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The Pears Building, Royal Free Hospital, NW3 2QG

Planning Statement

Prepared for:

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Table of Contents

1.	Introduction	1
2.	Site and Surroundings.....	3
3.	The Client Team and Planning History	5
4.	Proposed Development	8
5.	The Vision and Need for the Development.....	13
6.	Planning Policy Framework	18
7.	Planning Considerations	26
8.	Conclusion.....	41

Appendix 1: Institute of Immunity and Transplantation Letters of Support

1. Introduction

- 1.1. This Planning Statement has been prepared to support the full planning application for the development of the Pears Building at the Royal Free Hospital on behalf of the Royal Free Charity Developments Limited.
- 1.2. The application seeks full planning permission for:

Demolition of the existing multi-storey car park and structures on site and construction of a new 7 storey building on a sloping site to provide 9,620sq.m (GEA) of floorspace for laboratory and research space, a patient hotel, Royal Free Charity office space and a replacement car park with 58 spaces all ancillary to the Royal Free Hospital together with landscaping, mechanical plant and infrastructure works.
- 1.3. The Royal Free Charity, University College London (UCL) and the Royal Free London NHS Foundation Trust have entered a partnership to establish the Pears Building at the site
- 1.4. The vision for the Pears Building is to house the Institute of Immunity and Transplantation providing a world-class research organisation in the heart of London. It will be the only such global research facility outside the USA and one of only 5 in the entire world.
- 1.5. Work undertaken at UCL and the Royal Free into regenerative medicine has already changed the face and the future of medical science. Current research on stem cell technologies, constructing implants and implementing gene therapy will provide treatment for many degenerative diseases that currently have limited or no effective treatment.
- 1.6. The Pears Building will also house Royal Free Charity Offices, a replacement car park and a new patient hotel.

Accompanying Reports

- 1.7. This statement outlines the application proposals in the context of national, regional and local planning policy. The document should be read in conjunction with the following specialist reports:
 - **Planning, Design and Access Statement** prepared by Hopkins Architects
 - **Arboricultural Impact Assessment** prepared by Arbtech
 - **Basement Impact Assessment** prepared by ESI
 - **CFD Analysis of Building Fume Exhausts** prepared by Censum
 - **Daylight and Sunlight Report** prepared by EB7
 - **Desk Based Archaeological Assessment** prepared by AOC
 - **Outline Construction Management Plan** Elliott Logistics
 - **Ecological Assessment** prepared by Arbtech
 - **Energy Statement** prepared by BDP
 - **Flood Risk Assessment** prepared by ESI
 - **Noise Impact Assessment** prepared by BDP
 - **Heritage Statement** prepared by KM Heritage

- **Site Investigation Report (Contamination)** prepared by RSK
- **Sustainable Design and Construction Statement (including BREEAM Assessment)** prepared by BDP
- **Transport Assessment** prepared by Vectos
- **Travel Plan** prepared by Vectos.

2. Site and Surroundings

The Site

- 2.1 The site is 0.589hectares in size and is located on the west side of the Royal Free Hospital site. It is currently occupied by a two storey car park together with a substation and other hospital plant. A one-way access road between the hospital entrance from Pond Street and Rowland Hill Street runs around the west boundary.
- 2.2 Heath Strange Gardens is sited on the roof to the car park. It was designed as an outdoor area for staff and patients at the Hospital comprising a landscaped deck with planting, benches and some grassed areas. It is named after Dr Heath Strange who founded Hampstead General Hospital in 1882. The gardens are an underused feature at the site as they are relatively secluded and are not readily visible from the public realm.
- 2.3 The site is steeply sloping with a change in levels of up to 9m dropping from Rowland Hill Street in the south to Pond Street to the north.
- 2.4 At present the site is an unattractive feature in the street scene. The walls to the car park and transport infrastructure creates a hard engineered character to the site which is relatively unrelieved by the secluded Heath Strange Gardens on the roof.
- 2.5 To the east of the site is the tower and podium of the Royal Free Hospital which dominate local views in the area. This is a monolithic concrete structure that is very prominent in local views. To the south is Rowland Hill Street with Bartram's Hostel and the George Pub opposite. Hampstead Green open space lies to the west with a well used footpath separating it from the site. Hampstead Green comprises a green open space which is managed for its biodiversity interest. It is fenced off with railings from the public realm and is home to numerous mature trees.
- 2.6 St Stephen's Church, a Grade I listed building, is also situated to the west. This comprises a large gothic church of substantial mass and is a local landmark. Hampstead Hill School lies to the north with Pond Street beyond. This comprises a single storey Victorian building with several temporary buildings along the northern boundary facing the site. The Church grounds and area surrounding the school are used as outdoor playspace for the school children.

The Surrounding Area

- 2.7 The surrounding area is mixed in use comprising residential streets together with commercial and community buildings. Restaurants, cafes, shops and community halls and churches line Rosslyn Hill, Pilgrims Place and Hampstead High Street to the north and south of the site. These commercial and community premises also extend along Pond Street. Typical Hampstead style residential areas extend to the north and west of the site with more modern residential area to the south.

- 2.8 To the north and west of the site lies the Hampstead Conservation Area. The character of the conservation area is highlighted as being very diverse with a wide range of spaces, buildings and areas all laid out on the dramatic setting of the steep slopes. Specific commentary is made on the Pond Street area. The varied row of buildings (mostly listed) on the north side of the street reflect the urbanisation of the area in the 18th and 19th century. The majority of the buildings are three storeys and set slightly back from the pavement with or without shop units on the ground floor.
- 2.9 St Stephen's Church is identified as "being built around 1869 by the idiosyncratic architect SS Teulon, provides an emphatic termination to the west of the street" (page 33 of the Hampstead Conservation Area Statement).
- 2.10 The Fitzjohns and Netherhall Conservation Area lies to the west of the site on the opposite side of Rosslyn Hill. As with the Hampstead Conservation Area the gradient of the hills play an important part in the area's character. There are a mixture of architectural styles in the area all within a framework of broadly similar building types. The streetscape is identified as being a significant part of the character of the Conservation Area with boundary treatment and in particular trees seen as important. Full details of the Heritage Assets are set out in the Heritage Statement prepared by KM Heritage.
- 2.11 The site lies within the South End Archaeological Priority Area and adjacent to the Hampstead Green designated Open Space. In addition a Neighbourhood Centre is located to the south of the site on Rosslyn Hill. St Stephen's Church to the west is Grade I listed.
- 2.12 The site is situated midway between Belsize and Hampstead tube stations on the Northern Line and is also close to Hampstead Heath Overground Station. Six bus services and 1 night service run along Rosslyn Hill / Pilgrims Hill and Pond Street in close proximity to the site. The site has a PTAL of 5 and is located within a Controlled Parking Zone.

3. The Client Team and Planning History

The Client Team

- 3.1 The Royal Free Charity, University College London and the Royal Free London NHS Foundation Trust have entered into a partnership to deliver the Pears Building. It will house a world class research organisation at the heart of London that will deliver ground breaking medical advances. It will also house a new patient hotel, replacement car park and Royal Free Charity Offices.

The Royal Free Charity

- 3.2 The Royal Free Charity supports initiatives beyond the scope of NHS approved funding. Every year the Charity spends over £4m in improving the patient experience and funding pioneering medical research. Their remit is to support initiatives beyond the scope of NHS approved funding which:

- Improve services, facilities and the environment for patients and staff of the Royal Free London NHS Foundation Trust
- Promote medical knowledge through research and by ensuring this is well communicated
- Enable medical progress which has a positive effect on the patient experience and leads to genuine and lasting improvements in care.
- Preserve the heritage and spirit of the Royal Free London NHS Trust as a pioneering and influential organisation

- 3.3 The Charity supports both innovative research and day to day requirements at the Royal Free Hospital.

The Royal Free Trust

- 3.4 The Royal Free was established in 1828 and was the first hospital to provide care free of charge, and the only London hospital to stay open during the 19th-century cholera epidemics.

- 3.5 In the 21st century, it continues to lead improvements in healthcare and is proud to have some of the best clinical outcomes in the country. The Trust provides an exceptionally wide range of local and specialist services and provided over 880,000 episodes of care in 2012/13.

- 3.6 As a founder member of UCL Partners (the academic health science centre) the Royal Free helps ensure that the latest research developments are translated speedily into patient treatments. The Royal Free is a campus of UCL Medical School, conducting important medical research and training doctors, nurses, midwives and many other clinical and non-clinical professionals.

- 3.7 The Royal Free:



- Is a major transplantation centre for liver, kidney and bone marrow transplants, one of the UK's leading centres for the diagnosis and treatment of liver disease and one of the seven liver transplant centres in the UK.
 - Performed the first UK transplant between an adult live donor and an adult with acute liver failure. Is one of the few centres in the UK to offer liver transplants from live donors.
 - Was the first hospital in the UK and the fourth in the world to introduce a new imaging technology for breast cancer called breast positron emission tomography.
 - Has one of the UK's leading plastic surgery units which is also a major teaching centre. The unit is a national centre of excellence for facial reanimation surgery.
 - Has one of the largest myeloma clinics in London and world class lymphoma services.
 - Has a pioneering neuroendocrine tumour unit with an international reputation which was the first centre in the UK to be awarded the status of European centre of excellence.
 - Has the only high security infectious diseases unit in the UK.
- 3.8 The Royal Free's mission is to be in the top 10 per cent of English hospitals for clinical quality, customer satisfaction, staff satisfaction and financial performance. It wants to give patients the best possible care in a safe, clean and welcoming environment.

University College London

- 3.9 Founded in 1826, UCL was the first English university established after Oxford and Cambridge. It was the first to admit students regardless of race, class, religion or gender, and the first to provide systematic teaching of law, architecture and medicine. They are among the world's top universities, as reflected by performance in a range of international rankings and tables. UCL currently has almost 29,000 students from 150 countries and in the region of 10,000 employees.
- 3.10 Academic excellence and conducting research that addresses real-world problems inform its ethos to this day.
- 3.11 The UCL School of Life & Medical Sciences is one of the largest and most renowned groupings of academics in medical, brain, life and population health sciences. It has a global reputation for teaching informed by leading research.
- 3.12 Its academic environment is one in which intellectual curiosity can prosper, while a high priority is also given to the practical application of knowledge to improve health and quality of life. UCL is ranked 2nd in the world, and 1st in Europe, in neuroscience and behaviour research. UCL is placed 3rd in Europe and 7th in the world for clinical, pre-clinical and health research

Planning History

- 3.13 A review of the Local Planning Authority's online planning register has highlighted the following planning applications at the site that are considered relevant to the current application:
- 3.14 In March 2014 planning permission was granted for the "Erection of extensions and plant room to A&E Department at lower ground floor level within undercroft area, installation of 3 external condenser units on adjoining staircase, and addition of new external plant enclosure at 4th floor of podium block, all facing Pond Street." (LPA Ref: 2013/7352/P)

- 3.15 In January 2012 planning permission was granted for the “Erection of two storey extension on western elevation adjoining Rowland Hill Street to accommodate additional operating theatres plus plant equipment for existing hospital (Class C2)” (LPA Ref: 2012/6030/P)
- 3.16 In February 2010 planning permission was granted subject to a Section 106 Agreement for the “erection of a three storey office building to relocate administration staff from main building of the Royal Free Hospital (Class D1), following demolition of existing 2 storey modular office building” (LPA Ref: 2010/3884/P)
- 3.17 In December 2008 planning permission was granted for “Alterations to the main vehicular and pedestrian access and parking on upper and lower deck levels facing Pond Street, including installation of canopies outside façade and main entrance, canopy enclosures and café kiosk and associated landscaping around existing sculpture outside main entrance, as an amendment to planning permission dated 30.5.07 ref 2007/1808/P for Alterations and extensions to the Pond Street entrance area, including a single storey infill extension and projecting canopy to the main entrance at upper ground floor level, alterations to the lower and upper floor servicing areas comprising removal of internal access ramp and extension of upper ground car parking deck and associated alterations to road layout, pedestrian facilities and boundary walls.” (LPA Ref: 2008/4930/P)
- 3.18 It should also be noted that the planning history for the Royal Free campus also contains numerous applications for additional and replacement plant and other minor works.

