Find out more and have your say at our public exhibition

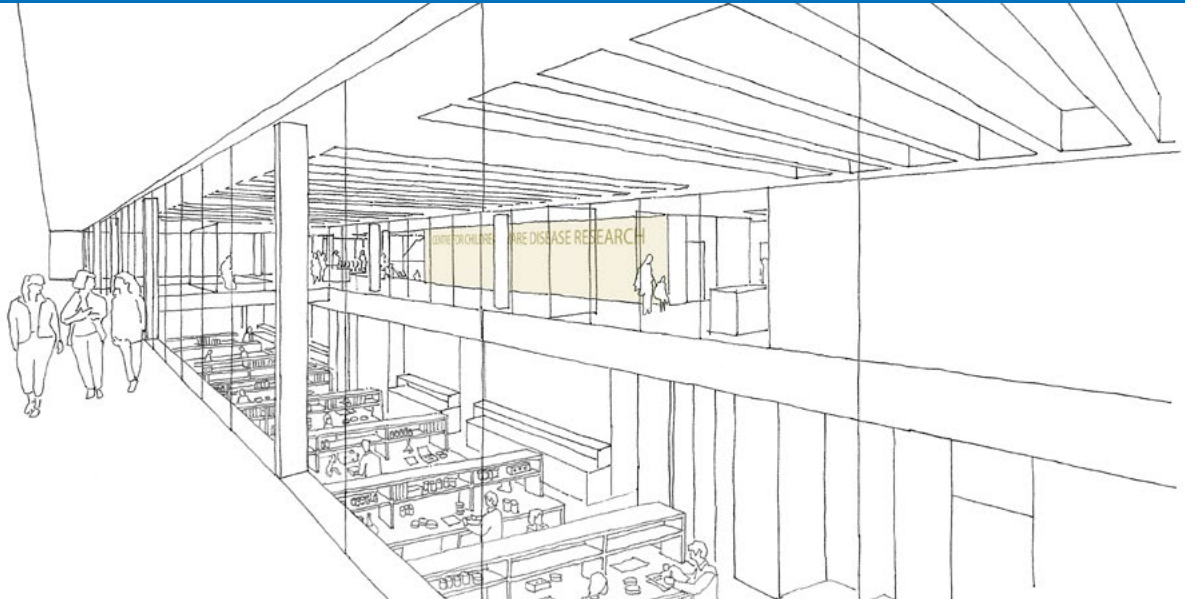
## Where:

Coram's Fields, Guide Hall  
(Access via the gated entrance to Coram's Fields,  
93 Guilford Street WC1N 1DN)

## When:

Sunday 22 June 2014: 10:00am–12 noon  
Monday 23 June 2014: 10:00am–7:30pm  
Tuesday 24 June 2014: 10:00am–4:00pm

For further information please visit our website: [www.gosh.nhs.uk/CRRDC-consultation](http://www.gosh.nhs.uk/CRRDC-consultation)  
or get in touch by email: [Redevelopment.Feedback@gosh.nhs.uk](mailto:Redevelopment.Feedback@gosh.nhs.uk)



# The Centre for Research into Rare Disease in Children

We are holding a public consultation on plans to create a new building where our scientists and clinicians can care for children and young people with rare diseases, learn more about their conditions and discover new treatments.

## Three ways to have your say

1

### Come to an exhibition

At the Institute of Child Health...

Where: The Winter Garden

When: Wednesday 25 June 2014

Time: 10:00–18:00

At GOSH...

Where: The Lagoon

When: Thursday 26 June 2014

Time: 10:00–18:00

2

### Put your questions to the experts

Presentations from our clinical and architectural leads followed by a question and answer session.

Where: Staff Area of the Lagoon

When: Thursday 26 June 2014

Time: 12:00–12:45

3

### Share your views online

Want to have your say on this important building? Visit our website and share your views.

[gosh.nhs.uk/CRRDC-consultation](http://gosh.nhs.uk/CRRDC-consultation)

# The Centre for Research into Rare Disease in Children

## Information on our public consultation

Great Ormond Street Hospital NHS Foundation Trust (GOSH) is holding a public consultation on plans to develop a **Centre for Research into Rare Disease in Children** at 20 Guilford Street.

This new building would allow scientists and clinicians to care for children and young people with rare diseases, learn more about their conditions and discover new treatments.

To proceed with our plans we want to know what our community thinks about them – so please have your say.



Visit one of our exhibitions or have your say online at: [www.gosh.nhs.uk/CRRDC-consultation](http://www.gosh.nhs.uk/CRRDC-consultation)

# Great Ormond Street Hospital for Children



NHS Foundation Trust

Great Ormond Street  
London WC1N 3JH

T: +44 (0)20 7405 9200

[www.gosh.nhs.uk](http://www.gosh.nhs.uk)

5 June 2014

## Invitation to a briefing meeting at our public consultation on proposals for a new development on Guilford Street, WC1N

Dear Neighbour

Great Ormond Street Hospital NHS Foundation Trust is holding a public consultation on plans to develop a **Centre for Research into Rare Disease in Children** at 20 Guilford Street, WC1N.

This new building would allow scientists and clinicians to care for children and young people with rare diseases, learn more about their conditions and discover new treatments.

The consultation is being managed by the redevelopment directorate at Great Ormond Street Hospital NHS Foundation Trust on behalf of the site owner, Great Ormond Street Hospital Children's Charity. Feedback will be recorded and considered carefully by the project team as we develop our proposals in advance of applying for planning permission later this year.

If planning permission is granted, the new building would be occupied by clinicians from Great Ormond Street Hospital and scientists from University College London (UCL). Their work would be supported by the Great Ormond Street Hospital Children's Charity.

Our consultation involves public exhibitions which are being held at the Guide Hall in Coram's Fields on:

Sunday 22 June 2014:	10:00am – 12 noon
Monday 23 June 2014:	10:00am – 7:30pm
Tuesday 24 June:	10:00am – 4:00pm



In Partnership with the Institute of Child Health, UCL

Patron: Her Majesty The Queen

Chairman: Baroness Blackstone BSc (Soc) PhD



Access to the Guide Hall at Coram's Fields is via a gated entrance at 93 Guilford Street, London, WC1N 1DN. The Guide Hall is on your right.

As a key local stakeholder, I would like to invite you for a briefing at the exhibition with our redevelopment team and our architects Stanton Williams.

**The date and time we would like to offer you for this briefing is: 18:00pm on Monday 23 June 2014**

Our redevelopment communications lead Louisa Desborough is scheduling briefings so please RSVP to her directly. If the proposed date is not convenient, perhaps you could let her know so we can look at arranging an alternative time:

Please email [Louisa.Desborough@gosh.nhs.uk](mailto:Louisa.Desborough@gosh.nhs.uk) or phone 020 7813 8456.

If you would like to respond to the consultation but are not able to attend an exhibition, you can get more information and send us your feedback via our website at: [gosh.nhs.uk/CRRDC-consultation](http://gosh.nhs.uk/CRRDC-consultation) from 16 June 2014.

Or you can send us your comments or questions via email at any time:

[Redevelopment.Feedback@gosh.nhs.uk](mailto:Redevelopment.Feedback@gosh.nhs.uk)

Naturally, if you have any questions please don't hesitate to get in touch.

Yours sincerely



**Matthew Tulley**  
Director of Redevelopment

## Who?

This public consultation is being managed by the redevelopment directorate at GOSH on behalf of the site owner, Great Ormond Street Hospital Children's Charity.

Feedback from the public consultation will be recorded and considered carefully by the project team as we develop our proposals in advance of applying for planning permission later this year.

If planning permission is granted, the new building would be occupied by clinicians from Great Ormond Street Hospital and scientists from University College London (UCL). Their work would be supported by the Great Ormond Street Hospital Children's Charity.

## What?

Our proposal is to replace the existing 1960s office block at 20 Guilford Street with a new building which is being designed by award winning architects Stanton Williams.

The purpose-built research centre will house outpatient clinics, laboratories, manufacturing facilities, research write-up areas and meeting

rooms for the scientists and medical teams to progress their work.

The outpatient facilities will provide much-needed space for patients, families and carers who are currently seen by the departments of Cardiology, Respiratory, Immunology and Genetics, including heart transplant patients.

The building design has two basement floors and is six storeys high along Guilford Street, reducing to four storeys along Millman Street and two storeys at the south-west corner of Millman Mews. This is intended to minimise the impact on the residential buildings to the south of the site.

## Why?

Rare diseases in children include childhood cancers, cystic fibrosis and muscular dystrophy. There are over 6,000 conditions in total.

Individually, each disease affects less than one in 2,000 people. But as a group, they will affect one in 17 of us at some point in our lives.

Seventy-five per cent of rare diseases affect children, and nearly one-third will die before their fifth birthday.

We need better facilities and more space to allow us to help more patients, develop new treatments and share our discoveries with others.

The building would allow our medical and scientific experts to:

- understand and read genetic codes more quickly
- develop gene and cell therapies to treat genetic conditions
- use stem cells to regenerate organs or tissues
- manufacture new medical devices.

Most importantly, it would bring breakthroughs and cures for rare diseases closer with every passing day.

