

DUGGAN MORRIS ARCHITECTS

A186

Great Ormond Street Hospital Parent Accommodation at the Tybalds Estate
08th February 2016

Planning, Design & Access Statement

Tibbalds

DUGGAN MORRIS ARCHITECTS



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Tibbalds

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1.0 Introduction and Background

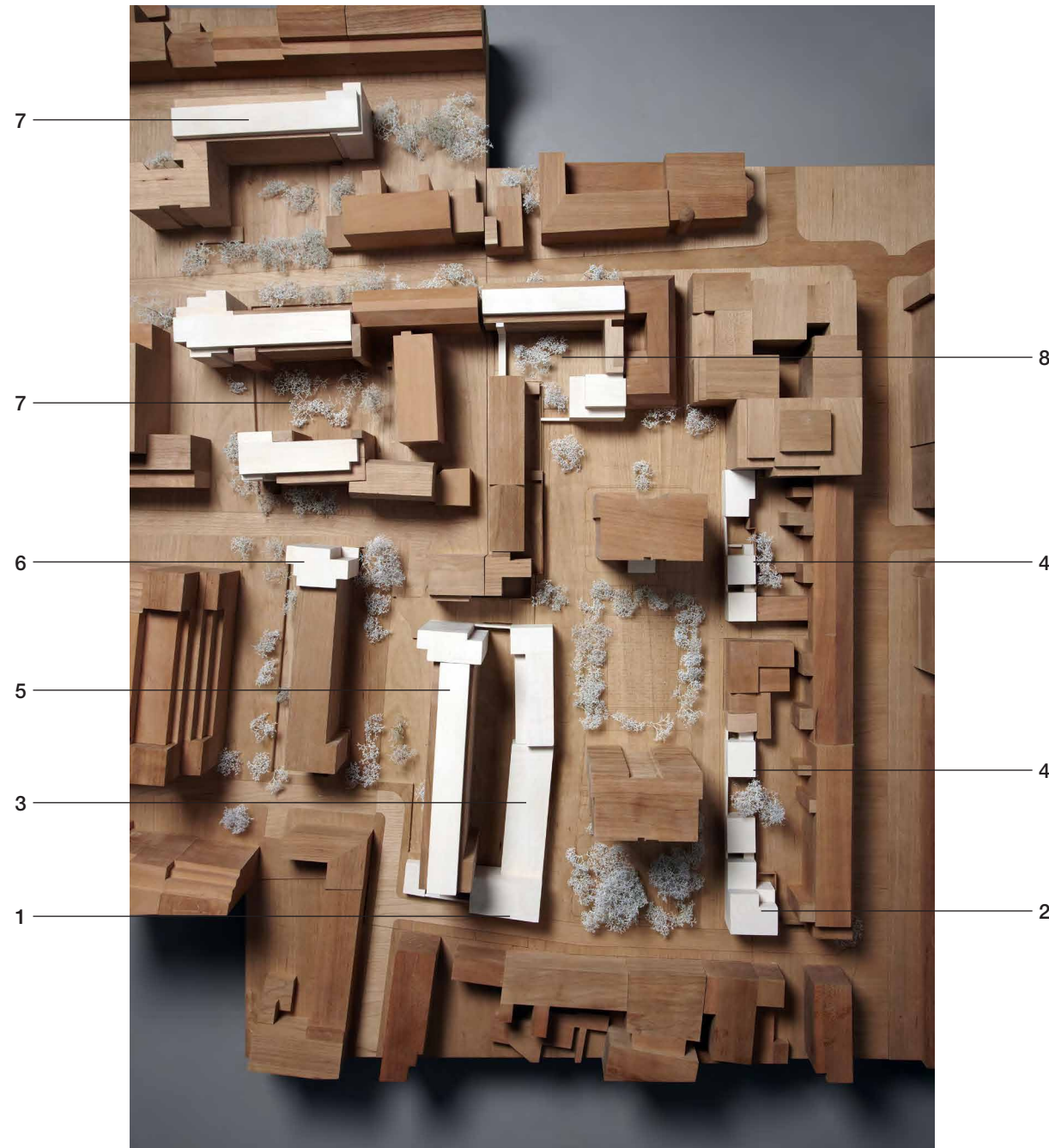
This Planning, Design and Access statement has been prepared on behalf of the applicant, Great Ormond Street Hospital Children's Charity, to support the submission of a detailed planning application to develop two small blocks at Blemundsby Mews Bookend and New Blemundsby Bookend at the Tybalds Estate which will be used as overnight accommodation by parents whose children are being treated at the Hospital.

The Tybalds Estate is located within the Bloomsbury area of Central London within the Holborn and Covent Garden Ward of the London Borough of Camden close to Great Ormond Street Hospital. The estate is bounded by Great Ormond Street to the north, Orde Hall Street and Harpur Street to the east and Old Gloucester Street to the west. The estate sits across a series of linked urban blocks that also include other housing, offices and small scale retail and business uses. This application is located in the main part of the estate just off Orde Hall Street.

The Regeneration Project

Planning permission was obtained for the regeneration of the Tybalds Estate in May 2014 (application ref 2013/1014/P). The consent delivers 93 residential units across a range of different building typologies, 27 of the proposed units are for private sale. No demolition of existing homes is proposed but instead new homes are proposed on infill sites and by extending and converting existing blocks. The range of interventions includes:

- New build blocks of residential accommodation which will be located within some of the currently underused and poorer quality areas around the estate. This includes new mews houses, terraces of new homes, and small blocks of flats.
- Conversion and extension of existing blocks of homes on the estate. The project aims to create new affordable and mixed tenure housing by making better use of the spaces within and around existing buildings. Specifically the proposals take the form of:
 - Conversion and extension of existing washrooms into residential accommodation.
 - Rooftop additions - light weight rooftop structures are proposed to some existing blocks (Blemundsby, Springwater, Richbell, Devonshire Court and Falcon) to provide residential accommodation.
 - Conversion of lower ground floor areas to residential accommodation.
- Improved and expanded community facilities, broadly in the same location as they are now in the lower ground floors of Blemundsby and Falcon.
- Improved access arrangements and entrances for some of the blocks.
- Improved open spaces, play facilities, public realm, CCTV, lighting, signage, car parking, security and communal gardens/courtyards.
- A new Combined heat and power (CHP) system for the estate as a whole, to be located in the basement of the new block adjacent to Blemundsby.

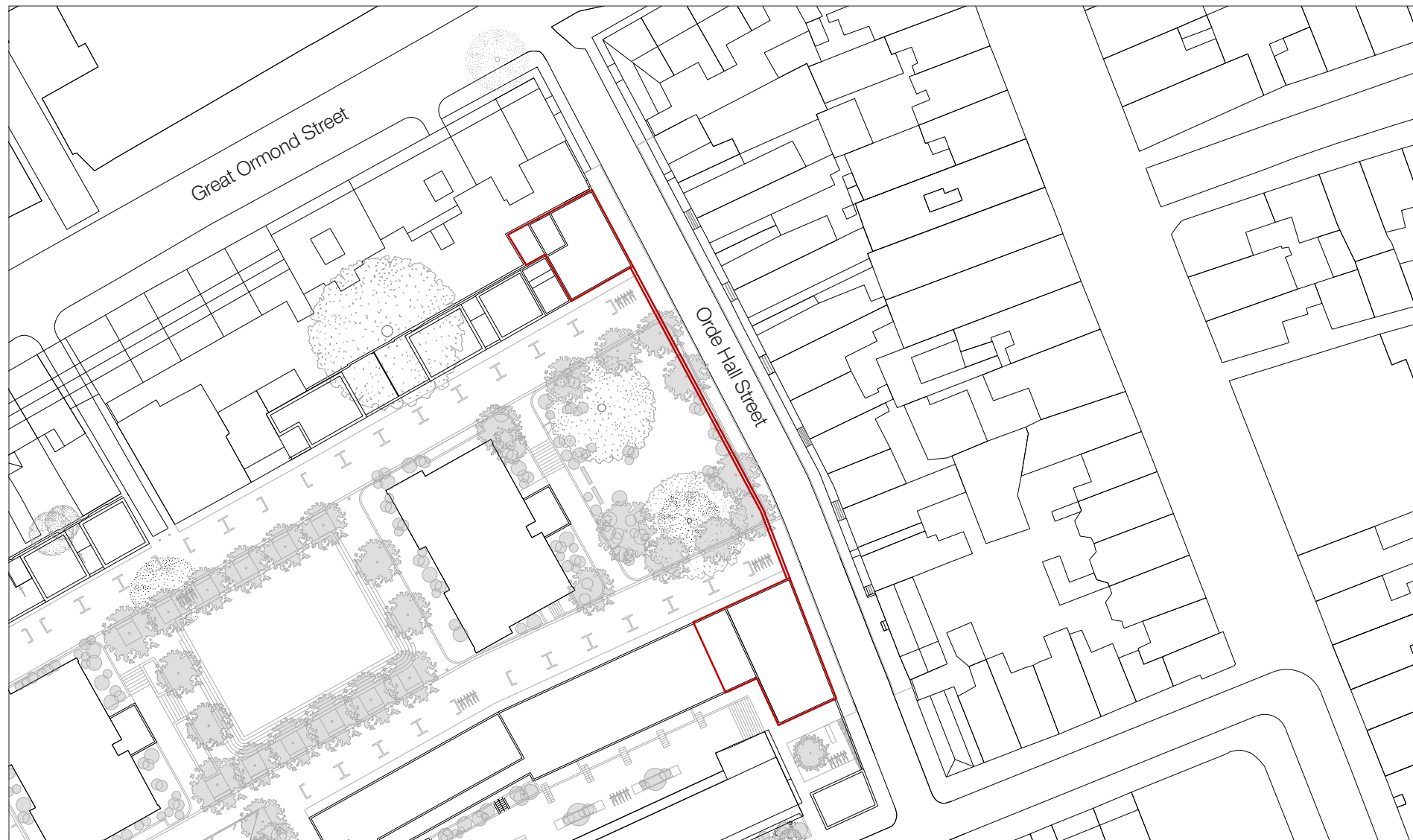


Key

- | | |
|--|----|
| 1. GOSH Application
GOSH Blemundsby Bookend
Duggan Morris Architects | by |
| 2. GOSH Application
GOSH Mews Bookend
Duggan Morris Architects. | by |
| 3. Regeneration Project
Blemundsby Mews Houses
by Duggan Morris Architects. | |
| 4. Regeneration Project
Mews Houses
Mae Architects. | by |
| 5. Regeneration Project
Blemundsby Overbuild
Avanti Architects. | by |
| 6. Regeneration Project
Windmill Extension
Avanti Architects. | by |
| 7. Regeneration Project
Richbell & Springwater Extension &
Overbuilds By Avanti Architects. | |
| 8. Regeneration Project
Devonshire Court
Mae Architects. | by |

Above

Site plan Physical model showing extent of proposal and wider masterplan regeneration



Site location plan

Scope of the Application

Within the existing planning consent nine of the proposed private units are located within two small, new build, flatted blocks which are just off Orde Hall Street. This application proposes to change the design and use of these two blocks from flatted residential accommodation to 21 en suite bedrooms to be used as accommodation for parents whose children are being treated at the Hospital.

