Committee: Planning and Transportation  
Date: 29 April 2014  

Subject: North Wing St Bartholomew’s Hospital West Smithfield London EC1A 7BE  
Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Ward: Farringdon Without  
Public  
For Decision  

Registered No: 13/01227/FULL  
Registered on: 17 January 2014  

Conservation Area: Smithfield  
Listed Building: Grade I

Summary

The application site forms part of the St Bartholomew's Hospital complex (Use Class C2). It comprises: The North Block (grade I listed), the former Finance Building (grade I listed by association with the North Block), The Pathology Block extension and land around the application buildings and the St Bartholomew the Less Church (grade II*), including the Princess Alice Memorial Gardens.

Planning permission and listed building consent are sought for works to restore and upgrade the grade I listed North Block and its setting, with a view to securing its long term future. The application has been submitted by the Friends of the North Wing and Archive of St Bartholomew's Hospital (The Friends). They have looked at options for the future of the North Block and consider that it needs to become a self-funding facility. This could only be achieved by bringing the building up to modern standards, particularly in respect of fire escape and access arrangements and the catering, cloak room, WC and archive storage facilities.

The proposal seeks to demolish the Finance Building attached to the eastern end of the North Block and the Pathology Link extension which connects the western end of the North Block with the Pathology Block and Medical School (grade II listed). Two new extensions (referred to in the application submission as ‘service bustles’) are proposed at the eastern and western end of the North Block. The bustles would contain stair and lift cores and WCs. Internal alterations are proposed to provide improved catering, archive and museum facilities. Two new ramps would be added to the east and west entrances of the building in order to provide step free access.

New soft landscaping is proposed around the St Bartholomew's- the less-church and the eastern end of the North Block, including the upgrading of the Princess Alice Memorial Garden. Hard landscaping is proposed around the western end of the North Block and the rear of the Medical School and Pathology Building. A new gate would be formed on the Giltspur Street frontage between the Medical School and Pathology building.
The cycle parking outside the Kenton and Lucas Block would be relocated to the rear of the medical school. A new servicing bay would be formed for use in association with the North Block.

The Friends envisage that the application proposal would be part of a phased scheme to improve the northern end of the hospital site. Future works could include the refurbishment of the Gate House (grade I listed) and the provision of Maggie's Centre on a site adjacent to the Kenton and Lucas Building (grade II listed).

One letter of objection has been received to the proposal from the Barts Health NHS Trust, the freeholder of the land to which the application relates. They consider that the proposal is incompatible with the Trust's estate strategy and would have a significant adverse impact on patient care. The Trust supports the proposals for the Maggie's scheme that were presented to Members of the Planning and Transportation Committee on the 4th June 2013.

The Maggie's Centre would replace the existing Finance Building. Members moved to refuse the Maggie's proposal. The applicants withdrew the scheme prior to the issuing of a decision. Maggie's have submitted a representation in respect of the current application. It notes that the suggested alternative Maggie's site referenced in the application documentation would not be suitable. Applications for planning permission and listed building consent have been re-submitted for the Maggie's Centre. The submission intends to address Members' concerns about the scheme. The Maggie's representation notes that an application for listed building consent has been submitted by the Barts Health NHS Trust for works to upgrade the North Block.

Each case should be assessed on its own merits. To date 62 letters of support have been received in respect of the application proposal. This is on the grounds that the scheme would secure an appropriate future for this historically sensitive site. The proposal would result in improvements to the North Block through the demolition of the Finance Building and the Pathology Block extension.

The application would result in the loss of 1221sq.m of hospital (class C2) floorspace. This is considered to be acceptable on the basis that the floorspace has never been used for patient care and that the proposals would support the continued presence and improvement of St Bartholomew's Hospital in line with policy CS22 of the Core Strategy.

The scheme is acceptable in design and heritage terms and would not detract from the special architectural or historic interest of the North Block or the Smithfield Conservation Area. Some less than substantial harm would arise from the proposed ramps, removal of an internal staircase in the west side of the North Block and through the formation of new openings into the side elevations of the building. The harm is outweighed by the public benefits of the proposal including the improved access arrangements to the building, enhancements to the area resulting from the demolition of the Finance Building and the Pathology Block extension and the potential for the scheme to secure a long term future for the North Block.

The landscaping, servicing alterations and revised cycle parking arrangement are considered to be acceptable.
Recommendation

That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule.
Site Location Plan

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

SITE LOCATION
LISTED BUILDINGS
CONSERVATION AREA BOUNDARY
Site

1. The application site covers an area of 0.37 hectares. It forms part of the St Bartholomew’s Hospital complex (Use Class C2) and comprises:
   - The North Block (2352sq.m GIA)
   - The former Finance Building (510sq.m GIA)
   - The Pathology Block extension (1910sq.m GIA)
   - Land around the application buildings and the St Bartholomew the Less Church, including the Princess Alice Memorial Garden

2. The North Block is grade I listed. It dates back to 1732 and comprises one of the four hospital blocks designed by James Gibb. The building accommodates the Great Hall, Staircase Hall with Hogarth murals and the Hospital Museum and archives. It is currently used by the hospital for meetings and functions. The building was never designed for medical use as Gibb intended that it be used for administrative and ceremonial functions associated with the hospital.

3. The former Finance Building was designed by Adams, Holden and Person Architects in the 1960s for the hospital’s accounts department and a bank. It is of three storey construction and clad in yellow stock brick and white render. The building is vaguely ‘neo-Georgian’ in style. It adjoins the eastern end of the North Block and is grade I listed by virtue of association. The building accommodates ancillary office accommodation for the hospital and toilet facilities for use in association with the North Block.

4. The Pathology Block extension was designed by Adams, Holden and Person Architects in the 1970s. It links the western end of the North Block to the Pathology Block and Medical school. It has a narrow frontage onto Giltspur Street where it infills the gap between the Pathology Block and Medical School. The extension is vacant at present.

5. The landscaped setting of the North Block and the St Bartholomew-the-Less church incorporates The Princess Alice memorial garden which dates from 2001.

6. The site is in close proximity to a number of 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, the West Block to the south west is grade I listed, and three courtyard lamps and the central fountain are each grade II 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 18th century formal courtyard spaces in London. The site is within the Smithfield Conservation Area.
Relevant Planning History

7. In 2013 applications for planning permission (ref. 13/00111/FULL), listed building consent (ref. 13/00112/LBC) and conservation area consent (ref. 13/00113/CAC) were considered for a Maggie’s Centre on the site of the former Finance Building.

8. At the 4th June 2013 Planning and Transportation Committee Members resolved to refuse the applications. The applications were withdrawn by the applicant prior to the issuing of the decision.

Context for the Current Application Proposal

9. Objections were raised to the location of the Maggie’s Centre on the grounds that it would prejudice the future use of the North Block by preventing the ability to bring the building up to modern standards. Detailed representations were submitted on this matter from The Friends of the Great Hall, Hopkins Architects and the Barts Health NHS Trust Archives Committee.

10. The Friends of the Great Hall and Archive of St Bartholomew’s Hospital (The Friends) are the applicants for the scheme under consideration in this report. 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.

11. The current applications are submitted in the light of studies that have been undertaken by the Friends and Hopkins architects to look at how the future of the North Block could be sustained, without being a drain on NHS resources. The Friends have concluded that the North Block needs to become a self-generating facility that could be used as a visitor attraction, a place for hospital meetings, events and functions and a place for external social and cultural events. In order to deliver this the Friends have identified that the building needs to be restored and upgraded, particularly in respect of the following:

- Improved archive storage and museum facilities
- Improved and regulation compliant access arrangements
- Improved catering and cloak room facilities
- Regulation compliant WC provision, including the provision of disabled WCs
- Regulation compliant fire escape arrangements
- The removal of additions that do not respect the heritage status of the North Block
Proposal

12. Planning permission and listed building consent are sought for the following works to restore and upgrade the North Block in line with the Friend’s vision for the site:

- The demolition of the former Finance Building and Pathology Block extension, with the associated making good of the Pathology Block and Medical Block facades.
- The extension of the eastern and western ends of North Block to provide circulation cores, referred to in the application documentation as ‘bustles’. These would contain stairs, lifts and toilets and contribute towards ensuring that the building meets modern standards.
- Internal alterations to the North Block to include the provision of new archive, museum and catering facilities.
- New soft landscaping around the St Bartholomew’s- the-less – church and the eastern end of the North Block, including the upgrading of the Princess Alice Memorial Garden. Hard landscaping is proposed around the western end of the North Block and the rear of the Medical School and Pathology Building.
- The provision of two ramps at the front of the North Block in order to provide step free access.
- Re-location of the existing cycle parking (52 spaces) outside the Kenton and Lucas block to an area at the rear of the Medical School.
- The formation of a new gate between the Medical Block and Pathology Block.

13. The North Block would continue to be used primarily by the hospital and would therefore remain in its current use class (Class C2).

14. This report deals with the application for planning permission and listed building consent.

15. The application documentation shows additional works as part of a phased master plan to improve the northern part of the hospital site including restoration of the Gate House, the formation of a new link on Giltspur Street between the Pathology Block and Medical School and the identification of a potential location for a Maggie’s Centre on the eastern side of the site. These works are not for consideration as part of the current applications.

Consultations

16. The views of other City of London departments have been taken into account in the preparation of this development scheme and in this report. Some detailed matters remain to be dealt with under conditions.
17. The applications have been publicised on site and in the press. One letter of objection has been received from the Chief Executive of the Barts Health NHS Trust on behalf of the Trust Board of Barts Health NHS Trust. The Board’s comments can be summarised as follows:

- Barts Health NHS Trust is the freeholder of the land to which the planning application relates. The proposal is incompatible with the Trust’s estates strategy and would have a significant adverse impact on patient care.

- The application site has been identified for a Maggie’s Centre. The Trust Board fully supports the Maggie’s Centre proposal. The alternative location for the Maggie’s Centre, as suggested by the Friends would not be suitable.

- The proposal involves the loss of the Pathology Block extension. The Trust has plans for the use of this extension building as part of the essential delivery of hospital services.

- The heritage value of the North Block is recognised and the Board is aware that substantial investment is required to bring it up to modern standards. A Heritage Trust could be formed to manage the building.

- While not supporting the Friends application, the Board is keen to work with them.

18. A letter of representation has been received from Maggie’s which notes that the suggested alternative location for the Centre is unviable and unsuitable. They advise that a planning application and listed building consent application have been re-submitted for the Centre in order to address the issues raised by the City’s Planning and Transportation Committee in June 2013. Maggie’s note that the Barts Health NHS Trust are submitting a separate application for listed building consent in respect of internal works required to upgrade the facilities within the North Block.

19. To date 62 letters of support have been received. The content of which can be summarised as follows:

- The North Block is historically and architecturally valuable and important. It is appropriate that plans are being made to preserve the building and secure its use for future generations.

- The removal of the former Finance Buildings and Pathology Block extension would be welcomed as it would restore the overall symmetry to the Square as intended by Gibbs design.

- The building needs upgrading to support the capacity of the Great Hall. The proposal would provide improved access and escape arrangements, toilet facilities, cloakroom facilities and kitchen modernisation.

- The bustles are well designed additions that complement the design of the North Block.
• The proposal would provide welcome improvements to the archive facilities.
• The proposal gives the North Block a future that Maggie’s did not. The building would be upgraded in line with the other hospital buildings.
• The Barts charity, English Heritage and the Georgian Society support the scheme.

20. The Friends have responded to the letter of objection from the Barts Health NHS Trust Board. Their comments can be summarised as follows:
• There are already cancer support services in the West Wing of the hospital. An alternative site could be found for the Maggie’s Centre.
• The alternative Maggie’s site, as suggested by Hopkins, would be suitable.
• Hospital services would be better placed in the King George V Block or the East Wing as opposed to the Pathology Link Building. The conversion of this building to patient care facilities would costily and poor sited.
• The Hopkins scheme would not restrict commercial opportunity but save the NHS substantial sums on maintenance costs and allow effective usage of the North Block by making it fit for purpose.
• Without the Friends scheme the Heritage Trust concept is threatened as the NHS has neither funds nor a remit to preserve and enhance the North Block.

21. Comments were received from the following organisations:
22. **English Heritage** support the proposal.
23. **The City of London Conservation Area Advisory Committee** welcome the proposed demolition of the finance block and the pathology block extensions and have no objection to the associated landscaping, cycle parking and revised servicing arrangements. Members considered that the ‘bustles’ are oversized and not in keeping. Officers should explore alternative designs and cladding.
24. **The Committee of the Council for British Archaeology** welcomed the removal of the existing extensions to the North Block and had no objection to the internal alterations. They considered that the extensions needed to be more clearly differentiated from the North Block. This could be achieved through a wider glazed link, setting the extensions back behind the quoins and setting them down below the cornice line. The height of the extensions should take account of the need for lift overruns.
25. **The Georgian Group** raises no objection to the “bustle’ extensions in principle and considers them to be a more positive alternative to the
Maggie’s Centre. The Group wishes to review the details that are uncovered on each end of the North Block following the demolition of the Finance Building and Pathology Block extension. Preference is given to a platform lift as opposed to a ramp at the front of the building. This would remove the need to make interventions to the existing fabric and the lift could be removed when no longer required.

**Policies**

26. 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.

27. The draft Local Plan was published in December 2013 and is expected to be adopted in late 2014 or early 2015. Although it does not carry the full weight of an adopted plan, it is considered that the plan should carry significant weight as it is at the final stage of pre-submission consultation, prior to formal consideration at public examination. In accordance with the NPPF and Local Plan Regulations, the draft Plan has been considered by the Court of Common Council as sound planning policy for submission to the Secretary of State.


**Considerations**

29. 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, to local finance considerations so far as material to the application, and to any other material considerations (Section 70 (2) 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);
   - 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 settings or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Building and Conservation Areas) Act 1990)
   - When considering the applications special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
   - In considering whether to grant listed building consent the City shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which
33. Chapter 12 of the NPPF sets out key policy considerations for applications relating to designated and non-designated heritage assets. Other relevant guidance is provided by English Heritage including the documents Conservation Principles, and The Setting of Heritage Assets. Building in Context (EH/CABE) and the PPS5 Practice Guide in respect of the setting of heritage assets.

34. In respect of sustainable development the NPPF states at paragraph 14 that ‘at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking… for decision taking this means: approving development proposals that accord with the development plan without delay..’

35. Under Section 149(1) of the Equality Act 2010, the City Corporation must have due regard to the need to:
   a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act
   b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
   c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

36. In considering the planning application before you, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.

37. It is necessary to assess all of the policies and proposals in the Development Plan and to come to a view as to whether in the light of the whole plan the proposal does or does not accord with it.

38. The principal issues in considering this planning application are:
   - The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and saved policies of the UDP.
   - The extent to which the proposals comply with Government policy advice (NPPF).
   - The impact of the proposal on the significance of designated and non-designated heritage assets and the setting of listed buildings surrounding the site.
   - The appropriateness of the design and massing of the new works in the context of the area.
   - The loss of hospital (class C3) floorspace.
39. Policy CS22 of the Core Strategy seeks to provide adequate health care facilities and services for City residents and workers. Point (i) of the policy states that existing public health facilities should be protected and enhanced, and point (iii) notes that the continued presence and improvement of St Bartholomew’s Hospital should be supported.

40. The proposal would result in the loss of 1221sq.m of hospital (Class C2) floorspace. The applicant has justified this loss on the basis that:

- The Pathology Extension and Finance Building were never used for patient care. The Pathology Extension is currently vacant and the Finance Building is only partially used to provide ancillary office space and toilet facilities for the North Block.
- The Pathology link building is unsuitable for hospital function given its construction, access arrangements and poor state of repair.
- The application scheme would provide improved toilet facilities, compensating for the loss of those in the Finance Building. The office space in the Finance Building could be located elsewhere on the hospital site. The PFI scheme provides the hospital with patient care facilities that are fit for purpose.

41. Should the Barts Health NHS Trust decide to implement the application scheme it is considered that the justification detailed above would be sufficient to demonstrate compliance with policy CS22 of the Core Strategy. The application proposal would support the continued improvement of the Hospital by providing an option for the future for the North Block.

42. The proposal would increase the amount of floorspace for functions/meetings, the archives, the museum, catering, WCs/cloaks and storage. The applicant has advised that the building would mainly be used by the Trust and would therefore continue to function under a class C2 use. Should the balance of usage ever change towards greater public functions and events that are not associated with the hospital, the applicant has been advised that a change of use may be required.

Design and Heritage Considerations

Identification of the Heritage Assets Affected by the Proposal

43. Paragraph 129 of the NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including the setting of any asset). The assessment of significance should be taken into account when considering the impact of a proposal.

44. The designated heritage assets of relevance in the consideration of this case are:

- The North Block – grade I listed
• The Smithfield Conservation Area
• The Medical School – grade II listed
Consideration needs to be given to the setting of:
• The East Block – grade I listed and The West Block – grade I listed
• The Hospital Gatehouse – grade I listed
• The Church of St Bartholomew the Less – grade II* listed
• The Screen Wall and Colonnade – grade II* listed
• The Kenton and Lucas Building – grade II listed
• Three lamp standards – grade II listed
• Courtyard fountain – grade II listed

45. The Pathology Block and the four timber courtyard shelters are the non-designated heritage assets of relevance in the consideration of the proposal.

46. The significance of each asset has been assessed in accordance with English Heritage’s methodology for assessing “significance” as set out in ‘Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment’.

47. The assets have historical, evidential and communal value by virtue of their relationship with the hospital complex. The North Block is highly significant as it is the principal building on one of London’s oldest operational hospitals. It was designed by a leading 18th century architect. Within the building the Staircase Hall has two notable canvases by Hogarth painted in 1735 – 7 to represent the Good Samaritan and Pool of Bethesda.

Assessment of the Impact of the Proposal

Demolition

48. The Finance Building 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 extension cuts across decorative stonework on the east elevation of the North Block. The building has a covered ramp and walkway that protrudes forwards of its north facing facade, detracting from its setting and the setting of the Church of St Bartholomew the Less.

49. The Pathology Block extension rises to five storeys above a basement, with two additional setback storeys with a flat roof. It is one storey higher than ridge of the North Block’s roof and approximately the same height as the Pathology and Medical School buildings.

50. The extensions lack architectural merit, make a neutral contribution to the Smithfield Conservation Area and detract from the significance of the Grade I listed North Block and the setting of the surrounding listed buildings. Their removal is acceptable and would provide an
opportunity to better reveal and enhance the significance of heritage assets in the immediate vicinity.

51. Details of the restoration works to the exposed North Block, Medical School and Pathology Block facades would be required by condition.

Design of the Proposal

The ‘Bustles’

52. The proposed extensions would occupy a smaller footprint than the existing extensions. They would take the form of simple symmetrical service bustles, clad in Portland stone and attached to the North Block with sections of clear glazing set back behind the quoins. Each bustle would rise to the base of the North Block’s cornice. String courses are proposed in the stonework providing a horizontal relationship with the host building at each storey. Openings would be incorporated into the end elevation of each bustle to provide daylight and secondary access to the building. The bustles would incorporate glazed roofs to further illuminate their interior.

53. The decorative stonework uncovered and restored following the removal of the modern extensions would be visible internally within each bustle. Some new openings would be formed in the exposed stonework to internally link the bustles and the North Block. The new openings would result in some less than substantial harm to the significance of the North Block. Notwithstanding, consideration has been given to the scale and design of the proposed extensions so as to enable the significance of the North Block to be preserved and further revealed following the demolition of the existing structures. 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.

54. The general form, arrangement of the bustles would relate to the design of the hospital’s East and West Blocks, which each have projecting end bays that are set back from the main facades. Gibb’s original design intention would be reinforced as together the buildings would read as a coherent yet separate family of buildings arranged around a courtyard. The subtle horizontal features incorporated into the design of the bustles would provide a relationship with the North, East and West Blocks, whilst the use of Portland stone cladding would ensure that they relate to the hospital complex as a whole.

