



## Planning and Transportation Committee

**Date:** WEDNESDAY, 30 JULY 2014

**Time:** 11.00 am

**Venue:** OLD LIBRARY

### 3. REPORTS RELATIVE TO PLANNING APPLICATIONS

**John Barradell**  
Town Clerk and Chief Executive

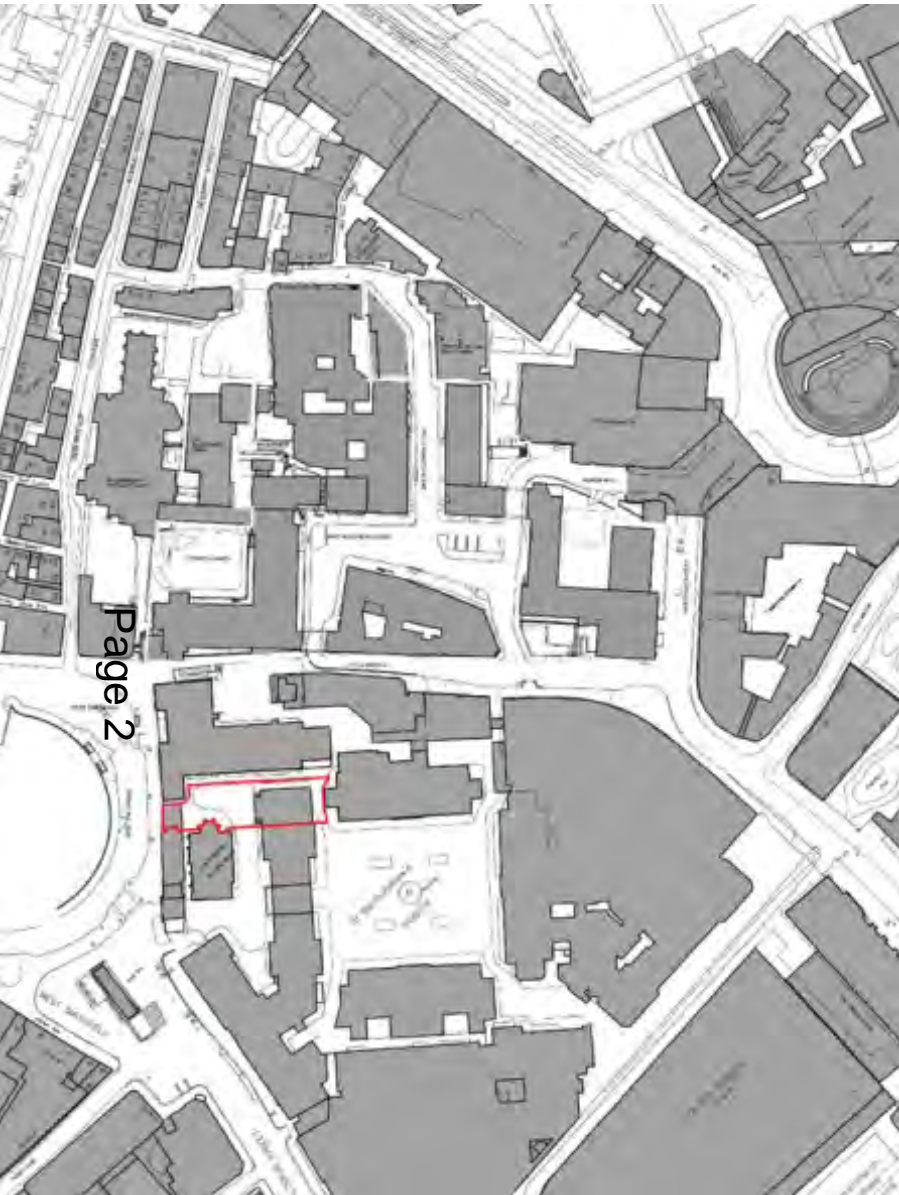
This page is intentionally left blank



# Planning & Transportation Committee

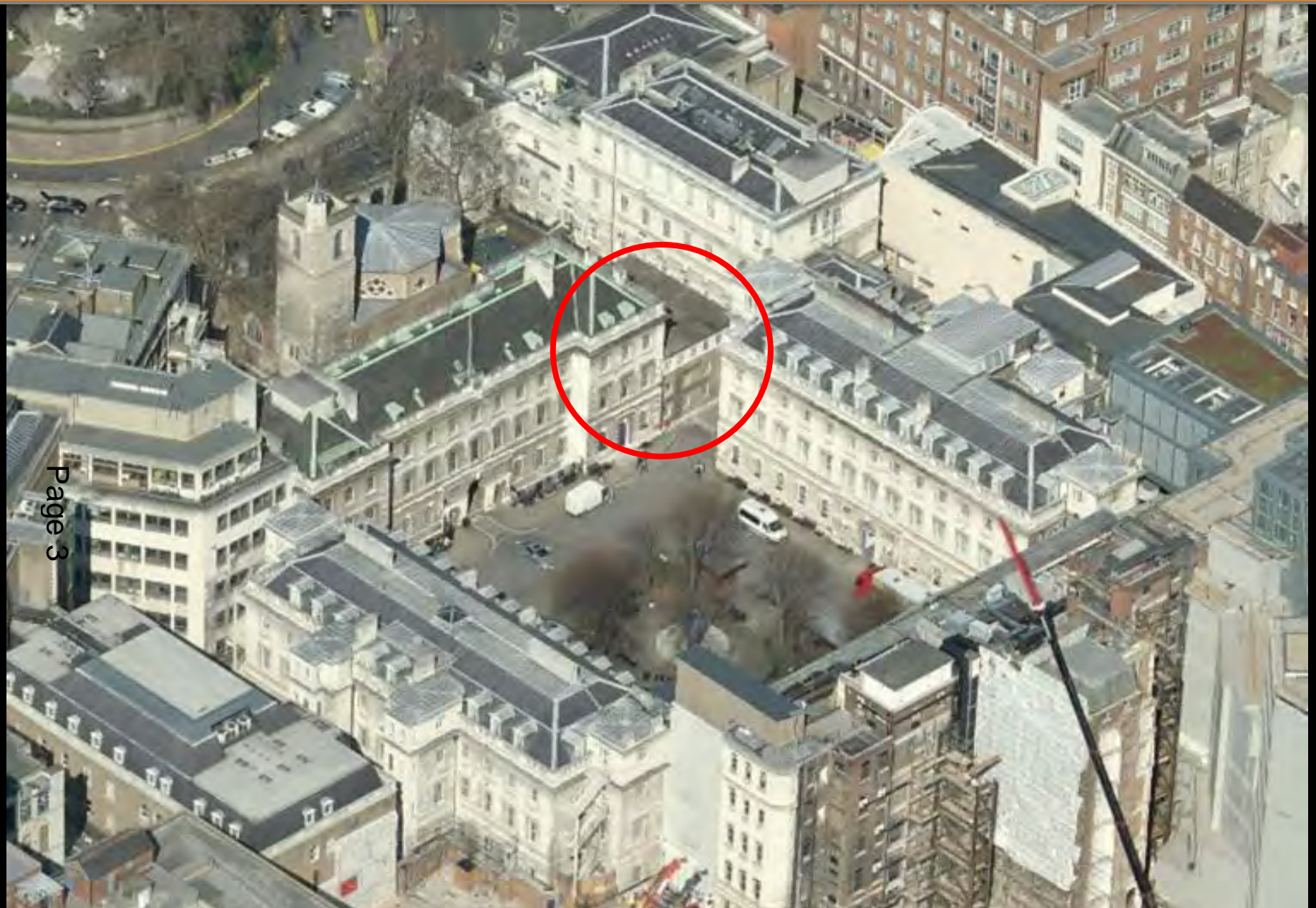
17<sup>th</sup> July 2014

# Maggies Centre, North Block, St Bartholomew's Hospital



Site location plan

# Maggies Centre, North Block, St Bartholomew's Hospital



Page 3

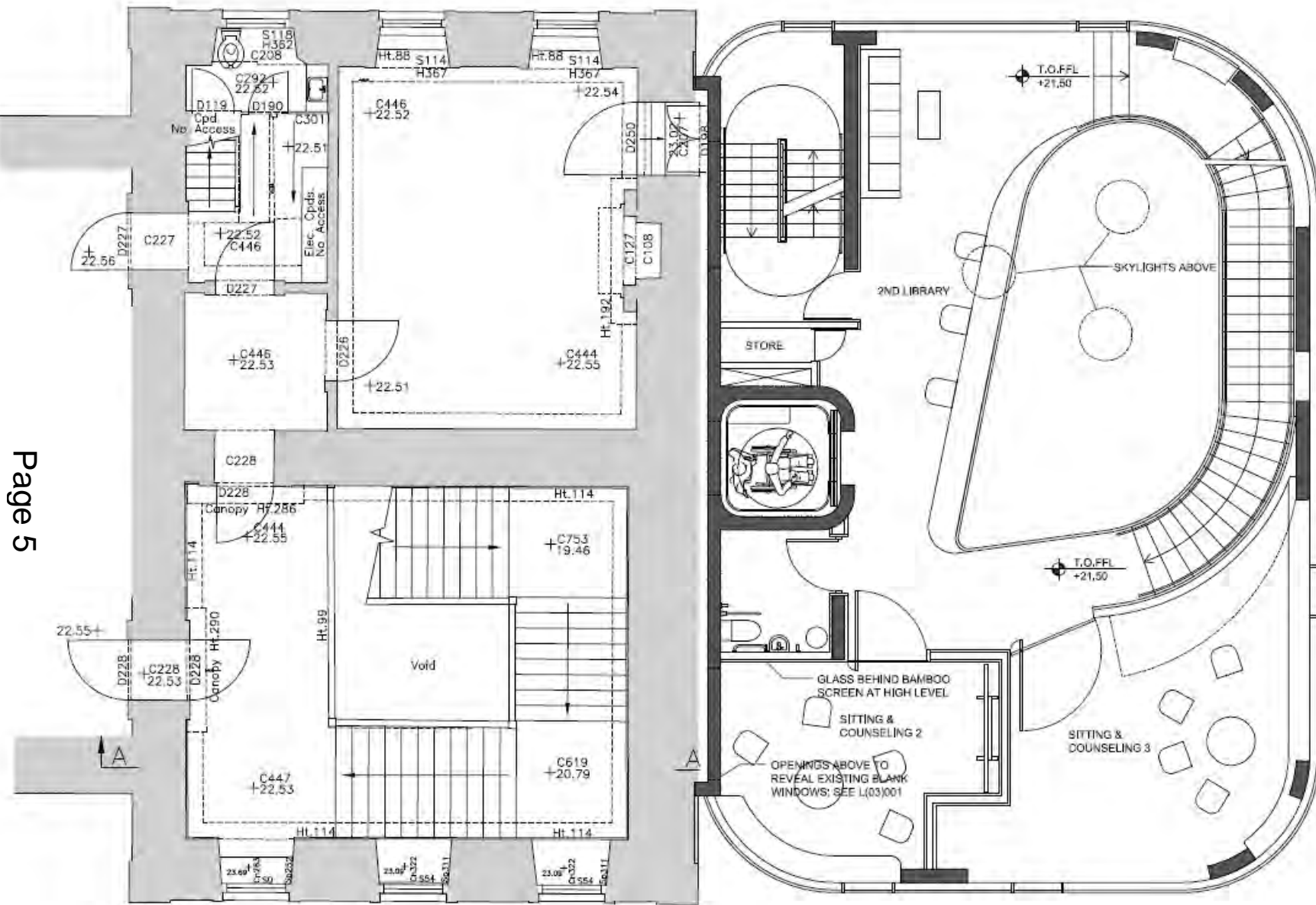
# Maggies Centre, North Block, St Bartholomew's Hospital



Proposed site plan

# Maggies Centre, North Block, St Bartholomew's Hospital

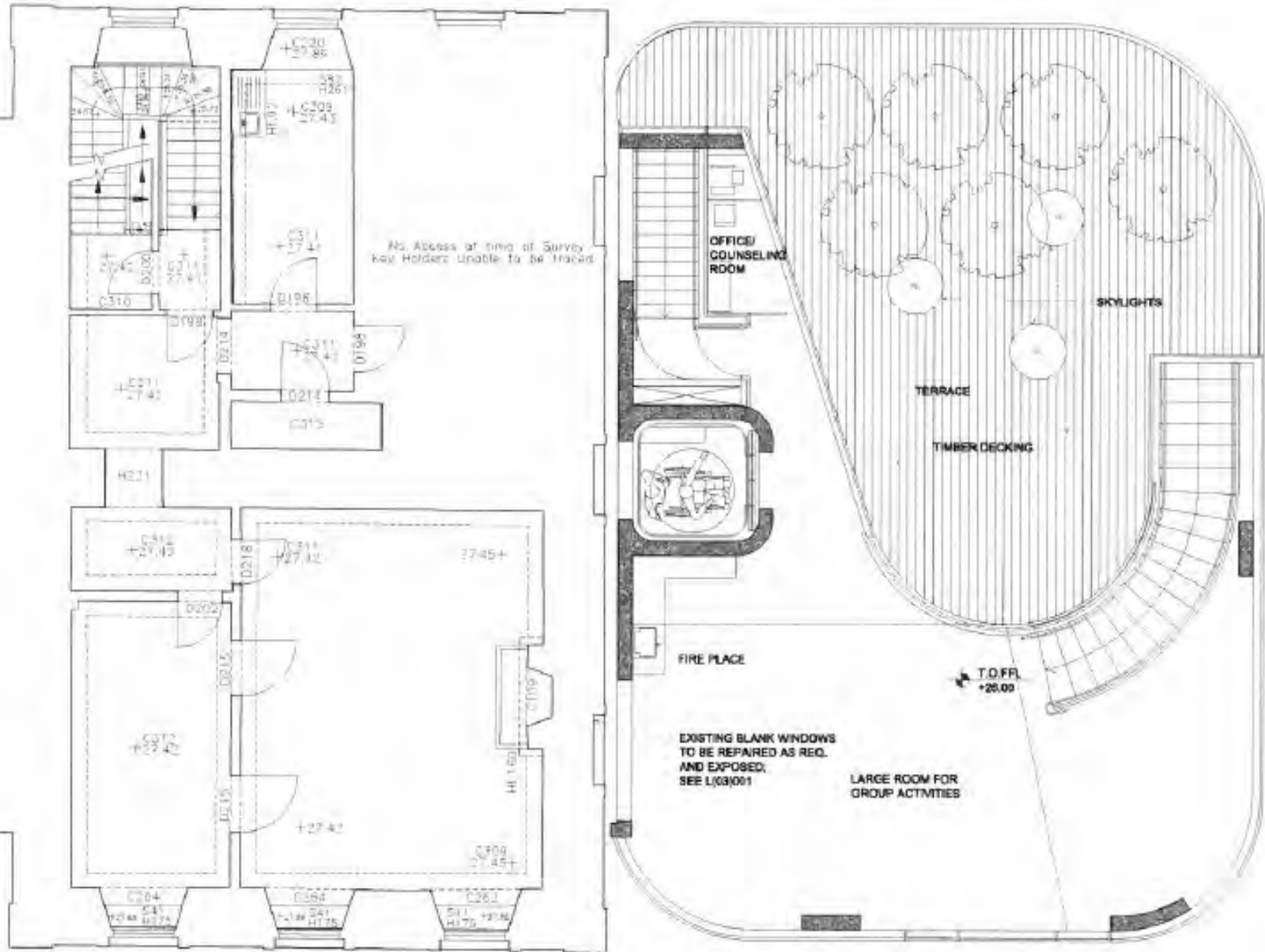
Page 5



Proposed first floor plan

# Maggies Centre, North Block, St Bartholomew's Hospital

Page 6



Proposed second floor plan

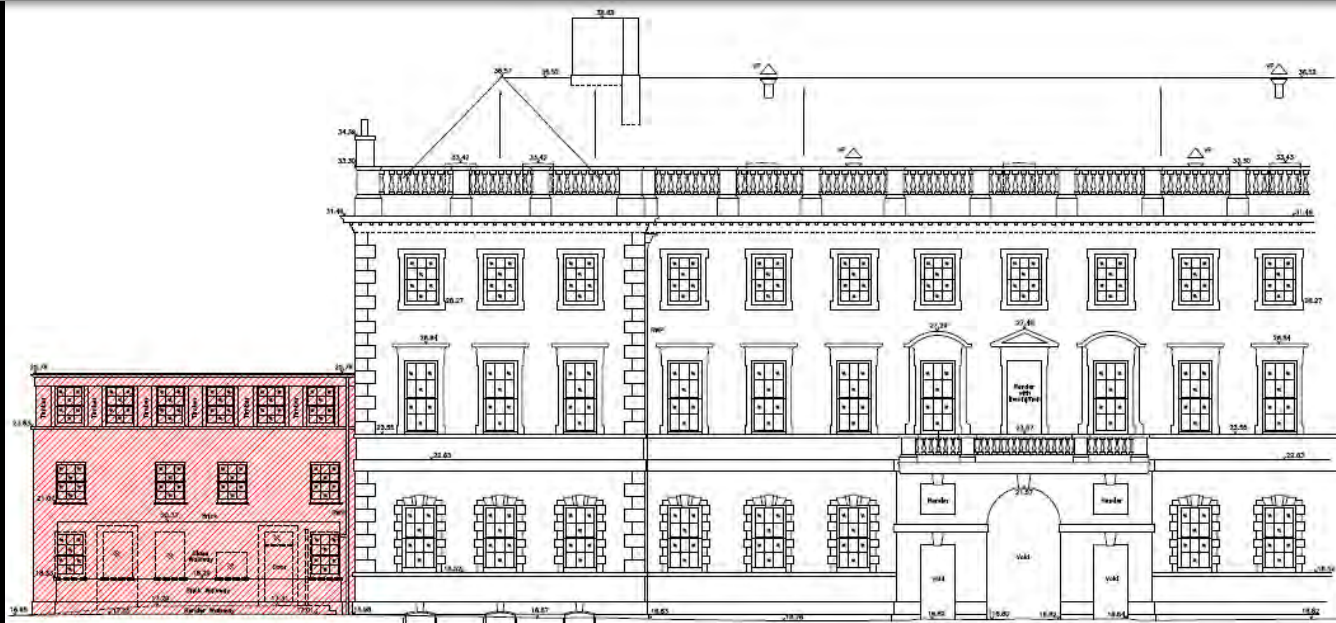


# Maggies Centre, North Block, St Bartholomew's Hospital



Existing and proposed south-east elevation

# Maggies Centre, North Block, St Bartholomew's Hospital



Page 8



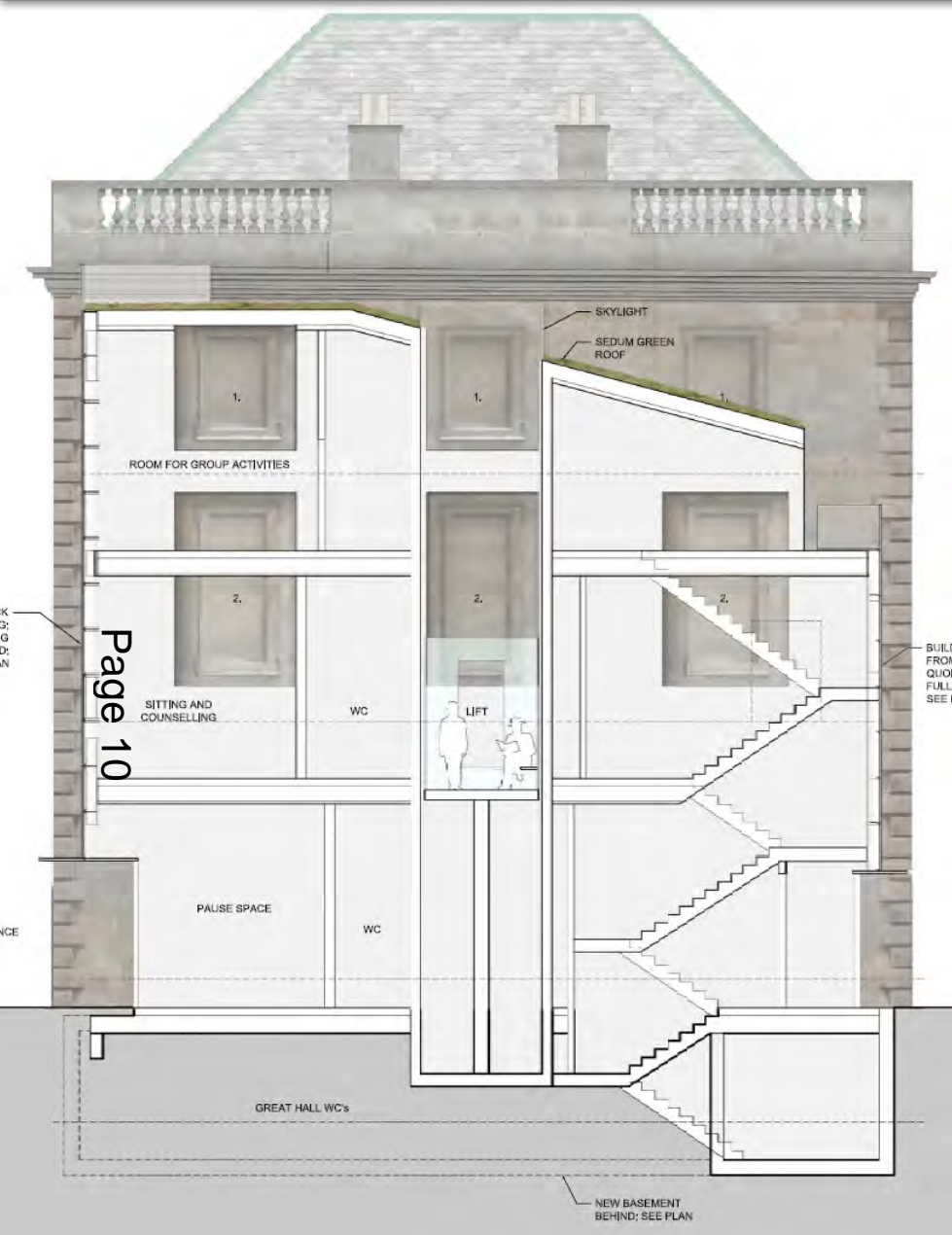
Existing and proposed north-west elevation