The footprint of the new proposals is the same as those of the permitted private blocks and the massing and height of these blocks remains unchanged in this new application. The elevations are broadly the same as the permitted scheme with only some minor changes to window locations and balconies. The internal layouts of these blocks have been redesigned to accommodate the different nature of the accommodation being provided. The proposals have been designed to seamlessly match up with the existing permitted scheme and the intention is that a single contractor will build both this proposal and the main regeneration project at the same time under the same contract.

The full description of development for the planning application is:

“Construction of two three storey blocks with roof terraces to provide a hostel of 21 en suite bedrooms (Sui Generis) for parents whose children who are being treated at Great Ormond Street Hospital. Including site clearance, demolition of existing small structures and other external works.”

Right

Photograph of regeneration scale model made for public consultation showing the emerging final design of the proposals in sketch model form.

Content of the Application

In addition to this Planning, Design and Access Statement, the following set of supporting documents and drawings are submitted as part of the application:

- Planning Application forms, land ownership and agricultural holdings certificates;
- Community Infrastructure Levy Planning Application Additional Information Requirement form;
- The planning application fee;
- The application drawings:
 - A186-A-(00)-020 Site Plan As Existing
 - A186-A-(00)-030 Site Plan As Proposed
 - A186-A-(Z1)-040 North Elevation As Existing
 - A186-A-(Z1)-042 South Elevation As Existing
 - A186-A-(Z1)-053 East Elevation As Proposed
 - A186-A-Z1-(01)-150 Mews Bookend East Elevation
 - A186-A-Z1-(01)-151 Mews Bookend South Elevation
 - A186-A-Z1-(01)-152 Mews Bookend North & West Elevations
 - A186-A-Z1-(01)-170 Mews Bookend Sections B & E
 - A186-A-Z1-(02)-235 Mews Bookend Ground & First Floor Plans
 - A186-A-Z1-(02)-236 Mews Bookend Second & Roof Plans
 - A186-A-Z2-(01)-150 Blemundsby Bookend North Elevation
 - A186-A-Z2-(01)-151 Blemundsby Bookend East Elevation
 - A186-A-Z2-(01)-152 Blemundsby Bookend South Elevation
 - A186-A-Z2-(01)-154 Blemundsby to Courtyard
 - A186-A-Z2-(01)-170 Blemundsby Bookend Section D
 - A186-A-Z2-(02)-234 Blemundsby Bookend Ground Floor Plan
 - A186-A-Z2-(02)-235 Blemundsby Bookend First Floor Plan
 - A186-A-Z2-(02)-236 Blemundsby Bookend Second Floor Plan
 - A186-A-Z2-(02)-237 Blemundsby Bookend Rood Plan
- Refuse & Cycle Storage
- Energy and sustainability statement
- Transport note.

The Project Team:

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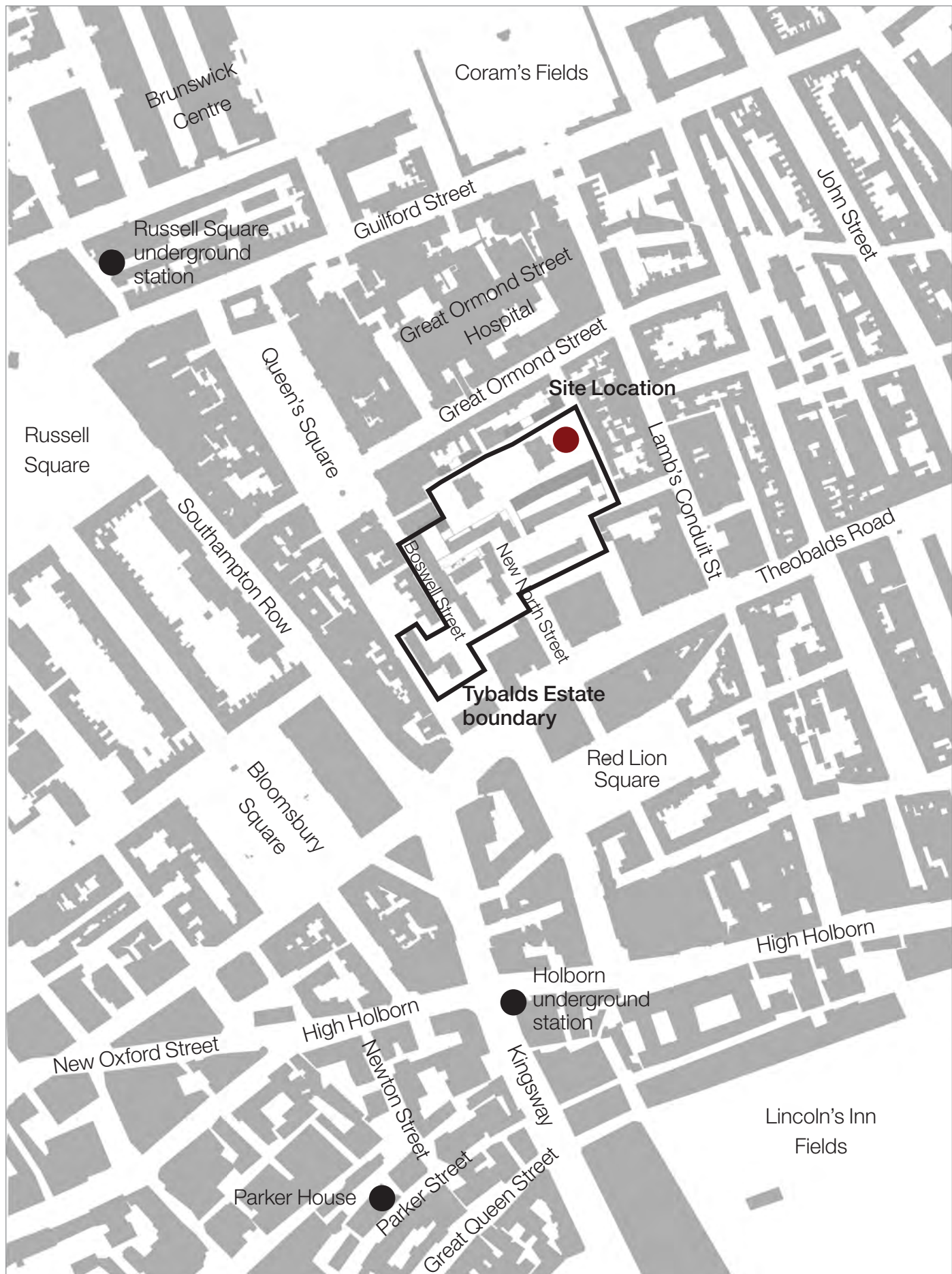
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2.0 The Existing Estate & Wider Context

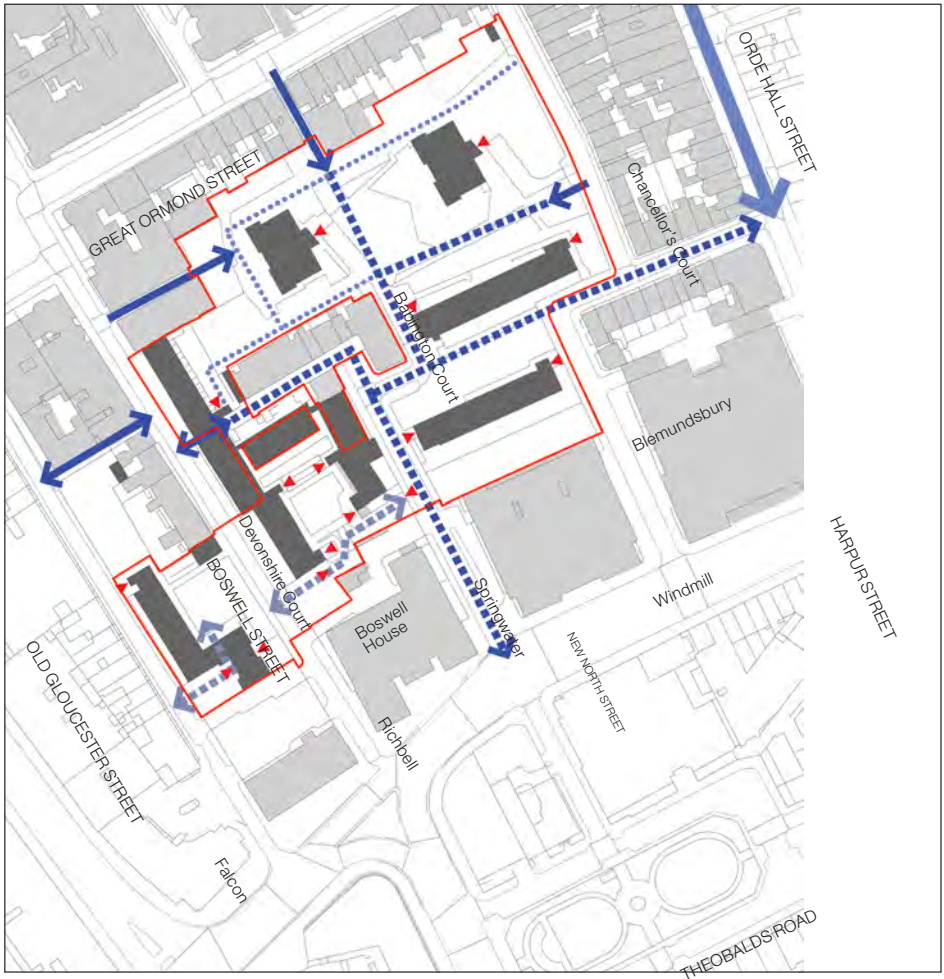
Site & Surrounding Area

The Tybalds Estate is located in the Bloomsbury area of central London and is a stone's throw from Great Ormond Street Hospital. The furthest part of the application site is under 130m as the crow flies from the main reception of the hospital.