4. Proposed Development

- 4.1 This planning submission seeks full planning permission for a high quality new healthcare building. The description of development is as follows:

Demolition of the existing multi-storey car park and structures on site and construction of a new 7 storey building on a sloping site to provide 9,620sq.m (GEA) of floorspace for laboratory and research space, a patient hotel, Royal Free Charity officer space and a replacement car park with 58 spaces all ancillary to the Royal Free Hospital together with landscaping, mechanical plant and infrastructure works.

Design

- 4.2 The application proposals have been prepared by Hopkins Architects who have considerable experience of new buildings in London and medical and healthcare buildings. Their experience has been fundamental in delivering a range of schemes including:

- Evelina Children's Hospital at St. Thomas's on the London South Bank.
- UCH Macmillan Cancer Centre in London for University College London and Macmillan Cancer Support.
- Alder Hey Children's Hospital: Research and Education Building in Liverpool

- 4.3 The design principles underpinning the proposed scheme are based upon an analysis of the surrounding context and the client's vision to create a new landmark building at the hospital. A Planning, Design and Access Statement has been prepared by Hopkins Architects to support the application which sets out the design rationale and history in full.

Uses

- 4.4 The new building will be known as the Pears Building and will contain floorspace that facilitates a range of operations and uses including laboratory space for UCL, a patient hotel, RFC office space and a replacement car park.

The Institute

- 4.5 The new Institute will be formally known as "The UCL Institute of Immunity and Transplantation and the Centre for Regenerative Medicine". It aims to bring world class research into the heart of London and draw on the Royal Free's patients and staff to speed the bench to bedside pathway through efficient delivery of clinical trials.

- 4.6 The proposed building provides space for the scientists and researchers who will be employed to work at the site. This research space will include:

- Laboratory space;
- Write up space for scientists;

- Tissue culture rooms;
- Seminar rooms and meeting spaces;
- Offices;
- Imaging suites;
- Instrument storage and cleaning facilities;
- In Silco lab space;
- Welfare facilities for the scientists and researchers.

Patient Hotel

- 4.7 The Patient Hotel is designed to provide a facility for patients who are undergoing clinical trials and treatments but require an overnight stay in the building, often owing to the distance that they have travelled from home. It will also be available to provide short term temporary accommodation for visiting academics to the Institute.
- 4.8 The Patient Hotel provides 26 standard patient-hotel rooms, 4 accessible hotel rooms and 6 studio suites.

Royal Free Charity Offices and Fundraising

- 4.9 The Charity Offices will provide 341sq.m of floorspace for office accommodation for the Charity staff and welfare facilities for the hospital volunteers before they disperse into the hospital to care for patients. This will replace the existing office space at the main hospital entrance freeing up space for patient care.

Car Park

- 4.10 The existing car park and the link road between Rowland Hill Street and Pond Street currently provides 100 spaces for staff and visitors. The applicant has sought to minimise any loss of car parking for operational reasons and in response to community comments. The car park contains 40 spaces for use by patients and visitors including 4 blue badge spaces. There are also 18 car parking spaces located at the Pond Street entrance bringing the total proposed to 58.
- 4.11 The table below sets out the schedule of uses and floorspace figures for the proposed building:

Use	Floorspace (GIA)
RFC Offices	341
Plant	727
Car Park	1,851
Institute Research Space	4,184
Patient Hotel	1,454
Total	,8,558

Layout

- 4.12 The layout of the building has been derived from a careful study of the context of the surrounding area and the historic urban form and pattern of development locally. It has also considered the constraints imposed by existing hospital facilities such as the LinAc cancer treatment bunker which cannot be built over as it is sensitive to vibration.
- 4.13 Following the precedent established by the Hampstead General Hospital which existed on the site until the present car park was constructed in the early 1970s, the building is horizontal in plan and incorporates a central crank which angles the building slightly to enclose Hampstead Green. This horizontal plan is orientated on a broadly north-south axis parallel with Hampstead Green Path.
- 4.14 The lower ground floor (Level 0) comprises office space for the Royal Free Charity. This will provide dedicated space for administration as well as a marshalling area and welfare facilities for those doing voluntary work within the wider hospital. These offices are close to the main hospital entrance on Pond Street which will allow the Charity's volunteers easy access to the Hospital. An extensive area is set aside for mechanical plant at this level. A total of 18 surface level car parking spaces for patients and visitors are provided at this level accessed via Pond Street. In addition a new garden area is provided here which provides access to the offices and also links to Hampstead Green Path. It also accommodates a bicycle store providing space for 56 cycles.
- 4.15 The car park (Level 1) is situated above the RFC offices and is accessed via a ramp from Rowland Hill Street. It will contain 40 car parking spaces.
- 4.16 Level 2 contains the first floor of UCL's Institute labs as well as providing the main entrance to the Institute and patient hotel. The entrance provides access to a central atrium leading to the rest of the laboratories for staff and researchers in addition to access to the patient hotel. An ancillary café is located in the reception area. At this level the Institute contains laboratory space, write up space, a seminar room and offices together with laboratory storage and tissue culture rooms.
- 4.17 Access to the car park level is taken from Rowland Hill Street at this level via a car park ramp. There is also a servicing bay at the southern end of the building.
- 4.18 Replacement gardens are proposed at Level 2. These gardens are accessed from within the building and from Rowland Hill Street, or from the hospital main entrance level and provide a quiet and contemplative space for patients, staff and local residents.
- 4.19 Levels 3 and 4 contain further more institute space comprising laboratories, write up space, storage, office and culture and further instrument rooms. A central atrium runs from level 2 to level 6 over the entrance hall which will provide a light to internal spaces and creates a dramatic space at ground floor level that can be used for fund raising.
- 4.20 Level 5 and 6 contain the patient hotel delivering 26 standard rooms, 4 disability rooms and 6 studio suites. At these levels an extensive area of space is set aside for plant which is double stacked behind the patient hotel to screen it from view.

Massing

- 4.21 The scale of the building has been carefully considered to respect neighbouring buildings but also make an efficient and effective use of the site. The building rises to a maximum of 7 storeys in height but is set on a sloping site. There is a significant change in level across the site with the site sloping down from the south west to the north-east. This amounts to a 2 storey change in level which is circa 9m. This results in the building appearing as 7 storeys when viewed from the north and 5 when viewed from the south.
- 4.22 The upper two levels of the building contain the Patient Hotel and have been set back significantly from the main building line of the Institute below. They are set back 2m from the main frontage and the wings of the patient hotel are set 10m and 7m in from either end. This careful treatment of the massing to the building ensures that the overall scale is sympathetic to its context.

Detailed Design

- 4.23 The elevations have been developed based on a character analysis of the Hampstead Area and a detailed understanding of how the building will need to be used by its occupants. Buildings in the surroundings are diverse but all share the characteristics of being highly articulated with vertically proportioned windows and horizontal string courses.
- 4.24 Hopkins Architects have sought to reflect this character in the elevational treatment of the building. They have also been mindful that the use of the building should be expressed in the design. The lab space and hotel rooms above have the general character of being divided up into a series of regular bays to accommodate hotel rooms or lab benches which influences the elevations.
- 4.25 As such the main elevation has been divided into a series of regular bays separated by louvres and brick panels with glazed windows. This reflects the regular character of vertically proportioned panels and windows found in Hampstead. Expressed concrete and brick banding has been used to create the horizontal relief from the verticality and reflect the string courses prevalent in the local area. Brick has been chosen as the predominant facing material to harmonise with the character of Hampstead and the listed St Stephen's Church. The precise colour, tone and finish of the brick will be agreed at the detailed design stage to ensure it delivers a high quality finish.

Access and Parking

- 4.26 Servicing and the main vehicular access will be derived from Rowland Hill Street to avoid conflict with the vehicular access for ambulances, the heart attack and stroke treatment suites and other hospital uses which take access from Pond Street. A secondary point of vehicular access will be from Pond Street.
- 4.27 A servicing bay is positioned at the south end of the building at Rowland Hill Street. This will provide space for delivery and servicing vehicles to wait off street. A refuse and recycling store is located at the south end of the building at Level 2 where it will be easily accessible to vehicles in the servicing bay. This provides space for the Patient Hotel and the Institute.
- 4.28 The building provides a total of 58 car parking spaces. These spaces will be available for patients and patient visitors to the hospital rather than for staff of the Institute.

- 4.29 The scheme includes 56 cycle parking spaces for staff located in the car park at Level 1 within a secure cage.

Sustainability and Energy

- 4.30 A BREEAM Pre-Assessment has been prepared by BDP for the development. This demonstrates that the building will achieve BREEAM Excellent Level.
- 4.31 An Energy Statement has been prepared by BDP which demonstrates how the scheme will comply with the London Plan energy hierarchy. Savings from energy efficiency measures will deliver an 23.5% reduction in carbon dioxide emissions. Renewable energy systems in the form of PV panels and air source heat pumps are proposed for the development which will deliver a further 4.8% reduction in carbon dioxide emissions. Overall the energy strategy will deliver a 27.1% reduction in carbon emissions in comparison to the baseline scenario.

5. The Vision and Need for the Development

- 5.1 The Royal Free Charity, University College London (UCL) and the Royal Free London NHS Foundation Trust have entered a partnership to establish the Pears Building at the Royal Free Hospital. Each partner is fully committed to the project and invested in its success. The uses the project is delivering have been carefully chosen to be complementary to one another and to ensure that the hospital is making an effective use of its site.
- 5.2 The need for the scheme and the public benefits delivered by the Pears Building are very considerable and represent a significant material consideration in the determination of any planning application. Given the ambition of what is proposed these public benefits are of national importance and are unlikely to accrue to the UK, London or LB Camden if the proposal does not proceed.
- 5.3 The value of the Institute and scheme to the nation is highlighted by the letter of support written by the Prime Minister for the work undertaken at the Institute (see Appendix 1). The Institute is also supported by:
- Greg Clark Minister for Universities, Science and Cities
 - Glenda Jackson MP
 - Mike Freer MP
 - Boris Johnson, Mayor of London
- 5.4 These public benefits are:
- Delivery of a world class research organisation at the heart of London;
 - Linkages with local healthcare provision at the hospital to ensure London residents benefit directly;
 - Additional patient accommodation at the hospital for patients who require an overnight stay but do not need to be admitted to a ward;
 - Accommodation for the Royal Free Charity and their volunteers;
 - A prestigious venue for fundraising for the hospital;
 - Improving the townscape, landscaping the front of the site to integrate with Hampstead Green, and provision of a replacement garden.

World Class Research Organisation

- 5.5 The vision is for the UCL Institute of Immunity and Transplantation to bring together world leading research and clinical trials. It will deliver a world-class research organisation in the heart of London. It will be the only such global research facility outside the USA and one of only five in the entire world. It will be formally known as “The UCL Institute of Immunity and Transplantation and the Centre for Regenerative Medicine”.
- 5.6 The UCL Institute is to place international clinical excellence and world-class research in immunity at the heart of London. UCL’s clinical trials may draw upon the Royal Free’s patients to facilitate the effective and efficient delivery of clinical research trials.