## When?

### Outline timetable for creating the Centre for Research into Rare Disease in Children

**June – July 2014:** Public consultation

**August 2014:** Analyse feedback and continue work on building design

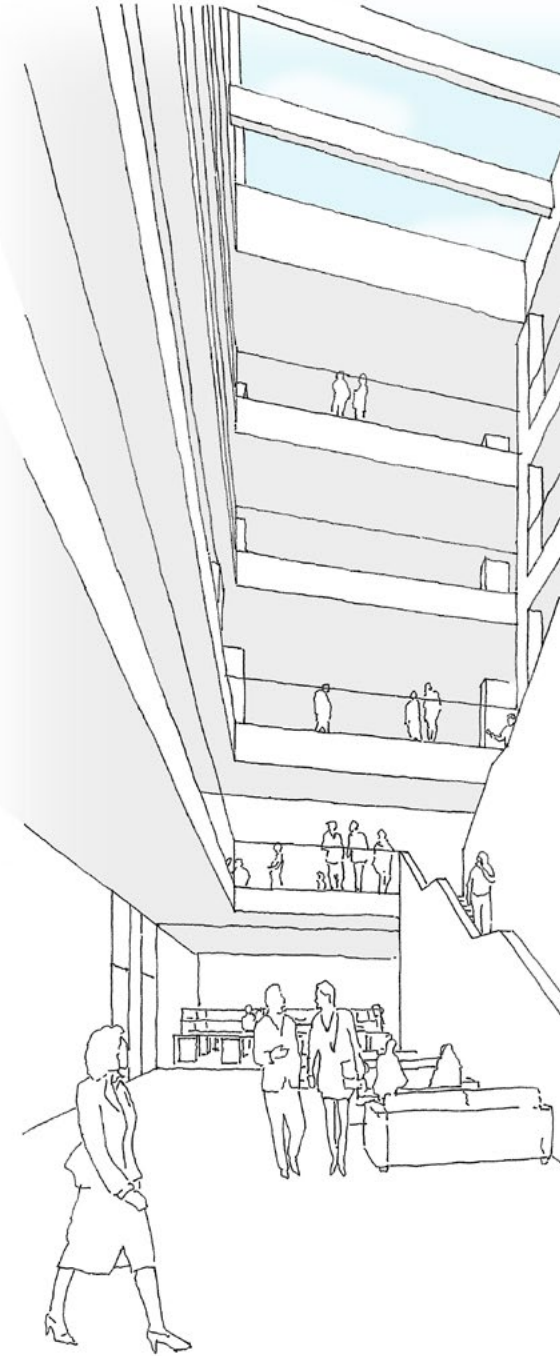
**September 2014:** Planning application to redevelop the site

### If planning permission is granted...

**January – March 2015:** Demolition of the existing building

**Autumn 2015:** Commence construction of the new building

**Early 2018:** Proposed completion date



# Three ways to have your say

# 1

## Find out more at one of our exhibitions

### Community exhibition

Coram's Fields, Guide Hall

Sunday 22 June 2014

10:00am – 12 noon

Monday 23 June 2014

10:00am – 7:30pm

Tuesday 24 June 2014

10:00am – 4:00pm

Access is via the gated entrance to Coram's Fields from Guilford Street and turn left. Please note you do not need to be accompanied by a child to attend this exhibition.

### Exhibition for UCL staff

The Winter Garden, Institute of Child Health

Wednesday 25 June 2014

10:00 – 18:00

### Exhibition for GOSH staff, patients, families and carers

The Lagoon, Great Ormond Street Hospital for Children

Thursday 26 June 2014

10:00 – 18:00

(Including a Q&A session at 12 noon)

# 2

## Get online

You can also respond to the consultation online at:

[gosh.nhs.uk/CRRDC-consultation](http://gosh.nhs.uk/CRRDC-consultation)

# 3

## Get in touch

If you have any questions or comments please feel free to submit them by email to the following address and we will respond as quickly as possible:

[Redevelopment.Feedback@gosh.nhs.uk](mailto:Redevelopment.Feedback@gosh.nhs.uk)



# HERE TODAY

## Community consultation on proposals for a new development on Guilford Street

Great Ormond Street Hospital NHS Foundation Trust is holding a public consultation on plans to develop a **Centre for Research into Rare Disease in Children** at 20 Guilford Street.

This new building will allow scientists and clinicians to care for children and young people with rare diseases, learn more about their conditions and discover new treatments.

**Find out more and have your say at our public exhibition**

**Where:**

Coram's Fields, Guide Hall

**When:**

Sunday 22 June 2014  
10am–12 noon

Monday 23 June 2014  
10am–7.30pm

Tuesday 24 June 2014  
10am–4pm



Please note you do not need to be accompanied by a child to attend this exhibition.

# Welcome

Welcome to this public exhibition on plans to create the Centre for Research into Rare Disease in Children.

The exhibition is part of a public consultation programme to share our proposals with staff, patients, families, carers and the local community and obtain their views.

The centre is a partnership between Great Ormond Street Hospital for Children NHS Foundation Trust (GOSH), University College London (UCL) and Great Ormond Street Hospital Children's Charity.

Feedback from the public consultation will be recorded and considered carefully by the project team as we develop our proposals in advance of applying for planning permission later this year.

The consultation is being managed by the Redevelopment Directorate at GOSH.

If planning permission is granted, the new building would be occupied by clinicians from GOSH and scientists from UCL.

We want to hear your opinions and would be grateful if you could take a couple of minutes to complete a feedback form before you leave.

If you have any questions that were not answered today, please feel free to submit them by email to the following address and we will respond as quickly as possible: [redvelopment.feedback@gosh.nhs.uk](mailto:redvelopment.feedback@gosh.nhs.uk)

If you don't have access to a computer, you can contact the hospital Redevelopment team on 020 7405 9200.

You can also respond to the consultation online at: [www.gosh.nhs.uk/CRRDC-consultation](http://www.gosh.nhs.uk/CRRDC-consultation)



# Why?

We want to create a building in which scientists and doctors can work side-by-side to care for children and young people with rare diseases, learn more about what is making them unwell and discover new ways to help them get better.

Great Ormond Street Hospital NHS Foundation Trust (GOSH) and UCL's Institute of Child Health (ICH) and Institute of Cardiovascular Science (ICS) undertake research and develop new diagnostics, treatments and devices that can improve the lives of patients treated at our hospital and children elsewhere in the UK and abroad.

Rare diseases are complex and not well understood in comparison to other illnesses. This means that sufferers often experience a delay in getting diagnosed and have limited options for treatment.

But recent advances in science and technology offer new hope. Genomics (the science of genetic mapping and DNA sequencing) is helping scientists to identify the genetic basis of rare diseases. And new treatments

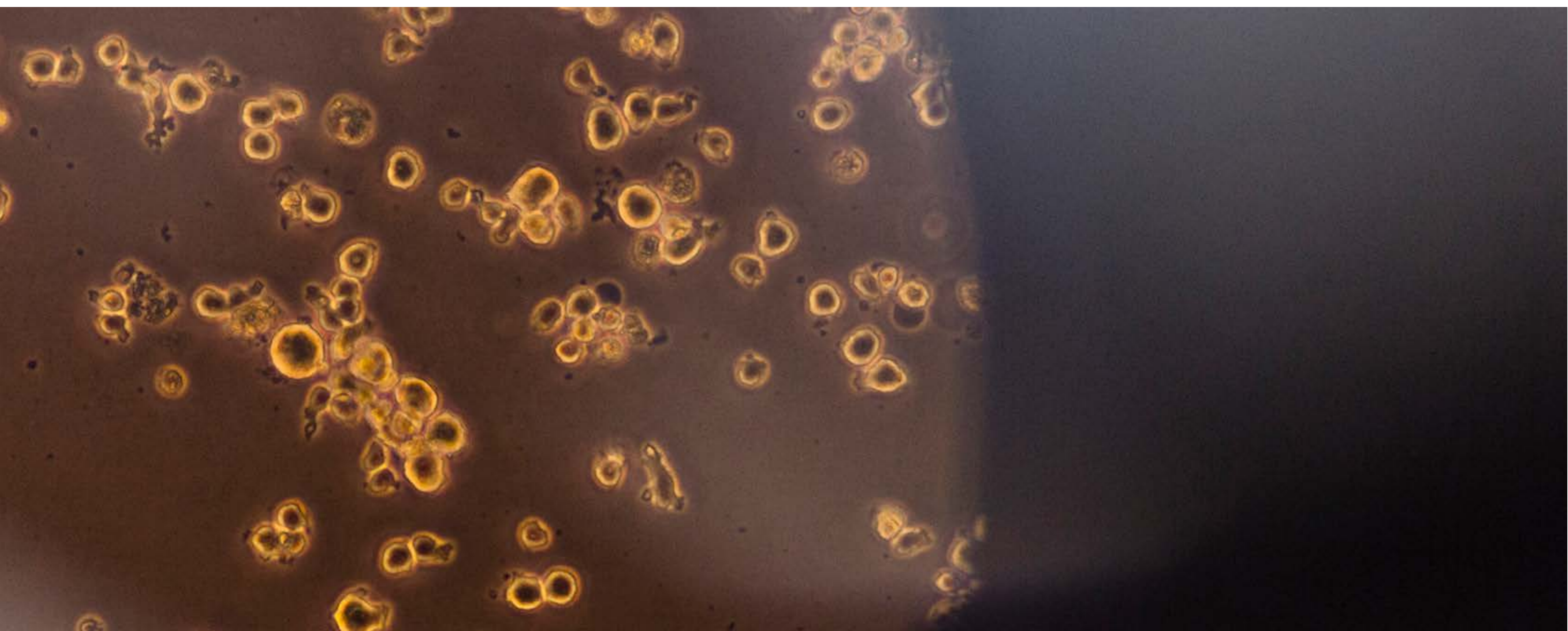
such as stem cell therapies allow us to offer patients the chance of a longer and fuller life.