The area around the site is mixed and contains a wide range of residential, retail, office, community and associated uses.

There are two pedestrian routes that provide access from the Hospital to the application site:

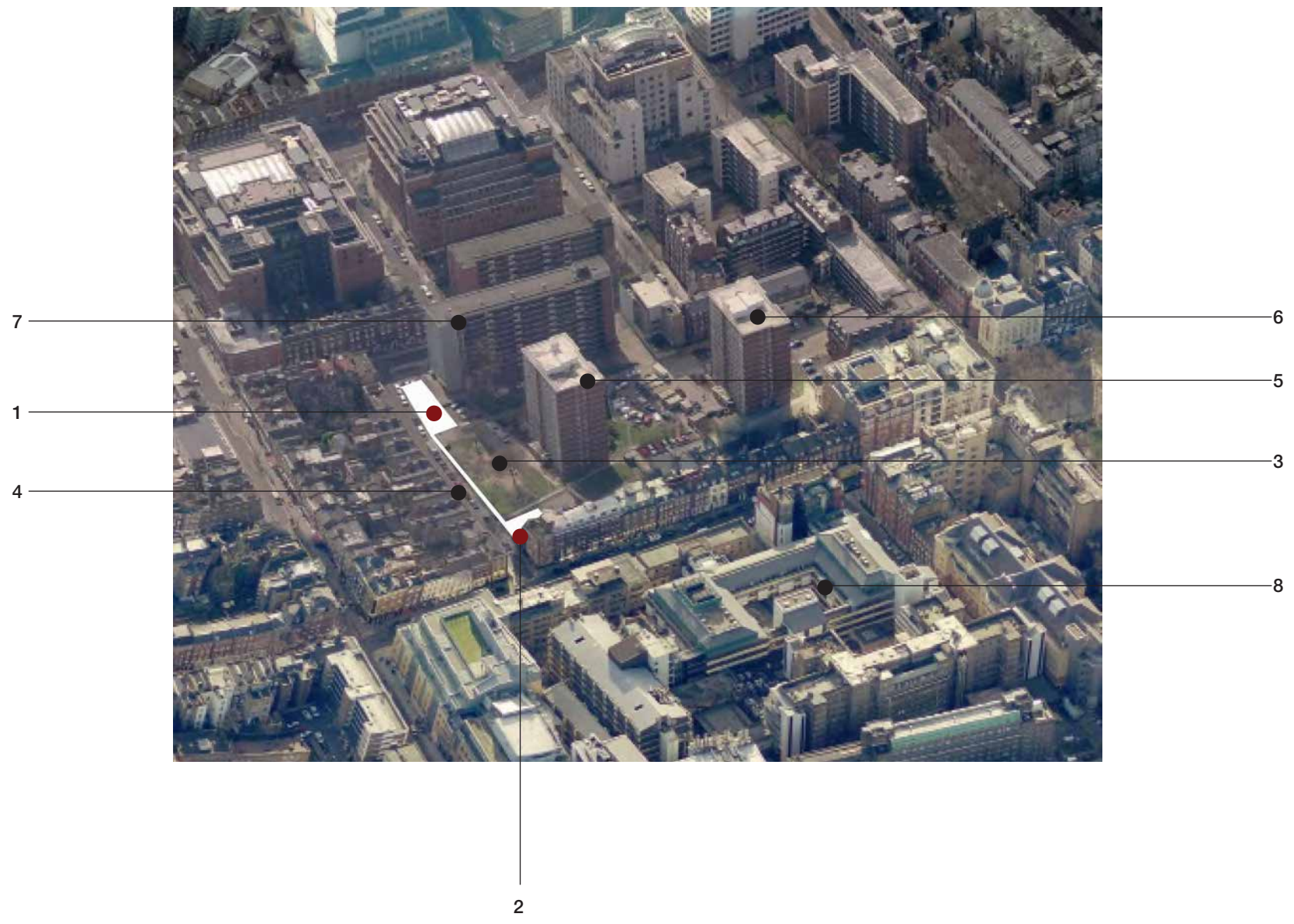
- Barbon Close this route will be opened up to pedestrians as part of the main regeneration project to provide access to the new Tybalds Close Road.
- Orde Hall Street.



Clockwise from top left

Tybalds Context

1. Picture Plan showing the location of the estate in relation to the wider context
2. Site Pedestrian Routes



- 1. GOSH Blemundsbury Bookend
- 2. GOSH Mews Bookend
- 3. Orde Hall Street Play Area
- 4. Orde Hall Street
- 5. Chancellors Court
- 6. Babington Court
- 7. Blemundsbury Block
- 8. Great Ormond Street Hospital

The application area

The application site consist of two small areas of land either side of the existing Orde Hall Street play area. The area currently contains a range of low walls, railings, open areas of parking and small structures used as refuse storage. There is an existing sub station located on the site to the rear of Great Ormond Street, this is being moved and replaced as part of the main regeneration project.

The Orde Hall Street natural play area provides visual amenity to the existing residents of Orde Hall Street, Chancellors Court and Blemundsbury. It is well used and will be upgraded and reconfigured as part of the main regeneration project.

The existing terrace of Orde Hall Street overlooks both portions of the application site, the northern portion of the site sits to the rear of the existing terraces of Great Ormond Street and the southern portion sits close to the existing Blemundsbury slab block.

The 14 storey tower block, Chancellor’s Court, and the 10 storey slab block, Blemundsbury, are post modern blocks built in the 1960’s and dominate the street scene and spaces surrounding the application area.

The properties along Orde Hall Street and the Great Ormond Street properties that back onto the estate are traditional Victorian terraces that are much lower in scale and height at three to four stories. These properties are within the Bloomsbury Conservation Area and are attractive and elegant buildings.

The Existing Consent

The proposals for the consented regeneration project aim to reconnect the estate with the surrounding area and to respond more sensitively to the historic context and setting of the estate. This includes new frontage development around the central area of the estate and a clearer hierarchy of open spaces and streets. The intention is that the proposals within this application will seamlessly fit with the existing consent and would appear no different externally in terms of their height, massing and elevational composition.

Above

Ariel view of site (highlighted in white) and surrounding areas, with Great Ormond Street Hospital to the bottom right hand side of the image.

3.0 The Proposals

Description of Proposals

The Tybalds Estate is situated immediately to the south of Great Ormond Street and presents a unique opportunity to provide purpose built accommodation for parents whose children are being treated at the Hospital. It is a necessity that such accommodation is as close to the Hospital as possible not only for the patients but to provide the reassurance to parents that they can swiftly return to the Hospital as and when required during these very pressurised and intense periods of treatment.

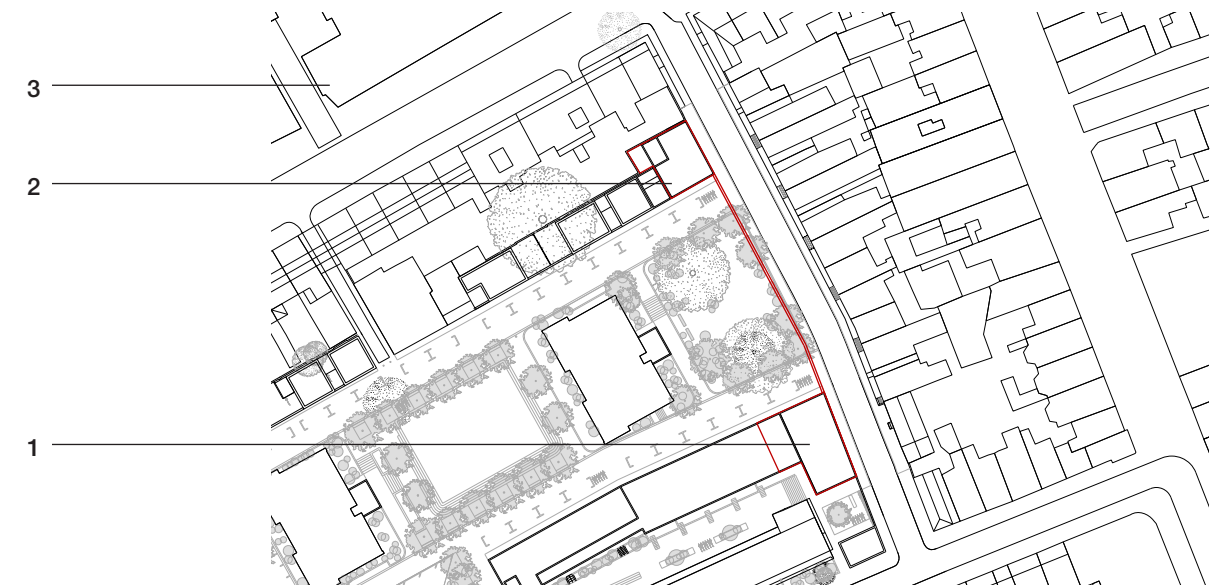
This application proposes to develop two small blocks of purpose built accommodation that will provide a 'home away from home' for parents and their families. The proposals will provide additional private rooms where parents can sleep, family suites to house parents and other siblings and a purpose designed communal living and shared kitchen area (one per block).