# Maggies Centre, North Block, St Bartholomew's Hospital



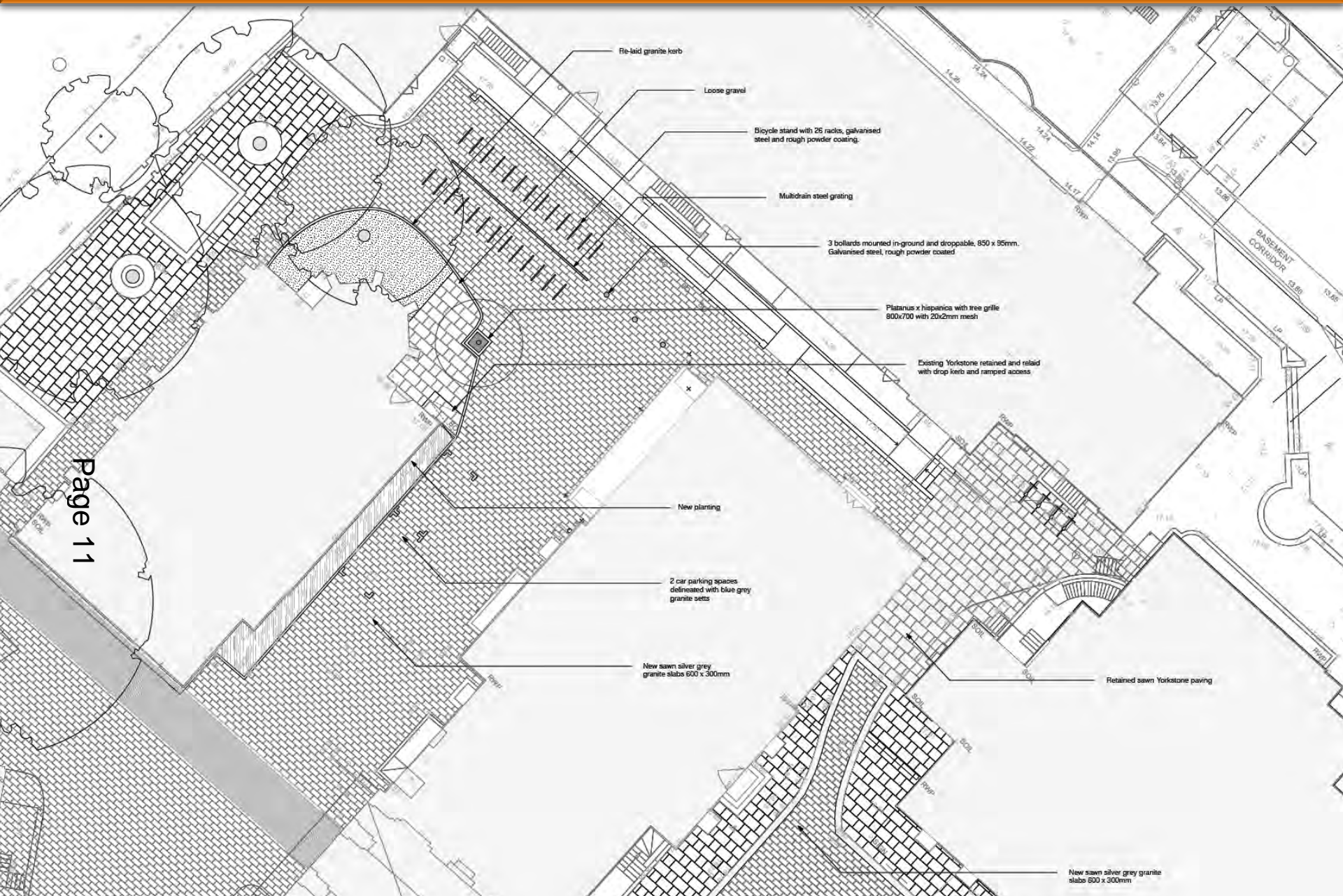
Proposed north-east elevation

# Maggies Centre, North Block, St Bartholomew's Hospital



Section A-A and section B-B

# Maggies Centre, North Block, St Bartholomew's Hospital



# Maggies Centre, North Block, St Bartholomew's Hospital



Page 12

# Maggie's Centre, North Block, St Bartholomew's Hospital



View of new Maggie's Centre from the Hospital Square

# Maggie's Centre, North Block, St Bartholomew's Hospital



View of new Maggie's Centre from the Hospital Square



# Maggie's Centre, North Block, St Bartholomew's Hospital



View of new Maggie's Centre from the Hospital Square (night)







Page 18





Page 20



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

**Observations on the impact of the  
Maggie's Centre Proposal on the North Wing  
in support of objections by the  
Friends of the Great Hall and Archives**

Page 22

**Hopkins Architects**

**17 July 2014**





# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



The Great Hall



The Hogarth Stair

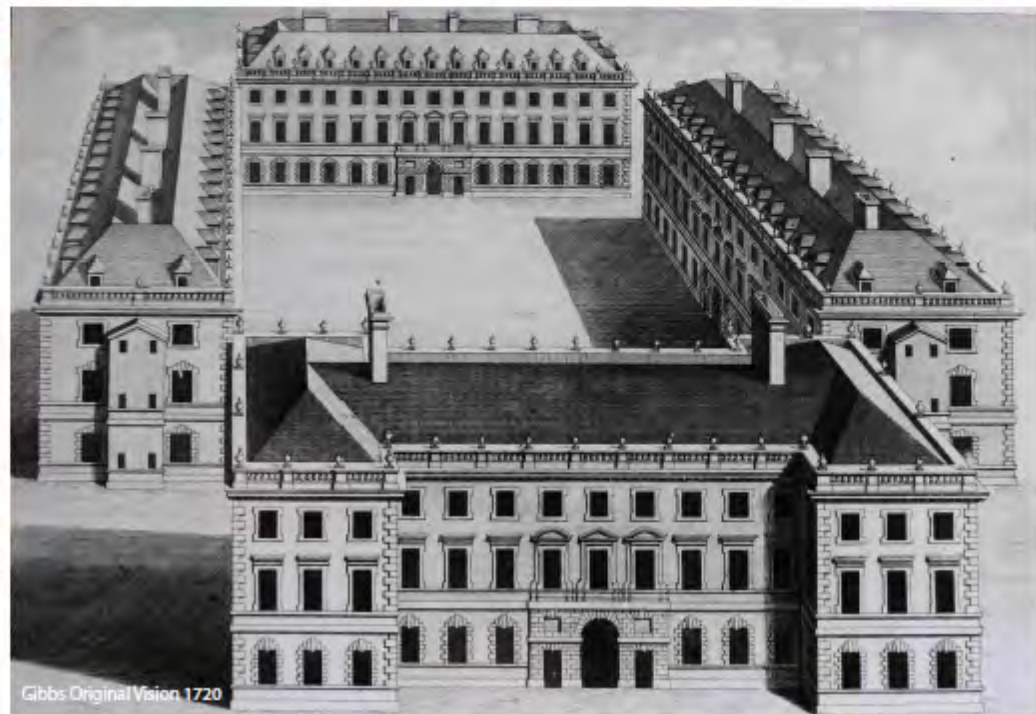


View of North Wing from Fountain Square as Existing

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

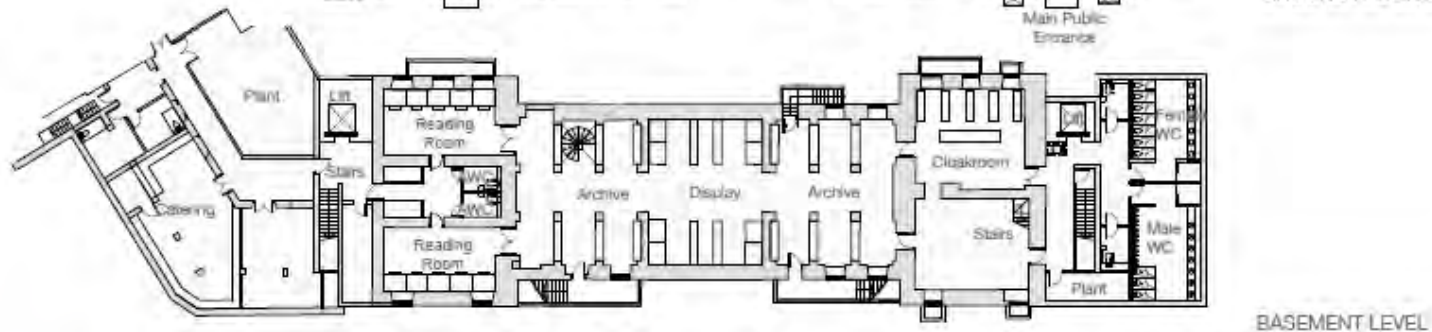
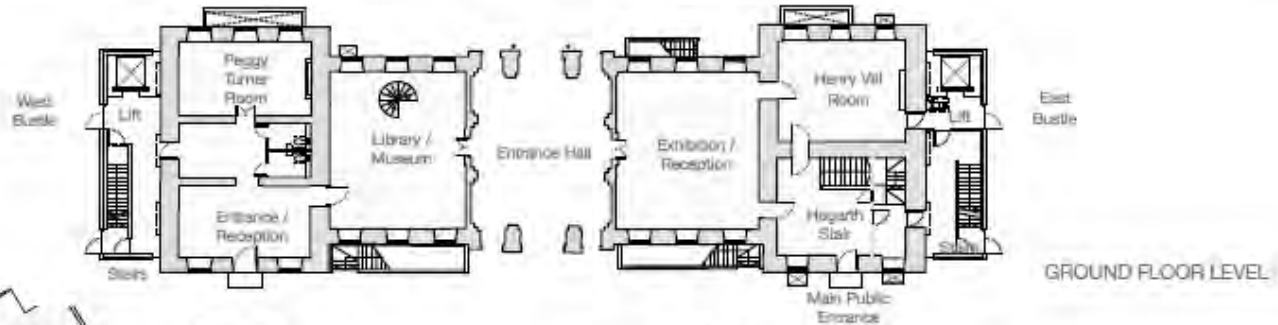
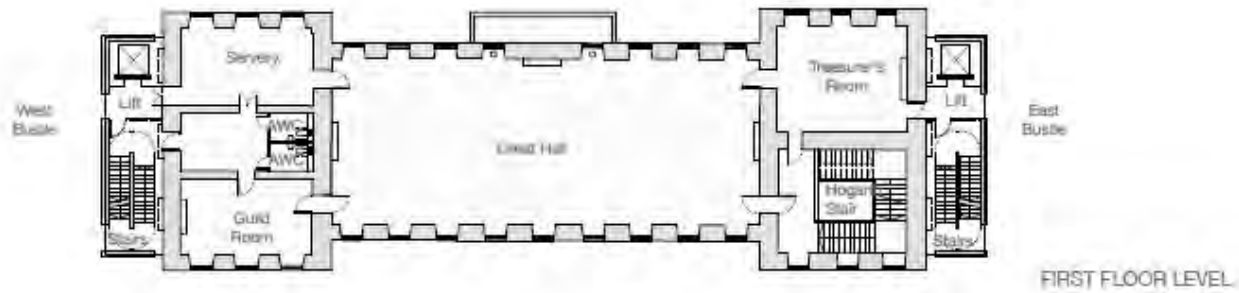
The North Wing and Great Hall, St Bartholomew's Hospital



# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Page 25

The Friends Holistic Vision for the North Wing

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital

Page 26



**Friend's Application depicting the full facade of the North Wing and its restored symmetry to meet the original Gibbs design intent**