- 5.7 The new Institute has three goals:
- To promote multi-disciplinary research
 - To translate this research into first in-human clinical trials
 - To provide outstanding research training to educate future scientists and clinical academics
- 5.8 A smaller Institute already exists within the main hospital building where it adjoins the site. It was established in 2013 at a cost of £6million to UCL and the hospital. It is important that the scientists at the existing Institute and the new stand alone building are in close proximity to one another to facilitate the linked working and exchange of ideas seen as critical to the success of the proposal.
- 5.9 The facility seeks to attract 200 international research leaders to further enhance the bench-to-bedside translational research. Research will cover the development of vaccinations, gene therapy and cell therapy to target immune-related conditions, as well as new types of transplantation.
- 5.10 Work undertaken at UCL and the Royal Free into regenerative medicine has already changed the face and the future of medical science. Current research on stem cell technologies, constructing implants and implementing gene therapy will provide treatment for many degenerative diseases that currently have limited or no effective treatment.
- 5.11 The new research building will serve as a major hub for UCL biomedical research. It will provide much needed opportunities for on-site collaboration between a number of interrelated disciplines.
- 5.12 The new research leaders will work in:
- Organ transplantation
 - Cancer, leukaemia and chronic infections such as HIV and tuberculosis
 - Auto-immune diseases such as diabetes and inherited immunodeficiency
 - Other rare diseases such as haemophilia
- 5.13 The facility will provide the environment and resources to move quickly between the different research stages: basic science, the pre-clinical and clinical stages and first in-human treatment.
- 5.14 The ground breaking advances made at the existing smaller Institute are already being documented in the press.
- 5.15 An Evening Standard article from 7th July 2014 (Appendix 1) details the work undertaken by one researcher in creating the world's first artificial coronary artery. Coronary bypasses are typically made using a vein from the patient's leg or arm but in 30% of cases there is not enough good vein for the transplant, leaving the patient with no life saving option. Trials are anticipated to commence locally at the Marylebone Heart Hospital using doctors from the Royal Free.
- 5.16 An article in the Ham and High from 3rd July 2014 (Appendix 1) provides details on the type of works being undertaken including lab grown organs, cures for cancer, a vaccine for HIV, artificial tear ducts and 3D printed ears and noses. The Institute is working on dyes that can be injected into the blood to show cancerous growth and nanoparticles that can enter cancerous cells and destroy them. They have created artificial windpipes and have cured a skin cancer patient through the use of a drug that prevented cancers shielding themselves from the body's immune system.

- 5.17 An article in the Ham and High dated 24th July 2014 details the Health Secretary's support for the scheme. In a visit of the hospital and the existing Institute he expressed praise for the research being undertaken and the new building proposed.
- 5.18 These benefits are already being delivered by the small number of researchers in the existing Institute. The new stand alone building would result in five times as many scientists conducting research at the building. In addition to the likely growth in medical breakthroughs this will deliver the on-site collaboration is anticipated to yield even greater results. With the larger building the Institute will be able to attract more eminent scientists leading to much greater collaboration and new ideas from them working in close proximity to one another.

Linkages with London Healthcare Provision

- 5.19 An important part of the vision for the Institute is the link with the Royal Free which enables the research to be brought together with clinical trials. This significantly speeds up the 'bench to bedside' pathway from basic science to the clinical stages and first in-human treatment.
- 5.20 The location of the development on site facilitates this link with the Royal Free and local London hospitals. As set out above the artificial coronary artery trials will be undertaken at the Marylebone Heart Hospital by Royal Free doctors meaning local people will be the first to receive this life saving breakthrough.
- 5.21 A Ham and High article dated 24th July 2014 (Appendix 1) details the immunodeficiency treatment that a patient at the Royal Free had been receiving from the Institute.
- 5.22 By locating at the Royal Free the Institute will help attract the most highly skilled doctors who want to be at the cutting edge of medicine benefits local residents.

Patient Hotel

- 5.23 The Patient Hotel forms part of the Pears Building. It is designed to provide a facility for patients who are undergoing clinical trials and treatments but require an overnight stay in the building, often owing to the distance that they have travelled from home. It will also be available to provide short term temporary accommodation for visiting academics to the Institute.
- 5.24 A similar facility at the existing University College Hospital provides accommodation for cancer patients at around a third of the price of accommodating them on a ward (see Appendix 1). Patients are monitored everyday and so need to be in close proximity to the hospital. The location means that patients can be admitted to the hospital at a moment's notice. The patient hotel allows patients more freedom than a ward would enabling them to carry out a 'normal' life. Its location next to the hospital entrance and A&E ensures that patients still have emergency access to the hospital.
- 5.25 The patient hotel will provide an important facility for the hospital in its care of patients providing additional accommodation in a hotel format that it does not currently have on site. It will allow patients who are receiving important and life saving treatment to stay close to the hospital but also the freedom to come and go in the local area.

Royal Free Charity Offices and Fundraising

- 5.26 Every year the Royal Free Charity spends over £4m improving the patient experience and funding pioneering medical research. Their remit is to support initiatives beyond the scope of NHS approved funding which:

- Improve services, facilities and the environment for patients and staff of the Royal Free London NHS Foundation Trust
 - Promote medical knowledge through research and by ensuring this is well communicated
 - Preserve the heritage and spirit of the Royal Free London NHS Trust as a pioneering and influential organisation
- 5.27 The Charity supports both innovative research and day to day requirements at the Royal Free Hospital. It enable medical progress which has a positive effect on the patient experience and leads to genuine and lasting improvements in care.
- 5.28 At present the Charity Offices are located inside the main entrance to the hospital where they do not have their own identity. This provides office accommodation for the Charity staff and welfare facilities and a mustering area for the hospital volunteers before they disperse into the hospital to care for patients.
- 5.29 The Pears Building will provide a public presence for the Charity raising its profile. It will also acknowledge the work the volunteers undertake in the hospital highlighting the vital role they play.
- 5.30 The building will also fulfil a secondary role for the Charity. Adjoining Hampstead Green it will be one of the ‘faces’ of the hospital. This building will act as a focus for the Charity’s fundraising efforts providing a venue for events and an example of what the Royal Free can achieve.

Townscape and Landscaping

- 5.31 The scheme will act to enhance the townscape at this important site by delivering a high quality new building that integrates with the street scene and character of the neighbouring conservation areas. It also helps to screen the podium to the Royal Free Hospital in local views.
- 5.32 It will deliver a replacement Heath Strange Gardens providing outdoor space for patients, staff and residents. The landscaping proposals also include heavily planted terracing accommodating mature trees that bring Hampstead Green into the site.

Employment

- 5.33 The development will provide significant employment on site. The development will result in the provision of 160 high quality scientific research jobs on site which will provide a significant benefit to the London economy. It will also result in the provision of office space for the 15 existing Royal Free Charity staff on site together with 5 patient hotel staff.

Heritage Benefits

- 5.34 The proposed building will serve to create a new and far superior built environment context for St Stephen’s Church. It will screen the church from the ugly backdrop created by the main hospital building and enhance its setting and role as a local landmark.
- 5.35 It will act to screen the mass of the hospital building from Hampstead Green creating a more attractive setting for this important open space.

Location of the Development

- 5.36 The location of the site at the Royal Free Hospital and on the existing multi-storey car park has been derived from a number of important considerations.
- 5.37 The key driver for the Pears Building is the construction of the Institute and the groundbreaking medical research it will deliver. Phase 1 of the Institute is already present on the west side of

the Royal Free Hospital building. It is located within a floor in the podium and was established at the cost of £6million in 2013. Whilst there will be no physical link to the main hospital building the proximity of researchers in Phase 1 and 2 to one another is a key consideration in selected the location for the new building. Pioneering breakthroughs are delivered by work in laboratories, *but also through discussion and interaction between researchers.*

- 5.38 As such it is vital that both Phases of the Institute are in close proximity to one another to enable this interaction. Relocating the existing Institute to another area of the Hospital or another site would be a significant cost to the project and would result in a significant proportion of the recently expended £6million being wasted.
- 5.39 For this reason this site has been chosen for the development. The location of the car park is the closest underused site in the hospital to Phase 1 of the Institute which means researchers can easily move between buildings. There is not sufficient space within the Royal Free Hospital building to convert existing floorspace to create Phase 2 of the Institute. Constructing the building at another part of the Campus, or within the Royal Free NHS Foundation Trust's campus at Barnet or Chase Farm Hospitals would not deliver the interactions and synergies of work required to make the Institute a success. Barnet and Chase Farm hospitals would also be significantly distant from UCL's main campus in Bloomsbury which is easily accessible for academics to the Royal Free Hospital.
- 5.40 The Patient Hotel would provide accommodation for patients who are not in-patients such that they need to be checked into a ward, but do require an overnight stay to receive treatment, or because of the distance they have travelled from home, or because the need to be close to the hospital. Some patients will stay in the hotel for over a week if they are regularly attending hospital for treatments such as transfusions.
- 5.41 It is also proposed that UCL will have some limited use of the hotel to provide accommodation for scientists who are visiting the Institute or have just arrived to start work there.
- 5.42 Patients will need to be in close proximity to the hospital in case of emergencies and close to the Rapid Access Route along Rowland Hill Street. Experience at other hospitals has shown that the use of external hotels where some patients have to travel to the hospital in emergencies can result in an unnecessary risk to health.
- 5.43 The provision of the patient hotel is an important goal for the Hospital which needs to be delivered in the short term. It costs less to provide accommodation for a patient in a patient hotel than it does on a ward as significantly less care is required. It therefore provides a cost effective way of delivering additional accommodation for patients and freeing capacity for more acute care on the wards. It is important to the Trust that the hotel is brought forward quickly to deliver this accommodation as part of the Pears Building.
- 5.44 The Hospital must remain able to take full advantage of its primary asset, its land and buildings, to continue to deliver the care it provides to the growing community and maintain its status as a world class facility. As such it is of vital importance that all development makes the best possible use of the Hospital site and does not compromise any future potential for development.
- 5.45 As set out above the Royal Free Charity supports the charitable objectives of the hospital delivering services that benefit patients and staff that fall outside the NHS funding regime. The Royal Free Charity has been the largest single investor of UCL research at the Royal Free over the past decade. The Pears Building will become the landmark building in the area and the face of hospital. Its success and high quality design will be fundamental to the ongoing success of the Charity's fundraising initiatives. As such it is important that their offices form an integral part of the new building.
- 5.46 As such it is considered that there is clear need for each element of the Pears Foundation Building to be provided at the Royal Free Hospital at this proposed site.

6. Planning Policy Framework

- 6.1 This section considers the relevant planning policy framework for the site. Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that the determination of any planning application shall be in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Camden Borough Council consists of the adopted Core Strategy (adopted 2010), Development Management Policies DPD (adopted 2010) and the London Plan (2011).
- 6.2 The National Planning Policy Framework also forms a material consideration in the assessment of these proposals. Other supplementary planning guidance and supplementary planning documents that are relevant are referenced as necessary.