Offering this accommodation exclusively to parents' means they will be staying alongside others going through a similar experience and can respect the need for privacy during such a difficult time. Each proposed block will have one communal area, a variety of external amenity spaces (see design section) and access to a roof terrace.



1

2



Key

1. **GOSH Application**
GOSH Blemundsbury Bookend by
Duggan Morris Architects
2. **GOSH Application**
GOSH Mews Bookend by
Duggan Morris Architects.
3. **Great Ormond Street Hospital**
Location of Hospital in relation to
proposed respite care development.





Above & Left

Entrance & Arrival to Great Ormond Street Childrens Hospital

Increased Need for Parent Accommodation

Great Ormond Street Hospital is the UK's leading centre for treating seriously ill children and one of the top five paediatric research hospitals in the world. The hospital is dedicated to providing world-class care to children suffering from rare, complex and often life-threatening conditions.

Every year, the hospital receives over 255,000 patient visits from children as young as a few hours old, right up to 18 years. The hospital has more clinical specialties under one roof than any other UK paediatric hospital and it's because of this expertise that the hospital is uniquely placed to treat some of the UK's sickest children.

Great Ormond Street Hospital recognise that the health of their patients not only benefits from the specialist treatment provided by staff but also the critical support provided by parents, carers and families. There is growing evidence to suggest that a parent being close to their child when they are ill has a significant impact on their ability to recover from complex and sometimes traumatic treatments.

The Hospital currently offers a range of accommodation to parents free of charge whilst their child is treated at the hospital. Providing free-of-charge accommodation is an essential way for the Charity to support patients and families from across the country (50% of patients come from outside of London). It also helps to alleviate some of the emotional and financial strains families face at a very stressful time.

Currently when accommodation is oversubscribed the only alternative is to try to secure hotel accommodation, which is not as close-by and significantly inferior to the Hospital's accommodation. Some parents have to stay in temporary accommodation for several months and feel isolated and unsettled by the restrictions of hotel living.

Advances in modern healthcare (along with general population growth in the UK) mean that demand for the hospital's specialist services has never been higher and, in response intensive care services are expanding by over 50 per cent in the next five years (20 per cent in the next two years). In response to this increase in demand the hospital is expanding its clinical offer with the new Premier Inn Clinical Building (PICB), which is due to open in 2017. The PICB will add 17 more intensive care unit (ICU) beds (from 37 to 54, an increase of 45%) and there are plans to increase capacity further to 60 (up 62% on current beds) by 2022. Non ICU beds will also increase by 9% by 2017 and 18% by 2022, adding further pressure on the Hospital and Charity's parent accommodation.

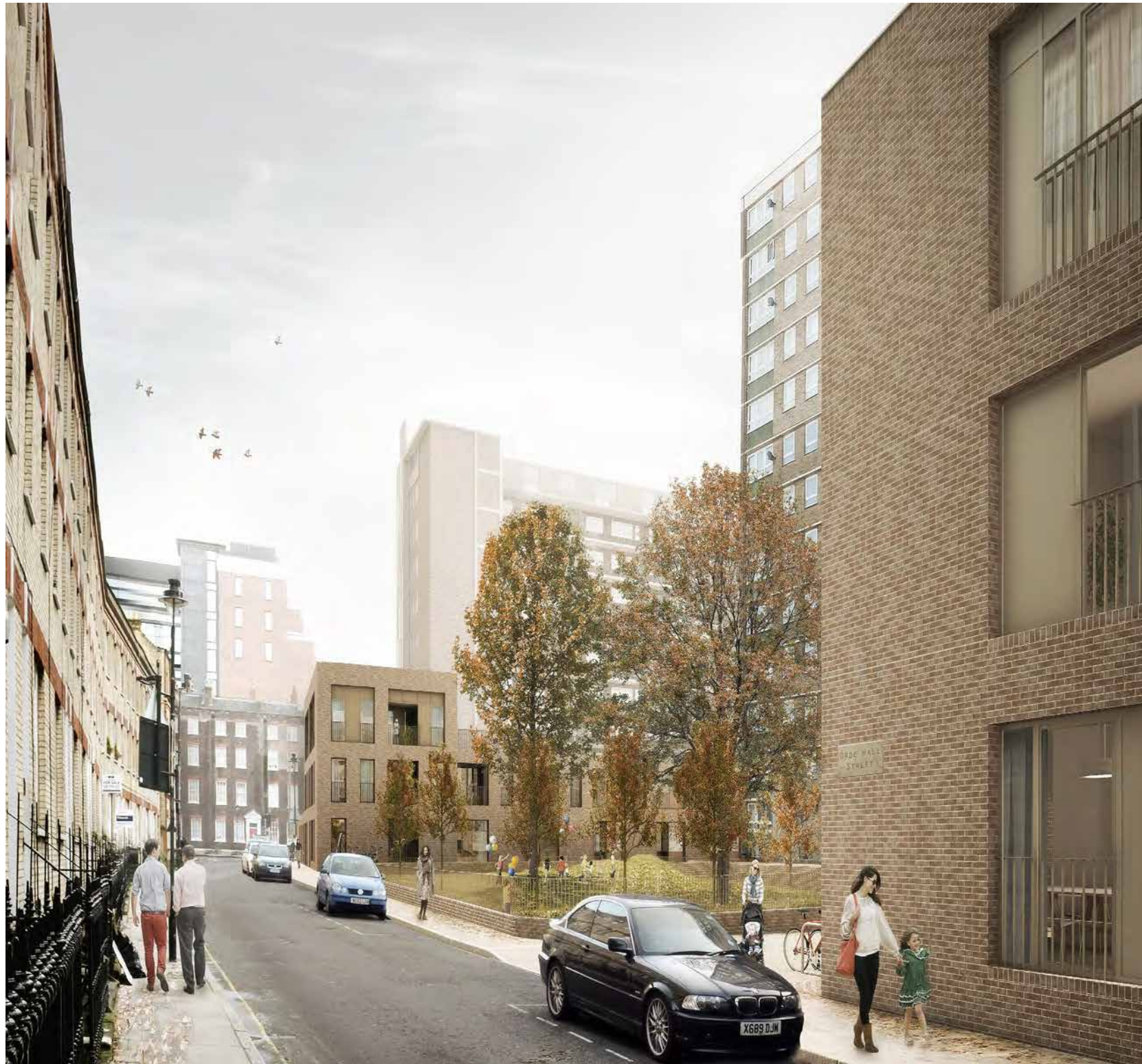
Hospital Beds				% growth	
	Current	2017	2022	2017	2022
Intensive Care Unit (ICU)	37	54	60	45%	62%
Non-ICU	259	283	305	9%	18%

Table 1: Planned physical bed capacity at GOSH

Parent Accommodation	Current	2017	2022
Intensive Care Unit - ICU	74	107	120
Non-ICU	43	47	51
Total	117	154	171
Increase		37	54

Table 2: Projected demand for parent accommodation

This increase in demand – and subsequent expansion of the hospital to treat more patients – has led to an urgent need to build additional accommodation facilities so that patients admitted can have their mum and dad close by when they are critically ill. It is essential for families to be together during these times and in fact, parents are increasingly becoming a fundamental part of a child's care team and play a critical role in their recovery.



Management and Operations of the Proposed Facilities

The facilities will only be used by parents whose children are being treated at the Hospital, patients will never stay at the facility and there will be no element of care provided on site. No charge is made to parents for the use of the accommodation. This is solely funded through charitable donations (both the acquisition and on-going servicing and maintenance costs).

Bookings for use of the accommodation will be made through the Trust's Accommodation Services department as and when hospital treatment is arranged. The Trust's Accommodation Services department is located at Weston House nearby on Great Ormond Street itself. This office will be used as the main reception and management office for the proposed development. Rooms will be allocated to parents based on the availability of different room types and each family's specific needs. Due to the very close proximity of the proposals in this application, priority would be given to parents whose children are in intensive care.

Parents will collect a swipe card for the main entry to the block and a key for their individual room from the Accommodation Services Reception at Weston House which they can then use to let themselves in. There will be no public access to the proposed blocks and no onsite reception services.

The length of stay for parents can vary depending on the treatment that their child is having at the Hospital. Parents may stay for short periods (up to 3 days) or much longer periods (several weeks) depending on the severity and length of a child's care.

The Trust will be responsible for the estates and facilities management of the two blocks including security, cleaning, laundry, day-to-day response maintenance, planned maintenance and statutory compliance. The blocks are provided with storage for linen, the laundry services are contracted out and take place centrally, not on the application site.