Bringing knowledge, technology and patients together in one place would speed up the 'bench to bedside' process of developing new treatments.

The building would give our medical and scientific experts the facilities and access to patients they need to:

- understand and read genetic codes more quickly
- develop gene and cell therapies to treat genetic conditions
- use stem cells to regenerate organs or tissues
- manufacture new medical devices

Most importantly, it will bring breakthroughs and cures for rare diseases closer with every passing day.



# About rare disease in children

Rare diseases represent a considerable health burden, a fact that is attracting increasing concern both nationally and internationally. This is because, taken together, they are in fact relatively common. Much more needs to be done to help those whose lives are affected by rare disease, including much greater emphasis on medical research.

Rare diseases in children include childhood cancers, cystic fibrosis and muscular dystrophy. There are over 6,000<sup>1</sup> conditions in total.

Individually, each disease affects less than one in 2,000 people. But as a group, they will affect one in 17 of us at some point in our lives<sup>2</sup>.

Seventy-five per cent of rare diseases affect children, and nearly one-third will die before their fifth birthday.

Most rare diseases are caused by a genetic defect, which means that children are born with the condition and will not get better by themselves. The symptoms of rare diseases can often be very serious, making patients very sick or causing disabilities that impact on their how long they will live and their quality of life.

But scientific breakthroughs and new technologies open up possibilities for treatment that were unimaginable even just a few years ago. The new building will help us to harness this potential and help more children not just at Great Ormond Street Hospital but nationally and internationally.

## Case study

Nina Warnell suffers from SCID (Severe Combined Immunodeficiency), a condition that means that she was born without an immune system due to a genetic defect. This condition is sometimes referred to as 'bubble baby' disease, because patients need to live in a sterile environment. As Nina's future looked uncertain, her family made the decision that she would take part in a ground-breaking gene therapy trial at Great Ormond Street Hospital. Gene therapy involves replacing faulty genes with working versions of the same gene. The aim is to integrate healthy genes into patients' DNA so that cells now have the correct information to function normally in the body.

One year on, Nina is a happy little girl with a functioning immune system. She has effectively been 'cured' from a disease that would otherwise have severely limited her ability to live a normal life.



Sources:  
1. Orphanet  
2. Official Journal of European Commission

# How the new building would support our work

Working together, Great Ormond Street Hospital (GOSH) and University College London (UCL) operate the largest centre for paediatric research in Europe and one of the largest worldwide. This is one of the only centres in the world with the specialist expertise and diverse patient population needed to discover cures for rare diseases.

Discovering cures for rare diseases in children is challenging for many reasons, for example:

- Each condition affects comparatively small numbers of patients, so it's difficult for researchers to obtain enough patients to study each disease thoroughly.
- It can be difficult to gather enough patients to take part in experimental treatments or clinical trials.
- Many patients have serious and life threatening conditions, so the back up of a large, specialist children's hospital nearby is essential for their safety.

In recent years, GOSH and UCL have overcome these challenges and achieved some amazing breakthroughs. But we urgently need better facilities and more space to allow us to help more patients, develop new treatments and share our discoveries with others.

The building will support scientists, clinicians, engineers and other experts to pool their knowledge and improve our expertise in the diagnosis, understanding, management and care of rare diseases.



# Viewpoints

Two of our leaders who carry out clinical work and research explain how the centre will support their work.

**Professor Bobby Gaspar, Paediatric Consultant Immunologist at Great Ormond Street Hospital and Director-Designate for the Centre for Research into Rare Disease in Children**

“The Centre will be the first of its kind to bring clinicians, patients and scientists together to translate pioneering research techniques into hope for children across the world who have rare diseases.

“I have led a number of successful trials that saw gene therapy transform the outcomes of children with SCID – a rare immune disorder. My hope is that this new centre will allow us to go even further and develop gene therapy as well as cell and stem cell therapies as a standard treatment for many more conditions where children are born with rare diseases.”

**Professor Andrew Taylor, Divisional Director of the Cardio-respiratory Service at Great Ormond Street Hospital and Professor of Cardiovascular Imaging at the UCL Institute of Cardiovascular Sciences**

“The really exciting thing about the new building is the possibility of bringing everyone into the same working environment. As a clinician, I need to explore my options for treating a patient with experts who can help me develop them. For example, specialist computer modelling can help test and refine new devices before we use them in patients.

“A variety of different professionals coming together under one roof allows us to turn innovative thinking into practical solutions. It also gives us a manufacturing capacity to develop those solutions at scale so we can help more and more patients.”

Professor Taylor has developed a multi-disciplinary approach to treating his patients' conditions. Clinical meetings might be attended by scientists, engineers or even mathematicians who will work with the cardiologists to pool their knowledge and develop devices that are unique to a patient's anatomy.



# Redevelopment at GOSH – working with the community

Great Ormond Street Hospital (GOSH) has been constantly evolving since it opened in an 18th century townhouse in 1852. Our current redevelopment programme is replacing cramped, out-of-date buildings so we can provide the best care and treatment for more children in safe, spacious, comfortable surroundings. This would have not been possible without the support, patience and co-operation of our local community.

## Providing modern clinical facilities – recent redevelopment milestones

### 1994

Funds raised by the transformational Wishing Well appeal allow us to open the Variety Club Building and the Camelia Botnar Laboratories.

### 2004

We open a patient and family hotel and new facilities in the main hospital site and neighbouring Royal London Hospital for Integrated Medicine (then the Royal London Homeopathic Hospital).

### 2012

Completion of the Morgan Stanley Clinical Building provides seven floors of state-of-the-art facilities and the first part of the Mittal Children's Medical Centre.

### 2014

Work continues to redevelop the old Cardiac Wing to create the Premier Inn Clinical Building, which will complete the Mittal Children's Medical Centre by 2017.

Investing in our buildings ensures we can stay in our current premises for the long term. And since we are here to stay, maintaining good relationships with our neighbours is a top priority.



We only employ construction companies with excellent Considerate Constructor and sustainability credentials. We work with them to ensure that disruption and out-of-hours work is kept to a minimum, that safety procedures are in place and that local residents and businesses receive advance warning of any work that could impact upon them.

The GOSH Redevelopment Residents' Liaison Group supports this activity, and is attended by local residents and their representatives. Anyone who lives or works locally is welcome to attend and can obtain further information from the hospital's Redevelopment team: [redemption.feedback@gosh.nhs.uk](mailto:redemption.feedback@gosh.nhs.uk)

# Timetable

Outline timetable for creating the Centre for Research into Rare Disease in Children.

## CONSULTATION

### June–July 2014

Public consultation to obtain feedback on proposals to date.

### August 2014

Analyse and reflect on feedback and continue work on building design.

### September 2014

Submission of the planning application to redevelop the site.

## CONSTRUCTION

If planning permission is granted:

### January–March 2015

Demolition of the existing building.

### Autumn 2015

Commence construction of the new building.

### Early 2018

Proposed completion date.





# About the site

The site of the proposed new building is within the Bloomsbury Conservation Area. It is bordered by the historic Coram's Fields and a range of residences and businesses.

## The existing building

The existing building at 20 Guilford Street is an office block built in the 1960s. Previously used as a computer centre by the University of London, it became surplus to requirements and has been disused for some time.

The site was purchased by Great Ormond Street Hospital Children's Charity in 2010 with the intention of establishing the Centre for Research into Rare Disease in Children.