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



1890 View of the North Wing and 'Open Corners' of the Square



St Bartholomew's Hospital 1884

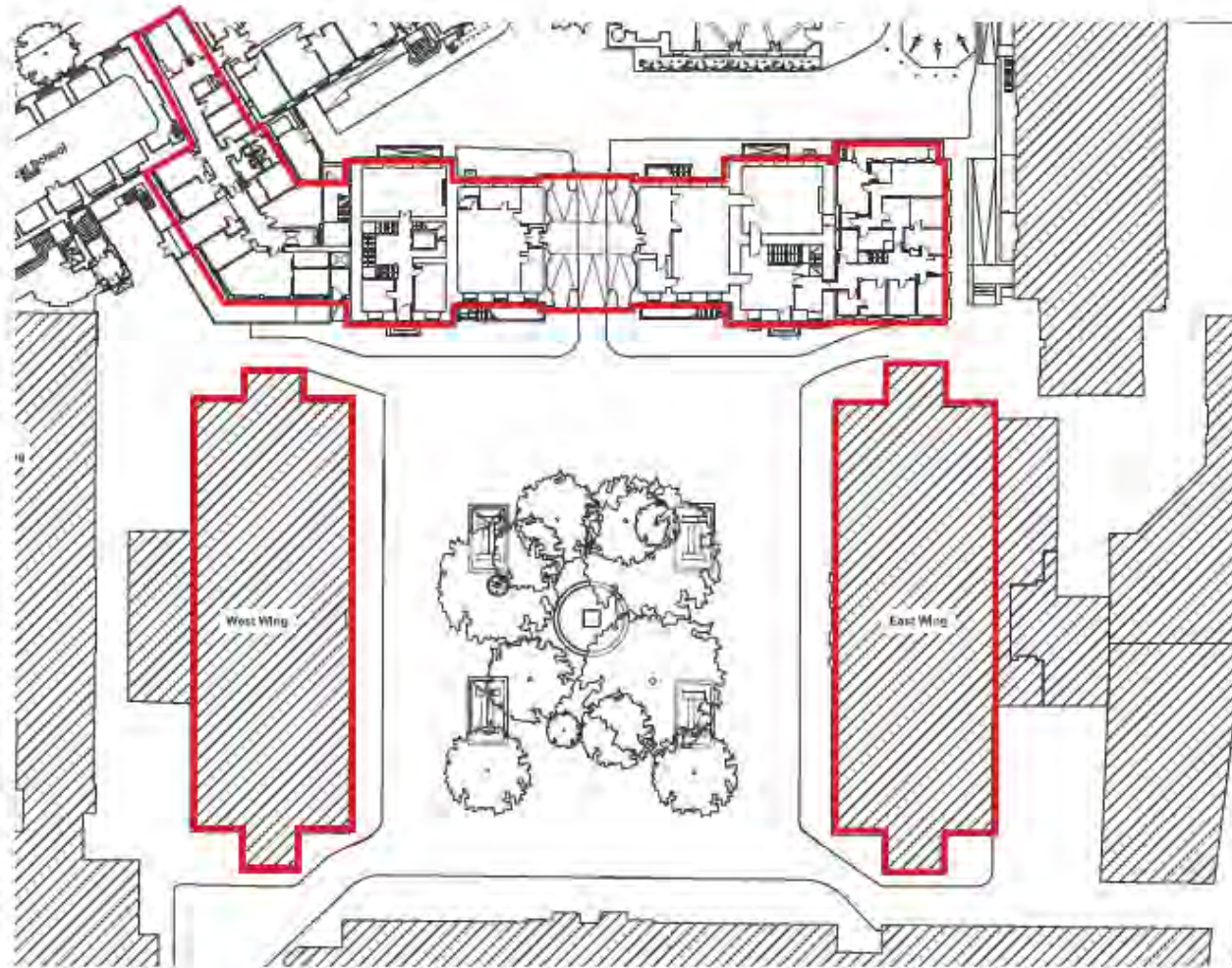
Page 27

The Heritage Setting

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



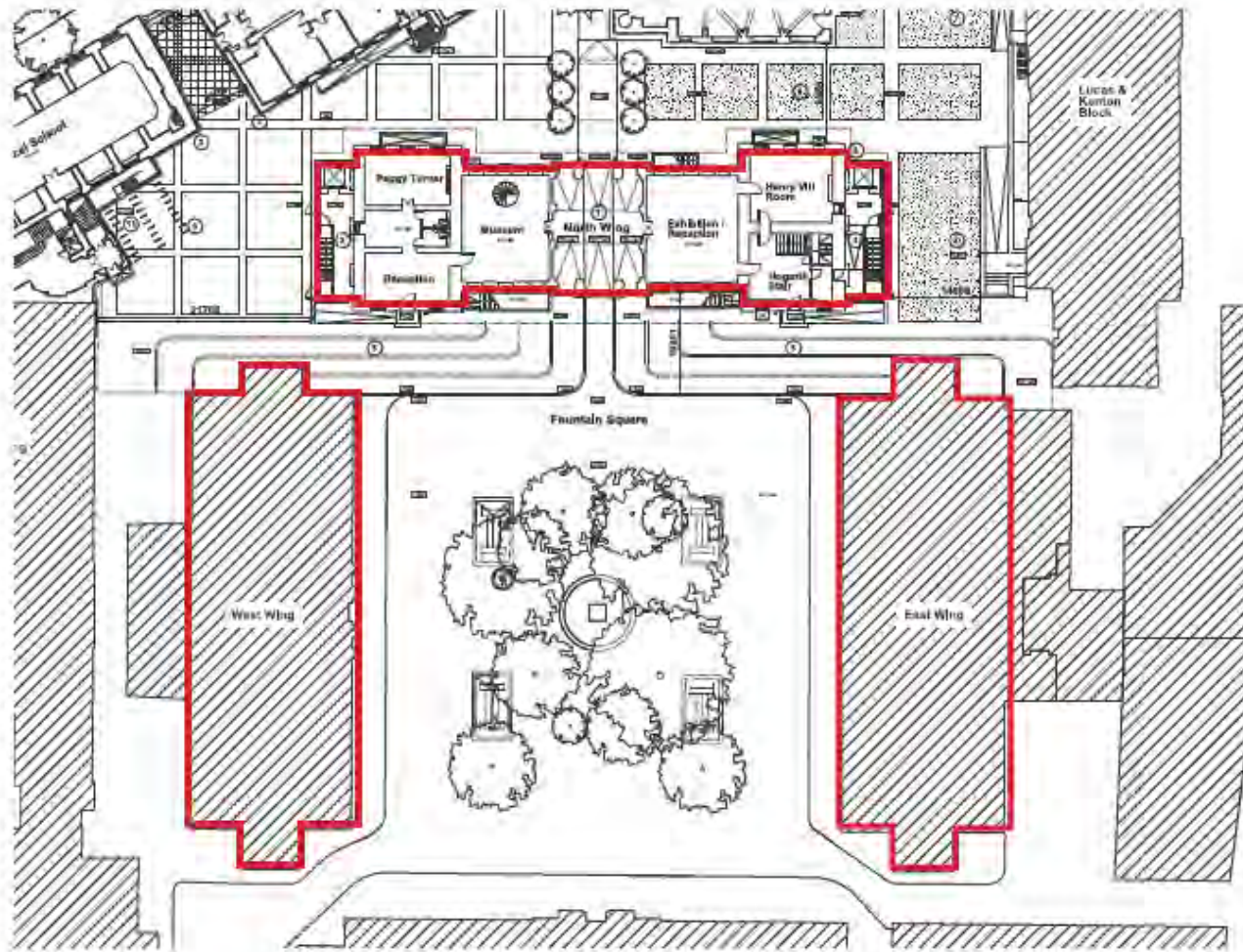
Page 28

Existing Condition

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



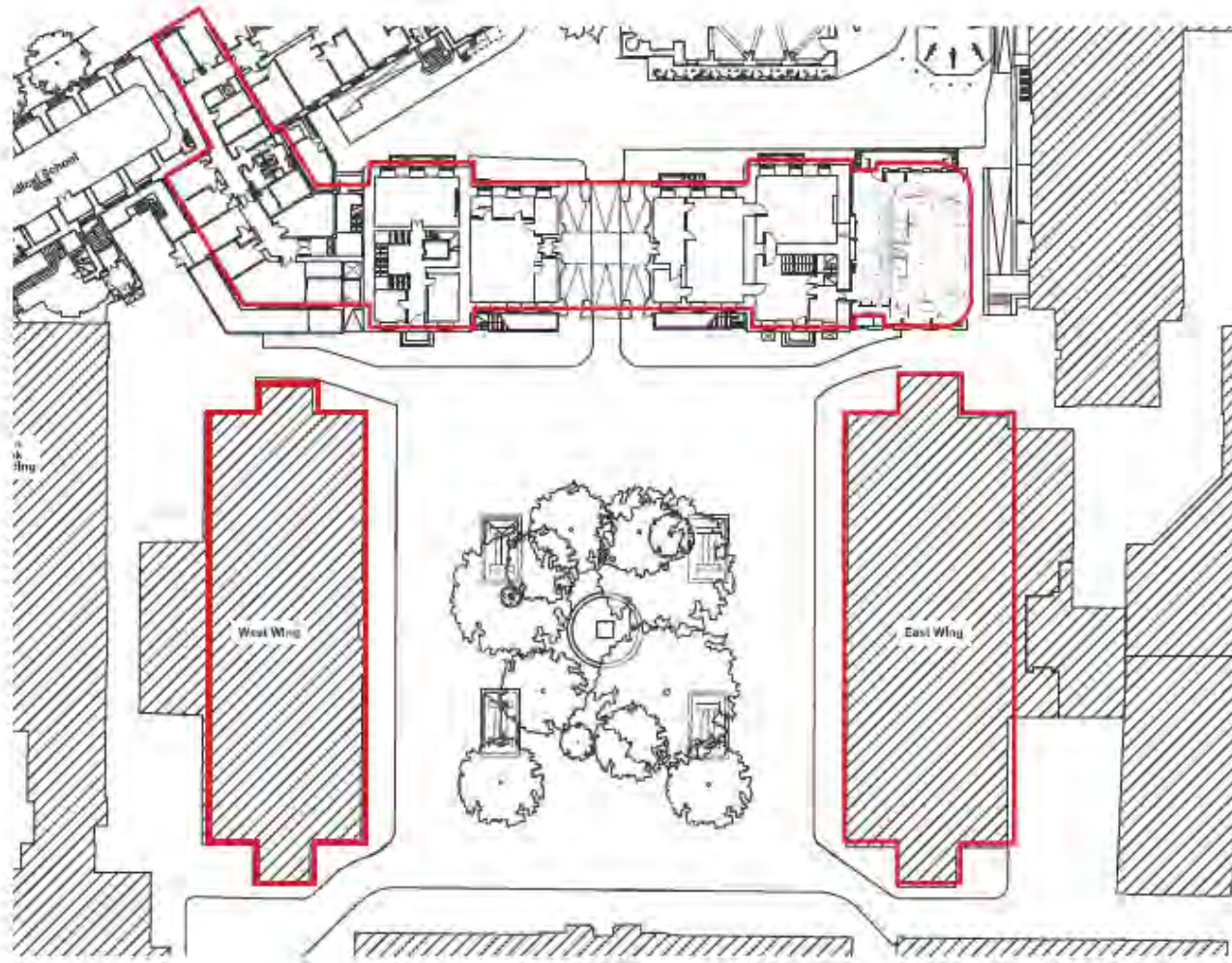
Page 29

The Friend's Proposal

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Page 30

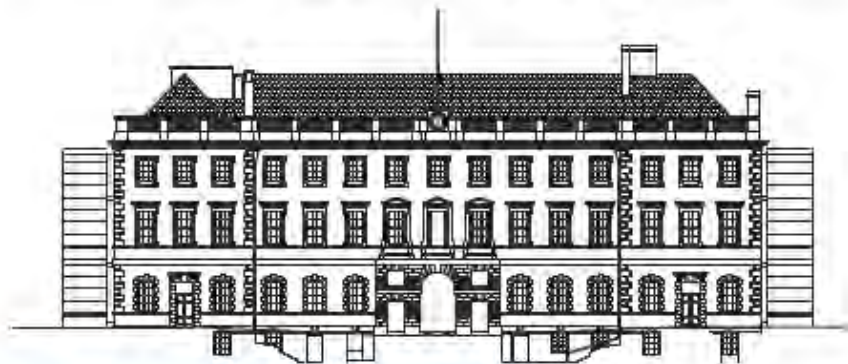
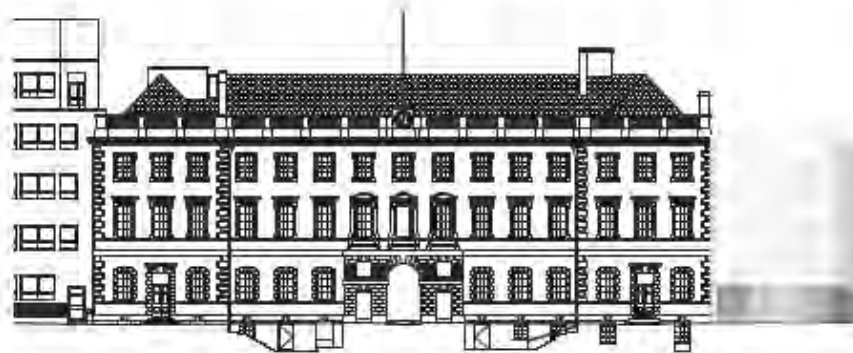
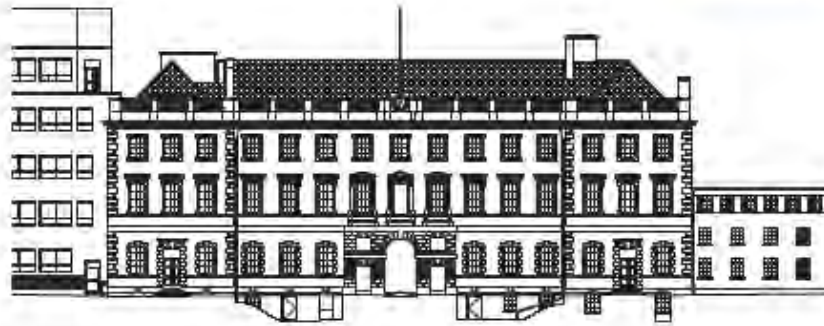
Maggie's Centre Proposal



# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Existing

Insert in Maggie's Proposal

Final Approved Scheme

Page 31

Comparison of Circulation and Disabled access to the North Wing

# Maggie's Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



North Wing with Existing Extension



North Wing with Maggie's Centre Proposal



North Wing with Friends Proposal

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Page 33

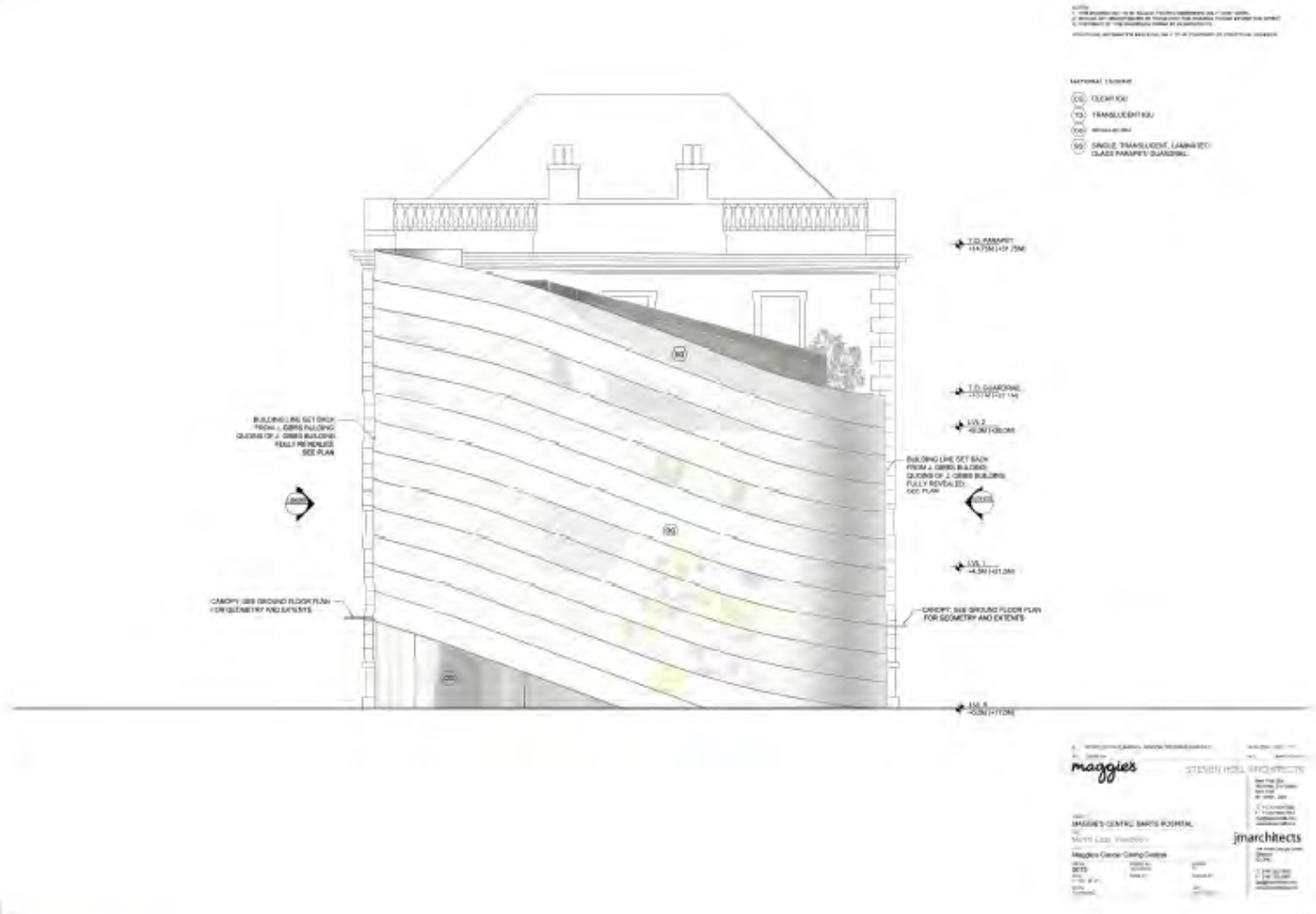
South East Elevation

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital

Page 34

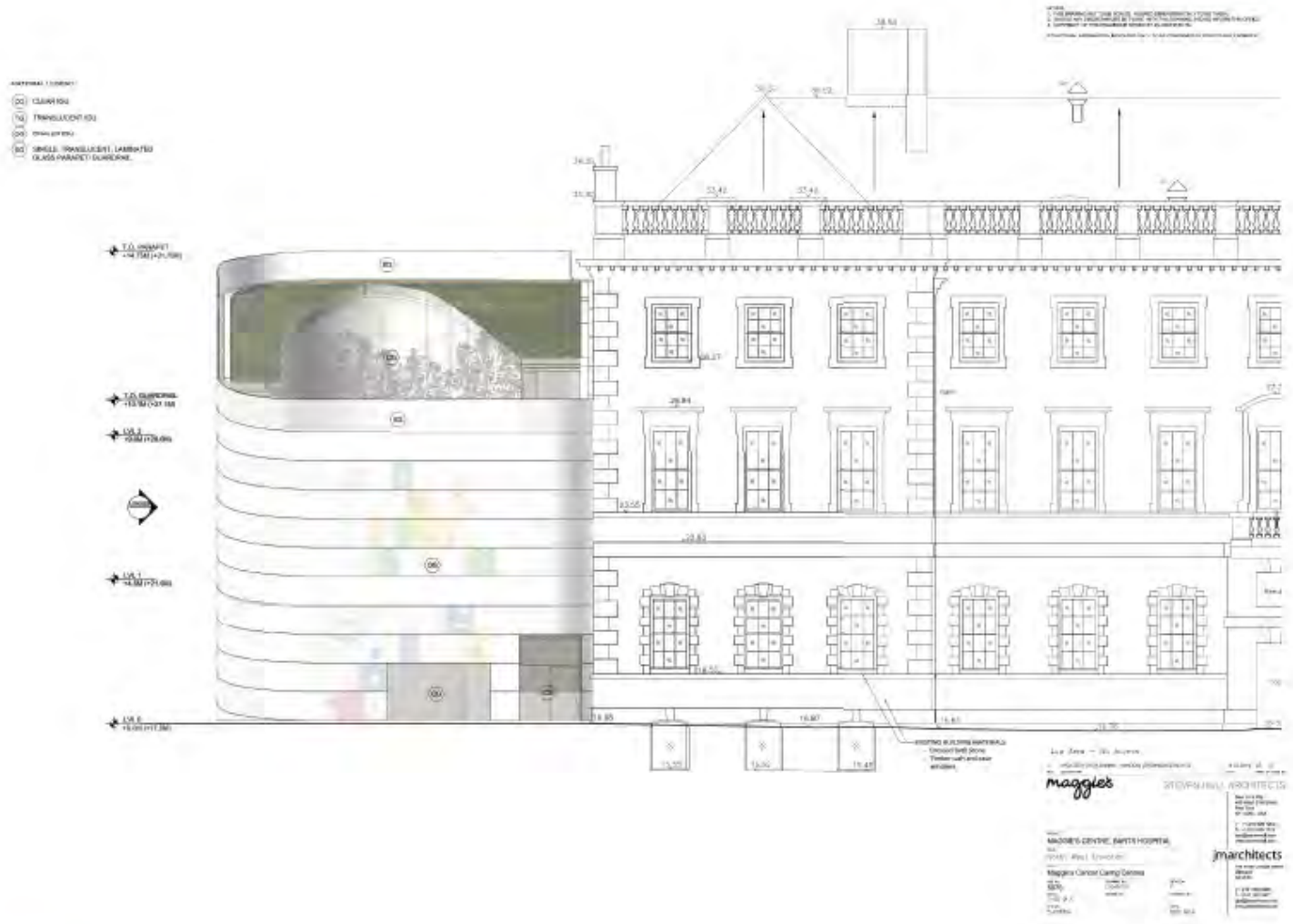


North East Elevation

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Page 35

North West Elevation

# Maggie's Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

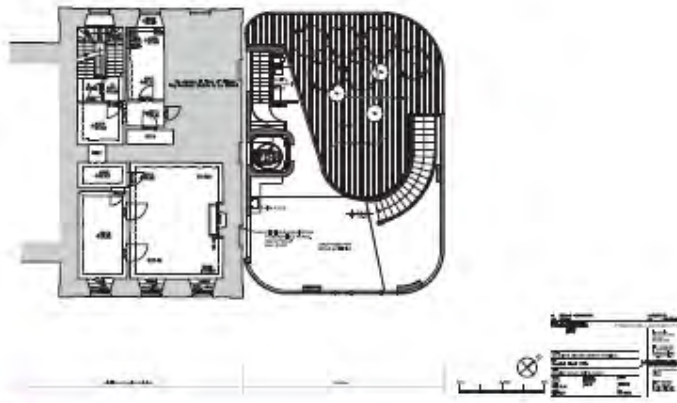
The North Wing and Great Hall, St Bartholomew's Hospital



Ground Floor Plan



First Floor Plan



Second Floor Plan



Basement Plan

Page 36

Plans of the Proposed Maggie's Centre

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital

West End

East End



Page 37

Existing Elevation of the North Wing from Fountain Square

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital

West End

East End



Page 38

The Friends Proposal



# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital

West End

East End



Page 39

The Maggie's Proposal

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital

Page 40



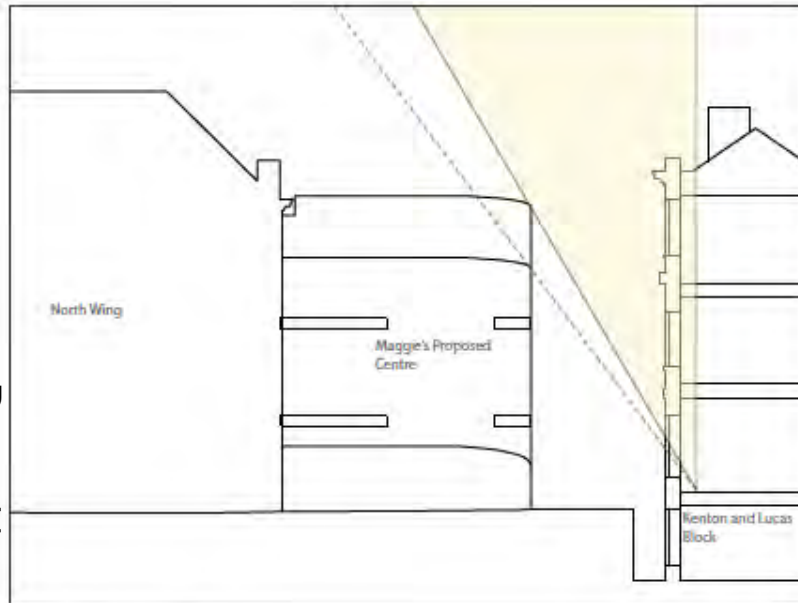
Section Showing Relationship to Kenton and Lucas Block

# Maggie's Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

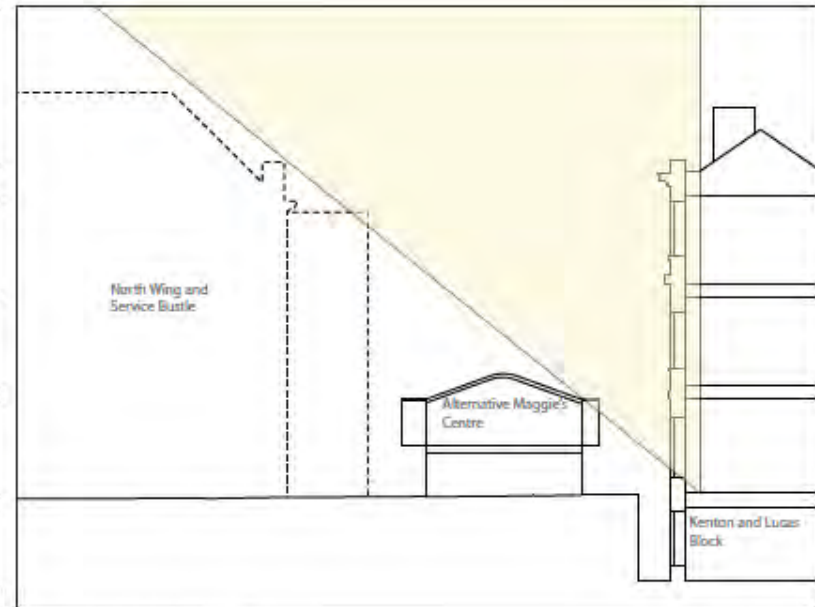
The North Wing and Great Hall, St Bartholomew's Hospital

Page 41



Maggie's Centre Proposal

The Maggie's Centre, at a height of 15m, is equivalent to 5 domestic storeys and causes a significant worsening of light to the adjacent Kenton and Lucas accommodation.