Clockwise from top left

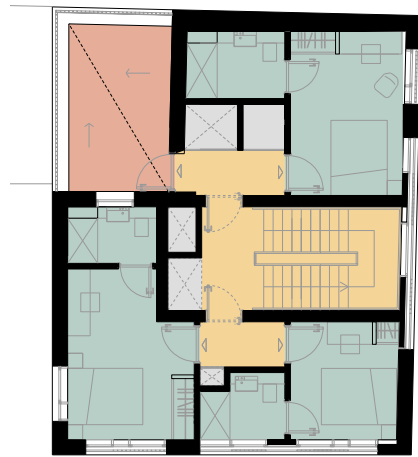
- Tybalds Estate, Camden.
- Concept Image. Orde Hall Street New 1.
- Blemundsbury Bookend
- 2. Mews Bookend Blocks



Mews Bookend:



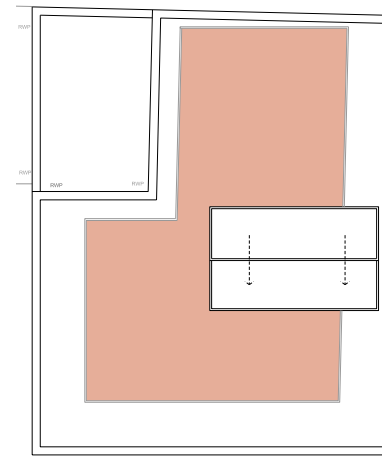
Ground Floor



First Floor



Second Floor

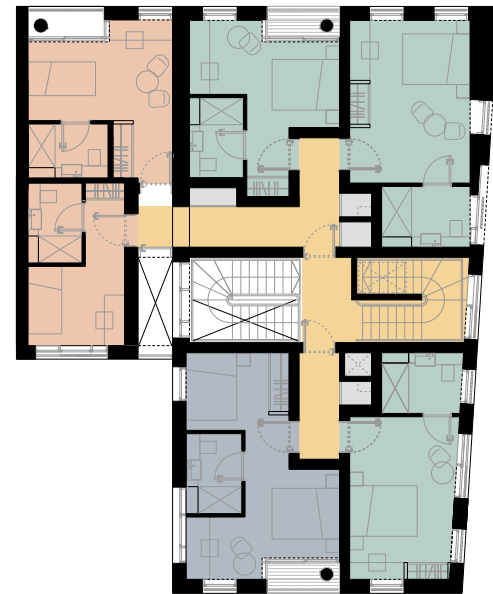


Roof Plan

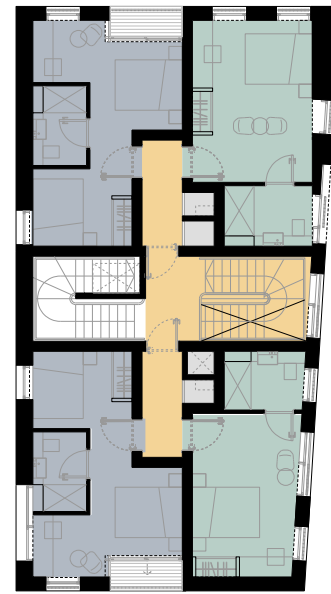
Blemundsby Bookend



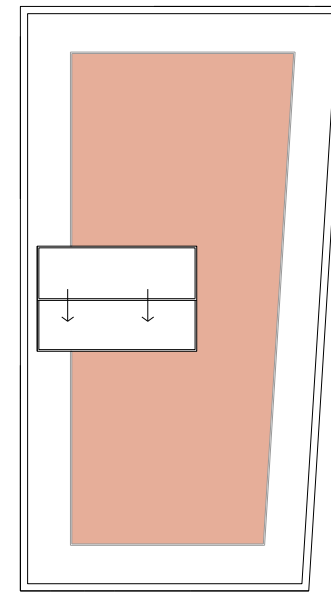
Ground Floor



First Floor



Second Floor



Roof Plan









Use & Amount

The proposals within this application will provide 21 en suite bedrooms and two communal kitchen and living facilities across the two blocks. Rooms are provided as a mix of double en suite rooms, single en suite rooms and family rooms that have two bedrooms and can sleep up to four people, this allows the hospital to have some flexibility in the accommodation they can offer to families and parents unique to each families circumstances.

The accommodation provided equates to 44 bed spaces across the different room types. The use is seen as unique both in terms of its design and how it will operate hence the application is being submitted under a Sui Generis use class.

The rooms are provided in the following mix of room types and floor area:

Room types	Number of rooms	Number of bed spaces	NIA (sq.m)	GIA (sq.m)	GEA (sq.m)
Mews Bookend:					
Double en suite rooms	9	18	140	271	327
Communal area			30		
External amenity			80		
Blemundsby bookend					
Single en suite rooms	2	2	32	440	541
Double en suite rooms	5	10	84		
Family en suite rooms	4	12	93		
Accessible room	1	2	22		
Communal area			28		
External amenity			93		
Total	21	44	602	711	868

	Communal Space		Single Room En-suite
	Circulation		Double Room En-suite
	BOH/Services		Roof Terrace
	Family Room En-suite		
	DDA Room En-suite		

4.0 Design

Site Plan

This drawing by Camlins Landscape architects shows the Proposed Site Plan and annotates the different spread of uses proposed across the new site landscape –

Tybalds Square: New Neighbourhood Square

Tybalds Square will be a new multi functional public space for the whole community. It can be used for children's play, sitting out, informal sports and everyday kickabout. The open uncluttered layout means that it can also be used for staged events and marquees for residents' social and community events.

The square will be a high quality resource and residents might well wish to make it available to organisers of cultural events and arts festivals beyond the estate.

The central rectangular space is level and slightly sunken as the ground rises around it to create a shallow amphitheatre. The terraced steps on the south side enclose the space from vehicle access and provide informal seating.

The square is paved with large granite flag stones in different colours to make a pattern that is interesting at ground level and also when seen from the many overlooking apartments.

Large trees will be planted around the square, maturing to provide a green heart to the estate.

On the north side there will be a series of hardwood seats and bollards to prevent vehicle entry to the square. Some of the bollards will be removable to allow managed vehicle access for setting up events and maintenance.

New services (electricity and water supplies) will be provided in secure pillars for events and maintenance.

For a full description of the masterplan and landscape proposals refer to the Regeneration Masterplan Design and Access Statement February 2013.



 0.1 Proposed GOSH

 0.2 Proposed Regeneration

Above

Camlins Landscape Architects Drawing
LL434-400-0001 General Arrangement -
Public Realm & Landscape. Highlighting the
wider regeneration site plan.



1.



2.



3.



4.

Heritage

The Tybalds Estate in its current form was built following the second world war, in three phases, the southern part in 1949 designed by Hening and Chitty, with Babington and Chancellor's Court in 1958 and Devonshire Court in 1962.

None of the buildings within the Tybalds Estate are listed as being of special architectural and historic interest. However there are many listed buildings in the surrounding area, and a number in the immediate vicinity of the estate.

The Bloomsbury Conservation Area is identified as an internationally significant example of town planning, with its original street layout of formal landscaped squares and an interrelated grid of streets, with townhouses arranged in terraces, to create distinctive repeated grain to large parts of the area, which remains a dominant characteristic of the area.

To the rear of townhouses are mews type properties, typically modest 2 storey buildings with large openings on the ground floor, with timber doors and smaller windows above. Today the original settlement pattern is combined with the influence of major institutional uses in the area, such as Great Ormond Street Hospital, which have expanded over time.

The buildings of Tybalds Estate fall outside the boundary of the Conservation Area, with the exception of Devonshire Court, Boswell House and part of Springwater, which are included within the boundary. The estate spaces that fall within the Conservation Area are those associated with Devonshire Court and Boswell House, the Alf Barratt Playground and a planted area to the north of Babington Court.

Clockwise from top left








Tybalds Historical Images

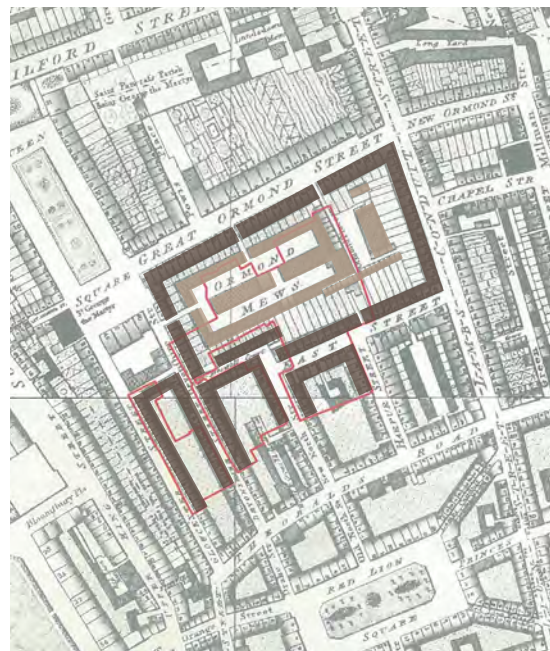
1. Picture of children's Jubilee party in Orde Hall Street, 1935. The picture shows the original two-sided terraced street
2. Dombey Street looking to the west (standing in what would now be the rose garden), in the distance is Bedford House next to Richbell/Springwater
3. Dombey Street looking from West to East
4. Picture of original corner of Dombey Street and Orde Hall Street corner

Historical Development of Site

Site Development

The historic pattern of development has been a key influence on the form of the architectural proposals submitted with this application. The form of the estate has changed over time with the most significant change to the urban structure being post war construction of the two towers and slab blocks of Blemundsbury and Windmill during the 1950's / 1960's. The diagrams below describe how the urban form of the estate has changed over time in further detail.

