

09 June 2017

Jonathan McClue
Development Management – Planning Solutions Team
Culture & Environment Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

BDP.

Your reference: 2016/5852/PRE

Dear Jonathan,

RE: CONSTRUCTION OF A SINGLE BUILDING COMPRISING THREE STOREYS FOR HOSPITAL RELATED USES, AT THE GREAT ORMOND STREET HOSPITAL FOR CHILDREN, LONDON WC1N 3JH

On behalf of the Great Ormond Street Hospital for Children, NHS Foundation Trust (the Trust), we hereby submit the enclosed planning application for the development of the Southwood Courtyard Building. Construction will comprise a single building over three storeys for hospital related uses within an external courtyard at: Great Ormond Street Hospital, Great Ormond Street, London WC1N 3JH.

The application is made by BDP on behalf of the Trust, pursuant to section 57 of the Town and Country Planning Act 1990 and seeks permission for:

‘Construction of a single building comprising three storeys for hospital related uses’

The hospital use will comprise:

- Physiotherapy and rehabilitation facilities at Level 2 (Ground Floor);
- An iMRI Suite comprising a room for a 3T MRI machine and another for an operating theatre, with ancillary rooms at Level 3 (First Floor);
- Plant and equipment rooms to serve the new facility at Level 4 (Second Floor);
- A total of two chiller units at Level 4; and
- A green roof at Level 5 (roof or Third Floor).

Artificial lighting is proposed to the new building to raise the illumination outside the Chapel. The statue of St Christopher will be relocated to the south of the chapel’s apse. In addition, connection will be made via a new corridor linking the new building to the Variety Club Building at Levels 2 and 3. Overall, the Southwood Courtyard Building will provide a total floorspace of 998 square metres (GEA).

The location of the Southwood Courtyard Building and the Planning Application boundary are shown on the submitted drawing: 16021(00)001. The proposed building will occupy an external courtyard location within the Hospital Campus that is adjacent to the Southwood Building to the north, east and west; and the Variety Club Building and the hospital's chapel to the south.

Pre-application discussions

These proposals have developed through a series of pre-submission consultation between the Trust and their Design Team; officers at the London Borough of Camden and inspectors at Historic England; hospital users, other relevant stakeholders and local bodies. Many of the changes made to the proposal have been made specifically to accommodate the views of the stakeholders.

Below, I have summarised the validation requirements based on these discussions.

Scope of planning application

- Application form and site notices;
- Drawings for approval and for information;
- Design and Access Statement, including a Statement of Engagement, the Trust's Brief for the appointment of an artist to design the façade of the building, and a Schedule of Photos;
- Planning Statement including an Engineering Feasibility Study;
- Heritage Statement;
- Draft Construction Management Plan;
- A report on sunlight and daylight, including an analysis of lighting inside the Chapel;
- Noise and Vibration Assessment
- Sustainability Statement, including an Energy Statement and a BREEAM pre-assessment;
- Ground Conditions Report; and
- Desk Based Archaeology Report.

Planning application fee

A payment of £5,390.00, being the requisite planning fee will be paid under separate cover by Ansell and Bailey Architects. The payment is made with reference to the allocated Planning Portal reference number of: PP-0612077 and is based on 998 square metres of gross external floor area being created.

Overall, there is clear support for the continuing improvement to London's hospitals both in the London Plan and Camden's Local Plan. A number of issues were discussed with the London Borough of Camden and Historic England, and resolved prior to this submission.

The Southwood Courtyard Building proposal will provide a range of benefits for the children and young people of Camden and London, for years to come. The Trust firmly believes that the scheme is appropriate in terms of land use, design, sustainability, and its impact on the neighbouring occupiers, including its relationship with the Chapel. All of these issues have been assessed in this Planning Statement, and it is considered that the development complies with planning policy, we therefore believe that planning permission should be granted.

Accordingly, I trust you will find that the information submitted is sufficient to validate the planning application and look forward to discussing matters with you further.

Yours sincerely

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Senior Planner

BDP

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