55. The size of the bustles enables land to the east and west of the North Block and in between the Pathology building and Medical School to be opened up. The creation of this space would enhance the setting of these heritage assets, as well as the setting of the Grade I listed East and West Wings, Grade II listed Lucas and Kenton Block and the character and appearance of this part of the Smithfield Conservation Area.
The Gates

56. The separation of the Pathology Block and Medical School would have a positive impact on Giltspur Street where the sequence of individual historic buildings would be reinstated. The iron gates that would be erected between these two buildings at ground floor level would reflect the design of the existing gateway between the Pathology Building and Gatehouse. The final appearance of the gates would be controlled by condition.

The Ramps

57. The proposal originally included alterations to the levels on the south side of the North Block in order to provide level access its east and west entrances. The existing entrance steps would be removed. This was considered to have an unacceptable impact on the status of the entrances and was not supported by English Heritage, the Committee for the Council of British Archaeology or the Georgian Group.

58. The proposal now seeks to form permanent ramps at the east and west entrances to provide step free access, particularly into the Hogarth stair hall.

59. The ramps would be created by re-grading the ground level adjacent to the entrance and modifying the existing steps to omit the lower step and enlarging the upper two steps to provide a wheelchair accessible landing. The ramps would be in Bath stone and detailed with granite edgings to integrate them with the existing footway and hard landscaping. There would be no requirement for handrails.

60. Existing features of the North Block including the plinth, basement window heads and keystones would be retained in situ but partially obscured by the ramp and re-graded landscaping. A shadow gap detail would pull the ramp away from the keystone and window head on the outer side of the entrance, whilst the existing lightwell grilles on the inner side of the entrances would be lifted and repositioned at the new higher level, leaving the lightwell intact.

61. Two existing historic bootscrapers on the outer side of the entrances would be displaced by the ramps. They would be removed and reinstated elsewhere on site. Details of which would be required by condition. The bootscrapers on the inner side of the entrances would remain in situ.

62. The ramps would cause some harm to the significance of the North Block through the partial loss of the existing steps and the obscuring of features. The harm is judged to be less than substantial.

Internal Alterations to the North Block

63. The basement works comprise the lowering of floors and the linking of the east and west basements. A service staircase below the Hogarth staircase would be modified. Modern services and partitions would be stripped out to reveal historic vaulted ceilings. A new spiral staircase would be formed linking the basement and ground floor levels.
64. At ground and first floor level modern partitions would be removed. Exhibition and reception space would be formed in addition to a new library and museum.

65. At the western end of the building accessible WCs would be formed by reconfiguring existing modern partitions. A post war staircase would be removed to allow room for circulation space between the North Block and the western bustle. The loss of the staircase is regrettable as it is an attractive feature of the building. The harm that would result is less than substantial. A building recording condition would ensure that details of the affected staircase are recorded.

Landscaping

66. The proposed landscaping to the north, east and west of the North Block would comprise the addition of lawned areas along the west side of the Kenton and Lucas Block; a series of low square planters between the North Block and St Bartholomew the Less; additional planting beds in the Princess Alice Memorial Garden; six new trees lining the central approach to the North Block; and new stone paving between the North Block and Medical School /Pathology Building.

67. The landscaping scheme has been influenced by an 1884 plan of the site which illustrated larger areas of trees and greenery than exists at present. Its layout and character would be formal in nature, with a series of regular components responding to the form of surrounding buildings and existing features.

68. Existing trees on site would be retained in situ and protected during building works according to the attached condition.

Servicing, Highways and Refuse Storage

69. The re-location of the cycle racks is considered to be acceptable and would not detract from the setting of any heritage assets.

70. The level of servicing for the development would remain as existing. The new servicing bay is in an acceptable location and would provide a formalised loading area for the building.

71. The refuse storage and collection arrangements would remain as existing.

Archaeology

72. The site is in an area of important archaeological potential, to the north of the Roman and medieval defences within the precinct of the 12th century Priory and Hospital of St Bartholomew and a known Roman cemetery. There is potential for Roman remains including burials, 19th century burials associated with the church of St Bartholomew the Less, medieval and post medieval building foundations associated with the church and St Bartholomew’s Hospital. An Historic Environment Assessment of the archaeology of the site has been submitted with the application.

73. The proposed development includes new deeper basements to extensions to the North Block, a new basement below the central
archway and at the north east of the building. The existing basements of the north block would be lowered. The proposals include a new lift and drainage and landscaping to the north of the building. It is considered that the proposed groundworks would affect surviving archaeological remains.

74. Archaeological evaluation is necessary to provide additional information on archaeological survival on the site, including the extent of modern disturbance and to assess the impact of the proposals, including foundations, basement level reduction, landscaping. The results of the evaluation would be used to design an appropriate archaeological mitigation strategy. It would provide additional information to develop design of the foundations, ground works and enabling works, to avoid and minimise disturbance to archaeology and the potential impact on the existing building fabric and foundations.

75. Conditions are recommended to cover archaeological evaluation, a programme of archaeological work and foundation and basement level design.

Conclusion

76. The Barts Health NHS Trust Board has advised that they do not support the application proposals; instead they support the Maggie’s scheme. Notwithstanding, the application proposals should be assessed on their merits.

77. The loss of 1221sq.m of class C2 hospital floorspace is acceptable on the basis that the floorspace has not previously been used for patient care and the proposal would support the continued presence and improvement of St Bartholomew’s Hospital in accordance with policy CS22 of the Core Strategy.

78. The demolition of the Pathology Block Extension and the Finance Building is acceptable in design and heritage terms. The existing extensions constitute unsympathetic additions that lack architectural merit. The loss of these elements provides the opportunity to better reveal and enhance the significance of the North Block, the setting of heritage assets in the immediate vicinity and the appearance of the Smithfield Conservation Area.

79. The new service bustles and the gate to Giltspur Street would constitute sympathetic additions that relate well to the surrounding context. The internal alterations mainly respect the historic plan form of the listed building. The landscaping would enhance the setting of the heritage assets on the site and the appearance of the Smithfield Conservation Area.

80. The removal of the post war staircase at the western end of the North Block, the ramps and the formation of new openings in the North Block’s east and west facades would result in some less than substantial harm to the significance of the grade I listed building. In line with paragraph 134 of the NPPF the less than substantial harm has been assessed, and is considered to be outweighed by the public benefits of the proposal. Such benefits include the provision of shared,
step free entrances that would enable all users to enter the building at the same point; the enhancements that the proposal would have on the identified heritage assets and their setting through the removal of the Finance Building and Pathology Block extensions and new landscaping; and the upgrading of the building to secure its long term use and future.

81. The revised servicing and cycle parking arrangements would be acceptable and would not impact on the local highway network.

**Background Papers**

**Internal**
- 11.02.2014 Memo Department of Markets and Consumer Protection

**External**
- North Wing Heritage Statement dated December 2013
- North Wing Design and Access Statement dated December 2013
- Historic Environment Assessment dated December 2013
- Memo 0001 BNT2 Barts North Wing (and attached schedule of events) dated 17th January 2014
- Archaeology Action Plan dated 13th March 2014
- Basement Works Drawings 1 – 4 dated 19th March 2014
- 13.02.2014 Email Janet Lowe
- 14.02.2014 Email Jonathan Frappell
- 16.02.2014 Email James Malpas
- 18.02.2014 Letter English Heritage
- 18.02.2014 Email Paul Simmons
- 19.02.2014 Email Clare Maurice
- 19.02.2014 Email William Shand
- 20.02.2014 Email Jennifer Peiser
- 20.02.2014 Email John Sutcliff
- 21.02.2014 Email Simon Campbell-Smith
- 22.02.2014 Email Judith Webb
- 23.02.2014 Email Alison Knapp
- 23.02.2014 Email John and Marjorie Butlin
- 23.02.2014 Email Jennifer Peiser
- 23.02.2014 Email Janet Butlin
24.02.2014 Email Fiona Lukes
24.02.2014 Email Alison Knapp
25.02.2014 Letter Tessa Abineri
25.02.2014 Email Mary Smith
26.02.2014 Email Peter Morris, Barts Health NHS Trust
26.02.2014 Email Paola Domizio
26.02.2014 Email Renee Villaluna
26.02.2014 Email Gabrielle Jungels-Winkler
27.02.2014 Letter James Thomas and Anne Thomas
27.02.2014 Email Catherine Dawson
28.02.2014 Email Robert Johnson
28.02.2014 Letter Lady Ann Riches
30.03.2014 Email Carol Bavin
01.03.2014 Email Sir John Chalstrey
02.03.2014 Email Claire Capstick
02.03.2014 Email Edmund Dorrell
03.03.2014 Email Jackie Roe
05.03.2014 Email London and Middlesex Archaeological Society
06.03.2014 Email Ursula Johnson
07.03.2014 Email Roworth Spurrell
07.03.2014 Email Martin Brueton
09.03.2014 Email Andrew Phillips
10.03.2014 Email Diane Smyth
11.03.2014 Letter Mark Field
12.03.2014 Email Gillian Heather Hackett
13.03.2014 Email Peter Fairclough
13.03.2014 Letter Barts Health NHS Trust Archives Committee
13.04.2014 Email Christopher Bridgett
14.03.2014 Email Friends of The Great Hall and Archive of St Bartholomew’s Hospital
14.03.2014 Letter Maggie’s
14.03.2014 Email Julius Bourke
14.03.2014 Email Joanna Libby
14.03.2014 Email Peter Schmitt
14.03.2014 Email John Lloyd Parry
Appendix A
London Plan Policies

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.
Unitary Development Plan and Core Strategy Policies

**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.

**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.

**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: 13/01227/FULL

North Wing St Bartholomew’s Hospital West Smithfield

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

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. No demolition shall take place until the developer has secured a standing building survey and recording of to be carried out in accordance with a written scheme of recording which has been submitted to and approved by the Local Planning Authority. All works must be carried out and completed in accordance with the approved details. REASON: To ensure that a record of the building is made, and incorporated in the publication and archiving of the archaeological record of the site in accordance with the following policy of the Core Strategy: CS12.

3. Demolition works shall not begin until a Deconstruction Logistics Plan to manage all freight vehicle movements to and from the site identifying efficiency and sustainability measures to be undertaken during site deconstruction of the existing buildings has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). The development shall not be carried out otherwise than in accordance with the approved Deconstruction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority (in consultation with Transport for London). REASON: To ensure that deconstruction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14.
4  No works except demolition to basement slab level shall take place before details of the basement levels, 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.

5  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

6  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.

7  Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the development process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.
REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policy of the Core Strategy: CS15.
Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site identifying efficiency and sustainability measures to be undertaken during site construction of the development has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority (in consultation with Transport for London). REASON: To ensure that construction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14.

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 new extensions, including external ground and upper level surfaces;
(b) details of windows and external doors on new extensions;
(c) details of glazed roofs on new extensions;
(d) details of stonework on new extensions, to include face bonding, pointing, and any expansion joints;
(e) details of ramps to North Block entrances, to include alterations to steps, samples of materials, junctions between new work and the listed building;
(f) a method statement for the removal and relocation of two bootscrapers from the entrances of the North Block;
(g) details of glazed links to include junctions between new work and listed building
(h) details of stonework and brickwork repairs to newly exposed elevations of the North Block (east and west elevations), Medical School and Pathology Block, including proposed elevation drawings;
(i) details of stone archway and metal gates between Pathology Building and Medical School;
(j) details of all ground level surfaces including materials to be used;
(k) measures to be taken during the period of demolition and construction for the protection of the trees to be retained and details of any pruning of the trees.
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: ENV6; ENV9; CS10; CS12.

No work except demolition to basement slab level shall take place until an investigation and risk assessment has been undertaken to establish if the site is contaminated and to determine the potential for pollution in accordance with the requirements of DEFRA and the Environment
Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and to the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the local planning authority the remediation scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the following policy the Core Strategy: CS15.

11 Details of the landscaping scheme are 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.

12 Details of a Servicing Management Plan demonstrating the arrangements for control of the arrival and departure of vehicles servicing the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The building facilities shall thereafter be operated in accordance with the approved Servicing Management Plan (or any amended Servicing Management Plan that may be approved from time to time by the Local Planning Authority) for the life of the building.

REASON: To ensure that the development does not have an adverse impact on the free flow of traffic in surrounding streets in accordance with the following policies of the Unitary Development Plan and Core Strategy: TRANS15, CS16.
13 All 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.

14 The stability of the structures to remain must, throughout the period of demolition and reconstruction, be assured before any works of demolition begin, taking into account any rapid release of stress, weather protection, controlled shoring, strutting, stitching, reinforcement, ties or grouting as may occur or be necessary. REASON: To ensure the stability of the structure to be retained in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV 11, CS12.


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

Comments were submitted at 11:23 AM on 13 Feb 2014 from Mrs Janet Lowe.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
         London EC1A 7BE

Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (iii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves
Click for further information

Customer Details

Name: Mrs Janet Lowe
Email: [redacted]
Address: 13 West End Court West End Avenue Pinner

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Reasons for comment: - Residential Amenity
Comments: I write concerning the North Wing of St Bartholomew's Hospital. This historic building is part of our cultural heritage and desperately in need of improvement. I have had the pleasure of attending functions in the Great Hall and feel very sad that in the future this may no longer be possible unless action is taken to provide essential works, namely upgrading of toilet facilities and the kitchen and provision of a lift, disabled access and a further staircase to comply with fire regulations. Apart from the above, this building houses the archives which are of great historical value and their storage needs to be improved to avoid deterioration. The Hopkins plan incorporates all the above and more. This lovely building with its Hogarth Staircase and Great Hall must not be allowed to fall into disrepair.
Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:01 PM on 14 Feb 2014 from Dr Jonathan Frappell.

**Application Summary**

**Address:**
North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

[Click for further Information]

**Customer Details**

**Name:** Dr Jonathan Frappell

**Email:**

**Address:** Sowton Farm Sowton Lane Yelverton

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** Residential Amenity

**Comments:**
The North Wing of Bart's is a building of outstanding beauty and historic interest which needs the sympathetic restoration and enhancement outlined in this application, not only to preserve its fabric but also to make its treasures accessible to a wider public. The Great Hall holds a special place in the hearts of many who like my wife and I trained at Bart's. We married in Bart's the Great and held our reception in the Great Hall where we have enjoyed reunions with our contemporaries ever since. It was also a great privilege as an undergraduate student to attend the annual dinners of a wide variety of student clubs which were held there; it would be lovely to think that these traditions will continue for generations of students to come. The Hopkins plan realises all the objectives to improve the functionality of the building, whilst at the
same time restoring the architectural continuity of the
original vision of the square by removing the rather ugly
1960's additions which now lie empty at each end of the
North Wing. It is good to see that this application also
includes a home for Maggle's Centre in a setting which I
am sure will have a most beneficial effect on the
wellbeing of all their patients.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:28 AM on 16 Feb 2014 from Professor James Malpas.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

[Click for further information]

**Customer Details**

**Name:** Professor James Malpas

**Email:** [redacted]

**Address:** 253 Lauderdale Tower Barbican London London

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** corrected copy. I strongly support the Hopkin's plans for the restoration of the North Wing of St Bartholomew's Hospital. This is in my opinion is the last chance to preserve one of the finest buildings in London. Without the facilities provided by the plan which will make the Great Hall viable as a venue for functions and thus provide an income for its maintenance it will fall into disrepair. Within the North Wing there is a muniment room containing the finest collection of medieval manuscripts in the country many of them relating to the history of the City of London. More visible are the magnificent Hogarth paintings. If the Hopkins proposals are not implemented these will be lost in time. The Great Hall was the focus for the 850th anniversary of the founding of the hospital. I well remember the event which was a splendid occassion. I fear unless the
Hopkins plans are implemented speedily the great Hall
will not be there for the 900th!
Dear Ms Delves

NORTH WING, ST BARTHOLOMEW’S HOSPITAL, WEST SMITHFIELD, LONDON, EC1A 7BE
Application No 13/01228/LBC

Thank you for your letter of 5 February 2014 notifying us of the application for listed building consent relating to the above site.

We have considered the application and 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 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: 
Enc: Draft letter of direction

1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST
Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.
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: P00366171  
18 February 2014

Dear Ms Delves

NORTH WING, ST BARTHOLOMEW’S HOSPITAL, WEST SMITHFIELD, LONDON, EC1A 7BE

Thank you for consulting us on the current applications at the North Wing of St. Bartholomew’s Hospital. English Heritage was pleased to be involved in pre-application discussions about the proposals, and we wrote a letter in support of the pre-application proposals on 18 November 2013. As the current application follows the pre-application proposals very closely, we can confirm our continued support.

Yours sincerely

Michael Dunn  
Principal Inspector of Historic Buildings and Areas  
E-mail: }

1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST  
Telephone 020 7973 3000  Facsimile 020 7973 3001  
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.
Dear Ms Delves


Direction as to the Granting of Listed Building Consent

NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON, EC1A 7BE
Application No 13/01228/LBC

Applicant: Friends of The Great Hall of St. Bartholomew's Hospital
Grade of building(s): 1
Proposed works: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to internal layout: (iii) Extension of the east and west facades and (iv) Formation of level access into the building.

Drawing numbers: N/A
Other Documentation: N/A

Date of application: 24 December 2013
Date of referral by Council: 5 February 2014
Date received by English Heritage: 7 February 2014
Date referred to CLG: 18 February 2014

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.

1 WATERHOUSE SQUARE 138-142 HOLSBORN LONDON EC1N 2ST
Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.
LONDON OFFICE

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:

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

Schedule of Conditions

Address: NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON, EC1A 7BE

Our refs: L00366191
EH file number: LRS 003705

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. samples of the proposed materials for the exterior elevations of the extensions to the North Wing.
b. details and method statement for the reinstatement of any architectural features on the gable ends of the North Wing.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 2:57 PM on 18 Feb 2014 from Dr Paul Simmons.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
         London EC1A 7BE

Proposal: Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

Click for further information

Customer Details

Name: Dr Paul Simmons
Email: [Redacted]
Address: 96 Thomas More House Barbican London

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Reasons for comment:
Comments: Provides opportunity to allow fuller use of the N Wing which has been neglected for many years. It will protect the historic archives and treasures contained and improve the historic integrity of the Square. The 1960s buildings were utilitarian and being vacant now allow the architect to create two "bustles" for service use and fire escape. Landscaping around Barts the Less and the courtyard N and E of the N Wing could allow a Maggie's Centre should that still be postulated. It would also enhance the setting of the church itself. This scheme seems to provide something good for everyone.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:20 PM on 19 Feb 2014 from Mrs Clare Maurice.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

[Click for further information]

**Customer Details**

**Name:** Mrs Clare Maurice

**Email:** [redacted]

**Address:** 33 Norland Square London

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I write in support of the planning application. For more than 8 years I was chairman of Barts Charity and appreciated the uniqueness, both architecturally and the interior, paintings and décor. Each year we would hold a Review Day reception and I also attended a number of other social occasions. The building is astonishing as a testament to philanthropic giving - so many names on the walls, but it is in a lamentable state of repair and has also reached the point of embarrassment. My elder daughter recently got married and we considered using the Great Hall as a reception venue, but the support facilities such as the lavatories, cloak rooms and kitchens were in so poor that we could not entertain that as an option. We would otherwise have willingly committed to use the Great Hall. I have had the privilege to enjoy the historic value of the building, its archives etc and feel
Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:20 PM on 19 Feb 2014 from Mrs Clare Maurice.