Mews & their fragments as well as out-buildings facing courtyards & alleys	
Townhouses & terraces facing streets	
Commercial & apartment blocks from the late 19th, early 20th century	
Ensemble of terraces on Orde Hall Street from the late 19th, early 20th century	
Estate housing (1950s slabs)	
Estate housing (1960s towers)	
Masterplan (2012)	



1799 - 1819

Clear layout & separation of terraces & mews houses

Strong sense of enclosure in "Ormond Mews"

Two public entries on to "Ormond Mews" through Barbon & Ormond Close

Boswell Close layout very similar to modern day layout



Separate internal courtyard for mews sitting in place of current Orde Hall Street (could serve as reference for Play Ground Square)



1916

Clear block structure with stronger variation in building typologies & heights

New large 19/20th century structures & outbuildings densify blocks

Gardens are built on in many cases

Fragmentation of clear order / interplay of terraces & mews, for instance on

New North Street / Boswell Close



Orde Hall Street has been established: This space possesses entrance buildings & symmetrical positioning of gaps



1952 - 1954

Minor war damage, however further demolition after the war

Construction of slabs, in case of Lot 2:

Blemundsbury & Windmill

Gaps in formally continuous Ormond mews facade

Rear of Orde Hall Street terrace faces onto main space

Orde Hall Street still intact, entrance building on north & south end still existent



Site and Context Analysis

Qualities and inspirations of the site and surroundings

Material legend

1. Terrace on Orde Hall Street
2. Terrace on Dombey Street
3. North facade of Blemundsbury
4. North facade of Boswell Court
5. North facing wall of Boswell Court
6. West facade of Devonshire Court
7. South facade of Ormond Close
8. East facade of Ormond Close
9. West facade of Babington Court
10. South facing garden / old mews wall
11. Mews on Barbon Close

Materials & Details: Context

The area is characterised by diversity building aged styles ranging from 18th/19th century terraced houses through to larger commercial blocks at the approaches to the site from Theobalds Road to the south.

The predominant local material is brick, in a range of colours and textures, with the Tybalds Estate buildings employing a mix of red brick and concrete frame with brick infill. The existing buildings originally featured end walls that were likely to be clad with precast concrete panels in key locations but which have since been replaced with poor quality corrugated metal, which has a negative impact on the perception of the estate as a whole. The reason for this overcladding is not entirely clear although it is thought it may be due to water ingress into the concrete panels.

A shared language is proposed across the new buildings with brick being employed in the form of robust brick terraces and garden walls around Tybalds Close and then in the form of vertical planes forming the side walls and overcladding of the extensions and some of the existing post-war blocks.

Windows within these walls will be expressed as deep, full-height openings with side panels and window frames complementing the tone of the brick in a natural anodised metal.

Key ground floor elements such as entrances and lobbies will be given special treatment, focussing on both the masonry facades and natural anodised aluminium panels. A pattern of new signage will be developed for the site that can be used in different ways in different locations across the new and existing buildings of the estate.

Roofs are generally flat or green roofs where possible and are not intended to be seen from the street.



Horizontal concrete decks on Blemundsbury north elevation



Vertical and horizontal grid and inset balconies on Blemundsbury south elevation

Materials & Details: Proposed



1 - Grey/brown textured brick with flush mortar joints, with large window apertures. Exposed brickwork to reveals & soffit, header course to top of brickwork.

2 - Anodised aluminium composite windows, rainscreen panels & doors to be finished to match in a natural anodised colour.

3 - Bespoke metal balustrades to high quality spray. Applied to match window frames as closely as possible & with high quality handrail. All other visible metal components (including rainwater goods) to match balustrades/ rainscreen panels.

4 - Brick pavior apron in front of new build housing around the main public spaces to match building bricks.

Materials sample selection, refer also to precedent images below



Precedent: Duggan Morris Architects - Kings Grove House. Grey/brown textured brick & header course, with large window recesses



Precedent: Hawkins/Brown - Kingston Business School. Anodised aluminium windows, panels & doors within large punched openings



Precedent: Sergison Bates Architects - Urban Housing & Creche, Geneva. Slim profile bespoke metal balustrades with high quality floor finish to amenity spaces



Precedent: AHMM - Anne Mews. Reconstituted stone used to subtly pick out entrances



Precedent: Duggan Morris Architects - Yew Tree Lodge. Brick pavior apron at base of brick walls to match the brick used for the buildings



Typical Elevation of Mews Bookend

Materials & Details: Proposed

The area is characterised by diversity building aged styles ranging from 18th/19th century terraced houses through to larger commercial blocks at the approaches to the site from Theobalds Road to the south. There is a rich diversity of building materials in the surrounding streets and neighbouring properties. Brick forms the predominant material, although in a variety of colours & textures. The existing estate buildings are characterised by horizontal concrete lintels with predominantly brick in-fills.

The proposals will balance the desire for a sense of architectural unity across the estate against the different urban design obligations of the proposed new elements. The intention is for the new buildings and extensions to read as a family of objects.

The design team has developed an approach using a consistent palette of brick as a primary material and a secondary material of anodised metal windows & panels. Finely detailed concrete elements are applied in subtly different ways according to the immediate context.

Around Tybalds Close, the proposed new buildings are in direct conversation with the adjoining 18th and 19th century terraces. The new build structures, with deep reveals and generous areas of brick, are intended to exhibit the same solidity as their historic surroundings.

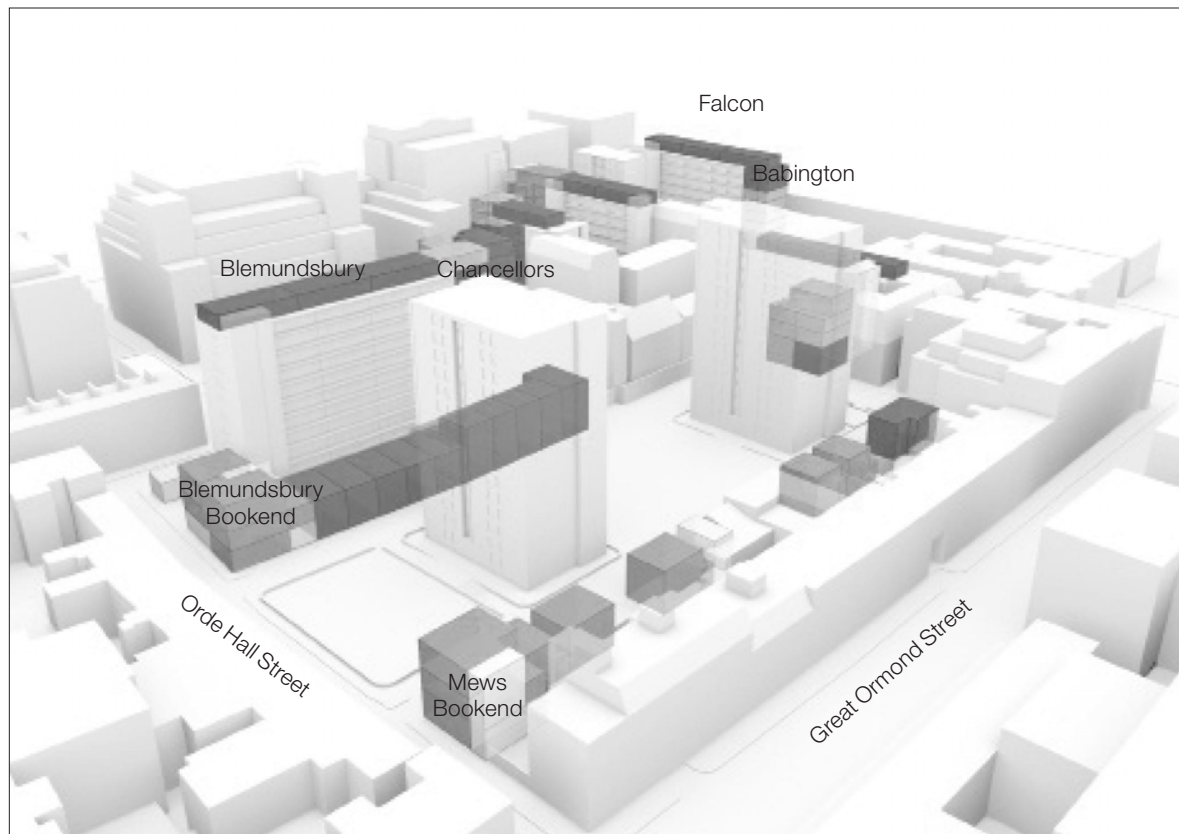
The window dimensions as well as the storey and parapet heights of the new units reflect their existing neighbours. The new terrace blocks in front of Blemundsbury and the bookend to the mews tie in with the terrace on Orde Hall Street. The new Devonshire Block correlates with the height and façade layout of the commercial buildings around Ormond Close.

Throughout the scheme, the geometry is simple in order to help legibility & to tie context together & frame spaces, buildings are generally right angular, with slight angle changes to tie in with existing context.

Recessed panels articulate the openings and offer a contemporary interpretation of the historic facades. The in-fills also add a lighter, more domestic quality. Into these apertures, lightweight, hard wearing anodised aluminium windows & doors are inserted, which complement the colour of the surrounding buildings.

