

<b>Committee:</b>	<b>Date:</b>
Planning and Transportation	4 June 2013
<b>Subject:</b> North Wing St Bartholomew's Hospital West Smithfield London EC1 Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).	
<b>Ward:</b> Farringdon Without	<b>Public For Decision</b>
<b>Registered No:</b> 13/00111/FULL	<b>Registered on:</b> 5 February 2013
<b>Conservation Area:</b> Smithfield	<b>Listed Building:</b> Grade I
<p><b><u>Summary</u></b></p> <p>The proposal relates to the former Finance Building (638sq.m GEA) on the St Bartholomew's Hospital site. The building was constructed in the 1960s as a three storey extension to the grade I listed North Block. The North Block is one of the most historically significant buildings on the hospital site.</p> <p>The proposal includes demolition of the Finance Building and its replacement with a new three storey extension (586sq.m GEA) to the North Block. Some internal alterations are proposed to the North Block.</p> <p>The new building would be used as a Maggie's Centre. These Centres provide non-residential support and information facilities for people with cancer and for their family and friends. Maggie's are renowned for employing leading architects to work on their schemes. The Centres are well-known for their innovative and inspiring designs.</p> <p>The proposed Centre has been designed by Steven Holl, a New York based architect who has adopted a modern architectural approach for the building. It would have curved facades clad in translucent white glazing interspersed with panels of coloured glazing. Landscaping is proposed to the north-western end of the site.</p> <p>To date there have been 41 objections to the scheme as well as objections from the Ancient Monuments Society, the Georgian Group, the London Society, the London and Middlesex Archaeological Society and Groups with an interest in the hospital site including the Friends of the Great Hall and Archive of St Bartholomew's Hospital. The main concerns relate to the design of the proposal and the potential for the Maggie's Centre to prejudice the future use of the North Wing through the inadequate provision of toilet and fire escape arrangements.</p> <p>The proposed Maggie's Centre is a building of high architectural quality. It would appear as a complementary contrast to the traditional hospital buildings around the site. The scheme provides the opportunity to reveal and repair lost features of the</p>	

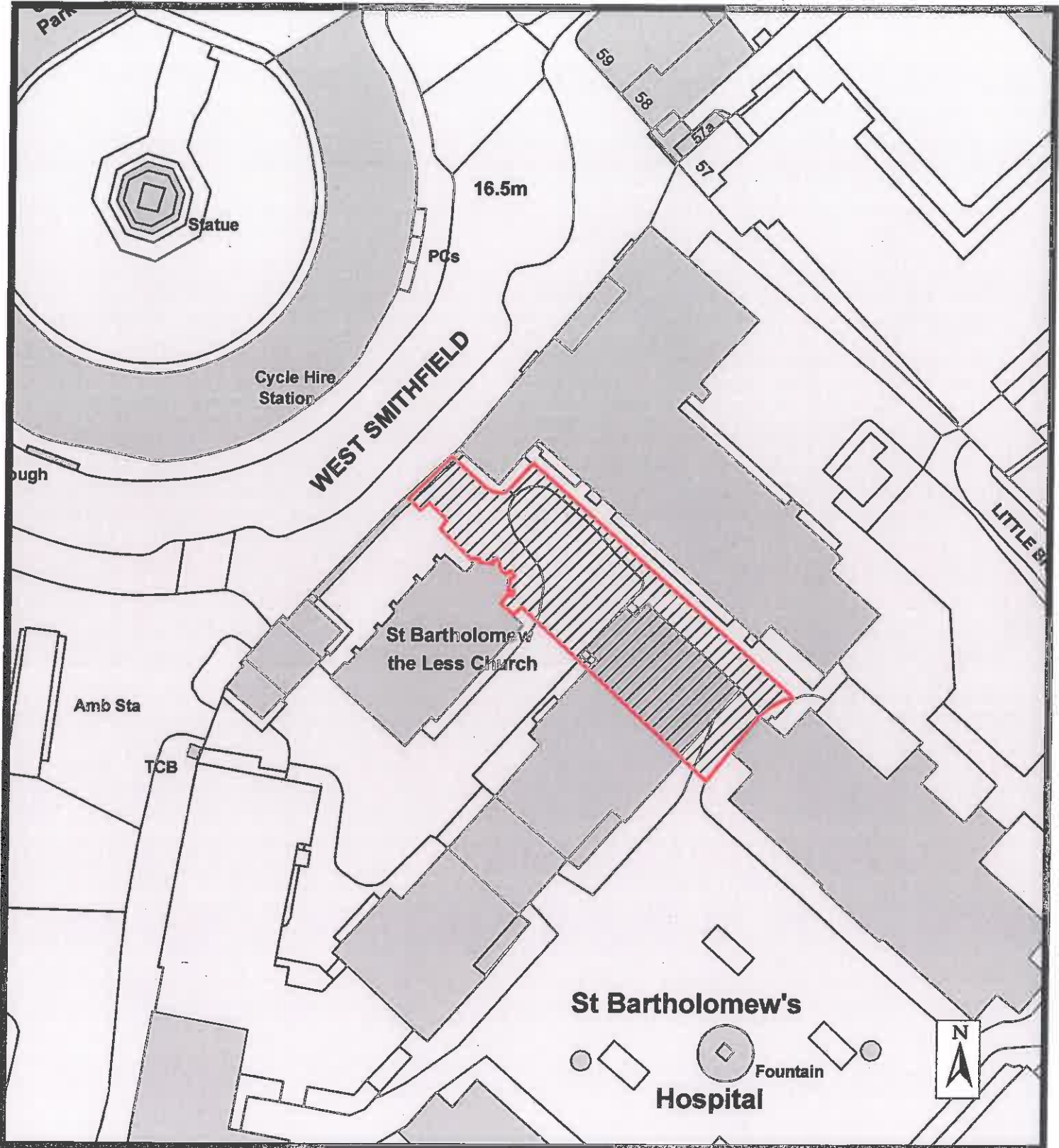
east facing elevation of the North Block and to enhance the setting of St Bartholomew-the-Less and the adjacent listed buildings through new landscaping. English Heritage supports the proposal.

Toilet facilities would be provided in the basement of the Maggie's Centre for users of the North Block. The level of provision replicates that of the existing Finance Building. The Maggie's Centre could be used as a fire escape route from the North Wing if required. In supporting the proposal the Chief Executive of the Barts Health NHS Trust has confirmed that the proposed arrangements would be acceptable in both of these respects and would not prejudice the future use of the North Block.

**Recommendation**

(1) That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule.

# Site Location Plan



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ADDRESS:  
North Wing, St. Bartholomews Hospital, West Smithfield

CASE No.  
13/00111/FULL, 13/00112/LBC, 13/00113/CAC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY





## **Site**

1. The application site is located on the St Bartholomew's Hospital complex. The proposal relates to the former Finance Building (638sq.m GEA) which was constructed in the 1960s and comprises a three storey building that adjoins the grade I listed North Block.
2. The building currently accommodates ancillary office accommodation for the hospital and provides toilet facilities for use in association with the North Block.
3. The Finance Building is grade I listed by virtue of its association with the North Block. The North Block dates back to 1732 and comprises one of the four hospital blocks designed by James Gibb between 1732 and 1768. It was not designed for medical use but for administrative and ceremonial functions associated with the hospital. The interior is grand and historically significant as it includes the Great Hall and Staircase Hall with its Hogarth paintings. The North Block currently accommodates the Hospital Museum and archives and is used for a limited number of functions.
4. The site is in close proximity to a number of other significant listed buildings. The Kenton and Lucas building to the north east is grade II listed, the Church of St Bartholomew-the-Less and the Screen Wall and Colonnade to the north west are grade II\* listed, the Gatehouse to the north west is grade I listed, the East Block to the south east is grade I listed and the West Block to the south west is grade I listed. Together the North, East and West Blocks along with the 1930s neo-Georgian George V Building to the south, form one of the most significant 18<sup>th</sup> century formal courtyard spaces in London. The site is within the Smithfield Conservation Area.

## **Proposal**

5. The proposal seeks to demolish the Finance Building. A new three storey extension is proposed (586sq.m GEA) that would have curved glazed facades with coloured glass panels. The third floor of the extension would be recessed in order to accommodate a roof garden at second floor level.
6. An area of landscaping is proposed at the north-western end of the site.
7. The extension would be used as a Maggie's Centre. These are centres that provide non-residential support and information facilities for people with cancer and for their family and friends.
8. This report deals with the applications for planning permission 13/00111/FULL, listed building consent 13/00112/LBC and conservation area consent 13/00113/CAC.

## Consultations

9. The views of other City of London departments have been taken into account in the preparation of this development scheme and some detailed matters remain to be dealt with under conditions.
10. The City of London Conservation Area Advisory Committee objected to the treatment of the facades of the extension.
11. The Barts Health NHS Trust have advised that they support the scheme and are fully committed to the provision of a Maggie's Centre on the site. Patient representatives, focus groups and surveys have identified the need for improved supportive care of cancer patients. The proposal would replace the existing 1960s extension with something that would enhance the appearance of the square and improve the offer of treatment to patients. The proposed location of the centre provides an opportunity for a synergy between the Maggie's Centre and the church of St Bartholomew the Less.
12. The Trust further notes that it is firmly committed to the continued use of the Great Hall and the North Block as a whole. The intention is to continue using the Hall in the manner that it is currently used which is as a place for NHS functions. The Trust is aware that suggestions have been made that the Great Hall could be used on a more commercial basis. However, the Trust is not geared up to manage such a facility. The Trust is satisfied with the replacement toilet facilities proposed and does not consider that the proposal would prejudice fire escape arrangements.
13. The Barts Health NHS Trust Archives Committee considers that the Maggie's centre would nullify the viability, sustainability and future potential of the North Block. The site has been earmarked since 2009 by the Barts Health NHS Trust for the erection of vertical circulation to serve the North Block in order to satisfy statutory regulations regarding disabled access and safe escape in the event of a fire. The Maggie's centre would prevent these circulation areas from being provided. The following concerns are raised over the scheme:
  - The fire escape on the east side of the North Block would be cut off therefore reducing the capacity of the North Block.
  - The existing toilets in the 1960s extension would be lost. The replacement toilets are fewer and would be shared with the Maggie's Centre.
  - The proposed accessible toilet in the Maggie's basement would not be accessible by wheelchair users.
  - The height of the centre is greater than that of the existing 1960s extension. The new parapet is aligned with the historic eaves/coping of the North Block.
  - The proposal would conceal the upper part of the east facing North Block facade.

- The bulk and height of the Maggie's building would be a visual intrusion on the architectural setting of the Square. The volume of the building is inflated by an internal void.
- The building would be clad in a translucent material with coloured panels that would 'glow' after dark. This would be garish and unsightly and would not enhance the setting of Gibb's four rectangular blocks.
- The Maggie's extension would ruin the balance and symmetry of the North Block as a detached building.
- The landscaping area is not well planned. It does not show the bike racks or benches nor does it take account of the unsightly ramps in front of the Lucas building.
- The scheme does not take account of the facilities or services needed to support the future of the North Block.
- There are other empty sites and empty buildings within the Bart's curtilage that would accommodate the Maggie's brief.
- If the Maggie's goes ahead it would prevent the North Block from becoming a self-supporting facility.

14. The Georgian Group considers that the proposed extension would appear as an incongruous addition to the historic complex of buildings on the hospital site. It would harm the setting of the Gibbs' buildings, be contrary to the NPPF and detract from the appearance of the Smithfield Conservation Area. The extension would compete with the North Block. The facades of the extension would glow and this would dominate views across the square. The height of the extension means that views of the east facing elevation of the North Block would be obscured. The internal alterations to the North Block are unacceptable. Elements of the landscaping scheme are inappropriate.
15. The Diocese of London notes that a faculty would be required for some of the landscaping works. They consider that the landscaping scheme is cluttered, fussy and not conducive to the sense of calm that it needs to instil. The Diocese shares the views of the Georgian Group on the design of the extension, particularly that any building on the site needs to complement its neighbours rather than assert itself over them.
16. The Ancient Monuments Society (AMS) recognises the benefits that a Maggie's Centre could bring to the hospital site and welcomes the demolition of the Finance Building. However, they feel that the introduction of such a bold design in one of London's most historically and architecturally sensitive sites would be harmful to the significance of key heritage assets. While risk taking is to be applauded the AMS is concerned that in this instance insufficient care has been taken to ensure that the development does not result in significant harm to the designated assets. The Society's committee feels that the introduction of a new signature building within the setting of Gibb's complex would further erode Gibb's original design intention. The choice of materials would create too strong a contrast with the subdued palette of the

existing elevations. The Committee has concerns about the impact of the proposal on the setting of the Grade II\* listed church of St Bartholomew-the –Less, where it is again felt that the contrast between the existing and proposed building would be too strong.

17. The London Society would be content to see a replacement extension to the building. However, they object to the proposal on the basis that it does not appear to be contextual. The building is trying to make a statement that would detract from the Gibbs quadrangle.
18. The London and Middlesex Archaeological Society do not object to the demolition of the existing Finance Building and consider that further work is needed in respect of the proposed landscaping. The Society endorses the comments of the London Society.
19. English Heritage considers that the significance of the North Block has been visually eroded by the existing modern extensions to the east and west gable ends. Whilst the contemporary design of the Maggie's Centre would contrast with the 18<sup>th</sup> century classical design of the existing North Block, the proposed building is a piece of very high quality design in its own right. It provides heritage benefits to the North Block by revealing important architectural elements such as its quoins. The establishment of a Maggie's Centre on this site would represent a substantial public benefit that outweighs any perceived less than substantial visual harm to the historic environment that the new extension may result in.
20. Thames Water raises no objection to the proposal.
21. To date some 41 letters of objection have been received from a combination of clinicians, the Friends of the Great Hall and Archive of St Bartholomew's Hospital, the Save Bart's Campaigners and people with an interest in the building. Their comments and concerns can be summarised as follows:
  - The demolition of the 1960s extension is welcome. It is of no architectural merit. This is an opportunity to replace the existing extension with a sympathetically designed building that would support the North Block.
  - Justification for the proposed replacement extension is weak. It would be out of character and an unsympathetic addition to the North Block. It would detract from the appearance of the Smithfield Conservation Area and the composition of the Gibb's buildings around the hospital's square.
  - The mass of the extension is excessive due to the internal central void. The proposal would visually compete with the Gibbs building and detract from its classical design and proportions.
  - The extension would conceal the east facing facade of the North Block and would clash with its eaves and coping detail.



- The proposed external cladding would adversely impact on the harmonious use of Portland stone to the face of all buildings on this part of the Bart's site. The material would glow at night.
- The functionality, viability and sustainability of the North Block would be impeded by the proposal to such an extent that it would gradually fall into reduced usage and decline. It would no longer be able to maintain or enhance its medical and cultural historic value. The Maggie's scheme clashes with necessary DDA access and fire escape as required for the North Block to comply with current legislation.
- It is questioned why the proposal has been commissioned against the recently published report which announced the bulk of cancer services would move from St Bartholomew's to University College and the Royal Free hospitals.
- The Maggie's concept is welcomed. However, a more suitable site should be found for the proposal. The alternative Hopkins scheme is the preferred option for the site as it would enable the North Block to become a self-supporting Heritage Building.

### **Policies**

22. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan and the Core Strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
23. On 14<sup>th</sup> January 2013 public consultation commenced on the Draft Local Plan and this ended on 11<sup>th</sup> March. It is expected that a revised Local Plan will be issued in autumn 2013 and the final plan adopted in 2014. At this stage the policies in the Draft Local Plan are of limited weight and the weight to be given to relevant policies will increase as the plan advances towards approval and adoption.
24. The Draft Local Plan incorporates the Core Strategy which has been carried forward with limited alterations. It includes new policies for Development Management.
25. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations and Sustainable Design and Construction.
26. Government Guidance is contained in the National Planning Policy Framework (NPPF).

### **Considerations**

27. The Corporation, in determining the planning application has the following main statutory duties to perform:-
  - to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);

to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

28. In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990); in this case the duty is to the desirability of preserving the setting of listed buildings.
29. For development within or adjoining a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area and its setting (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
30. Paragraph 131 of the NPPF advises, "In determining planning applications, local planning authorities should take account of:  
the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;  
the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and  
the desirability of new development making a positive contribution to local character and distinctiveness."
31. The principal issues in considering this application are:
32. The extent to which the proposals comply with Government policy advice (NPPF).
  - The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and the saved policies of the Unitary Development Plan.
  - The impact of the proposal on heritage assets including the North Block and the setting of the listed buildings surrounding the site.
  - The impact on the character and appearance of the Smithfield Conservation Area.

### Context

33. The hospital comprises one of the most historically significant sites within London. It was founded as part of the St Bartholomew's Priory in 1123. A major rebuilding programme was designed by James Gibbs and undertaken between 1730 and 1768. These works have established the Hospital's current character.
34. The North Block is the grandest Gibbs hospital building, and incorporates a triple central entrance arch, projecting end wings and additional architectural detailing. As mentioned previously it has highly significant interiors including the richly ornamented Great Hall which comprises a large Baroque-style double-height space, and Staircase

Hall with two notable canvases by Hogarth painted in 1735-7 to represent the Good Samaritan and Pool of Bethesda.

35. To date the visual significance of the North Block has been eroded by the addition of modern extensions to the building's east and west gable ends.

#### Demolition of the Finance Building

36. The Finance Building adjoins the east facing gable end of the North Block. The site has been occupied over the centuries by a series of structures. Prior to the existing 1960s structure the site accommodated two small early twentieth century operating theatres.
37. The existing extension was designed by Adams, Holden and Pearson Architects in the 1960s to for the hospital's accounts department and a bank. It is three storeys in height and is in a vaguely 'neo-Georgian' design. There is stock yellow brick cladding at first and second floor level, a white rendered third floor level and multi pane timber sash windows throughout. A covered walkway and ramp have been added to the ground floor of the north facing elevation.
38. The extension is an unsympathetic addition to the North Block. Its low floor to ceiling heights and reduced scale and proportions give it a squat appearance relative to the adjoining grade I listed building. The stock brick and render are out of character with the square. The extension cuts across decorative stonework on the east elevation of the North Block. The covered ramp and walkway protrude forward of the north facing facade of the North Block detracting from its setting and the setting of the Church of St Bartholomew the Less.
39. Overall the building lacks architectural merit, makes a neutral contribution to the Smithfield Conservation Area and detracts from the significance of the Grade I listed North Block and the setting of the surrounding listed buildings. Its removal would provide an opportunity to better reveal and enhance the significance of heritage assets in its immediate vicinity.
40. The majority of representations received note that the demolition of the Finance Building would have a positive impact on the area and the appearance of the North Block.

#### The Maggie's Concept

41. In his support for the scheme the Chief Executive of the Barts Health NHS Trust has advised that there is a need for improved supportive care of cancer patients on the hospital site. Policies 3.17 of the London Plan and CS22 of the Core Strategy support the provision and enhancement of health care facilities.
42. There are currently 18 Maggie's Centres in the UK that are either existing or in development. Maggie's commission leading architects to

design their centres which have won awards. The buildings are designed to be internally and externally inspiring, unusual and unique as an antidote to the hospital environment.

43. The application proposal has been designed by Steven Holl from the New York based firm Steven Holl Architects. He has designed numerous high profile and award winning buildings, primarily in North America, Scandinavia and China. His recognitions include the New York American Institute of Architects Medal of Honour (1997), election to the American Academy of Arts and Letters (2000), and Honorary Fellowship of the RIBA (2003). In 2010 his design for Herning Museum of Contemporary Art in Denmark won the RIBA International Award.
44. It is likely that the centre would be open from 9 am until 9 pm Monday to Friday with occasional weekend openings. A maximum of 100 people could visit the centre per day with a maximum of 50 people in the building at any one time.
45. Concern has been raised as to why the proposal has been commissioned following an announcement that the bulk of cancer services would move from St Bartholomew's to University College and the Royal Free hospitals.
46. The Barts Health NHS Trust has confirmed that they are focused on and have a long term commitment to, providing world class cancer services from the St Bartholomew's Hospital site. This forms part of the Trust's vision and is one of their key priorities. The PFI development that is currently taking place on the hospital site is one of the largest healthcare construction projects in Europe and will deliver a state of the art cancer care facility. The Maggie's Centre would assist in achieving the Trust's vision by providing vital support for people affected by cancer. It may be the case that a head and neck cancer clinic, which is one of the many tumour specific cancer clinics routinely provided on the hospitals site every day transfers to the University College London Hospital. However, another specialist cancer clinic would transfer to the St Bartholomew's Hospital site in return as part of a care model review in order to ensure that patients receive the best service.

#### Design of the Proposal

47. The blind windows and architraves to the North Block's east elevation would be exposed in the demolition of the Finance Building. A detailed study of this facade would be required by condition, should planning permission and the necessary listed building and conservation area consents be granted.
48. Careful consideration has been given to the siting and scale of the proposed Maggie's Centre so as to enable architectural elements and the significance of the east facing facade of the North Block to remain visible once demolition of the Finance Building has taken place. This approach is in accordance with paragraph 137 of the NPPF which notes that local authorities should look for opportunities for new

development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance.

49. It is proposed that the Maggie's Centre would adjoin the North Block with a lightness of touch to enable the blind windows of the Gibbs building to be partially exposed inside the centre at first and second floor level. The Centre's roof would cross a blind window that is currently exposed at second floor level. The details of this arrangement and methodology would be required by condition in order to ensure that there would be minimal harm to the historic fabric. The loss of this view can be balanced appropriately against the inseting of the building to reveal the quoins.
50. The Centre would occupy a marginally smaller footprint than the existing Finance Building whereby its front and rear facades would be set back to expose the quoin detailing on the south and west facing corners of the North Block. The North Block's cornice and parapet would remain visible from street level as the parapet of the Maggie's Centre has been designed to sweep back at the North Block's cornice height. The exposure of the original architectural detailing would enhance the appearance of the North Block through enabling an appreciation and understanding of design features that are currently concealed by the existing development on the site.
51. The form of the building in terms of its varied roof height and the setting back of the front and rear facades, result in a building that relates more satisfactorily to the local context than the current Finance Building. The building would appear appropriately subservient to the North Block and the lowering of the building to the north would ensure a more sympathetic relationship to the Church, Screen Wall and Lucas Block. The smooth curved facades allow the strong lines and classical detailing of the Gibbs building to remain distinguished. The addition of greenery to the roof of the Centre would harmonise with the existing trees and planting around the perimeter of the church.
52. A contemporary architectural language has been used to inform the design of the building. The outer skin of the Centre would be clad in 'Okalux' glass which comprises a glazing system with a fine texture that diffuses light and gives a subtle glow when illuminated. The composition of the proposed glazing would prevent it from appearing as a garish light. The material has a radiant quality and material depth not found in typical glass facades. The glazing would be predominantly white, organised in bands and it would be interspersed with coloured panels. The opalescent white glass would compliment the pale Portland stone of the Gibbs buildings in day-time conditions. The white and coloured glazed bands would run horizontally across the courtyard facade before sweeping down to ground level across the east elevation and then returning to a horizontal pattern on the church-facing facade. The external glazing would hang upon a cast concrete lattice core that is lined internally with bamboo on its north, east and south sides. The facade design is based on medieval musical notation featuring 'notes of

coloured glass' which would give the building a strong artistic as well as architectural identity.