Application Summary

**Address:** North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

Click for further information

Customer Details

**Name:** Mrs Clare Maurice

**Email:** [Redacted]

**Address:** 33 Norland Square London

Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I write in support of the planning application. For more than 8 years I was chairman of Barts Charity and appreciated the uniqueness, both architecturally and the interior, paintings and décor. Each year we would hold a Review Day reception and I also attended a number of other social occasions. The building is astonishing as a testament to philanthropic giving - so many names on the walls, but it is in a lamentable state of repair and has also reached the point of embarrassment. My elder daughter recently got married and we considered using the Great Hall as a reception venue, but the support facilities such as the lavatories, cloak rooms and kitchens were in such poor that we could not entertain that as an option. We would otherwise have willingly committed to use the Great Hall. I have had the privilege to enjoy the historic value of the building, its archives etc and feel
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:19 AM on 19 Feb 2014 from Mr William Shand.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
         London EC1A 7BE

Proposal: Alterations to the North Wing to Include: (i) Demolition of
         the Finance Building and reinstatement of the north and
         west facades; (ii) Modifications to the internal layout; (ii)
         Extension of the east and west facades and (iii) Formation
         of level access into the building.

Case Officer: Gemma Delves

Click for further information

Customer Details

Name: Mr William Shand
Email: [Removed]
Address: 25 Station Road Nassington Peterborough

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Reasons for comment: The North Wing at Bart’s is without question a building of
         outstanding historical and architectural importance. But
         it needs to be brought into the 21st century and used.
         The plan put forward by Sir Michael Hopkins seems
         admirably to fulfil the criteria for making the North Wing
         a viable commercial enterprise, the improvement of
         support facilities for example being essential to achieve
         this. Without such improvements the building will
         continue to deteriorate and a valuable City asset will be
         lost. Also of great importance is the preservation of the
         whole of Bart's as a viable centre for healthcare for many
         years to come, and one important aspect of this is the
         proposed Maggie Centre. However simply to build it as
         an add-on to the east end of the North Wing would in all
         probability be of detriment to both schemes. The
         Hopkins plan to separate the two and to provide a
         landscaped environment would not only allow the full
         potential of the North Wing to be realised but would
         greatly enhance the attraction of the Maggie Centre as a
place for provision of healthcare for cancer patients and their families. The Hopkins plan is visionary and exciting and worthy of the great architectural traditions of the City of London.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 6:04 PM on 20 Feb 2014 from Mrs Jennifer Peiser.

**Application Summary**

- Address: North Wing St Bartholomews Hospital West Smithfield
  London EC1A 7BE
  Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (iii) Extension of the east and west facades and (iii) Formation of level access into the building.

- Case Officer: Gemma Delves

**Customer Details**

- Name: Mrs Jennifer Peiser
- Email: [Redacted]
- Address: Boxwood Dimmocks Lane Sarratt

**Comments Details**

- Type: Member of the Public
- Stance: Customer made comments in support of the Planning Application

**Comments:** My family and I have been involved with Bart's for three generations and we are immensely proud of its worldwide reputation firstly as a centre-of-excellence, secondly by its differences from other London hospitals due to its unique ambience as a result of its magnificent buildings and paintings, and thirdly due to its 'history'. This application embraces all of these aspects and I therefore wholeheartedly support it.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 7:24 AM on 20 Feb 2014 from Dr John Sutcliff.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE
Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Proposal:

Case Officer: Gemma Delves
Click for further information

Customer Details

Name: Dr John Sutcliff
Email:
Address: Melroyd End Main Road, Bicknacre Chelmsford, Essex

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Reasons for comment: - Residential Amenity
Comments: Bart's Hospital is unique in being nearly 900 years old and on its original site. The James Gibbs buildings in the square form a beautiful unit which has been marred by various modern accretions. The Hopkins plans will restore the original layout whilst improving the usefulness and accessibility of the buildings which are of immense historical value.
Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:27 AM on 21 Feb 2014 from Dr Simon Campbell-Smith.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (iii) Extension of the east and west facades and (iii) Formation of level access into the building.

**Case Officer:** Gemma Delves

[Click for further information]

**Customer Details**

**Name:** Dr Simon Campbell-Smith

**Email:** [Redacted]

**Address:** 8 Shepherd Market LONDON

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The City of London Planning Authority well knows that St Bartholomew's Hospital is the oldest medical teaching institution in the UK, and that its James Gibbs' North Wing is of unique heritage value, not only because of it Hogarth paintings but also because its Hopkins' recommended restoration would restore symmetry to the square of St Bartholomew's Hospital. However, to make this building commercially self-sustainable it requires adaptation, both properly to store its 791 years' worth of archives, and to fulfill current health and safety, and disabled access, regulations. The Sir Michael Hopkins inspired Planning Application cleverly and sensitively meets these and other requirements of the too long neglected Gibbs' North Wing, while at the same time providing the space to accommodate the Maggie's cancer Centre. It seems to me that this time round this Planning Application provides a common sense compromise that could - and, in my view, should - be acceptable to both these parties, and that therefore the City of London

1
Planning Authority should accept this Application.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:52 AM on 22 Feb 2014 from Dr Judith Webb.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

**Click for further information**

**Customer Details**

**Name:** Dr Judith Webb

**Email:** [Redacted]

**Address:** 3 Sellers Hall Close London

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** I write in strong support of the Hopkins proposal for the North Wing at St Bartholomews Hospital, which, by removing two 1960s additions, would allow this important historical building to be restored in a style in keeping with its period. At the same time, modernisation of the facilities would make the building and its historic contents, which include the Hogarth wall paintings and a collection of unique old documents, more accessible to the public. The adjacent landscaped area in the plan would provide an appropriate setting for the building, and potentially also a possible site for the proposed Maggie's Centre.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 7:58 PM on 23 Feb 2014 from Miss Alison Knapp.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE

Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the Internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

Click for further information

Customer Details

Name: Miss Alison Knapp
Email: [Redacted]
Address: 19 Thamespoint Fairways Teddington

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The North Wing at Barts is of historical and architectural significance. It is in urgent need of refurbishment together with approximately £4m worth of backlog maintenance requiring to be undertaken. In order to tackle this, and to make it fit for purpose for the 21st Century and meeting basic health and safety regulations, other improvements that ensure there is appropriate public access, catering facilities and cloakrooms must be made. The Hopkins plan for the North Wing addresses all of these requirements, and in addition provides up to date storage, display and public access to the valuable and extensive archive material. I undertook my nursing training at Barts, and have seen the North Wing used for a variety of occasions. Its future must be secured for future generations to appreciate and enjoy - I fully support the Hopkins plan which will ensure it has a viable and financially secure future.
Gemma

13/01228/LBC

Regards

Janet C Wells
Planning Support Officer
Department of the Built Environment
0207 332 3794
www.cityoflondon.gov.uk
From: PinComments@cityoflondon.gov.uk
Sent: 23 February 2014 19:58
To: PLN - Comments
Subject: Application Comments for 13/01228/LBC

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

Comments were submitted at 7:58 PM on 23 Feb 2014 from Miss Alison Knapp.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
          London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (iii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves
Click for further information

Customer Details

Name: Miss Alison Knapp
Email: [redacted]
Address: 19 Thamespoint Fairways Teddington

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The North Wing at Barts is of historical and architectural
significance. It is in urgent need of refurbishment together with approximately £4m worth of backlog maintenance requiring to be undertaken. In order to tackle this, and to make it fit for purpose for the 21st Century and meeting basic health and safety regulations, other improvements that ensure there is appropriate public access, catering facilities and cloakrooms must be made. The Hopkins plan for the North Wing addresses all of these requirements, and in addition provides up to date storage, display and public access to the valuable and extensive archive material. I undertook my nursing training at Barts, and have seen the North Wing used for a variety of occasions. Its future must be secured for future generations to appreciate and enjoy - I fully support the Hopkins plan which will ensure it has a viable and financially secure future.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:32 PM on 23 Feb 2014 from MR AND MRS JOHN AND MARJORIE BUTLIN.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves
Click for further information

Customer Details

Name: MR AND MRS JOHN AND MARJORIE BUTLIN
Email: 
Address: 67, MAIN ROAD STONELY ST. NEOTS

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: We write in support of the Hopkins Plans to improve the setting and functioning of the North Wing. We have had an association with Barts Hospital for more than 30 years. One of our daughters was a medical student there. We still visit the Great Hall several times a year for concerts in aid of Barts. charities as well as some other events. The North Wing with the Great Hall and Museum is architecturally beautiful and the Hogarth murals on the staircase are wondrous to behold. We believe the Hopkins plans will enable the historic value of the North Wing to be conserved and valued for future generations. The proposed improvements, modernisation and improved access would make it possible for the Great Hall to be made more available for the public for use as a venue for various functions. The Hopkins plans
proposals would allow an opportunity for the Great Hall to become self-funding and thus conserved and valued.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 3:55 PM on 23 Feb 2014 from Mrs Jennifer Peiser.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

**Click for further information**

**Customer Details**

**Name:** Mrs Jennifer Peiser

**Email:** [redacted]

**Address:** Boxwood Dimmocks Lane Sarratt

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** My family and I have been involved with Bart's for three generations and we are immensely proud of its worldwide reputation firstly as a centre-of-excellence, secondly by its differences from other London hospitals due to its unique ambience as a result of its magnificent buildings and paintings, and thirdly due to its 'history'. This application embraces all of these aspects and I therefore wholeheartedly support it.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 12:42 PM on 23 Feb 2014 from DR JANET BUTLIN.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
         London EC1A 7BE

         Works to improve the setting and functioning of the
         North Wing including: (i) Demolition of the existing
         finance block and pathology block extensions and
         reinstatement of the North Wing, Pathology Block and
         Medical School facades. (ii) Extension of the east and
         west ends of the North Wing and the formation of new
         level entrances. (iii) Associated landscaping, new cycle
         parking and revised servicing arrangements.

Case Officer: Gemma Delves

Click for further information

Customer Details

Name: DR JANET BUTLIN
Email: [redacted]
Address: 71, MAIN ROAD, STONELY ST. NEOTS

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I have had an association with St. Bartholomew's Hospital for 36 years. I support the Hopkins Plans which appear to offer the opportunity to restore the North Wing of the hospital and, with the demolition of the now empty 1960's buildings, complement the rest of the Square and still allow space for development of a Maggie's Centre. The Great Hall in the North Wing is beautiful and it is so important it is conserved for future generations. The murals on the staircase painted by locally born William Hogarth ,free of charge, in 1733 when the North Wing was newly constructed, deserve to be more available to the public. The Hopkins plans allow this. The proposed modernisation of facilities and improved access make it possible for the North Wing to be used for a variety of functions and events not currently possible. The Museum is open to the public,
There is a duty to display and store valuable historical archives in a manner to make them available but also prevent deterioration. The Hopkins plans proposals allow this.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 6:03 PM on 24 Feb 2014 from Mrs Fiona Lukes.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

Click for further information

**Customer Details**

**Name:** Mrs Fiona Lukes

**Email:** [Redacted]

**Address:** 347 Ben Jonson House Barbican London

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** This unique building deserves to have its future secured. This can be achieved effectively by having its own kitchen and toilet facilities so that functions can be held there, which in turn will bring in revenue for the building's on going maintenance. This will ease the burden on the NHS to finance such maintenance. If these improvements are rejected by the Planning Authority, then the Great Hall cannot be self funding. While Maggie's Centre is clearly of great benefit to the community, why can they not accommodate the Great Hall's needs within their plans, as Hopkins have accommodated theirs? This great building with its magnificent Hogarth mural faces a rare chance to secure its future and surely this chance is too vital to miss?
Flat 9 - The Exchange
132 Commercial Street
London E1 6NG

25 February 2014

Department of the Built Environment
City of London
P.O. Box 270
Guildhall
London EC2P 2EJ

Dear Sirs

Planning Application - North Wing, St Bartholomew’s Hospital
Ref. 13/01228/LBC

I am writing in strong support of this Planning Application.

I have only fairly recently discovered the unique and beautiful Great Hall of St Bartholomew’s Hospital - a truly 'hidden' treasure of London. This exceptional building and its Archive simply must be properly conserved and made much more available to the public.

A scheme like this one deserves to be handled in a sensitive and intelligent way. This has been masterly achieved by the Hopkins Plan which will restore architectural symmetry to the North Wing. It will also enable improvement to the support facilities and the fulfilment of all health and safety requirements, which in turn will enable the building to become self-funding. That has to be good news for the NHS, as well as for all others concerned!

The landscaped garden, with the bonus of space for a Maggie's Centre, is another enlightened part of the proposed scheme.

The historical value of this building and its splendid interior cannot be over-emphasised. I urge you to give planning permission for the Hopkins Plan to proceed.

Yours faithfully

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

Comments were submitted at 12:11 PM on 25 Feb 2014 from Mrs Mary Smith.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the
North Wing including: (i) Demolition of the existing
finance block and pathology block extensions and
reinstatement of the North Wing, Pathology Block and
Medical School facades. (ii) Extension of the east and
west ends of the North Wing and the formation of new
level entrances. (iii) Associated landscaping, new cycle
parking and revised servicing arrangements.

**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 made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I fully support this application for work to the North Wing of St. Bartholomew's Hospital. I see its purpose as protecting, improving and maintaining the fabric and setting of this unique and historically important Grade 1 listed building. As a Bart's trained nurse I attended many functions in the Great Hall and vividly remember the impressive staircase, the magnificent Hogarth murals and many other rare and important paintings and artefacts. Proposals to make the Great Hall more accessible for the disabled, provide up to date cloakroom facilities and upgrade catering services are essential to enable the Great Hall to generate a viable income. Opportunities will then be created for marketing high class functions and developing a framework for the venue to become a successful visitor attraction. These upgrades are also required for complying with Health...
and Safety legislation. If this heritage is to survive then this application goes a long way to ensuring its future.
26 February 2014

Email: PLNComments@cityoflondon.gov.uk

Ms Gemma Delves
Case Officer
Department of the Built Environment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Dear Ms Delves

Ref: PT_GD/13/01228/LBC, North Wing, St Bartholomew's Hospital, West Smithfield, London EC1A 7BE

I am writing on behalf of the Trust Board of Barts Health NHS Trust to record our objection to the above planning application submitted by Hopkins Architects on behalf of the Friends of The Great Hall and Archive of St Bartholomew's Hospital.

Barts Health NHS Trust is the freeholder of the buildings to which this planning application relates. The planning application by the Friends of The Great Hall and Archive seeks to demolish buildings at both the eastern and western ends of the North Wing at St Bartholomew’s Hospital and to replace them with new “bustles”. It also outlines what the Friends believe is an alternative location for a Maggie’s Cancer Caring Centre at St Bartholomew’s Hospital, in a space set back from the North Wing.

This proposal is not only incompatible with the Trust’s estates strategy but would also have a significant adverse impact on patient care. It is for these reasons that the application is opposed by the Trust Board. Of greatest concern to the Trust is that the Friends’ proposals:

- Would prevent the creation of an important support facility for cancer patients and their families.
- Indicate an unsuitable alternative location for a Maggie’s Centre which would significantly impact on the safe running of the hospital by adversely affecting essential infrastructure services which serve the main hospital and the Trust’s ability to deliver patient care in the Kenton and Lucas Block.
- Remove the opportunity to develop improved outpatient, imaging and clinical administrative support services for cardiac patients on the hospital site.
- Restrict the Trust’s ability to develop commercial opportunities which would generate revenues to be put back into improving patient care across the Trust.
Further details of these concerns are set out below.

At the eastern end of the North Wing, there is an active proposal to build a Maggie's Cancer Caring Centre adjacent to the North Wing. A planning application in respect of this is due to be submitted shortly to the City of London by The Maggie Keswick Jencks Cancer Caring Centres Trust. The Maggie's Centre would be built on the same piece of land that the Friends of The Great Hall and Archive propose to build on in this application. The two planning applications are therefore incompatible and, for clarity, the Trust Board fully supports the Maggie’s Centre proposal.

The proposed Maggie’s Centre will provide a much needed support facility for the cancer patients of St Bartholomew’s Hospital and their families, carers and friends, strengthening the position of Barts in The City as a world class cancer centre combining excellence in clinical care, research and patient experience. The Maggie’s Centre, which will also be available for use by cancer patients who are residents and workers in The City of London, irrespective of where they are being treated, has the strong support of Barts cancer clinicians who see it as playing a vital role in supporting people whose lives are affected by cancer.

As noted above, the planning application by the Friends of The Great Hall and Archive outlines an alternative location for the Maggie’s Centre in a space set back from the North Wing. While not part of the Friends’ formal planning application, the Trust Board wishes to put on record its opinion that such a site would be unsuitable. It would not provide sufficient or appropriate space for the proposed Maggie’s Centre; it would involve the loss of existing disabled access into the Kenton and Lucas Block of the hospital which is used for patient care; it would obstruct light to this clinical building; it would be likely to adversely impact on existing trees which carry Tree Preservation Orders; and it would be situated directly above major infrastructure services including electricity, gas and water mains serving the main hospital, thereby compromising the safe operation of the hospital. Barts Health NHS Trust cannot therefore support a building in this location.

This planning application by The Friends of The Great Hall and Archive also involves the demolition at the western end of the North Wing of an extension building which links the North Wing and the Old Pathology Building. The Trust has active plans for the use of this extension building as part of the essential delivery of hospital services on the Barts site, including cardiovascular outpatients, cardiovascular imaging and cardiovascular clinical administrative support. The Trust Board is therefore unable to support a proposal involving the loss of this building. If the Trust was not to have access to the building, there would be a negative impact on the delivery of clinical care and a significant financial cost involved in having to rent space off the Barts site.

The Trust Board recognises the enormous heritage value of the North Wing, and the northern sector of the Barts site more widely, and its obligation to preserve the heritage of the site and the hospital archives. While not being able to support the specific scheme being proposed by the Friends due to its negative impact on the Trust’s plans for patient care, we are keen to continue to work with the Friends to secure the best possible outcome.

We recognise that substantial investment will be required to bring the North Wing up to the required standards. This will 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 necessary investment will need to come from non-NHS sources. We are therefore considering establishing the North Wing as a separate charitable entity or preservation trust, to celebrate the heritage of the building and to secure its long-term future. We firmly believe that this is achievable.

In summary, while strongly supporting the heritage of the Barts site, the Trust Board objects to the current application by the Friends of The Great Hall and Archive on the basis that it is incompatible with the Trust’s plans for the delivery of high quality, patient-centred clinical care at St Bartholomew’s Hospital.
I hope that careful consideration will be given to these comments and I would, of course, be very happy to provide any further information you may require.

Yours sincerely

Peter Morris
Chief Executive
Barts Health NHS Trust
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:50 AM on 26 Feb 2014 from Professor Paola Domizio.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to Improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

Click for further information

Customer Details

Name: Professor Paola Domizio
Email: 
Address: 19 Furlong Road London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Residential Amenity

Comments: I have been attending functions in this beautiful building for almost 30 years and it is without doubt one of the most unique and historic venues in the entire City of London. Conservation of the building and its stunning artistic heritage is of paramount importance, not to mention safeguarding it for future generations to continue to enjoy its wonderful ambience. In order for this to happen, however, the infrastructural facilities need to be improved, particularly the toilet and kitchen areas, as well as access for individuals with restricted mobility. The two ugly 1960’s buildings at each end of the North Wing (one of which I worked in for 20 years) are now empty, and there is thus the opportunity to demolish them and restore the architectural symmetry to the North Wing, thereby enhancing the appearance of the rest of the Square. The Hopkins plan is brilliant in its
approach and fulfils all the required criteria. It will restore the building to its original glory and enhance its functionality for future generations. This unprecedented opportunity MUST NOT be lost.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 6:13 AM on 26 Feb 2014 from Miss Renee Villaluna.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Proposal:**

**Customer Details**

**Name:** Miss Renee Villaluna

**Email:** [redacted]

**Address:** 5-8 St Mark’s Square London

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

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

Comments were submitted at 6:11 AM on 26 Feb 2014 from Mrs Gabrielle Jungels-Winkler.