The Friends Alternative Proposed Site

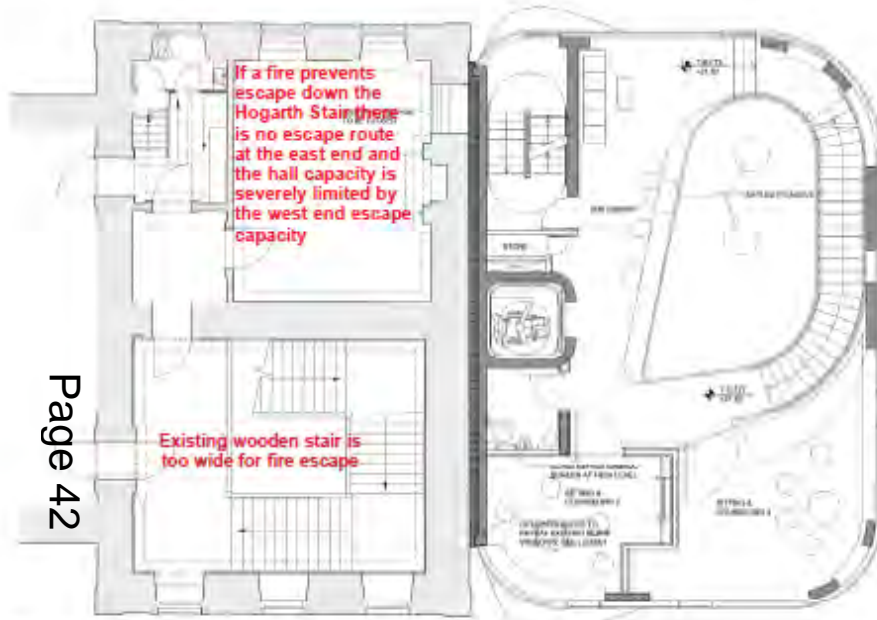
The Alternative Maggie's Centre is lower at 2 storeys and causes much less restriction of light, by comparison with the Maggie's proposal, yet achieves the same usable floorspace.

Daylight Comparison

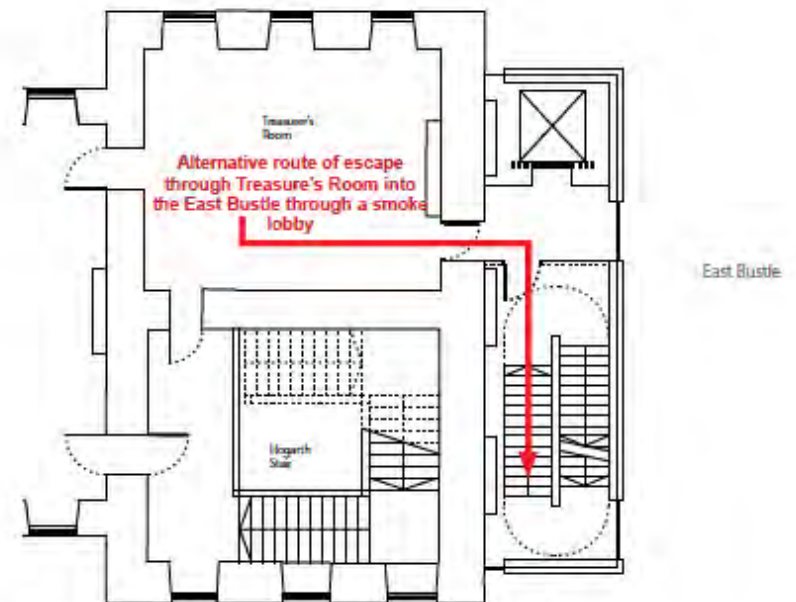
# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Maggie's Centre Proposal  
First Floor Plan



The Friend's Proposal  
First Floor Plan

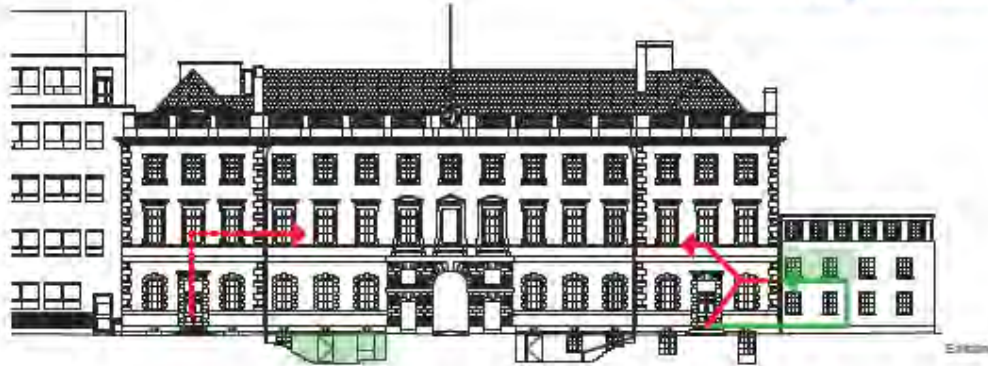
Page 42

Means of Escape

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

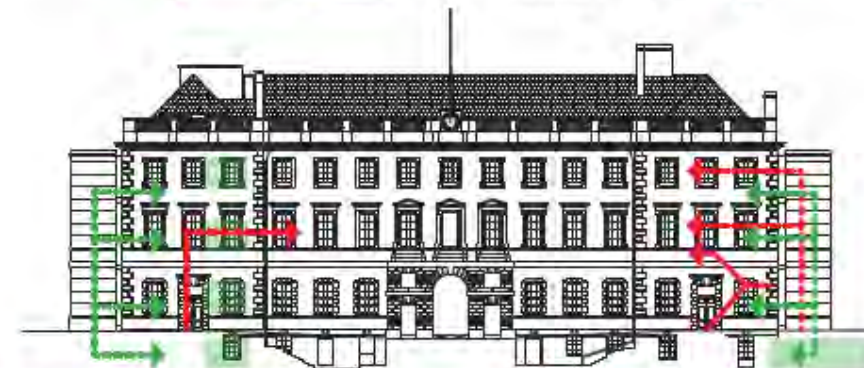
The North Wing and Great Hall, St Bartholomew's Hospital



Existing



Maggie's / Maggie's Proposal



Private Access

Page 43

Key:

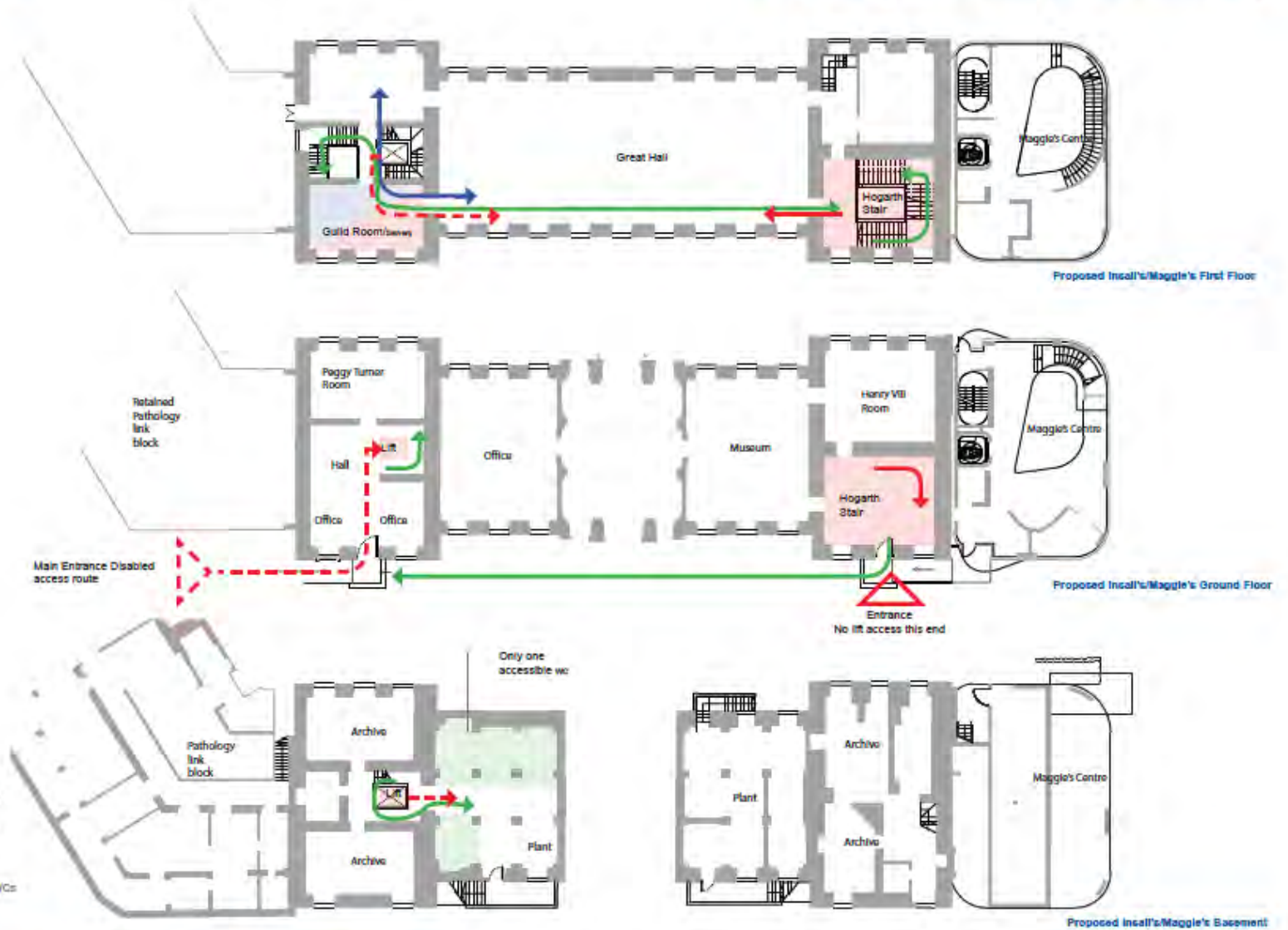
- Public
- Service
- WCs
- Main public route
- Disabled access
- Existing route
- Route to Public Area