53. The proposed modern architectural approach has generated objection as concerns have been raised that the proposal does not respect the appearance of the North Block or appear subservient to it. The objections consider that the proposed cladding would cause the building to glow and compete with the appearance of the North Block as opposed to appearing subservient to it. It is claimed that the resultant prominence of the building would detract from the composition of the Gibbs buildings and the symmetry of the North Block when viewed from the Square. The objections consider that the demolition of the Finance Building would provide the opportunity to restore the 18<sup>th</sup> century appearance of the North Block.
54. The Ancient Monuments Society is similarly concerned about the impact of the proposal on the authenticity of the Gibbs layout and cite the City of London's Smithfield Conservation Area Character Summary & Management Strategy adopted in September 2012 which states:  
"The arrangement of the hospital buildings is of particular interest, with the complex laid out by Gibbs as a series of deliberately separate blocks. He stated this was specifically to prevent the spread of fire, and it has also been suggested that an outbreak of plague in Marseilles in 1719 encouraged the separation against cross-infection."
55. New buildings and extensions have been added to the hospital complex in response to changing clinical requirements. The arrangement of the Gibbs buildings has been altered through additions to the east and west ends of the North Block, later buildings to Giltspur Street and the substantial extension of the King George V block. The Maggie's Centre would replace one of the existing extensions with a building of architectural merit on a reduced footprint.
56. It is acknowledged that the Centre would provide a bold addition to the listed building and conservation area when viewed from the Square and site surroundings. The proposed design is based on the rationale that in order to respect the authenticity of historic architecture, an authentically new piece must be created which does not overwhelm it but is a complimentary contrast to it.
57. The contemporary architectural approach that has been taken is welcome as the Centre would be read as an interesting piece of architecture in its own right enabling the North Block to retain its prominence and be distinguished. This would be an improvement on the current situation whereby the appearance of the North Block is compromised by its east and west extensions which lack architectural merit.
58. The chosen colour palette, innovative external finish of the materials to the Centre and the subtle illumination that they would provide would harmonise with the white Portland stone of the North Block. As with other buildings designed for Maggie's and by Steven Holl Architects, the proposal has the potential to become a local landmark that would

promote wider interest and engagement with the history and architecture of the hospital.

59. Internally, toilets would be provided within the basement of the Maggie's Centre for use in association with the North Block. A separate access would be formed from within the North Block to the basement of the Maggie's centre through the modification of an existing early 19<sup>th</sup> century service staircase beneath the Hogarth stair opposite its current location. In association with these works a section of original or early 18th-century panelling, understood to have been installed in the mid-20th-century, would be repositioned within the passage beneath the Hogarth Stair. These works would have minimal impact on the historic fabric of the North Block.
60. It is proposed to widen the existing door opening between the basement of the North Block and the Finance Building. This is acceptable in principle provided it is carried out in such a way to avoid physical disturbance to the vaulting of the North Block basement and minimise loss of historic fabric of the building. Further details of this alteration would be required by condition.
61. Underpinning is proposed below the east wall of the North Block. Subject to the results of an evaluation of the works, a detailed design and method statement would be required by condition to show their extent in order to ensure that the impact on the historic fabric would be minimal.

#### The Future of the North Block

62. The majority of objections to the scheme raise concern that the Maggie's Centre would compromise the future use, viability and sustainability of the North Block. The Friends of the Great Hall, Hopkins Architects and Archives of St Bartholomew's Hospital and the Barts Health NHS Trust Archives Committee have submitted detailed objections on this matter. A copy of the Hopkins objection booklet will be available at the committee meeting and prior to the committee meeting in the Members reading room.
63. The Archives Committee is a body within the Barts Health NHS Trust that has a duty to advise on the management and safeguarding of the unique heritage collections in the Trust's care including its art, archives and historic buildings.
64. The Chairman of the Archives Committee founded The Friends of the Great Hall and Archive of St Bartholomew's Hospital. The group is made up of former hospital employees, clinicians and people with an interest in the North Block. Their aim is to preserve all that is valuable in the heritage of St Bartholomew's Hospital and to ensure that the North Block and its Great Hall become more accessible and usable for educational, cultural and celebratory events. Similarly to the Archives Committee, the group has a duty to provide advice on the management and safeguarding of the heritage collections in the Trust's care.
65. Several of the objections arise from the results of a study that had previously been carried out to look at the future of the North Block. In

June 2008 the North Wing Reference Group was formed by the then Barts and the London NHS Trust. The group included members of the Archives Committee. It was tasked with looking at options whereby the North Block could be maintained without being a drain on the NHS's resources. A consortium was subsequently formed and led by Hopkins Architects in order to undertake an options appraisal for the site.

66. The study concluded that the extensions to the east and west facing ends of the North Block should be demolished, enabling the east and west facing facades of the North Block to be revealed and restored. Appropriately designed stair and lift cores, termed 'service bustles' were proposed at each end of the North Block in order to reinforce the symmetry of Gibbs design. This would allow access for wheelchair users at both ends of the building as well as a protected fire escape. The works would enable the North Block to be reinstated as a standalone block and potentially a self-supporting heritage building that would be open to the public and available for a range of cultural, educational and social functions.
67. The Hopkins scheme was not taken forward back in 2008/2009 due to funding constraints. However, potential sources of funding have now been identified and the scheme is currently being taken forward by the Friends of the Great Hall and Archive of St Bartholomew's Hospital and Hopkins Architects. It is anticipated that applications for the 'service bustles' may be submitted to the local planning authority for consideration over the coming weeks. Several of the submitted objections reference support for the Hopkins proposal.
68. The Archives Committee and the Friends of the Great Hall and Archive of St Bartholomew's Hospital state that the Maggie's scheme would prevent the 'service bustles' from being constructed. As a result, they state the North Block would have inadequate toilet and fire escape arrangements to enable it to become a sustainable and self-supporting building in the future.
69. Meetings have taken place between the Maggie's Centre and Hopkins on behalf of Friends of the Great Hall and Archive of St Bartholomew Hospital on the 16<sup>th</sup> January 2013, 15<sup>th</sup> April 2013 and 8<sup>th</sup> May 2013 in order to discuss the proposals. A mutually agreed way forward has not been reached.

#### The Proposal's Impact on the Future of the North Block

70. There are three female toilet cubicles, two male cubicles and two male urinals within the Finance Building at first floor level. It is proposed that seven toilet cubicles would be provided in the basement of the Maggie's Centre for use in conjunction with the North Block. In accordance with the brief from Barts Trust, Maggie's would replicate the existing level of toilet provision. In addition to the proposed toilets in the basement of the Maggie's Centre, North Block users would have access to one existing toilet at the east end of the Great Hall and one existing toilet at the west end of the North Block at second floor level which is accessible by a lift.



71. The existing toilets in the Finance Building are not accessible by wheelchair users. At present wheelchair users access the two toilets in the North Block via a removable ramp at the west entrance and a lift to the first floor (Great Hall level). Arrangements for access are made with the facility managers in advance of functions. The circumstances for wheelchair users would not change as part of the proposal. They would continue to use the toilets in the North Block. The Trust has advised that they will investigate the potential for upgrading the two existing toilets in the North Block with a view to making them fully wheelchair accessible and Part M compliant.
72. The submitted floorplans show that the basement toilets would be accessible to users of both the North Block and the Maggie's Centre. This is in order to enable them to be used flexibly and available for the Centre or the North Block. Notwithstanding this, the Maggie's Centre would not be reliant on the basement toilets as they have two toilets within the Centre, one located at ground floor and one at first floor. The basement toilets could be closed off from the Centre at any time to become exclusively available for users of the North Block. The Trust and the Maggie's Centre would be responsible for the management arrangements.
73. There is an existing staircase in the Finance Building that can be used for fire escape purposes. Concern has been raised about the potential loss of a fire escape route from the east end of the building as it could compromise the capacity of the Great Hall. The Barts Health NHS Trust has advised that a review of the fire escape strategy for the North Block is due to be carried out. This may conclude that a fire escape is needed at the east end of the building. Should this be the case, the Trust would have the right to connect to the Maggie's staircase. The ownership of the site would be retained by the Trust as freeholder with Maggie's taking a long lease. If needed a clause could be built into the lease to secure an escape route through the Maggie's.

#### The Trust's View

74. The NHS Trust owns and runs the North Block. They have confirmed that they are content with the proposed fire escape and toilet arrangements and are fully committed to the provision of a Maggie's Centre on the site. Notwithstanding, they understand the Heritage Value of the North Block and at the same time are committed to its continued use. A representation from the Chief Executive of the Barts Health NHS Trust states:

"We recognise the enormous heritage value that the North Block gives us in underpinning our objective of being seen as a world leading institution in the healthcare field. We therefore intend to develop a scheme for the northern sector of the Barts site that rectifies the results of a very limited maintenance regime in the past and provides for its future sustainability.

We acknowledge that initiatives are currently being explored by the Friends of the Great Hall with the objective of making the North Block a

self-sustaining facility. We are currently considering our options to define how best to use this space and wish to work with the Friends to secure the best possible outcome. However, the Trust believes that the space is unlikely to command a long-term use for regularly hosting large external/commercial events. The Trust's focus is not on corporate entertainment and conferencing and we believe there are likely to be better and more benign means of generating funding to secure the long-term future of the North Block.

A series of options are open to the Trust. One such option is to celebrate the history of the building and to deliver an appropriately scaled and located visitor attraction within the building. We are considering the merits of establishing the North Block to some degree as a separate charitable entity or preservation trust, to celebrate the heritage and preserve the building as part of our main hospital strategy.

We recognise that substantial investment would be required to bring the building up to the standards expected as a mainstream visitor attraction. This would be both financial (to refurbish the building) and in terms of management resource. The Trust is clear that the North Block will remain an integral part of the hospital campus although the required investment will need to come from non-NHS sources”

75. In accordance with the NPPF the application should be considered on its merits. The NPPF notes that “Local planning authorities should approach decision-taking in a positive way...and look for solutions rather than problems, decision-takers at every level should seek to approve applications for sustainable development where possible”. Similarly the Hopkins scheme or any other scheme would be considered on its merits should it be submitted. A scenario could result whereby different permissions could potentially be granted on the site. It would then be up to the Trust to decide which is implemented.

### Landscaping

76. New hard and soft landscaping is proposed in conjunction with the Maggie's Centre. It would extend north-west from the rear of the Centre to abut the Princess Alice memorial garden and the east facing elevation of St Bartholomew the Less. The landscaping area includes part of the Church land within its curtilage.
77. The landscaping details would be subject to a condition. The initially submitted landscaping scheme was considered to be inappropriate and too structured for the site. It comprised a series of York Stone paving with grass strips, rectangular planters and pool. It did not relate to the Church or its surroundings. The applicant has been advised that the landscaping proposals should respond more closely to the architecture and setting of the Church.
78. The area that has been identified for landscaping currently accommodates seating and car, motor cycle and bicycle parking. The seating, motor cycle and car parking would be relocated as part of the landscaping scheme that has been approved in conjunction with the PFI development. The approved PFI landscaping scheme does show

that approximately 26 bicycle parking spaces would be provided on the area that has been identified by Maggie's for landscaping.

79. The planning agent for the Maggie's proposal has confirmed that these cycle spaces could be provided on or around the site. Further details of which would be required by condition. The Trust may need to vary their approved landscaping scheme should the cycle parking arrangement be revised.

#### Servicing

80. The extent of servicing required to keep the building running would be minimal. The Trust has an existing servicing strategy and loading bay facility should large deliveries ever be required. Maggie's do not use large scale suppliers. It is anticipated that the majority of deliveries to the Centre would be through staff bringing in supplies. As Maggie's Centres are not clinical facilities they tend to be run in the manner of a domestic house.

#### Archaeology

81. The site is in an area of important archaeological potential, located to the north of the Roman and medieval defences in an area of a known Roman cemetery and within the precinct of the 12<sup>th</sup> century Priory and Hospital of St Bartholomew. There is potential for Roman remains including burials, 19<sup>th</sup> century burials associated with the church of St Bartholomew the Less and medieval and post medieval building foundations associated with St Bartholomew's Hospital. An Historic Environment Assessment of the archaeology of the site has been submitted with the application.
82. The proposed development includes a new deeper basement on the footprint of the existing building, a new lift, underpinning of the adjacent Grade I North Block, and landscaping to the north of the building. There is potential for archaeological remains to be disturbed by the proposals.
83. Archaeological evaluation is necessary to provide additional information on archaeological survival on the site, including the extent of modern disturbance and assess the impact of the proposals, including foundations, underpinning, landscaping and to design an appropriate mitigation strategy. The foundation and enabling works proposals raise concerns due to the extent of proposed excavation beyond the area of new foundations and underpinning of the North Block, where further negotiation and design development is necessary to minimise the impact. The archaeological evaluation should be used to provide additional information to develop the foundations and ground works proposals to minimise excavation and ground impacts.
84. Conditions are recommended to cover archaeological evaluation, a programme of archaeological work and foundation design.

#### Community Infrastructure Levy

85. On 1st April the Government introduced a new statutory charge, the Community Infrastructure Levy (CIL), to be paid by developers to help

fund infrastructure required to support development. Currently the CIL contribution will be put towards the provision of Crossrail. The Mayor has set a charge of £50 per sq.m where there is an uplift of 100sq.m of floorspace and this applies to all development except: social housing, education related development, health related development and development for charities for charitable purposes.

86. At present the development would not be liable for CIL as the Finance Building is partially occupied and the gross internal amount of floorspace on the site would be reduced by 148sq.m (GIA) from 578sq.m to 430sq.m.
87. If the Finance Building is vacant for more than six months prior to the commencement of development the scheme may then be liable for CIL. If this were found to be the case it is likely that a charitable exemption could be sought in this instance.

### **Conclusion**

88. The appearance of the grade I listed North Block has been compromised by the addition of 1960s extensions to its east and west Blocks. The Finance Building at the east end of the North Block lacks architectural merit and therefore its demolition is welcomed.
89. The proposed Maggie's Centre constitutes a building of outstanding architectural quality given its innovative use of materials and well informed design. It would be sensitive to the North Block in terms of its scale and physical attachment. The Centre would appear as a complementary contrast to the traditional hospital buildings around the site. The scheme provides the opportunity to reveal and repair lost features of the east facing elevation of the North Block and to enhance the setting of St Bartholomew-the-Less and the adjacent listed buildings through new landscaping.
90. The views of English Heritage are that any perceived visual harm to the grade I listed North Block, the settings of nearby listed buildings and this part of the Smithfield Conservation Area would be 'less than substantial' and are clearly outweighed by the public benefits of the proposal. These benefits include the establishment of a Maggie's Centre and the revealing/reinstatement of exterior features of the North Block.
91. It is evident that the Trust is yet to establish their intentions in respect of the future of the North Block. Notwithstanding, the Maggie's Centre would not compromise its future use. Toilets would be provided in the basement of the Centre for North Block users and a fire escape route could be accommodated if required.
92. Paragraph 134 of the NPPF sets out that where a development proposal would lead to less than substantial harm to the significance of a heritage asset, the harm should be weighed against the public benefits of the proposal.

## **Background Papers**

Internal

12.03.2013 Memo Waste and Cleansing Client Manager

External

Design and Access Statement

Maggie's Centre, St Bartholomew's Hospital Historic Building Report dated January 2013

Maggie's Centre, St Bartholomew Hospital Historic Environment Assessment dated January 2013

Maggie's Centre, St Bartholomew Hospital, Planning Statement dated February 2013

Existing drawing numbers: 5075 L(00)002 rev. A; 5075 L(00)003.

Image numbers: 5075 L(05)001; 5075 L(05) 002; 5075 L(05) 003; 5075 L(04) 004; 5075 L(05)005; 5075 L(05)006; 5075 L(05)007 rev. A; 5075 L(05)008 rev. A;

06.02.2013 Letter C J Gallagher and Claire Murrell, Barts Health NHS Trust

07.03.2013 Letter Trevor Payne, Barts Health NHS Trust

07.03.2013 Email with attachments to illustrate quoin relationship David Morris, DP9

11.03.2013 Email Thames Water

18.03.2013 Letter Marcus Setchell, Chairman of the Friends of the Great Hall and Archive of St Bartholomew's Hospital.

18.03.2013 Email Mrs Judith Yapp

18.03.2013 Email Mr Hugh Geddes

18.03.2013 Email Mrs Angela Evans

19.03.2013 Letter Professor Dame Lesley Rees

19.03.2013 Email Heather Hackett

19.03.2013 Email Mr Ashley Brown

19.03.2013 Email Professor John Shepherd

20.03.2013 Email Dr Simon Campbell-Smith

20.03.2013 Email Mrs Diana Evans

21.03.2013 Letter Barts Health NHS Trust Archives Committee

21.03.2013 Email Professor James Malpas

21.03.2013 Email Drs Peter and Jane Leaver

21.03.2013 Email Ruth M Coles

21.03.2013 Email Dr Ian Appleby

22.03.2013 Letter and supporting A3 documentation David Selby, Hopkins Architects

22.03.2013 Email Mrs Carol Whitehead

23.03.2013 Letter David Crosbie, The Voluntary Hospital of St Bartholomew

23.03.2013 Email Maggie Nicol

23.03.2013 Email Dr Andrew Crowther

24.03.2013 Email Dr Diane Smyth

25.03.2013 Email C N Hudson

25.03.2013 Email Paul Simmons

25.03.2013 Email Dr William Davidson and Dr Jasmine Lucas

25.03.2012 Email Peter Schmitt

25.03.2013 Email John Lumley

25.03.2013 Email Mrs Ann Wickham

25.03.2013 Email Mr Rodger Whitelocke

25.03.2013 Email Dr Julius Bourke

26.03.2013 Email Dr James Cronin

25.03.2013 Email Mrs Mary Smith

25.03.2013 Email Dr Richard Manns

26.03.2013 Email Professor Peter Denton White

26.03.2013 Email Mr James Hogg

26.03.2013 Letter Professor G M Besser

27.03.2013 Email Gabrielle Jungels-Winkler

28.03.2013 Email Janet Lowe

28.03.2013 Email Joanna Libby

28.03.2013 Email Miss Mary Morgan

02.04.2013 Letter DP9, David Morris with letter from Steven Holl Architects attached

03.04.2013 Email Stuart Taylor, The Georgian Group

05.04.2013 Letter English Heritage

05.04.2013 Letter City of London Conservation Area Advisory Committee

12.04.2013 Email Frank Kelsall, The London Society

29.04.2013 Letter Peter Morris, Barts Health NHS Trust

01.04.2013 Email Diocese of London

05.05.2013 Letter Mrs Ann Toms

10.05.2013 Letter The Save Bart's Campaign

10.05.2013 Letter Ancient Monument Society

10.05.2013 Email London and Middlesex Archaeological Society  
14.05.2013 Email David Morris, DP9  
15.05.2013 Email Flora Fraser  
20.05.2013 Email with attachment on parapet detail David Morris, DP9  
21.05.2013 Email David Morris, DP9  
21.05.2013 Email Trevor Payne, Director of Estates and Facilities  
22.05.2013 Email David Morris, DP9

## **Appendix A**

### **London Plan Policies**

The London Plan policies which are most relevant to this application are set out below:

**Policy 3.17 Health and social care facilities - Provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision or where there are particular needs.**

**Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.**

**Policy 7.6 Buildings and structures should:**

- a be of the highest architectural quality
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites.

**Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.**

**Policy 7.19 Development proposals should, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.**

### **Unitary Development Plan and Core Strategy Policies**

#### ***CS10 Promote high quality environment***

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.



***CS12 Conserve or enhance heritage assets***

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

***ENV6 Design of alterations to buildings***

To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.

***UTIL6 Provision for waste collection***

To require adequate provision within all developments for the storage, presentation for collection, and removal of waste, unless exceptional circumstances make it impractical; to encourage provision to allow for the separate storage of recyclable waste where appropriate.

***TRANS22 Require cycle parking***

To provide cycle parking facilities by:

- i. requiring the provision of private parking space for cycles in development schemes;
- ii. maintaining an adequate overall number of spaces for cycles in public off-street car parks; and
- iii. providing an adequate supply of cycle parking facilities on-street.

***CS22 Maximise community facilities***

To maximise opportunities for the City's residential and working communities to access suitable health, social and educational facilities and opportunities, while fostering cohesive communities and healthy lifestyles.

## SCHEDULE

APPLICATION: 13/00111/FULL

### North Wing St Bartholomew's Hospital West Smithfield

**Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).**

## CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
  
- 2 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
  - (a) particulars and samples of the materials to be used on all external faces of the building including external ground and upper level surfaces;
  - (b) details of windows and doors;
  - (c) details of the junction between the glazed facades of the building and ground level;
  - (d) details of the junction between the parapet of the Maggie's Centre and the cornice of the North Block;
  - (e) the treatment of the east facing elevation of the North Block including the blind windows, quoins and uncovered stonework;
  - (d) details of all junctions between the Maggie's Centre and the east facing elevation of the North Block;
  - (e) details of the entrance canopies;
  - (f) details of the alterations to the opening at basement level between the North Block and the Maggie's Centre; and
  - (g) a method statement to include details of the underpinning to the North Block.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: CS10, ENV6.

- 3 Details of the position and size of the green roof, the type of planting and the contribution of the green roof to biodiversity and rainwater attenuation shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.

**REASON:**  
To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Core Strategy: CS10, CS15, CS18, CS19.
- 4 Details of the construction, planting irrigation and maintenance regime for the proposed green roof shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.

**REASON:**  
To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Core Strategy: CS10, CS15, CS18, CS19.
- 5 All unbuilt surfaces shall be treated in accordance with a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority before any such works are commenced. All hard and soft landscaping works shall be carried out in accordance with the approved details not later than the end of the first planting season following completion of the development. Trees and shrubs which die or are removed, uprooted or destroyed or become in the opinion of the Local Planning Authority seriously damaged or defective within 5 years of completion of the development shall be replaced with trees and shrubs of similar size and species to those originally approved, or such alternatives as may be agreed in writing by the Local Planning Authority.

**REASON:** In the interests of visual amenity in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV 8, ENV 9, CS10, CS15, CS19.
- 6 Prior to the removal of the existing cycle racks on the site details of the proposed arrangement for the parking of 26 bicycles shall be submitted to and approved in writing by the Local Planning Authority. The bicycle parking shall be implemented in accordance with the approved details.

**REASON:** To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the following policies of the Unitary Development Plan: TRANS22.

- 7 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.

**REASON:** To ensure the satisfactory servicing of the building in accordance with the following policies of the Unitary Development Plan and Core Strategy: UTIL 6, CS10, CS17.

- 8 All new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

**REASON:** To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.

- 9 The works hereby approved are only those specifically indicated on the drawing(s) referred to in conditions to this consent.

**REASON:** In order to safeguard the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.

- 10 Records held by the Local Planning Authority indicate that the historic use of this site may have given rise to ground contamination.

a) Prior to the commencement of works on the development, an investigation into ground conditions shall be undertaken in accordance with the Model Procedures for the Management of Land Contamination, Environment Agency, Contaminated Land Report 11. The report of the investigation and proposals for any remediation required shall be submitted to and approved in writing by the Local Planning Authority.

b) All works approved shall be undertaken to the satisfaction of the Local Planning Authority.

c) As soon as reasonably practicable, and before the occupation of any remediated area of the site, a validation report shall be submitted and approved by the Local Planning Authority in writing, stating what works were undertaken and that the remedial scheme was completed in accordance with the approved remediation strategy.

**Reasons:** To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being

contaminated with material that is potentially harmful to humans, or the environment and with regard to policy CS15.

- 11 Archaeological evaluation shall be carried out in order to compile archaeological records in accordance with a timetable and scheme of such archaeological work submitted to and approved in writing by the Local Planning Authority before any commencement of archaeological evaluation work.  
REASON: To ensure that an opportunity is provided for the archaeology of the site to be considered and recorded in accordance with the following policy of the Unitary Development Plan 2002: ARC 1.
- 12 No works except demolition to basement slab level shall take place until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: In order to allow an opportunity for investigations to be made in an area where remains of archaeological interest are understood to exist in accordance with the following policies of the Unitary Development Plan: ARC2, ARC3
- 13 No works except demolition to basement slab level shall take place before details of the foundations and piling configuration, to include a detailed design and method statement, have been submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ.  
REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policies of the Unitary Development Plan: ARC2, ARC3.
- 14 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: 5075 L(00)001; 5075 L(01)001 rev. B; 5075 L(01)002; 5075 L(01)003; 5075 L(02)001 rev. B; 5075 L(02)002 rev. A; 5075 L(02)003 rev. A; 5075 L(02)004; 5075 L(02)005 rev. B; 5075 L(03)002 rev. A; 5075 L(03)001 rev. A; 5075 L(04)001 rev. B; 5075 L(04)002 rev. A; 5075 L(04)003 rev. B.  
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

## INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Core Strategy/ Unitary Development Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 Reason for Grant of Planning Permission - The decision to grant this planning permission has been taken having regard to the policies in the London Plan, Unitary Development Plan and Core Strategies set out below, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. Objections were made to the application. These were taken into account by the Local Planning Authority but were not considered to outweigh the reasons for granting planning permission.