National Planning Policy Framework

- 6.3 The NPPF was published in 2012 and provides an overarching framework for the planning system. At the heart of this document is a presumption in favour of sustainable development. This should be seen as a 'golden thread' running through both plan-making and decision-taking. In terms of decision making, this means approving development proposals that accord with the development plan without delay.
- 6.4 With regard to the design of development, the NPPF states that good design is a key aspect of sustainable development and it is indivisible from good planning. It states that it is important to plan positively for the achievement of high quality and inclusive design, including individual buildings, public and private spaces. However, paragraph 59 states that LPAs should avoid unnecessary prescription or detail and should concentrate on guiding the key design principles.
- 6.5 Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative, although it is right to promote or reinforce local distinctiveness.
- 6.6 Paragraph 128 of the NPPF requires developers to describe the significance of any heritage assets affected including any contribution made to their setting. Paragraph 131 requires local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.7 Paragraph 132 notes that when considering the impact on a designated heritage asset that great weight should be given to the asset's conservation. It notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage set this harm should be weighed against its public benefits.

London Plan (2011)

- 6.8 Policy 3.17 'Health and Social Care Facilities' strongly supports healthcare development stating that:

"the Mayor will support the provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision or where there are particular needs."

"development proposals which provide high quality health and social care facilities will be supported in areas of identified need, particularly in places easily accessible by public transport, cycling and walking."

“boroughs should promote the continued role and enhancement of London as a national and international centre of medical excellence and specialised facilities.”

6.9 Supporting Paragraph 3.96 states that

“London forms the hub of health-related research and development in the south east of England and is where 25 per cent of UK doctors are trained. It is thus a centre for clinical, training and research excellence. The networks, research and facilities that support London’s role as a centre of medical excellence and specialist facilities, and their enhancements, will be supported.”

6.10 Policy 4.10 supports new research buildings stating that the Mayor will and Boroughs should:

- a) *support innovation and research, including strong promotion of London as a research location and encourage the application of the products of research in the capital’s economic development*
- b) *give strong support for London’s higher and further education institutions and their development, recognising their needs for accommodation and the special status of the parts of London where they are located, particularly the Bloomsbury/Euston and Strand university precincts*

6.11 Supporting paragraphs 4.53 and 4.54 state that

“New economic sectors will emerge and grow in importance between now and 2031. This Plan provides the planning framework to complement the EDS and support development through the planning system including use of planning obligations and land acquisition powers, for example, to support biomedical research and development.

“The Mayor strongly supports measures to secure and develop London’s leading role as a centre of higher and further education of national and international importance. These are important economic sectors in their own right with a key part to play in developing London’s world city offer, as well as having considerable potential for greater synergies in fostering innovation in the private, and other parts of the public sector such as the National Health Service.”

6.12 Policy 7.1 states that the design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood. Policy 7.2 further states that the Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design. Policy 7.4 goes on to state that developments should have regard to the form, function and structure of an area, including the scale, mass and orientation of surrounding buildings.

6.13 Policy 7.6 states that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape, incorporating the highest quality materials and design appropriate to its context.

6.14 Policy 7.8 relates to heritage assets and states that development should identify and value heritage assets and development affecting their setting should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

6.15 Policy 6.1 seeks to encourage patterns and nodes of development that reduce the need to travel, especially by car. Policy 6.3 requires the assessment of development proposals to ensure that the impacts on transport capacity and the transport network are not adversely affected.

6.16 Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy set out at Policy 5.2:

- be lean: use less energy;

- be clean: supply energy efficiently;
 - be green: use renewable energy.
- 6.17 In accordance with this policy, major developments are expected to deliver a 40% carbon dioxide emissions reduction improvement on 2010 Building Regulations between 2013 and 2016. Policy 5.7 seeks to increase the proportion of energy generated from renewable sources.

Camden Core Strategy (2010)

- 6.18 Policy CS1 promotes the best and most efficient use of land in Camden.
- 6.19 Policy CS5 of the Camden Core Strategy relates to managing the impact of growth and development. It states that development must have consideration of the following objectives:
- a) *providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;*
 - b) *providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;*
 - c) *providing sustainable buildings and spaces of the highest quality; and*
 - d) *protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.*
- 6.20 Policy CS8 of the Camden Core Strategy promotes a successful and inclusive Camden Economy. It recognises the importance of employment uses such as education and health industries.
- 6.21 Policy CS10 states that the Council will seek to ensure that community facilities and services are provided for Camden's community. This includes providing a range of community facilities to support Camden's growing population.
- 6.22 Policy CS11 promotes sustainable transport including promoting the re-use of existing car parks where appropriate.
- 6.23 Policy CS13 seeks to tackle climate change by promoting sustainable development. It seeks to minimise carbon emissions through the London Plan energy hierarchy.
- 6.24 Policy CS14 promotes high quality places and seeks to conserve the borough's heritage assets. Specifically the policy requires "*development to be of the highest standard of design that respects local context and character.*" It seeks to preserve and enhance Camden's heritage assets including listed buildings and conservation areas.
- 6.25 Policy CS15 seeks to protect Camden's parks and open spaces as well as improve opportunities for biodiversity.
- 6.26 Policy CS16 of the Camden Core Strategy relates to Improving Camden's health and well-being. It supports the provision of new or improved health facilities and states that Camden Council will "*recognise and support the borough's concentration of centres of medical excellence and their contribution to health-related research, clinical expertise, employment and training provision*".
- 6.27 The supporting text at paragraph 16.13 reiterates this support where it says:

Camden has an internationally important concentration of medical education, research and care institutions. These make a significant contribution to the borough and the nation by providing healthcare facilities, specialist research, employment and education opportunities, and by encouraging innovation. We will seek to support these institutions, which include the University College London Hospital (UCLH), the Royal Free Hospital, Great Ormond Street Hospital and the Wellcome Trust, and balance their requirements with those of other sectors and the local community.

Camden Development Management Policies DPD (2010)

- 6.28 Policy DP1 relates to mixed use development. It requires a mix of uses where appropriate and in determining whether it can practically be achieved on site the council will take into account:
- a) the character of the development, the site and the area;*
 - b) site size, the extent of the additional floorspace, and constraints on including a mix of uses;*
 - c) the need for an active street frontage and natural surveillance;*
 - d) the economics and financial viability of the development including any particular costs associated with it;*
 - e) whether the sole or primary use proposed is housing;*
 - g) whether secondary uses would be incompatible with the character of the primary use;*
 - f) whether an extension to the gross floorspace is needed for an existing user;*
 - h) whether the development is publicly funded;*
 - i) any other planning objectives considered to be a priority for the site.*
- 6.29 Policy DP15 seeks to protect existing community facilities and resist their loss. It also seeks to provide new community facilities that are close or accessible to the community they serve by a range of transport modes.
- 6.30 Policy DP16 seeks to ensure development is integrated with the transport network. It resists development that does not address need for movement to and from the site; where the capacity of the system is not adequate to meet the increased demand that improvements are undertaken and safe drop of areas for taxis and private cars.
- 6.31 Policy DP17 promotes walking and cycling and seeks to ensure appropriate facilities are provided for these modes
- 6.32 Policy DP18 seeks to ensure that development provides the minimum car parking necessary. Car free development is promoted in easily accessible areas of public transport. Development should comply with the parking standards set out in the document. It also states that development should meet the Council's minimum standards for cycle parking. The parking standards are as follows:
- Hospital: 1 cycle space per 250sq.m for staff. 1 space per 250sq.m for visitors
- 1 disability car bay per disabled employee and 1 per 500sq.m for visitors
- Standard parking considered on a case by case basis
- 6.33 The entire development in ancillary to the main hospital use. However, for comparison purposes the standard for a commercial hotel and B1 use are provided below:

1 cycle space per 500sq.m for staff and 1 cycle space per 500sq.m for customers;

1 customer disability car bay per 1,250sq.m

Maximum of 1 car space per 1,500sq.m

- 6.34 Policy DP21 relates to the highway network. It seeks to ensure the use of the most appropriate roads by each form of transport, avoid direct connection to major roads, and avoid the use of local roads by through traffic. It also seeks to ensure that adequate sightlines are maintained and highway safety is preserved.
- 6.35 Policy DP22 promotes sustainable design and construction. Schemes should demonstrate their sustainability credentials and incorporate green or brown roofs wherever suitable. The Council will expect developments of 500sq.m to achieve BREEAM Very Good rating; and Excellent rating from 2016.
- 6.36 Policy DP23 requires development to reduce its water consumption, pressure on the combined sewer and the risk of flooding by incorporating water efficient measures; limiting the run off rate and ensuring flood risk is assessed.
- 6.37 Policy DP24 relates to securing high quality design and states that *“the Council will require all developments...to be of the highest standard of design”*
- 6.38 Policy DP25 seeks to preserve Camden’s heritage assets. The Council will only permit development that preserves or enhances the character and appearance of conservation areas; as well as preserve trees that contribute to the character of the area. They will not permit development that would cause harm to the setting of a listed building. They will protect remains of archaeological importance.
- 6.39 Policy DP26 seeks to protect the quality of life for neighbours avoiding adverse impacts from:
- a) *visual privacy and overlooking;*
 - b) *overshadowing and outlook;*
 - c) *sunlight, daylight and artificial light levels;*
 - d) *noise and vibration levels;*
 - e) *odour, fumes and dust;*
 - f) *microclimate;*
 - g) *the inclusion of appropriate attenuation measures.*
- 6.40 Policy DP27 relates to basements and lightwells. The Council requires an assessment of the schemes impact on drainage, flooding, groundwater conditions and structural stability for basement proposals which should demonstrate no harm is caused.
- 6.41 Policy DP28 seeks to control noise and vibration to avoid unacceptable impacts and proposed mitigation measures where relevant.
- 6.42 Policy DP29 promotes fair access for all people and removing barriers to buildings and spaces.

- 6.43 Policy DP31 relates to open space and seeks to ensure the Council only grants permission for development that will lead to an increased use of open space where an appropriate contribution to the supply of open space is made. When assessing the amount of open space to be provided the Council will take account of the development's contribution to other policy aims and objectives.
- 6.44 Policy DP32 requires mitigation measures for development in area of poor air quality and requires air quality assessments where development could potentially harm air quality.

Camden Planning Guidance

Camden Planning Guidance 1: Design

- 6.45 This document reinforces the need to secure high quality inclusive design in new development across Camden through the design of the building, its use, selection of materials and the public realm and landscaping. It seeks to protect Camden's Heritage Assets. It also relates to landscaping stating that green infrastructure should be fully integrated into the design of schemes from the outset. Development should promote a safe and secure environment for residents and workers; and should include provision for waste and refuse storage.

Camden Planning Guidance 3: Sustainability

- 6.46 This document provides detailed guidance on the sustainability and energy measures specified in the LDF. All developments are expected to reduce carbon emissions and follow the London Plan Energy Hierarchy. An Energy Statement should set out how the requirements are being met.
- 6.47 It also sets out detailed guidance on how development should be water efficient, should sustainably source materials; and should meet BREEAM standards of Excellent from 2013 onwards. This should be documented in a sustainability statement and BREEAM Pre-assessment checklist. Development will be expected to incorporate brown or green roofs unless it is demonstrated that this is not possible or appropriate. It should consider the risk of flooding and how it will adapt to climate change and should consider impacts on biodiversity and how mitigation or enhancement measures can be incorporated into the design.

Camden Planning Guidance 4: Basements and Lightwells

- 6.48 This CPG provides detailed guidance on the interpretation of Policy DP27 to ensure that new basements are acceptable. It specifies the requirements for Basement Impact Assessments covering flood risk, surface water, groundwater and structural stability.

