

[REDACTED]

From: Thuairé, Charles
Sent: 08 December 2014 11:30
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 Thuairé
Senior Planning Officer

Telephone: [REDACTED]

From: Jonathan Elford [REDACTED]
Sent: 07 December 2014 17:16
To: Thuairé, Charles
Subject: Planning application 2014/6845/P - Royal Free Hospital

Dear Charles Thuairé

PLANNING APPLICATION 2014/6845/P – ROYAL FREE HOSPITAL

I wish to object to the Royal Free Hospital's application for a number of reasons

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.

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. Blue badge holders already park in residents' bays in nearby streets and make it impossible for residents to find a parking space during the day, which the loss of parking spaces will only make worse.

Traffic

Pond Street, Haverstock Hill and South End Green and surrounding streets are already highly congested during the day. During rush hour, traffic in Pond Street can be stationary from one end to the other, paralysing access in and

out of the hospital. So too in Haverstock Hill from Belsize Park to the Pond Street traffic lights, paralysing access in and out of the hospital's Rowland Hill entrance.

The planned increase in A & E capacity (from 60,000 to 140,000) will add substantially to traffic congestion locally. So too will the closure of the link road to Rowland Hill Street, which will force all vehicles dropping off patients and visitors at the main entrance to use the Pond Street exit, significantly worsening congestion in Pond Street.

Loss of light and safety and privacy for Hampstead Hill School

The school classrooms alongside Hampstead Green will be badly affected by loss of light. Children playing in the kindergarten playground will be overlooked by occupants and hotel residents.

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.

While I am supportive of the Royal Free and the proposed research, it should be located in a building that is smaller or sited elsewhere.

Yours sincerely

Jonathan Elford
Belsize Lane resident