**Application Summary**

**Address:**
North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Proposal:**

**Case Officer:** Gemma Delves

Click for further information

**Customer Details**

**Name:** Mrs Gabrielle Jungels-Winkler

**Email:**

**Address:** 33 Chelsea Square London

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I fully support this project.
27th February, 2014

City Planning Officer
Peter Wynne Rees MSc BArch BTP RIBA FRITPI
Department of the Built Environment
P.O. Box 270
City of London Corporation
Guildhall
London, EC2P 2EJ

Dear Mr. Rees,

Applications Full/LBC/CAC
The North Wing, St. Bartholomew's Hospital
West Smithfield, London EC1A 7BE and associated works
Planning Ref. No.13/01228

We write in support of the planning applications by Hopkins Architects as agents for the Friends of the Great Hall and Archives of St. Bartholomew's Hospital, who are the applicants.

Our relevant c.v.s are given at Appendix A to this letter. From these you will see that we both have a long connection with planning, urban design, conservation and historic buildings in the City of London. We are both Freemen of the City of London.

We have examined the drawings etc. forming the Hopkins Architects applications. We have also inspected the documentation made available to us in the Guildhall and we have both visited the site and adjoining area including going inside the North Wing on Wednesday, 27th February, 2014. We also went in the Museum. (We have previously been inside the North Wing on several occasions; our office, when we were Rothermel Thomas was situated for fourteen years from 1979 to 2003 in Cowcross Street so we are very familiar with the area.)

The North Wing of Bart's Hospital was designed by James Gibbs as part of his group of four similar buildings grouped formally round a square. Only the North, East and West wings remain. The group was built between 1730 and 1759. Pevsner states The Gibbs Court looks very much like the 18th c. beau ideal of a Cambridge college court, with three detached, solid, stately, stone-faced blocks and a broad archway through one of them, the one in the NW [North Wing]. The detail is sparse and Palladian.'

The stone facing was originally (by Gibbs) in Bath stone, one of the earliest cases in London of the use of Bath stone. It was recased in Portland stone by Hardwick in 1851, but some Bath stone remains in the central archway although possibly painted over. The softness of the Bath stone is very apparent.
The Gibbs trio is part of a group of listed buildings, including the Grade I Gatehouse of 1702, St. Bartholomew the Less, Grade II, and the Medical School of 1879, Grade II.

The grand formal composition by Gibbs is one of his major works in London and the design of the individual blocks has a formal, but simple, restrained grandeur. Even with the loss of his southern block it is still a very fine group.

The North Wing is listed Grade I and the listing description as quoted in the Museum of London Archaeology Report states that the North Wing was built between 1750 and 1759.

The South Wing was demolished and replaced by the George V block designed by Lanchester, Lucas and Lodge in 1934.

Two 'lumps' have been added to the North Wing. The extension at the east end was built in the 1950's and that at the west end in the 1970's. In different ways, both are incongruous as extensions to the Grade I listed Gibbs wing and their removal would improve the appreciation of the listed building and improve the character and appearance of the conservation area. Their removal would significantly restore the integrity of the North Wing.

The Hopkins Proposals

As well as demolishing the two lumps (of 1950 and 1970) the Hopkins scheme would add a 'bustle' at each end of the North Wing to provide a lift and staircase at each end. In addition to improving the viability of the North Wing and its usefulness, thus bringing it back to life, these would be modest, reticent, elegant additions. They would pick up the theme of the existing Gibbs 'bustles' on the East and West wings, but are lower, and narrower than they are.

The Hopkins bustles would tuck in under the Gibbs cornice, and would be slightly narrower than the North Wing's breadth. The elevations do not ape the Gibbs design but are clearly modern in expression. They are subordinate to the majestic Gibbs elevations, but pick up subtly the lines of its plinth and string courses. The materials are Portland stone as for Gibbs, and glass. A narrow vertical strip of glass separates the bustles from the Gibbs building.

The bustles are elegant, reticent, modest in scale, restrained and simple in appearance. Such apparent simplicity has only been achieved by a great deal of hard thought and work by the architects. We can confidently expect, given the past achievements of the architects, that the detail design of the bustles will match the quality of the design as shown at this stage. We feel strongly that, if designed in detail and supervised by these architects, the outcome will be a little gem. The choice of the particular type of Portland stone will be very important: it must be real Portland stone and not a substitute and it must relate in colour and texture to the Portland stone on the existing North Wing.
The sentiment expressed by the Architects on p. 63 of the Design and Access Statement of 13th December seems to us exactly what is needed.

The proposals for the existing North Wing including its east and west elevations seem to us to be wholly acceptable: imaginative but sympathetic to the existing building. We support all aspects of the proposals.

18th c. drawings of the Gibbs building show urns above each pier on the three blocks. Perhaps they could be replicated? We assume that the whole exterior of the North Wing will be cleaned.

We should be grateful if you would convey these views in full to the planning committee.

We both hope very much that the Committee will approve these applications and we look forward in due time to seeing the completed scheme which will enhance both the Grade I listed building and the conservation area.

Yours sincerely,

James R.G. Thomas BA Arch., Dip TP, FRIBA, FRTPA
Anne M. Thomas BA, MA, FRSA

Appendix A - relevant cvs.
Appendix B - list of drawings etc consulted with regard to this case.
APPENDIX A
RELEVANT CVs

James R.G. Thomas  BA Arch.Hons, Dip. T.P, FRIBA (retired), FRTPi (retired
sometime Deputy Surveyor of Historic Buildings, GLC
sometime Deputy City Architect and Planning Officer, Corporation of London
sometime Director of Planning and Transportation, City of Westminster
Principal: Rothermel Thomas 1987-2003
Consultant: Howard Sharp & Partners
former committee: City Architecture Forum
former committee: City of London Conservation Area Advisory Committee
Freeman: city of London
Founder Liveryman, Master and now Senior Past Master, Worshipful Company of
Chartered Architects.

Past Master, Worshipful Company of Fan Makers
former committee: City Heritage Society
sometime Vice-President, Royal Institute of British Architects

Anne M. Thomas BA (London)  History of Art and Architecture (Profs Pevsner
and Summerson, English and History; MA Urban Design; FRSA
Consultant: Howard Sharp & Partners
former Chairman: City of London Conservation Area Advisory Committee
former Chairman: City Heritage Society
former Committee Member: Queenhithe Ward Club
Freeman of City of London
Liveryman of Pattenmakers' Company
Appendix B

We examined the drawings comprising the listed building application (but we were
told that the drawings forming the planning application were identical).

The drawings we saw were:-

3103 A, 3104 A 3105 A, 3106 A, 3107 A, 3151 A 3152 A 3153 A, 3154 A, 3155 A,
3156 A, 3251 A, 3252 A, 3253, 3254 A 3255 A, 3256 A, 3257 A, 3300 A, 3301A,
4150 A 4151 A 4300, 4350.

We also looked at the North Wing Heritage Statement Brochure of December 2013,
and the North Wing Design and Access Statement of December, 2013, and the
Historic Environment Statement by Museum of London Archaeology Department of
December, 2013.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 5:02 PM on 27 Feb 2014 from MRS CATHERINE DAWSON.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE

Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (iii) Extension of the east and west facades and (iii) Formation of level access into the building.

**Case Officer:** Gemma Delves

**Click for further information**

**Customer Details**

**Name:** MRS CATHERINE DAWSON

**Email:**

**Address:** SPRINCE OF WALES ROAD GREAT TOTHAM MALDON

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** The historical value of this building its achieves all need to be conserved, and also made available for the public to use. It could be used for a variety of events & functions which would in turn bring revenue to help with the upkeep of this historical building. If this is to be the case then such improvement needs to be supported by facilities such as toilets, cloakrooms, kitchen modernisation and improved access for disabled people with lifts, and a secondary staircase, because the building would not pass basic health & safety regulations. The fact that the two 1960's buildings at the east & west end of the building are now empty gives an unprecedented opportunity to restore architectural symmetry to the North Wing complimenting the rest of the square. The Hopkins plan fulfils all criteria to restore the building and enhance it functionality, and with the landscaped garden around the Church and the courtyard
north & east of the North Wing (could also house a Maggie’s Centre) which would neatly complete the design. I am an ex Barts Nurse, when I came for my first interview before I started my training I was shown the Great Hall which was laid out for a function and this is something I never forget, and when I qualified as a nurse I received my certificate, badge & prize from the Duke of Gloucester in front of my parents in the Great Hall, which was a very special occasion and one I shall never forget, and something that cannot be replicated anywhere else with all the history of that room and of Barts. I know how much Barts is treasured by the City as I took part in the Lord Mayor’s show and the pride I felt which I walked toward Mansion House and everyone on the balcony stood and waved their hats as we all marched past, and the crowds shouted. The history & the treasured that Barts have must be protected for others to enjoy in the years to follow.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:46 AM on 28 Feb 2014 from Dr Robert Johnson.

**Application Summary**

**Address:**
North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

**Click for further information**

**Customer Details**

**Name:** Dr Robert Johnson

**Email:** [Redacted]

**Address:** 9 Ridgeway Road Long Ashton Bristol

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** I fully support the proposed work. These buildings are historically and architecturally important and their beauty and functionality will be greatly enhanced by the works. It is important that changes are made in order that these wonderful buildings are enhanced to preserve their qualities and make them available and suitable for the public and for appropriate events. On a personal note, my wife and I held our wedding reception in the Great Hall in 1968 and have frequently revisited the building noting the great need for restoration and improvement.
To whom it may concern,

I have been associated with St Barnabas since 1973 and am an Associate Non-Executive Director. I am delighted that the above has been validated.

The Hopkins Plan fulfills all the criteria to restore the building and enhance its functionality. A Maggie's Centre fits perfectly into the garden area and courtyard north and...
The storage and display of valuable archives of great historical value need to be improved to prevent deterioration (rain coming in to great hall) and to maximise availability.

The building cannot be self-sustaining without improvements to toilets, cloakrooms and a modernised kitchen. We must do all we can to preserve and protect such a historical hospice founded in 1923.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:20 PM on 01 Mar 2014 from Sir John Chalstrey.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

[Click for further information]

**Customer Details**

**Name:** Sir John Chalstrey

**Email:**

**Address:** 113 The Chine London

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** As a former Bart's surgeon (1969-1996) and trustee of Bart's & The Royal London Charitable Foundation (1998-2008), I welcome the opportunity to support the adoption of the Hopkins Plan for the restoration and refurbishment of the North Wing of St Bartholomew's Hospital. For many years the fabric and facilities of this superb eighteenth century Grade One Listed building have been allowed to deteriorate. Despite this, the Great Hall and the other rooms in the North Wing are in almost continuous use as meeting places for very many organisations, especially those associated with the NHS Trust, the Medical School and the School of Nursing. In addition to preserving the fabric of this elegant and extremely useful building for future generations, the
Hopkins Plan will provide greatly improved toilet and cloakroom facilities, modern lifts and fire escapes, properly designed access for disabled people and much-needed kitchen modernisation.
Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:38 PM on 02 Mar 2014 from Dr Claire Capstick.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

Click for further information

**Customer Details**

**Name:** Dr Claire Capstick

**Email:** hidden

**Address:** 75 Harley Street London

**Comments Details**

**Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I write to support the Hopkins Plan. The Great Hall of St Bartholomew's Hospital is unique historically and architecturally. The Hall and its Archives must be conserved. The Hopkins Plan perfectly addresses preservation and restoration whilst enhancing the functionality of the building and thus enabling continued enjoyment by future generations. If this application is not implemented future generations will lament such poor judgement as an act of vandalism.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at ${commentInfo.whenSubmitted} from ${commentInfo.name}.

Application Summary
Address: Not specified
Proposal: Not specified
Case Officer: No case officer assigned
Click for further information

Customer Details
Name: ${commentInfo.name}
Email: 
Address: ${commentInfo.address}

Comments Details
Commenter Type: ${commentInfo.contributorTypeText}
Stance: Customer made comments in support of the Planning Application
Reasons for comment: I write to support the Hopkins Plan. The Great Hall of St Bartholomew's Hospital is unique historically and architecturally. The Hall and its Archives must be conserved. The Hopkins Plan perfectly addresses preservation and restoration whilst enhancing the functionality of the building and thus enabling continued enjoyment by future generations. If this application is not implemented future generations will lament such poor judgement as an act of vandalism.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:22 AM on 02 Mar 2014 from Mr Edmund Dorrell.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves
Click for further information

Customer Details

Name: Mr Edmund Dorrell
Email: Not specified
Address: Eddygreen Farm Lytchett Matravers

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: Residential Amenity

Comments: I fully support the Hopkins plans for the Great Hall at Barts. It would be a tragedy not to restore such a fine building to its original splendour albeit with some modern facilities, and deny future generations of medical students, the staff at Barts, members of the public and visitors from abroad that feeling of awe and inspiration that I felt when climbing that staircase surrounded by Hogarth paintings and sitting my examinations in that huge space with its magnificent ceiling and decorations. We need to conserve our fine architecture and make full use of it, not least to compete with the other great cities of the world.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:26 AM on 03 Mar 2014 from Ms Jackie Roe.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
         London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of
          the Finance Building and reinstatement of the north and
          west facades; (ii) Modifications to the internal layout; (ii)
          Extension of the east and west facades and (iii)
          Formation of level access into the building.

Case Officer: Gemma Delves

Customer Details

Name: Ms Jackie Roe
Email: [Redacted]
Address: 32 St Mary's Grove London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I have been associated with Barts Hospital for over 40 years during which time I have enjoyed attending many functions in the historic Great Hall, approached by the Hogarth staircase. Sadly the supporting facilities are no longer in keeping with current requirements (such as the need for improved disabled access, more accessible toilet facilities, and improved kitchen facilities). The Hopkins Plan seems to provide a magnificent opportunity to update the facilities of this historic North Wing including storage of the extensive archives and museum.
For the attention of Gemma Delves

This Committee acts on behalf of the Council for British Archaeology in respect of Listed Buildings and Applications within the Greater London area. The Committee discussed the above case at its meeting on Tuesday, 25 February 2014 and made the following observations:

The Committee welcomed this proposal as it removed accretions and restored the symmetry of the North Wing as a stand-alone structure, part of the great ensemble of buildings around the courtyard as Gibbs originally intended.

No objections were raised to either the internal changes that had little impact on the major spaces such as the Great Hall and Holbein staircase, or the proposal for the Pathology Department buildings involving a new glazed link between the buildings on Giltspur Street.

Points of concern to the Committee were the “bustles” (thin extensions at either end of the main Gibbs block containing new stairs and lifts) as they needed to be more clearly differentiated from the Grade I Listed Building. A wider glazed slot was suggested (at least on the South elevation).

The roof to the new extensions should be clearly under the cornice line, and the extensions need to be set back in plan form so that the glazing or wall was clearly (ie. approximately 4½” minimum) behind the quoins. The height of the extensions needs to take account of any requirement for lift overruns.

The changes in level across the southern side to achieve level access were considered too extensive and would harm the appearance of the building from the Courtyard. The architects were urged to consider a more contained scheme of ramped levels up to the doorways.
Finally, there was the question of the Maggies Centre. This needs resolving (a) because it is a facility that everyone would welcome; (b) because Steven Holl's scheme cannot now be implemented and, (c) because the preferred site for the centre is within the red line area and, obviously, impacts upon the setting and landscaping.

The Committee would welcome the chance to comment on or discuss amendments to this scheme as it has the potential of delivering a major enhancement to the character, appearance and setting of an important heritage asset.

Vicki Fox (Hon. Secretary)

LAMAS - Historic Buildings & Conservation Committee
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 7:05 PM on 06 Mar 2014 from Mrs Ursula Johnson.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

**Customer Details**

**Name:** Mrs Ursula Johnson

**Email:**

**Address:** 9 Ridgeway Road Long Ashton Bristol

**Comments Details**

**Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** My husband and I held our wedding reception in the magnificent Great Hall at Barts in 1968. Since then we have been back many times and have become aware that the whole area on the north side of The Square is rather shabby and a confusion of architecture. It is architecturally a very significant area in the City of London and should be protected and developed with as much consideration to the original James Gibbs design as is possible. This must of course include the services necessary today to enable the Great Hall to be used for all sorts of functions and to be able to display the great number of valuable archives it possesses. There needs to be modernisation of all the public facilities, taking into account those who are disabled. Also it would be good to
see the outside area near Barts the Less made more attractive. If a Maggie's Centre is to be incorporated this would then be a restful and pleasant area to enjoy.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:53 AM on 07 Mar 2014 from Dr Roworth Spurrell.

**Application Summary**

**Address:**
North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing Including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Proposal:**

**Case Officer:** Gemma Delves

**Click for further information**

---

**Customer Details**

**Name:** Dr Roworth Spurrell

**Email:**

**Address:** 57 Lanchester Road Highgate London

---

**Comments Details**

**Commenter type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** As a former consultant cardiologist at St Bartholomews Hospital I strongly support the Hopkins plan. The North Wing and especially the Great Hall are of great historic significance when one considers the decor and paintings within. The Hopkins plan will address the preservation of this historic building for the use of future generations while modernising cloakroom facilities, ease of access for the disabled, modernisation of lifts and fire escapes and a much needed upgrade of kitchen facilities. The building is in constant use by a variety of bodies and this plan will ensure that this use can be maintained for many generations to come.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 12:37 PM on 07 Mar 2014 from Dr Martin Brueton.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Proposal:**

**Case Officer:** Gemma Delves

[Click for further information]

**Customer Details**

**Name:** Dr Martin Brueton

**Email:** [Redacted]

**Address:** The Cleve, Castle Hill Woodgreen Fordingbridge

**Comments Details**

**Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** Residential Amenity

**Comments:** I have been fortunate to attend several functions in the Great Hall and I must emphasise that it is of particular architectural interest with unique paintings. It and the archive are of great historical value. Improvements in the kitchen facilities, the toilets and cloakrooms are essential if it is to be self-funding and sustainable into the future. The opportunity to restore the architectural symmetry of the North Wing and enhance the ambience of the Square must surely not be missed.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:54 AM on 09 Mar 2014 from Mr Andrew Phillips.

Application Summary
Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE
Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves
Click for further information

Customer Details
Name: Mr Andrew Phillips
Email: 
Address: 23 Meynell Road London

Comments Details
Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Reasons for comment: I am impressed with the Hopkins Plan. It provides what this beautiful building needs: restoration, preservation and the opportunity to become a London heritage and cultural centre of attractive note. This last aspect seems timely given even more visitors and workers will soon be using new building developments in Smithfield. The Barts Archive must have improved conditions and deserves to be much more widely known. Much of its collection is unique, especially manuscripts and very many seals dating from the Hospital's origin - and of course the paintings. From experience as an Archive volunteer and my career with the national library I know this Archive to be of national importance. The Barts Square has been called "one of the great, if not the greatest, outdoor rooms in England" with the "Intimacy some have called the secret places of the English". Sir
Michael Hopkins's proposal ensures this intimate grandeur continues, indeed enhances it.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 8:43 PM on 10 Mar 2014 from Dr Diane Smyth.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**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 made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I strongly support the excellent Hopkins plan regarding restoration of the North wing of St Bartholomew's Hospital. The plan accommodates all the criteria needed to restore the building, and by including improved support facilities (kitchen, toilets, cloakroom), improved access for the disabled, better fire safety and secondary staircases, there will be enhanced functionality and availability for public events which in turn will allow the building to become self funding. At the same time this plan also enables preservation of a building of immense historical value to the City of London, and its archives and beautiful paintings within. There is also the opportunity to include development of a Maggie's Centre in the area around the Barts the Less and the courtyard north and east of the North wing.
Dear Mr Rees,

Re: Friends of The Great Hall and Archive of St Bartholomew’s Hospital of Ground Floor, 12 Cock Lane, London, EC1A 9BU

I have been contacted by the above named organisation based in my constituency regarding the future of the North Wing at St Bartholomew’s Hospital.