Camden Planning Guidance 6: Amenity

- 6.49 This CPG provides detailed guidance on amenity relating to air quality, contaminated land, noise and vibration, artificial light, daylight and sunlight, overlooking, privacy and outlook, and construction management. It also seeks to ensure taller buildings do not cause adverse wind conditions. Such buildings are those that are 18m or 5 storeys higher than any surrounding building.
- 6.50 All development is expected to limit its impact on air quality and provide mitigation measures where necessary. Similarly it is expected to ensure contaminated land is assessed and proposals for its remediation are set forward at an early stage. It seeks to limit the impact of existing noise and vibration on new development and limit the impacts on noise and vibration from new development.
- 6.51 The impact of development on daylight and sunlight to neighbouring residential properties will be considered following the BRE "Site layout planning for daylight and sunlight: A guide to good practice".

- 6.52 Development should be designed to protect the privacy of existing dwellings and incorporate mitigation measures where necessary. Public spaces should benefit from natural surveillance. It stipulates a normal minimum distance of 18m between windows on habitable rooms that directly face each other.
- 6.53 Construction management plans are required for new development on constrained sites. These detail how the impacts of the construction phase will be managed and mitigated. It states that a S.106 agreement will normally be used to secure such plans.
- 6.54 The CPG also indicates that non-residential schemes over 500sq.m in size will be expected to make provision for open space for staff. It sets a ratio of 0.74sq.m per staff member and sets out this should be provided on-site or through financial contributions.
- 6.55 The CPG indicates that planning has a key role to play in improving health and applicants should consider the impact of the development on health.

Camden Planning Guidance 7: Transport

- 6.56 This CPG provides detailed guidance on the preparation of Transport Assessments and Travel Plans. The TA should assess transport capacity and provide mitigation measures where appropriate. The TP should set out measures to encourage staff to use sustainable modes of transport. It also requires Delivery and Servicing Management Plans to inform the development.
- 6.57 Car free development is prioritised for residential development but Camden also promote low parking schemes for other forms of development. It provides guidance on the standards to be achieved for new car parks, vehicle accesses, streets and public spaces, cycle parking.

Camden Planning Guidance 8: Planning Obligations

- 6.58 This CPG provides detailed guidance on S.106 planning obligations. Planning obligations can be sought towards:
- Amenity (such as construction management, noise, contaminated land and microclimate)
 - Community facilities from residential or commercial schemes
 - Design (Landscaping, public realm, highway works, public art, community safety)
 - Affordable housing (residential proposals only)
 - Sustainability (biodiversity, energy, sustainable design and construction)
 - Employment and business (commercial or major infrastructure developments; where it displaces an employment use; or in areas of high unemployment or low skill levels)
 - Flexible shops and business space
 - Transport
 - Public open space

Hampstead Conservation Area Statement

- 6.59 To the north and west of the site lies the Hampstead Conservation Area. The character of the Conservation Area is highlighted as being very diverse with a wide range of spaces, buildings and areas all laid out on the dramatic setting of the steep slopes. Specific commentary is made on the Pond Street area. The varied row of buildings (mostly listed) on the north side of the street reflect the urbanisation of the area in the 18th and 19th century. The majority of the buildings are three storeys and set slightly back from the pavement with or without shop units on the ground floor. St Stephen's Church is identified as *"being built around 1869 by the idiosyncratic architect SS Teulon, provides an emphatic termination to the west of the street"*.

Fitzjohns/Netherhall Conservation Area Statement

- 6.60 The Fitzjohns Netherhall Conservation Area lies to the west of the site on the opposite side of Roslyn Hill. As with the Hampstead Conservation Area the gradient of the hills play an important part in the area's character. There are a mixture of architectural styles in the area all within a framework of broadly similar building types. The streetscape is identified as being a significant part of the character of the Conservation Area with boundary treatment and in particular trees seen as important.

7. Planning Considerations

7.1 The main planning considerations with regard to the proposals are:

- Principle of Development
- Design
- Heritage
- Landscaping
- Trees
- Ecology
- Daylight and Sunlight
- Transport
- Flood Risk
- Sustainability and Energy
- Archaeology
- Noise
- Air Quality
- Section 106 Heads of Terms and Community Infrastructure Levy

Principle of Development

- 7.2 The general principle of national, regional and local planning policy is to secure sustainable patterns of development and regeneration through the efficient reuse of previously developed sites.
- 7.3 Policy 3.17 of the London Plan strongly supports healthcare development stating it will “*promote the continued role and enhancement of London as a national and international centre of medical excellence and specialised facilities*”. Policy 4.10 supports new research buildings and gives strong support for London’s higher education institutions.
- 7.4 Policy CS5 of the Core Strategy seeks to ensure that new development meets the needs of Camden’s population and provides the infrastructure and facilities to support Camden’s population. Policy CS10 states that the Council will seek to ensure that community facilities and services are provided for Camden’s community.

7.5 Policy CS16 of the Camden Core Strategy relates to Improving Camden's health and well-being. It supports the provision of new or improved health facilities and states that Camden Council will *"recognise and support the borough's concentration of centres of medical excellence and their contribution to health-related research, clinical expertise, employment and training provision"*. The supporting text at paragraph 16.13 reiterates this support where it says:

"Camden has an internationally important concentration of medical education, research and care institutions. These make a significant contribution to the borough and the nation by providing healthcare facilities, specialist research, employment and education opportunities, and by encouraging innovation. We will seek to support these institutions, which include the University College London Hospital (UCLH), the Royal Free Hospital, Great Ormond Street Hospital and the Wellcome Trust, and balance their requirements with those of other sectors and the local community."

7.6 It is clear that there is strong policy support for healthcare related development and strengthening London's international role as a centre of medical excellence. The Royal Free Hospital is specifically referenced for support in policy. Given the ambition of what is proposed the scheme is of national importance and benefits are likely to accrue to Camden, London and the UK nationally. As such there is strong support for the principle of this development.

7.7 The new building will be known as the Pears Building. It will contain a number of uses all of which are intrinsically linked to the Royal Free Hospital. These comprise the research space at the Institute of Immunity and Transplantation, a patient hotel, replacement car park and office space for the Royal Free Charity.

7.8 The primary use of the building will be for medical research with 3 storeys of lab accommodation for researchers and scientists. The Institute will enable the Royal Free Hospital and its partner UCL to become a world leader in research into immunity and transplantation. The new building will facilitate the establishment of this Institute as a world leader providing both the high quality space for the research and a physical identity. As such the development will facilitate London's role as a international centre of medical excellence and directly contribute towards the objectives of Policy 3.17 of the London Plan and CS16 of the Camden Core Strategy.

7.9 The patient hotel forms part of the applicant's vision for the Hospital. It is designed to provide a facility for patients who are undergoing clinical trials and treatments but require an overnight stay in the building, often owing to the distance that they have travelled from home. It will also be available to provide short term temporary accommodation for visiting academics to the Institute. Rooms will not be available to members of the public not associated with the Hospital.

7.10 The patient hotel will provide an important facility for the hospital in its care of patients providing additional accommodation in a hotel format that it does not currently have on site. It will allow patients who are receiving important and life saving treatment to stay close to the hospital but also the freedom to come and go in the local area. This additional accommodation serves the needs of Camden and London's population. As such the proposal provides community infrastructure to support Camden and London's growth and population and therefore furthers the objectives of policy 3.17 of the London Plan and CS5, CS10 and CS16 of the Camden Core Strategy.

- 7.11 The building contains office space for the Royal Free Charity which will provide accommodation for the Charity staff and welfare facilities and a mustering area for the hospital volunteers before they disperse into the hospital to care for patients. The Royal Free Charity raises funds to spend on improving the patient experience and funding pioneering medical research. These offices are therefore ancillary to the main use of the site and will assist the running of the hospital and its fundraising activities. As such they will support the role that the Royal Free Hospital plays in the local community and facilitate the objectives of policies CS5, S10 and CS16 of the Core Strategy.
- 7.12 The proposed car park acts as a replacement for the existing car park for patients to the Hospital. It is an operational requirement of the hospital to provide car parking for patients. A reduction in car parking is fully compliant with planning policy. Car parking is discussed further in the section on Transport below.
- 7.13 There is no requirement for housing or other commercial uses to be provided as part of the scheme under policy DP1 of the Development Policies DPD. This policy sets out detailed criteria set on whether a mix of uses should be sought. In this case the provision of housing or other uses would conflict with the character and operational requirements of this building. It would take up space required for medical and hospital uses and conflict with the secure environment required for research. In addition the development is publicly funded with the primary purpose being for medical research with associated Hospital uses.
- 7.14 As set out in Section 5 of this Statement the need for the scheme and the public benefits delivered by the Pears Building are very considerable and represent a significant material consideration in the determination of the planning application. Given the ambition of what is proposed these public benefits are of national importance and are unlikely to accrue to the UK, London or LB Camden if the proposal does not proceed. These public benefits are:
- Delivery of a world class research organisation at the heart of London which is of national importance;
 - Linkages with local healthcare provision at the hospital to ensure London residents benefit directly;
 - High quality employment provision for researchers and scientists in London and staff at the patient hotel;
 - Additional patient accommodation at the hospital for patients who require an overnight stay but do not need to be admitted to a ward;
 - Accommodation for the Royal Free Charity and their volunteers;
 - A prestigious venue for fundraising for the hospital;
 - Improving the townscape where the hospital interfaces with Hampstead Green.
- 7.15 Overall it is considered that the new building will provide an important new healthcare facility that assists in consolidating and furthering London's role as an international centre of medical excellence. It provides additional hospital accommodation and office space providing enhanced social infrastructure for Camden's residents. As such the scheme complies with Policy 3.17 and 4.10 of the London Plan and Policies CS5, CS10 and CS16 of the Camden Core Strategy together with Policy DP1 of the Development Management DPD.

Design

- 7.16 National, regional and local planning policy supports high quality and inclusive design. It is recognised in the NPPF that good design ensures attractive, usable, durable and adaptable places. Design policies in the London Plan and Camden Local Plan promote high quality design that respect local character.
- 7.17 The application proposals have been prepared by Hopkins Architects who have considerable experience in new healthcare development and constrained and sensitive sites. A Planning, Design and Access Statement to support the application has been prepared by Hopkins.
- 7.18 The design principles underpinning the proposed scheme are based upon an analysis of the surrounding context. The scheme responds to the urban grain of the area, the historic development of the site and the character of Hampstead. In particular careful consideration has been given to how the scheme interacts with Hampstead Green, St Stephen's listed Church and Hampstead Hill School.

Layout

- 7.19 The proposed site layout has been developed in consultation with Council Officers and following a careful study of the context of the local area and the historic urban form and pattern of development locally. It has also been influenced by the location of important hospital infrastructure within the site. This includes the LinAc bunker where patients receive cancer treatment. This bunker is sensitive to vibration and as such any building constructed over the LinAc would require a supporting structure that would completely disrupt the layout and operation of the facility.
- 7.20 This plan layout is orientated on a broadly north-south axis and incorporates a central crank which angles the building slightly to enclose Hampstead Green. This follows the precedent established by the Hampstead General Hospital which existed on the site until the present car park was constructed in 1970. It assists in providing greater definition and enclosure to Hampstead Green giving it a greater sense of place.
- 7.21 Owing to the slope of the site which falls two storeys from south to north, the landscaping to the west of the building between it and the edge of the Green plays an important transitional role. Following a rigorous examination of alternatives a terracing approach has been adopted to create a flat platform for development across the site, allow access into the building from the north, south and west, and to create a green blanket that brings Hampstead Green into the site.
- 7.22 To the east of the building a new garden is proposed as a replacement for the existing Heath Strange Garden on the roof to the current car park. This is intended to provide a quiet and contemplative space for staff and patients but will also be open to members of the public.
- 7.23 To the north of the building more formal hard landscaped open space is proposed that creates the main entrance to the Charity Offices allowing easy access for Charity volunteers into the Hospital.
- 7.24 To the south of the building lies the servicing yard and entrance to the car park. This area has been landscaped to ensure that it integrates well with the street scene along Rowland Hill Street and minimises the appearance of the yard in views.