The proposed Maggie's Centre constitutes a building of outstanding architectural quality. It has been designed to be sensitive to the North Wing in terms of its scale and physical attachment. The building would appear as a complementary contrast to the traditional hospital buildings around the site. The scheme provides the opportunity to reveal and repair lost features of the east facing elevation of the North Block and to enhance the setting of St Bartholomew-the-Less and the adjacent listed buildings through new landscaping.

It is evident that the Trust is yet to establish their intentions in respect of the future of the North Block. Notwithstanding, the Maggie's Centre would not compromise its use. Toilets would be provided in the basement of the Centre for North Wing users and a fire escape route could be accommodated if required.

#### London Plan Policies

Policy 3.17 Support high quality health and social care facilities.

Policy 7.2 Development to achieve highest standard of inclusive design.

Policy 7.8 To protect heritage assets.

Policy 7.19 Make a positive contribution to biodiversity.

## Unitary Development Plan and Core Strategy Policies

CS10 Promote high quality environment

CS12 Conserve or enhance heritage assets

ENV6 Design of alterations to buildings

UTIL6 Provision for waste collection

TRANS22 Require cycle parking

CS22 Maximise community facilities



**For the attention of Gemma Delves**

**North Wing, St Bartholomew's Hospital, West Smithfield, EC1**

The main issues of this proposal were identified as:

- (a) Demolition of the existing building.
- (b) The impact on the setting of this Grade I Listed Gibbs building (in terms of parapets height etc.).
- (c) Architectural design, again, in terms of the setting, location and visibility.
- (d) Landscape design

The Committee considered this Application in depth and were of the opinion that:

(a) There was no objection to the demolition of the 1960s building, and (d) the Committee concurred with the views of English Heritage to the effect that more design work was needed to produce a satisfactory landscape scheme.

Under (b) and (c), there was lengthy and detailed debate. After considerable deliberation and in order to obtain a consensus the Chair proposed the motion of: ***Does the proposal have an impact on the setting and does the Committee think that impact is detrimental?*** The result was 7 for to two against. The majority view was that the proposal was totally out of keeping with the general style of the historic James Gibbs buildings.

The Committee went on to endorse the views of the London Society, as set out below:

*"The Society would be content to see a replacement for the present extension building. But we do object to the proposed replacement. It appears to us to make no attempt to be contextual; indeed the proposed design appears self-consciously to be trying to make a statement which will distract from the principal entrance to one of the major architectural set-pieces of London and disturb the serenity of the Gibbs quadrangle. The good architecture many contribute to the well-being of cancer patients we do not doubt. But good architecture does not need to be of a 'come hither and admire my finery variety'. Designing something to go next to Gibbs is not an easy task, but is one which has been achieved recently with considerably more dignity in the new work next to St Martin-in-the-Fields. We advise the City Corporation to refuse these applications and suggest to the applicants that they go to look at how others have solved the problem in a more satisfactory way."*

Vicki Fox (Hon. Secretary)  
LAMAS - Historic Buildings & Conservation Committee





AMS

## Defending Historic Buildings

Patron: HIS ROYAL HIGHNESS THE PRINCE OF WALES, KG KT

ST ANN'S VESTRY HALL, 2 CHURCH ENTRY, LONDON EC4V 5HB Tel: 020 7236 3934

Ms Gemma Delves  
Planning Officer  
Development Division – West  
Department of the Built Environment  
City of London  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

10 May 2013

Dear Ms Delves

**North Wing, St Bartholomew's Hospital, West Smithfield, London EC1, Ref 13/00113/CAC,  
13/00112/LBC and 13/00111/FULL**

Thank you for consulting us on this application which was discussed at the Society's Casework Committee on Wednesday 30 April.

The Ancient Monuments Society (AMS) **objects** to the replacement of the 1960s extension to the North Wing with a new Maggie's Centre.

### **IMPACT OF PROPOSALS**

The AMS recognises the great benefits which Maggie's Centres can bring to cancer patients and their families. We note that all the centres built so far are of very high design quality, with exemplary attention paid to materials and detailing.

The Society has no objection to the demolition of the 1960s extension. Having carefully considered this proposal, however, the Committee feels that the introduction of such a bold design in one of London's most historically and architecturally sensitive sites would be harmful to the significance of key heritage assets.

### **The North Wing**

The North Wing of St Bartholomew's Hospital is part of James Gibb's original design for the main quadrangle, which was completed in the 1760s. The building's exceptional architectural and historical significance is reflected in its listing at Grade I.

The building's main function has always been ceremonial and administrative, rather than therapeutic. Extensions were added on either side of the building in the post-war period, creating an imbalance in Gibb's composition. The Society believes there is an argument for removing these extensions to restore the building to its original form.

The North Wing contains a fine hall, as well as murals by Hogarth. There is also a museum on the ground floor of the building. Despite later alterations, Gibbs's design is still the dominant feature in the quadrangle. It is noted in the City of London's *Smithfield Conservation Area Character Summary & Management Strategy* adopted in September 2012 that:

"The arrangement of the hospital buildings is of particular interest, with the complex laid out by Gibbs as a series of deliberately separate blocks. He stated this was specifically to prevent the spread of fire, and it has also been suggested that an outbreak of plague in Marseilles in 1719 encouraged the separation against cross-infection."<sup>1</sup>

The Committee feels that the introduction of a new signature building within the setting of Gibbs's complex would further erode Gibbs's original design intention.

There are also concerns about the choice of materials and lighting effects, which the Committee feels would create too strong a contrast with the subdued palette of the existing elevations.

### **Setting of St Bartholomew-the-Less**

The Committee also has concerns about the impact the new building would have on the Grade II\* - listed church of St Bartholomew-the-Less. Again, it is felt that the contrast between existing and proposed would be too strong.

### **Smithfield Conservation Area**

The application site is in Area 2 of the Smithfield Conservation Area, which was designated in 1986. *Area 2: St Bartholomew's Hospital* is "characterised by a single use and buildings of a substantial scale."<sup>2</sup> In the area:

[...] the formal relationship between Gibbs's three original blocks, the 1935 George V rebuilt south block, and the square combine to form a townscape character which is unique in the City. Later hospital buildings to Gilsper Street and West Smithfield have generally been designed to harmonise with their earlier neighbours in terms of scale, architectural style, materials and detailing.<sup>3</sup>

The National Planning Policy Framework (NPPF) states that "Planning policies and decisions should aim to ensure that developments":

- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.<sup>4</sup>

The Committee believes that the proposed design, while being innovative, fails to respond to its context and creates too strong a statement. While risk-taking in design is to be applauded, the AMS is concerned that in this instance insufficient care has been taken to ensure that the development does not result in significant harm to the designated assets.

<sup>1</sup> City of London, *Smithfield Conservation Area Character Summary & Management Strategy Supplementary Planning Document*, adopted September 2012, p 29.

<sup>2</sup> *Ibid*, p 28.

<sup>3</sup> *Ibid*, p 28.

<sup>4</sup> Communities and Local Government, *National Planning Policy Framework*, March 2012, paragraph 58.

In summary, the Society has no objection to the demolition of the 1960s extension to the North Wing, but has serious concerns about the impact which the proposed replacement would have on Gibbs's North Wing and quadrangle, St Bartholomew-the-less and Smithfield Conservation Area.

Please let us know the decision on this application in accordance with the direction in Annex A of Circular 09/2005 (DCMS 01/2005). If our comments are referred to in any committee report or document supporting a delegated decision then we should be pleased to see a copy of such report or document.

Yours sincerely

Lucie Carayon

Casework Secretary

Please reply to [office@ancientmonumentsociety.org.uk](mailto:office@ancientmonumentsociety.org.uk)

Copy for information Peter Wyn Rees



## THE SAVE BART'S CAMPAIGN

Chairman Mrs. Wendy Mead C.C. Hon. Treasurer Mrs Angela Starling CC

Dear Ms. Delves,

10<sup>th</sup> May 2013

### Objection to Planning Application 13/00111/FULL

I have the honour to be the Chairman and Spokesman for the Campaign which successfully saved Bart's Hospital from closure and I represent 2,000 members currently on our mailing list for newsletters and all residents in Barbican and Golden Lane Estate who receive them hand delivered. The Campaign continues as a 'Watchdog' for Bart's Hospital, we have kept the name as supporters know and trust us.

Since the closure plans were overturned, Bart's has undergone an extensive rebuilding programme by Skanska resulting in a world class Cancer Unit to be followed, on completion next year, by the biggest Cardiac Centre in the UK. These additions have been designed with a high degree of sensitivity owed to the enormous heritage and prestige of such a world famous site.

James Gibb designed the hospital in 1756 and three wings designed by him remain. Two, the West and East wings are listed Grade 2 and still in medical use, the North Wing containing The Great Hall and the Hogarth murals is Grade 1\* These wings along with the George V wing enclose one of the most beautiful squares in the City of London.

Sadly during the Fifties and Sixties, two practical but nondescript blocks were added at either end of the North Wing and these, at last, will be removed as part of the rebuilding of the hospital. Bart's Health NHS Trust has now applied for planning permission to replace the Sixties building at the eastern end of North Wing with new build Maggie Centre, which will completely destroy the symmetry of Gibb's original design that we hoped to see restored.

As mainly a Patients' Campaign, we are not opposed to a Maggie Centre and have suggested to the Chief Executive of Barts Health NHS Trust that the Trust Board consider an alternative site, one that will not blight (once again) Gibb's magnificent design. I believe I am right in thinking that Bart's is the only example of Gibb's work in the City of London and certainly the Square is one of the most complete and dramatic 'open-air drawing rooms' in London. Gibb designed the Bart's buildings in 1756 as a gift to the Trustees and I believe we should restore his vision and pay homage to his generosity. A very modern building described as 'iconic' tacked onto Gibb's design will add nothing to architecture with proven iconic stature.

There is no issue in locating a modern design adjacent to a heritage building both can gain from the contrast. However this is different from extending a heritage building with a modern addition. This destroys the quality of the heritage especially one which has a symmetrical composition.

It is vital that the concept of the original composition should be respected and this can be done without any stark copying of the original design but through buildings which are harmonic in scale, colour and form. The Maggie Centre fails in this respect with the intention of some fine listed buildings being thoughtlessly destroyed.

I believe there are many objectors to this Planning Application including The Georgian Society, the Conservation Area Consultative Group, City Heritage Society, City Historical Society and many Friends' Groups of Bart's.

On these grounds the Application should be rejected.

Wendy Mead          Deputy for the Ward of Farringdon Without  
Chairman, The Save Bart's Campaign  
Vice Chairman, The Guild of the Royal Hospital of St. Bartholomew

Member: City Heritage Society. City of London Historical Society. Friends of Bart's Archives and North Wing.

cc HRH The Duke of Gloucester, President of St Bartholomew's Hospital

Mark Field, Member of Parliament for the Cities of London and Westminster

Dr Simon Thurley, Chief Executive, English Heritage

Sir Stephen O'Brien, Chairman, Barts Health NHS Trust

Mrs Ann Wickham, President, The Guild of the Royal Hospital of St. Bartholomew (League of Friends)

Mr Marcus Setchell, Chairman, The Friends of Bart's Archives and the North Wing

Mr Desmond Fitzpatrick, Chairman, City of London Historical Society

Mr Douglas Woodward, City Heritage Society

cc. Rt. Hon. Frank Dobson, M.P.

ACKNOWLEDGED

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No	118125	PP
FILE		DD

MRS. ANN TOMS  
15 TRINITY COURT  
GRAY'S INN ROAD  
LONDON WC1X 8JX

05/05/13

Dear Madam,

Bart's Hospital  
Objection to Planning Application  
Ref 13/00 111/ Full

Although, as a Bart's trained nurse I am a strong supporter of Palliative Care, I cannot support an iconic Naggie's Centre building that would spoil the overall effect of the Georgian Square.

Skanska has recently provided modern buildings that respect the vernacular at Bart's, reflecting its own unique heritage.

A different site should be found for a Naggie's Centre.

Yours truly,

Mrs Gemma Davies  
Planning POB 270  
Guldhall  
London EC2P 2EJ

(Volunteer Member of  
Bart's Guild (Friends))




**Wells, Janet (Built Environment)**


---

**From:** Delves, Gemma  
**Sent:** 02 May 2013 09:46  
**To:** DBE - PLN Support  
**Subject:** FW: Proposed Maggie's Centre at Bart's Hospital  
**Attachments:** Response following initial discussion at April DAC meeting.pdf; Notes from site visit 17.04.13.pdf; Plan from Land Registry.pdf

Hi

Please can this be put on the web and acknowledged.

Thanks

Gemma

---

**From:** David Morris [<mailto:david.morris@dp9.co.uk>]  
**Sent:** 01 May 2013 19:30  
**To:** Delves, Gemma  
**Subject:** Fw: Proposed Maggie's Centre at Bart's Hospital

FYI

---

**From:** Edmund Harris [<mailto:edmund.harris@london.anglican.org>]  
**Sent:** Thursday, April 25, 2013 03:05 PM GMT Standard Time  
**To:** David Morris  
**Cc:** Archdeacon of London <[Archdeacon.London@london.anglican.org](mailto:Archdeacon.London@london.anglican.org)>; 'Rector SBG' <[rector@greatstbarts.com](mailto:rector@greatstbarts.com)>; DUNN, Michael <[Michael.Dunn@english-heritage.org.uk](mailto:Michael.Dunn@english-heritage.org.uk)>; Stuart Taylor <[stuart@georgiangroup.org.uk](mailto:stuart@georgiangroup.org.uk)>; [gemma.delves@cityofLondon.gov.uk](mailto:gemma.delves@cityofLondon.gov.uk) <[gemma.delves@cityofLondon.gov.uk](mailto:gemma.delves@cityofLondon.gov.uk)>  
**Subject:** Proposed Maggie's Centre at Bart's Hospital

Please see attached.



**Edmund Harris**  
 Church Development Support Officer

**Tel:** 020 7932 1238 **Email:** [edmund.harris@london.anglican.org](mailto:edmund.harris@london.anglican.org)  
 London Diocesan House, 36 Causton Street, London SW1P 4AU [[Map](#)]

[www.london.anglican.org](http://www.london.anglican.org)

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david.morris@dp9.co.uk

**Edmund Harris**  
Church Development Support Officer  
edmund.harris@london.anglican.org

25<sup>th</sup> April 2013

Dear David

**Proposed Maggie's Centre at Bart's Hospital – initial consultation with the London Diocesan Advisory Committee**

Many thanks for all your help in organising the site visit to Bart's last week, which the visiting DAC members and I found it very helpful. As I mentioned I would do then, I presented the proposals to the Committee at its April meeting yesterday and now write to convey its response. I took notes of the discussion between everyone present at the visit and, following your presentation and the inspection of the site, between the visiting members. These I subsequently formalised and a draft is attached.

Essentially the full committee endorsed the views of the visiting members conveyed in my notes, but since this is an important and complex case a little exegesis may be in order. Strictly speaking, the DAC's remit concerns only those parts of the scheme which directly affect the fabric of the church of St Bartholomew-the-Less and its curtilage, i.e. what is termed 'subject to the legal effects of consecration' and is therefore governed by the faculty system. This means that a faculty will be required from the Diocesan Registry for any works carried out there and a Certificate of Recommendation will need to be obtained from the DAC and submitted along with the application.

A site plan from the Land Registry on which the curtilage of the church is marked in red is attached along with this letter. As you will see, roughly half of the proposed site of the garden is under faculty. The DAC noted the findings of the archaeological survey of the site by MOLA – that any excavation work for the garden would be unlikely to have an impact on any live archaeology or, crucially, on any human remains dating from before burials in the vicinity of the church ceased in around 1849. This was welcomed, although the Committee will not be able to



draw any definitive conclusions about the impact of the work until more detailed proposals have been submitted.

It would seem to make little sense for the DAC to restrict its comments on the garden to the area which falls under faculty jurisdiction and so those that follow are to be taken as relating to this aspect of the scheme as a whole. The Committee felt that the proposed landscaping was cluttered, somewhat fussy and not conducive to the sense of calm that it needs to instil, especially in view of the amount of hard paving. Softer landscaping with more planting would be better.

The Committee considered it essential to look at the proposals for the garden in the wider context of the relationship between the church and the Centre. Michael Dunn of English Heritage (letter to Gemma Delves of 5<sup>th</sup> April) has commented that the landscaping "might benefit from having a more strategic relationship to the historic buildings around the site" and that its relationship to the apse of the church is poor. The Committee supported this view; the landscaping needs to provide a visual link between the Centre and the church which underscores the synergy between their respective spheres of activity. It is understood that a physical link between the centre and the rear entrance of the church has been mooted and this could well facilitate this aim. A faculty will, of course, be required for any alteration to the fabric of the church that this would entail.

While the matter of the broader visual and spatial impact of the Centre on the church building falls outside faculty jurisdiction it is still of relevance to the Committee, which saw it as a cause for some concern. In his letter to Gemma Delves of 8<sup>th</sup> April Mr Dunn states that "Any perceived visual harm to the grade I listed North Block, the settings of nearby listed buildings and this part of Smithfield Conservation Area would be, in our view, 'less than substantial' and clearly outweighed by the public benefits of the proposal (NPPF 134)." The DAC does not concur with this view and sympathises with the concerns raised by Stuart Taylor of the Georgian Group in his representation on the scheme to Gemma Delves of 3<sup>rd</sup> April – in particular with the need for any building on the site to complement its neighbours rather than assert itself over them.

I wish to emphasise in conclusion that the DAC was unequivocal in its support for the initiative behind the project. However, it felt that further development of the design of the Centre was required before it could lend the scheme its wholehearted support.

Yours sincerely,  


Edmund Harris

**CC:**

**The Ven. David Meara, the Archdeacon of London**

**The Rev'd Dr Martin Dudley**

**Michael Dunn, Principal Inspector of Historic Buildings and Areas, English Heritage**

**Stuart Taylor, Caseworker, The Georgian Group**

**Gemma Delves, The Corporation of London**

## London DAC site visit notes

Church: St Bartholomew-the-Less  
Date: 17<sup>th</sup> April 2013  
Case ref: 01.05/02.13(A)  
Present: The Ven. David Meara, the Archdeacon of London (chair), Margaret Davies, Robert Thorne, Laura Moffatt (DAC), Dr Paul Simmonds (parish clerk), David Morris, Tom Hawkley (DP9 – planning consultants), Chris Watson (Maggie’s), Trevor Payne (Barts Health NHS Trust), Mark Burgess (JMA Architects – executive architects for the scheme)

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### Building details

*A church or chapel is known to have existed on the site by 1184; the new building (a previous one was on another site nearby) was the subject of one of the earliest recorded faculties. Used throughout (?) its history as the hospital chapel, became additionally a parish church 1547 after the re-foundation of the hospital by Henry VIII, when it was granted to the City of London. The church survived the Great Fire and the C15 tower with its corner turret in the SW corner and the W vestry survive from this building (the latter only in part – only the window and lower, rubble-built portion of the W wall are original). Original C15 tower arch inside and four carved C15 angels, apparently reset, on the vestry wall. Major rebuilding by George Dance the Younger of 1789-91, who apparently constructed a wooden octagon (c.f. his rebuild of St Mary, Micheldever in Hampshire of 1806-8 and a number of non-conformist chapels of the previous two decades) within the external walls of the medieval building, which enclosed roughly a square area. This had triangular spaces at the corners and was lit entirely from above. He may also have been responsible for raising the floor around 2’6” above ground level, something which has not been satisfactorily explained (are there vaults beneath it?). The wooden structure apparently decayed rapidly and was rebuilt in 1823-5 by Thomas Hardwick, the then-hospital surveyor, who used iron for the roof structure supporting a star-shaped plaster vault and replaced the remaining medieval walls with new construction in brick, presumably adding the windows with ‘Y’ tracery. “A jolly gothic octagon, one of the most cheerful buildings in London” (Ian Nairn). Buttresses to N wall added c.1842, possibly by Hardwick when he built the hospital’s screen wall behind. Further remodelling by P.C. Hardwick in 1862-3 when tracery was added to the clerestory windows on the diagonal axes of the octagon and the sanctuary with the half-octagonal end was added. Encaustic tiles, pews, altar rail and pulpit all from the restoration of 1862-3; the last of these is of carved alabaster and was given by Hardwick. The building sustained damage in WWII and was restored by Lord Mottistone of Seely and Paget in 1950-1, when the E window by Hugh Easton was introduced. Good collection of monuments and brasses of C15 to C20, those of particular note being: brass in vestry to William Markeby (d. 1439) and his wife; memorial to John and Mary Darker (d. 1784 and 1800 respectively, signed by J. Binley). Aedicular monument to Thomas Bodley in north-east corner – a canopied tomb with a shallow arch and quatrefoil frieze. Organ at W end by William Hill and Son and Norman and Beard of 1930. Chandeliers in C18 manner suspended from central vault and from apexes of diaphragm arches. Crucifixion by Cigoli of c.1600 in the vestry.*

### Pastoral background

- Chris Watson: network of Maggie’s Centres goes back 15 years, first one was set up in Edinburgh where Maggie Keswick/Jencks treated. Was pleased with physical care, but wanted more spiritual, pastoral support and wanted as legacy places where cancer patients could go

for it. Maggie and Charles interested in gardens and architecture, thought there was opportunity for symbiosis. Both were friendly with architect Richard Murphy, he did the first project.

- Edinburgh pilot followed by centre in Glasgow, then Frank Gehry did one for Dundee. Currently 11 centres open, all designed by famous architects; 4 more under construction, 5 in design process.
- Objective is to have centres at all the 57 big cancer hospitals, all the most forward-looking hospitals keen to have one. Establishment of centre is two-way relationship between Maggie's and hospital – they were asked to look at Bart's two years ago, site offered would be made available through demolition of post-War finance block tacked on to E end of North Wing (James Gibbs, Grade I, 1750-9).
- Two years of development work to date with Stephen Holl on design for Maggie's Centre at Bart's. New hospital building by Michael Hopkins with cancer unit currently under construction; potential for important synergy with Maggie's

## Proposal

- A video of a presentation by the architect talking about the genesis of the design concept was shown to the meeting.
- Centre takes form of three storey building abutting E end of N Wing, corners rounded off to reveal C18 masonry behind: rear (i.e. S) elevation is higher than that facing church and rises to cornice of Gibbs building, top slopes and incorporates roof garden, N elevation rises to upper window line; tall, central, atrium-like space in middle with curved stair rising around it; glass curtain wall to be wrapped around elevations with large squares of coloured glass arranged in patterns inspired by medieval neumes sandwiched between additional layers of glazing and translucent insulating material – the building will be lit up from within at night although the facades won't be transparent. Design concept based on three structures nesting within each other: bamboo-lined inner layer, concrete sub-structure with angled uprights, outer glazed skin.
- Likely remit of DAC noted (precise remit has yet to emerge) – mainly impact on fabric and curtilage, but also on setting of church. Footprint of church registered when hospital was reorganised as a PFI trust, possible that this is all that is covered by faculty. Surrounding landscape is owned by Barts Health Trust, which is responsible for it, maintenance is carried out by Skandia. But setting of church and its location in conservation area and historic site are of prime concern to DAC.
- Mutually beneficial relationship between church and centre mooted, Maggie's is open to dialogue with church and the Rev'd Dr Martin Dudley. Second entrance to church in SE corner of central octagon which provides level access – this is almost directly opposite the proposed site. Possibility of physical link between church and centre mentioned – this would require consultation with DAC.
- Ground around church much disturbed over the years, there always were different burial grounds for monks, patients etc. Report by Peter Riddington of Insall's on heritage perspective and also by MOLA on archaeology of site. Excavation will be limited because existing basement of finance block will be reused. Lots of redundant services on site, these need to be tidied up and rationalised. Transport review of site is in progress, this has important bearing on project as landscaping element of scheme will block what is currently a through access route.

