

[REDACTED]

From: Thuaire, Charles
Sent: 08 December 2014 11:27
To: Planning
Subject: FW: PLANNING APPLICATION 2014/6845/P - ROYAL FREE HOSPITAL

Please register this on m3 as an objection to **2014/6845/P**
thanks

Charles Thuaire
Senior Planning Officer

Telephone: 020 7974 5867

From: Sandi Cohen [REDACTED]
Sent: 06 December 2014 19:57
To: Thuaire, Charles
Subject: PLANNING APPLICATION 2014/6845/P - ROYAL FREE HOSPITAL

Dear Charles Thuaire

PLANNING APPLICATION 2014/6845/P – ROYAL FREE HOSPITAL

I wish to object to the Royal Free Hospital's application.

The size is too big

The sheer size of the building is far too big and far too tall for the proposed location. At 7-storeys, one higher than the old Hampstead General Hospital building, it will reach as high as St Stephens and extend to the edge of the footpath, just a few metres from the nearest school buildings. The building will block sight lines between Pond Street and Haverstock Hill.

Negative impact on Hampstead Green (a conservation area) and St Stephens (Grade I-listed)

The building would, if built, completely change the character of Hampstead Green. Hampstead Green is currently a pleasant meadow and natural habitat, with the cobbled walkway beside it down past St Stephens and Hampstead Hill School shielded from the 1970s Royal Free building by a high hedge, mature trees and the greenery of the Heath Strange Garden. It is a last remaining vestige of a once-peaceful green sloping down from Rosslyn Hill to Pond Street and South End Green, which the proposed building will destroy forever. In place of a hedge, bushes, trees and a garden, a huge 7-storey brick building will dominate the boundary along the entire length of the Green.

The mass of the building will completely overpower Hampstead Green (a meadow), St Stephens (a Grade-1 listed building) and Hampstead Hill School, and will do irreversible harm to the character and heritage of Hampstead Green and the setting of the newly-refurbished St Stephens.

Impact on the landscape and loss of green space

Building on the memorial garden and the removal of several significant well-established trees will result in an unacceptable loss of green space, and will block the green corridor between St Stephens and the existing 1970s hospital building. The garden is well used during the summer. Once green space goes, it is gone forever.

Loss of parking

The existing car park is already much too small to cater for the hospital's visitors and cannot cope with demand. Reducing the number of spaces by almost half will have a serious impact on the many people visiting the hospital. Patients and visitors are often vulnerable, elderly or disabled and forced to rely on car travel.

Disruption and damage during construction

The deep excavations will endanger the stability of the adjoining St Stephens site and foundations. Construction works on a site with such restricted access and nowhere for lorries to park risks creating total gridlock for local traffic. Two years of noise, dust and general disturbance will badly affect residents living nearby.

Overdevelopment and lack of a master plan

The Royal Free Hospital site is already grossly overdeveloped and this new proposal will make the situation even worse. Development since the 1970s has been incremental and piecemeal. It is irresponsible to propose what will be one of the largest new buildings in Hampstead for many years in the absence of a master plan for the site, or a plan for where clinical and operational services will go following the recent merger with Barnet and Chase Farm Hospitals.

Impact of Bartram's and Lawn Road redevelopments

Two other major developments are taking place at the same time close to the hospital site. The Council must take account of the cumulative impact of all these proposals and not look at each in isolation.

Medical research

I am very supportive of the Royal Free and the proposed research, but in a building that is smaller or sited elsewhere.

I have lived and or worked in the area for most of my adult life and feel as do most of the local residents that this development would have a seriously negative impact on the whole district at all levels and will still not provide a positive long term result for the Royal Free

Sandi Cohen