- 7.25 Overall the layout of the scheme responds to the urban grain of the area respecting the siting and orientation of important buildings, spaces and routes to create a development that integrates with its surroundings through its form and landscaped spaces.

Scale

- 7.26 The massing of the building has been carefully considered to respect the scale of surrounding buildings but also deliver the floorspace to create an internationally important medical and scientific research facility. The building is set on a sloping site which falls in level by 2 storeys from south to north. As such appears 5 storeys in height at its southern end and 7 storeys in height at its northern end. This massing approach is considered appropriate and will ensure that there is no adverse impact on neighbouring residents.
- 7.27 The upper two levels of the building contain the Patient Hotel and have been set back significantly from the main building line of the Institute below. They are set back 2m from the main frontage and the wings of the patient hotel are set 7 to 10m in from either end. This softens the appearance of the top of the building creating a distinct hierarchy to the façade of a base, middle and recessive top.
- 7.28 The building is sited to the west of the significant mass of the Royal Free Hospital podium and tower which provides the backdrop to the site. To the north-east lies St Stephen's Church which is a significant brick building. To the south lies the George pub and a parade of shops that are 2-3 storeys in height. The scale of building and stepping back of the patient hotel on the top two floors results in a sensitive transition in scale with the dominant bulk of the hospital and the Church (which retain their prominence in the area) to the lower scale development on Rowland Hill Street and Rosslyn Hill.

Elevations

- 7.29 The elevations have been developed based on a character analysis of the Hampstead area and a detailed understanding of how the building will need to be used by its occupants. There is some diversity in the appearance of nearby buildings but all share the characteristics of being highly articulated with vertically proportioned windows and horizontal string courses. The internal layout of the building has the general character of being divided up into a series of regular bays to accommodate hotel rooms or lab benches. Both these features have influenced the detailed design of the elevations.
- 7.30 As such the main elevation has been divided into a series of regular bays separated by louvres and brick panels with glazed windows. This reflects the regular character of vertically proportioned panels and windows found in Hampstead and expresses the use of the building. Exposed fair faced concrete beams and brick banding has been used to create the horizontal relief from the verticality and reflect the string courses prevalent in the local area. Brick has been chosen as the predominant facing material across the elevations to harmonise with the character of Hampstead and the listed St Stephen's Church. The precise colour, tone and finish of the brick will be agreed at the detailed design stage to ensure it delivers a high quality finish.

7.31 As such it is considered that the layout, scale and detailed design of the scheme respects the character of the surrounding area. It acts to provide definition to Hampstead Green creating a better sense of place for this open space, as well as completing the street scene along Rosslyn Hill. It creates a sensitive transition between the mass of the hospital and Church and the lower scale buildings along Rosslyn Hill. Its elevational approach also respects the character of Hampstead. As such it is considered that the scheme complies with the guidance set out in the NPPF, Policies 7.1, 7.2 and 7.6 of the London Plan and Policies CS14 of the Camden Core Strategy and DP26 of the Development Policies DPD.

Heritage

7.32 The application site is adjacent to the borders of the Hampstead and the Fitzjohns Netherhall Conservation Areas. The site is also in close proximity to the Church of St Stephen, a Grade 1 listed building.

7.33 Policy CS14 promotes high quality places and seeks to conserve the boroughs heritage assets. Specifically the policy requires *“development to be of the highest standard of design that respects local context and character.”*

7.34 Development Management Policy DP25 states that the Council will not permit development outside of a Conservation Area that causes harm to the character and appearance of that Conservation Area. Policy DP25 also states that to preserve or enhance the borough’s listed buildings, the Council will not permit development that it considers would cause harm to the setting of a listed building.

7.35 A detailed Heritage Statement has been prepared by KM Heritage for the scheme. It examines and assesses the value of the heritage assets in the local area which comprise the two Conservation Areas and listed buildings, of which the most important is St. Stephen’s Church.

7.36 The proposed development will enhance the setting of the two conservation areas and their character and appearance, the special architectural and historic interest of St Stephen’s and other listed buildings, and the setting of the two potential locally listed buildings. Whilst the proposal will alter the setting of the nearby heritage assets it will do so in a positive way. No harm will be caused. The proposed scheme will create a new building which is clearly and confidently contemporary while nonetheless fitting well with, and enhancing, its varied context.

7.37 The creation of built form in the shape of an extremely well-designed and carefully contextual new building on the site of Heath Strange Garden where it does not presently exist does not, of itself, constitute harm. The setting of the heritage assets and notably St Stephen’s Church, does not rely on Heath Strange Garden being an open space. For many years the site, and thus the setting of St Stephen’s, was occupied first by villas and then by the former Hampstead General Hospital. Since then, the building of the modern Royal Free Hospital has harmed the setting of St Stephen’s.

7.38 However, the capacity of St Stephen’s to accommodate change in its setting is considerable. Though harmful, the presence of the Royal Free Hospital has not undermined its special architectural and historic interest. It is a powerful and robust building, more than capable of accommodating a new building in closer proximity than the Royal Free Hospital, and whose tower will continue to soar above that new building. The proposed Pears Building will serve to create a new and far superior built environment context for the listed church, screening the church from the ugly backdrop of the main hospital building. It will do the same for the open space of Hampstead Green.

- 7.39 As such it is considered that the proposed scheme will enhance the setting of the nearby Conservation Areas and the setting of nearby listed buildings including St Stephens Church. For these reasons, the proposed scheme complies with the guidance set out in the NPPF and Policy CP14 and DP25 of the Camden Local Plan.

Landscaping

- 7.40 The NPPF and policies within the London Plan see effective landscaping as an important element of any development. Policy DP24 of the Camden LDF requires all development to consider the use of existing natural features and the provision of appropriate hard and soft landscaping. One of the key opportunities presented by this site is its setting within a sloping townscape next to Hampstead Green and the pathway, together with the extensive network of mature trees.
- 7.41 Landscaping and the way the building interacts with Hampstead Green and the adjoining path has been a crucial influence on the design and has been integrated with the architecture from the outset. Owing to the significant change in levels across the site it has been necessary to ensure that the landscaping assists in mediating between the height of the building and the height of the ground level on Hampstead Green Path. The opportunity has also been taken to extend Hampstead Green into the site visually. These two objectives have been achieved through the introduction of terracing along the site frontage. This terracing allows for the planting of bands of vegetation which will provide softening of the building frontage. It 'greens' the front of the building visually drawing Hampstead Green into the site. It also allows for access to the building with level access achieved via a path along the front of the building from Rowland Hill Street and steps from Hampstead Green path.
- 7.42 New woodland planting is proposed at the north of the site fronting the Royal Free Charity offices. This will provide a pleasant setting for the building when viewed from the north and create biodiversity interest on the site.
- 7.43 Heath Strange Garden is presently located on the roof to the multi-storey car park on site. It was designed as an outdoor area for staff and patients at the hospital comprising a landscaped deck with planting, benches and some grassed areas. However, it is presently under utilised as it is not prominent to public view and is relatively inaccessible. A replacement Heath Strange Gardens will be provided between the new building and the hospital. This will contain a grass lawn and benches together with trees and planter and feature paving. The Daylight and Sunlight Report submitted with the application demonstrates that it will receive appropriate levels of sunlight.
- 7.44 The existing Heath Strange Gardens contains a number of memorials. As part of the proposals the applicant has prepared a Memorial Relocation Strategy which is presented in full in the Planning, Design and Access Statement. This contains a full itinerary of the existing memorials and their locations, and makes recommendations for their relocations or replacement.
- 7.45 Overall it is considered that the landscaping is an integral part of the scheme that complements the building and makes use of key topographical features in the locality. It ensures that the building delivers a series of landscape spaces that will enhance the setting of the building and deliver usable outdoor space for staff, patients and residents. As such it complies with the requirements of Policy DP24 of the Camden LDF.

Trees

- 7.46 An Arboricultural Impact Assessment has been undertaken by Arbtech for the development. The trees on site have been surveyed in accordance with British Standard BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. This survey has found that one individual tree on site (T34) is Category A (Trees of high quality). Six Groups are of Category B and five groups are of Category C. A total of 21 trees are Category B (trees of moderate quality), with the remainder being Category C (trees of low quality). Group 1 contains 5 trees that were individually surveyed (T1-T5); Group 3 contains 8 trees that were individually surveyed (T12-20) and Group 4 contains 3 trees that were individually surveyed (T23-25).
- 7.47 The application proposals result in the removal the 1 Class B Group (G8) and 3 Class C Groups (G6, G9 and G10). It results in the removal of 9 class B individual trees (T10, T37, T38, T40-43, T45, T46) and 3 Class C individual trees (T11, T36, T39). It also results in the removal of 4 trees within Group 3 (T12-14) that are B Category Trees.
- 7.48 The remaining trees on site will be retained and protected during works in line with the Tree Protection Plan prepared by Arbtech. Trees that adjoin the site will be protected through detailed mitigation measures agreed under condition. In mitigation for the trees that are removed substantial new tree planting is proposed on the terracing that fronts Hampstead Green Path and in the new Heath Strange Gardens. Given that no trees of high quality are being removed and that new high quality specimens are proposed in replacement it is considered that the proposal is acceptable and in line with Policy CS15 of the Camden Core Strategy which seeks to protect trees of high amenity value.