As I am sure you are aware, there is a degree of concern surrounding the future viability of the North Wing which I understand is a Grade 1* listed building. There are two competing planning proposals for the building which has accumulated a backlog of repairs and maintenance requirements. It is not for me to reach a judgement on the veracity of such concerns and I have accordingly forwarded the enclosed representations to ensure your team are aware of the worries expressed surrounding the building’s future.

Thank you for taking the time and trouble to consider the concerns articulated by The Friends.

With kind regards,
Dear Mr. Field,

I am writing to you about plans which affect St. Bartholomew's Hospital in West Smithfield in your constituency of which I thought you should be aware.

The attached notes explain the background and planning proposals and the role of "The Friends of the Great Hall and Archive of St. Bartholomew's Hospital" of which I am the Chairman.

Essentially there are two planning proposals—one developed by Hopkins Architects for The Friends and the other for a Maggie’s Cancer Centre designed by American architect, Steve Holl. It is the latter which has serious implications for the future viability of the North Wing including the Great Hall, the Hogarth Murals and the Archives. The NHS Trust supports the Holl design but if this gets planning approval it will mean that there can be no sustainable future for the North Wing, a Grade 1* listed building.

The Friends, along with The Barts Charity have a well-developed plan to set up a Heritage Trust, which the NHS Trust also supports, to restore and manage these buildings, which are outside the PFI and not used for clinical purposes. This would remove the financial burden from the NHS Trust but this will not happen if the Holl-designed Maggie’s Centre is built. The Trust has already admitted a £4 million backlog of repairs and maintenance for the North Wing, apart from restoration and regulatory compliant work. The Trust, and ultimately government, will be left to deal with the financial fallout of such a decision as well as widespread public outcry at the fate of an important piece of architectural and medical history.

The Friends and Hopkins Architects have done everything reasonable to try to get the Trust to see further than the deal they have done with the Maggie’s organization; Hopkins have proposed an alternative which they are prepared to design pro bono up to the planning stage but this has been rejected. These plans will be considered by the City Planning Authority at a meeting on 8 April and have already attracted widespread support.

I am writing to the Secretaries of State for Health, Culture, Media and Sport and Communities and Local Government as the issue impacts on all three departments.

If it would help, I would be happy to meet to discuss further.

Yours sincerely,

Mark Field MP
House of Commons
LONDON SW1A 0AA

Patrons: Joanna David, Edward Fox, David McAlpine, Dame Lesley Rees, Luke Rittner, Charles Saumarez Smith, Lady (Vera) Wright

The funds of the Friends are administered by Barts Charity, Registered Charity No 212563
BRIEFING: THE FUTURE OF THE HERITAGE SITE & GREAT HALL OF ST. BARTHOLOMEW’S HOSPITAL

This briefing covers:

- Recent history and developments
- Related issues- Cancer Care; Financial implications
- Friends February 2014 Newsletter with Hopkins Plans

The Friends organization was formally set up in early 2012. Its aim was to raise awareness of, and support those responsible for the unique architectural, art, archives and medical history of the country’s oldest hospital (1123 AD).

The threat posed by the possibility of a wholly inappropriate building being attached to the North Wing has meant that The Friends has become the prime mover in campaigning to save this Grade 1* listed building from the threat of dereliction.

The Friends recognise and welcome the benefits of supportive and holistic care in the treatment of cancer patients, such as is provided by Maggie’s Centres and Macmillan Cancer Care, but oppose the placement of the Maggie’s building adjoining the North Wing. Choosing this site would prevent the changes needed at the east end of the Great Hall to improve access, fire safety, and toilet and cloakroom facilities. Architecturally it would prevent the restoration of the symmetry of James Gibbs design, and be detrimental to the development of a Heritage Site incorporating the Gatehouse, the Parish Church of St. Bartholomew-the-Less, and the now disused Victorian Pathology and Medical School blocks.

FURTHER INFORMATION:

Friends website: www.bartsgreathall.com

e-mail: info@thegreathallatbarts.org.uk

Friends/Hopkins Planning Application: www.planning2.cityoflondon.gov.uk Ref No.13/01227/FULL

Patrons: Joanna David, Edward Fox, David McAlpine, Dame Lesley Rees, Luke Rittner, Charles Saumarez Smith, Lady (Vera) Wright

The funds of the Friends are administered by Barts Charity; Registered Charity No 212563
Friends of The Great Hall and Archive of St Bartholomew’s Hospital

BARTS NORTH WING AND GREAT HALL
Recent history and developments

2009 Options Study: This was commissioned by the then Barts and The London NHS Trust at a cost of £100,000. Hopkins Architects were appointed following open competition to review a number of options for the North Wing and associated heritage buildings which were outside the PFI contract. It was presented to the Trust in Autumn 2009. The report identified issues and suggested solutions to make the Great Hall work as a free standing venue with compliant fire escapes; lifts for disabled access; new kitchen and catering arrangements and access; adequate lavatories and cloakrooms; and improved arrangements for the Barts Archives. Importantly, it proposed service bustles at each end to incorporate the new stairs and lifts which would restore the original Gibbs symmetrical design.

2009-2012: During this time there was an approach from Maggie’s Cancer Charity to the Trust. It is not known who made the approach or WHY and WHEN the Trust decided to set aside its own commissioned Options Study and offer the space to Maggie’s. It is not known whether the decision was made by, or reported to, the Trust Board in full knowledge of its Heritage responsibilities.

2012: Friends of the Great Hall and Archive of St. Bartholomew’s Hospital formally set up.

Mid-2012: It became known that the NHS Trust had made an agreement with Maggie’s allowing them to build a new centre at the east side of the North Wing.

In 2012: The Friends ask Hopkins to review their 2009 options. The possibility of forming a Heritage Trust to relieve the NHS Trust of the burden of maintaining the North Wing and other heritage buildings at Barts is explored.

2012-2013: Hopkins develop a scheme within which the North Wing is shown in the context of a masterplan for the heritage buildings with a new landscape setting suitable for a Maggie’s Centre.

January 2013: The Trust arranged for Maggie’s to give a presentation at Barts. No member of the Trust was present and what had been billed as an opportunity to see their plans turned out to be
Friends of The Great Hall and Archive of St Bartholomew’s Hospital

Chairman: Sir Marcus Setchell, KCVO
Vice-Chairman: Anthony Sampson

22 March 2013: The Trust CEO convenes a meeting of representatives of the Trust/Friends/Maggie’s and The Trust Archive Committee at Barts. He states in his introduction that the Barts mission is to be outstanding in cancer and cardiology and in the protection of its Heritage. At the end of the hour-long meeting he asks the professional advisers of the Friends and Maggie’s to look for a “Third Way” within four weeks. When asked to delay their planning application until the results of this further work could be considered Maggie’s refused. In the event, Hopkins came up with possible solutions but Maggie’s did not and later said compromise was not possible.

4 June 2013: Maggie’s plans are refused (11:8) by the City Planning Committee but withdrawn before grounds for refusal were published.

16 July 2013: At a meeting between the Chairmen of the Trust, the Barts Charity, the Friends and Hopkins Architects, the Trust declare support for the re-submission of the Maggie’s scheme.

20 and 21 October 2013: Maggie’s exhibit their plans at Barts for the Holl scheme, unchanged since their rejection/withdrawal.

16 and 17 December 2013: The Hopkins plans are exhibited at Barts. Members of the City Planning Committee attend.

20 December 2013: Hopkins submit plans on behalf of the Friends to the City Planning Authority (www.planning2.cityoflondon.gov.uk Ref. No.13/01227/FULL or 13/01228/LBC)

Patrons: Joanna David, Edward Fox, David McAlpine, Dame Lesley Rees, Luke Rittner, Charles Saumarez Smith, Lady (Vera) Wright

The funds of the Friends are administered by Barts Charity: Registered Charity No 212563
Friends of The Great Hall and Archive of St Bartholomew's Hospital

20 January 2014: SAVE Smithfield Exhibition attended by Friends and Hopkins representatives. The Friends and SAVE Smithfield agree to support each other.

12 February 2014: Maggie’s and the Friends and Hopkins are invited to present their plans, separately, to the Trust Board, including the non-execs.

13 February 2014: Sir Michael Hopkins was advised that the Trust Board voted to support Maggie’s application.

8 April 2014: City Planning Committee to consider the Friends/Hopkins Plans.

RELEVANT ISSUES

CANCER CARE AT BARTS

Under the partnership with UCLH it is planned that the bulk of cancer care will transfer TO UCH (and cardiac care will transfer FROM UCH).

Barts already has a Macmillan Cancer Centre - named after the late Dr Vicky Clement Jones, wife of Lord Clement Jones.

Arguably, a cancer centre such as Maggie’s would be much better located at the London Hospital in the deprived and more populous east end.

Maggie Keswick, the founder of Maggie’s Cancer Charity, was in favour of small, domestic- in - scale buildings away from the institutional hospital environment and with the feel of a home with a kitchen table and cottage-style garden. The original one was in a converted stable block in Edinburgh. The Holl design is the antithesis of her original ideas. Since her death, Maggie’s centres have taken on the mantle more of an architectural competition.
Friends of The Great Hall and Archive of St Bartholomew's Hospital

CHARITY FUNDING AND FUNDRAISING

Money is being spent on architectural competitions rather than being directed at cancer care.

In the context of Barts, Maggie's is raising money in the name of Barts for its own purposes risking diverting money from Barts' own charity; it has been allowed to use the Great Hall for events and to bring in its own caterers, which the Trust forbids others to do.

FUNDING and MAINTENANCE

The Trust itself recognizes that there is a £4 million backlog of repairs and maintenance relating to the North Wing. The roof leaks; the window frames are rotten; the windows are not cleaned; the lavatory facilities are often out of order; walls in the lavatory had to be painted by the in-house catering staff because of the barrage of complaints from clients; stair carpet on the Hogarth stairs was only replaced because of a generous donation. Basically, it is not fit for purpose. Potential users are put off by the poor facilities.

If the Maggie's Centre were to go ahead, the very real possibility of setting up a Heritage Trust to manage the North Wing would disappear, and with it the chance to raise funds to restore the building. The Trust would be left presiding over its decline and the building would become an "at risk building". Apart from the loss of use; inevitable drain on funds (the Trust is reported to be £75million pounds in debt) to deal with basic safety issues, the Trust - and Maggies - will attract widespread opprobrium for such willful disregard of a unique and important piece architectural and medical history.

March 2014
From the Chairman

2013 has been a hugely eventful year for the Friends and its Committee (not to mention your Chairman!). Most importantly, the numbers who joined the Friends steadily grew and we had an enjoyable dinner in May.

The Committee quickly realized the importance of numbers of Friends as well as their loyalty, when it became clear we needed a well co-ordinated opposition to the proposed siting of the Maggie's Centre. You, the Friends rose to the occasion magnificently, as we all wrote to the City Of London Planners with polite but firm logical opposition. Appearing at the Guildhall for the formal Planning Committee Meeting on 4th June was another maturing experience, resulting in rejection of the Maggie's plans by an 11-8 vote.

The Maggie's tactical withdrawal of the plans set us on a tortuous attempt to find a middle way, but this fell on deaf ears. It led to the decision to commission Hopkins to complete the plans set out in the last Newsletter and submit an Application to the City. The support of the Hopkins team has been absolutely unswerving. Those who came to Sir Michael's captivating Archive Lecture felt the depth of his passion and quiet determination to find a solution; the plans allow for a site for Maggies (see inside).

I want to thank, again, those of you who donated to the Fighting Fund so generously; without this we could not have got this far. (It's not too late if you haven't yet done so!). We also need help in kind; if you can spare some time to help with mailings to members; manage our growing members' database or keep our website up-to-date, we'd like to hear from you (See p.4).

Since we began, unsolicited donations have come from many of you. We decided that some of this fund should be used to get ourselves a website. Thanks to Julius Bourke and other colleagues, this is now live and will help to keep you abreast of developments, as well as attracting a younger generation to join us and support our Heritage Project.

We are sad to hear that the Rev. David Rushton, Hospitaller and Assistant Rector of Barts the Less is leaving. We wish him well.

This is just a brief summary of a very busy year. I shall write to you all again about our Planning Application and how you can respond to it. Please help us to keep in touch with you (see p.4).

Sir Marcus Setchell

---

Future Events

Annual Dinner
Tuesday 29 April 2014
Application enclosed

7th Archive Lecture
November 2014
To be confirmed

Visit the Duke of Gloucester, Lady Hopkins, Sir Marcus Setchell
The February 2013 Newsletter described how the Hopkins Plans would provide facilities and functionality for a building fit for the 21st Century. Most importantly, by removing the now defunct 60s’ East and West end additions, the plans take advantage of the once in a generation opportunity to reinstate the symmetry of James Gibbs’ original design.

Early in 2013, rumours that the NHS Trust had agreed plans for a Maggie’s Cancer Centre on the site of the 60s’ Finance block were confirmed.

The Maggie’s plans, designed by American architect Stephen Holl, for a tall, glass-clad building would completely compromise the Hopkins’ plans both in terms of essential, necessary improvements and the reinstatement of the original Gibbs design.

In March 2013 the Trust CEO convened a meeting of representatives of the Trust, Maggie’s executive, the Friends’ Committee and the Trust’s Archive Committee. He asked the professional advisers of Maggie’s and the Friends to find a solution to the conflicting plans to meet both objectives - a cancer centre and preservation of the Barts heritage. Despite this request, the Maggie’s representatives said they intended submitting their plans to the City Planning Authority. Subsequently, the Hopkins team produced an amended scheme; the Maggie’s team did not and said there was no room for compromise.

In June, the Maggie’s plans were rejected (11 to 8) by the City Planning Committee.

Since then it has become known that Maggie’s, backed by the NHS Trust, intends to resubmit their plans.

On 20 December 2013, Hopkins Architects submitted revised plans on behalf of the Friends. The essential features of the plans can be seen on these pages.

The Friends have made ‘common cause’ with the SAVE Smithfield Heritage Campaign and agreed to support each other.

The detailed submission can be seen on the Friends website at www.bartsgreathall.com and at www.planning2.cityoflondon.gov.uk
Third Friends' Dinner
- 1 May 2013

Following a champagne reception we enjoyed an excellent dinner, thanks to Josephine Wellington and her staff. Afterwards, in the candle-lit Great Hall, pianist Lucy Parham and actor Michael Maloney entertained us with music by Claude Debussy and readings from his letters. This was a delightful end to a successful evening in the Great Hall, reminding us all that this treasure must be preserved for future generations.

6th Archive Lecture—
"London Projects"

Sir Michael Hopkins, one of the world's leading architects gave the 6th Archive Lecture on 8 November 2013. HRH The Duke of Gloucester, President of the Hospital and a Cambridge graduate in Architecture attended (see p.1).

Sir Michael gave an illustrated tour of his London buildings including his Hampstead home (1976), Portcullis House in Westminster (2000),The Evelina Children's Hospital at Guy's and St. Thomas's Hospital (2005) and the Haberdashers Hall (2002) opposite Barts. Finally, he described his revised plans for the North Wing (see p.3) which are in scale and sympathy with the existing listed buildings—a feature of much of Hopkins' work—and restore the symmetry of James Gibbs' original design.

A convivial wine and canapé reception followed.

Volunteering

Please let us know if you have some time to spare, relevant skills and could help with the following tasks:

- Keeping our membership database up-to-date
- Web editing
- Newsletter production
- Labeling and filling envelopes (about 5 or 6 times a year)

Send details to: info@thegreathallatbarts.org.uk

Keeping in Touch

If you move house, change jobs or have a new e-mail address, please let us know by sending your up-to-date details to: info@thegreathallatbarts.org.uk or to the postal address at the bottom of this page.

Friends' Committee

Sir Marcus Setchell (Chairman)
Dr Julian Axe (Hon.Treasurer) Dr Julius Bourke, Ben Cornwell, Andrew Douglas, Dr Heather Hackett, Alison Knapp, Prof. Gerald Libby (Vice-Chairman) Mary Morgan (Convenor), Julian Payne.

Published by the Friends of the Great Hall and Archive of St Bartholomew's Hospital
E-mail: info@thegreathallatbarts.org.uk
Post: Great Hall Newsletter,Ground Floor,12 Cock Lane London EC1A 9BU
www.bartsgreathall.com
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:21 PM on 12 Mar 2014 from Dr Gillian Heather hackett.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West
Smithfield London EC1A 7BE
Alterations to the North Wing to include:
(i) Demolition of the Finance Building and reinstatement of the north and west

**Proposal:**
facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

**Case Officer:** Gemma Delves
Click for further information

**Customer Details**

**Name:** Dr Gillian Heather hackett

**Email:** 

**Address:** 29 Harewood Avenue, Marylebone London

**Comments Details**

**Commenter**

Member of the Public

**Type:**

Customer made comments in support of the Planning Application

**Stance:**

Reasons for comment:

**Comments:**

I am writing in support of the Planning Application for the Hopkins Plan for the Great Hall of St Bartholomew’s Hospital. The plan totally fulfils all that is essential to restore the Great Hall. It is a unique opportunity to restore the architectural symmetry of the original building. The bustles at the east and west end will enable the building to be provided with access for the disabled, fire safety escape and improved circulation with lifts and another staircase in order to pass basic Healthy and Safety regulations. This will mean that the building, it's wonderful interior and the paintings, together with the Archive Collection can be experienced and enjoyed by many more people and be preserved for the future. Please do not let
this beautiful 18th century Hall fail to be part of our heritage.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:56 AM on 13 Mar 2014 from Dr Peter Fairclough.

Application Summary

Address: North Wing St Bartholomews Hospital West
         Smithfield London EC1A 7BE
         Works to improve the setting and
         functioning of the North Wing including: (i)
         Demolition of the existing finance block
         and pathology block extensions and
         reinstatement of the North Wing,
         Proposal: Pathology Block and Medical School
         facades. (ii) Extension of the east and west
         ends of the North Wing and the formation
         of new level entrances. (iii) Associated
         landscaping, new cycle parking and revised
         servicing arrangements.

Case Officer: Gemma Delves
Click for further information

Customer Details

Name: Dr Peter Fairclough
Email: 
Address: 116 Harley Street London

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Reasons for comment:
Comments: I fully support the Hopkins plan for the redevelopment and enhancement of the North Wing. The North Wing, including the Great Hall is a uniquely beautiful building, which I remember with awe and reverence over all the years since I was a student at Barts, starting in 1964. It is of great historical value, and is the only suitable place for the artworks and the Barts archives to be kept. Since the NHS Trust cannot send money on it that is destined for patient care, it must stand alone as a going concern. The Hopkins plan gives the North Wing a chance to look after itself in
the long term. Although the plans are not yet available, it seems unlikely that this would be achieved by the Trust's plan to build a Maggie's Centre abutting the North Wing.
13 March 2014

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

For the attention of Gemma Delves

Dear Madam,

Ref: North Wing, St Bartholomew’s Hospital, West Smithfield, London EC1A 7BE
Your ref: 13/01227/FULL & 13/01228/LBC

Planning application to improve the setting and functioning of Gibbs’s North Wing, including demolition of attached side buildings, creation of service extensions and level access with associated landscaping

Statement of Support by Barts Health NHS Trust Archives Committee

I am writing as Chairman of the Archives Committee to register the Committee’s wholehearted support for the proposals by Hopkins Architects for the North Wing, submitted for Planning Permission and Listed Building Consent on behalf of the Friends of the Great Hall and Archives of St. Bartholomew’s Hospital. It is a great leap forward to have such a well thought-out scheme that addresses all of the issues that will ensure the development, preservation and presentation of the Great Hall, Hogarth Staircase and Archives Collection for research, exhibition, learning and public enjoyment for generations to come. The Hopkins design is a comprehensive solution, which will make the North Wing and associated heritage buildings fit for purpose in the 21st century. It has the backing of English Heritage and the Georgian Group as well as Barts Charity to underpin the creation of a Heritage Trust to see the scheme through to completion.