Comparison of Circulation and Disabled Access to the North Wing

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



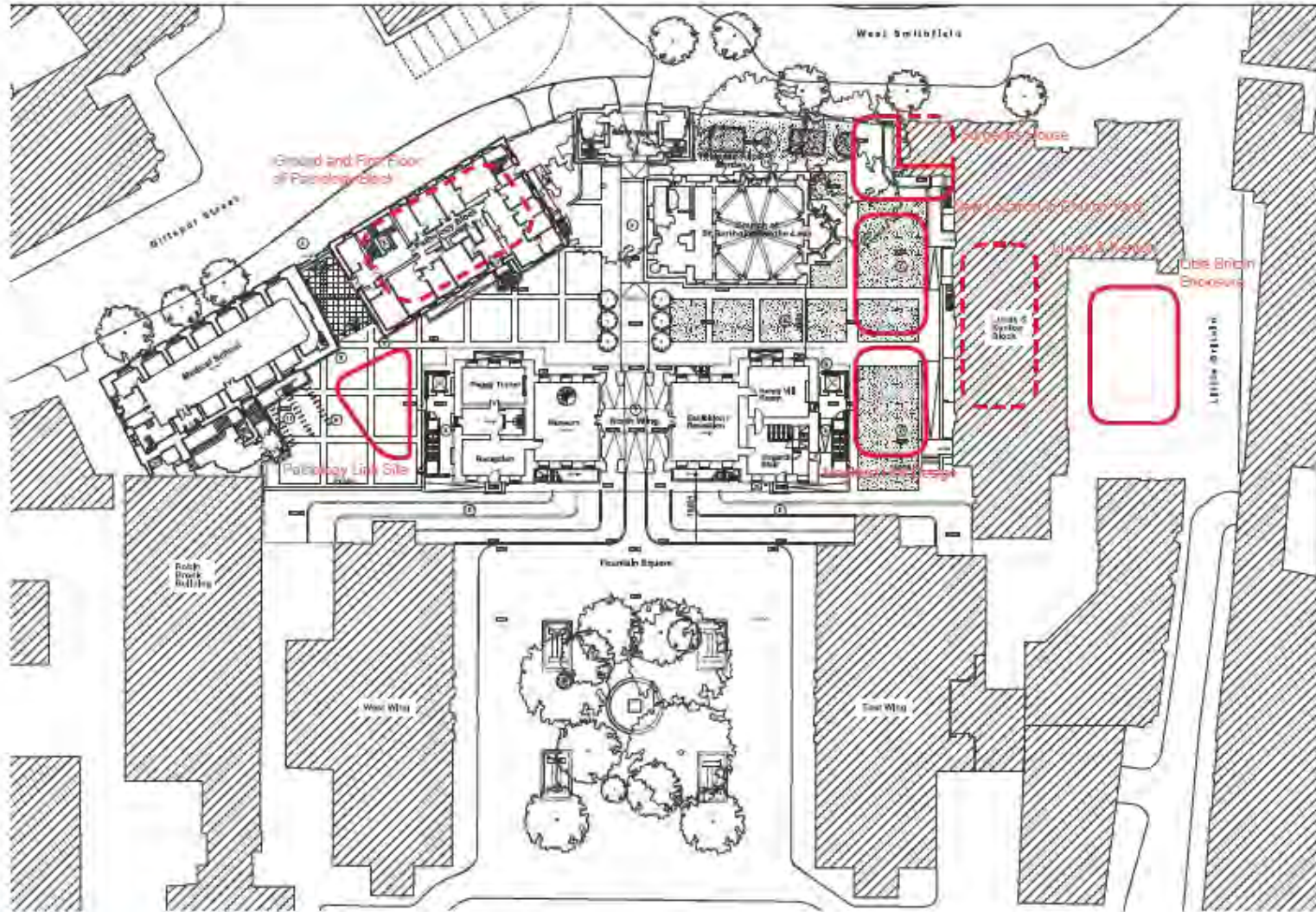
Page 44

Circulation and Disabled Access: Maggie's Scheme

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



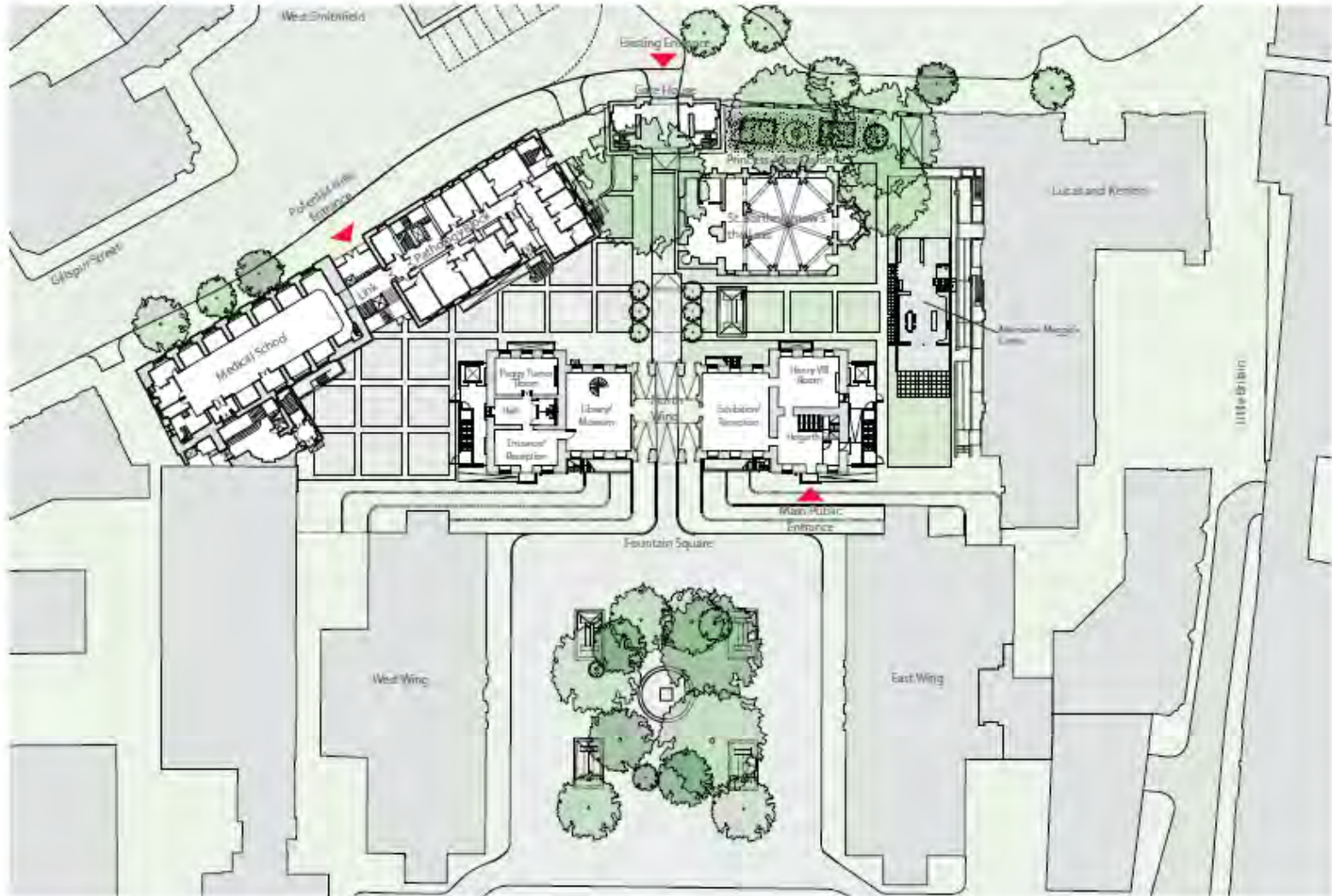
Page 45

Maggie's Centre Proposal

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Page 46

The Friend's Masterplan



# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Page 47

Elevation: Friends Masterplan

# Maggie's Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



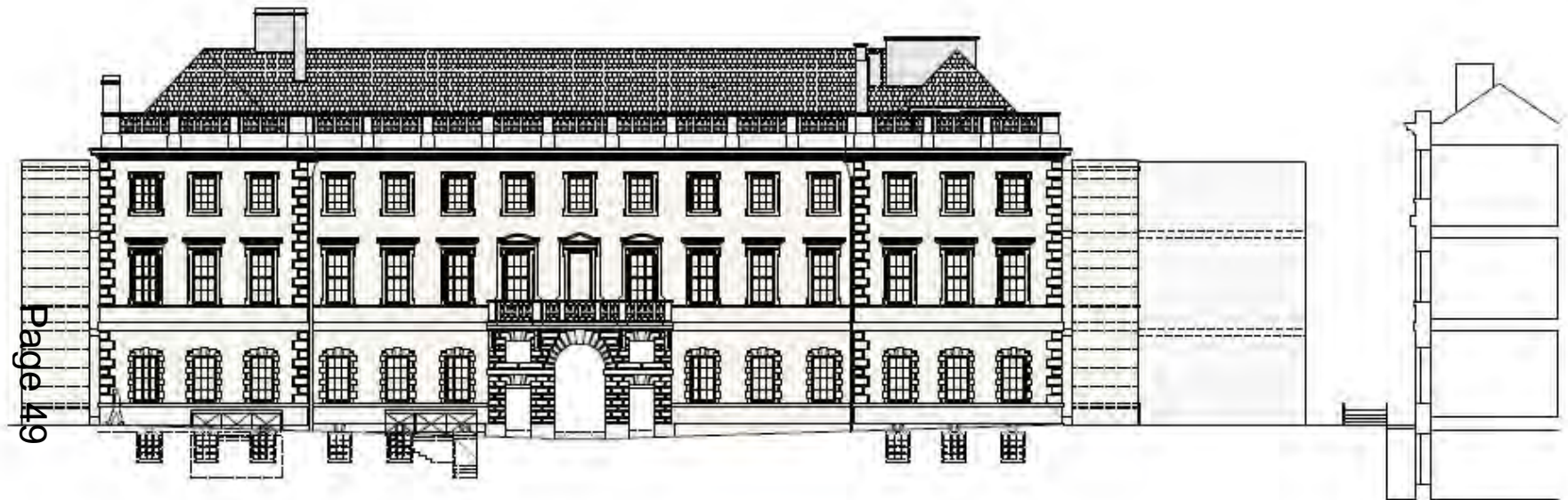
Page 48

Option: Integrated Maggie's

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Page 49

Option: Integrated Maggie's Elevation

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



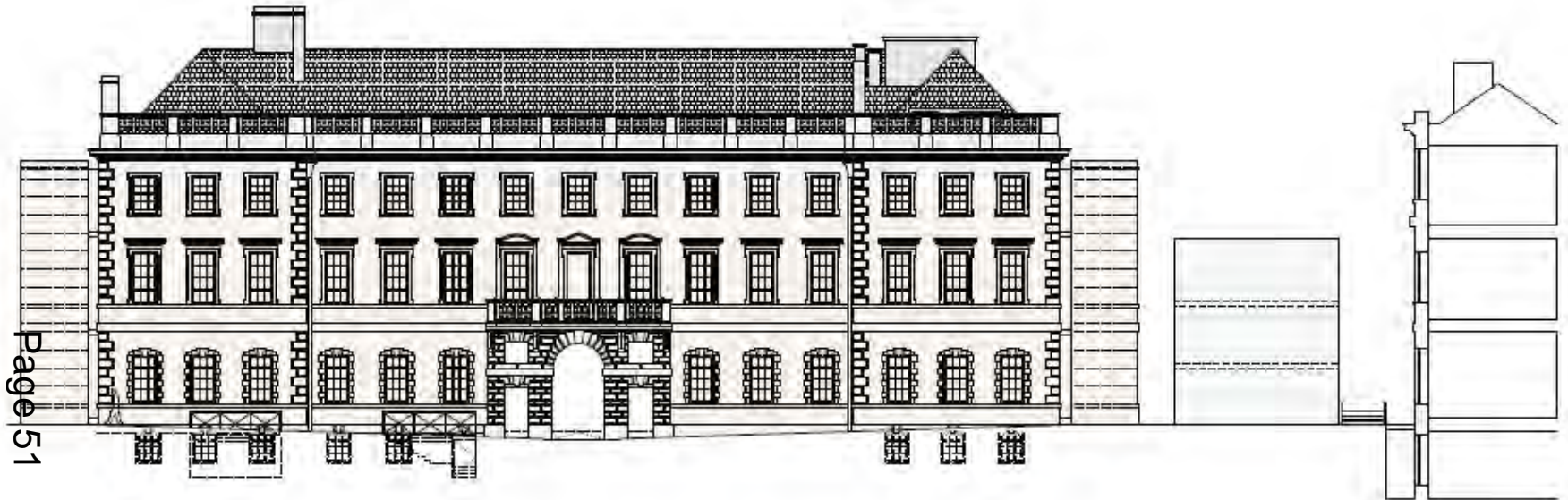
Page 50

Option: Separate Maggie's

# Maggies Centre, North Block, St Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Page 51

Option: Separate Maggie's Elevation



# The Maggie's Cancer Caring Centre at St. Bartholomew's Hospital

## Planning Committee Presentation

Steven Holl Architects 07.17.2014

Page 53







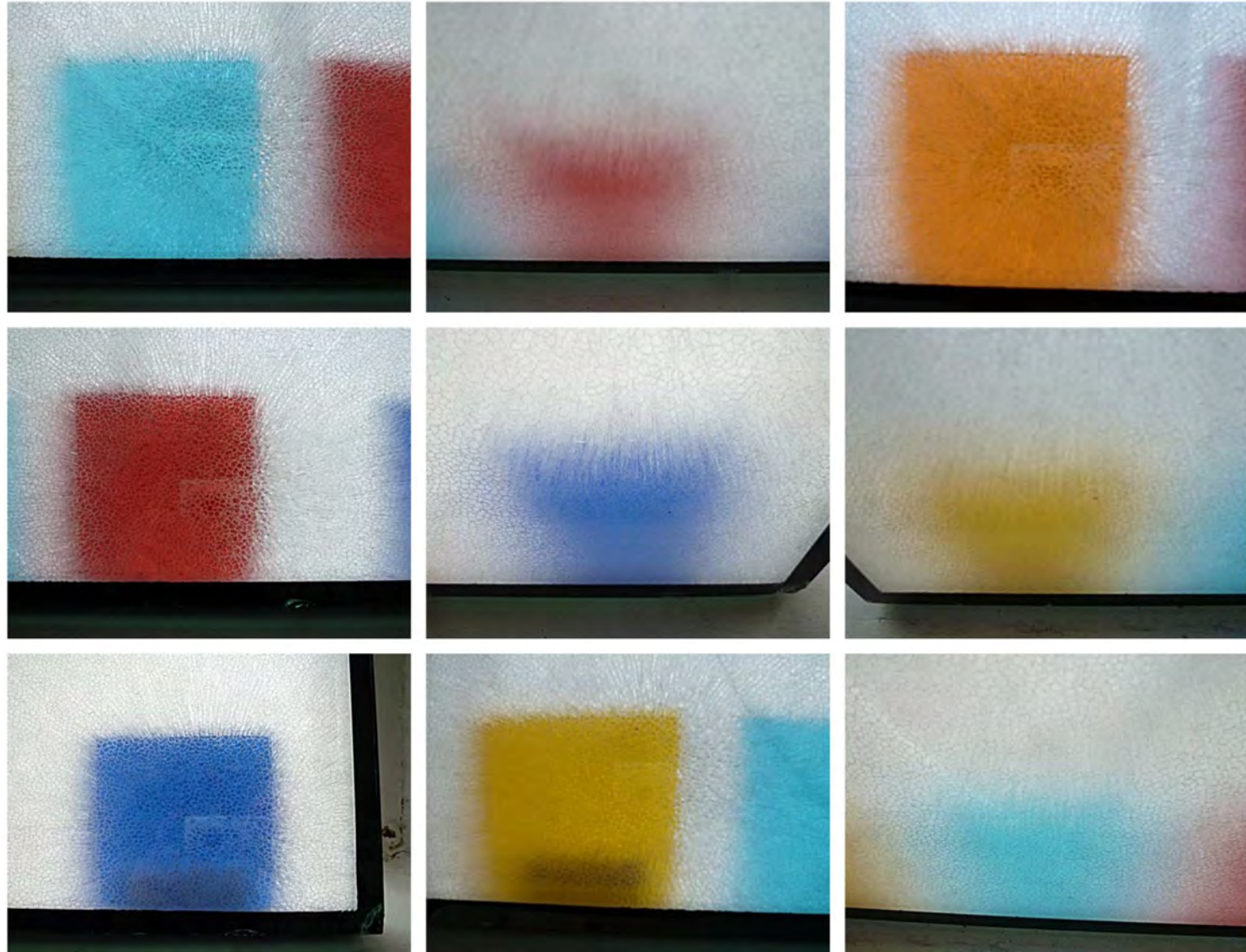


Existing  
Situation









Reference to Stained Glass of St. Bartholomew The Less





Complementary  
Contrast



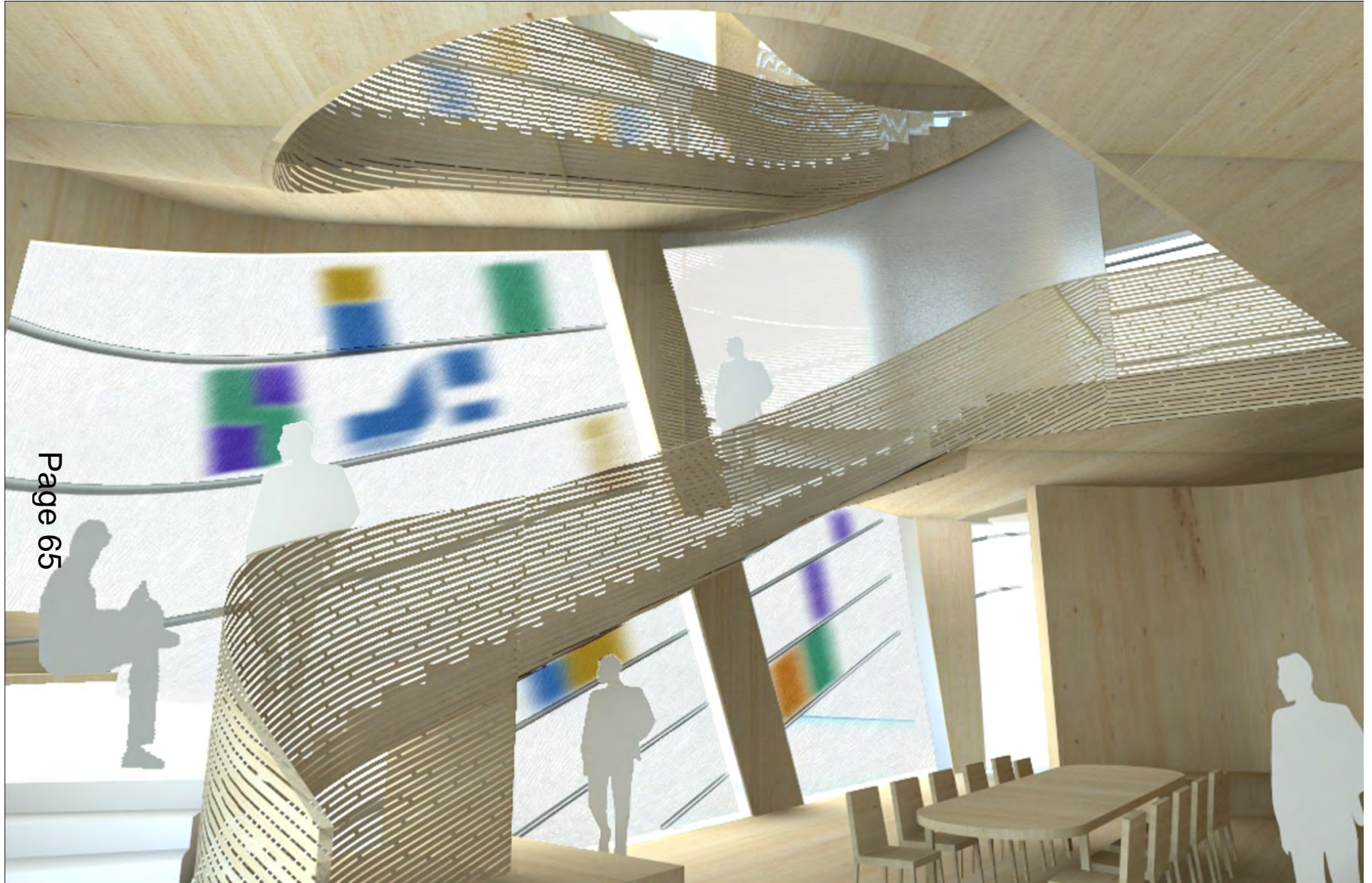
The Glasgow School of Art:  
Mackintosh and Reid Buildings





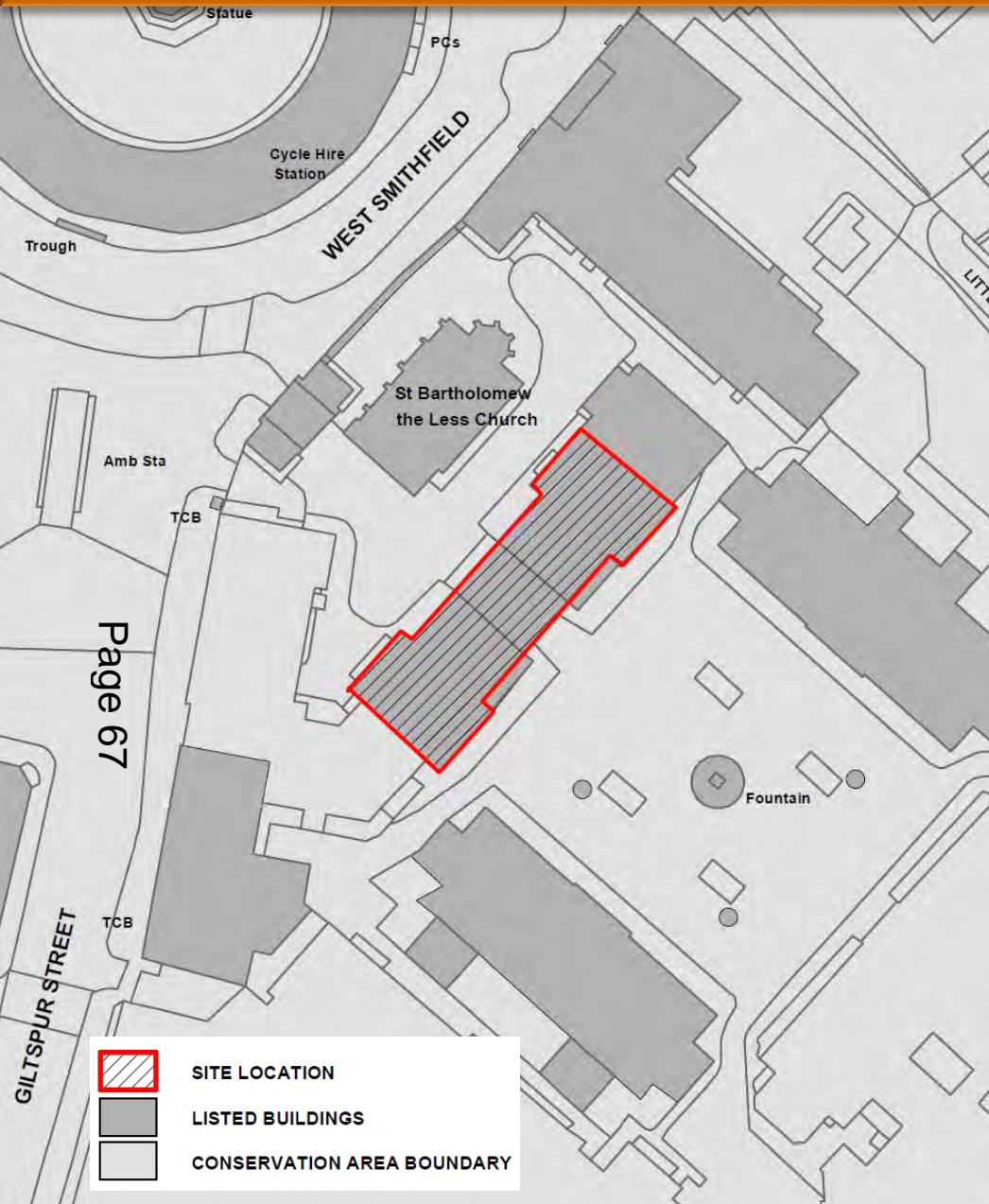
Higgins Hall at Pratt Institute, New York







# North Block, St. Bartholomew's Hospital



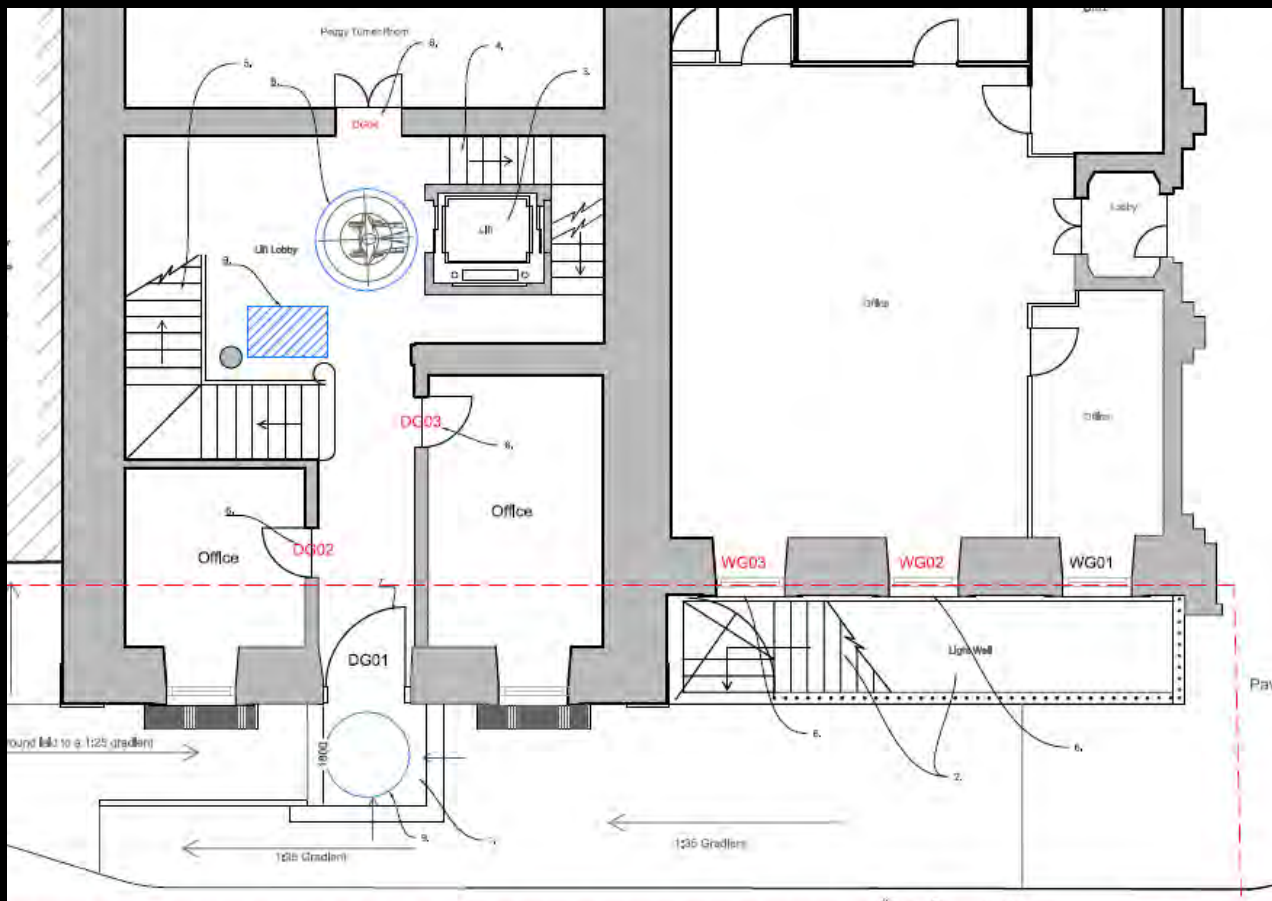
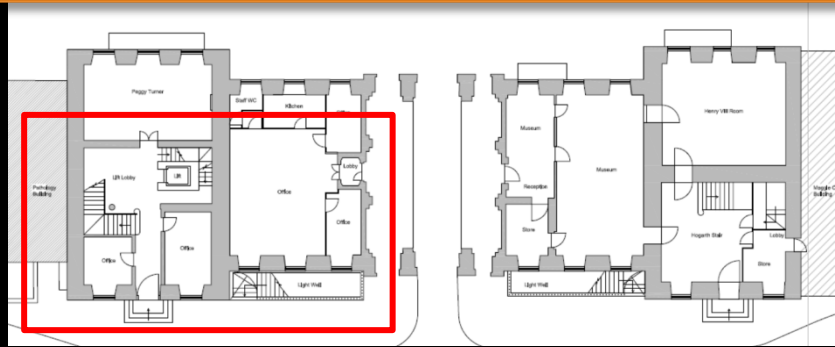
Site location plan