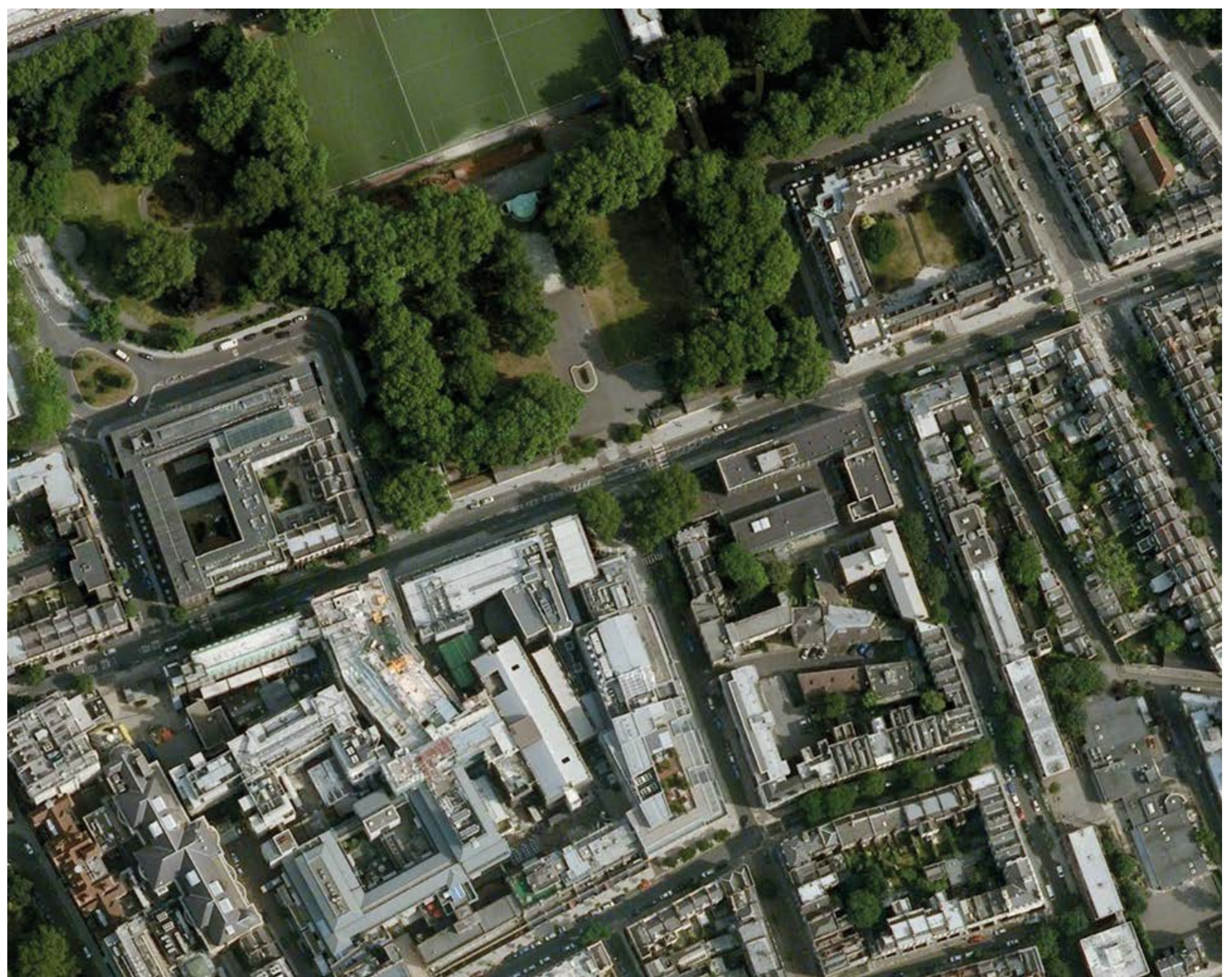
## Site context

The site for the proposed new building is located on Guilford Street, directly opposite Coram's Fields, a Grade II listed public space.

The site sits within three sub-areas of the Bloomsbury Conservation Area and there are a number of listed buildings in the immediate vicinity.

The majority of the site sits within the Coram's Fields/Brunswick Centre sub-area, which comprises generally large buildings including:

- Goodenough College
- the UCL Institute of Child Health on Guilford Street
- the International Hall on Lansdowne Terrace
- the Brunswick Centre
- the University College, London School of Pharmacy
- residential blocks on Mecklenburgh Square



Aerial photograph of the site: 20 Guilford Street is opposite the south east corner of Coram's Fields



Coram's Fields pavilion



Guilford Place from Coram's Fields, looking south



Millman Street looking north

# Coram's Fields and GOSH: a shared heritage of caring for children

Great Ormond Street Hospital (GOSH) has been caring for children for over 160 years and Coram's Fields are situated on the site of the former Foundling Hospital, established in 1739. The new building would continue a long history of the use of this site for activities to support children's welfare.

GOSH started life as an 18th century townhouse at no 49 Great Ormond Street, with just two 10-bed wards and two physicians. Originally called The Hospital for Sick Children, it opened in 1852 and was the first hospital in the UK dedicated solely to the treatment of children.

The hospital was founded by Dr Charles West, who was driven by the shockingly high level of infant mortality in the capital at this time.

The Foundling Hospital provided a home and education for orphaned children and was relocated outside of London in the 1920s. Campaigning and fundraising by local residents and a donation from the Harmsworth family of newspaper proprietors led to the creation of the current park, which opened in 1936.

Today, Coram's Fields provides much-needed space and facilities for our city's children and young people.



Great Ormond Street Hospital in 1870



Archive photograph of Guilford Place in 1912



The Foundling Hospital, established in 1739 by Captain Thomas Coram

# Designing the building

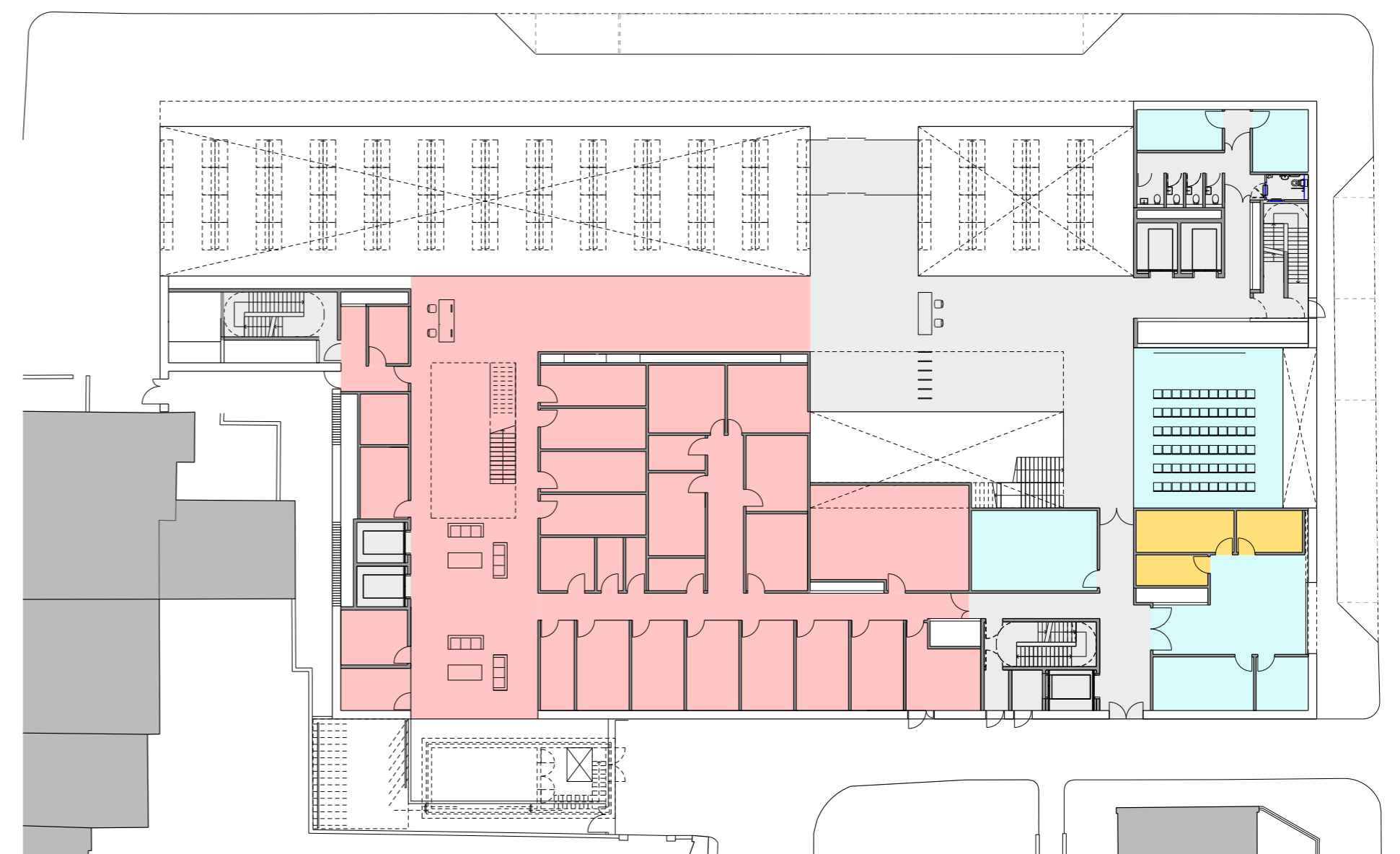
Designing a building that is the first of its kind in the world is very challenging.