- Clarity needed for landscaping and approval works, so detailed planning application has already been submitted to Corporation of London to get guidance. Having planning permission also makes it easier to start fund raising (Maggie's is a charitable organisation). Likely conditions on planning permission:
  1. Reconditioning of Gibbs facade and discussion of nature of restoration (Catherine Stubbs from Corporation of London) – renovation, not reinstatement of lost detailing;
  2. Further development of design (currently at Stage C in RIBA process) – materials of facade, finishes etc, planners would want to see material samples, mock-ups and so on;
  3. Landscaping of area between centre and church and to E of church;
  4. Archaeology and piling design (standard Corporation procedure – piling design submitted once results of trial digs provided).
- Mike Dunn of EH has commented on the scheme and was strongly supportive of it.
- Possibility of Section 106 money for landscaping work from Helical Barr development on opposite side of Little Britain.
- Scheme for Maggie's Centre is disputed by Friends of Bart's Great Hall – they have submitted an alternative design to the Corporation of London's planning department.

### **DAC discussion at the visit**

- A Maggie's centre is unequivocally a good thing for this part of the hospital, church has been in danger of getting caught in a backwater. Any tidying-up of space around church is welcome. So general concept is first rate but design of building problematic.
- It would be useful to know more about Holl's approach to historically sensitive sites such as this, his reasoning for particular forms and materials and their relationship to the existing surrounding fabric. Maggie's has good record of architectural quality but all other centres in less architecturally sensitive locations.
- With limited information about the scheme provided in advance of site visit it was difficult to get full sense of what is proposed. There was concern that the full application for planning permission was premature.
- No real consultation with chaplaincy on development of scheme yet church already serves relatives of patients, staff who have had to give bad news. Vital for Maggie's to have some kind of working relationship with the church from the outset. Centre could enhance mission of church but everything depends on how two are linked together. At the moment users of centre will enter church by E door – this problematic as they'll arrive in full sight of people praying.
- Maggie's Centre appears to be self-contained both functionally and aesthetically – not joined to Gibbs' N Wing, floor levels don't match up (i.e. new bldg couldn't be integrated with Gibbs building even if future generations wanted).
- Site is part of conservation area which covers hospital – Corporation of London's conservation team have mounted stiff opposition, say Holl's scheme doesn't enhance it. Centre is actually taller than existing extension to Gibb building – will block light so the space between it and the church could be pretty depressing on an overcast day.

### **Conclusion**

Establishment of Maggie's Centre at Bart's on this site is strongly supported, but substantial concerns over visual impact of design as currently proposed and the interrelation of the church and the Centre needs to be better thought through. Holl's design shows no understanding of or sympathy to the

existing built environment, doesn't appear to have been informed by relevant legislation. Design should complement its setting and elevate the importance of the surrounding architecture. Physical and visual impact of landscaping works on curtilage of church probably acceptable. Would be useful to know more about the brief and how the scheme for the centre fits in with the Trust's long-term plans for the N Wing. Curious that application for full planning consent has gone in when design at such an early stage – they are clearly seeking more than guidance and if application is successful then it is this scheme that will get built.

***Please note:***

*1. Opinions expressed at DAC visits are informal only, and are not to be taken as binding on the whole Committee, whose decisions, where appropriate, will be notified after the next meeting following.*

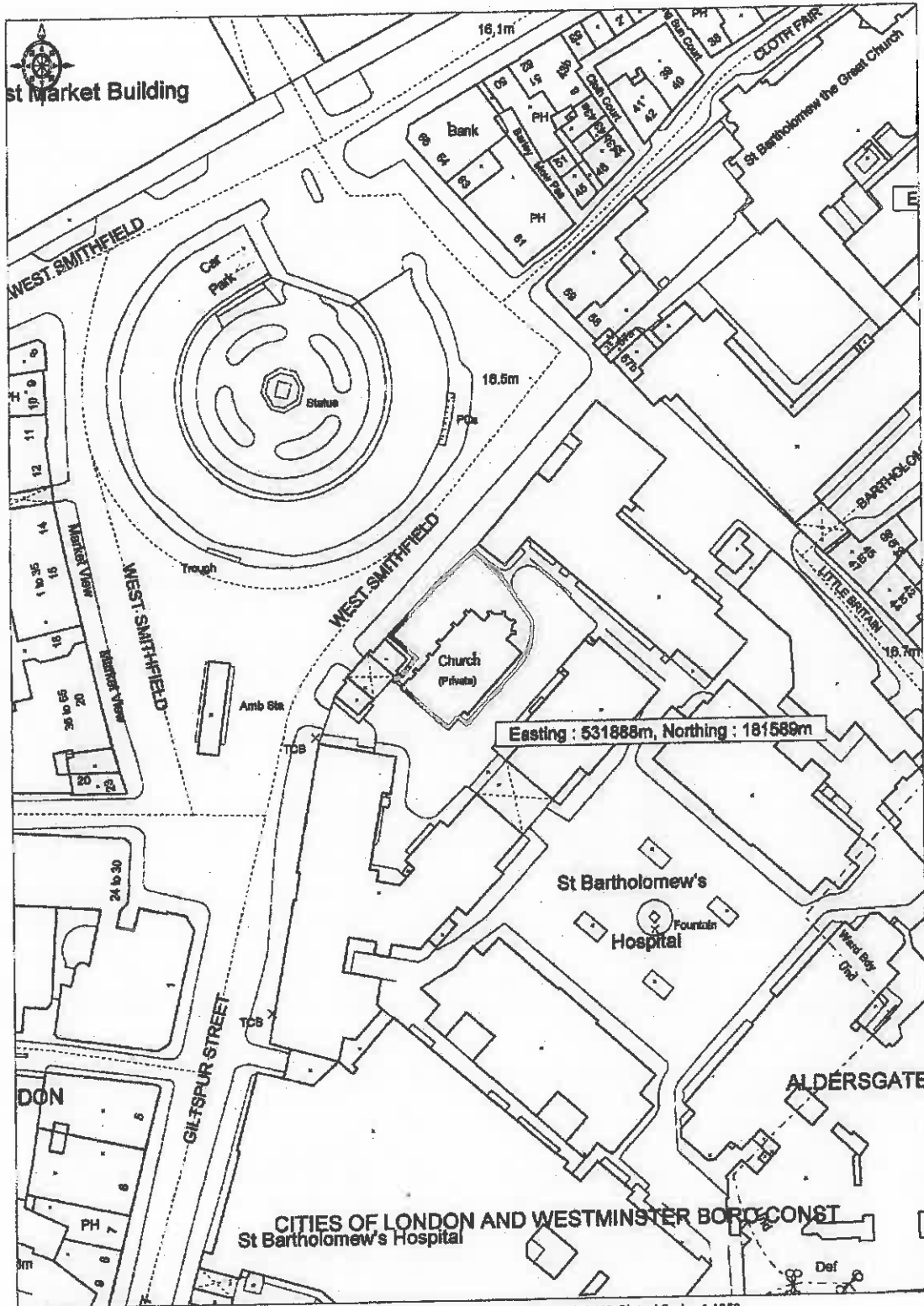
*2. After an initial visit and guidance, the onus remains on the parish to develop and submit their proposals; time will not run until they do so.*

**Care of Churches Team**

**Edmund Harris, Church Development Support Officer**



01.05 St Bartholomew The Less Smithfield Gate 2005



Ordnance Survey

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This map was created with Promap

St Bartholomew the ~~Less~~ Less, St Bartholomew Hospital, London, EC1A 7BE

01-05-01

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**Barts Health**   
NHS Trust

HJT2524

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Peter Morris  
Chief Executive  
Barts Health NHS Trust  
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29 April 2013

Email: [Peter.Morris@bartshealth.nhs.uk](mailto:Peter.Morris@bartshealth.nhs.uk)  
[www.bartshealth.nhs.uk](http://www.bartshealth.nhs.uk)

Ref: 13/00113/FULL

Dear Sir

**ACKNOWLEDGED**

**Proposed Maggie's Centre at St Bartholomew's Hospital**

I am writing to correct some comments that have been made recently relating to the planning application for a Maggie's Centre on the St Bartholomew's Hospital site. These comments focus on the suggestion that the North Wing will be condemned to an obsolete future if the planning application for the Maggie's Centre is granted. In the view of Barts Health NHS Trust, this is not the case.

The Trust Board has set out a clear vision and values and core objectives for Barts Health as part of its commitment to changing lives. Details can be found on the Trust website at: [www.bartshealth.nhs.uk](http://www.bartshealth.nhs.uk). In relation to the St Bartholomew's Hospital site, our key priorities are to deliver excellence in the treatment and research of both cancer and cardiovascular disease and to support and promote the rich history and heritage of the Barts site.

Key factors in achieving this vision for Barts will be:

- Commissioning the final phases of the NHS's largest PFI investment programme.
- Continuing to invest in research and the latest technological advances.
- Creating a Maggie's Centre in close proximity to the Oncology department at Barts. The work by this charity is widely recognised as being best practice in the support of people whose lives are affected by cancer. We see the track record of this organisation and its ambitions as being highly complementary to the aims and objectives of Barts Health and providing an excellent and supportive patient experience.
- Celebrating the depth of history of the institution of Barts.



Barts Health and its predecessors have, over a period of some 20 years, examined options for the Barts site as a whole. The PFI project to create state of the art cancer and cardiovascular hospitals to the south of the courtyard has been a key priority; the East and West Wings will strategically support cancer care activities; and while we have not yet initiated work on the North Wing and Gatehouse, it is an integral part of our plans.

We recognise the enormous heritage value that the North Wing gives us in underpinning our objective of being seen as a world leading institution in the healthcare field. We therefore intend to develop a scheme for the northern sector of the Barts site that rectifies the results of a very limited maintenance regime in the past and provides for its future sustainability.

We acknowledge that initiatives are currently being explored by the Friends of the Great Hall with the objective of making the North Wing a self-sustaining facility. We are currently considering our options to define how best to use this space and wish to work with the Friends to secure the best possible outcome. However, the Trust believes that the space is unlikely to command a long-term use for regularly hosting large external/commercial events. The Trust's focus is not on corporate entertainment and conferencing and we believe there are likely to be better and more benign means of generating funding to secure the long-term future of the North Wing.

A series of options are open to the Trust. One such option is to celebrate the history of the building and to deliver an appropriately scaled and located visitor attraction within the building. We are considering the merits of establishing the North Wing to some degree as a separate charitable entity or preservation trust, to celebrate the heritage and preserve the building as part of our main hospital strategy.

We recognise that substantial investment would be required to bring the building up to the standards expected as a mainstream visitor attraction. This would be both financial (to refurbish the building) and in terms of management resource. The Trust is clear that the North Wing will remain an integral part of the hospital campus although the required investment will need to come from non-NHS sources.

We consider that the upgrading works could be carried out without the need for any external new build – with the possible exception of a fire escape solution. We will shortly be carrying out a review of the fire escape strategy and this might determine that a fire escape is needed at the east end. Should this be the case, we would plan to ask Maggie's to consider whether it was feasible to create a connection to their proposed secondary stair.

In conclusion, I can confirm that the Trust fully supports the Maggie's planning application in the planned location adjacent to the North Wing and is acutely aware of its obligation to preserve the heritage of the Barts site.

Yours faithfully

**Peter Morris**  
Chief Executive

cc: Sir Stephen O'Brien, Chairman, Barts Health NHS Trust



**Begum, Shupi**

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**Subject:** FW: St Bartholomew's Hospital, North Wing Application Nos 13/00111/FULL, 13/00112/LBC and 13/00113/CAC

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**From:** london society [mailto:info@londonsociety.org.uk]

**Sent:** 12 April 2013 12:43

**To:** Delves, Gemma

**Subject:** St Bartholomew's Hospital, North Wing Application Nos 13/00111/FULL, 13/00112/LBC and 13/00113/CAC

**St Bartholomew's Hospital, North Wing  
Application Nos 13/00111/FULL, 13/00112/LBC and 13/00113/CAC**

Thank you for consulting the London Society about the above applications. The proposals were considered at a recent meeting of the Society's Executive Committee. We wish to object to the applications.

The Society would be content to see a replacement for the present extension building. But we do object to the proposed replacement. It appears to us to make no attempt to be contextual; indeed the proposed design appears self-consciously to be trying to make a statement which will distract from the principal entrance to one of the major architectural set-pieces of London and disturb the serenity of the Gibbs quadrangle. That good architecture may contribute to the well-being of cancer patients we do not doubt. But good architecture does not need to be of a 'come hither and admire my finery variety'. Designing something to go next to Gibbs is not an easy task, but is one which has been achieved recently with considerable more dignity in the new work next to St Martin-in-the-Fields. We advise the City Corporation to refuse these applications and suggest to the applicants that they go to look at how others have solved the problem in a more satisfactory way.

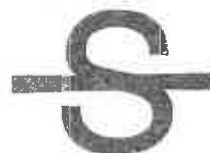
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Chairman

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[www.LondonSociety.org.uk](http://www.LondonSociety.org.uk)

ACKNOWLEDGED 8B 15/07/13.





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Direct Dial: 020 7973 3774  
Direct Fax: 020 7973 3792

Our ref: P00228235

5 April 2013

Dear Ms Delves

**Notifications under Circular 01/2001, Circular 08/2009 & T&CP (Development Management Procedure) Order 2010  
NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON, EC1**

**Application No 13/00111/FULL**

Thank you for your letter of 5 March 2013 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

**English Heritage Advice**

As set out in our letter ref. L00228236, we support the Maggie's Centre in principle and have sent a direction letter authorising the application for listed building consent.

Our comments here relate solely to the application for planning permission for the landscape proposals to the east and north of the proposed Maggie's Centre building. Whilst we support the re-landscaping of this currently poor quality and poorly maintained environment, we are not convinced that the submitted landscape proposals represent the best way to enhance the significance of the surrounding historic environment.

In design terms, we wonder if the proposed landscape might benefit from having a more strategic relationship to the historic buildings around the site. The apse of the Church of St. Bartholomew-the-Less, for example, is a prominent architectural feature which the landscape proposals appear to have no spatial relationship with.

In practical terms, we would seek confirmation that the proposed shallow planters will not be vulnerable to drying out. We also question how the proposed green grass strips between the York paving will be maintained so that the grass is healthy and the visual effect of the grass/York grid pattern is secured.



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### **Recommendation**

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely

### **Michael Dunn**

Principal Inspector of Historic Buildings and Areas  
E-mail: [michael.dunn@english-heritage.org.uk](mailto:michael.dunn@english-heritage.org.uk)

cc: David Morris, DP9



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Ms Gemma Delves  
Corporation of London  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

Direct Dial: 020 7973 3774  
Direct Fax: 020 7973 3792

Our ref: L00228236

8 April 2013

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	11 APR 2013	LTP
OM		SSE
No	117855	PP
FILE		DD

Dear Ms Delves

**NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON, EC1**

Thank you for your recent letter notifying English Heritage of the above application. We have considered the proposals in detail, and I can now set out English Heritage's response as follows.

**Summary**

The circa 1732 North Block of St. Bartholomew's Hospital is the most significant element of one of the most significant historic places in London. This significance has been visually eroded by modern extensions to the building's east and west gable ends. The current proposal is to replace the east gable extension (the Finance Building) with a new building designed by Steven Holl Architects for use as a Maggie's Centre. Whilst the contemporary design of this building clearly contrasts with the 18<sup>th</sup> century classical design of the existing North Block, the new building is in our view a piece of very high quality new design in its own right, and provides heritage benefits to the existing grade I listed building by better revealing important architectural elements of that building such as its quoins. We also consider the establishment of a Maggie's Centre on this site to represent a substantial public benefit that outweighs any perceived less than substantial visual harm to the historic environment that the new extension may result in.

**English Heritage Advice**

Our statutory remit is the impact of the proposals on the significance of the historic environment. Our advice below is based on an understanding of the historic environment affected by the proposals, and an assessment within the context of national and local planning policy as to whether the proposals harm, retain or enhance this significance, and whether there are public benefits that may outweigh any harm.

*Significance of the Historic Environment*

The North Block is the most important of the four hospital blocks designed by James



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Gibbs and built between 1732 and 1768, and contains the famous Great Hall and Hogarth Staircase, two of the most significant secular interiors in all of London. The North Block is adjacent to several other very significant buildings, including the Gatehouse (grade I), the Screen Wall and Colonnade (grade II\*), St. Bartholomew-the-Less Church (grade II\*), the Lucas Block (grade II) and Gibbs's East and West Blocks (grade I). The East and West Blocks, along with the North Block and 1930s neo-Georgian George V Building to the south, form one of the most significant 18<sup>th</sup> century formal courtyard spaces in London.

By contrast, the existing two storey extension (known as the Finance Building) built onto the east gable end of the North Block is of low significance. Designed by Adams, Holden & Pearson Architects on a shoestring budget in 1962, it sits on a site occupied over the centuries by a series of structures, and replaced two small operating theatres dating from the early 20<sup>th</sup> century. The 1962 structure was designed in yellow stock brick and render as a three storey utilitarian box in a vaguely neo-Georgian design but with a flat roof. The exterior and interior are functional, but display little architectural ambition. Floor to ceiling heights are very low, making the building appear disproportionately diminutive in its context. Whilst this means the building clearly defers visual to the North Block, it can also be seen as an architectural distraction that obscures important details from the North Block such as quoins and window surrounds.

### *Impact of the proposals on the historic environment*

The current proposals are for the demolition of the existing Finance Building and its replacement with a new building designed by Steven Holl Architects for use as a Maggie's Centre. The design concept is fully rooted in the philosophy and purpose of Maggie's Centres, which, at its most basic, is to provide non-residential support and information facilities for people with cancer, and for their families and friends. The centres are known for blending visionary architecture with warm, homely spaces that help empower people affected by cancer.

The footprint of the new building is slight smaller than that of the Finance Building, and its curved corners are designed to expose the full width of the corner quoins of the North Block. The new building will be taller than the existing building on the south elevation where it encloses a roof terrace, but not on the north elevation, where it is open.

The exterior materials are milky white opalescent glass in sloping bands accentuated with 'notes' of coloured glass. The new building will have a basement with toilet facilities for use of the Great Hall of the North Block. Access to the new building is principally from the Great Courtyard to the south, but there will be access from the north as well, which will lead to a new landscaped garden behind the church.



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The impacts of the new proposals are visual rather than physical. The new building uses a contemporary architectural language and materials that are very different than the predominant classical Portland stone of the historic hospital buildings. However, the site is beyond the formal 18<sup>th</sup> century composition formed by the three surviving Gibbs blocks and the 1930s George V Building. The new extension is designed to meet the North Block with a very light touch, and will reveal important architectural elements that the current Finance Building obscures, thus better revealing the significance of the Gibbs building (NPPF 137). Landscaping could potentially enhance the settings of the listed church, screen wall and Lucas Block (NPPF137).

*Policy*

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) sets out the obligation on local planning authorities to pay special regard to safeguarding the special interest of listed buildings and their settings preserving and enhancing the character or appearance of conservation areas.

The **National Planning Policy Framework (NPPF)** sets out the Government's policies for decision making on development proposals. At the heart of the framework is a presumption in favour of 'sustainable development'. Conserving heritage assets in a manner appropriate to their significance forms one of the 12 core principles that define sustainable development.

NPPF policy advises that for new development to be sustainable it needs to encompass an economic, social and environmental role, with the latter including the protection and enhancement of the built and historic environment. Paragraph 8 notes that these roles are mutually dependent and should not be taken in isolation; and that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Paragraph 7 of the NPPF states that the environmental role of a development includes protection and enhancement of the historic environment, while section 12 sets out how the historic environment should be conserved and enhanced.

Paragraph 131 states that, in determining planning applications, account should be taken of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; their potential to positively contribute to sustainable communities including economic vitality; and the desirability of new development making a positive contribution to the historic environment's local distinctiveness.

Paragraph 132 gives great weight to conserving heritage assets in a manner



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appropriate to their significance, noting that significance can be harmed by development within the setting of a heritage asset.

Paragraph 133 advises that, where a development would lead to substantial harm to or total loss of significance of a heritage asset, consent should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or that all of the following apply: that the nature of the heritage asset prevents all reasonable uses of the site; no viable use of the asset can be found in the medium term through appropriate marketing; conservation through grant funding or charitable or public ownership is not possible; the harm or loss is outweighed by the benefit of bring the site back into use.

Paragraph 134 sets out that, where a development proposal will lead to less than substantial harm to the significance of a heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 137 states that local authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance.

**The London Plan** sets out the Mayor's commitment to protect and enhance London's historic built environment, to promote conservation-led regeneration, and the re-use of redundant or under used buildings. It also sets out policies with aim to support culture and tourism and economic and social regeneration.

**The City of London's 2002 Unitary Development Plan (UDP)** is in the process of being replaced, but some policies relevant to the current proposals will remain in place until the Development Management Development Plan Document (DPD) is adopted. These include ENV 11, which reflects the City's statutory duty to ensure that new development preserves or enhances the character or appearance of conservation areas, and ECON 6, which seeks to maintain the varied and special character of the Smithfield area.

**The City of London's Core Strategy**, which was adopted in September, 2011, is one of the documents (along with the Development Management DPD) that will make up the City's Local Plan. Until that document is adopted, applications for planning permission will be considered against the policies in the Core Strategy, the London Plan and the relevant saved UDP policies.

Strategic Objective 3 in the Core Strategy is: 'To promote high quality architecture and street scene appropriate to the City's position at the historic core of London, complementing and integrating the City's heritage assets and supporting the continued development of the City as a cultural destination for its own communities and visitors'.



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Core Strategy Policy CS12 sets out a duty to conserve or enhance the significance of the City's heritage assets and their settings, by (among other things) 'safeguarding the City's listed buildings and their settings, while allowing appropriate adaptation and new uses' and 'preserving and enhancing the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them'.

### **EH Conservation Principles**

Paragraphs 138-148 set out guidance for 'new work and alteration', stating that new work or alteration to a significant place should normally be acceptable if:

a) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c) the proposals aspire to a quality of design and execution which may be valued now and in the future; d) the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

### *English Heritage Position*

St. Bartholomew's Hospital has, in recent years, established itself as the UK's premier hospital for cancer treatment. The establishment of a Maggie's Centre here is therefore of very high priority to the Trustees of the hospital.

The development site is extremely sensitive in heritage terms, but has already been compromised by the existing poor quality extension to the North Block. Steven Holl's design is in 'complimentary contrast' to the North Block, and is sensitive to it in terms of scale and physical attachment. The visual qualities of milky white opalescent glass will need to be demonstrated in sample panels, but the overall effect is likely to compliment the white Portland stone of the Gibbs buildings (all of which were refaced by Hardwick in the 1850s). In our view, the proposals accord with the relevant policies in the NPPF and with EH conservation principles for new work. Any perceived visual harm to the grade I listed North Block, the settings of nearby listed buildings and this part of Smithfield Conservation Area would be, in our view, 'less than substantial' and clearly outweighed by the public benefits of the proposal (NPPF 134). These benefits principally involve the establishment of the Maggie's Centre, but also include important heritage benefits such as revealing/reinstating exterior features of the North Block such as quoins and window surrounds, and landscaping the area to the north of the site.

### **Recommendation**

With reference to the above, we are minded to direct as to the granting of listed building consent.

We enclose the draft letter authorising the granting of consent (draft attached) and



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have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you.

If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course. This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely

**Michael Dunn**

Principal Inspector of Historic Buildings and Areas

E-mail: [michael.dunn@english-heritage.org.uk](mailto:michael.dunn@english-heritage.org.uk)

cc: David Morris, DP9



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Ms Gemma Delves  
Corporation of London  
PO Box 270  
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London  
EC2P 2EJ

Direct Dial: 020 7973 3774  
Direct Fax: 020 7973 3792

Our ref: L00228236

5 April 2013

Dear Ms Delves

**Notifications under Circular 01/2001, Circular 08/2009 &  
T&CP (Development Management Procedure) Order 2010**

**Direction as to the Granting of Listed Building Consent**

**NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON,  
EC1**

**Application No 13/00112/LBC**

<i>Applicant:</i>	Maggie Keswick Jencks Cancer Caring Centres Trust
<i>Grade of building(s):</i>	I
<i>Proposed works:</i>	Demolition of existing building and erection for a replacement three storey building for use as a Cancer Care facility with roof terrace, external landscaping with new planting, basement toilets and associated works.
<i>Drawing numbers:</i>	As set out in Schedule PA2 submitted with application documents
<i>Other Documentation:</i>	Design and Access Statement etc

<i>Date of application:</i>	1 February, 2013
<i>Date of referral by Council:</i>	5 March 2013
<i>Date received by English Heritage:</i>	6 March 2013
<i>Date referred to CLG:</i>	5 April 2013

**If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out below, in addition to any which your Council is minded to impose.**



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**Your Council is also directed not to approve the matters of detail to be submitted in pursuance of the following conditions without first submitting these to and obtaining the approval in writing of English Heritage.**

Yours sincerely

**Michael Dunn**

Principal Inspector of Historic Buildings and Areas

E-mail: [michael.dunn@english-heritage.org.uk](mailto:michael.dunn@english-heritage.org.uk)

**NB: This direction is not valid unless appropriately endorsed by the Secretary of State**



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### Schedule of Conditions

Address: **NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON, EC1**

Our refs: L00228236  
EH file number: LRS

**Informative:** The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

- a. Production of a sample panel of exterior facing materials.
- b. Confirmation that the new development would not compromise the future use of the Great Hall of the North Wing for any reason, including due to removal of secondary means of escape, lack of accessible toilet facilities etc.
- c. Details of and method statement for the reinstatement of lost or hidden architectural features of the east gable of the North Wing, including window surrounds, quoins etc.



