



1.0 INTRODUCTION

- 1.1 This statement supports a full planning application for the construction of a temporary two storey building at the rear of the Tavistock Centre. The application is submitted on behalf of Tavistock and Portman NHS Foundation Trust.
- 1.2 The trust are currently considering relocation within Camden which will consolidate the majority of services on one site. The Trust presently own three sites and lease accommodation of a range of sizes throughout the borough. Notice was recently given on office accommodation at Centre Heights on Finchley Road which is 500m from the main Trust site at 120 Belsize Lane and provides 360m² for the Family Nurse Practitioners and Tavistock Consulting, 30 people approximately. The offices will be converted to residential use.
- 1.3 The Trust must vacate Centre heights in March 2015 which gives a relatively short space of time to provide alternative office accommodation which is limited in the area surrounding 120 Belsize Lane. Given the Trust's overall relocation plan a temporary solution on the Belsize Lane site makes practical sense. Delivery by March 2015 is only achievable using modular accommodation.

1.4 BACKGROUND

Originally two clinics, the Tavistock Clinic and the Portman Clinic, joined forces in 1994 to become the Tavistock and Portman NHS Trust and becoming a foundation trust in 2006.

Foundation trusts are part of the NHS and provide over half of all NHS hospital and mental health services. They are not-for-profit, public benefit corporations. Foundation trusts are different from NHS trusts because:

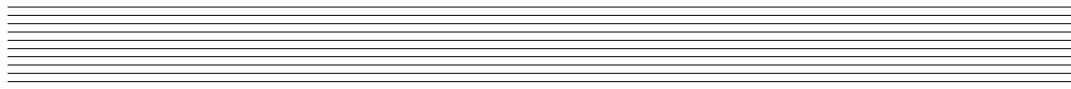
- They are not directed by Government, so have greater freedom to decide their own strategy and the way services are run.
- They can retain surplus money and borrow money to invest in new and improved services for patients.
- They are accountable to their local communities through members and Governors, to their commissioners through their contracts, and to Parliament and Monitor, the regulator of foundation trusts.

TPNHSFT are a specialist mental health trust offering the highest quality mental health care and education.

It provides mental health services for children and families, young people and adults as well as providing training for the mental health and social care workforce. The Trust also undertakes research and consultancy work.

2.0 RELOCATION PROPOSALS

- 2.1 The Trust were granted planning permission for a two storey building on the rear car park and garden of No8 Fitzjohn's Avenue in January 2013, ref 2012/5689/P. This was for a two storey partly timber clad building with a footprint of 450m²



approx. The current proposal is to site a modular building of 180m² (360m² over two storeys) on the car park.

3.0 CONTEXT

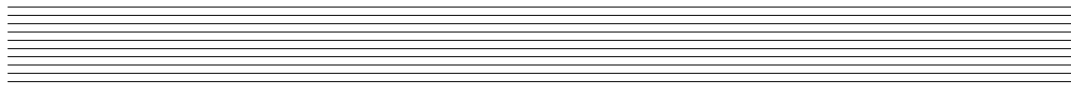
- 3.1 The Tavistock Centre is a six storey concrete panel clad building dating from the 1960's, at the junction of Belsize Lane and Fitzjohn's Avenue. The site includes, No8 Fitzjohn's Avenue, which has been in operation as a clinic since 1933 and is a large Victorian house next to the Tavistock Centre.
- 3.2 The Tavistock Centre's immediate neighbours are No8 Fitzjohn's Avenue, the Institute of Group Analysis at No1 Daleham Gardens and Nos 3-5 Daleham Gardens operated by Camden and Islington NHS FT.

The main site lies just outside the Netherhall/Fitzjohns Conservation Area, whilst the No8 Fitzjohn's Avenue lies within, the southernmost boundary of the Conservation Area coinciding with the northern boundary of the main site. The Belsize Conservation Area lies immediately to the south.

- 3.3 Across Belsize Lane there are smaller two and three storey houses and flats.
- 3.4 Across Fitzjohn's Avenue there are very large Victorian Houses some of which have been converted into flats.
- 3.5 The Trust site has large plane trees and dense ground cover on the corner of Belsize Lane and Fitzjohn's Avenue and a variety of trees along the Belsize Lane boundary. Trees and planting to No8 Fitzjohn's Avenue garden are a mixture of fruit trees, there is a 20m lime tree to the east end of this garden area. Ground level parking accommodates 66 cars and motorcycles. There is a basement car park for 46 cars, motorcycles and bicycles.
- 3.6 Access for vehicle & pedestrians is from Belsize Lane, there are two points – an in and an out. Access to the rear of No3-5 Daleham Gardens is provided to the east side of the Trust's land for a small area of parking.
- 3.7 The Tavistock Centre is not located within a Conservation Area though the rear garden of no. 8 Fitzjohns Avenue (The Portman Clinic) forms part of the site, is within Fitzjohns / Netherhall Conservation Area. No. 8 is identified as making a positive contribution to the character of the CA. The proposal relates to an area of land north of the main Tavistock building and is presently used currently as a car park serving the Centre.

4.0 DESIGN PHILOSOPHY AND SITING

- 4.1 The proposed building has been sited on the rear car park on approximately the same frontage line as the New Build proposal granted permission last year. This positions the building 600mm from the concrete planter and basement car park intake vent and over suitable lines of columns below. Trees on the boundary with No8 Fitzjohns Avenue will be unaffected although some pruning of overhanging branches will be required. Car parking to the south of the proposal is to be re-organised to retain eleven spaces, eighteen will be lost. The Trust has more than sufficient spaces in the basement area which are currently unused.
- 4.2 The proposed link will tie the proposal into the main building while allowing a degree of separation and offering independent access from the car park.



5.0 ACCESS

5.1 Ramped access will be provided from the car park level at 1:20.

6.0 AMOUNT

6.1 The size of the building is simply to replace that lost elsewhere.

7.0 DESIGN

7.1 The proposal is for standard modular units which are typically 3 W x 9.6 L x 4H. The building will sit on a galvanised steel frame on the car park level.

7.2 External finishes are similar to that proposed for the building granted permission in 2013. Vertical timber boarding is proposed with mid grey window frames and fascia panels. Roof finishes will be dependant on the modular supplier but are typically grey profiled metal sheet.

8.0 CONCLUSION

8.1 A temporary permission for three years is requested.

8.2 The proposal will provide accommodation quickly and for a limited period while the Trust makes the strategic long term decisions currently under consideration.

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