Our award-winning architects, Stanton Williams, have been working closely with our staff and experts in construction, medicine and research. They aim to create a high-quality building with outstanding research and clinical facilities to promote interaction between the various disciplines, support exceptional patient care and deliver ground-breaking research. The building is to contain:

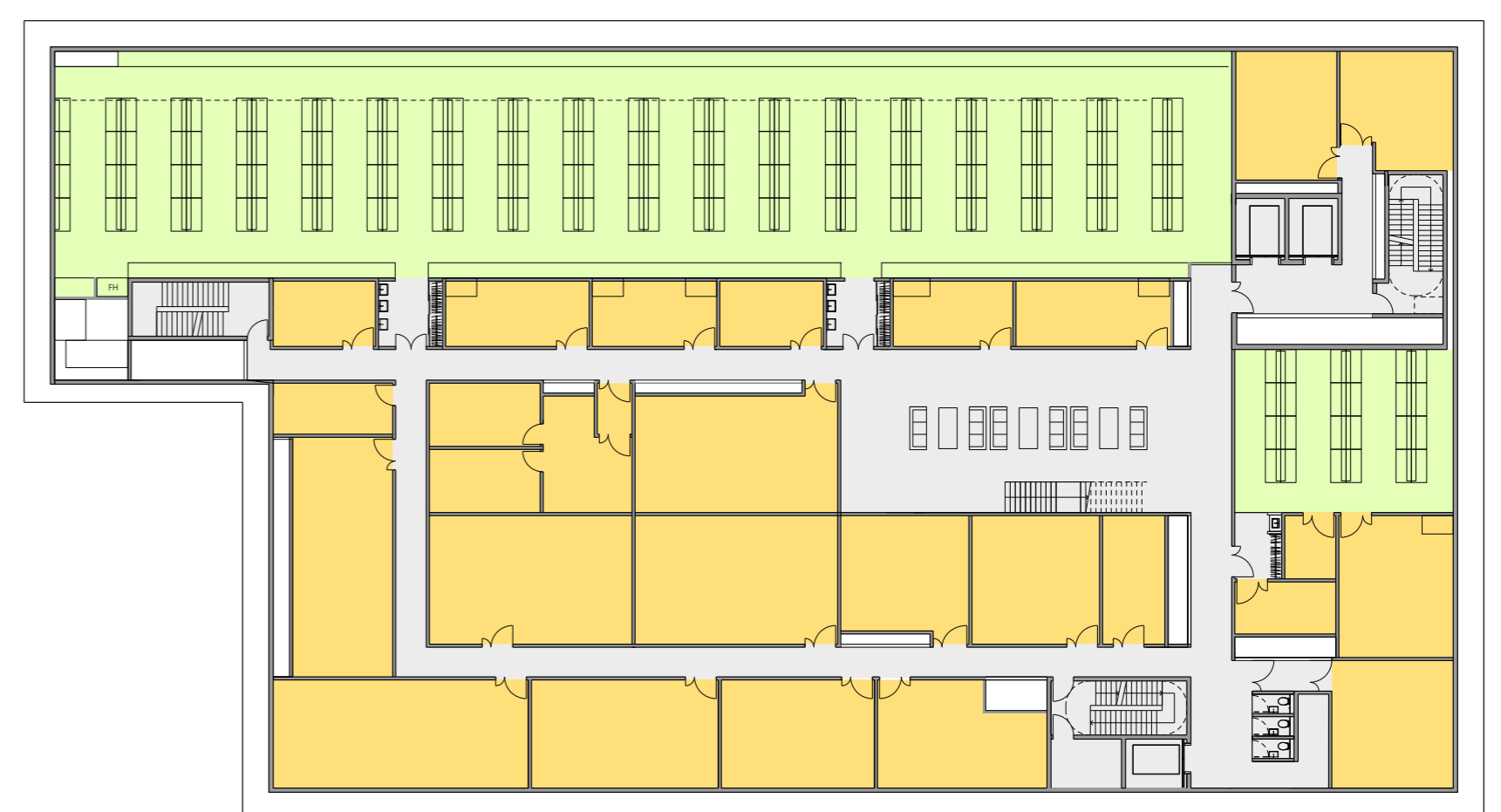
- Various kinds of research laboratories required by our scientists to study rare diseases and develop treatments.
- A much-needed new outpatients clinic with facilities suitable for medical staff, patients and their families.
- Research write-up areas and meeting rooms to allow our scientists and medical teams to progress their work.

We also want the building to:

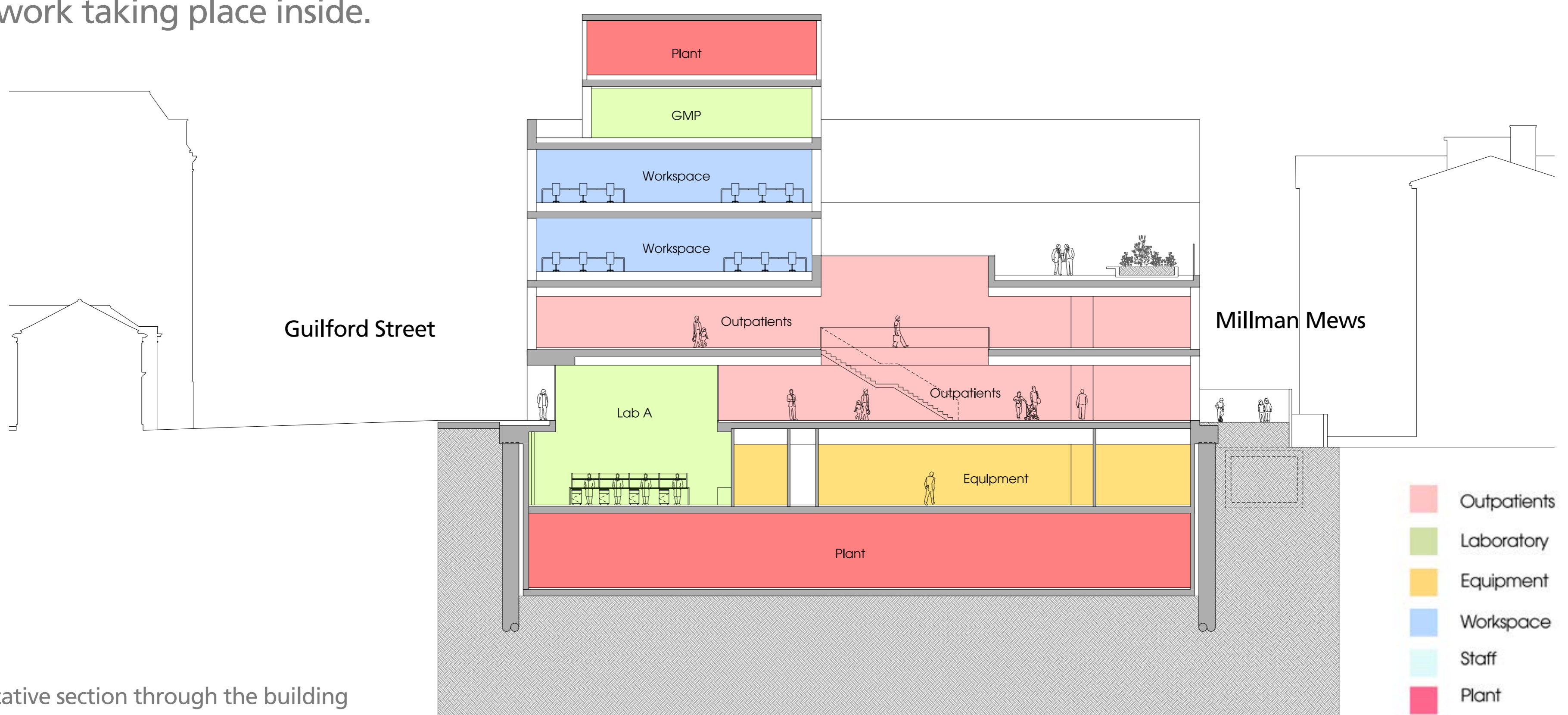
- Relate sensitively to the site and its context within a conservation area.
- Have a human, friendly scale with appropriate use of high-quality materials.
- Symbolise excellence and provide a world-class patient experience.
- Engage patients and the public in the important work taking place inside.



Indicative plan of the ground floor



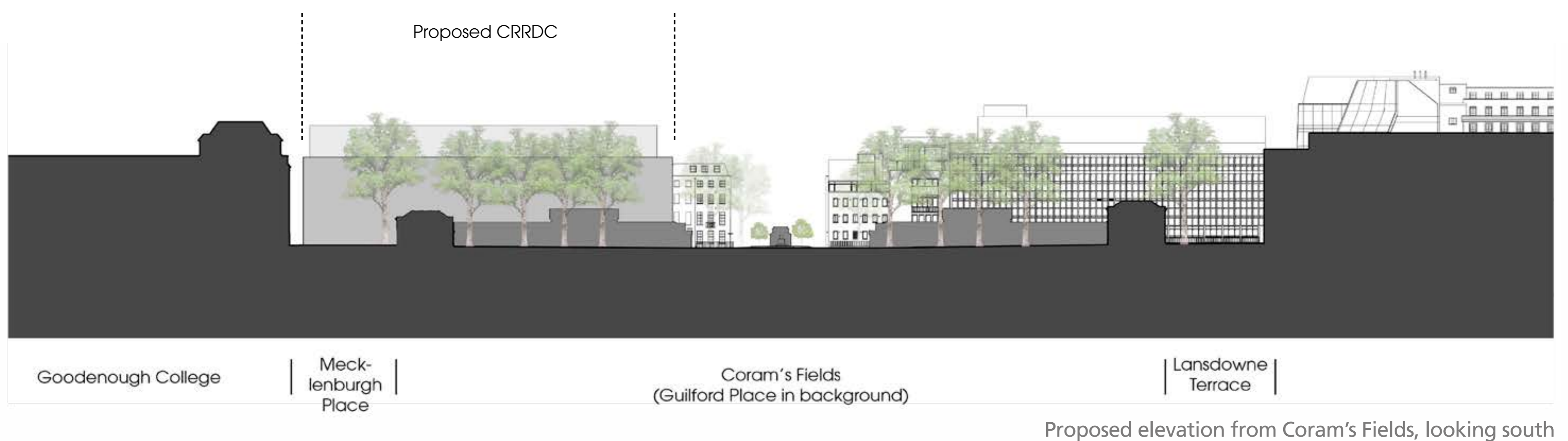
Indicative plan of the lower ground floor



Indicative section through the building

# Building exterior: massing and site context

The proposed building responds to the formal layout that once characterised Coram's Fields by reinstating the former symmetrical entrance to Guilford Place.

