



MAGGIE'S

At the Royal Free Hospital

Planning Statement



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Executive Summary

Maggie's has been working with Daniel Libeskind and the Royal Free London NHS Foundation Trust to design a new Maggie's centre at the Royal Free Hospital.

Maggie's provides free practical, emotional and social support to people with cancer and their family and friends. Maggie's centres follow the original ideas about cancer care and support, which were laid out by Maggie Keswick Jencks. Built in the grounds of NHS hospitals where cancer treatment is delivered, Maggie's centres are places where qualified experts provide emotional support; places to find practical advice; places to meet other people; and places where people can simply sit quietly with a cup of tea.

The new Maggie's centre at the Royal Free Hospital will take forward the work done by Cancerkin which is already established within the hospital and is now part of the Maggie's charity. It is designed by world renowned architect Daniel Libeskind whose architectural practice, Studio Libeskind, creates architecture that is resonant, practical and sustainable and is renowned for its ability to create landmark structures using both innovative and traditional building solutions.

Although limited in size, the site will be landscaped with both soft and hardscape areas and will offer quiet seating as well as connecting to existing walkways on the hospital campus. The proposed timber building will be surrounded by a planted garden area in the southern car park.

A garden is proposed at the roof level which will create a serene enclosure for visitors, a peaceful outdoor retreat that aligns with the canopies of the surrounding foliage. Timber has been chosen as a renewable material to emphasise the building's human character, and to further differentiate it from its surroundings.

The project team has carefully considered the construction programme to ensure minimal disruption to the hospital users and nearby residents. The façade will be manufactured off site in sections and assembled on site. Vehicle movements will be kept to a minimum.

We are looking to deliver an extraordinary building to meet an undeniably valuable need. The Royal Free London NHS Foundation Trust endorses these proposals and fully supports the scheme.

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1. Introduction

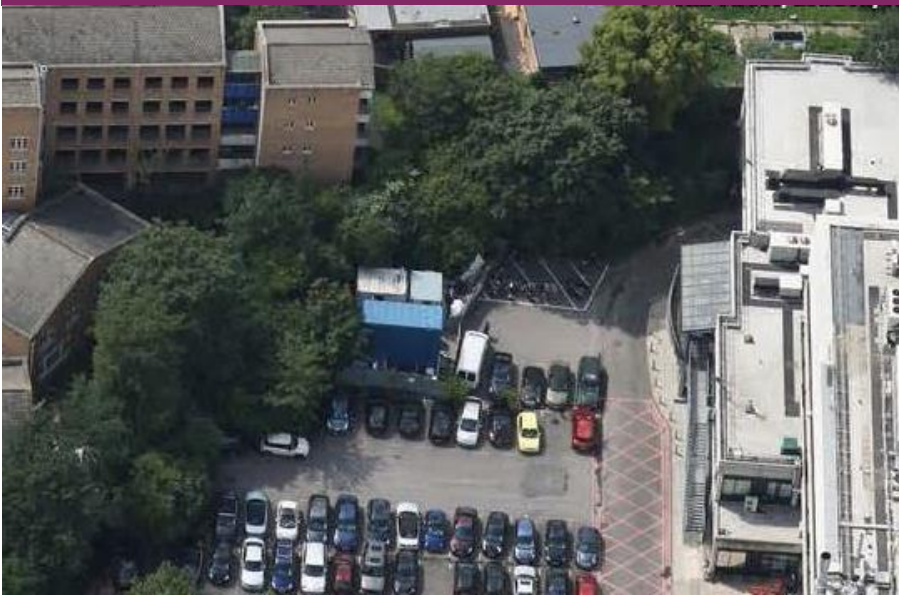
- 1.1. This Planning Statement is written on behalf of the applicant, Maggie's in respect of development proposals to provide a new building to offer cancer counselling services at the Royal Free Hospital. The site is limited in scale located in the South Car Park and accessed from Rowland Hill Street.
- 1.2. Maggie's centres are warm and welcoming places, full of light and open space. They are designed by leading architects who create uplifting places where professional staff can offer the support people need. The centres not only help those with cancer, but also their families and friends too.
- 1.3. The proposed building at the Royal Free Hospital has been designed by renowned architects, Studio Libeskind.
- 1.4. The application submission has been preceded by pre-application discussions with the Council which have considered the principle of development and design.
- 1.5. The design team has presented the proposals to Camden's Design Review Panel, and to local residents, and patients, taking on board comments raised in the pre-application process to finalise the scheme design. The comments and changes are set out in the Statement of Community Feedback.
- 1.6. The application is supported by various technical documents and reports, including a Design and Access Statement; Daylight and Sunlight Assessment; Transport Assessment; Tree and Biodiversity Assessments and a draft Construction Management Plan.
- 1.7. **Section 2** of the Statement sets out the context of the site and surroundings, including the site's relevant planning history.
- 1.8. **Section 3** details the application proposals and should be read alongside the Design and Access Statement prepared by Studio Libeskind.
- 1.9. **Section 4** sets out the relevant planning policy framework and an analysis of the material planning considerations.
- 1.10. **Section 5** sets out our conclusions.