Ecology

- 7.49 Policy CS15 of the Camden Core Strategy seeks to ensure that new development protects nature conservation areas for their biodiversity value and includes measures that seek to improve biodiversity where appropriate. An ecological assessment of the site has been undertaken by Arbtech to determine the value of the habitat. The site is not subject to any statutory or non-statutory ecological designations. It was found to provide low potential to provide habitat and foraging for wildlife. No evidence of protected species was found on site. As such the ecological value of the site is low.
- 7.50 Although there are no ecological constraints to the development a series of enhancement measures are proposed. A landscaping strategy has been prepared for the site (full details are set out in the Planning, Design and Access Statement) which will provide soft landscaping and ecologically diverse planting. Additional enhancement measures proposed include installation of a brown roof. In addition any site clearance to be timed to avoid the main bird nesting season which generally runs from March to August, or where this is not possible, a check will be made to ensure birds are not present.
- 7.51 Consequently, there are not considered to be any ecological constraints to redeveloping the site for residential uses. The enhancement measures proposed will enhance biodiversity across the site. Consequently the proposal is considered to comply with the requirements of Policy CS15 of the Core Strategy

Daylight & Sunlight and Amenity

Daylight and Sunlight

- 7.52 A daylight and sunlight assessment has been undertaken by EB7 in accordance with Building Research Establishment report "Site Layout Planning for Daylight & Sunlight 2011". The Report is intended for building designers and their clients, consultants and planning officials. Its advice is not mandatory and the Report should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer and should be interpreted flexibly. Policy DP26 of the Camden LDF and CPG 6 requires new development to maintain adequate daylight and sunlight to adjoining occupants.
- 7.53 With regard to daylight, BRE guidance requires an assessment of the amount of visible sky which is achieved by calculating the vertical sky component (VSC) at the centre of the window. It states that where the VSC exceeds 27% or where it retains 0.8 times its former value then adequate light will still reach the window to pass the test. A further test is set out in the No-Sky Line Contour (NSC) test which assesses the distribution of daylight within a room. The BRE does not state a pass mark but suggests that reductions of greater than 20% NSC will be noticeable.
- 7.54 In terms of sunlight, there is a requirement to assess windows of surrounding properties where the main windows face within 90 degrees of due south. Rooms are considered to receive sufficient sunlight if the window can receive more than 25% of annual probable sunlight including at least 5% of annual probable sunlight hours (APSH) during the winter months.
- 7.55 The submitted report considers the impacts to the surrounding residential properties at St Bartram's and the George Public House. No detailed assessment is required for homes on Pond Street or Roslyn Hill as the proposal does not subtend a 25degree angle from their lowest windows and in accordance with the BRE Guide they are unlikely to experience a substantial change to daylight. The report also considers the impact on Hampstead Hill School and St Stephen's Church. However, it is noted that as these are not residential buildings there is technically no requirement to assess the impact on them.
- 7.56 The first floor of the George Public House contains residential accommodation. The results of the VSC assessment demonstrate that it will not experience a noticeable reduction in daylight as each window will retain more than 0.8 times its existing value and there is no noticeable change to the NSC. None of the windows in this building that face the development face within 90degrees of due south and as such it is not relevant for sunlight testing.
- 7.57 The results of the VSC assessment to Bartram's Convent demonstrate that it will not experience a noticeable reduction in daylight as each window will retain more than 0.8 times its existing value and there is no noticeable change to the NSC. None of the windows in this building that face the development face within 90degrees of due south and as such it is not relevant for sunlight testing.

7.58 Hampstead Hill School is located to the north of the building. The temporary buildings of the school contain only high level windows and are dual aspect where windows on the north face will mitigate impacts on the south face. The VSC assessment shows that 4 of the 15 windows assessed to the main school will experience marginal reductions of 0.7 times their former value, serving 2 of the 7 rooms assessed. However, it is noted that this is only partially below the pass mark which is technically relevant to residential buildings only. Furthermore, the NSC test indicates that both rooms retain more than 0.8 times their former value indicating that these rooms will remain well lit.

7.59 The VSC and NSC impacts on St Stephen's Church show no noticeable change in daylight levels and as such comply with the BRE Guide.

Shading to Amenity Gardens

7.60 The report also considers the overshadowing impact to Hampstead Green, the school playing areas and the proposed new Heath Strange Garden. The guidance states that if 50% of the space can receive direct sunlight for two or more hours on 21st March then it will remain adequately lit. The analysis indicates that 99.1% of Hampstead Green, 82.44% of the School grounds and 78.13% of the Heath Strange Garden will receive direct sunlight for 2 hours a day on 21st March and all areas pass this test.

Overlooking

7.61 The new building is sited adjacent to the main hospital building to the east, with the George public house to the south, and Hampstead Hill School to the north. The Camden Planning Guidance 6 states that a distance of 18m will normally be expected between windows to habitable rooms that directly face each other.

7.62 The George pub has residential accommodation at first floor level but there is 21m between the proposed building and facing residential windows. Residential properties on Rosslyn Hill and Pond Street are well in excess of 18m from the building being over 40m distant at their closest point.

7.63 Camden planning policy does not protect the amenity of schools from overlooking. However, the design team have been mindful of the school and the building is 21m away from the closest window on the main school building at its closest point, whilst the temporary buildings in the school have obscure glazed windows facing the site.

7.64 As such there is no harmful overlooking to either neighbouring residential properties or the school and as such the proposal complies with CPG 6.

7.65 It is considered that the proposed development has preserved a good level of daylight and sunlight to the adjoining residential properties in line with the requirements of the BRE Guide. It will not result in any harmful overlooking of neighbouring properties. As such the proposal complies with Policy DP26 and Camden Planning Guidance 6.

Transport and Parking

- 7.66 Policy CS11 of the Core Strategy seeks to create sustainable travel patterns within the Borough by controlling car parking and promoting the use of sustainable modes of transport. A Transport Statement has been prepared by Vectos in support of the application proposals to assess the impacts on local highways and transport infrastructure; as well as detail car parking provision and servicing and delivery arrangements. Policy DP16 seeks to ensure that the transport implications of development are fully considered; Policy DP17 promotes walking, cycling and public transport and DP18 seeks to minimise car parking provision whilst Policy DP21 seeks to control development that connects to the highway network.
- 7.67 A calculation of the site's Public Transport Accessibility Level ("PTAL") has been undertaken and the site falls within PTAL 5. Buses operate along in the local area comprising routes 24, 46, 168, 268 and C11. These connect Paddington, Victoria, Elephant and Castle and Brent Cross amongst other destinations and provide significant numbers of buses running 7 days a week.
- 7.68 Belsize Park tube station is located 300m to the south of the site and is served by the Northern Line providing high frequency services to central and south London. Hampstead Heath Overground Station is sited 270m to the north of the site providing access to Stratford and Richmond. Both these stations are within walking distance for staff and visitors.
- 7.69 The table below sets out details of the current car parking across the wider Royal Free Hospital site:

Area	Number of Spaces
Multistorey Car Park	88
Link between Pond Street and Rowland Hill Street	12
20 minute drop off	9
Disabled	7
Mini-cab	2
A&E disabled spaces	6
Lawn Road	76 (Comprising 16 for Anthony Nolan and 60 for the NHS Trust of which 36 are for staff and 24 for patients visitors)
South Staff Car Park	154
<i>Total Staff</i>	<i>190</i>
<i>Total Patients and Visitors</i>	<i>148</i>
Total (including Anthony Nolan)	354

- 7.70 The proposed scheme results in the demolition of the existing multi-storey car park and link road between Pond Street and Rowland Hill Street and its replacement with the building which includes a total of 58 car parking spaces. This represents a temporary reduction during construction of 100spaces and permanent reduction of 42 spaces. The proposed car park will remain for patient and visitor use with no direct link with the Pears Building uses. The Camden LDF and London Plan impose maximum car parking standards on development and as such the reduction in car parking is compliant with planning policy.
- 7.71 A survey of the existing car parking across the hospital indicates that it remains close to capacity at all times between 09.00 and 16.00. As such the applicant has prepared a parking strategy that is presented in the Transport Statement. Once construction commences the 36 staff spaces in the South car park will be redesignated for patient and visitor use. This results in the patient and visitor car parking being reduced to 84 spaces for the construction period before increasing to 142 following completion of the building. In order to manage the reduction in staff car parking the Hospital will be implementing a range of mitigation measures:
- Potential park and ride using a shuttle bus from parking provided at Morrisons at Chalk Farm or Brent Cross shopping centre.
 - Demand management through tightening the criteria used to allocate staff car parking
 - Implementation of an updated Travel Plan to promote sustainable modes of transport.
- 7.72 The London Plan policy 6.13 cycle parking standards are 1 space per 250sq.m for the Institute, 1 per 150sq.m for the Charity Offices and 1 space per 8 staff for the patient hotel. The scheme includes the provision of 56 cycle parking spaces within a secure lockable store within the car park which exceeds the requirements of the London Plan. Showers, lockers and changing facilities will be provided.
- 7.73 The impact of the development on the existing transport network in terms of trip generation has been considered in full in the Transport Statement. As part of the proposals there is an overall reduction in car parking on site. However, the distribution of vehicle trips will alter with 40 using access from Rowland Hill Street onto Pond Street and 18 using the Pond Street access.
- 7.74 In comparison to the car park use of the site the proposal result in an reduction of 42 trips in the AM peak and a reduction of 28 trips in the PM peak at Pond Street. This will benefit the emergency access from Pond Street which is being retained. At Rosslyn Hill junction there will be an increase of 22 trips in the AM peak and 24 in the PM peak. This is an increase of 1 every 3 minutes and this increase in traffic will not be discernible from daily fluctuations. The capacity of the junctions at Rosslyn Hill and Pond Street has also been assessed which indicates that it will remain well within capacity.
- 7.75 A detailed servicing and deliveries strategy has been prepared by Vectos and presented in the Transport Statement. A new servicing and loading bay will be located at the south of the building where all servicing can take place. All vehicles will access and egress via the Rosslyn Hill and Rowland Hill Street junction. The largest vehicle that will use the new loading/bay will be an 8m/7.5 tonne rigid vehicle. Vehicles of this size will access and egress from the servicing and loading area in a forward gear. If vehicles larger than 8m are required for one-off deliveries a banks-man will be provided to assist the manoeuvre out of the new servicing/loading bay.

- 7.76 Vectos have also updated the Hospital wide Travel Plan as part of the application documents. This will include measures to promote sustainable modes of travel by staff and stipulate a target and monitoring regime to secure modal shifts.
- 7.77 Overall the proposed development will have a negligible impact on existing highways and transportation infrastructure and encourages the use of sustainable modes of transport for residents. As such the proposal complies with the policies in the Camden Core Strategy and Policies 6.3 and 6.13 of the London Plan.

Flood Risk

- 7.78 A Flood Risk Statement has been prepared by ESI and is submitted as part of the application. The site is located within Flood Zone 1 as identified on the Environment Agency's Flood Map and is therefore at low risk of flooding. However, as the site area exceeds 1hectare a Flood Risk Assessment has been produced focussing on drainage.
- 7.79 Policy CP13 and DP23 of the Camden LDF seeks to ensure that development reduces pressure on the combined sewer network and the risk of flooding by limiting the rate of run off through the use of sustainable urban drainage system and ensuring the risks of flooding are properly assessed.
- 7.80 The FRA has considered potential flood risks to the site and proposed a strategic drainage scheme. It found that there is no risk of flooding from river or tidal sources, or from surface water flooding or ground water flooding. There is a slight risk of sewer flooding which has occurred historically in the local area. The scheme proposes a drainage strategy that reduces the water discharge to the sewer in comparison to the existing situation and therefore benefits the local area and reduces the risk of sewer flooding.
- 7.81 The Flood Risk Assessment which accompanies this planning application submission demonstrates that the proposed development is not at risk of flooding and will be delivered with a sustainable and robust surface water drainage system which reduces existing flood risk to the surrounding area in accordance with the key policy requirements of Policy CP13 and DP23.

Sustainability and Energy

- 7.82 The London Plan sets out the Mayor's Energy hierarchy for new development proposals. Policy 5.2 specifies that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following hierarchy:
- Be lean: use less energy;
 - Be clean: supply energy efficiently; and
 - Be green: use renewable energy.
- 7.83 Policy CS13 of the Core Strategy seeks to ensure that development addresses climate change through ensuring that buildings are designed in line with the Mayor of London's Energy Hierarchy. Policy DP22 of the LDF seeks to ensure non-domestic development of 500sq.m and above achieve BREEAM Very Good and from 2016 achieve BREEAM Excellent.