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**Wells, Janet (Built Environment)**

---

**Subject:** FW: North wing St. Bartholomews Hospital - REF: 13/00112/LBC

ACKNOWLEDGED

From: Stuart Taylor [mailto:Stuart@georgiangroup.org.uk]  
Sent: 03 April 2013 11:31  
To: Delves, Gemma  
Subject: North wing St. Bartholomews Hospital - REF: 13/00112/LBC

*Janet  
05/12*

Dear Gemma,

Thank you for consulting The Georgian Group regarding the above application. The proposals were reviewed by The Group's casework team and we have the following comments.

The agents for the application were contacted with the hope of carrying out a meeting to discuss the proposals, however, this was declined; an independent site visit was carried out, however, it has been necessary to make some assumptions regarding the impact of the proposals where detailed information is absent.

St. Bartholomew's Hospital, West Smithfield

The hospital, including the North Wing, was designed by James Gibbs between 1750 and 1759 and now comprises three sides of a uniform composition around St. Bartholomew's Square. Internally, the building houses a fine timber staircase and paintings by Hogarth leading to The Great Hall. The building is Grade I listed and within the Smithfield Conservation Area.

**Proposals**

It is proposed to demolish the 1960s extension to the North Wing and replace it with a contemporary structure with roof terrace, including landscape proposals.

The Group considers the proposed extension to be incongruous with the historic complex at St. Bartholomew's and highly damaging to the setting of the Gibbs' building, we consequently object to the proposals as set out below. The NPPF states that:

'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification... Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.' (NPPF Para. 32)

The Group considers the harm to stem from the proposed design of the new building's facades and its scale and massing; we have no objection to a facility in principle, however, this must be in keeping with the



existing historic environment; The PPS 5 Planning Practice Guide, which remains a material consideration, recommends that;

'It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting' (Para.178).

However, the proposed Maggie's centre shows a 'glowing facade'; as no other part of the Grade I listed complex will be 'glowing' it must be considered to dominate the original asset through the choice of material. The Group is concerned, consequently, that the proposed building will 'draw the eye' across St. Bartholemew's Square directly to itself - as is it is presumed it is intended by the architects - and dominate Gibbs' buildings in this way, exploiting its corner siting as far as possible. It is presumed that the building is designed to deliberately, and literally, outshine the historic assets instead of being in keeping with them. If the organisation believes it needs such an assertive design to deliver its ethos then The Group argues that this is not the correct location for it.

For those reasons set out above The Group also considers the proposed development to be damaging to the Smithfield Conservation Area. The Smithfield Conservation Area Appraisal sets out that 'the formal relationship between Gibbs' three original blocks and the square (despite the loss of his South Block), combine to form townscape character which is unique in the City.' (P16) and this underlines how sensitive to change this location is. The NPPF states that:

'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.' (Para.137).

The 1960s extension is a classically inspired and proportioned structure that, whilst modern, still manages to be subservient and ancillary to Gibbs' architectural composition; by comparison the current proposals cannot be considered to 'preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset.'. The application should not therefore be considered favourably.

Critically, and as required by the NPPF, the applicants cannot provide a justification for such an assertive design; The Group does not accept that the proposed design of the new extension's facade is necessary to deliver the centre's ethos. The Group naturally has no objections regarding a contemporary arrangement of the extension internally, however, if this needs to be extended to the exterior it is argued that this is not the right location for the development.

The proposed building will be storey higher on the St. Bartholomew's Square elevation than the existing extension and so further competes with the historic building, rising right up to the parapet cornice and further obscuring the blind windows of Gibbs' building. This is unacceptable, especially given that it is unclear what the physical

impact of the structure is on Gibbs's carefully composed Portland stone facade.

The Group has serious concerns regarding the impact of the proposals on the interior of Gibbs's north wing, most notably on the fine timber stair and entrance from the existing extension. It appears from the drawings that it is proposed to demolish three stair winders and widen the entrance to the north wing from the Maggie's Centre at ground floor; This is unacceptable and the group objects to this aspect of the scheme in principle.

The Group raises no objections to the renewal of the historic courtyard in principle, however, we raise objections to how this is to be delivered. The proposed new stone paving is to be welcomed, however, the introduction of Grasscrete is incongruous with the historic townscape; a high quality permeable paving would be better suited to the location. Better use of the courtyard space could, as set out by the applicants, improve the setting of the listed buildings; however, it is unclear from the existing proposals to what extent new urban clutter is being introduced to the spaces and this needs to be set out in more detail.

#### Recommendation

The Georgian Group considers the proposals in application 13/00111/FULL to be highly damaging to the setting and fabric of St. Bartholomew's Hospital and objects to application 13/00111/FULL for those reasons set out above.

Yours sincerely

Stuart Taylor

Caseworker  
The Georgian Group



# The Voluntary Hospital of St Bartholomew

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	02 APR 2013	LTP
OM		SSE
No	117753	PP
FILE		DD

7 St. Edmunds Place  
Ipswich  
IP1 3RA  
23<sup>rd</sup> March 2013

The City Planning Officer  
Dept of Built Environment  
City of London, PO Box 270  
Guildhall EC2 P2EJ



**ACKNOWLEDGED**

2/04/13

Dear Sirs

Town and Country Planning Act 1990

Location: North Wing, St. Bartholomew's Hospital, West Smithfield, London EC2

I write on behalf of the Board of Governors of the Voluntary Hospital of St. Bartholomew to raise objections to the plan to build a Maggie's Cancer Centre adjacent to the East face of Barts' North Wing. Governors acknowledge the hugely creditable work of Maggie's Centre at other UK Cancer centres and can see the benefits for the patients of a Bart's version, but not at the specific location proposed. The objections relate to loss of amenity, disfigurement of the character and splendour of the Grade 1 listed North Wing, and inconsistency with City Planning policies vis a vis heritage and cultural sites.

**Legend:**

a) The full legal name of the Voluntary Board is "The Mayor and Commonalty and Citizens of the City of London, as Governors of the Poor, commonly called St. Bartholomew's Hospital, near West Smithfield, London, of the foundation of King Henry V111"

b) Following the introduction of the National Health Service the last meeting of the old Board of Governors of the 'Voluntary' Hospital before handing over to the new Board of Governors of the 'Royal' (Exchequer) Hospital was held on 1<sup>st</sup>. July 1948 and the transfer took place four days later. After almost four years had passed such members of the old Board of Governors as could be contacted were asked to attend a meeting on 13<sup>th</sup>. March 1952 at which it was reported that certain funds (those not exclusively for Hospital purposes) had not passed to the new Board of Governors under section 7 of the National Health Service Act 1946 and remained the responsibility of the old Voluntary Board, as did certain ecclesiastical duties.

Chairman: Mr Marcus Setchell CVO

Registered Charity No: 246904

St Bartholomew's Hospital was founded in 1123 by Rahere together with a priory and a Church. By letters Patent of 1546 Henry VIII granted the Hospital to the City of London. The Board of Governors administered the Hospital from 1546 to 1948 when it ceased to be a Voluntary Hospital on nationalisation. The Governors still administer certain charitable funds of the old Hospital, including the Samaritan Fund.

c) The powers of the Voluntary Board are derived from the 1546 and 1547 Letters Patent of Henry VI 111. In practice, since 1952 the Board has made its own procedural rules and is subject only to the Laws governing Trusts and to the Charity Commission, except that if a document needs sealing, the Seal of the Hospital is affixed by the City Chamberlain of the Corporation of London – a requirement dating from 1553.

d) The aim of Governors is to provide grants to patients and staff of St. Bartholomew's Hospital and the population and activities closely with it. Through the awards of grants, the Governors aim to spend the income of the various funds to the benefits of patients, their relatives, staff and those activities closely related to the activities of the hospital.

#### **Impact on Amenity**

Governors welcome the idea of demolishing the old finance Block. It has an ugly appearance and its layout has inhibited potential adaptation allowing contemporary disabled access, a lift, improved stairway location to smooth fire safety evacuation and staff circulation generally. Over the years positive adaptation could have given a new basement entrance with refashioned conveniences to serve the Governors Hall and adjoining rooms.

It is thought the current proposal obstructs easy fire escape from the North Wing. The WC facilities do provide proper disabled access, but though sufficient for the Maggie's Centre, appear less adequate for larger gatherings in the Governors' hall. Voluntary Board meetings are just one of the hundreds held in the North Wing each year with a formalised procedural tone that may unhappily contrast with the more personal, sensitive and private activities within a Maggie's Centre.

#### **Impact on Character and Appearance**

The design of the proposed centre offers larger dimensions than the Finance Block and thus would detract markedly from the classic style of the Wings in the Square. At the meeting on 22<sup>nd</sup> March Governors agreed the "clash would be horrendous"!

#### **Inconsistency with City Planning Policies**

Governors are advised that the proposed City Plan, reflecting upon Heritage buildings and due to be introduced next year, clearly suggests that installations and extensions to Listed buildings should "not adversely affect character, appearance or amenities.....and will be resisted"

Governors trust the City will be as good as its word.

Yours sincerely

RJ Crosbie  
Secretary

Professor G M Besser, MD,DSc,FRCP,FMedSci

**2 Fitzrovia Apartments**

**365 Euston Road**

**London NW1 3AR**

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	02 APR 2013	LTP
OM		SSE
No	117756	PP
FILE		DD

26<sup>th</sup> March 2013

The City Planning Officer  
Department of the Built Environment  
PO Box 270  
Guildhall  
London EC2P 2EJ

**ACKNOWLEDGED**



2/04/13 WA

For the attention of Gemma Delves

Dear Ms Delves

Re: North Wing, St Bartholomew's Hospital, London EC1A 7BE  
Your Ref: 13/001111/FULL, 13/001/LBC & 13/001113/CAC  
Planning application to demolish the 1960s extension building and  
erect a three-storey extension building to use as Maggie's cancer  
centre

I write to register my strongest objection to the above proposal. I am aware of the objection submitted by the Barts Health NHS Archives Committee and fully support it and the detailed objections made, although I am not a member of that committee.

The restoration of the North Wing of the James Gibbs Grade 1 listed building is long overdue and the proposals of the Archives Committee have been widely supported. The proposed work will restore the original appearance of this famous and elegant building putting back in place the balance and celebrated appearance of the Gibbs quadrangle. Unsurprisingly the Archives Committee's proposals have been welcomed by English Heritage.

The proposal to build the Maggie's extension on the end of the North Wing, at the "Lucas end" will entirely destroy the design of the developments planned to restore the North Wing to its former glory as designed by Gibbs as well as modernizing the interior so it can be used to its full potential for professional and medical social uses, while providing modern necessities such as disabled access.

**‘ The suggestion that the Maggie facility is built as an extension to the NorthWing is entirely inappropriate. While a potentially valuable facility for patients at the hospital, it should and could be housed elsewhere in the hospital grounds. To position it attached to the end of the North Wing would place it in the wrong position inconvenient for patients and would destroy the opportunity to restore and upgrade a beautiful building while making it functional in a safe and modern way.**

**The City of London has always been aware of its links with Barts and supported it repeatedly over the centuries. It has battled with others to maintain its heritage and contributions to patient care. Permeating through all this support has been a sensitive understanding of the values of the institution and has been aware of the importance of the relationships between the ethos and clinical care of patients and the integrity and beauty of its buildings. The plans for the Maggie building, if approved, would contribute to the destruction of all this.**

**Permission for the building of the Maggie centre attached to the North Wing of St Bartholomew’s Hospital should not be allowed.**

**Yours sincerely**

**Prof G M Besser**

**Prof of Medicine Emeritus  
St Bartholomew’s Hospital &  
St Bartholomews and The Royal London  
School of Medicine & Dentistry,  
Queen Mary, University of London**

## Delves, Gemma

---

**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 28 March 2013 13:12  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 1:11 PM on 28 Mar 2013 from Miss Mary Morgan.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Miss Mary Morgan  
**Email:**  
**Address:** 5 Hillgate Place Kensigton London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** The proposed Maggie's Cancer Centre however noble its intention is simply in the wrong place. The Historic Building Report submitted as part of the planning application contains a thorough and comprehensive analysis of the significance of the site (para.4.4). The report contains some 18 or 19 references to this significance. In contrast, the case justifying the proposal is weak (para 4.3). No one dissents from the fact that the former Finance building should be demolished. But this does not in itself justify replacing it with this building. The report considers very narrowly the impact on the east facing wall of the North Wing and takes no account of its impact on the future viability of this Grade 1\* listed building Another justification is given as the provision of lavatories for joint use by the North Wing and the Maggie's Centre . This would be risible were it not for the lack of sensitivity shown for those expected to share these facilities : sick, vulnerable, fragile cancer patients on the one hand, and students, conference delegates, medical professionals and those attending



social and cultural events in The Great Hall. For the latter, the scale of provision is quite inadequate given the numbers of people likely to be using the facilities at particular times. (Compare similar facilities in the City, e.g. City Livery Halls) Shoehorning the Hall design in to this limited space on the flimsiest of justifications does no service to either building. The Hopkins scheme, which has been on the table for some time, provides a sensitive, imaginative and sensible solution as well as reinstating the symmetry of Gibbs' original design.

**Wells, Janet**

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**From:** Delves, Gemma  
**Sent:** 28 March 2013 13:42  
**To:** DBE - Development - Admin  
**Subject:** FW: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Hi

Please can this be acknowledged and put on the web.

Thanks

Gemma

---

**From:** Professor G. Libby \*  
**Sent:** 28 March 2013 12:32  
**To:** Delves, Gemma  
**Subject:** Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Dear Madam

With a background in design I write not only as a Friend of the Great Hall, but also as an in- and out-patient of this hospital over three decades; on three occasions for major surgery. During this time I have had the opportunity to observe and marvel at James Gibbs' acknowledged masterpiece of hospital construction. I have attended many varying functions in the Great Hall, North Wing, which together with the East and West Wings and the Henry VIII Gatehouse rightly have Grade 1 Listing. North Wing has suffered serious neglect over many years. It urgently needs restoration and be made fit for full usage in the Twenty First Century. The Hopkins Architects' proposals will provide these perfectly. Demolition of the Finance and Medical School Buildings will return James Gibbs' scheme and North Wing to its rightful and intended splendour. One wonders how, in the 1960s, planning consent was granted for these inferior structures, abutting North Wing. These mistakes must not be repeated, as Gibbs' brilliant conception would, yet again, be completely compromised, should the Maggie Cancer Centre be built.

The latter's "raison d'etre" whilst laudable, in design will not enhance North Wing. Under Statute ... "a new building surrounded by and adjoining Grade 1 listed buildings should be of sufficient merit to warrant consideration". It is not. In build, height and use of materials it would totally detract and distract from Gibbs' classical design, its features and perfect proportion in Portland stone. It would not relate to, empathise with, or enhance Gibbs' superb building. Quite simply the proposed Maggie Cancer Centre structure is the wrong building in the wrong place. Its whole appearance would jar within the present surroundings. On the other hand, the Hopkins Architects' plans would reinstate North Wing's unique setting that James Gibbs envisaged, and simultaneously deliver restoration and provision of urgently required amenities enabling the building to function to its full potential. The future of North Wing coupled with East and West Wings, termed "The Square" or "Courtyard" is far too important to be endangered. It is of such significant Heritage importance, the Maggie Cancer Centre's inappropriate proposal would degrade and demean Gibbs' extraordinary conception. The NPPF (National Planning Policy Framework) of 2012 states "The public benefits of a proposal should outweigh any harm to the significance of a designated Heritage asset". These are major assets, and major harm will be done if this building is constructed. The Centre can be built elsewhere, James Gibbs' brilliance of 1736 cannot. I object to the Maggie Centre proposal.

Yours faithfully

Joanna Libby  
48 Morpeth Mansions  
Morpeth Terrace  
London SW1P 1ET

ACKNOWLEDGED  
S  
JW  
02/06

**Wells, Janet**

---

**Subject:** FW: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

---

**From:** Professor G. Libby [  
**Sent:** 28 March 2013 12:32  
**To:** Delves, Gemma  
**Subject:** Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Dear Madam

With a background in design I write not only as a Friend of the Great Hall, but also as an in- and out-patient of this hospital over three decades; on three occasions for major surgery. During this time I have had the opportunity to observe and marvel at James Gibbs' acknowledged masterpiece of hospital construction. I have attended many varying functions in the Great Hall, North Wing, which together with the East and West Wings and the Henry VIII Gatehouse rightly have Grade 1 Listing. North Wing has suffered serious neglect over many years. It urgently needs restoration and be made fit for full usage in the Twenty First Century. The Hopkins Architects' proposals will provide these perfectly. Demolition of the Finance and Medical School Buildings will return James Gibbs' scheme and North Wing to its rightful and intended splendour. One wonders how, in the 1960s, planning consent was granted for these inferior structures, abutting North Wing. These mistakes must not be repeated, as Gibbs' brilliant conception would, yet again, be completely compromised, should the Maggie Cancer Centre be built.

The latter's "raison d'être" whilst laudable, in design will not enhance North Wing. Under Statute ... "a new building surrounded by and adjoining Grade 1 listed buildings should be of sufficient merit to warrant consideration". It is not. In build, height and use of materials it would totally detract and distract from Gibbs' classical design, its features and perfect proportion in Portland stone. It would not relate to, empathise with, or enhance Gibbs' superb building. Quite simply the proposed Maggie Cancer Centre structure is the wrong building in the wrong place. Its whole appearance would jar within the present surroundings. On the other hand, the Hopkins Architects' plans would reinstate North Wing's unique setting that James Gibbs envisaged, and simultaneously deliver restoration and provision of urgently required amenities enabling the building to function to its full potential. The future of North Wing coupled with East and West Wings, termed "The Square" or "Courtyard" is far too important to be endangered. It is of such significant Heritage importance, the Maggie Cancer Centre's inappropriate proposal would degrade and demean Gibbs' extraordinary conception. The NPPF (National Planning Policy Framework) of 2012 states "The public benefits of a proposal should outweigh any harm to the significance of a designated Heritage asset". These are major assets, and major harm will be done if this building is constructed. The Centre can be built elsewhere, James Gibbs' brilliance of 1736 cannot. I object to the Maggie Centre proposal.

Yours faithfully

Joanna Libby

## Delves, Gemma

---

**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 27 March 2013 16:09  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:08 PM on 27 Mar 2013 from Mrs Gabrielle Jungels-Winkler.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Mrs Gabrielle Jungels-Winkler

**Email:**

**Address:** 33 Chelsea Sq London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I not against the objectives that Bart's is trying to do in upgrading and improving the facilities for its patients and their families, however I do feel strongly that if the Maggie Centre was to go ahead at the proposed site it may well prevent the construction of the East "bustle" and the development of the North Wing. I believe the North Wing should a be a self-supporting Heritage Building, which would be open to the public and also be available for hire for functions.

**Wells, Janet**

---

**From:** Delves, Gemma  
**Sent:** 28 March 2013 13:44  
**To:** DBE - Development - Admin  
**Subject:** FW: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Hi

Please can this be acknowledged and put on the web.

Thanks

Gemma

---

**From:** Janet Lowe [  
**Sent:** 28 March 2013 12:36  
**To:** Delves, Gemma  
**Subject:** Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Dear Ms Delves

I write to object most strongly to the planning application for a Maggie Centre to be built on to the side of the North Wing which houses the Great Hall and the Hogarth Staircase. This is a Grade 1 listed building designed by the architect James Gibbs. The modern design of the proposed Centre would look totally out of place alongside the North Wing and would ruin the façade of this beautiful building. Surely an alternative site could be found for the Maggie Centre somewhere at St Bartholomew's Hospital.

Yours sincerely

Janet Lowe  
13 West End Court  
West End Avenue  
Pinner  
Middlesex HA5 1BP

ACKNOWLEDGED

S

Self off

**Wells, Janet**

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**Subject:** FW: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

---

**From:** Janet Lowe

**Sent:** 28 March 2013 12:36

**To:** Delves, Gemma

**Subject:** Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Dear Ms Delves

I write to object most strongly to the planning application for a Maggie Centre to be built on to the side of the North Wing which houses the Great Hall and the Hogarth Staircase. This is a Grade 1 listed building designed by the architect James Gibbs. The modern design of the proposed Centre would look totally out of place alongside the North Wing and would ruin the façade of this beautiful building. Surely an alternative site could be found for the Maggie Centre somewhere at St Bartholomew's Hospital.

Yours sincerely

Janet Lowe

**Wells, Janet**

---

**Subject:** FW: Ref 13/00111/FULL - Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Janet C Wells  
Planning Support Officer  
Department of the Built Environment  
0207 332 3794  
[www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

---

**From:** Delves, Gemma  
**Sent:** 27 March 2013 15:43  
**To:** DBE - Development - Admin  
**Subject:** FW: Ref 13/00111/FULL - Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Hi

Please can this be acknowledged and put on the web.

Thanks

Gemma

---

**From:** Janet Lowe  
**Sent:** 26 March 2013 16:27  
**To:** Delves, Gemma  
**Subject:** Ref 13/00111/FULL - Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Dear Ms Delves

I write to object most strongly to the planning application for a Maggie Centre to be built on to the side of the building at St Bartholomew's Hospital called the North Wing which houses the Great Hall and the Hogarth Staircase. This is a Grade 1 listed building designed by the architect James Gibbs. The modern design of this proposed Centre would look totally out of place alongside the North Wing and would ruin the façade of this beautiful building. Surely an alternative site could be found for the Maggie Centre at St Bartholomew's Hospital.

Yours sincerely

Janet Lowe  
13 West End Court  
West End Avenue  
Pinner  
Middlesex. HA5 1BP

**Wells, Janet**

---

**Subject:** FW: Ref 13/00111/FULL - Proposed Maggie Cancer Centre at St Bartholomew's Hospital

---

**From:** Janet Lowe []

**Sent:** 26 March 2013 16:27

**To:** Delves, Gemma

**Subject:** Ref 13/00111/FULL - Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Dear Ms Delves

I write to object most strongly to the planning application for a Maggie Centre to be built on to the side of the building at St Bartholomew's Hospital called the North Wing which houses the Great Hall and the Hogarth Staircase. This is a Grade 1 listed building designed by the architect James Gibbs. The modern design of this proposed Centre would look totally out of place alongside the North Wing and would ruin the façade of this beautiful building. Surely an alternative site could be found for the Maggie Centre at St Bartholomew's Hospital.

Yours sincerely

Janet Lowe



## **Delves, Gemma**

---

**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 26 March 2013 08:31  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 8:30 AM on 26 Mar 2013 from Mr James Hogg.

### **Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### **Customer Details**

**Name:** Mr James Hogg  
**Email:**  
**Address:** Noons Folly Cottage Melbourn Royston

### **Comments Details**

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application

#### **Reasons for comment:**

**Comments:** As a Friend of the Great Hall and son of a former Head of the ENT Department at Bart's I have grave misgivings about this proposal. There is a once-in-a-lifetime opportunity to rescue the Great Hall from decline and give it a viable future in perpetuity. That opportunity will be lost for ever if the Maggie's plan is allowed to go ahead as envisaged. The latter is of course a worthy concept, but should be tailored to allow the carrying out in full of the magnificent Hopkins Plan for the Great Hall and surrounding development. I urge the decision-makers not to waste this priceless chance to give the hospital's unique heritage a vibrant future.