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2. Site, Surrounding Area and Planning History

- 2.1. The site occupies a position in the southern car park at the rear of the Royal Free Hospital, Hampstead, encompassing an area of car parking and an embankment. The site is accessed from Rowland Hill Street and the car park.

Aerial Photo



Source: Bing Bird's Eye

- 2.2. The site will result in the loss of 12 visitor parking spaces and the temporary loss of up to 30 spaces whilst under construction. The impact of the spaces lost during construction will be mitigated by the car parking provided by the Pears building coming back into use.
- 2.3. It is proposed that a new landscaped area will create a welcoming and direct link from the hospital exit adjacent to the existing underpass, improving the current pedestrian walk and the overall landscaping to create a series of green areas around the Maggie's centre to improve the hospital grounds generally and views to and from the centre.
- 2.4. The site is bounded on its southern side by a party wall with residential properties facing Aspern Grove and Woodland Walk. On its western side there are school buildings associated with The Rosary Catholic Primary School. There are no listed or locally-listed buildings on the parts of the site in question, and it is not located within a conservation area.
- 2.5. The existing embankment has dense largely self-seeded trees, the embankment and trees have been surveyed to assess bio-diversity, there was no evidence of the presence of bat roosts or protected species.
- 2.6. There is no relevant planning history in relation to this part of the Royal Free Hospital, but we are aware of the recent consents for the Pegasus Life building, where development has recently been completed, and the Pears Building currently under construction.

3. The Proposals

- 3.1. The proposed building is two storeys with a roof garden, designed to contrast with its more clinical hospital surroundings, drawing in newcomers with an approachable and undulating timber form.

Scheme Design



Source: Studio Libeskind

- 3.2. The footprint is small at the ground level, expanding the form as the building rises. Although limited in size, the site will be landscaped with both soft and hardscape areas and offer quiet seating areas as well as connecting to existing pavements and hospital entrances. The building will be nestled into a planted area with access from Rowland Hill Street or the car park. There is direct level access into the two entry points of the building.
- 3.3. A roof level garden is proposed to create a serene enclosure for visitors, a peaceful outdoor retreat that aligns with the canopies of the surrounding foliage. Timber has been chosen as the main building material, a renewable material to emphasise the building's human character, and to further differentiate it from its more functional surroundings.
- 3.4. The vertical timber louvres forming the facade have been oriented to act as shading devices, creating intimate spaces within the interior, but also framing views and admitting diffuse natural light.
- 3.5. Interior layouts have been composed to maximize natural light exposure along the building perimeter; additional light is obtained from the roof garden skylights above.
- 3.6. Spaces flow freely from one programme area to the next, enabling moments of quiet and repose, but also engendering dialogue and socialisation with other visitors. Both form and materiality embody a nurturing quality, one that provides a sense of calm and relief as visitors cross its threshold. The experience within the building is primarily focused on the community and support found there; exterior and sky views are sensitively framed to maintain this focus.

- 3.7. The siting of the proposal is as a result of the need to retain as much of the hospital site for potential future clinical needs and to limit car parking loss. This is a familiar issue for Maggie's centres which are often located in peripheral parts of hospitals. The design responds to this challenge.
- 3.8. New landscaping and paths will connect the Maggie's centre to the Rowland Hill Street hospital entrance, and will provide a better landscaped area for all hospital visitors.

4. Planning Considerations

Policy Overview

- 4.1. Camden's Development Plan comprises of the Local Plan, which was adopted by the Council on 3 July 2017. This has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.
- 4.2. This is supported by supplementary guidance – 'Camden Planning Guidance'. Chapters of relevance to this proposal include CPG 1 Design; CPG 3 Sustainability; CPG 6 Amenity; CPG 7 Transport; and CPG 8 Planning obligations.
- 4.3. The London Plan, updated in March 2015, also forms also forms part of Camden's Local Development Plan.
- 4.4. Camden's Development Plan sits beneath the National Planning Policy Framework (NPPF, 2012) and is supplemented by National Planning Practice Guidance (NPPG).
- 4.5. The NPPF seeks to promote healthy communities. Paragraph 92 states that:

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

- 4.6. The location of the application site in the grounds of the hospital supports the wider strategy of promoting healthy communities.
- 4.7. More than 30,000 people are diagnosed with cancer across London each year. Of these 30,000, some 3,100 newly diagnosed people are treated at the Royal Free Hospital every year. Built in the grounds of NHS cancer hospitals, Maggie's centres are places with professional staff on hand to offer the support people need.
- 4.8. Maggie's provides free practical, emotional and social support to people with cancer and their family and friends, following the ideas about cancer care originally laid out by Maggie Keswick Jencks. Maggie Keswick Jencks lived with advanced cancer for two years. During that time she used her knowledge and experience to create a blueprint for a new type of care. Maggie's centres are built around her belief that people should not "lose the joy of living in the fear of dying".
- 4.9. The proposed use (Class D1 Non-Residential Institution) is considered to be ancillary to the main hospital use, through providing counselling and practical

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support. The centre will cater for existing patients and relatives and it is not anticipated to attract additional visitors to the hospital. It will provide an enhanced service to that offered by the existing Maggie's at Cancerkin unit in the hospital.

- 4.10. Camden Council has developed a series of objectives for the Local Plan to achieve its vision and help deliver the objectives of the Camden Plan. The strategic objectives include developing new solutions with partners to reduce inequality and improve health and wellbeing.
- 4.11. Policy C1 Health and wellbeing, states that The Council will improve and promote strong, vibrant and healthy communities through ensuring a high-quality environment with local services to support health, social and cultural wellbeing, and that The Council will support the provision of new or improved health facilities.

Design, Scale and Massing

- 4.12. The building is arranged over two stories with a roof garden, the building's scale and massing has been designed to respect the local setting, whilst providing a counterpoint for the clinical, functional, architecture of the Royal Free Hospital. The focus of the building is on harnessing natural light and providing a soft timber structure and new canopy to soften the car park and the immediate setting of the building. The building is lower in height than the main hospital and the adjacent school and flats at Argenta House. The design is domestic in scale and of outstanding quality.

Residential Amenity

- 4.13. Given the site's existing use as surface car park it is not considered that the new building would lead to a material impact on neighbouring residential occupiers in terms of activity or noise and disturbance at the site. The modest building will cause minimal impact on the nearest residential properties.
- 4.14. A full Daylight and Sunlight Impact Assessment has been undertaken and Argenta House was the only residential property of the three assessed which was not fully Building Research Establishment guideline compliant. These impacts were only on the first floor of the block which is closest to the development site.
- 4.15. There is only a single impacted room which serves as sleeping accommodation. The overall impact of the proposed development in terms of daylight is negligible/minor.
- 4.16. In terms of amenity the existing mainly self-seeded landscaping will be replaced by the proposed building and roof garden and surrounding landscaping, so outlook will largely be improved.

Trees and Landscaping

- 4.17. The scheme has been submitted with an arboricultural impact assessment which assesses the quality of the existing trees on site. These cannot be retained but will be replaced with more diverse species to enhance biodiversity.

It is considered that the proposed planting combined with the roof garden will add ecological benefits and prolong the seasonality of the planting.

Car Parking and Highways

- 4.18. As outlined above the proposal will result in the permanent loss of 12 car parking spaces. Whilst any loss of car parking is a major issue to the hospital, in the context of the benefits of having a Maggie's centre co-located in the hospital grounds the trust has agreed to the loss. There is intense pressure on the existing car park provision. The hospital needs to weigh up patient and visitor needs and requirements.
- 4.19. The site extent is fixed by the contract signed with the Royal Free Hospital, and it is deliverable in the short term without requiring any further land assembly or reconfiguration of the car park.
- 4.20. In the future it is intended that the hospital will re-introduce the lost parking spaces elsewhere on the hospital site.

Accessibility

- 4.21. The Royal Free Hospital is widely accessible via an extensive range of bus services and is in close proximity to the tube station at Belsize Park and the London overground station at Hampstead Heath. Visitors to Maggie's will be those already visiting the hospital, and so there is a very limited uplift in vehicle movements of only two trips per day. Full details are set out in the Transport Statement.

Ecology

- 4.22. A Biodiversity Impact Assessment has been submitted with the application which demonstrates there will be a net gain in the biodiversity value of the application site.

5. Conclusions

- 5.1. It is considered that the proposed building is of an outstanding quality and designed to integrate sympathetically within the immediate context. The use of the building will help deliver the government's policy objective to: *support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;* (NPPF Para 92)
- 5.2. It is considered that the living conditions of nearby residential occupiers will be protected and the proposed use will not cause any material detrimental impact upon residential amenity.
- 5.3. Taking into account the issues addressed in this report it is considered the development accords with national and local planning policy.
- 5.4. There is an undeniable need for these services to support people with cancer. The Maggie's centre will complement the cancer services provided at the Royal Free Hospital and it is hoped that the Council can endorse these proposals and approve the planning application.