Clockwise from top left

Typical elevational facade study



Tenure of the proposals: viewed from the east



Mews Regeneration South Elevation

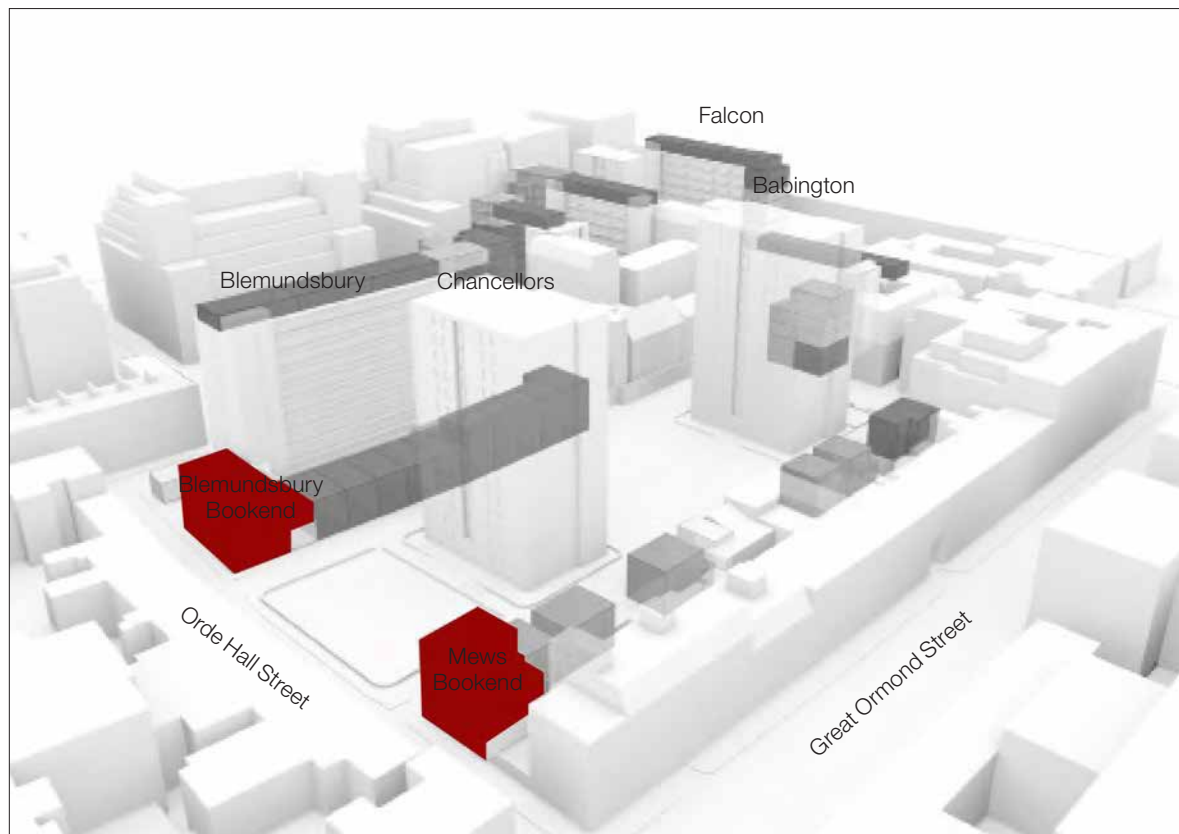
Regeneration Project & Proposed Massing

The proposed 3 storey bookend facing Orde Hall Street matches the existing regeneration scheme in both massing and articulation. It ties in with the existing terraces and acts as a counterpoint to the mews bookend opposite. Together they will frame the playground square. The Blemundsburys bookend will house 12 respite care units of differing tenure & will allow for access to a new CHP located at basement level. At the eastern tip of the block a new entrance courtyard will provide recycling facilities, visitor bicycle stands, planting and a relocated substation for the surrounding estate.

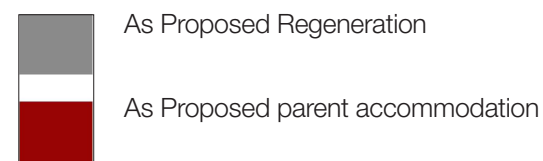
The new and old Blemundsburys structure will enclose a secure landscaped courtyard, which will be spacious, friendlier & greener than the existing ramp and lower level space.

All roofs of the new structure will be planted bio diverse roofs. A shared roof terrace on top of the bookend will be dedicated for the use of the respite care units, providing private external amenity for the visitors. These provide visual amenity from the existing structures as well as overlooking of the public spaces.

The design of these blocks is stepped to preserve daylight levels to the end apartments in the main block. This serves to develop an architecture of delicate vertical stepped lines combined with horizontal slab edges tying in with the main block.



Tenure of the proposals: viewed from the east



Current Mews South Elevation



1

2

Key

1. **GOSH Application**
GOSH Blemundsburys Bookend by
Duggan Morris Architects
2. **GOSH Application**
GOSH Mews Bookend by
Duggan Morris Architects.

5.0 Planning Policy Considerations

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

This Planning, Design and Access Statement makes reference as appropriate to the planning policy framework at national, regional and borough levels.

The Development Plan for the application site comprises the following key documents:

- London Borough of Camden Core Strategy 2010-2025 (adopted November 2010);
- London Borough of Camden Development Policies 2010-2025 (adopted November 2010);
- London Borough of Camden Site Allocations 2010-2025 (September 2013); and
- North West London Waste Plan (in preparation).
- The Camden Local Plan ('submission draft' currently in production) - Camden is currently reviewing its policies and published a draft Camden Local Plan in 2015. The Local Plan has been consulted on and is due to be submitted for public examination by a Planning Inspector in Summer 2016.

The content of the various adopted and emerging policy documents give rise to a number of issues and considerations, which together have shaped and influenced how the Applicant and the design team have approached the development of the proposals.

In terms of site specific policy designations the site is located within the:

- Central London Area;
- is an Archaeological Priority Area; and
- is partially within designated views:
 - 4A.1 Primrose Hill summit to St Paul's Cathedral (Right Lateral Assessment Area); and
 - 5A.2 Greenwich Park Wolfe Statue to Tower Bridge (Right Lateral Assessment Area).

The site is adjacent to but not within the:

- Bloomsbury Conservation Area



2

1



Tybalds Estate by Duggan Morris Architects Clockwise from top left

Tybalds Estate	1.
New Blemundsbury Bookend.	2.
Blemundsbury Mews Bookend	

Orede Hall Street. As Existing Condition



Camden Core Strategy 2010-2025

Camden’s overall approach to growth and development and its management are set out in policies CS1 and CS5. These policies seek to deliver high quality, appropriate and sustainable development in accessible locations. Development is encouraged to provide facilities that are needed to support Camden’s growing population, make the best use of land and provide a mix of uses in suitable schemes.

The site is located within the Central London Area and as such policy CS3 is relevant. This policy promotes appropriate development in highly accessible areas.

Policy CS4 sets out the Council’s approach to managing the impact of growth and development. The policy states that the Council will give “particular consideration to:

- providing uses that meet the needs of Camden’s population and contribute to the borough’s London-wide role;
- providing the infrastructure and facilities needed to support Camden’s population and those who work in and visit the borough”

Policy CS6 states that the delivery of new housing is one of the key objectives of the Local Development Framework and Camden expects that an additional 12,250 additional homes will be provided in the Borough between 2010/11 and 2024/25.

Policy CS9 states that the Council will support development that helps to achieve a successful Central London and in particular states that the Council will:

“Support the concentration of medical, educational, cultural and research institutions within Central London”.

Policy CS13 seeks to ensure that new development helps to tackle climate change by achieving high environmental standards. Proposed developments should follow the energy hierarchy to minimise carbon emissions from the redevelopment and construction of buildings.

Policy CS14 promotes high quality places and heritage conservation. New buildings should be attractive, safe and easy to use. Development should be of the highest standard of design and should respect local context and character; it should preserve and enhance Camden’s rich and diverse heritage assets and their settings; promote high quality landscaping and be inclusive and accessible.

Policy CS16 states that the Council will seek to improve the health and well being in Camden through a variety of measures, including that they will:

“recognise and support the Boroughs concentration of centres of medical excellence and their contribution to health-related research , clinical expertise, employment and training provision.”

**Projects by Duggan Morris Architects
Clockwise from top left**

Tybalds Estate, Camden.
existing Estate Images

As



Projects by Duggan Morris Architects
Clockwise from top left

Tybalds Estate, Camden.
existing Estate Images

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Camden Development Policies (CDP) 2010-2025

The CDP contribute towards delivering the Core Strategy by setting out detailed planning policies that the Council will use when determining planning applications.

Policy DP1 of Camden's Development Policies requires a mix of uses in development, where appropriate, in all parts of the Borough, including a contribution towards the supply of housing. The policy considers a range of potential constraints on achieving a mix of uses such as compatibility between uses, financial viability, whether the development is publicly funded and other planning objectives considered to be a priority for the site.

Policy DP2 seeks the full use of Camden's capacity for housing by meeting and exceeding targets for additional self-contained homes across a range of size, type and tenure. DP2 supports high-density developments as one way of making the maximum use of a site in accordance with the London Plan density matrix. The policy also takes into account accessibility, the character and built form of the surroundings and protecting the amenity of occupiers and neighbours.

DP22 deals with the promotion of sustainable design and requires new build housing to meet Code for Sustainable Homes Level 4 by 2013 and encourages Code Level 6 (zero carbon) by 2016. For non-domestic developments over 500 sq. m or above 'very good' should be achieved in BREEAM, 'excellent' from 2016 and encourages zero carbon from 2019.

DP24 requires all developments to be of the highest standard of design and for developments to consider character, setting, context and the form of neighbouring buildings; quality of materials; the provision of visually interesting frontages at street level; existing natural features, such as topography and trees; provision of appropriate hard and soft landscaping; provision of appropriate amenity space and accessibility.

Policy DP25 sets out the approach to conserving Camden's heritage in particular in relation to its Conservation Areas, Listed Buildings and Archaeology.

Policy DP26 sets out the Council's approach to managing the impact of development on occupiers and neighbours. It states that the Council will consider the following factors when assessing planning applications:

- visual privacy and overlooking;
- overshadowing and outlook;
- sunlight, daylight and artificial light levels;
- noise and vibration levels;
- odour, fumes and dust;
- microclimate;
- the inclusion of appropriate attenuation measures.

It also requires developments to provide:

- an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- facilities for the storage, recycling and disposal of waste;
- facilities for bicycle storage; and
- outdoor space for private or communal amenity space, wherever practical.



6.0 Pre Application Consultation

The Applicant and their consultant team attended the monthly estate Tenant's and Resident's Update Meeting (TRUM) on 19th January 2016 to brief resident's on the proposal for the two blocks and to explain how the new facilities would be managed and operated. The Applicant gave a short presentation (see Appendix A) and answered questions about the proposals from those in attendance.

The meeting was well attended and residents asked a number of questions and clarifications during the meeting. The following is a summary of the key points that were raised:

Spens House: Resident's asked for clarification about Spens House which was a facility on Lamb's Conduit Street that was rented by the Hospital from the Rugby School Estate and used to provide accommodation for nursing staff. The lease terminated in 2006 because of the high rent and running costs, subsequently the Rugby Estate used Spens House to provide expensive short-term accommodation for visitors.