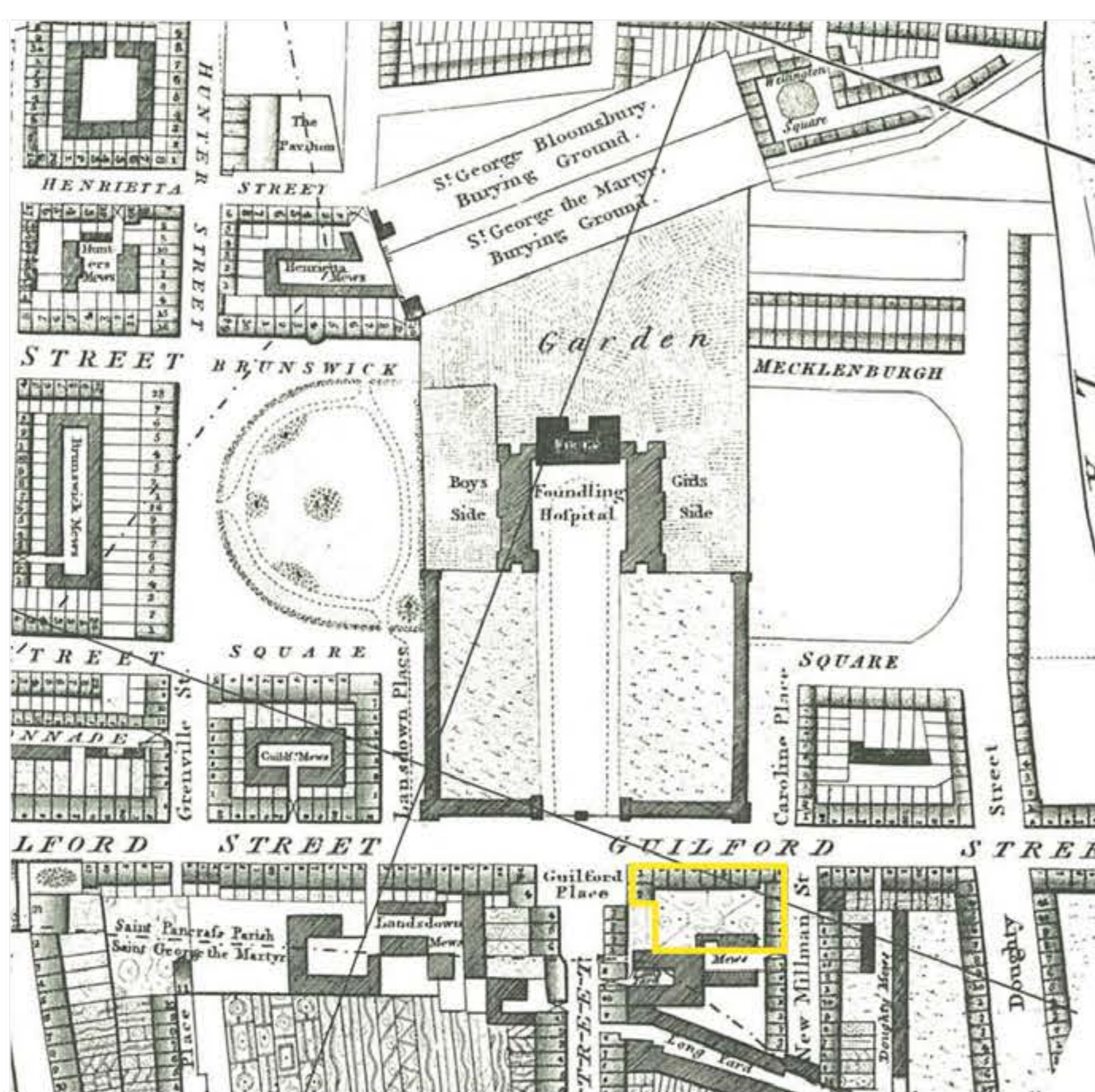


Coram's Fields is framed by 5–6 storey high buildings, mostly institutional and civic in function including:

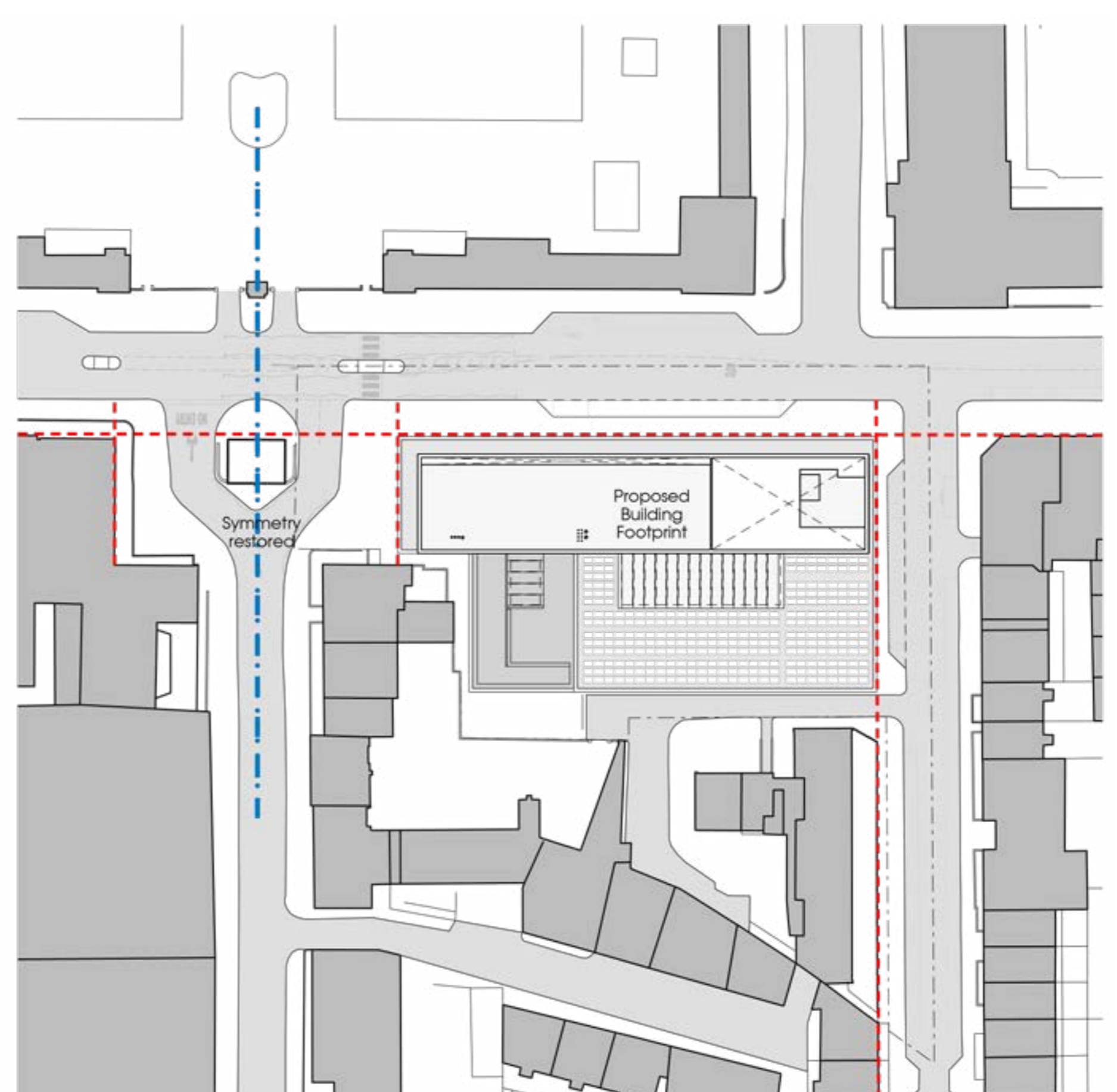
- The UCL Institute of Child Health to the south.
- The International Hall on Lansdowne Terrace (UCL student hall), the Brunswick Centre and the UCL School of Pharmacy to the west.
- Goodenough College and the residential blocks on Mecklenburgh Square to the east.

The proposed height and massing (shape) of the new building will form part of this urban setting along Guilford Street. The building will be six storeys high along Guilford Street, with two set-back levels to reduce its visual impact.

At the rear, the building reduces to four storeys along Millman Street and two storeys at the south-west corner of Millman Mews to minimise the impact on the residential buildings to the south of the site.