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, which must surely comprise the most important hospital archive in the UK.

Background
We have held two special Archive Committee Meetings (the most recent on 6 March 2014) to examine the benefits of the Hopkins proposals, which were put on public display on 16-17 December 2013. They have the Committee’s support. The North Wing was designed by James Gibbs in 1728 as part of his four similar buildings grouped around a Square. Only the North, East and West Wings remain, all Listed Grade 1. The South Wing was demolished in 1929 and replaced by the King George V block, recently refurbished by Skanska. The group was built between 1730 and 1769. Gibbs’s Square, graced by Hardwick’s fountain of 1859, looks very much like Gibbs’s court at King’s...
College Cambridge and is defined by four detached, solid, stone-faced blocks, but separated here to prevent the spread of disease and fire, a revolutionary concept in the history of hospital design. This grand formal composition by Gibbs is one of his major works in London. The design of the individual blocks has a formal, but simple, restrained grandeur. The detail is crisp and Neo-Palladian. Even with the replacement of the southern block it is still a very fine group. To the north it relates to further Listed buildings, including the Grade-1 Gatehouse of 1702, St. Bartholomew the Less, Grade II, and the Medical School of 1879, Grade II.

Two unfortunate, uncongenial appendages have been added to the North Wing: the Finance Building of 1962 at the east end and the Pathology Block Extension of 1971 at the west end. Neither is Listed and both are incongruous as attachments to the Grade-1 Listed Gibbs building. Both have been empty for some time. Their removal would significantly restore the integrity of the North Wing.

Hopkins Proposals
As well as demolishing the two appendages of 1962 and 1971, the Hopkins scheme would add a 'bustle' at each end of the North Wing to provide lift access for wheelchair users and protected stairs for fire safety. The floor of the Great Hall was strengthened (1962-66) to allow for 450 people on View Day and protected escape is required at both ends to ensure the usefulness of the North Wing and its viability, thus bringing it back to life. These are modest, reticent and elegant service extensions but necessary, and cleverly pick up on the theme of the existing Gibbs extensions attached to his East and West Wings. The material is Portland stone to match the refacing of the North Wing by Philip Hardwick from 1845-52, but in a modern idiom, which subtly continues the lines of Gibbs's plinth and string courses. A narrow strip of glass delicately separates the 'bustles' from the Gibbs elevation, which would be restored. It is exactly what is needed architecturally and functionally. It reinstates the symmetry of Gibbs's eighteenth-century concept for Bart's hospital.

Refer Bird's-eye view of 1739 below:

Essential access for wheelchair users is provided by sloping the paving at the main entrance at the peerless Hogarth Stair (East end) in conjunction with the service 'bustle', while cloakrooms, toilets and accessible lavatories are accommodated in the basement for visitors to events in the Great Hall. These elegantly replace the toilets and fire escape

2
in the Finance Building, which will be demolished. At the West end a basement kitchen is provided along with a new catering lift and escape stairs. These improvements will make the North Wing self-financing.

Currently Bart’s Archives, which are of national importance going back almost 900 years, are stored in cramped and unsatisfactory rooms in the basement, in some cases without climate control. They need rescuing to be better known and more safely stored and displayed in air conditioned rooms. The Hopkins scheme rehouses this valuable historic material in an expanded basement, nearly double in size, with controlled temperature and humidity. There is improved and expanded storage for Archive documents and paintings. Readers’ tables are provided for researchers. Displays in the basement are linked to new museum and exhibition spaces at ground floor. Without the Hopkins scheme there is no future prospect of development much less exposure for research and exhibition of this precious, irreplaceable archive material. The Archives Committee supports this scheme.

A Heritage Trust and Maggie’s

As Chairman of an advisory Committee, I again find myself in the position of having to write to you directly, since the Chief Executive Officer of Barts Health NHS Trust has objected to the Hopkins proposals. They are comprehensive, beautifully put together and represent the only scheme which will rescue the Archives and at the same time ensure a sustainable future for Gibbs’s North Wing.

The CEO of Barts Trust has inexplicably written again in support of Steven Holl’s scheme for a Maggie’s centre to be attached to the East flank of the North Wing, which will prevent the erection of Hopkins ‘bustle’ for statutory access and escape. This requirement for vertical circulation at both ends of the North Wing was presented to the Trust Board as essential for its future viability as long ago as the Options Appraisal Report, issued July 2009. It is physically impossible to build both ‘bustles’ and a Maggie’s centre on the same piece of ground on the site of the Finance Building after its demolition. The two are mutually exclusive. Furthermore, Holl’s companion design in glass across from Mackintosh’s Glasgow School of Art has been panned by the architectural press and is cracking to pieces. Three years ago in May 2011 the Trust Board gave its “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 has been ignored. In light of the far-reaching harm that will be done, Maggie’s Planning application was refused Permission on 4 June 2013 and subsequently withdrawn. Yet Barts Trust continue to support Holl’s glass package. The Archives Committee still objects to this detrimental extension. It will prevent the changes needed at the East end of the Great Hall to improve access, fire safety, and lavatory and cloakroom facilities. At the West end Cardiac offices can just as easily be accommodated in the empty Pathology Block as in the empty Pathology Block Extension, which should be demolished, as proposed. Architecturally it is a chance to restore the symmetry of James Gibbs’s design, while providing elegant and necessary service extensions.

To set up a Heritage Trust for the North Wing, as Barts Trust’s letter supports, which should incorporate the Gatehouse, the Parish Church of St. Bartholomew the Less, and the now disused Victorian Pathology block, is completely untenable, if the Maggie’s extension were built. Such an emasculated Heritage Trust would not attract sponsorship. Instead of becoming self-financing, the North Wing would decline into a ‘building at risk’. Barts Trust recognise that there is a £4million backlog of repairs and maintenance relating to the North Wing, which they are unable to clear. They have an underlying deficit of £50million (Evening Standard 31 July 2013) and are downgrading or axing 600 nursing posts in their ‘turnaround programme’ to reduce costs. In this financial climate,
the NHS Trust's priorities are its patients and are barred from spending on heritage assets.

Barts Trust CEO convened a meeting on 15 April 2013 of representatives of the Trust, the Friends, Maggie’s and the Archives Committee. The CEO’s admonition was to find a 'Third Way’. Hopkins have been active in this regard and suggest on their Planning drawings a Maggie’s centre in the landscaped area to the north between St Bartholomew the Less and the Lucas block, where such a building would be compatible with the North Wing proposals. This alternative site is not part of the Planning application. Up until now Maggie’s have been unwilling to consider Sir Michael Hopkins’s ideas. The Trust’s letter raises a series of objections. These technical obstacles can all be overcome with an understanding of building construction and a close reading of the Hopkins drawings. I see no Planning difficulties on size, trees, rights of light, underground services and access ramps, which have been rearranged to serve the Kenton and Lucas blocks.

Conclusion
For all of the above reasons, I very much hope that the Committee will approve the Hopkins applications. Barts hospital is unique in occupying the same piece of ground in the City of London, where it has looked after the sick poor for going on 900 years. I look forward to the creation of a Heritage Trust with Barts Charity and seeing through to completion the Hopkins scheme in time for the 900-year centenary in 2023. Both Gibbs’s Grade-I Listed building and the Conservation Area would be enhanced at no cost to the NHS. It will make publicly accessible an important piece of architectural and medical history.

I would also like to acknowledge the consistent help and advice of Peter Schmitt as a practising architect and member of the Archives Committee throughout my Chairmanship.

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

Comments were submitted at 4:37 PM on 13 Mar 2014 from Dr Christopher Bridgett.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West
Smithfield London EC1A 7BE

Alterations to the North Wing to include:
(i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

**Proposal:**

**Case Officer:** Gemma Delves

Click for further information

**Customer Details**

**Name:** Dr Christopher Bridgett

**Email:** [Redacted]

**Address:** 32 Seymour Walk London

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** My very happy memories of the The Grand Hall since my medical student days at Bart's in the 60's include many balls, dinners and parties. It is especially because of these personal reflections I wish to add my enthusiastic support to this excellent and important planning application. It is most essential that the opportunity now to improve the structure and amenities of The Great Hall are seized and implemented as the plans detail. The historical associations and the aesthetic impact of the North Wing will then be fully realised, to the benefit of all who visit the hospital site, as patient, relative or member of staff. To act otherwise will lead to The Hall becoming underused and neglected. This would be a great tragedy.
It must not happen.
Ms Gemma Delves
Case Officer
Department of the Built Environment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Dear Ms Delves

Planning Application: REF: 13/01227/FULL

I write on behalf of the Friends of The Great Hall and Archive of St. Bartholomew’s Hospital to make Public Comment on the letter of objection, written by Peter Morris on behalf of the Trust Board of Barts Health NHS Trust to the above application.

Page 1:

Hopkins Plan would not “prevent support facility for cancer patients” as there already a Macmillan Cancer Support service situated in the West Wing. This service could be expanded. Should it be desired to supplement this with a Maggie’s Centre, a number of alternative sites could be considered.

Review of below ground infrastructure services by Hopkins confirms that a low weight bearing building on the proposed site would not interfere with essential hospital infrastructure.

Support services for cardiac patients (out-patient, imaging and clinical admin.) would be better placed in King George V Block/Cardiac Centre or East Wing.

Hopkins scheme would not restrict commercial opportunity, but save the NHS Trust substantial sums on maintenance costs, and allow effective usage of the North Wing and Heritage site on an appropriate scale, bearing in mind the Heritage setting and listed building constraints.

The Friends proposal as now submitted to the City of London for planning overcomes a number of issues for both the North Wing and for Maggies.

For the North Wing and associated heritage buildings it is a comprehensive solution which should make it “fit-for-Purpose” in the 21st century and beyond, and we know it has the full backing of the Barts Charity as a way forward for the Heritage Trust.

As we explained it is essential to provide the proper disabled access and fire escape at the Hogarth stair main entrance (East) end together with cloakrooms and disabled toilet provision for visitors, and at the West end a new catering lift and escape stairs, and new basement kitchens.

Patrons: Joanna David, Edward Fox, David McAlpine, Dame Lesley Rees, Luke Rittner, Charles Saumarez Smith, Lady (Vera) Wright
Under all this an expanded archive at the basement level provides proper conditioned storage, with controlled temperature and humidity, and display areas linked to a new museum and exhibition space at ground floor level.

What may not have been completely clear to the Planning Committee members when the Maggies scheme was refused/withdrawn last summer was that the proposed Maggies Centre at the Eastern end of the North Wing, completely precludes the opportunity to make the improvements so essential to the future of the North Wing.

We are aware that Maggies have offered the use of WC’s in their new basement to the Great Hall but unfortunately they are not wheelchair accessible from the North Wing. We believe the Trust seeks to remedy this by providing disabled WC’s and a disabled lift at the Western end of the North Wing –this will not work – it is at the wrong end, not related to the Hogarth stair main entrance and it also precludes the improvement and expansion of the archives, and does not improve the present catering.

Unfortunately Maggies have only been offered the one site and are being encouraged by the NHS Trust to follow through with their present proposals and submit them again for planning. They risk a storm of objections – quite likely more so than arose from their last attempt.

The Friends scheme has support from the City of London and English Heritage. We have also spent some time looking at a potential layout to justify that a Maggies Centre could work in this alternative location. We also believe there is no technical obstacle that cannot be overcome and some of the concerns that I believe have been raised by the Hospital Estates are answered in the list appended below.

It is understood that the Trust’s priorities are to its patients. The North Wing issues will not go away though and the combined proposals by the Trust and Maggies fall short of what is required in the long-term. Indeed if allowed they could nullify the very idea of a Heritage Trust as there will be no heritage gain, rather increased heritage loss.

The Maggies current Holl scheme will preclude this once in a 100 year opportunity to improve the North Wing. The Hopkins masterplan will enable both to happen together.

Page 2:

The existing Macmillan Cancer Support Service in the West Wing could be expanded, or the space used for a Maggie’s Centre. A ‘new build’ is not an essential requirement for a Maggie’s Centre. We understand that the Trust only offered the one site to Maggies. Other possible sites including the Hopkins proposed site are more suitable than that currently proposed by the Trust and Maggies.

The Hopkins proposed solution provides only two sq.m. less effective floor space than the Maggie’s. Light obstruction would be less with the 2-storey Hopkins building than the Maggie’s 5-storey option.

Alternative more efficient, and less intrusive disabled access for the Lucas Building would be provided.

Landscape gardening would include preservation of all trees possible and the introduction of new trees and planting where appropriate.

Electricity, gas and water mains would not be disturbed by the Hopkins building. The much heavier Maggies building would potentially be a greater threat.
West end Pathology Extension.

There is universal agreement that this building has no architectural merit and closes off light and a space-giving area. Failure to demolish this would have an enormous negative impact on the value of the Heritage Site. Conversion of this laboratory designed building to patient care would be costly, and poorly sited for clinical care of cardiovascular patients. The demolition would not in any case affect the potential use of the original Pathology building for administrative support if required.

The development of a Heritage Trust at arms length from the NHS Trust would have advantages in terms of fund-raising for the development programme, as would independent management. A strong memorandum of agreement would ensure representation from the NHS Trust at a senior level on the Management Board of the Heritage Trust, and prioritised booking and terms of usage of the North Wing facilities for the Trust and other healthcare associated bookings. Without the Friends scheme, the Heritage Trust concept is threatened as the NHS has neither funds nor a remit to preserve and enhance the Bart’s Heritage Buildings.

It is not accepted that the Hopkins Plan would negatively affect patient clinical care, as separation of clinical care of patients from the Heritage Site already exists. The North Wing and the buildings to their north have never been used for patient care, (except Barts -the -Less Church for pastoral care). A full planning application of a Maggies Centre on the Hopkins recommended site could be provided pro bono by Hopkins, and preliminary estimates are that it could be constructed at half the cost and in half the time required for the Maggies' proposal.

Yours sincerely

Sir Marcus Setchell, KCVO, MA, MB B Chir FRCS, FRCOG

Chairman, Friends of The Great Hall and Archive of St. Bartholomew’s Hospital

The funds of the Friends are administered by Barts Charity; Registered Charity No 212563
Ms Gemma Delves  
Case Officer, Department of the Built Environment  
City of London  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

14 March 2012

Dear Ms Delves,

PT_GD/13/01228/LBC, North Wing, St Bartholomew’s Hospital, West Smithfield, London, EC1A 7BE

I am writing on behalf of Maggie’s in connection with the above planning application.

While not part of the planning application, the applicant outlines what they consider to be an alternative location for a Maggie’s Centre at St Bartholomew’s Hospital, in a space set back from the North Wing. This alternative is not a viable location for a Maggie’s Centre.

This is a view shared by the Barts Health NHS Trust, the freeholder of the premises. Maggie’s agrees with the reasons set out in the Trust’s letter of objection dated 26 February 2014:

“It would not provide sufficient or appropriate space for the proposed Maggie’s Centre; it would involve the loss of existing disabled access into the Kenton and Lucas Block of the hospital which is used for patient care; it would obstruct light to this clinical building; it would be likely to adversely impact on existing trees which carry Tree Preservation Orders; and it would be situated directly above major infrastructure services including electricity, gas and water mains serving the main hospital, thereby compromising the safe operation of the hospital.”
Before agreeing our current site, which is adjacent to the eastern end of the North Wing, with the Barts Health NHS Trust, we considered potential locations across the hospital. This assessment took into account:

- The size of Centre required to meet the need of people with cancer and their family and friends in North East London. We anticipate that the Centre will receive over 20,000 visits a year and the Centre must meet this need with appropriate space to offer professional support to all visitors.
- Criteria built up from our experience of developing 15 Maggie’s Centres on hospital sites across the UK.
- The priorities of the Barts Health NHS Trust

I can confirm that, with the full support of the Barts Health NHS Trust, Maggie’s has submitted a revised planning application to build a Maggie’s Centre, which is now fully funded. The revised application addresses those areas discussed by the City of London Planning Committee when the previous application was considered last year. I understand that The Barts Health NHS Trust will be submitting a separate application for listed building consent in respect of the internal works required to upgrade the facilities within the existing footprint of the North Wing.

Yours sincerely

Chris Watson
Property Director
14th March 2014

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

For the attention of Gemma Delves

Dear Madam,

Ref: North Wing, St Bartholomew’s Hospital, West Smithfield, London EC1A 7BE
Your ref: 13/01227/FULL & 13/01228/LBC

Planning application to improve the setting and functioning of Gibbs’s North Wing, including demolition of attached side buildings, creation of service extensions and level access with associated landscaping

I write with regards to the above Planning Application submitted by Hopkins’s Architects on behalf of The Friends of The Great Hall and Archive of St Bartholomew’s Hospital.

Specifically, I write in its support.

I am a Consultant Psychiatrist and Lecturer working at The Hospital and am formerly a graduate of the medical school. As a consequence, I am familiar with not only the beauty and historical importance of the site but also its inner workings on a day-to-day basis as a functioning hospital in Central London.

The uniqueness of The North Wing, both architecturally and in terms of its interior decoration is not in question. The historical value of the building and its contents is likewise a fact that one cannot contest. In particular, the on site Archive that houses documents spanning nine centuries is a most important attribute. These are hidden gems within London and a wonder to all that have the opportunity to behold them.

The history of The Hospital as a whole is an important consideration as, having been refounded by Henry VIII for the ‘sick poore’ of London, it has always been considered to belong to the people of London first. It is therefore, wholly appropriate that plans are being made to ensure the one building that remains truly public, rather than an active part of The Hospital’s patient care, is open to and used by the public.

As it currently stands, it is in no fit state for public use. Not only are their building regulations that must be met but also the building itself has been allowed to fall into the most terrible state of disrepair under its current caretaker.

The Hopkins proposals brilliantly take into account these factors. There are of course the less glamorous but no less vital aspects of this proposal such as the improved lavatory and cloakroom facilities but I would encourage anyone viewing these plans to do so with
appropriate vision. The incorporation of bustles to house fire escapes is a stroke of genius that has been fuelled by accurate historical research – such bustles were part of the original Gibbs’ design. The improved disabled access is vital to the continued use of The Great Hall for public gatherings that serve The Hospital, medical school and the North Wing itself. The redevelopment of The Archive, which is currently a fairly shameful collection of shelves and boxes without temperature or humidity control or the means for access or exhibition, is no less visionary and a particularly exciting aspect of this proposal. I do not know of another hospital that is able to boast the same history and those that come close do not have such a rare and extensive archive collection. Most Hospital Archives these days appear to have been relocated to warehouses geographically disjointed from their parent hospital. Removing historical artefacts from their context is to denigrate much of their meaning and importance.

The larger picture here is, of course, the building’s future. The Barts site has received much redevelopment attention over the past decade, as The Committee will be aware. I would invite you, if you have not already, to walk around the outskirts of the hospital, through The Henry VIII Gatehouse and into the square. You will be met by refurbished buildings that have been painstakingly designed to match the grandeur of the quadrangle as originally designed by Gibbs – simple and formal perhaps but innovative in their day for the prevention of the spread of fire (The Great Fire almost having been a cause of The Hospital’s closure due to the destruction of rental properties surrounding it and owned by The Governors) and disease (doctors in the pre-Gibbs hospital fled their posts during the plague).

At the head of these buildings is The North Wing, looking increasingly weary having been ignored by successive NHS Trust Managements, who have rightly steered their funds towards patient care. The redevelopment of this historic treasure will bring it in line with the redevelopment on the rest of the site. The proposal has already promoted potential collaborations with a world-renowned art history institute to assist with the restoration and further care of the interior. The redevelopment of The Archive will likely attract similar attention and interest. Meanwhile, the removal of the unattractive 1960s and 1970s appendages at the East and West end of the building, will restore the overall symmetry of the square as Gibbs had originally envisaged. This will breath new life into a dark and municipal end of the quad and combined with the proposed landscaping around the medieval church and courtyard, will provide a peaceful and attractive area for quiet contemplation for patients and staff alike.