# North Block, St. Bartholomew's Hospital



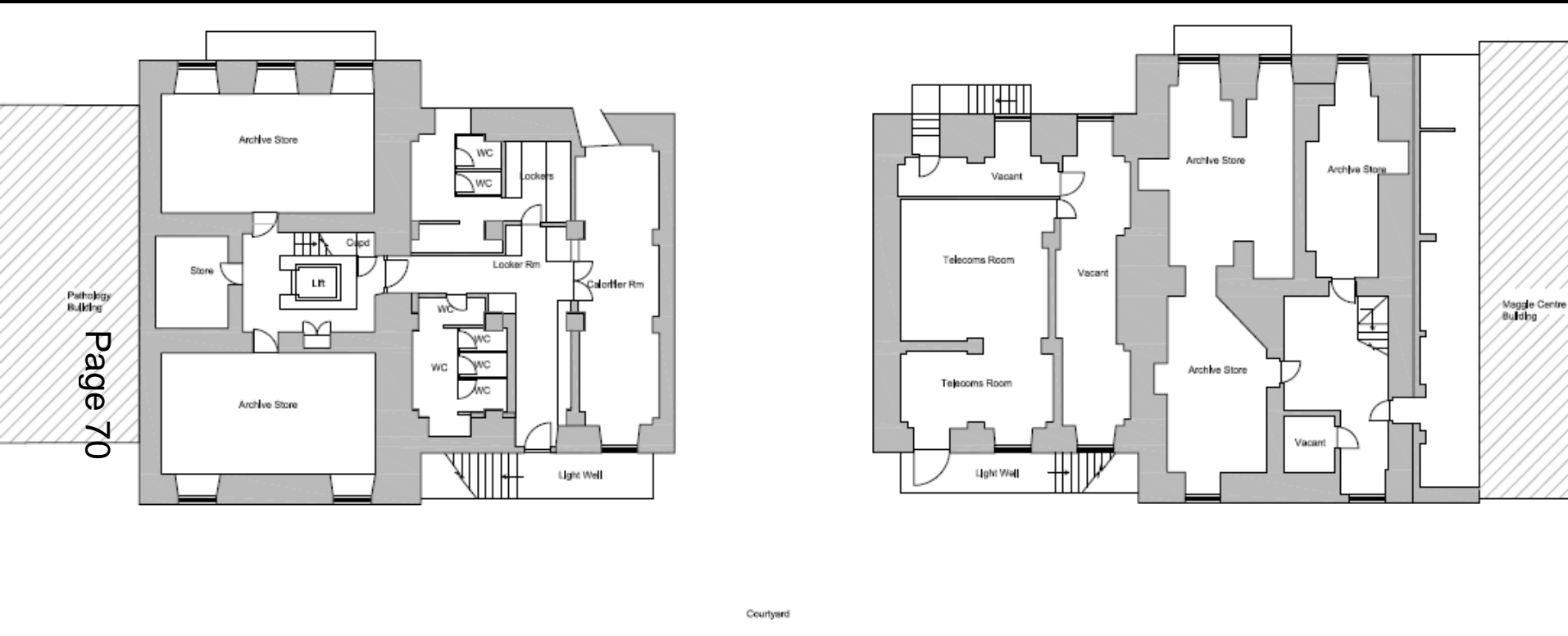
Existing ground floor plan (east and west end)

# North Block, St. Bartholomew's Hospital



Proposed ground floor plan (west end)

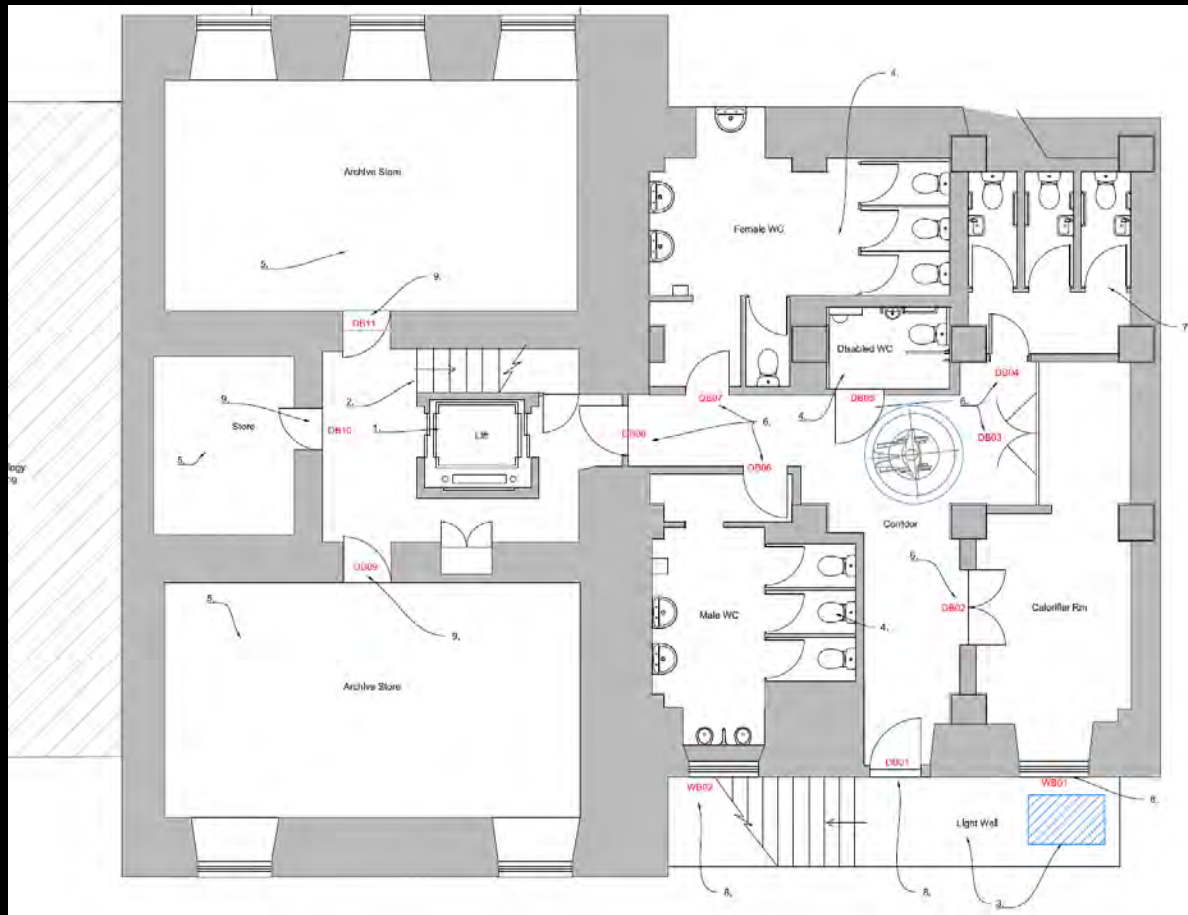
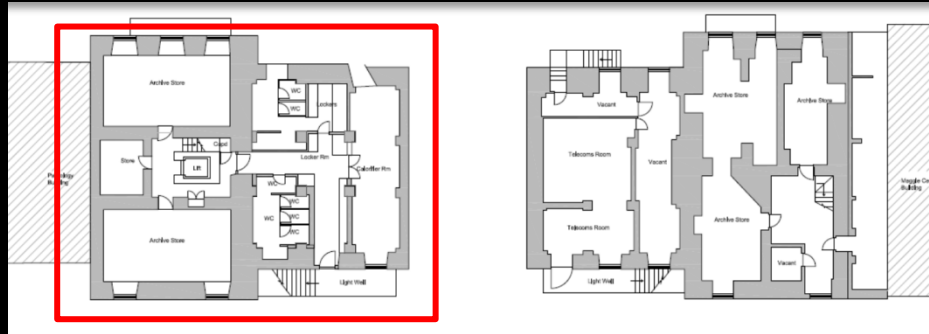
# North Block, St. Bartholomew's Hospital



Existing basement plan (east and west end)

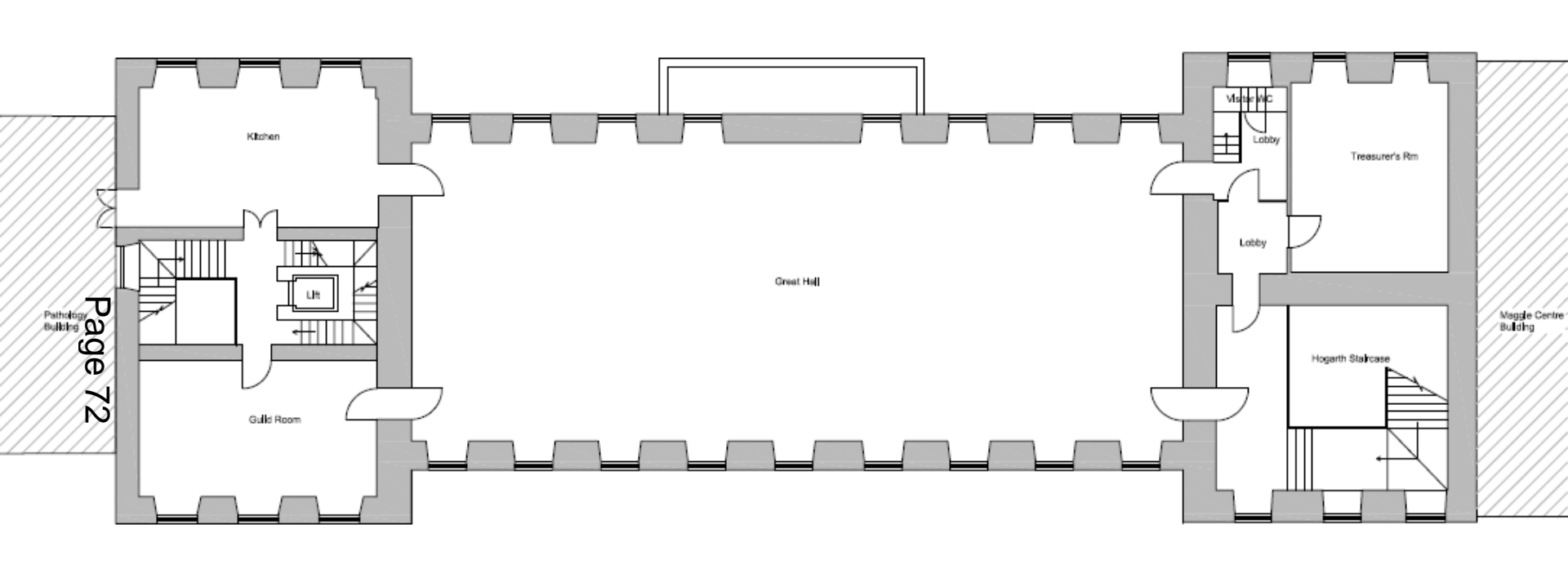


# North Block, St. Bartholomew's Hospital



Proposed basement plan (west end)

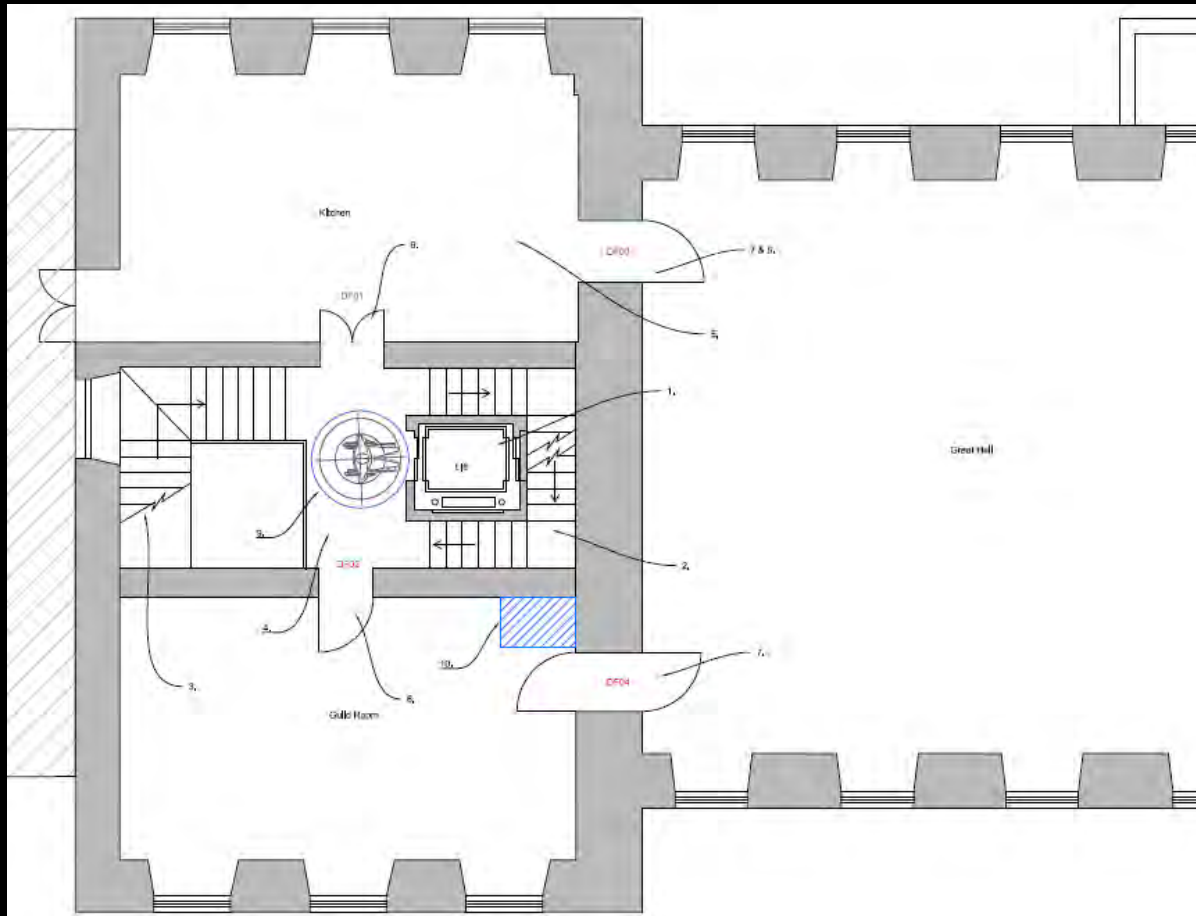
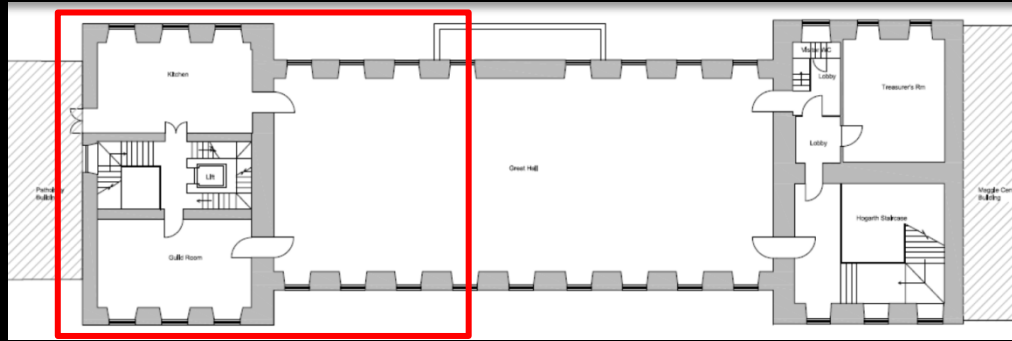
# North Block, St. Bartholomew's Hospital



Page 72

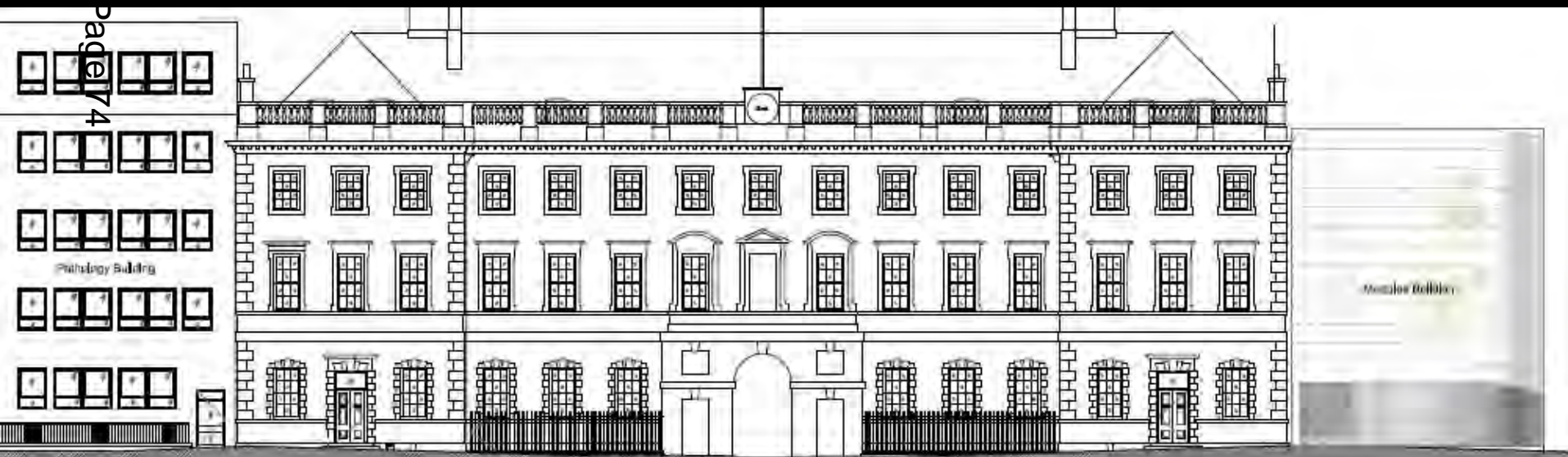
Existing first floor plan (east and west end)