**Stothard, Gideon**

---

**From:** Delves, Gemma  
**Sent:** 26 March 2013 09:34  
**To:** DBE - Development - Admin  
**Subject:** FW: Ref 13/00111/FULL Proposed Maggie Centre at St Bartholomew's Hospital

**From:** Peter White  
**Sent:** 25 March 2013 21:59  
**To:** Delves, Gemma  
**Subject:** Ref 13/00111/FULL Proposed Maggie Centre at St Bartholomew's Hospital

**ACKNOWLEDGED**

Dear Ms Delves,

I am Professor of Psychological Medicine at St Bartholomew's hospital, where my clinical job entails, among other things, providing and overseeing psychological, emotional, and psychiatric care to patients living with and beyond cancer. With colleagues at Bart's I have just submitted a development grant to develop and test better care for patients who survive cancer in order to improve their well-being and quality of life. I am therefore very supportive of the development of a Maggie Centre at Bart's. It is therefore with significant regret that I must object to this planning application.

I have studied the plans and elevations with care, and have to conclude that this plan does a disservice to the hospital and thus to the healing environment so important to patients' recoveries.

This is the case for the following reasons:

1. The proposed building will be out of character and unsympathetic to the adjacent North Wing James Gibbs building in its elevation and design. The proposed design looks innovative, and reminded me of the New York Guggenheim museum internally, but it is being proposed to be sited in the wrong place. It is rather like putting the Guggenheim right next door to Buckingham Palace.
2. The site lines, particularly of the windows of the James Gibb building, are totally ignored in the current design, which seems to have much smaller windows and at different levels.
3. The site specification requires shared use of toilets and related facilities between the Maggie Centre and the North wing. I fail to see how North Wing celebrating diners and time-pressed conference attendees will easily mix with cancer sufferers and their families who require peace and quiet.
4. Putting the Maggie centre on this site ruins the (Hopkin's) proposed plan to refurbish and resurrect the North Wing, which has equal importance with a Maggie centre for both patients and staff of this great hospital.

I would imagine that an alternative site at Bart's can be found for the important project that is the proposed Maggie Centre.

Yours sincerely,  
Professor Peter Denton White,  
Private address: 55, Conway Road, Southgate, London, N14 7BD.

**S**

## Delves, Gemma

---

**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 25 March 2013 21:05  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:05 PM on 25 Mar 2013 from Dr Richard Manns.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Dr Richard Manns  
**Email:** Not specified  
**Address:** Room 632, Dawson Hall, Charterhouse Square, London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** The style of the building is totally out of keeping with the rest of the historic site, an irony made more grievous by the excellent work in the new KGV wing, and the fact that even the 1960s building that it replaces fits better, an era notorious for its disregard for previous architecture. It need not be a pastiche, but some consideration of the lines of existing buildings would be far better; the Scottish Widows building of nearby Finsbury Square evokes stone yet is nothing but modern and light. There is nothing awful with the design, but it would look horrifyingly jarring from all its surroundings. Barts has enough buildings that were so very modern in their area, surely?

## Delves, Gemma

---

**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 25 March 2013 19:39  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 7:38 PM on 25 Mar 2013 from Mrs Mary Smith.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Mrs Mary Smith

**Email:**

**Address:** Chequer Lodge Ash Canterbury

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I object to this proposal on conservation grounds. The design is totally inappropriate due to its' proximity to Grade 1 listed buildings. The design would substantially detract from the elegant, historic and architecturally significant appearance of the Great Hall and North Wing. Whilst accepting the site is designated as a hospital and services need upgrading and developing to a modern standard any decision taken by the Planning committee must take account of the 900 year old history of Barts and seek to preserve its unique heritage at all costs.

**Stothard, Gideon**

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**From:** Delves, Gemma  
**Sent:** 26 March 2013 09:32  
**To:** DBE - Development - Admin  
**Subject:** FW: 13/00111/FULL

**From:** jamescronin !  
**Sent:** 25 March 2013 18:48  
**To:** Delves, Gemma  
**Subject:** 13/00111/FULL

**ACKNOWLEDGED**

I would like to add my objection to the proposed development, on the grounds that the new building would be out of character with the remaining portion of the North wing, and adjoining square and buildings. I do not object to the demolition phase of the plans, the 1960s extension to the original north wing is also out of character and not fit for purpose, however the new building should be built in the style of the older section of north wing to fit with the character of the area

Yours Sincerely

Dr James Cronin  
1 Limetree House, Croft Street, SE8 5DS

**S**

**Stothard, Gideon**

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**From:** Delves, Gemma  
**Sent:** 26 March 2013 09:32  
**To:** DBE - Development - Admin  
**Subject:** FW: Ref 13/00111/FULL

**ACKNOWLEDGED**

**From:** Julius Bourke  
**Sent:** 25 March 2013 18:03  
**To:** Delves, Gemma  
**Subject:** Ref 13/00111/FULL

Dear Ms Delves,

I should like to voice my objections to the proposed plans for a Maggie's centre at St Bartholomew's Hospital. Whilst the development of such a centre is important, the plans as they are currently proposed amount to the architectural vandalism of an historic heritage site and obstruct plans proposed to rescue this building for current and future generations and to ensure its ongoing use as a heritage site and building of historic interest

I am convinced that if the proposed Maggie's Centre plans are to go ahead at the proposed site it will be to the detriment of the Gibb's buildings that make up the quad of the old hospital. It is a modern design that has taken no account of its surroundings and is intended to be a 'set piece' in its own right. This singular attitude of the planners and architects is remarkable given the time, effort and money that has gone into the redevelopment of the rest of the hospital, ensuring that the original architectural integrity is maintained. There is no sign of any such effort here. Furthermore, it fails to take into account the designs proposed that support the restoration of the North Wing. These plans are to appropriately update the building to take into account appropriate building regulations from a health and safety and fire regulation perspective. The plans for the Maggie's centre will render this an impossibility. The consequence of this will be a restriction on public access. This is necessary in order to ensure that appropriate interest is sustained in not just the building itself, but its historic contents and artwork. These require professional care and that care would be funded by public events such as those currently organised by The Archive Committee at The Hospital and The Friends of The Great Hall and The Archives. A loss of such access would result in a loss of these vital events and in turn the loss of the buildings contents and function.

In short, to proceed with the current proposal for the building of a Maggie's Centre in the currently proposed site, will lead to the loss of architectural integrity of a heritage site, the loss of the amenities currently provided by the building and as a direct consequence, a loss of its historic consequence.

I implore you to take these objections to heart in your consideration of this planning application.

Yours Sincerely,

Dr. Julius Bourke, MBBS, MRCPsych,  
Lead Investigator for The Brain in Pain Study,  
Clinical Lecturer and Honorary Consultant Psychiatrist,  
Centre for Psychiatry at The Wolfson Institute,  
Barts and The London School of Medicine and Dentistry,  
Queen Mary University of London.

Address:  
The Brain in Pain Study  
3rd floor Dominion House  
59 Bartholomew Close  
London EC1A 7ED

## Delves, Gemma

---

**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 25 March 2013 17:51  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 5:50 PM on 25 Mar 2013 from Mr Rodger WHITELOCKE.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Mr Rodger WHITELOCKE  
**Email:**  
**Address:** 19 Elvaston Place South Kensington London

### Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application

#### Reasons for comment:

**Comments:** I wish to object the the application to build this structure at one end of the existing Grade 1 listed 18thC Great Hall, as it would undoubtedly detract from the existing structure which is regarded as being of great architectural importance within the City of London. Bart's has always been noted as a world class centre for the treatment of cancer, and an area for relaxation may well enhance the welfare of patients. Nevertheless, there are several other alternative areas for such a development within the hospital precincts which may be more suitable. Furthermore, if the proposed development is allowed, it would have a detrimental effect on future plans to permit much needed improvements to facilities of the Great Hall and North Wing. I urge the Planning Committee to refuse permission.

## Delves, Gemma

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**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 25 March 2013 15:36  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 3:35 PM on 25 Mar 2013 from Mrs Ann Wickham.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Mrs Ann Wickham  
**Email:**  
**Address:** 18 Rose Hill Dorking Surrey

### Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**

**Comments:** As President of The Guild of St Bartholomews Hospital I strongly object to the proposed development of a Maggie Centre, though admirable in its concept, it is totally out of place and context alongside the elegance of the architecture and continuing function of the James Gibbs' buildings of this beautiful square. An alternative and more suitable site can surely be found on or adjacent to the Hospital complex.



## Delves, Gemma

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**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 24 March 2013 23:10  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:09 PM on 24 Mar 2013 from Dr Diane Smyth.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Dr Diane Smyth

**Email:**

**Address:** Austins Warners Hill, Cookham Dean, Berks

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** The proposed development of a Maggie Centre on the East face of the North Wing of Barts is totally out of character with the architecture and heritage of the beautiful James Gibbs' buildings and the Square. It would be a tragedy and sacrilege to destroy such inheritance. There is a separate well advanced plan (Hopkins Plan) to make the North Wing a self supporting Heritage building with disabled access, modern amenities and an extended museum and archival area. This plan preserves the architecture of the North Wing and the heritage of the hospital, at the same time as enhancing the attraction of the Great Hall for public events, and allowing its own beauty and its associated great works of art to be more widely appreciated. There will be educational, medical heritage and social benefit. The plan reinstates the symmetry of the original Gibbs building in line with the rebuilding of the South Wing. If the Maggie Centre goes ahead as proposed, the opportunity for the North Wing to become a Heritage building will be lost and part of the historic beauty of

Barts will be gone forever. This must not be allowed. The alternative Hopkins Plan preserves this as well as offering important new benefits. Maggie Centres are greatly valued by cancer patients and their families, and I fully support the care and work they do, but if a Maggie Centre is considered appropriate for Barts an alternative site must be found.

**Stothard, Gideon**

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**From:** Delves, Gemma  
**Sent:** 25 March 2013 11:00  
**To:** DBE - Development - Admin  
**Subject:** FW: Planning proposal.....Ref 13/00111/FULL

ACKNOWLEDGED

**From:** William Davidson  
**Sent:** 25 March 2013 10:43  
**To:** Delves, Gemma  
**Subject:** Re: Planning proposal.....Ref 13/00111/FULL

Dear Gemma,

Thank you for your reply.

Postal address for Dr Jasmine Lucas.....Glebe Cottage, Coombe Florey, Taunton. TA4 3JE

Postal address for Dr William Davidson.....69 King Henry's Reach, Manbre Road, London W6 9RH

Many thanks,

William

Dr William Davidson  
 Dr Jasmine Lucas

Sent from my iPad

On 25 Mar 2013, at 10:10, "Delves, Gemma" <[Gemma.Delves@cityoflondon.gov.uk](mailto:Gemma.Delves@cityoflondon.gov.uk)> wrote:

Dear Dr Davidson and Dr Lucas

Thank you for your email. Please can I have a postal address for your comments to be registered against on our system? We will then also be able to notify you should the case be presented to the Planning and Transportation Committee.

Kind regards

Gemma

---

**From:** William Davidson |  
**Sent:** 24 March 2013 19:44  
**To:** Delves, Gemma  
**Cc:** Gerald and Jo Libby, Mrs  
**Subject:** Planning proposal.....Ref 13/00111/FULL

*To whom it may concern.....*

*We happen to feel most deeply and strongly about the proposed design and construction of the new Maggie's Center and how it would impact on the architectural aesthetics of The North Wing at Barts.*

*We fully and heartily support the exciting Hopkins Architects proposal and plans as a truly fitting solution to preserving such important heritage.*

*Surely the very excellent Maggie's Center project can be successfully incorporated elsewhere on the Barts site and thus NOT impinge on the original Gibbs design of the North Wing?*

*We therefore object most vehemently to this proposal*

*Yours faithfully,*

*Dr William Davidson*

*Dr Jasmine Lucas*

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**Stothard, Gideon**

**From:** Delves, Gemma  
**Sent:** 25 March 2013 10:09  
**To:** DBE - Development - Admin  
**Subject:** FW: Ref 13/00111/FULL

**From:** Paul Simmons []  
**Sent:** 24 March 2013 18:48  
**To:** Delves, Gemma  
**Cc:** \_\_\_\_\_  
**Subject:** Ref 13/00111/FULL

**ACKNOWLEDGED**

I wish to object to the planning application above as one who has been connected with St Bartholomew's Hospital for many years and also with the Church of St Bartholomew the Less.

The hospital precinct on the island site has been adapted over the years [viz the South Gibb block now renamed King George V block which was rebuilt in the 1930s and is again undergoing work ready for its use in the 21<sup>st</sup> century], but the basic structure of the square has remained the same on the N, E and W sides for many years reflecting the overall design of James Gibb. Internally many of the blocks have been reconfigured to reflect current medical practice and this allowed the continued use of these buildings for the medical use originally envisaged. The 1960s block known to me as the Finance block has never sat very happily beside the N wing or the buildings to the E and the Church of St Bartholomew the Less to the NE.

A centre for those who are living with cancer is a logical addition to the site bearing in mind the major focus of the newly refurbished hospital. But the particular site and appearance do not coordinate with the adjoining N wing. Not only is the new building proposed all glass and therefore bright all through the darker evenings but also does not pick up on the window lines of the N Wing even though it attempts to display the corner stones of the original block. It sits very uncomfortably with the Gibb's blocks and detracts from the general ambience of the Square which is in a Conservation Area, reflecting its high visual value to the City and its people.

Furthermore, it prevents the increased use of the N wing as it occupies an area that would need to be used for a fire escape according to modern requirements for safety. The Friends the N Wing have long been in discussion with the NHS Trust about this N Wing and also its near neighbours to the N, some of which are in dire need of repair and refurbishment. The overall visual impact of such repaired buildings would enhance the Conservation Area and the patients experience considerably.

It is a shame that a more suitable site for Maggie's Centre could not be found on the Island site or a more tactful introduction to the integrity of Gibb's design. This is a grade 1 listed site and it deserves a better neighbour than the proposal.

Dr Paul Simmons  
 96 Thomas More House  
 Barbican  
 London  
 EC2Y 8BU

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**Stothard, Gideon**

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**From:** Delves, Gemma  
**Sent:** 25 March 2013 10:08  
**To:** DBE - Development - Admin  
**Subject:** FW: Barts planning application for Maggie Centre 13/00111/FULL

**From:** c.n.hudson | \_\_\_\_\_  
**Sent:** 24 March 2013 17:39  
**To:** Delves, Gemma  
**Subject:** Barts planning application for Maggie Centre 13/00111/FULL

**ACKNOWLEDGED**

May I express a personal comment on this planning application. My *locus standii* is past Chairman of the Barts Guild (League of Friends) and Chairperson of the NE London Cancer Clinically Effective Pathway Board. I am thus very aware and supportive of the concept of a Maggie's Centre for the benefit of cancer patients and their families at Barts. Cancer is, after all, one of the two pillars on which the current development of the Barts site rests. At the same time, having represented the Guild on the Trust's North Wing Reference Group, I am fully aware of and enthusiastic about the Hopkins proposals, which address the problems of the Heritage area at Barts (outside the PFI development), which have an urgent need to be separated from a tight NHS budget. It should surely be possible to accommodate both projects without mutual compromise. It must be to the interest of the City to broker a mutually satisfactory arrangement and I would hope that the Planning Committee may recognise this and pronounce accordingly.

by CNHudson Beecroft House, Thornwood Common Essex CM16 6LF

24/3/13.....

**S**

## Delves, Gemma

---

**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 23 March 2013 17:52  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 5:51 PM on 23 Mar 2013 from Dr Andrew Crowther.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Dr Andrew Crowther  
**Email:**  
**Address:** Green Farm Bushley Tewkesbury

### Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity

**Comments:** While the existing building should never have been allowed there is no reason to replace it with a modern facade that is so out of keeping with the beauty of the Gibb building. The Square at Barts is a gem of architecture, particularly the north side. Improvements to the stock of the hospital in the area under consideration should blend in with the original architecture, or be far less obtrusive to the whole concept of the Square. The submitted plans are both offensive to the splendour of the original buildings and an unnecessary intrusion on the concept of the Square. I would support removal of the existing building which has little architectural merit, but object to the erection of the proposed Maggie Centre building which is out of keeping with internationally recognised buildings of high quality.

**Wells, Janet**

---

**Subject:** FW: Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

Janet C Wells  
Planning Support Officer  
Department of the Built Environment  
0207 332 3794  
[www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

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**From:** Delves, Gemma  
**Sent:** 27 March 2013 15:42  
**To:** DBE - Development - Admin  
**Subject:** FW: Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

Hi

Please can these comments be acknowledged and put on the web.

Thanks

Gemma

**From:** Maggie NICOL |  
**Sent:** 27 March 2013 15:35  
**To:** Delves, Gemma  
**Subject:** Re: Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

Dear Gemma,  
Thank you for your response.  
My address is:  
42 Sutherland Avenue,  
Cuffley,  
Herts EN6 4EQ.

Regards,  
Maggie Nicol.

On 25 March 2013 10:03, Delves, Gemma <[Gemma.Delves@cityoflondon.gov.uk](mailto:Gemma.Delves@cityoflondon.gov.uk)> wrote:

Dear Professor Nicol

Thank you for your comments on the Maggie's application. Please can you give me your address so that your comments can be registered and so that you will receive future correspondence should the case be presented to the planning committee.

Kind regards

ACKNOWLEDGED

S  
Jew  
10/10



Gemma

**From:** Maggie NICOL  
**Sent:** 23 March 2013 10:00  
**To:** Delves, Gemma  
**Subject:** Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

Dear Ms Delves,

I am president of the League of St Bartholomew's Nurses. Our office is situated in the east side of the North Wing at Barts and each year we hold our annual meeting and AGM in the Great Hall at Barts.

We have no objection to the building of the Maggie's Centre on the east side of the North Wing, replacing the old finance building, as long as the design is in keeping with the beautiful grade 2 listed North Wing. However, we feel that the proposed development would be greatly enhanced if the new facilities are designed to be shared by users of the North Wing. This would enhance the use of the North Wing in general and the Great Hall in particular, whose facilities are outdated and woefully inadequate for disabled and elderly visitors.

Yours sincerely,

Professor Maggie Nicol

President - League of St Bartholomew's Nurses

[www.bartsleagueofnurses.org](http://www.bartsleagueofnurses.org)

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**Wells, Janet**

---

**Subject:** FW: Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

**From:** Maggie NICOL [mailto:]  
**Sent:** 23 March 2013 10:00  
**To:** Delves, Gemma  
**Subject:** Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

Dear Ms Delves,

I am president of the League of St Bartholomew's Nurses. Our office is situated in the east side of the North Wing at Barts and each year we hold our annual meeting and AGM in the Great Hall at Barts.

We have no objection to the building of the Maggie's Centre on the east side of the North Wing, replacing the old finance building, as long as the design is in keeping with the beautiful grade 2 listed North Wing. However, we feel that the proposed development would be greatly enhanced if the new facilities are designed to be shared by users of the North Wing. This would enhance the use of the North Wing in general and the Great Hall in particular, whose facilities are outdated and woefully inadequate for disabled and elderly visitors.

Yours sincerely,

Professor Maggie Nicol

President - League of St Bartholomew's Nurses

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**Stothard, Gideon**

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**From:** John Lumley <  
**Sent:** 25 March 2013 21:43  
**To:** Stothard, Gideon  
**Subject:** Re: Great Hall St Bartholomew's Hospital

**ACKNOWLEDGED**

Dear Sir

Re Maggie development of the Great Hall at Barts

The Royal Hospital of St Bartholomew Charity, objects to the proposed Maggie Centre attached to the Barts Great Hall:

1. The design is inappropriate to the architectural style of the Grade 1 listed James Gibb building
2. Any development must be of the whole of the Great Hall complex
3. The proposed design inhibits existing planned renovation of the Great Hall, linked to its future use, taking into consideration:
  - a. Disabled access, including public and service lifts
  - b. Health and safety measures
  - c. Toilet and cloakroom facilities
  - d. Kitchen requirements
  - e. Arrangements for the Barts Archives
4. With the approaching 900th Anniversary of Barts, this is a unique moment in the history of the Hospital, developments should be in keeping with its Heritage and worthy of the 21st Century

It is surprising that this is a preferred site for a Maggie development, that has specific requirements

for their patients:

- a. It lacks seclusion
- b. The position will be the busiest on the Island site
- c. Facilities would be shared with conference and Cultural events
- d. What has changed Maggie's policy for insisting on an independent unit for their Centres

John Lumley  
Chair, Royal Hospital of Saint Bartholomew Charitable Foundation

**S**

21 March 2013

PLANNING & TRANSPORTATION		
PSDD	CPO	PPDD
TPD	25 MAR 2013	LTP
OM		SSE
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FILE		DD

Regional Services Division  
 Digestive Diseases Clinical Academic Unit  
 St. Bartholomew's Hospital  
 West Smithfield  
 London  
 EC1A 7BE

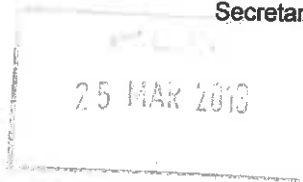
The City Planning Officer  
 Department of the Built Environment  
 City of London  
 PO Box 270  
 Guildhall  
 London EC2P 2EJ

Professor Gerald W. Libby FRCP, FRCPsych  
 Professor of GI Psychiatry

Tel: 020 359 43500  
 Main switchboard: 020 7377 7000  
 Fax: 020 359 42834

Secretary: louise.pattick@bartshealth.nhs.uk.

For the attention of Gemma Delves



Dear Madam,

Ref: North Wing, St Bartholomew's Hospital, West Smithfield, London  
 Your ref: 13/00111/FULL, 13/00112/LBC & 13/00113/CAC  
 Planning application to demolish the 1960s extension building and  
 erect three-storey extension building for use as Maggie's cancer centre

**Statement of Objection by Barts Health NHS Trust Archives Committee**

We are writing on behalf of the Archives Committee. The Archives Committee is the one body within Barts Health NHS Trust whose duty it is to advise on the management and safeguarding of the unique heritage collections in the Trust's care: its art, archives and historic buildings.

It is our considered view that the proposed Maggie's centre is the wrong building in the wrong place and, if erected on this site, will in a single stroke nullify the viability, sustainability and future potential of the North Wing (Grade-I Listed), designed by James Gibbs in 1728 and 1729. This site, where the Maggie's extension is proposed, has been specifically earmarked since 2009 by Barts Health NHS Trust for the erection of vertical circulation to serve the Gibbs building, which encompasses the Great Hall and the Hogarth stair, in order to satisfy statutory regulations regarding DDA access and safe escape in the event of fire and to make the North Wing fit for service in the 21<sup>st</sup> century and beyond as a self-funding Heritage site.

The North Wing Reference Group, which included members of the Archives Committee, was set up by the then Barts and The London NHS Trust in June 2008 to look at possibilities for the Pathology and Medical School Buildings and options whereby the North Wing could be maintained without a drain on the NHS's resources. An OJEU competition was undertaken in 2008 with 25 respondents. In January 2009 a consortium led by Hopkins Architects was appointed to undertake the options appraisal. The Hopkins team consulted the City of London Planners and English Heritage at that time before producing a detailed Options Appraisal Report at the end of July 2009, analysing a

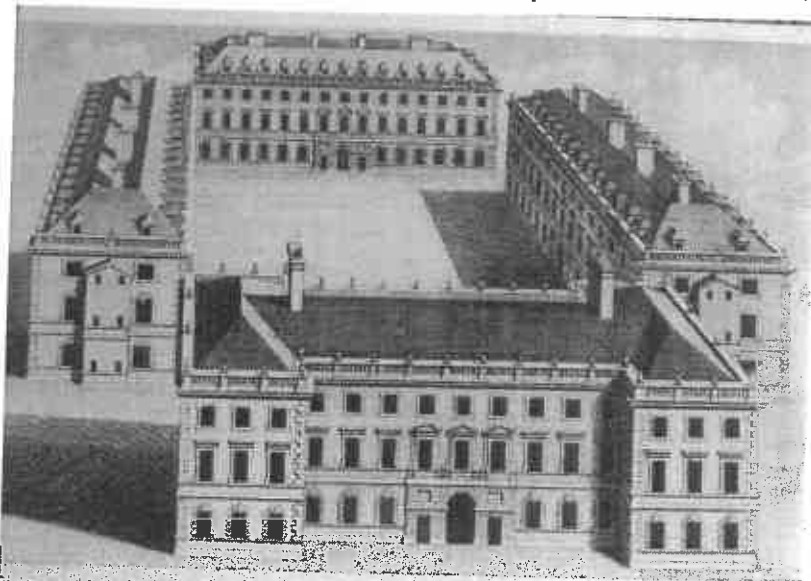


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26/03/13



full range of options financially and with drawings. The common thread in all of these options was the unequivocal requirement for vertical circulation and escape at both ends of the North Wing in order to secure its future viability. Unseen steel escape stairs have already been installed at the ends of Gibbs's East and West Blocks to allow them to be remodelled and used in compliance with current legislation.