The Hospital / Charity were mistakenly seen to have profited from the change in use of the building by Rugby – which was not the case. The decision to relocate nursing staff was linked to the expiry of the lease and better alternative accommodation being found elsewhere.

Confirmation on no charge: Queries were raised about the charges made to parents to stay in the accommodation and the Applicant confirmed that the Charity / Hospital does not make any charges to parents to use the accommodation and that the building costs and running costs are wholly financed through charitable donations.

Private patients eligibility: Questions were raised about whether private patient's parents were eligible to stay in the accommodation and the applicant confirmed that private patient's parents were not eligible and that they must source and pay for their own accommodation.

Confirmation on length of use: The applicant confirmed to residents that their intention is for these buildings to be used as parent accommodation in perpetuity. They also confirmed that the buildings being used in this way is vital to the expansion strategy of the Hospital. The applicant also reassured residents by confirming that to change the use from parent accommodation to a different use would require planning consent.

Contributing to the community: Valid points were raised by residents about the contribution that the proposals and the Hospital will make towards the community spirit on the estate. Since that time a dialogue between the TRA and the Applicant has been established and discussions about how the hospital can engage better with the wider estate as a neighbour have started.

Projects by Duggan Morris Architects Clockwise from top left

Tybalds Estate, Camden.
existing Estate Images

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7.0 Planning Assessment

The proposals seek the development of 21 bedrooms with en suite facilities and communal living areas for use by parents of children being treated at Great Ormond Street Hospital in the form of two separate three storey blocks of accommodation with roof terraces. This section of the Planning, Design and Access Statement assesses the proposals against the relevant planning policy.

The application will provide the following accommodation across the two blocks:

Room types	Number of rooms	Number of bed spaces	NIA (sq.m)	GIA (sq.m)	GEA (sq.m)
Mews Bookend:					
Double en suite rooms	9	18	140	271	327
Communal area			30		
External amenity			80		
Blemundsby bookend					
Single en suite rooms	2	2	32	440	541
Double en suite rooms	5	10	84		
Family en suite rooms	4	12	93		
Accessible room	1	2	22		
Communal area			28		
External amenity			93		
Total	21	44	602	711	868

Design Heritage & Impact on Neighbours

The footprint, scale and massing of the proposals remains the same as the consented scheme, as does the design intent in relation to the materiality and elevational treatment of the facades.

As such the external appearance of these blocks remains largely unchanged when compared to the permitted scheme. Chapter 4 of this document sets out the very minor changes to window position and different approach to balconies contained within this application.

The existing planning consent (2013/1014/P subsequently amended by applications 2015/3312/P and 2015/3303/P) establishes that the size, massing and location of the two proposed blocks is therefore acceptable against policies CS14, DP24, DP25 and DP26 which cover the following important issues:

- Design
- Impact on heritage assets
- Impact on neighbours and surroundings

As such the main planning consideration that needs to be assessed as part of this application is the acceptability of the proposed use.

Projects by Duggan Morris Architects Clockwise from top left

Tybalds Estate, Camden. As existing Estate Images

The Proposed Use

The opportunity to be able to provide this type of purpose built facility in such close proximity to the Hospital is unique and as such needs to be considered within a planning framework that reflects the unusual opportunity that it presents.

Camden's Core Strategy recognises the important role that establishments such as Great Ormond Street Hospital play in making Central London a successful and thriving place and also recognise the importance of these institutions in maintaining the health and well-being of the population, not only at a local level but also in regional and national terms.

Policy CS9 recognises the unique role, character and mix of uses contained within the Central London Area and how they contribute to London's role as a global city. The policy recognises the important medical cluster that is focused around Great Ormond Street and states that it will support institutions such as GOSH to continue to thrive in this location. The policy aims to ensure that new development in the Central London Area supports existing communities and provides a balance of uses that can thrive and operate without causing harm to each other. In addition Policy CS16 recognises the role that Great Ormond Street Hospital plays in contributing to the health and well being of not only Camden's residents but the wider regional, national and even international population. The policy recognises the Hospital's important role and the healthcare facilities, specialist research, employment and education opportunities and innovation that it offers. The policy states that the Council will support these institutions and balance their requirements with those of other sectors and the local community.

The proposals within this application are deemed to be compliant with Policies CS9 and CS16 as the provision of more parent accommodation will support the expansion and on-going success of the Hospital. As stated in Section 3 of this report Great Ormond Street Hospital is currently expanding its clinical facilities resulting in an increase in the number of beds and thus the number of patients that can be treated at the Hospital. Having parents nearby to children that are being treated is seen as a vital part of their care package and as such there is an increased need for parent accommodation to support the expansion of the hospital.

Policies CS6 and DP2 relate to the provision of housing and affordable housing within the Borough and aim, in particular, to secure high quality affordable housing for Camden Households in need. The Tybalds Estate regeneration project is part of the Community Investment Programme (CIP), the intention of the CIP programme is to use Camden's assets to maximise benefits for its residents and communities. The consented scheme (2013/1014/P) for the Tybalds Estate is part of the CIP programme and proposed a mix of housing that was carefully designed to maximise the delivery of affordable housing. The Tybalds project uses the provision of a small amount of private housing to fund development of affordable homes and other improvement and provisions across the estate.

The sale agreement to the Charity for the two blocks stipulates that the same value and as such capital receipt to the CIP will be achieved as the equivalent private sale residential units. As such the sale of these two blocks to Great Ormond Street Hospital will provide a capital receipt to the council and make a vital contribution to the CIP programme, helping to fund the provision of affordable housing and other improvements both on the estate and across the Borough.

In the consented scheme the existing blocks provide nine private residential units in the following mix:

Unit no:	Dwelling type	Tenure	Hab rooms	Floor area (NIA sq.m)	Floor Area (GEA sq.m)
Mews bookend					
1.A.7	2b3p flat	Private	3	68.6	327
1.A.8	2b4p flat	Private	3	75.8	
1.A.9	2b3p flat	Private	3	67.4	
Blemundsburys bookend					
2.A.11	1b2p flat	Private	2	56.4	541
2.A.12	1b1p studio	Private	1	37.8	
2.A.13	1b2p flat	Private	2	55.1	
2.A.14	1b2p flat	Private	2	50.8	
2.A.15	2b3p flat	Private	3	67.6	
2.A.16	1b2p flat	Private	2	50.8	
TOTAL	9 units		21	530.3	868

Taking into account the unique circumstances and opportunity that the development of these two blocks represents to support one of the Borough's key institutions and the contribution that their sale will make to the CIP programme the use is deemed to be in accordance with the Core Strategy.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a charge by local authorities to collect funds from new developments. It is used to fund key infrastructure projects across the Borough such as new schools, medical facilities and sports or recreation facilities. The charge applies to all development that adds 100sq.m of new floorspace or an additional residential dwelling.

Mayoral CIL was introduced in April 2012 and Camden CIL was introduced in April 2015. There are a number of types of development that are exempt from paying CIL including where the development will be used 'wholly, or mainly, for charitable purposes'. To qualify for charitable relief the following criteria must be fulfilled:

- the claimant must be a charitable institution;
- the claimant must own a material interest in the relevant land; and
- the claimant must not own this interest with a person who is not a charitable institution.

As stated earlier in this report the proposals in this application will be managed by Great Ormond Street Hospital Children's Charity and will be used in their entirety for charitable purposes as accommodation for parents. No charge is levied to parents for using the facilities and the costs associated with managing and running the buildings are paid for solely through charitable donations. As such the Mayoral and Lambeth CIL payment in respect of this development would be zero.

Section 106

Camden Planning Guidance 8 (CPG8) sets out the Council's approach to securing planning obligations through a legal agreement (Section 106). Planning obligations can be used positively and to address impacts of a development which would otherwise make it unacceptable.

The proposals in this application are minor (under 1,000sq.m of non-residential floorspace) and as such are unlikely to trigger any financial contributions for the following uses:

- Community facilities
- Affordable housing
- Open space

The obligations that applicant feels may be appropriate to secure through a legal agreement are:

- Construction and a Construction Management Plan: It is the intention that the proposals in this application will be built out by a single contractor under the same contract as the main regeneration project. The Construction Management Plan for the main regeneration project is currently in production and an obligation to adhere to the approved CMP may be appropriate.
- Design: The proposals in this application have been designed to seamlessly match up with the permitted scheme proposals and will be built at the same time. In order to ensure this the applicant could enter into a legal agreement that the works must be carried out in accordance with the approved landscape plan and in relation to any highways works.
- Car free: No parking will be provided for users of the proposed accommodation and to ensure that this is enforced this could be required through a legal agreement.



9.0 Conclusions

This Planning, Design and Access Statement has been prepared to support a planning application being made by Great Ormond Street Hospital Children's Charity for full planning permission for parent accommodation at the Tybalds Estate.

The opportunity to provide purpose built parent accommodation at Tybalds, so close to the Hospital, is unique.

The proposals are very much in-line with the existing planning permission, reflecting with minor adjustments, the same massing and external design. The main changes are the applications to change the permitted use and the internal design.

The proposals seek to balance the needs of Great Ormond Street Hospital as an important institution in the Borough with the needs of the local community. The Hospital plays an important role in two ways:

- Due to its location it contributes to the character and varied mix of uses present in Central London;
- It also has local, nation and even international benefits to the community in terms of health and well-being because of the outstanding treatment and research that takes place there.

The proposals presented will allow the Hospital to provide a better and excellent service to the parents and families of existing patients and to offer this service to a greater number of parents and families at a time when they are often facing severe emotional pressure as their children undergo intensive care at the Hospital.

In addition, the contribution that the capital receipt from the sale of these blocks will make to the Community Infrastructure Programme will in turn contribute to the delivery of affordable housing and other improvements both on the estate and across the Borough.

Projects by Duggan Morris Architects
Clockwise from top left

Tybalds Estate, Camden.
existing Estate Images

As