1813 plan showing site symmetry



Site plan showing proposed building alignments to generate building footprint

# Building exterior: Design features

The building is being designed to ensure that it is sensitive to the site and local context and will be clad in high-quality materials, which are in keeping with the surrounding conservation area.

From Guilford Street, the identity of the building will be given a 'civic' public expression. Views into the building and the principal laboratory spaces will be created from the pavement.

The appearance of the building along Millman Street and Millman Mews will be more residential in nature than the front of the building, by using brickwork and smaller windows. The sketches below are indicative, illustrating massing and early design concepts.



View of the proposed building on Guilford Street, looking east



View on Guilford Street, looking west



View on Millman Street, looking north

# Inside the building: key features



View along Guilford Street

## Main entrance

Views from Guilford Street into the double height laboratory below are enhanced by large areas of glazing and a set-back ground floor façade, revealing the activities within the building.

The building entrance is conceived as a 'bridge' over the laboratory space, connecting Guilford Street with the foyer areas.



View of the main reception space

## Interior

The bridge takes visitors into a light-filled atrium, which is the central 'heart' of the building. The interior is designed to maximise daylight access and views to the exterior.

## Outpatients

The outpatient space provides 24 consultation rooms, eight clinical investigation rooms and other facilities set over two floors.

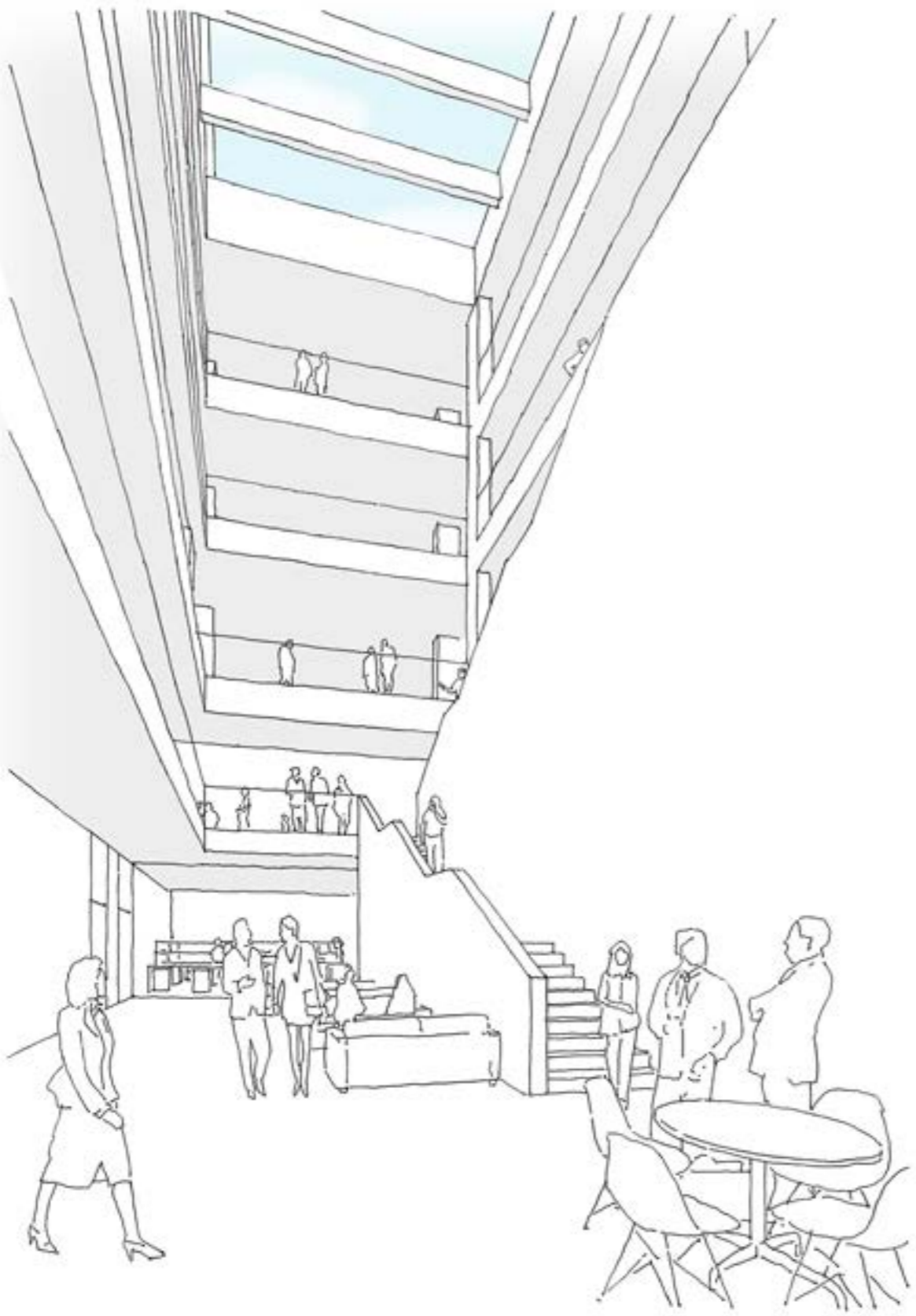
The ground floor waiting room is set back from Guilford Street and this quiet, private space includes a small café and external terrace.

A two storey atrium will flood both outpatient floors with natural light and the generously proportioned upstairs waiting area offers views across Coram's Fields.



View of the outpatients waiting area on the first floor

# Laboratories and manufacturing facilities



View of the atrium space

The building will house two large laboratories on the lower ground floor, one of which will be visible from Guilford Street.

A Good Manufacturing Practice (GMP) facility on the fourth floor will include laboratories to manufacture specialist products for novel therapies (clinical trials and patient treatments).



View of the GMP Facility

Other high tech facilities and workspace will include tissue culture laboratories, a cardiology suite, a Flow Cytometry Suite facility (for counting, storing and analysis of cells with laser technology), freezers and liquid nitrogen stores.



## The impact of the GMP Facility

The GMP will provide specially-equipped, licenced and inspected facilities so we can safely manufacture cell and gene therapies. So we could:

- Offer a replacement for children with absent or damaged tissues (such as windpipes, ears or noses) without heavily suppressing their immune system.
- Provide gene therapies that result in a permanent correction for children with genetic diseases who have limited or no other options for treatment.
- Develop these treatments at GOSH without relying on outside organisations or commercial companies.

# Sustainability and the environment

The building has been designed to be as sustainable and efficient as possible.

Climate change is a significant threat to child health and Great Ormond Street Hospital is serious about creating sustainable buildings.

The building will achieve a BREEAM 'excellent' rating – placing it within the top 10 per cent of new-build non-domestic properties in the UK.

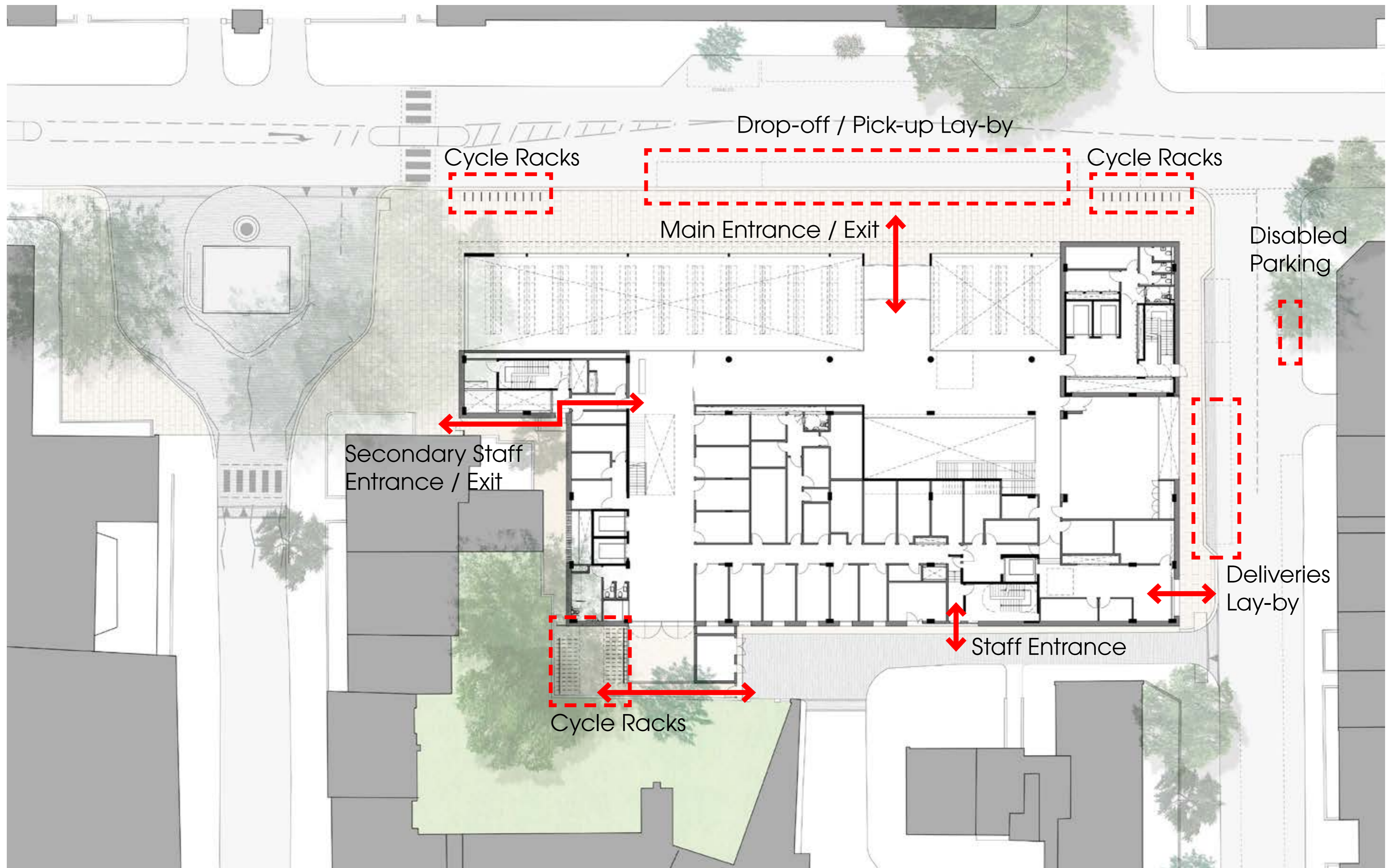
We propose the following sustainability and biodiversity measures:

- A high performance building 'envelope', which preserves heat and excludes damp.
- Low energy and motion-responsive lighting.
- Water conservation systems and rain water recycling.
- Responsibly sourced, sustainable and recycled construction materials.
- Combined heat and power (CHP), generating electricity while also using the waste heat from hot water and space heating purposes.
- Solar panels at roof level below the proposed parapet to supplement electrical energy requirements.
- The Design team will be working with an ecologist to ensure that the building enhances the ecological value of the site, including local plant, insect and animal life.
- A green roof is also proposed to enhance ecological value and biodiversity.





# Servicing the building



Proposed building entrances and vehicle servicing

Discussions with the local authority on servicing are ongoing and the key features of the current strategy are outlined below.

## Main entrance

The main entrance to the building would be on Guilford Street. We anticipate the majority of visitors would access the building on foot, but have made provision for a drop-off and pick-up lay-by on Guilford Street for those who need access to a car or ambulance.

## Managing deliveries

We have looked carefully at the available access points and analysed traffic and pedestrian movements to identify our preferred solution for deliveries and service vehicles. Paving over the lightwells on the north, east and west of the existing

building will increase the amount of space around the new building at ground level that is available for public use. This offers us an opportunity to create a delivery lay-by which is slightly set back from the carriageway.

We are looking at how to use existing service yards to consolidate deliveries and minimise any changes to the pattern of traffic use around the site. We anticipate an average of 15 vehicles would use the Millman Street delivery lay-by each day.

## Facilities for cyclists

A bicycle storage area will be provided at the west end of Millman Mews, providing 52 spaces arranged in a two-tier rack. Cycle racks may also be installed

outside the front of the building on Guilford Street for general public use.

## Disabled parking spaces

We are proposing that six parking bays should be designated for disabled users – one on Millman Street, one on Guilford Street and four within the drop-off area on Guilford Street, which accommodates five to six vehicles in total.

## Car parking spaces

When our servicing strategy is finalised we will prepare recommendations for the local authority on any changes to restrictions on parking in adjacent roads. We do not expect to be recommending any changes to the number of resident's parking spaces.

# Public spaces around the building

Redeveloping the site will improve and revitalise the immediate area by replacing a vacant 1960s office block with a high-quality building appropriately designed for its context by award-winning architects.

The redevelopment will involve paving over of the lightwells on the north, east and west of the existing building and re-paving these footpaths in a suitable high-quality material. This will increase the amount of space around the new building at ground level that is available for public use and improve the appearance of the streetscape.

We intend to improve the junction layout between Millman Street and Millman Mews and also enhance the road surface of Millman Mews at the rear of the new building.

## Maintenance of trees adjacent to the building

We want to factor the maintenance of nearby healthy and viable trees into our development plans and have taken advice from a leading arboriculturalist in developing a pruning and management plan, which includes:

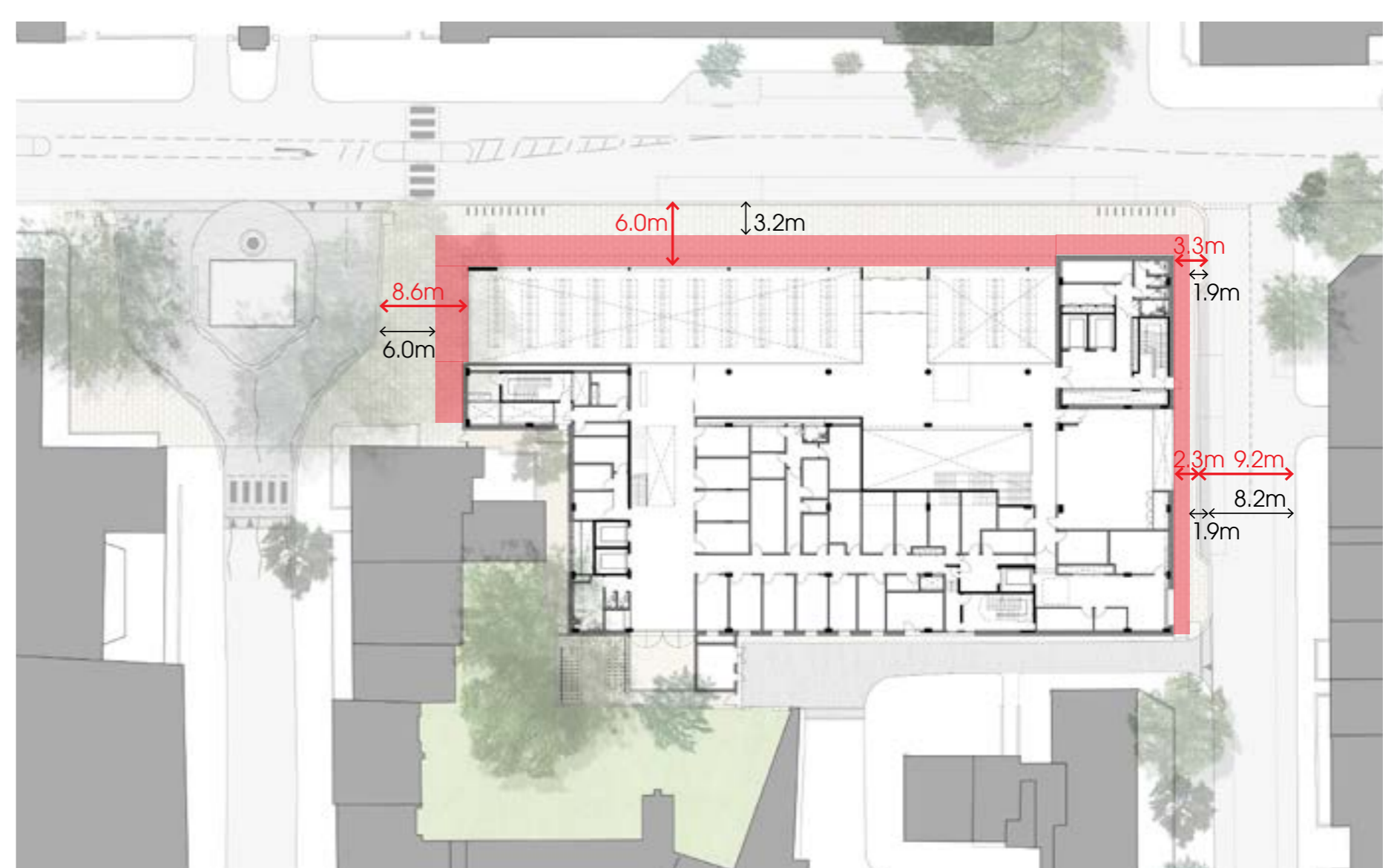
- pruning two London Plane Trees on Guilford Place and maintaining them on an ongoing basis to encourage even regrowth
- pruning a Tree of Heaven within the boundary line of a neighbouring property at the rear if the site to achieve a 2m clearance from the building
- pruning a Cotoneaster off-site at the back of the building
- removing a smaller Tree of Heaven which is growing out of tarmac on-site



Context plan



Planned improvements to pavements surrounding the site



Dimensions indicating the current (black) and proposed (red) pavement widths

# Now have your say

We want to hear what you think about our ideas so far, and would be grateful if you could take a couple of minutes to fill out a feedback form before you leave.

Feedback from the public consultation will be recorded and considered carefully by the Centre for Research into Rare Disease in Children project team as we develop our proposals in advance of applying for planning permission later this year.

If you have any questions that were not answered today, please feel free to submit them by email to the following address and we will respond as quickly as possible: [redvelopment.feedback@gosh.nhs.uk](mailto:redvelopment.feedback@gosh.nhs.uk)

If you don't have access to a computer you can contact the hospital Redevelopment team on **020 7405 9200**.

Find out more at: [www.gosh.nhs.uk/CRRDC-consultation](http://www.gosh.nhs.uk/CRRDC-consultation)