Hopkins Architects proposal for the Trust recommended the demolition of the 1960s Finance extension on the East face and the Pathology link building on the West face, allowing both ends to be revealed and restored. Appropriately designed stair and lift cores, termed 'service bustles' in Hopkins Options Appraisal Study, would be spaced off the East and West façades, reinforcing the symmetry of the Gibbs design, to enable proper access for wheelchair users at both ends of the building as well as protected fire escape. The heritage gain was welcomed by the Planners and English Heritage in 2009 so that the North Wing could be reinstated as a stand-alone Block, as Gibbs had conceived it. All of Gibbs's engraved plans in Bart's archive (1728, 1729, 1756, etc.) show four separate rectangular blocks arranged around a quadrangle, detached to avoid both the spread of fire and disease (refer Bird's-eye view of 1739 below).

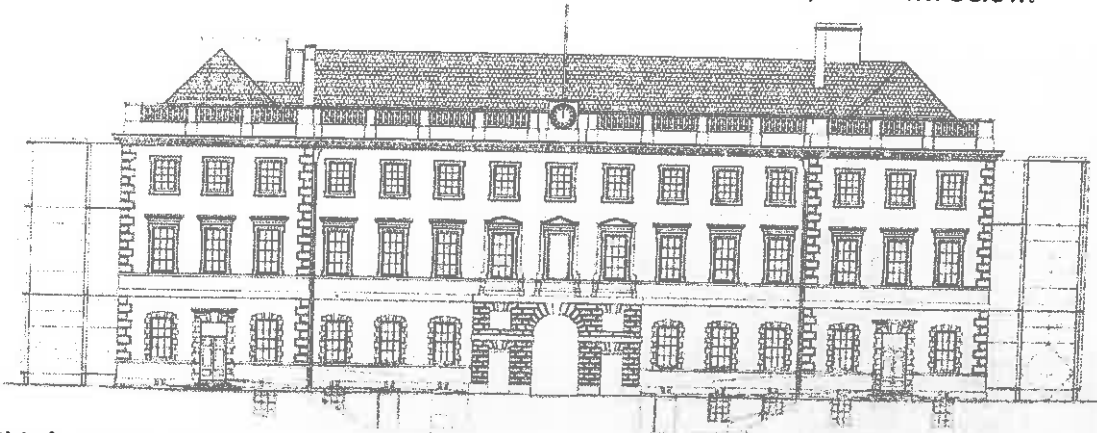


Indeed, the new Barts hospital building nearing completion on Little Britain, designed by HOK and built by Skanska, respects the scale and uniform eaves level of Gibbs's blocks, stepping back with good manners behind the South Block so as not to intrude on the scale of the Fountain Court of 1859. Gibbs repeated at Barts the same concept he had employed at King's College Cambridge (1722), designing three separate blocks with King's College Chapel closing the fourth side, as we enjoy it today.

Hopkins Architects are preparing at this moment to submit a Planning application under the auspices of the Friends of the Great Hall and Archive of St Bartholomew's Hospital. They consulted with the City of London Planners and English Heritage on 1 February 2013 (*Minutes of Meeting attached*). A follow-up Meeting was held on 20 March 2013 to consult on the design of the 'bustles' and to examine the implications of providing catering and conference facilities, including satisfactory lavatories, within the Listed Grade-I fabric, while improving the space for the storage and display of the Archive and Collections. There is general acceptance by the Trust that the North Wing is not suitable for patient care, having been designed as an administration block for Governors'

meetings in the Great Hall, reached by way of the beautiful Hogarth stair to remind us of the diseases of the poor Barts was endowed to alleviate. But the North Wing is compatible with other healthcare usages for education and culture and could be let for functions such as exhibitions, concerts, plays, lectures, conferences, dinners and other events with the potential of being open to the public and self-funding. The Trust actively supports this.

The sine qua non to safeguard the beneficial use and integrity of the North Wing is to install 'service bustles' according to Hopkins Architects scheme, as shown below:



Gibbs's façade treatment [window cills extended as string courses, use of English (rather than stacked French) quoins, triple keystones, architrave 'Gibbs' blocks, rusticated entrance-ways] all harkens back to Colen Campbell's call in 1715 for a patriotic architecture, based on Inigo Jones (the Vitruvius Britannicus) and ultimately Palladio. In 1728 the Baroque-trained Gibbs adapted his style in response to Burlington and Campbell's success. He designed Barts hospital in an austere Neo-Palladian vocabulary with a symmetrical layout of four detached buildings. There can be no doubt that the North Wing is of the highest significance and Gibbs's courtyard, dubbed the Fountain Court (installed 1859), one of the most historic spaces in the City of London. The scheme of Hopkins Architects is the only way forward to satisfy the City of London's Local Development Framework Core Strategy and address the following:

- ▲ Policy CS12, Historic Environment: To conserve and enhance the significance of the City's heritage assets and settings:
  - 1) *Safeguarding the City's Listed buildings and their settings, while allowing appropriate adaptation and new uses.*
  - 2) *Preserving and enhancing the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them.*
- ▲ Policy CS11, Visitors Arts and Culture:

*To maintain and enhance the City's contribution to London's world-class cultural status and to enable the City's communities to access a range of arts, heritage and cultural experiences in accordance with the City Corporation's Destination Strategy.*

The Maggie's extension, as submitted, will thwart this by preventing 'bustles' for vertical circulation from being built. Their realisation is absolutely crucial and will not be possible with the Maggie's scheme. It is the opinion of the Archives Committee, as well as the Friends Committee, that the Maggie's scheme will do far reaching harm to the North Wing and its architectural setting. We would like to express our concerns as follows:

- a) The existing fire escape on the east side of the North Wing will be cut off and removed in the Maggie's scheme. The First Floor Plan (dwg no. L(02)002) shows as walled up the present fire-escape route from the Great Hall via the Treasurer's Room into the Finance building. The effect of this will be to limit drastically the number of people permitted to use the Great Hall - no more lectures, concerts or dinners. Will Planners grant Permission for a steel escape stair attached to one of the North Wing windows, as is the ad-hoc solution to the East and West blocks?
- b) Existing lavatories in the Finance building (first floor), which can be reached from the North Wing, will be lost after demolition. The replacement toilets shown in the basement (dwg no. L(02)005) of the Maggie's centre are slightly fewer but much less efficient, being unisex (6no. combined WC-and-basin, compared with 3no. female WCs, including 3no. basins, and 2 no. male WCs plus 2no. urinals, including 3no. basins) – and the new basement toilets appear to be shared with the Maggie's centre, which is far from ideal for cancer patients.
- c) The accessible lavatory in the Maggie's basement (dwg no. L(02)005) is not accessible from the North Wing for wheelchair users, only for people who can negotiate stairs. It is served by lift in the Maggie's centre only. This proposed dual usage appears incompatible with Maggie's objectives as a cancer care centre.
- d) The height of the Maggie's centre is much greater than that of the present Finance building, so much so that the new parapet level is aligned with the historic eaves/coping of the North Wing. The upper part of Maggie's parapet is curved back awkwardly to avoid crashing into the eaves junction in response to criticism from English Heritage. This should be removed altogether.
- e) The existing blind windows on the first and second floors of the North Wing's East façade are clearly visible today above the parapet level of the present Finance building. It is apparent in Section AA that Maggie's proposal is to build tightly against the existing façade up to the eaves level of the North Wing, concealing forever the present upper façade. The window surrounds will be left as cut-outs with floor slabs and stairs bisecting them, surely a travesty of Gibbs's existing elevation with blind windows continuing the architectural rhythm. The ability to comprehend Gibbs's 3-dimensional North Wing as a single rectangular entity will be lost. This is a serious Heritage loss in a Grade-I Listed building.
- f) The bulk and height of the Maggie's building will be a visual intrusion on the architectural setting of the Fountain Court, as conceived by Gibbs. Relative to the normal Maggie's brief, the volume is inflated by its massive internal void.
- g) The Maggie's building will be clad in 'Okalux', a translucent material inset with coloured panels, which will glow after dark like Leicester Square or Piccadilly circus, '*literally as a beacon*' as described in the Listed Building submission. It will be garish and unsightly, blighting the Fountain Court, destabilising the serenity and symmetry of Gibbs's Neo-Palladian architecture in Portland-stone of his four rectangular blocks. It will not 'enhance the setting' nor 'the buildings'.

- h) Since it is much bigger than the existing Finance building, Maggie's extension will ruin the balance and symmetry of the North Wing as a detached building having two slightly projecting 'pavilion' ends. Maggie's curving form appears to grow out of the North Wing like a "carbuncle on the face of a well loved friend".
- i) The treatment of the left-over spaces in front of the Lucas building and behind St Bartholomew the Less is not well handled. The graphics of the Planning drawings are deceptive in showing rectangles of water and grass, since they do not show the bike racks, benches nor take into account the unsightly ramps in front of the Lucas building. The close proximity and height of the Maggie's building will make this narrow space even more uninviting and unsightly than it is at present.

Barts Health NHS Trust Board was given an 'assurance that the Maggie's proposal would not adversely impact on the potential future development of the North Wing building itself, particularly in relation to the provision of supporting facilities'. This assurance was provided last May 2012. The Trust Board gave approval on the understanding that the Maggie's building would 'complement any future development of the North Wing'. This is patently not the case. Maggie's architects have submitted their Planning application unilaterally without taking into account the 'supporting facilities' required in the 2009 Options Appraisal Study. Their proposal takes no cognisance of Hopkins Architects developed scheme, requiring symmetrical 'service bustles' for DDA access and fire escape, as recently discussed in consultation with the City of London on 1 February 2013 and again on 20 March 2013, as noted above.

The Archives Committee has tried unsuccessfully since May 2012 to arrange a meeting between Hopkins Architects and Maggie's architects (Stephen Holl Architects and JM Architects) in order to understand their proposals, including an Open Meeting called by the Trust, to find a way forward to resolve the interface with the North Wing itself and its requirement for 'service bustles'. The full resolution of the needs of the North Wing is key to a successful Maggie's centre and a viable North Wing. We believe this to be in the best interests of both Barts Health and the City of London. Our latest attempt at a meeting between architects was scheduled for 22 March 2013 under the auspices of Barts Director of Corporate Affairs and Trust Secretary, but we are faced with a sudden cancellation of this meeting by Maggie's on 19 March.

Following submission by Maggie's of their proposal for Planning, Listed Building and CA Consents, dated 1 February 2013, the Archives Committee is left with no alternative but to object, now that it is in the public arena. We are joined by the Friends of the Great Hall and Archive of St Bartholomew's Hospital in registering our objections.

The comments of Hopkins Architects on the Maggie's proposal are submitted as a separate document in support of our objections. We concur with the contents and concerns of this précis, entitled *Observations on the Impact of the Maggie's Proposal on the North Wing Proposal*.

We do not believe that the Maggie's centre is essential for this site. There are other sites and empty buildings within the Bart's curtilage, which could provide quiet and domesticity to accommodate the Maggie's brief. It is the future of Bart's eighteenth-century Heritage which is at risk in this application.



In summary, It is certain that if the Maggie's centre were to go ahead on this site, it will in a single stroke prevent the North Wing from becoming a self-supporting Heritage building, open to the public and available for a range of functions: cultural, educational and social. Importantly, it will be detrimental to the Neo-Palladian Heritage of the Gibbs buildings, which form part of Barts Health NHS Trust and the City of London. The Finance building site must be left clear of Maggie's building so that Hopkins Architects scheme can be built, satisfying current legislation and, at the same time, reinstating the integrity of James Gibbs's North Wing, which has been compromised up until now by uncongenial extensions attached to its sides.

The opportunity must not be squandered to make the North Wing fit for service in the 21<sup>st</sup> century and beyond as a self-funding Heritage venue. By occupying the same footprint as the existing Finance Building, the Maggie's centre will preclude this. It must not be allowed to be built in its current form and site.

Yours faithfully,

Professor Gerald Libby FRCP, FRCPsych  
Professor of Gastrointestinal Psychiatry  
Barts and The London School of Medicine and Dentistry  
Chairman, Archives Committee, Barts Health NHS Trust

Professor Parveen Kumar CBE, Bsc, MD, FRCP, FRCPE  
Professor of Medicine and Education  
Barts and The London School of Medicine and Dentistry  
Member, Archives Committee, Barts Health NHS Trust

Dr. Heather Hackett MB, BS, FRCA  
Consultant Anaesthetist Barts Health NHS Trust Retired  
Member, Archives Committee, Barts Health NHS Trust

Peter Schmitt M-Arch, BA, FAAR, RIBA  
Chartered Architect  
Member, Archives Committee, Barts Health NHS Trust

# Friends of The Great Hall and Archive of St Bartholomew's Hospital

The City Planning Officer,  
Dept. of Built Environment  
City of London, PO Box 270  
Guildhall, EC2 P2EJ

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	25 MAR 2013	LTP
OM		SSE
NO	117675	PP
FILE		DD

8 March 2013

Ref:13/00113/FULL

Dear Sirs,

## Town and Country Planning Act 1990

Location: North Wing St. Bartholomew's Hospital West Smithfield London EC1

I am writing on behalf of the Friends of the Great Hall and Archive of St. Bartholomew's Hospital to raise Objections to the plan to erect a Maggie's Cancer Centre adjoining the East face of the North Wing of St. Bartholomew's Hospital. The objections relate to potential loss of amenity, detriment to the character and appearance of this Grade I Listed building and its environment, and disregard for City Planning policies in relation to heritage and cultural sites.

### Background.

The North Wing of St. Bartholomew's Hospital represents part of James Gibbs' unique example of 18<sup>th</sup> century Hospital design, and of the development of voluntary philanthropic provisions to care for the sick and deprived in a humane and altruistic way. Not only is the building of great architectural merit as part of the whole square but it contains a collection of art and archival treasures of great significance. For decades there has been a desire to make these treasures accessible to a greater number of people, to improve the storage and display of the Collection and to improve the support services to allow this to happen. Since 2009, there has developed a substantial plan (the Hopkins Proposals) to realise these objectives. With such improvements the Heritage building could become self-supporting, and add considerably to the City's Art, History and Culture Key Visitor attractions.

### Impact on Amenity

The demolition of the 1960's extension to the building is welcome. It is a building of no architectural merit, whose existence prevents sensible provision of a small "fitting" extension which would allow construction of adequate provision of level disabled access, service and person lift, stairway for access and fire safety evacuation, and vertical circulation for safety and comfort to all main floors. Such an extension would also provide access to the basement from a new entrance, where cloakrooms and toilet facilities would serve the Governors' Hall and other rooms.

The proposed plan would block satisfactory fire escape from the North Wing, and prevent vertical circulation and disabled access.

ACKNOWLEDGED

SB 26/03/13

# **Friends of The Great Hall and Archive of St Bartholomew's Hospital**

The proposed toilet facilities might be sufficient for the Maggie's Centre but would be wholly inadequate to support large functions in the Governors' Hall, and do now appear to provide level access for disabled. Given the sensitivity of visitors attending the Maggie's Centre the proposals for sharing of these facilities between sick patients and those visiting the Museum parts of the North Wing or attending Functions, concerts etc. in the Hall would be unsatisfactory for all concerned.

## **Impact on Character and Appearance**

The design of the proposed building, whose vertical and lateral dimensions exceed the building to be demolished, would greatly detract from the neo-Palladian style of James Gibbs' architectural design of both the North Wing and the East and West Wings of the Square. The bulk of the new modern building with its own positive style would visually compete with, rather than enhance the Gibbs building.

## **Inconsistency with City Planning Policies**

The draft Local Plan for the City Plan in relation to Historic and Heritage buildings (to be introduced in 2014) clearly states that installations and extensions to Listed buildings must "not adversely affect character, appearance or amenities.....and will be resisted". It also states that any extensions must be designed to minimise impact on the design of the original building.

## **Summary Conclusion**

The future of the North Wing, its functionality and sustainability in the 21<sup>st</sup> Century would be impeded to such an extent that it would gradually fall into reduced usage and decline, and no longer be able to maintain let alone enhance its immense medical, and cultural historic value.

The submission of Hopkins Architects, the Archives Committee of the Bart's Health NHS Trust and other bodies will provide in depth detail to support these objections.

Yours sincerely,

Marcus Setchell, CVO FRCS FRCOG

Chairman of the Friends of the Great Hall and Archive of St Bartholomew's Hospital

(Consultant Obstetrician and Gynaecologist)

**Professor Dame Lesley Rees**  
**23 Church Row Hampstead London NW3 6UP**

The City Planning Officer  
Department of Built Environment  
City of London PO Box 270  
Guildhall  
LONDON EC2P 2EJ

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	25 MAR 2013	LTP
OM		SSE
No	117688	PP
FILE		RD

19 March 2013

Ref. 13/00113/FULL

Dear Sir

I am writing to ask that you consider the serious effect the plans for a Maggie's Centre at St. Bartholomew's Hospital will have on the future viability of the entire North Wing and the Great Hall in particular.

The plans do not appear to have taken any account of how the Centre will impact on the building and its future sustainability other than in the narrow context of how it adjoins the Eastern end of the North Wing.

With the demolition of the 1960s Finance building, there is now a great opportunity to begin to reinstate the symmetry of the original Gibbs design. The proposed Maggie's Centre flies in the face of this. Indeed, one has to question the wisdom of commissioning a new build architectural design against the recently published report which announced that the bulk of cancer services would move from St. Bartholomew's to University College and the Royal Free hospitals.

The Barts NHS Trust has already commissioned an options study from Hopkins Architects. This has produced a solution which meets all the required needs for the North Wing to function in the 21<sup>st</sup> Century at the same time protecting and enhancing its unique heritage aspects.

I hope you will consider these plans so that a way forward can be found which will preserve one of the most important public buildings in the country.

Yours faithfully

*Scanned*  
**ACKNOWLEDGED**

SB  
26/03/13

## Hassall, Pam

---

**From:** Delves, Gemma  
**Sent:** 17 April 2013 17:27  
**To:** DBE - Development - Admin  
**Subject:** FW: Maggie's Planning application at Barts - 13/00111/FULL  
**Attachments:** East end of North Wing.JPG

Please can this be put on the web and acknowledged. Under the description in idox please can the person's name be stated and then in brackets objection letter.

Thank you

Gemma

**From:** Peter Schmitt |  
**Sent:** 25 March 2013 13:06  
**To:** Delves, Gemma  
**Cc:**  
**Subject:** Maggie's Planning application at Barts - 13/00111/FULL

Dear Gemma,

Thank you for keeping myself and Marcus Setchell informed about the Planning application for a Maggie's centre at Barts Health NHS Trust.

Hand delivered to your office on 22 March were letters of objection from the Archives Committee of Barts Health NHS Trust and from the Friends of the Great Hall and Archive of St Bartholomew's Hospital, together with an A3-size document entitled, *Observations on the Impact of the Maggie's Proposal on the North Wing Proposal*, prepared by Hopkins Architects and giving support to our objections.

I am sure you are aware of the unsatisfactory nature of the Maggie's proposal. With the approaching 900th anniversary of Barts (founded 1123) this is a unique moment in the history of the Hospital. The Hopkins Architects proposal, under the auspices of the Friends, will ensure that the North Wing, its museum and Archives are made fit for service as a Barts Heritage site and cultural experience for visitors. All developments should enhance rather than diminish that Heritage. I thought that I should summarise the salient points of our objections:

- The Maggie's proposal clashes with necessary DDA access (lift) and fire escape (protected stairs), as required for the North Wing to comply with current legislation. These vital 'service bustles' are shown on drawings submitted by Hopkins Architects, as discussed with yourselves and English Heritage (1 Feb & 20 March 2013). They are the prerequisite for the future of the North Wing as a self-funding Heritage venue. This was the conclusion of the Options Appraisal Study of 2009 and is supported by Barts Health NHS Trust. Maggie's architects have been unavailable during the past nine months to resolve the incompatibility of their proposal with Hopkins Architects, despite repeated attempts at a meeting since May 2012.
- The North Wing is Listed Grade 1. The Maggie's proposal harms the East facade of the North Wing by building in front of the blind windows on the upper first-floor and entire second-floor, which are fully visible above the parapet of the Finance building. They can be seen from the delightful garden in West Smithfield (refer attached photo). These will be buried in the Maggie's proposal, which constitutes a Heritage loss and contradicts the City of London's Policies to 'safeguard the City's Listed buildings and their settings'. The blind windows will be subsumed behind Maggie's lift, stair and wall. Furthermore, the Portland stone facade will be cut into for roof flashings.

ACKNOWLEDGED



- The Maggie's proposal is massive for its brief, due to its large central void, and clashes with the eaves/coping of the North Wing. Its bulk will, in effect, be perceived as part of the North Wing, destabilising its symmetry and damaging its setting, character and appearance.
- The Maggie's proposal removes the existing fire escape route into the Finance building from the North Wing. This is totally unacceptable. The number of people attending functions would have to be greatly reduced, making events unviable..
- The Maggie's proposal shows shared loos in the basement. These are inadequate for the North Wing. In addition, sharing facilities between sick patients and people attending functions is unsatisfactory for all concerned.
- The cladding for the Maggie's proposal is 'Okalux', which is a translucent material to be inset with coloured panels. This will adversely impact on the harmonious use of Portland stone to face all of the buildings in this part of the Barts site, especially the Gibbs buildings designed in 1728-29, which enclose the beautiful Fountain Court. The 'Okalux' will glow at night with coloured lenses, not unlike Leicester Square or Piccadilly Circus, This cannot be consistent with the City's Policies on 'conserving and enhancing the significance of the City's heritage assets and settings'.

I hope you understand our objections and the strength of feeling behind them. It is Barts the City's Heritage which is at stake.

Best wishes,  
Peter

## Delves, Gemma

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**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 21 March 2013 22:26  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:26 PM on 21 Mar 2013 from Dr Ian Appleby.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Dr Ian Appleby  
**Email:**  
**Address:** 98 Dora Road Wimbledon

### Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**

**Comments:** Totally support the concept of Maggie's centres - great facilities with cutting edge ,colourful design, such as the one at Charing Cross - where it doesn't look out of place next to a modern tower block. However, putting such a centre next to a Grade1 listed building such as The Great Hall is perverse to say the least. We have the opportunity to revitalise The Great Hall - losing both the modern add-ons and restoring this magnificent building to be the centrepiece of the most beautiful hospital square anywhere in the UK.

**From:** Delves, Gemma  
**Sent:** 25 March 2013 09:49  
**To:** DBE - Development - Admin  
**Subject:** FW: North Wing development Barts.

**Importance:** High

**ACKNOWLEDGED**

**From:** Ruth M. Coles  
**Sent:** 21 March 2013 21:07  
**To:** Delves, Gemma  
**Subject:** North Wing development Barts.  
**Importance:** High

Gemma, having looked on line for the proposals by Maggie's, I feel strongly that they should be opposed for these reasons:

The James Gibbs North Wing is iconic & harmonises with the other buildings within the Square; the contemporary design planned by Maggie's wrecks the image & denies the opportunity to upgrade the facilities badly needed to provide access for disabled people, a proper kitchen, storage space & adequate toilets.

While I feel that a Maggie's Centre should be built somewhere within the precincts of Barts, their current proposals are not acceptable.

Ruth M. Coles  
13 Kingswood Road  
W4 5EU.

S



**Wells, Janet (Built Environment)**

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**From:** Delves, Gemma  
**Sent:** 07 May 2013 10:14  
**To:** DBE - PLN Support  
**Subject:** FW: Ref 13/00111/FULL

Hi

Please can this be put on the web and acknowledged.