# North Block, St. Bartholomew's Hospital



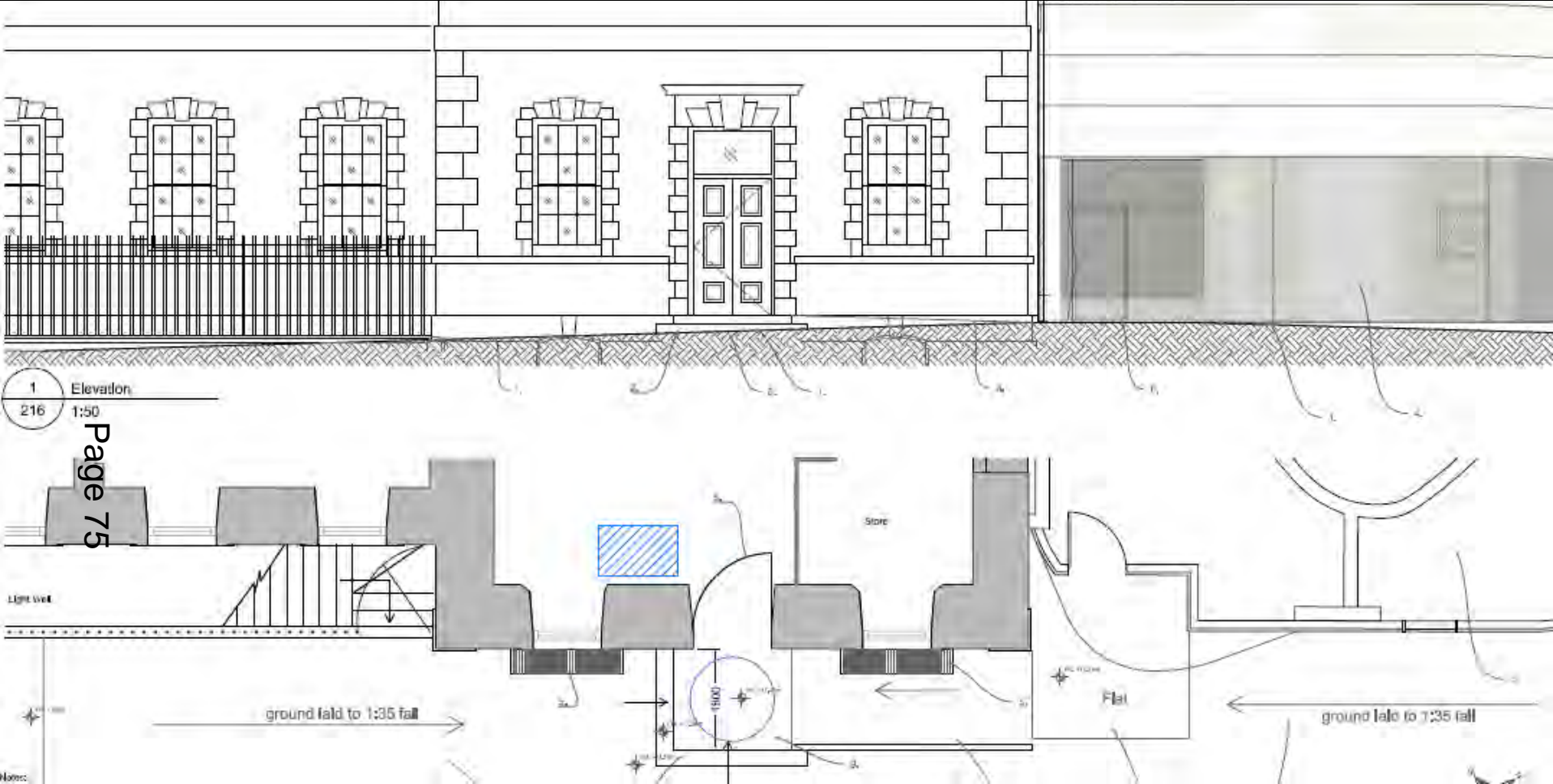
Proposed first floor plan (west end)

# North Block, St. Bartholomew's Hospital



Existing and proposed elevation

# North Block, St. Bartholomew's Hospital



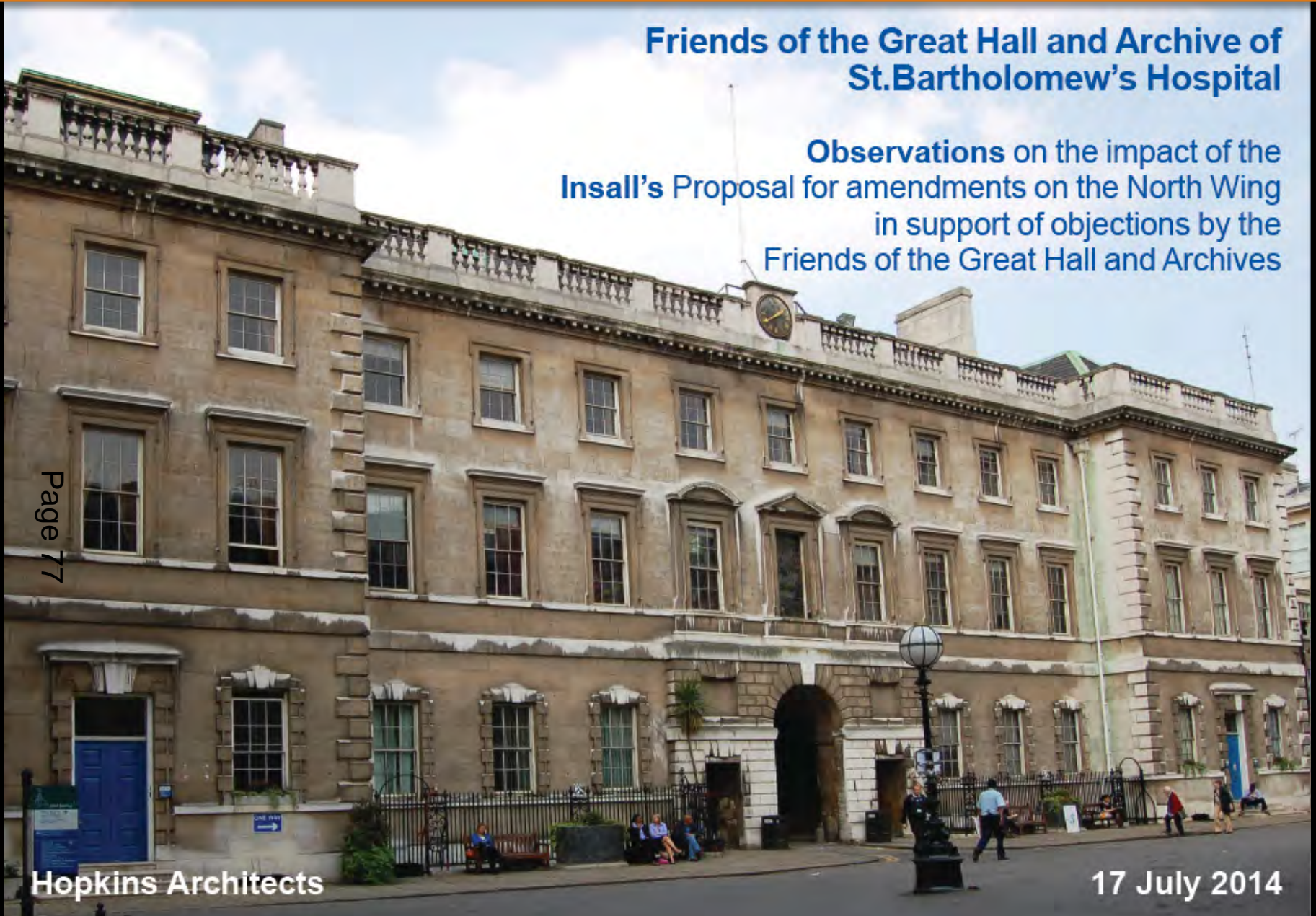
Proposed elevation and plan of eastern entrance



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

**Observations on the impact of the  
Insall's Proposal for amendments on the North Wing  
in support of objections by the  
Friends of the Great Hall and Archives**

Page 77



# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



The Great Hall



View of North Wing from Fountain Square as Existing



The Hogarth Stair



# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Finance Block from the Churchyard



View of St. Bartholomew's Yard with Pathology Extension



View of Princess Alice Garden



Finance Block and North Wing



Gibbs' Original Vision 1720

# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



The viability and enjoyment of the magnificent Great Hall is marred by inadequate facilities and access. See also the bespoke screen to conceal stacked furniture. This will not be addressed by the Insall/Maggle's proposal.



Inadequate storage in the Great Hall. This will not be addressed by the Insall/Maggle's proposal.



Fine rooms used as catering overspill and servery spaces also double as disabled access routes and access to WCs. This will not be addressed by the Insall/Maggle's proposal.

Page 80



The 1950's kitchen in the Grade I setting is a relic in itself, and quite inadequate to cope with the modern demands, forcing catering functions into other adjacent spaces. The Insall/Maggle's scheme will not address this.



A secret door under the Hogarth Stairs directs you to the toilets in the adjacent Finance Block. The Insall/Maggle's scheme will close off this connection.



Exploring the Finance Block in the pursuit of toilets but at least it is adjacent to the main Hogarth Entrance. The Insall/Maggle's scheme will provide no WCs adjacent or connected to the Main Hogarth Stairs Entrance.

Current Deficiencies in the North Wing

# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Cloakroom facilities adjacent to the Great Hall entrance are unsupervised and unsightly. This will not be addressed by the Insall/Maggle's proposal.



A fire escape to/or from the Finance Block (not for disabled). The Insall/Maggle's scheme will rely on the Hogarth Stairs as a main escape route.



Existing stairs to WCs in the West End are really too narrow (790mm) for public access. Under the Insall/Maggle's scheme these stairs will become the main access route to the public WCs in the West end Basement, remote from the main Hogarth Entrance



Unconditioned archives in the East end are at risk from exposed overhead services. The existing archives are not improved by the Insall/Maggle's Scheme.



Already cramped archives in the West End will be forever constricted by Insall's plans. The existing archives are not improved by the Insall/Maggle's Scheme.



Unconditioned storage areas in the East End. The existing archives are not improved by the Insall/Maggle's Scheme.

## Current Deficiencies in the North Wing

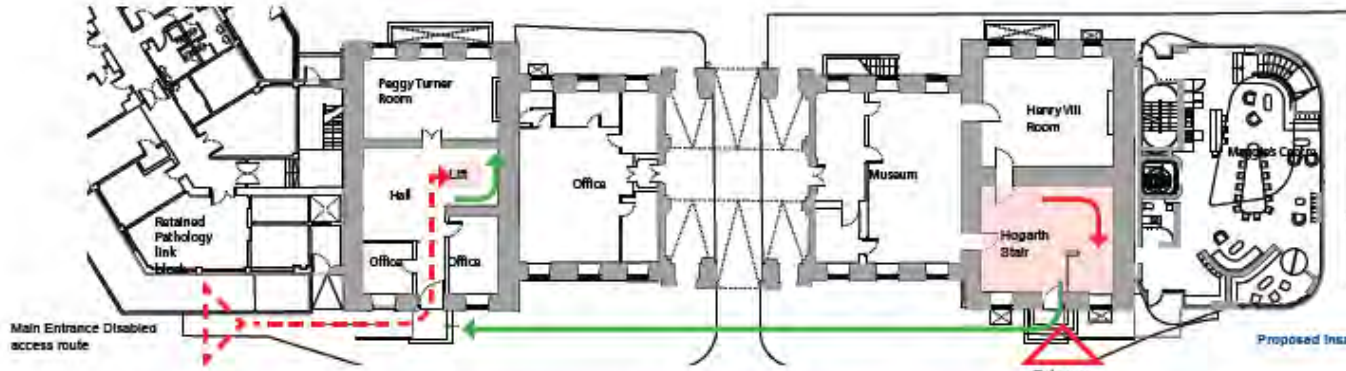
# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Proposed Insall's/Maggie's First Floor

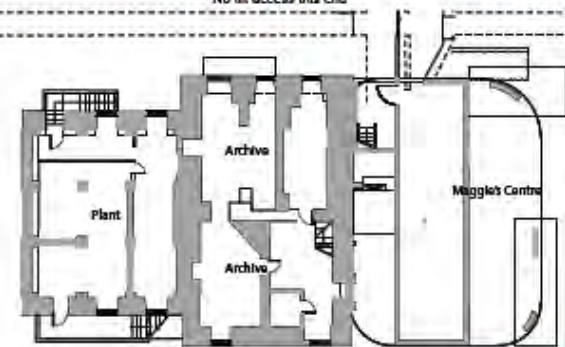
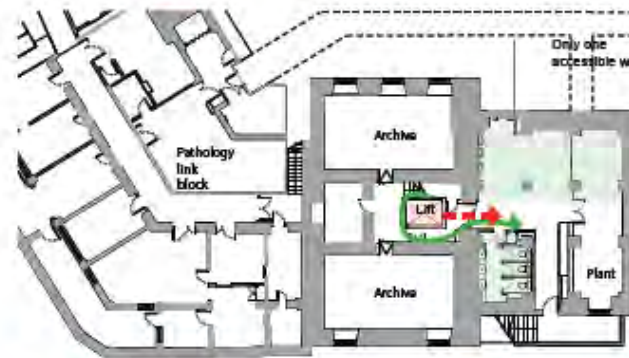


Proposed Insall's/Maggie's Ground Floor

Page 82

Key:

- Public
- Service
- WCs
- Main public route
- Disabled access
- Catering Route
- Route to Public WCs



Proposed Insall's/Maggie's Basement

## Circulation and Disabled Access: Insall's Scheme

# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital

## Circulation and Disabled Access: Existing Plans

The current situation regarding disabled access, WC provisions and fire escape is indicated on the adjacent plans and summarised below:

### East End

- Able bodied access to the Great Hall via Hogarth stairs only.
- Able bodied access to WCs in the separate Finance Block building.
- Compromised fire escape via Hogarth stairs.
- No disabled access to the Great Hall.

### West End

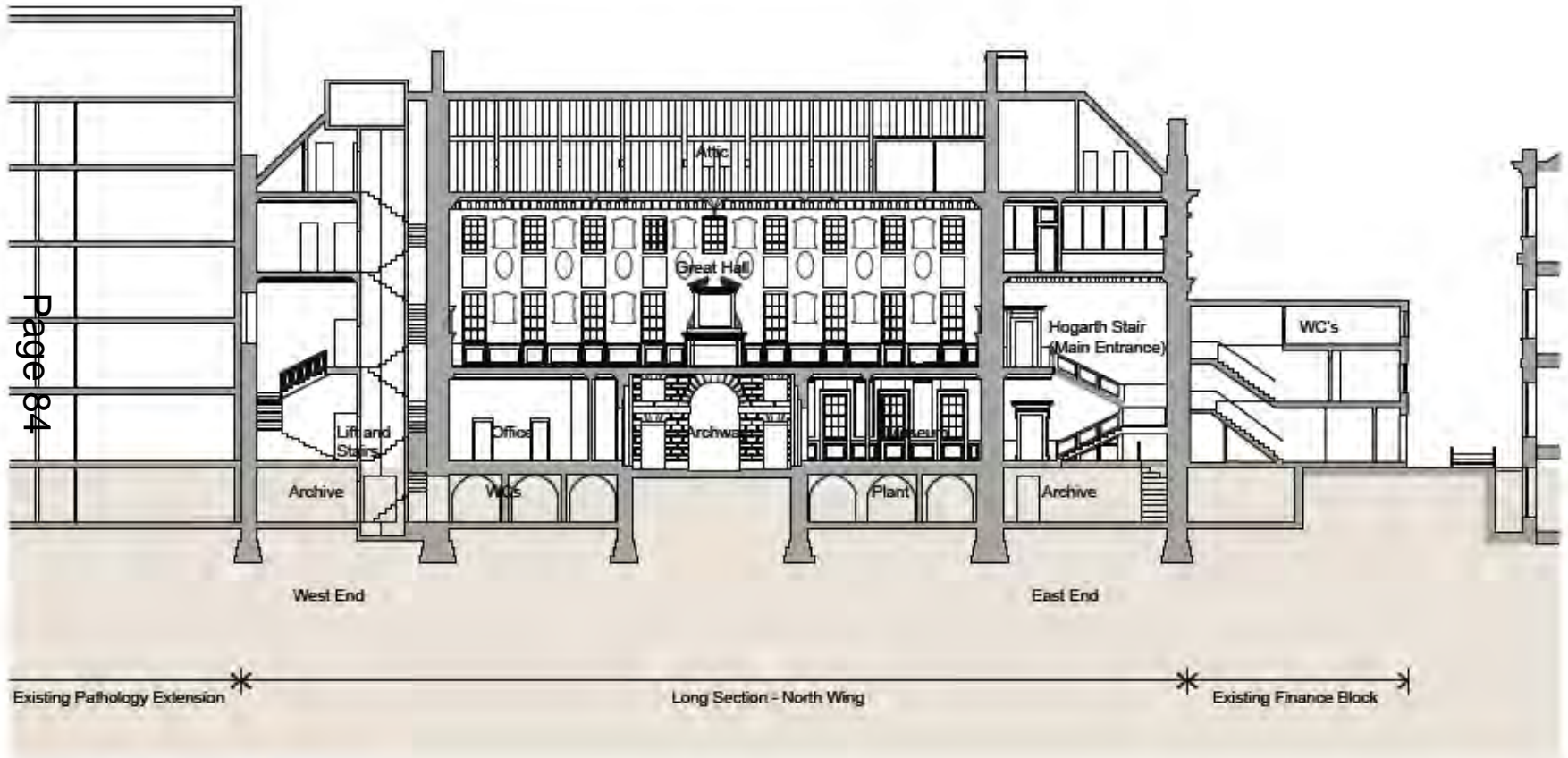
- Disabled lift access is non compliant.
- Basement staff WCs, there are no disabled WCs.
- Access to current Hall through catering areas only.
- Compromised fire escape.
- Unsatisfactory catering accommodation.
- Very narrow staircase



# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Long Section - Existing

# North Block, St. Bartholomew's Hospital

Hopkins Architects

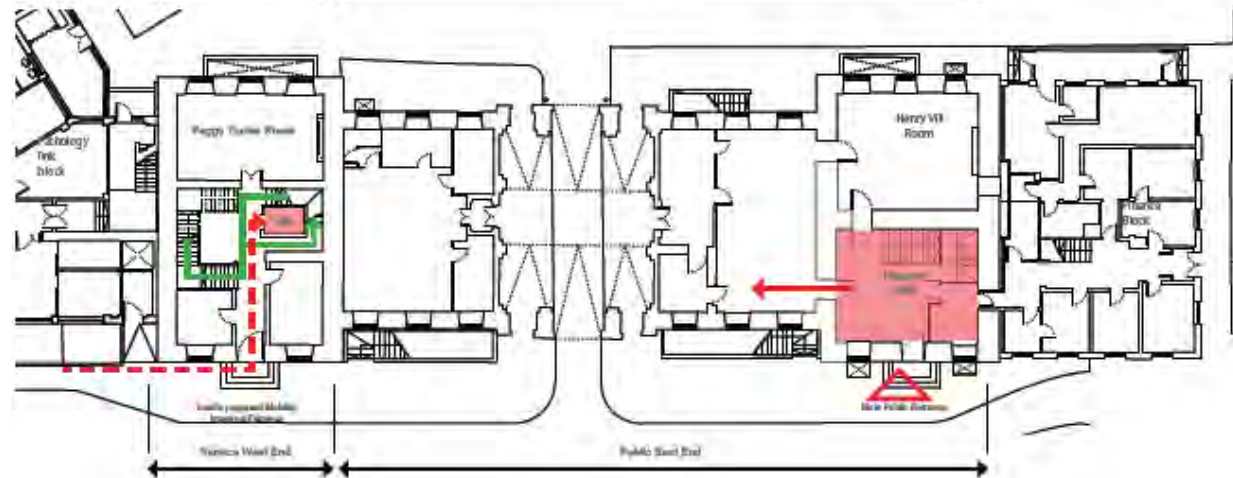
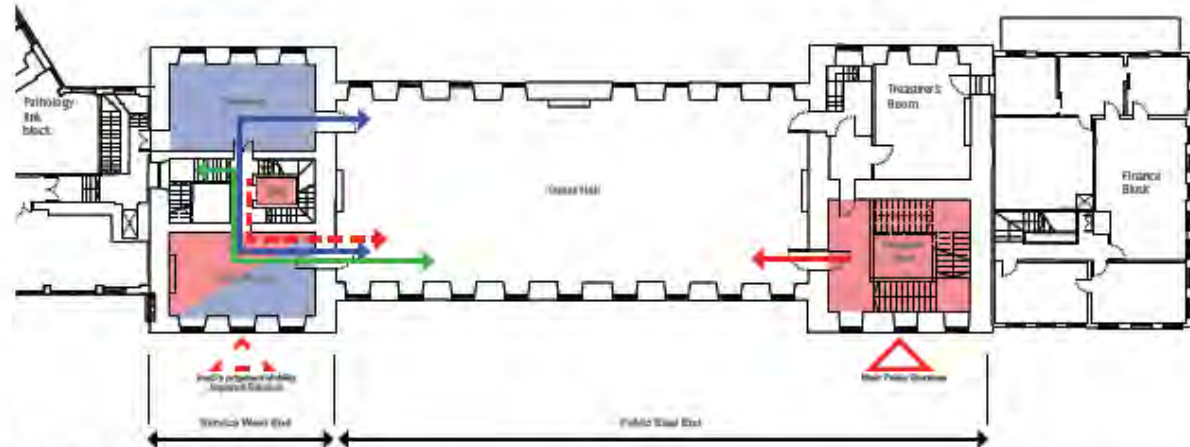
The North Wing and Great Hall, St Bartholomew's Hospital

Enlargement and amendment of the existing lift perpetuates a shortcoming in the provision of disabled access to the North Wing as a whole. It does not embrace the principles of Inclusive Design, so those who are disabled or who might need or prefer to use a lift must enter the building by its secondary entrance. As a consequence, they are unable to use the East end Hogarth staircase entrance, which is the main public entrance to the Great Hall.