- 7.84 BDP have prepared Sustainability Report and BREEAM Pre-Assessment for the scheme. It is proposed that the building will meet BREEAM Excellent rating through the use of a series of measures relating to management of the building, energy, transport, water use, materials, waste, landuse, ecology and pollution. This level exceeds the requirements of DP22 and as such is compliant with planning policy.
- 7.85 The energy strategy for the development has been developed by BDP having regard to the London Plan hierarchy of be lean, be clean, be green. The proposed development includes a range of energy efficiency measures (be lean) which will achieve a CO2 reduction of 23.5% over the Building Regulations (2010) compliant baseline. The proposal also provides PV panels and air source heat pumps (be green) will enable a further 4.8% reduction in CO2 emissions in addition to the energy efficiency measures proposed. This will give an overall reduction from the 2010 baseline of 27.1%.
- 7.86 As such it is considered that the development fully accords with the sustainability and energy principles established in the London Plan hierarchy. It meets the required carbon offset through energy efficiency measures together with PV panels and air source heat pumps and will meet and BREAM Excellent level. As such it meets the requirements of policy 5.2 of the London Plan, Policy CP13 of Core Strategy and Policy DP22 of the LDF.

Archaeology

- 7.87 The site lies within the South End Archaeological Priority Area. Development Management Policy DP25 seeks to preserve archaeological remains of archaeological importance by ensuring acceptable measures are taken to preserve them.
- 7.88 A Desk Based Archaeological Assessment prepared by AOC has been submitted in support of this application. The assessment has identified low potential for significant buried archaeological remains within the site boundary and as such the potential archaeological impact from piling and extending the basement is considered low. As such the report recommends no further archaeological work associated with the construction of the new buildings. The proposal therefore complies with Policy DP25 of the Camden LDF.

Noise

- 7.89 Development Management Policy DP28 seeks to ensure that noise and vibration is controlled and managed. Where noise sensitive development is proposed it should be provided with noise attenuation measures as mitigation. Development that exceeds Camden's Noise and Vibration Thresholds will not be permitted. Policy DP28 also seeks to minimise and control the impact of construction noise.
- 7.90 In support of this application a Noise Impact Assessment has been prepared by BDP. This document outlines the background noise levels present in the surrounding area and the types of mitigation measures that will be necessary to reduce noise to the level specified in Camden's Noise and Vibration Threshold.
- 7.91 As such the proposal complies with Policy DP26 and DP28 of the Camden Local Plan.

Air Quality

- 7.92 Development Management Policy DP32 requires air quality assessments where development could potentially cause significant harm to air quality. Mitigation measures will be expected in development that are located in areas of poor air quality.

7.93 In support of this application an Air Quality Assessment has been prepared by Censum. This document assesses the dispersion of exhaust gases from the café kitchen, toilets, generator and boiler flue, and two laboratory areas known as CL2 and CL3 (Containment Level 2 and Containment Level 3 based on the ACDP definitions). The analysis considers the impact on the Royal Free Hospital, Hampstead Hill School, surrounding residential development and the proposed redevelopment of St Bartrams Convent.

7.94 The analysis found that the exhaust fumes do not result in any impact on neighbouring receptors. The exhaust fumes do not exceed acceptable limits and by the time they reach neighbouring receptors are diluted substantially. As such it is considered that the proposal will not cause any harm to air quality in the local area and therefore complies with Policy DP32 of the Camden LDF.

Section 106 Heads of Terms and Community Infrastructure Levy

7.95 It is proposed that the heads of terms for the S.106 will comprise the following:

- Highways works: Requirement to enter into a s.278 agreement for the works to the Rowland Hill Street junction and Hampstead Green Path.
- Travel Plan implementation
- Sustainability and energy
- Construction Management Plan implementation
- Delivery and Servicing Management Plan
- Construction apprenticeships of 1 per £3million build cost
- Monitoring charge of £515 per head of term

7.96 All uses proposed are associated with the Royal Free Hospital and comprise development used wholly for the provision of medical and health services and as such is subject to a £Nil rate for Community Infrastructure levy.

8. Conclusion

- 8.1. This statement has been prepared on behalf of Royal Free Charity Developments Limited for the redevelopment of the car park at the Royal Free Hospital in Hampstead. The application seeks approval for the Pears Building which comprises research space for the laboratory, a patient hotel, a replacement car park and offices for the Royal Free Charity. The uses the project is delivering have been carefully chosen to be complementary to one another and to ensure that the hospital is making an effective use of its site.
- 8.2. The need for the scheme and the public benefits delivered by the Pears Building are very considerable and represent a significant material consideration in the determination of any planning application. Given the ambition of what is proposed these public benefits are of national importance and are unlikely to accrue to the UK, London or LB Camden if the proposal does not proceed.
- 8.3. The value of the Institute and scheme to the nation is highlighted by the letter of support written by the Prime Minister for the work undertaken (see Appendix 1).
- 8.4. These public benefits are:
- Delivery of a world class research organisation at the heart of London;
 - Linkages with local healthcare provision at the hospital to ensure London residents benefit directly;
 - Additional patient accommodation at the hospital for patients who require an overnight stay but do not need to be admitted to a ward;
 - Accommodation for the Royal Free Charity and their volunteers;
 - A prestigious venue for fundraising for the hospital;
 - Improving the townscape where the hospital interfaces with Hampstead Green, landscaping the front of the site to integrate with Hampstead Green and provision of a replacement garden.
- 8.5. The principle of this development is supported at all planning policy levels with specific support for medial and health uses in the London Plan and specific support for the Royal Free Hospital in the Camden Local Plan.
- 8.6. The layout, scale and detailed design of the scheme has been designed following a careful study of the character of the area to respect its surroundings and heritage assets and repair the townscape along Rosslyn Hill.
- 8.7. The layout and design of the landscaping has been integral to the design of the scheme from the outset. It integrates the building with the Hampstead Green extending it visually across the site and also provides several new landscaped spaces and gardens for patients, staff and residents. Tree planting and ecological enhancement measures have been incorporated into the scheme.

- 8.8. The impact of the scheme on the living conditions of neighbouring residents, together with daylight to Hampstead Hill School and St Stephen's Church has been assessed and pass the test in the BRE Guide. The sunlight to Hampstead Green, the play areas to the school and the new gardens have also been assessed and pass the tests in the BRE Guide.
- 8.9. The transportation impacts of the development have been considered in full. The reduction in car parking on site complies with planning policy and the applicant will institute measures to ensure that patient and visitor parking is maintained where possible and the reduction in staff car parking is managed appropriately. The impact on the highway network including the Pond Street and Rowland Hill junction have also been modelled and are considered acceptable.
- 8.10. The development will meet BREEAM Excellent Level in accordance with planning policy and will also achieve a 27.1% reduction in carbon dioxide emissions through energy efficiency measures and PV panels on the roof.
- 8.11. In terms of planning policy, it is considered that the proposed development accords with the aims and objectives of central Government guidance, the London Plan, and policies contained within the adopted Camden Local Plan and supplementary documents.
- 8.12. Accordingly, we respectfully request that the current application proposals are recommended for approval.

Appendix 1





10 DOWNING STREET
LONDON SW1A 2AA



THE PRIME MINISTER

13 August 2014

Dear Mr. Burghes,

Thank you for your letter of 14 July.

The work of University College London, the Royal Free London NHS Foundation Trust and The Royal Free Charity to provide world-class research facilities for immunity and transplantation is commendable.

However, as I am sure you will appreciate, I am unable to influence the decision of the local planning authority in any planning application.

Please accept my best wishes.

*Yours sincerely,
David Cameron*

Mr Chris Burghes

GLEND A JACKSON M.P.



HOUSE OF COMMONS

LONDON SW1A 0AA

Christopher Burghes
Chief Executive
Royal Free Charity
Royal Free Hospital
Pond St
London
NW3 2QB

Our Ref: BURG01015/01141244

07 October 2014

Dear Christopher Burghes,

I am writing in support of the plans for the new institute.

The Royal Free is internationally recognised as a generator of ground-breaking medical research. So its plans, in partnership with UCL and the Royal Free Charity to develop a new institute for Immunity and Transplantation, will be welcomed, not only locally, but world-wide. Their vision of joining together clinical and medical areas, facilitating and advancing, "bench to bench" research, is already established and flourishing in the Royal Free. Further development will bring benefits for all patients. As will their wish to create teams of experts affected by the opportunity to work in an internationally renowned clinical and scientific community.

If I can be of further assistance in this or any other matter in the future please do not hesitate to contact me again.

Yours sincerely,

A handwritten signature in black ink that reads "Glenda Jackson".

GLEND A JACKSON MP





Cabinet Office

The Rt Hon Greg Clark MP
Minister for Universities,
Science and Cities



Department
for Business
Innovation & Skills

Chris Burghes
Chief Executive
Royal Free Charity
Royal Free Hospital
Pond Street
London
NW3 2QG

1 Victoria Street
London
SW1H 0ET

Our ref: MCB2014/16502



16 September 2014

Dear Chris Burghes

Thank you for your letter of 15 July, about an endorsement for the Pears Foundation Building which will house the UCL Institute of Immunity and Transplantation. I apologise for the delay in replying. I regret that I am unable to offer a specific endorsement for the purpose you have requested as this could be seen as interference with the local authority planning process. I hope you understand this position.

However let me say that I was very interested to note the intended establishment of your new research facility for immunity and transplantation which I'm sure has the potential to develop into a very strong centre. I was pleased to see your emphasis on translation and collaborative working and it occurs to me that the new Francis Crick Institute will be nearby potentially offering further opportunities for working across various scientific teams.

I wish you well in getting the new Institute established.

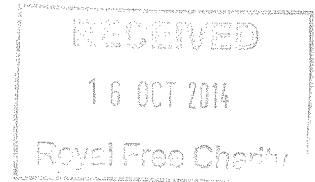
Yours sincerely

THE RT HON GREG CLARK MP

MIKE FREER, MP



HOUSE OF COMMONS
LONDON SW1A 0AA



Mr Chris Burghes
Chief Executive
Royal Free Charity
Royal Free Hospital
Pond Street
London NW3 2QG

7 October 2014
Ref: MF/CG

Dear Mr Burghes,

As a local Member of Parliament I can understand and appreciate the incredible implications and possibilities the new Institute of Immunity and Transplantation holds for medical research and treatments both in North London and further afield. It really is game-changing technology – among the most exciting new developments in medical science today.

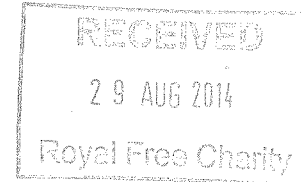
Of course, this type of progress relies on extensive and ongoing research and development, using state-of-the-art facilities and the most dedicated researchers and practitioners at the very pinnacle of their respective fields. That's why I'm proud to endorse the partnership between UCL, the Royal Free London NHS Foundation Trust and the Royal Free Charity to establish the only global research centre for immunity and transplantation outside of the USA – and one of only five in the world: the Institute of Immunity and Transplantation.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Mike Freer".

Mike Freer MP

MAYOR OF LONDON



Chris Burghes
Chief Executive
The Royal Free Charity
The Royal Free London NHS Foundation Trust
Pond Street
London NW3 2QG

Our ref: MGLA180714-2254

Date: 26 AUG 2014

Dear Mr Burghes

Thank you for your letter of 14 July about your work with University College London and The Royal Free London NHS Foundation Trust to establish a world-class research facility for immunity and transplantation in London.

The facility will complement other recent initiatives in this field, including the Francis Crick Institute, and strengthen further the global reputation of the bioscience sector in London and the Greater South East, which is a key objective of my MedCity initiative.

I would be delighted to learn more about your plans for the facility and offer an endorsement. Could I suggest that in the first instance you liaise with Laura Gilbert, Senior Policy Officer for Science and Technology Life Sciences, in my Economic and Business unit, by email at laura.gilbert@london.gov.uk or on 020 7983 5726.

Thank you again for writing to me.

Yours sincerely

A handwritten signature in black ink, appearing to read "Boris Johnson".

Boris Johnson
Mayor of London