Thanks

Gemma

---

**From:** Peter Leaver  
**Sent:** 06 May 2013 15:03  
**To:** Delves, Gemma  
**Subject:** Re: Ref 13/00111/FULL

Gemma, our address is: **28 Meynell Crescent, London E9 7AS**

PKL

**From:** "Delves, Gemma" <[Gemma.Delves@cityoflondon.gov.uk](mailto:Gemma.Delves@cityoflondon.gov.uk)>  
**To:** Peter Leaver  
**Sent:** Friday, 3 May 2013, 10:01  
**Subject:** RE: Ref 13/00111/FULL

Dear Drs Peter and Jane Leaver

Please would you be able to provide your postal address so that your comments can be registered and so that you can be updated on when the case would be presented to the Planning and Transportation Committee.

Kind regards

Gemma

---

**From:** Peter Leaver  
**Sent:** 21 March 2013 18:20  
**To:** Delves, Gemma  
**Subject:** Ref 13/00111/FULL

Dear Ms Delves,

As Friends of the Great Hall and Archive of St Bartholomew's Hospital, we strongly object to the proposed plan to build a Maggie's Centre at the East end of the North Wing of the Hospital. This will seriously compromise the development of the North Wing as a self-supporting Heritage Building, and will also detract from the Neo-Palladian symmetry of the James Gibbs design.

For many years it has been the dream of those who hold Barts dear, to restore and improve the North Wing of the Hospital for the benefit of future generations. Now that plans to achieve these aims are near to fruition, it would be a devastating blow to the Friends, if the plans are rendered void by the addition of another building, however laudable its intended use, to the East end of the North Wing.

Yours sincerely,

Drs Peter and Jane Leaver

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**Delves, Gemma**

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**From:** Peter Leaver  
**Sent:** 21 March 2013 18:20  
**To:** Delves, Gemma  
**Subject:** Ref 13/00111/FULL

Dear Ms Delves,

As Friends of the Great Hall and Archive of St Bartholomew's Hospital, we strongly object to the proposed plan to build a Maggie's Centre at the East end of the North Wing of the Hospital. This will seriously compromise the development of the North Wing as a self-supporting Heritage Building, and will also detract from the Neo-Palladian symmetry of the James Gibbs design.

For many years it has been the dream of those who hold Barts dear, to restore and improve the North Wing of the Hospital for the benefit of future generations. Now that plans to achieve these aims are near to fruition, it would be a devastating blow to the Friends, if the plans are rendered void by the addition of another building, however laudable its intended use, to the East end of the North Wing.

Yours sincerely,

Drs Peter and Jane Leaver

## Delves, Gemma

---

**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 21 March 2013 14:57  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 2:57 PM on 21 Mar 2013 from Professor James Malpas.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Professor James Malpas  
**Email:**  
**Address:** 253 Lauderdale Tower Barbican London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** It is with the greatest regret that I must object to the proposed development . Barts certainly needs a Maggie Centre but the present proposal will prevent the planned refurbishment of the North Wing , a grade one listed building which is rapidly deteriorating and for which a plan has already been drawn up. It is to be hoped that an alternative site could be found on the Island Site for the Maggie Centre. In an effort to be helpful I wonder if "Surgery House " has been considered .In the 1980s this House, refurbished to a high standard, was used for parents of children with cancer to be looked after while their children were treated, a similar purpose to that proposed by the Maggie organisation I imagine.

## Delves, Gemma

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**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 20 March 2013 15:30  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 3:29 PM on 20 Mar 2013 from Mrs Diana Evans.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Mrs Diana Evans  
**Email:**  
**Address:** The Old Cottage 5 Tennyson Rd Bognor Regis

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The proposed development does not reflect the historic appearance of the famous square. It is totally out of keeping with the current architecture of this famous square. The development ruins the appearance of the Great Hall and detracts visually from what is a elegant building. Such a development has potential impact on an alternative scheme to update the Great Hall and enable future use for use of this historic building. Any proposal must embrace the importance of keeping the historic architecture of the square. The alternative use supports living heritage and ensures that the Great Hall will be used for future generations.

## Delves, Gemma

---

**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 20 March 2013 10:16  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:15 AM on 20 Mar 2013 from Dr Simon Campbell-Smith.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Dr Simon Campbell-Smith

**Email:**

**Address:** 12-18 Hill St LONDON

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** None of the above tick boxes seems relevant in the context of my comment! It seems to me that the Planning Authority/ies should give the Maggie's and Hopkins' proposers more time to (re?)confer with a view to seeing if both their plans can not be accommodated within in one extension that is sympathetic to the heritage status of the north wing of the famous James Gibbs' early 18th century rebuilding of St Bartholomew's Hospital. If that proves impossible, then surely this conflict could still be resolved within the spirit of British compromise by using adjacent island site land to accommodate the Maggie's proposers' staff and patients at little significant inconvenience? Simon Campbell-Smith MBBS (Lond) FRCP (Lond) St Bartholomew's student 1959-65

## **Delves, Gemma**

---

**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 19 March 2013 19:38  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 7:37 PM on 19 Mar 2013 from PROFESSOR JOHN SHEPHERD.

### **Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### **Customer Details**

**Name:** PROFESSOR JOHN SHEPHERD  
**Email:**  
**Address:** 6 BRYANSTON MANSIONS YORK STREET LONDON

### **Comments Details**

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity

**Comments:** Whilst commending the concept of a cancer support group - a Maggie centre placed on the proposed site is not necessary. The future of the cancer centre is in great doubt with changes occurring rapidly in the NHS and in particular this NHS trust. Placing the centre on the proposed site risks intrusion by visitors to the North Wing with patients relatives who may wish for peace, quiet and solitude. There are not enough facilities (common areas and toilets for example) to accommodate a large gathering in the Great Hall and a number of emotional relatives of cancer afflicted patients. the Great Hall and North Wing must be preserved for the public and restored to its original state and splendour with access and proper supportive amenities. Loss of opportunity to improve and maintain a very important heritage site. It will alter the architectural beauty and historical value has been present over the last 900 years benefiting medicine and English culture, This was especially so in 1546 at the time of Henry VIII's dissolution of the monasteries.

## Delves, Gemma

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**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 19 March 2013 18:24  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 6:23 PM on 19 Mar 2013 from mr Ashley Brown.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** mr Ashley Brown  
**Email:** \_\_\_\_\_  
**Address:** Moor Farm Middleton Moor Saxmundham

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** This plan is on a par with the act of vandalism perpetrated on Euston Station. James Gibbs and John Betjeman would turn in their graves if they could see these plans. I speak as a supporter of the Cancer Unit, a Friend of the Great Hall and before leaving the NHS an abdominal cancer surgeon. The designs are not congruent with the current buildings neither are they consistent with what is needed. The Gibbs buildings would surrender their majesty and authority by tacking on this bit of pseudo-modernism. Barts deserves something much better than this. So does the beleaguered NHS!



**Wells, Janet**

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**Subject:** FW: Ref 13/00111/FULL

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**From:** Heather Hackett]  
**Sent:** 19 March 2013 11:52  
**To:** Delves, Gemma  
**Subject:** Ref 13/00111/FULL

Dear Ms Delves,

I would like to register my concerns about the building of a Maggie Centre attached to the Great Hall at St Bartholomew's Hospital.

I think Maggie centres are a superb addition to help in the welfare of patients with cancer. They have been very successful and are much appreciated. My concern is that the Great Hall was built in 1732 by James Gibbs and is a building with perfect georgian symmetry which would be lost should the Maggie centre or any modern construction, be attached. Added to this, in order for the Great Hall to be a self-supporting Heritage Building, open to the public and available for various functions, it is essential that a bustle is built at the east end of the building which would not be possible if the Maggie centre was built there. This will improve access for the disabled, improve fire safety, provide storage and display areas for the hospital archive and museum collection and enable cloakroom facilities to be established in the basement.

A Maggie centre is a huge asset to a hospital and it's patients. There is a large area just behind the Great Hall which could provide a better site than the one currently proposed.

My last concern is how much a modern construction attached to the Great Hall will ruin the wonderful symmetry of Gibbs' architecture

built almost 300 years ago.

Yours sincerely

Heather Hackett

Consultant Anaesthetist

ACKNOWLEDGED

S

**Wells, Janet**

---

**From:** Delves, Gemma  
**Sent:** 20 March 2013 12:11  
**To:** DBE - Development - Admin  
**Subject:** FW: Ref 13/00111/FULL

Hi

Please can this comment be put on the web and acknowledged. Address below.

Thanks

---

Gemma

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**From:** Heather Hackett  
**Sent:** 20 March 2013 11:54  
**To:** Delves, Gemma  
**Subject:** Re: Ref 13/00111/FULL

Dear MS Delves,

My home address is 29 Harewood Avenue, Marylebone, London NW1 6LE

Kind regards  
Heather Hackett

On Mar 19, 2013, at 11:54 AM, "Delves, Gemma" <[Gemma.Delves@cityoflondon.gov.uk](mailto:Gemma.Delves@cityoflondon.gov.uk)> wrote:

Dear Ms Hackett

Thank you for your email. Please can you confirm your address so that your comments can be registered and so that you will be able to receive future correspondence on the case.

Kind regards

Gemma

---

**From:** Heather Hackett |  
**Sent:** 19 March 2013 11:52  
**To:** Delves, Gemma  
**Subject:** Ref 13/00111/FULL

Dear Ms Delves,

I would like to register my concerns about the building of a Maggie Centre attached to the Great Hall at St Bartholomew's Hospital.

I think Maggie centres are a superb addition to help in the welfare of patients with cancer. They have been very successful and are much appreciated. My concern is that the Great Hall was built in 1732 by James Gibbs and is a building with perfect georgian symmetry which would be lost should the Maggie centre or any modern construction, be attached. Added to this, in order for the Great Hall to be a self-supporting Heritage Building, open to the public and available for various functions, it is essential that a bustle is built at the east end of the building which would not be possible if the Maggie centre was built there. This will improve access for the disabled, improve fire safety, provide storage and display areas for the hospital archive and museum collection and enable cloakroom facilities to be established in the basement.

A Maggie centre is a huge asset to a hospital and it's patients. There is a large area just behind the Great Hall which could provide a better site than the one currently proposed.

My last concern is how much a modern construction attached to the Great Hall will ruin the wonderful symmetry of Gibbs' architecture

built almost 300 years ago.

Yours sincerely

Heather Hackett

Consultant Anaesthetist

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## Delves, Gemma

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**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 18 March 2013 21:22  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:21 PM on 18 Mar 2013 from Mrs Angela Evans.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Mrs Angela Evans  
**Email:**  
**Address:** 115 Cranley Gardens London

### Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity

**Comments:** The North Wing is protected because of its historical, architectural and cultural significance, and as such its preservation and purposefulness should be paramount in any decisions that impact upon it. The proposed construction would inhibit the implementation of the well advanced Hopkins Plan, the objective of which is to secure a sustainable future for the North Wing as a self-supporting Heritage Building; an aim that supports the Corporation's statement to 'seek to preserve and enhance its heritage'. The submitted design is not in keeping with the character and appearance of the existing neo-Palladian symmetry of the James Gibb architecture and the Square, and would impinge on the amenity value of these important City landmarks. I strongly urge the Corporation to encourage siting of the cancer facility elsewhere in the hospital grounds, with the Friends of the Great Hall and Archive of St Bartholomew's Hospital and Maggie Keswick Jencks Cancer Caring Centres Trust consulting closely together to secure a workable and sustainable future for both

interests.

## Delves, Gemma

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**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 18 March 2013 18:13  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 6:12 PM on 18 Mar 2013 from mr hugh geddes.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** mr hugh geddes  
**Email:**  
**Address:** flat 9 48 featherstone street london

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I am a Friend of the Great Hall as well as a supporter of Maggie's Centres and it is unfortunate that these interests should clash. I believe that the design of the Friends' proposal is sympathetic to and will enhance the historic building whereas the Centre proposal is not. Similarly, the Friends' proposal would help to secure the viability of the Great Hall, whereas the Centre would compromise it. For these reasons I reluctantly oppose the proposal for a Maggie's Centre on this site. Hugh Geddes RIBA MRTPI

## Delves, Gemma

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**From:** Richard.Steele@cityoflondon.gov.uk  
**Sent:** 18 March 2013 13:26  
**To:** Delves, Gemma  
**Subject:** Application Comments for 13/00111/FULL

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 1:26 PM on 18 Mar 2013 from Mrs Judith Yapp.

### Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield  
London EC1

**Proposal:** Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

**Case Officer:** Gemma Delves

[Click for further information](#)

### Customer Details

**Name:** Mrs Judith Yapp  
**Email:**  
**Address:** The Old Brewery Mere

### Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**

**Comments:** I consider that alterations to the North Wing of the Square at Barts should not be piecemeal. I support plans to alter the North Wing by demolition of the adjoining buildings, and erection of new side wings in keeping with the original central core, that is the Great Hall. It is essential to the Great Hall that proper amenities are added, so it is fit for purpose and can be used properly as a Heritage site. This area of the Hospital was not intended for use as an area for patients, and it's primary original purpose as an administrative and culturally focused area, should be recognized and maintained for the future.

Our Ref: TPTLS017  
Your Ref:

7<sup>th</sup> March 2013

Ms G. Delves  
Planning Department  
The Department of the Built Environment  
City of London  
PO Box 270  
Guildhall  
London EC2P 2EJ

117556

**Barts Health NHS Trust**  
3<sup>rd</sup> Floor,  
9 Prescott Street, London E1 8PR  
**Switchboard:** 020 3416 5000  
**General fax:** 020 7480 4730

[www.bartshealth.nhs.uk](http://www.bartshealth.nhs.uk)

Dear Ms Delves,

**Re: Planning Application 13/00111/FULL**

I have been provided with a copy of your email dated 19<sup>th</sup> February 2013 to David Morris at DP9 which requests further information about the Maggie's Planning Application for the construction of a Centre adjacent to the North Wing at St Bartholomew's Hospital (Barts). As Director of Estates and Facilities I consider that I am best placed to provide you with responses to a number of your queries.

Can I firstly advise that the Barts Health NHS Trust is fully committed to establishing the Maggie's Centre on the site that we have chosen adjacent to the North wing - strategically this is the optimum location for this important new building. We consider that the site does represent the best possible location that allows the patient support that Maggie's offers to best compliment the wide ranging services that we provide. We also consider the synergy between the Maggie's and the church of St Barts the Less an enormously exciting opportunity and that the landscaping scheme, as an integral part of the Maggie's application, will be a huge asset to the hospital site as a whole. We also consider that the 'vibrancy' the Maggie's building will bring to that corner of the Barts site, with its very obvious contemporary architecture, will be a great addition and will provide a very visible demonstration of Bart's world renowned and continuing pioneering role in medicine and particularly in the treatment of cancer.

At the same time could I also emphasise that the Trust is firmly committed to the continued use of the Great Hall and the North Wing as a whole. Our intention is to continue using the building broadly in the manner that it is currently used which is generally as a place for NHS functions. We recognise that there is a need to examine the fabric of the building to ensure that it remains suitable for this continued usage and as the major works being undertaken elsewhere on the Barts hospital site come to a close we shall commence this review. We are aware that suggestions have been made that the Great Hall could be used on a more commercial basis and that the facilities could be made available to external organisations. However, we consider that the Trust is not geared up to manage such a facility, there are

Cont'd





many other institutions in the immediate vicinity which already offer similar venues and we have insufficient regular demand from within the NHS Trust for the use of that space to justify significant future investment in the upgrading of the fabric that may be required to turn it into a fully commercial venue. We have therefore decided not to pursue these ideas and will reflect upon future use that honours the heritage and design of the building.

You query what the existing 1960's extension is currently used for. I can advise that it currently houses ancillary support accommodation for the hospital site and arrangements to rehouse these occupants are well in hand. The toilet facilities within the extension building are also accessible from the Great Hall. In providing the site to Maggie's we requested that they provide like-for-like toilet facilities that will continue to serve the Great Hall within their new building and we are entirely satisfied that their plans provide suitable replacement. We are pleased that there will be fewer stairs to access the toilet facilities in the Maggie's scheme to what we have now and that the toilets will be substantially improved beyond the 1960's standards that we currently have. The disabled toilet that serves the Great Hall is located at the western end of the North Wing. We shall be considering its continued suitability in connection with our overall review but we fully intend to keep that facility in that location.

There are currently two linkages from the North Wing to the 1960's extension, one at ground level from the base of the Great Stair and one through a jib door in the Treasurer's room. We intend to maintain the ground level link but the link from the Treasurer's room will be closed off; it was created in the 1960s to serve solely as a fire escape from the extension and this will now be unnecessary as the Maggie's building has its own secondary fire escape stair. I consider that the Maggie's scheme will provide the Trust with an improved set of options for us to consider when we decide upon the future use of the North Wing building - improving toilet facilities for the North Wing and by removing the need for the building to provide a fire escape from the annex extension.

I would of course be pleased to provide you with any further information.

Yours sincerely

Trevor Payne  
**Trust Representative - Estates and Facilities**

**Direct Line:** 020 7480 4704  
Trevor.Payne@Bartshealth.nhs.uk

c.c. Deborah Sinclair-Day – Trust Property Surveyor  
Chris Watson, Property Director Maggie's  
Sarah Beard, Maggie's

13/00111  
Full

Barts Health **NHS**

NHS Trust  
0012/LOE  
13 JAN

Department of Medical Oncology  
Cancer Services Directorate  
7th Floor, Gloucester House  
St Bartholomew's Hospital  
West Smithfield  
London EC1A 7BE

Dr C J Gallagher PhD FRCP  
Dr R Roylance PhD FRCP  
Secretary  
Email: Chris.Gallagher@BartsHealth.nhs.uk

Secretary 020 34656049  
fax 020 34656051  
Paget Day Unit Reception: 020 34655656

117245

CJG/HP

6 February 2013

Chief Planning Officer  
Department of Built Environment  
City of London  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

Dear Sir/Madam

**RE: Statement on behalf of the Clinical Staff of the Barts Cancer Centre  
in support of the Maggie's Centre Planning Application**

Patient representatives, focus groups, and surveys have identified the need for improved supportive care of cancer patients at the Barts Health Cancer Centre and have highlighted the increased awareness of the psychological and emotional trauma that having cancer inflicts on many patients.

Increasingly fragmented families and an aging population have meant that many patients do not have support from other sources to help them both during treatment, and with rehabilitation following treatment.

As patients have become increasingly involved in their treatment decisions the level of information and support required for them to make informed choices has risen, particularly when considering entry to clinical trials, which are a key part of our cancer centre activity.

The rapid adjustment to their newfound status as patient, and the large amount of medical information that they are required to comprehend has increased the support needed from medical and nursing staff, especially the specialist nurses. Many of our patients are already making long journeys to the Maggie's centre in Charing Cross to gain this extra support.

The new Barts Health Cancer Centre of Excellence provides state of the art facilities for the treatment of a comprehensive range of adult cancers through radiotherapy, chemotherapy, and targeted biological therapies with translational research in the Institute of Cancer for the development of new treatments.

ACKNOWLEDGED

Jew  
12/02

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This has been a transformative experience for all who work at Barts and for the patients for whom we care. The technological advances need to be matched by high quality and holistic care to ensure that patients can gain the full benefit of the treatments available. Success can only be achieved by both defeating the cancer and rehabilitating the patient to allow them to achieve their full potential in life.

We have a great opportunity to contribute to the future Cancer Centre with the building of a Maggie's Centre on the North East corner of the square adjacent to the Great Hall. In doing so we will replace an ugly 1960's London brick extension with something that will add to the visual delight of the square, and enhance the care that we can provide for our patients.

Maggie's, we believe, will very much focus our attention on enhancing the patient experience and providing the human kindness and loving care that we would want to receive to support us through the rigors of modern cancer treatment.

Maggie's at Barts will enable us to demonstrate by example how to deliver true excellence in cancer care to our many trainee doctors, nurses, and allied health professionals. It will also inspire our colleagues in many other disciplines in the multidisciplinary team, both at Barts Health and in the surrounding hospitals, to spread the knowledge and expertise in cancer care to the wider community.

Yours faithfully

**C J Gallagher**  
Consultant Medical Oncologist  
Clinical Lead for Maggie's at Barts

**Claire Murrell**  
Head of Nursing  
Cancer Clinical Academic Group

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	25 MAR 2013	LTP
OM		SSE
No	11767b	PP
FILE		DD

Hopkins Architects

The City Planning Officer  
 Department of the Built Environment  
 City of London  
 PO Box 270  
 Guildhall  
 London EC2P 2EJ  
 22 March 2013

**ACKNOWLEDGED** 26/03/13  
 SB

PLN  
 25 MAR 2013

For the attention of Gemma Delves

Re: North Wing, St Bartholomew's Hospital, West Smithfield, London  
 Your ref: 13/00111/FULL, 13/00112/LBC & 13/00113/CAC  
 Planning application to demolish the 1960s extension building and  
 erect three-storey extension building for use as Maggie's cancer  
 centre

**Statement of Objection by Hopkins Architects on behalf of the Friends  
 of the Great Hall and Archives of St Bartholomew's Hospital, and Barts  
 Health NHS Trust Archives Committee.**

Dear Gemma Delves,

We are writing to submit our document titled "Observations on the impact of  
 the proposed Maggie's Centre on the North Wing, and proposed  
 improvements to the North Wing." This is in support of the Statement of  
 Objections submitted by the above bodies.

We believe the document is self-explanatory. Should you need any  
 clarification please do not hesitate to contact us.

Yours sincerely

David Selby  
 Senior Partner  
 Hopkins Architects Partnership LLP

27 Broadley Terrace  
 London NW1 6LG  
 T 020 7724 1751  
 F 020 7723 0932  
 E mail@hopkins.co.uk  
 www.hopkins.co.uk

Founding Partners  
 Sir Michael Hopkins  
 Lady Hopkins

Senior Partners  
 David Selby  
 James Greaves  
 Andrew Barnett  
 Simon Fraser  
 Michael Taylor  
 Henry Buxton - Finance

Partners  
 Ernest Fasanya  
 Pamela Bate  
 Patrick Nee  
 Christopher Bannister  
 Sophy Twohig  
 Ken Hood  
 Henry Kong

Associate Partners  
 Tony White  
 Steven Clarke  
 Stephen Jones  
 Andrew Ardill  
 Armin Buchbinder

Hopkins Architects  
 Partnership LLP  
 Registered in England  
 and Wales No OC350976

**Stothard, Gideon**

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**From:** Delves, Gemma  
**Sent:** 25 March 2013 11:06  
**To:** DBE - Development - Admin  
**Subject:** FW: Bart's Hospital

ACKNOWLEDGED

**From:** M. Setchell  
**Sent:** 25 March 2013 10:57  
**To:** Delves, Gemma  
**Subject:** RE: Bart's Hospital

Certainly. It's 47 Chester Court, Albany Street, London NW1 4BU.

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**From:** Delves, Gemma [<mailto:Gemma.Delves@cityoflondon.gov.uk>]  
**Sent:** 25 March 2013 10:39  
**To:** M. Setchell  
**Subject:** RE: Bart's Hospital

Dear Mrs Whitehead

Thank you for your email. Please can I have your postal address so that your comment can be registered on our system and so that you can be notified should the case be presented to the Planning and Transportation Committee.

Kind regards

Gemma

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**From:** M. Setchell |  
**Sent:** 22 March 2013 13:44  
**To:** Delves, Gemma  
**Subject:** Bart's Hospital

Dear Ms. Delves

I am writing about the planning application for a Maggie Centre attached to the North Wing at Bart's.

Having seen the plans of the proposed centre, I think that its siting is totally inappropriate. I have been a patient at Bart's for many years, and am now a friend of the Great Hall & Archive, and am also secretary to a retired Bart's surgeon. In all these roles I have been privileged to visit the Great Hall and enjoy functions there, and every time am impressed by a sense of history, which is fast disappearing from our country, as many beautiful buildings and sites are marred by modern additions.

I think the concept of Maggie Centres is a first class one but I believe it could be sited elsewhere. To mar such traditional architecture seems to me to be completely wrong, and if there were to be any additions to the North Wing, I believe that they should be in character. The Great

Hall should not be part of any plan to mar it's symmetry and architectural elegance.

I sincerely hope that the Maggie Centre may be sited elsewhere so that we may keep our North Wing architecturally intact.

Yours sincerely

Carol Whitehead (Mrs.

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