The vision is therefore this: that with the appropriate restoration of The North Wing, achievable by this proposal, there exists the opportunity for a self-financing heritage site that will continue to protect and nurture buildings of historical interest and their contents. This will be without cost to the NHS or distraction from patient care and without prejudice to that which the NHS have to date not contributed to its upkeep.

I urge you to consider these plans favourably.

Yours Sincerely,

Dr Julius Bourke, MBBS MRCPsych  
Clinical Lecturer in Neurophysiology and Clinical Psychiatry  
Honorary Consultant Liaison Psychiatrist  
Barts and The London School of Medicine and Dentistry, QMUL
48 Morpeth Mansions  
Morpeth Terrace  
London  
SW1P 1ET

14 March 2014

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

For the attention of Gemma Delves

Dear Madam

Ref: North Wing, St Bartholomew’s Hospital, West Smithfield, London EC1A 7BE  
Your ref: 13/01227/FULL & 13/01228/LBC

Planning application to improve the setting and functioning of Gibbs’ North Wing including demolition of attached side buildings, creation of service Extensions and level access with associated landscaping

I write in support of the above planning application concerning The Great Hall (North Wing) of St Bartholomew’s Hospital, West Smithfield, London EC1A 7BE. Hopkins Architects. I have had close connections with this hospital over several decades. As a patient I have undergone major surgery on three occasions, had two children in Barts, one of whom became a medical student and is now a Consultant Paediatrician, and finally as the niece of one of the Hospital’s most eminent ENT surgeons. The Hopkins scheme is the obvious answer to several serious problems with this Heritage site. It would safeguard the future of The Great Hall and Archive in preservation, conservation and restoration, enhance the building, adhere to the Law and would give a major much needed boost to its functionality and therefore survival. The proposals will provide the following:

1. North Wing will conform to Health and Safety requirements and Fire Safety obligations. (Modernisation and enlargement of the kitchen, lavatory and cloakroom facilities, disabled access, more escape routes etc.)

2. The Barts Health NHS Trust is responsible for the upkeep and safety of North Wing and its incomparable contents. General maintenance outstanding is at present conservatively estimated at £4million (without restoration). The care of this astonishing building, part of James Gibbs’ (1683-1754) vision for the Hospital’s
rebuild in 1730, has over the many years during which I have visited, been abysmal, neglectful and fallen far short of the Trust’s duty of responsibility for a building of Grade 1 listing and Ancient Monument status. Does the Trust wish to be the cause of the demise of The Great Hall and Archive? Is there not a case for dereliction of duty? Hopkins’ plans will reverse this downward spiral.

3. Hospital Archive. The Archives dating from 1137 are of immense historical and factual importance, the Hospital’s “life blood”. At present they are precariously housed in cellars beneath the ground floor of The Great Hall. Here there is danger from water leaks and some lack of appropriate atmosphere control. Research and viewing of the Archive by scholars and the public is limited. Hopkins has solutions which would resolve this and add protection of and security to the display and presentation of documents and artefacts, coupled with provision for a considerably larger museum. This is vital for the visiting public’s interest and for research.

4. The Architects have included space for a possible building for a Maggie’s Cancer Care Centre. The original siting/application for such a centre was rejected by the City of London Planning Committee members in 2013. No other such centres are contiguous or abut other buildings – let alone Grade 1 Listing and of Ancient Monument status. Contiguity here would destroy any chance of The Great Hall and Archive’s revival and regeneration. If any building was to be attached to, say:

   The Radcliffe Library 1737, Oxford
   The Senate House 1722, Cambridge
   St Martin-in-the Fields 1722, London
   Mary Le Strand 1714, London

the depth of objection would be immense. These four buildings were designed by James Gibbs and are well known to the general public.

The Great Hall (North Wing) and Archive must be protected for the future and for their very survival. They rightly and seriously deserve preservation, conservation, protection and restoration, which the Hopkins scheme offers and would deliver.

Yours faithfully

Joanna Libby (Mrs)
Dear Gemma,

I am emailing you my unreserved support of the proposals by Hopkins Architects for the North Wing of St. Bartholomew’s Hospital, West Smithfield EC1A 7BE, submitted for Planning Permission (13/01227/FULL) and for Listed Building Consent (03/01228/LBC) on behalf of the Friends of the Great Hall and Archives of St. Bartholomew’s Hospital.

Barts Hospital inherits on the City of London site it has occupied for going on 900 years a magnificent group of four similar buildings designed by James Gibbs in 1728. They were built from 1730-69 around a Square, graced since 1859 by Philip Hardwick’s fountain. As a concept, Gibbs replicated his contemporaneous design for Kings College Cambridge but here the solid, stone-faced blocks are in a severe Neo-Palladian style and separated to prevent the spread of disease and fire, a revolutionary concept in hospital design. The ward blocks (East, West and South Wings) are detached as is the North Wing for Governors meetings. Only the South Wing has been lost (1929) but reinstated in 1934 in matching design, scale and Portland stone, recently refurbished by Skanska. The other trio is Listed Grade 1. This grand formal composition by Gibbs is one of his major works in London.

However, in 1962 and 1971 incompatible appendages were added at both ends of the North Wing, neither of which is Listed. It is the skill of the Hopkins team to propose demolition of these two lumps to reinstate the integrity of the North Wing. This is hugely to be applauded and would restore the majesty of Gibbs’s original design in this Conservation Area.

As a Chartered Member of the Royal Institute of British Architects as well as a member of Barts Health HNS Trust Archives Committee I have followed the evolution of this scheme from Hopkins initial thinking in their 2009 Options Appraisal Study of the North Wing site through to the current design, which is submitted for approval. In all of these proposals the sine qua non for the future sustainability of the North Wing is to upgrade access and escape in compliance with current legislation. Protected escape is required at both ends of the North Wing, given the occupancy of the Great Hall, which can be up to 450 people, as would be the case on View Day (the floor was strengthened in 1962-66 to take this number). The Hopkins scheme has been refined by careful redesign so that necessary lift access to the Great Hall for wheelchair users and protected stairs for escape in the event of fire are telescoped into elegant 'bustles', to use Hopkins terminology, which are attached to both ends of the North Wing. The spirit of the Disability Discrimination Act is to provide universal access at the main entrance, here the Hogarth stair, which Hopkins do by cambering the paving. Their service extensions cleverly mirror the theme of the existing Gibbs extensions, attached to his East and West Wings. The material is Portland stone to match the faithful refacing of the all of Gibbs's Wings by the Hospital Surveyor, Philip Hardwick, in 1845-52. But here Hopkins configure the cladding in a modern vocabulary, which subtly continues the lines of Gibbs's plinth and string courses. A slim strip of glass delicately separates the 'bustles' from the Gibbs elevation, which will be restored it is precisely what is required architecturally and functionally.

In addition, the Hopkins scheme rescues Bart’s invaluable Archives Collection, which is presently stored in cramped spaces in the basement, some without climate control. The basement would be expanded to nearly...
double the size and temperature and humidity control would be installed. Much needed storage for Archives and the Collection is provided as well as readers’ tables for researchers and display space linked to new museum and exhibition rooms on the ground floor, This will expose and make accessible what surely must be the most important hospital archive in the UK.

It is regrettable and inexplicable that the CEO of Barts Health NHS Trust has objected to the Hopkins proposals and continues in support of a Maggie's centre by an American architect, Steven Holl, to replace the Finance Building attached to the east flank of the North Wing with a milky-glass appendage. This will jeopardise the present use as well as the entire future of the North Wing by removing essential fire escape and lavatories currently provided for the Great Hall in the Finance Building. Holl's appendage occupies the very ground needed for the lift, stairs and lavatories, shown in the Hopkins scheme. To relocate these to the west end alone won't satisfy Regulations on escape distances much less Health-and-Safety legislation. The Georgian Group wrote objecting to Holl's overblown design and the enormous damage it would do to Gibbs's Grade-I Listed fabric. I have previously e-mailed to you my objections and was allowed to voice them at your Planning Committee Meeting on 4 June 2014. For these and other reasons, Maggie's centre was refused Planning Permission and subsequently withdrawn. I would mention that Holl's companion glass building in Glasgow across from Mackintosh's masterly School of Art is an eyesore among beautifully detailed stonework and has been panned in the architectural press (RIBA Journal, March 2014, and Daily Telegraph, 1 March 2014). To date an enormous number of Holl's glass panels are wavy and cracked. With Holl Maggie's have a brand name in the US, who has no respect for heritage in the UK.

The Hopkins scheme is comprehensive in addressing the landscaping of this Conservation Area. Hopkins even propose an alternative location and design for a Maggie's centre, which would be compatible with the North Wing proposals and could easily be reconciled with any technical objections coming from Barts Trust.

I hope very much that your Committee will grant Permission and Consent to the Hopkins proposals. They have the backing of English Heritage and the Georgian Group. The symmetry and architectural setting of this heritage site would be enhanced and an important piece of medical history, going back nearly 900 years, would be publicly accessible for generations to come. It is an opportunity for the Friends of the Great Hall and Archives of St Bartholomew's Hospital to make the North Wing self-financing and fit for purpose in the twenty-first century at no cost to the NHS.

Best wishes, Peter Schmitt M-Arch BA FAAR RIBA
Dear Gemma,

I am emailing you my unreserved support of the proposals by Hopkins Architects for the North Wing of St. Bartholomew’s Hospital, West Smithfield EC1A 7BE, submitted for Planning Permission (13/01227/FULL) and for Listed Building Consent (03/01228/LBC) on behalf of the Friends of the Great Hall and Archives of St. Bartholomew’s Hospital.

Barts Hospital inherits on the City of London site it has occupied for going on 900 years a magnificent group of four similar buildings designed by James Gibbs in 1728. They were built from 1730-69 around a Square, graced since 1859 by Philip Hardwick’s fountain. As a concept, Gibbs replicated his contemporaneous design for Kings College Cambridge but here the solid, stone-faced blocks are in a severe Neo-Palladian style and separated to prevent the spread of disease and fire, a revolutionary concept in hospital design. The ward blocks (East, West and South Wings) are detached as is the North Wing for Governors meetings. Only the South Wing has been lost (1929) but reinstated in 1934 in matching design, scale and Portland stone, recently refurbished by Skanska. The other trio is Listed Grade 1. This grand formal composition by Gibbs is one of his major works in London.

However, in 1962 and 1971 incompatible appendages were added at both ends of the North Wing, neither of which is Listed. It is the skill of the Hopkins team to propose demolition of these two lumps to reinstate the integrity of the North Wing. This is hugely to be applauded as it would restore the majesty of Gibbs’s original design in this Conservation Area.

As a Chartered Member of the Royal Institute of British Architects as well as a member of Barts Health HNS Trust Archives Committee I have followed the evolution of this scheme from Hopkins initial thinking in their 2009 Options Appraisal Study of the North Wing site through to the current design, which is submitted for approval. In all of these proposals the sine qua non for the future sustainability of the North Wing is to upgrade access and escape in compliance with current legislation. Protected escape is required at both ends of the North Wing, given the occupancy of the Great Hall, which can be up to 450 people, as would be the case on View Day (the floor was strengthened in 1962-66 to take this number). The Hopkins scheme has been refined by careful redesign so that necessary lift access to the Great Hall for wheelchair users and protected stairs for escape in the event of fire are telescoped into elegant 'bustles', to use Hopkins terminology, which are attached to both ends of the North Wing. The spirit of the Disability Discrimination
Act is to provide universal access at the main entrance, here the Hogarth stair, which Hopkins do by cambering the paving. Their service extensions cleverly mirror the theme of the existing Gibbs extensions, attached to his East and West Wings. The material is Portland stone to match the faithful refacing of the all of Gibbs's Wings by the Hospital Surveyor, Philip Hardwick, in 1845-52. But here Hopkins configure the cladding in a modern vocabulary, which subtly continues the lines of Gibbs's plinth and string courses. A thin strip of glass delicately separates the 'bustles' from the Gibbs elevation, which will be restored. It is precisely what is required architecturally and functionally.

In addition, the Hopkins scheme rescues Bart's invaluable Archives Collection, which is presently housed in cramped spaces in the basement, some without climate control. The basement would be expanded to nearly double the size and temperature and humidity control would be installed. Much needed storage for Archives and the Collection is provided as well as readers' tables for researchers and display space linked to new museum and exhibition rooms on the ground floor. This will expose and make accessible what surely must be the most important hospital archive in the UK.

It is regrettable and inexplicable that the CEO of Barts Health NHS Trust has objected to the Hopkins proposals and continues in support of a Maggie's centre by an American architect, Steven Holl, to replace the Finance Building attached to the east flank of the North Wing with a milky-glass appendage. This will jeopardise the present use as well as the entire future of the North Wing by removing essential fire escape and lavatories currently provided for the Great Hall in the Finance Building. Holl's appendage occupies the very ground needed for the lift, stairs and lavatories, shown in the Hopkins scheme. To relocate these to the west end alone won't satisfy Regulations on escape distances much less Health-and-Safety legislation. The Georgian Group wrote objecting to Holl's overblown design and the enormous damage it would do to Gibbs's Grade-I Listed fabric. I have previously e-mailed you my objections and was allowed to voice them at your Planning Committee Meeting on 4 June 2014. For these and other reasons, Maggie's centre was refused Planning Permission and subsequently withdrawn. I would mention that Holl's companion glass building in Glasgow across from Mackintosh's masterly School of Art is an eyesore among beautifully detailed stonework and has been panned in the architectural press (RIBA Journal, March 2014, and Daily Telegraph, 1 March 2014). To date an enormous number of Holl's glass panels are wavy and cracked. With Holl Maggie's have a brand name in the US, who has no respect for heritage in the UK.

The Hopkins scheme is comprehensive in addressing the landscaping of this Conservation Area. Hopkins even propose an alternative location and design for a Maggie's centre, which would be compatible with the North Wing proposals and could easily be reconciled with any technical objections coming from Barts Trust.

I hope very much that your Committee will grant Permission and Consent to the Hopkins proposals. They have the backing of English Heritage and the Georgian Group. The symmetry and architectural setting of this heritage site would be enhanced and an important piece of medical history, going back nearly 900 years, would be publicly accessible for generations to come. It is an opportunity for the Friends of the Great Hall and Archives of St Bartholomew's Hospital to make the North Wing self-financing and fit for purpose in the twenty-first century at no cost to the NHS.

Best wishes, Peter Schmitt  M-Arch BA FAAR RIBA
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 2:21 PM on 14 Mar 2014 from Dr John Lloyd Parry.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West
Smithfield London EC1A 7BE

Alterations to the North Wing to include:
(i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

**Proposal:**

**Case Officer:** Gemma Delves
**Click for further information**

**Customer Details**

**Name:** Dr John Lloyd Parry

**Email:** [Redacted]

**Address:** Widbrook Cottage Sutton Road Cookham

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for Comment:**

**Comments:** I fully support this application as I consider the preservation and improvement of this building to be of vital concern in order to protect the unique heritage of this site. The improvements are necessary for this building to become self-funding in the future as well as complying with Health and Safety requirements. On the many occasions I have visited the building, and whilst ascending the impressive staircase to the Great Hall, I have found myself in awe of the surroundings and the contents therein. A real treasure in the City with such an Important, long and proud history that many of our future generations will wish to visit. Indeed, will marvel that such precious things have been preserved for posterity by the wisdom and wise planning
that is outlined in this application.
---Original Message-----
From: Jasmine Bourke
Sent: 14 March 2014 13:59
To: Delves, Gemma
Subject: St.Bartholomew's Hospital

Dear Madam,
I write in support of the Hopkins plan to resurrect St.Bartholomew's Hospital (ref.no.:13/01228/LBC) This plan is multifunctional: not only will it conserve the historic building and its beautiful paintings, it will create a space in which to display the valuable archive and make the hospital safer and more user-friendly for the general public. The garden and the possibility of a "Maggie's Centre" complete the perfect picture.
Please don't let us miss this opportunity Yours sincerely Jasmine Bourke

Sent from my iPad
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 4:48 PM on 14 Mar 2014 from Mr Martin Webster.

**Application Summary**

**Address:**
North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE.

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

**Click for further information**

**Customer Details**

**Name:** Mr Martin Webster

**Email:** [redacted]

**Address:** Flat 14 The Courtyard 154 Goswell Road London

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I strongly support this application as a nearby resident. The Hopkins design is of very high quality and will enhance the site and the surrounding area. The Great Hall is a beautiful building of great heritage value and the Hopkins plans will allow the Hall to be used and enjoyed to a much greater extent than at present. This is an unprecedented opportunity to permit an architectural enhancement of great merit and to create an asset of considerable beauty for future generations.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 5:36 PM on 16 Mar 2014 from Professor Christoopher Hudson.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield
              London EC1A 7BE

**Proposal:** Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (ii) Extension of the east and west facades and (iii) Formation of level access into the building.

**Customer Details**

**Name:** Professor Christoopher Hudson

**Address:** Beechcroft House Woodside, Thornwood Common Essex

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** I wish to register strong support for the Hopkins application for the Great Hall at Barts. This is an integral part of an Heritage internationally important institution approaching its nineth centenary.
Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:24 PM on 16 Mar 2014 from Professor Douglas Chamberlain.

**Application Summary**

**Address:**
North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

**Proposal:**
Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (iii) Extension of the east and west facades and (iii) Formation of level access into the building.

**Case Officer:** Gemma Delves

**Click for further information**

**Customer Details**

**Name:** Professor Douglas Chamberlain

**Email:**

**Address:** 25 Woodland Drive Hove

**Comments Details**

**Commenter:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** The Great Hall is a valued heritage of huge cultural and historical importance. It is essential that it be preserved.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 2:37 PM on 17 Mar 2014 from Dr Alexander Frank.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE
Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (iii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves
Click for further information

Customer Details

Name: Dr Alexander Frank
Email: 
Address: Lovelace House 109 High Street Lewes, East Sussex

Comments Details

Commenter: Member of the Public
Type: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: As a Barts doctor the Great Hall was the centre of the hospital for medical students, the place where we took our exams, held meetings and was the soul of the hospital. I would like to comment on the uniqueness and beauty both architecturally and historically of the building, the interior, the paintings and decor. To have the Hogarth paintings and the Archive of this hospital in the same building adds to the uniqueness of a hospital that has provided for the needs of the people of London for so many generation. These qualities need to be preserved and to be made available for the public as well as to be more suitable for a wide variety of events and functions. Without improved access for the disabled, proper fire safety escapes and improved circulation the building cannot pass health and safety regulations. This is an unprecedented opportunity to restore the architectural symmetry of the Great Hall thus complementing the rest of the square. The Hopkins plan brilliantly fulfills all the essential criteria. I would urge the
Planning Authority to look favourably upon this application.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 11:02 AM on 20 Mar 2014 from Dr David Pope.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE
Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves
Click for further information

Customer Details

Name: Dr David Pope
Email: [Redacted]
Address: HUISH HOUSE BLANDFORD FORUM BLANDFORD FORUM

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Reasons for comment:
Comments: The north wing of Barts Hospital has unique architectural and historic merit. The Interior decor and paintings are of immense heritage value. Many Barts graduates like myself have had many unforgettable and enjoyable experiences there. It would be a tragedy not to preserve and sympathetically restore the building. This plan for adaptation will provide essential facilities, an archive and storage space and will preserve this special location for the future as well as restoring the symmetry of the Square. Like many of my fellow graduates I fully support this application. This scheme will allow for an increased public access and appropriate functions, and hope that the Planning Authority will give approval.
Delves, Gemma

From: PinComments@cityoflondon.gov.uk
Sent: 23 March 2014 18:51
To: Delves, Gemma
Subject: Application Comments for 13/01227/FULL

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

Comments were submitted at 6:51 PM on 23 Mar 2014 from MR Jonathan Johnson.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves
Click for further information

Customer Details

Name: MR Jonathan Johnson
Email: 
Address: 3 Bulmer Mews london

Comments Details

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

1.) This historic building needs to be conserved and I believe this plan is the best suited to achieve this. 2.) To market the Great Hall as a function and conference venue and to allow visiting by the public, the building need improved access for the disabled, fire safety, lifts and, in particular, much improved support facilities such as toilets, cloakrooms and kitchens for food preparation. 3.) Better storage and display facilities are needed to display the Archives to prevent deterioration but also for the benefit of viewing by the public. 4.) This plan restores the Symmetry of the North Wing and removes the ugly 1960's add-ons. 5.) This plan fulfills all the criteria to restore the Square to mirror the East and West wings. 6.) I entirely support the principal of the hospital having a Maggie's centre, but this plan houses a Maggie's centre in a much better position in the northeast corner of the site in the garden around Barts-
the-Less Church. To me, the Hopkins Plan sympathetically restores the symmetry of the North Wing and of the Square itself. It will enable the public to benefit from this wonderful building and interior by providing all the necessary facilities needed for health and safety. These facilities will also make public hire of the Hall financially viable as an event centre.
Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:53 AM on 26 Mar 2014 from Mr Hugh Whitfield.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

**Customer Details**

**Name:** Mr Hugh Whitfield

**Email:** [redacted]

**Address:** Bowsey Hill House Bowsey Hill Wargrave

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** The historical legacy of the James Gibbs building and its Hogarth murals must be preserved, as they provide a unique example of medicine in the 18 century. The archives are irreplaceable. They must be conserved and displayed. Careful storage and restoration is essential. The environment, close to St Bartholomew’s the Less, must be sensitively incorporated into any plan. At the same time, recognition must be given to 21st century requirements, e.g. Health & Safety, Access for the disabled, toilet and kitchen facilities. The need for hospice care can be easily accommodated to give recognition to the centuries old heritage of the Hospital. To integrate all these aspects a skilful design is need. The Hopkins Plan fulfils all the criteria, imaginatively, creatively and effectively.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:48 AM on 27 Mar 2014 from Mr Peter Leaver.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

**Click for further information**

**Customer Details**

**Name:** Mr Peter Leaver

**Email:** [redacted]

**Address:** 28 Meynell Crescent London

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

Comments: The James Gibb designed buildings forming the Square at St. Bartholomew's Hospital are a unique architectural resource. The North Wing has been spoiled by ugly 1960s additions. The Hopkins Plan for the North Wing aims to restore the integrity of the original design, while at the same time incorporating several vitally important improvements to the facilities available to users of the Great Hall. These include toilets, state-of-the-art catering facilities, safety features and disabled access, all of which are essential, if the future viability of the Great Hall is to be assured. As Barts Alumni, my wife (Dr Jane Leaver) and I are wholeheartedly supportive of the Hopkins Plan for the Barts Square, and believe it to be a brilliantly conceived solution to ensure that the North Wing and its surroundings are enhanced and maintained, for the benefit of future generations.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:09 AM on 27 Mar 2014 from Mr James Hogg.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
         London EC1A 7BE

Proposal: Alterations to the North Wing to include: (i) Demolition of the Finance Building and reinstatement of the north and west facades; (ii) Modifications to the internal layout; (iii) Extension of the east and west facades and (iii) Formation of level access into the building.

Case Officer: Gemma Delves

Click for further information

Customer Details

Name: Mr James Hogg
Email: [redacted]
Address: Noons Folly Cottage Melbourn Royston

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The Hopkins proposal strikes me as a magnificent way of preserving an asset of national importance in perpetuity. The elegance and practicality of the design speak for themselves. But even more significantly careful attention has clearly been paid to meeting every possible objection to it. There is a wonderful opportunity here for the relevant authorities to do the right thing and adopt this superb scheme.
Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 9:36 AM on 27 Mar 2014 from Mrs Angela Evans.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves

Click for further information

Customer Details

Name: Mrs Angela Evans
Email: [redacted]
Address: 115 Cranley Gardens London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment: These plans almost certainly offer an unrepeatable opportunity to secure the long-term future of his important historic building. They represent a compromise, allowing both parties interested in redeveloping the space in question to fulfill their wishes. The close proximity of the cancer centre to re-landscaped green space will be of proven benefit to health and well-being. Inclusion of green landscaping also fits well with local and national initiatives for the greening of urban landscapes. The North Wing and in particular the Great Hall have been hugely significant in the life of the City of London and Barts for centuries. To secure the long-term future of the North Wing and ensure accessibility and functionality facilities must be upgraded. The proposed plans allow for this in a timely and cost-effective way, allowing the architectural
symmetry to be restored and the magical interior and fascinating archive to be enjoyed by generations to come. We simply must not miss this chance to get it right - the right architecture, the right facilities, the right accessibility, the right landscaping, and the right compromise.
Dear Sir,

RE: Great Hall, St Bartholomew's Hospital
London

Over the last 40 years I have and still am responsible for organising events in the Great Hall. This historic venue is much loved but does regretfully have some limitations in respect of easy access for those with mobility problems and toilet/ cloakroom accommodation.

May I commend to you the Hopkins plan for the improvement of such facilities?
To not have to consider whether any participant can even get into the hall will be a tremendous advantage and where can they use toilets - do they have rooms in the hall and do I know that the Catering Department do a superb job under difficult circumstances.

After 900 years there are many artefacts which could be displayed but limited space precludes this and the access to the museum not possible in a wheel chair.
The Hopkins plan makes the east and west extensions inconspicuous but very functional. It is vital that we do not have modern buildings in the Square to destroy the 18th century James Gibbes design. The building of the new hospital has followed this idea so that 21st century buildings are not on view.

Please give the plans submitted to you consideration in respect to these points raised.

Thank you,

Tours sincerely,

MISS C.J. RAVIN
Morning Gemma

FYA

Regards

Janet C Wells
Planning Support Officer
Department of the Built Environment
0207 332 3794
www.cityoflondon.gov.uk

From: Stuart Taylor
Sent: 28 March 2014 15:51
To: PLN - Comments
Subject: FAQ Gemma Delves RE: North Wing St Bartholomews Hospital West Smithfield London - REF: 13/01227/FULL

Dear Gemma,

Thank you for consulting The Georgian Group regarding the above application. Further to a review of the application documents and a site visit, 11th March 2014, we have the following comments.

St. Bartholomew’s Hospital, West Smithfield

The hospital, including the North Wing, was designed by James Gibbs between 1732 and comprises a uniform composition around St. Bartholomew’s Square; the façade was refaced in Portland stone by Thomas Hardwick, 1809, largely to Gibbs’s design. 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 east elevation of the North Wing and replace it with a “bustle” extension, providing vertical circulation; an identical “bustle” extension is proposed to the west elevation of the north wing, providing vertical circulation and kitchen facilities. It is also proposed to improve the direct access to the building from St. Bartholomew’s Square through a combination of re-profiled landform and platform lifts.

The Group has no objections to the “bustle” extensions in principle and considers them to be a more positive alternative, albeit not without impact, to the proposed Maggies Centre – a development we objected to in 2013 (13/00112/LBC). However, further to the opening up works we kindly request that we are consulted to review the details that are uncovered on these two end elevations, prior to determining the final design and implementation of the two extensions. 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) and The Group considers a carefully phased review process with key consultees to be the best way of ensuring significance is not harmed or lost.

The Group has concerns regarding the impact of the proposed landscape treatment of The Square, however. Notwithstanding the poor quality of the landscape currently being implemented at St. Bartholomew’s Square The
Group considers re-profiling the ground, to provide level access over the existing steps to both end pavilions of the north wing, to potentially have a detrimental impact upon the careful proportioning of this palace façade. Whilst we note this is largely reversible there will be some intervention to the facing stone itself and the original iron railings. The alternative is to either develop a simple platform lift or a series of ramps. The harm of the latter to the public realm can be clearly seen elsewhere on this site and so The Group recommends further consideration be given to the use of platform lifts only; notwithstanding that these are not aesthetically enhancing in their own right they would remove the need to make interventions to the existing fabric and removed easily when no longer required.

Regards

Stuart Taylor

Caseworker
The Georgian Group
Dear Sir/Madam,

I write to support this application. The Hopkins plan satisfies all the key criteria for restoring and enhancing this historic building to make it sustainable in the 21st century. The proposal will not only conserve the building and archive but make it more available to the general public for events, by bringing the facilities up to modern standards in terms of health and safety. Restoration of the architectural symmetry of the north wing will complement the rest of the square.

I have worked in many teaching hospitals in the UK since I was a member of academic medical staff at St Bartholomews over 40 years ago. None of their precincts has anything comparable with the special features of the Great Hall. I ask the planning authority to support the Hopkins plans to make the building a worthy addition to the architecture and facilities of the City of London.

Yours sincerely,

Professor John Ratcliffe

Carreg Pen-las,
Dinas Cross,
Newport,
Pembrokeshire SA42 0SD
Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:05 PM on 02 Apr 2014 from Mrs susanne O'Kelly.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

**Customer Details**

**Name:** Mrs susanne O'Kelly

**Email:** [Redacted]

**Address:** 62 Creighton Ave London

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** The Hopkins Plan fulfils all the criteria to restore the building and enhance its functionality.
Dear Ms Delves,

I write concerning the Friends Hopkins planning application for Barts Hospital.

I am fully in support of this.

I strongly oppose the counter-suggestion that the Maggies’ Centre be appended to the Great Hall at Barts which is a historic icon. The architectural plans for that Maggies’ Centre would be in stark contrast to the existing architecture. I particularly oppose it when there is a Friends Hopkins which would be an excellent alternative.

Yours sincerely,

Dr P N Plowman MA MD FRCP FRCR
Senior Consultant in Clinical Oncology
Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:11 PM on 07 Apr 2014 from Dr Bruce Court.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
          London EC1A 7BE

          Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

Case Officer: Gemma Delves
Click for further information

Customer Details

Name: Dr Bruce Court
Email: [redacted]
Address: 30 Featherston Road STREETLY SUTTON COLDFIELD

Comments Details

Commenter Type: Member of the Public
Stance: Customer made comments in support of the Planning Application
Reasons for comment: - Residential Amenity
Comments: Since qualifying at St Bartholomew’s Hospital and having served as a House doctor there, it has been my belief that architectural conservation should be taken into account as much as possible with the need for patient care developments, on this deeply historic site. The Hopkins plans seem to be an excellent example of achieving this dual aim through the symmetrical approach to the North Wing which allows for sustainable conservation of the Great Hall and all that is associated with it, whilst retaining space to enable the Maggie’s Centre to be developed.
City of London Planning Authority
Guildhall
PO Box 270
London
EC2P 2EJ

9th April 2014

Dear Sir/Madam,

Re: The Hopkins Plans, St Bartholomew’s Hospital

I strongly object to the planning application. The reasons for my objection are that the historical view of Great Hall is beyond compromise.

If this unique building is to become self-supporting, as it deservedly should, then modern facilities are urgently required.

As a holder of a blue disabled badge, I feel very strongly that this aspect of this historical building needs urgent upgrading.

Recent works at Bart’s has been done appropriately in most places and I think it is high time that architectural symmetry was achieved in the North Wing.

This can be fulfilled by The Hopkins Plan which I support.

I have no doubt that the Maggie Centre could be housed in a much more appropriate position within the hospital precincts.

With best wishes.

Yours sincerely

Mr O J A Gilmore MS FRCS (Retd)
Founder & Director 108 Medical Chambers
Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:44 PM on 10 Apr 2014 from Professor Tom Bates.

**Application Summary**

**Address:** North Wing St Bartholomews Hospital West Smithfield London EC1A 7BE

Works to improve the setting and functioning of the North Wing including: (i) Demolition of the existing finance block and pathology block extensions and reinstatement of the North Wing, Pathology Block and Medical School facades. (ii) Extension of the east and west ends of the North Wing and the formation of new level entrances. (iii) Associated landscaping, new cycle parking and revised servicing arrangements.

**Case Officer:** Gemma Delves

Click for further information

**Customer Details**

**Name:** Professor Tom Bates

**Email:** [Redacted]

**Address:** Lamplands East Brabourne Ashford, Kent.

**Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** Residential Amenity

**Comments:** I write in support of the Hopkins plan for the restoration and enhancement of the North Wing at Barts. The use of the Great Hall which is an important amenity for an extensive variety of functions in the hospital, the City and the wider community, is already under threat for lack of basic facilities and this will continue to decay unless urgent action is taken. This application is a golden opportunity to bring the North Wing up to modern standards of safety and convenience and to preserve this architectural gem for future generations. This initiative will complement the hospital as a centre of excellence and although the necessary funding will be a challenge the outcome will be income generating. The provision of a suitably sited Maggie’s Centre for the care of cancer patients and their families is very important and this should be accommodated within the plans. My son Peter
Bates, now the fourth generations of surgeons who trained at Barts joins me in strongly urging that this application is sympathetically considered.
City Planning Officer  
Dept. of the Built Environment  
Po Box 270, Guildhall  
London EC2P 2EJ  

Dear Ms Hampson,

Application Full/LBC/CAC North Wing, St. Bartholomew’s Hospital  
Planning ref. No.13/01228  

I am writing as representative of The Save Bart’s Campaign, a body of several thousand  
people who for the last two decades have supported the campaign, first to save St.  
Bartholomew’s Hospital from closure and more recently to preserve services there for City  
residents, visitors and workers. I am a member of the Management committee of The Guild  
of the Royal Hospital of St. Bartholomew (League of Friends) and a member of The Friends  
of the Archives and North Wing of St. Bartholomew’s Hospital.

I know the Hospital site extremely well and after studying the Planning Application from  
Hopkins Architects I am very happy to support this proposal. For far too long the North Wing  
at Bart’s has been neglected with serious consequences not only for James Gibbs impressive  
architecture but for the archives stored in a confined space in the basement. They are  
probably the most important medical archives in the world dating as they do from 1123 and  
including two Royal Charters. The Hopkins proposal addresses the need to provide modern  
facilities for this unique treasure.

The removal of two mid-twentieth century buildings at each end of the North Wing will be  
an enormous improvement and the Hopkins ‘bustles’ will provide housing for the necessary  
upgrading facilities in an unobtrusive way, adding rather than distracting from Gibbs’ grand  
design. This improvement will also ensure a more commercially viable future for the Great  
Hall in the North Wing providing revenue for its future maintenance.

It is interesting to note that this proposal has taken into consideration the desire of Bart’s  
Health Trust for a Maggie Centre at St. Bartholomew’s Hospital, to provide alternative  
therapies for cancer patients. Hopkins have identified a site between St. Bartholomew the  
Less and the Lucas Block which addresses this without compromising Gibbs fine architecture  
and the grandeur of the magnificent Square, one of the most important ‘open drawing  
rooms’ in the capital.

Tel/ fax  
email: wendy.mead@cityoflondon.gov.uk (also angela.starling)
The City of London Local Plan (Policy DM 12.1 Bullet 4) states that “Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and their settings.”

I feel that all of these points have been addressed by the Hopkins proposal.

Yours sincerely,

Wendy Mead CC
Chairman
Dear Madam,

Ref: North Wing, St Bartholomew's Hospital, West Smithfield, London EC1A 7BE
Your ref: 13/01227/FULL & 13/01228/LBC: Planning application to improve the setting and functioning of Gibbs's North Wing, including demolition of attached side buildings, creation of service extensions and level access with associated landscaping

I am writing as Director of The Courtauld Institute of Art to register my strong support for the proposals by Hopkins Architects for the North Wing, submitted for Planning Permission and Listed Building Consent on behalf of the Friends of the Great Hall and Archives of St. Bartholomew's Hospital.

This proposal is an excellent scheme which addresses all of the issues that will ensure the development, preservation and presentation of the Great Hall, Hogarth Staircase and Archives Collection for research, exhibition, learning and public enjoyment for generations to come — subjects in which we at The Courtauld have deep interest. The Hopkins design is a comprehensive solution, which will make the North Wing and associated heritage buildings fit for purpose in the 21st century. It has the backing of English Heritage and the Georgians Group as well as Barts Charity to underpin the creation of a Heritage Trust to see the scheme through to completion.

The Courtauld is interested in Barts Great Hall both in terms of its huge significance and architectural heritage value to London and to the UK (the group of buildings predate our own site at Somerset House) and in terms of the works of art within the building. These include paintings from the period of its construction as well as works of earlier date and following that date, but directly related to the history of the institution, as would be expected with an institution that has continued to play a key role in our national life. The Courtauld's Department of Conservation and Technology is now engaged on a project of detailed survey and condition reporting and conservation of this collection. With its invaluable archive, the unique heritage collections in the Trust's care: its art, archives and historic buildings, comprise the most important hospital archive in the UK.

The North Wing was designed by James Gibbs in 1728 as part of his four similar buildings grouped around a Square. This grand formal composition by Gibbs is one of his major works in London. The design of the individual blocks has a formal, but simple, restrained grandeur. The detail is crisp and Neo-Palladian. Even with the replacement of the southern block it is still a very fine group. To the north it relates to further listed buildings, including the Grade I Gatehouse of 1702, St. Bartholomew the Less, Grade II, and the Medical School of 1879, Grade II.
However, two unfortunate, uncongenial appendages have been added to the North Wing: the Finance Building of 1962 at the east end and the Pathology Block Extension of 1971 at the west end. Neither is Listed and both are incongruous as attachments to the Grade-1 Listed Gibbs building. Both have been empty for some time. Their removal would significantly restore the integrity of the North Wing.

The Hopkins scheme would both demolish two recent appendages (1962 and 1971), would add a ‘bustle’ at each end of the North Wing to provide lift access for wheelchair users and protected stairs for fire safety. These modest, reticent and elegant but necessary service extensions cleverly pick up on the theme of the existing Gibbs extensions attached to his East and West Wings. It is proposed that they be faced in Portland stone to match the North Wing by Philip Hardwick from 1845-52, but in a modern Idiom, and would subtly reinstate the symmetry of Gibbs’s eighteenth-century concept for Bart’s hospital. This scheme also secures Bart’s Archives, which date back almost 900 years. Currently they are at risk. The scheme would provide safe storage, reference facilities and display in air-conditioned rooms in order to become more accessible and better known as they deserve.

Barts hospital is unique in occupying the same piece of ground in the City of London, where it has looked after the sick poor for going on 900 years. It deserves the very best future possible.

For these reasons, I very much hope that the Committee will reject the Holf scheme which has many disadvantages and approve the Hopkins application which is beautifully designed, and achieves all that will be needed for this future.

Yours faithfully,

[Signature]

Professor Deborah Swallow
Marilyn Raising Director
Executive Trustee, NTICVA
8th April, 2014

City of London Corporation,
City of London Planners,
Guildhall,
PO Box 270,
London
EC2P 2EJ

Sir,

Ref: 13/01227/FULL
NORTH WING, ST. BARTHOLOMEW'S HOSPITAL

I write in support of the above application because it fulfils two important criteria both in line with local Planning Authority aims, which are to preserve London’s architectural heritage, and to increase access and enjoyment of this by local people, as well as visitors.

The plans offer an opportunity to secure the long term future of this important and unique building and create an asset of beauty for future generations. Declared Heritage and Conservation aims require its historical legacy is preserved.

The storage and display of the St. Bartholomew’s archives, which are of enormous historical value, needs to be much improved otherwise they are in danger of deteriorating. The plans address this.

In order to be able to be enjoyed by more people, improvements are needed to the lavatory, cloakroom, kitchen and catering facilities, as well as access for the disabled. All this is sensitively handled within the scope of the plans.
The removal of the two empty, ugly, 1960's buildings will restore the symmetry of the North Wing, and complement the rest of the Square.

This is a skilful design which incorporates City of London Planning aims. I sincerely hope the Planning Authority will give its approval.

Yours sincerely,

The Lady Brabourne