To access the Great Hall from the West end lift it is necessary to pass through the existing kitchen, or the Guild Room. Due to shortcomings in the catering provision, major events in the Great Hall often utilise the Guild Room as a servery, so that those using the lift at the west end must negotiate their way through catering staff and prepared food in order to access the Great Hall.

This shortcoming is not resolved by the proposals but rather endorses it despite the lack of dignity for disabled users.

There would remain no disabled access to the East end main public entrance as a consequence of these proposals.



Page 85

Key:

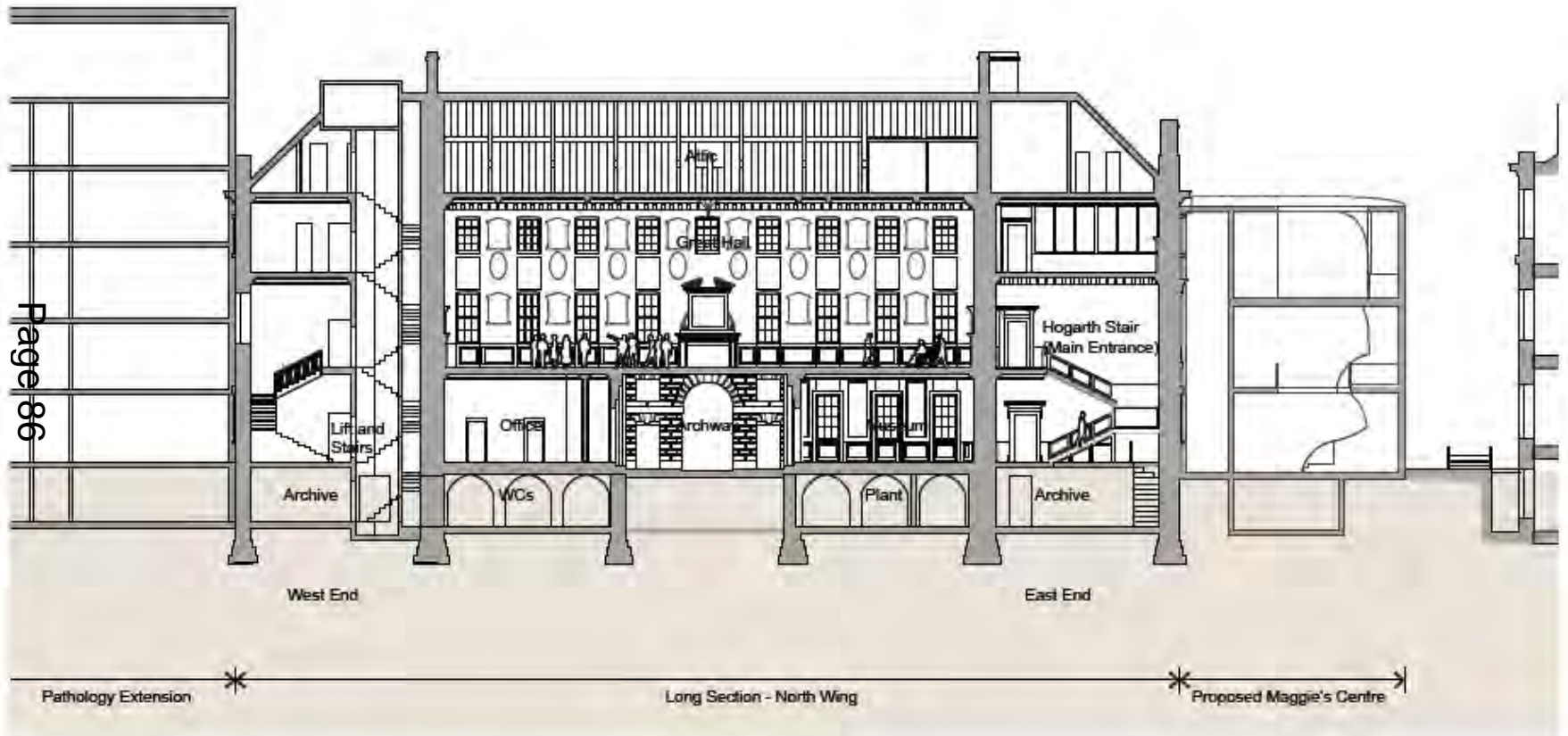
- Public
- Service
- WCs
- Main public route
- Disabled access
- Catering Route
- Route to Public WCs

Enlargement of current lift at the west end of the North Wing

# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Long Section Maggie's/Insall Proposal



# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital

The improvements made to disabled access, WC provisions and fire escape are indicated on the plan opposite and summarised below.

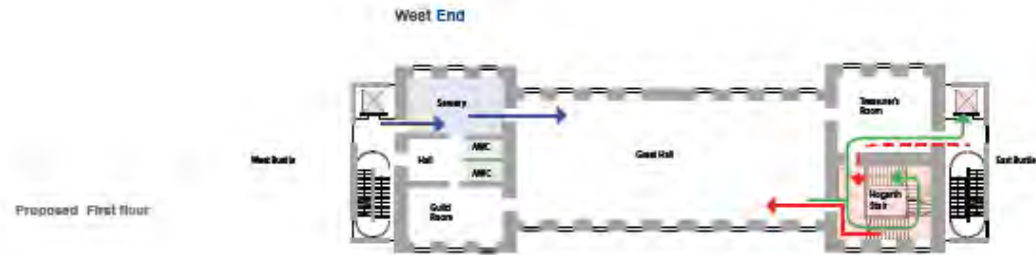
## East End

- Full disabled access via new lift in 'bustle', to all floors.
- Full cloakroom and WC provision, including disabled WCs.
- New compliant Fire escape stair in 'bustle'.

## West End

- Full Disabled lift access in new 'bustle', to all floors.
- WC provisions including disabled WCs.
- Access to Great Hall through non catering areas due to transfer of kitchen to basement.
- New compliant fire escape in 'bustle'.
- Improved basement kitchen and catering provisions and access
- Guild Room reinstated.

Page 87



## Key:

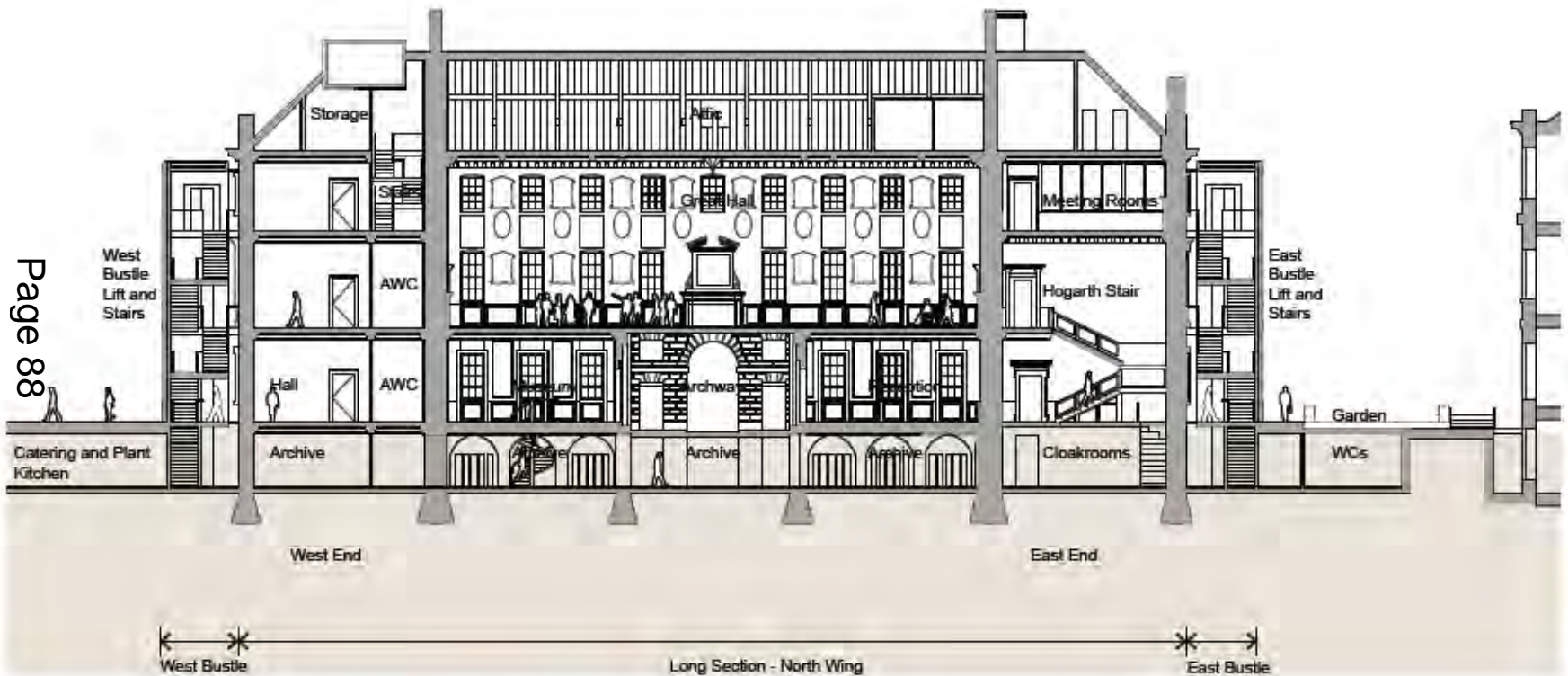
- Public
- Service
- WCs
- Main public route
- Disabled access
- Catering Route
- Route to Public WCs

Circulation and Disabled Access: Friends Approved Scheme

# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



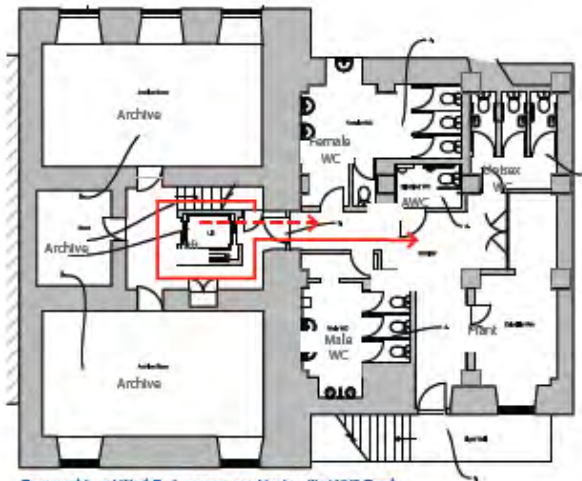
Page 88

Long Section - Friends Approved Scheme

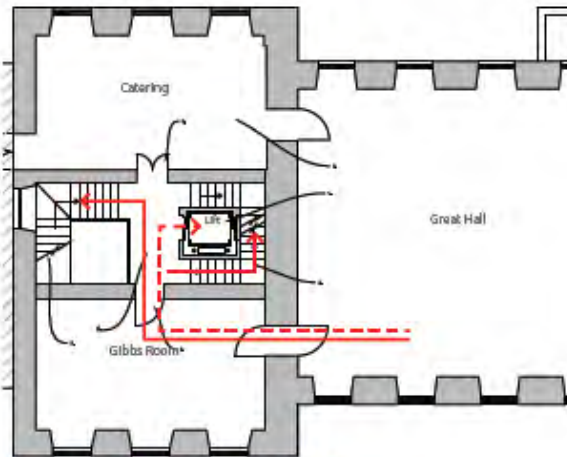
# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Basement Level West End - as proposed by Incall's / NHS Trust



First Floor West End - as proposed by Incall's / NHS Trust



The access down to the proposed toilet location is via a very narrow and steep stair and then through a series of

poorly laid out corridors past the Archive rooms. The route is disorientating and the space claustrophobic.

# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital

	West End	East End	Annexe (Extension/Bustle/Maggies)	Total WCs	Notes
<b>Existing North Wing</b>					
B	3 x F.WC / 2 x M.WC / 3 x Ur	-	-	<b>11 WCs</b> <b>5 Urinals</b>	<ul style="list-style-type: none"> <li>• No Wheelchair Accessible WC</li> <li>• No WCs with Part M compliant level access from within the North Wing</li> </ul>
G	-	-	-		
M	-	-	3 x F.WC / 2 x M.WC / 2 x Ur		
1	-	1 x WC (understair)	-		
2	-	-	-		
3	-	-	-		
<b>The Friend's Proposal</b>					
B	1 x AWC / 1 x WC	-	2 x AWC / 7 x F.WC / 3 x M.WC	<b>19 WCs</b> <b>6 Urinals</b>	<ul style="list-style-type: none"> <li>• 5 Wheelchair Accessible WCs</li> <li>• all WCs and urinals with Part M compliant level access from within the North Wing</li> </ul>
G	1 x AWC / 1 x WC	-	/ 6 x Ur		
1	-	-	-		
2	-	-	-		
3	-	-	-		
<b>Maggie's Centre / Insall's Proposal</b>					
B	3 x F.WC / 3 x M.WC / 2 x Ur / 3 x Unisex WCs / 1 x AWC	1 x WC (understair)	-	<b>11 WCs</b> <b>2 Urinals</b>	<ul style="list-style-type: none"> <li>• 1 Wheelchair Accessible Toilet however the route from the lift is not Part M compliant with limited maneuvering space</li> <li>• No wheelchair accessible WCs for any function at the GF east end of the North Wing</li> </ul>
G	-	-	-		
1	-	-	-		
2	-	-	-		
3	-	-	-		

Page 90

# North Block, St. Bartholomew's Hospital

Hopkins Architects



The existing 1950's kitchen in the North Wing



Guild Hall

Page 91

**Key:**

- Public
- Service
- WCs
- Main public route
- Disabled access
- Catering Route
- Route to Public WCs

The North Wing and Great Hall, St Bartholomew's Hospital



Current and Maggie's Centre Incaill's Catering provision



The Approved Friend's Proposal catering provision

Catering

# North Block, St. Bartholomew's Hospital

Hopkins Architects

The North Wing and Great Hall, St Bartholomew's Hospital



Unconditioned archives in the East end with potentially hazardous overhead services.

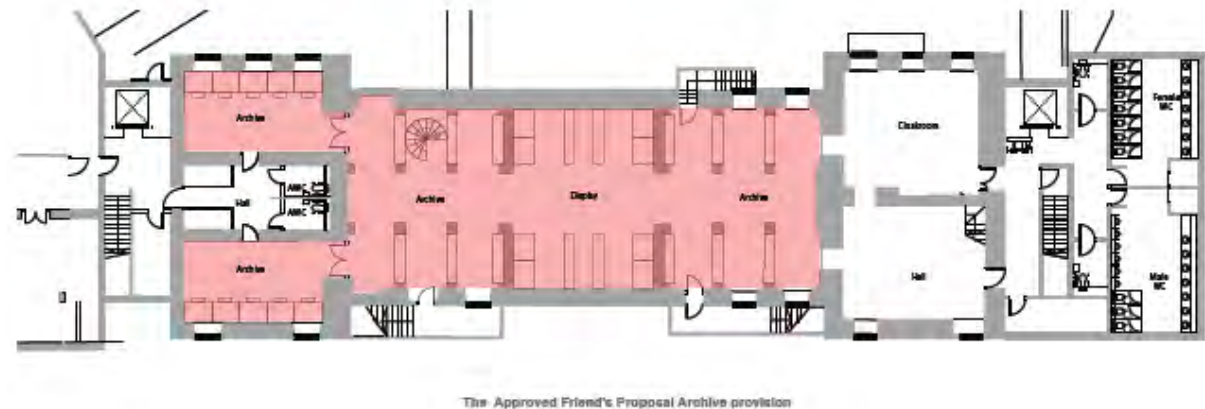
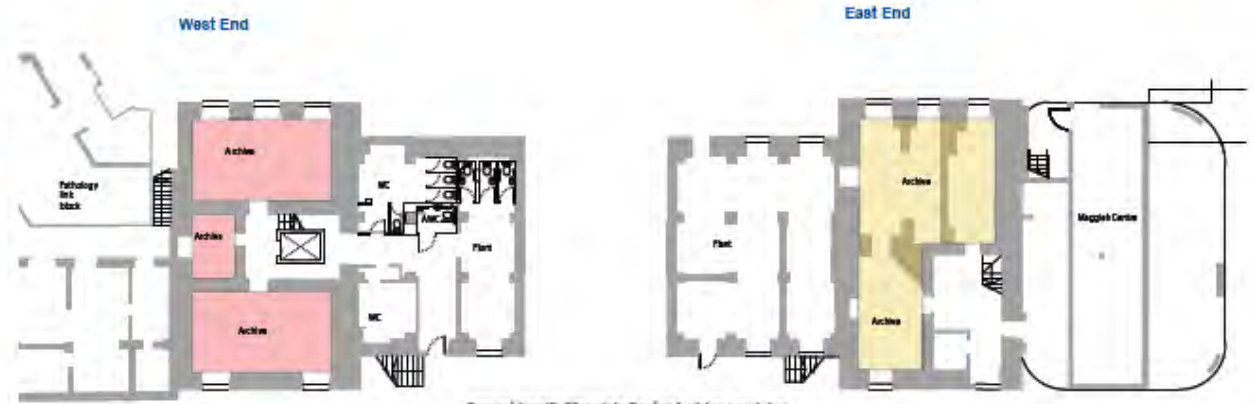


Unconditioned storage in the east end.

KEY

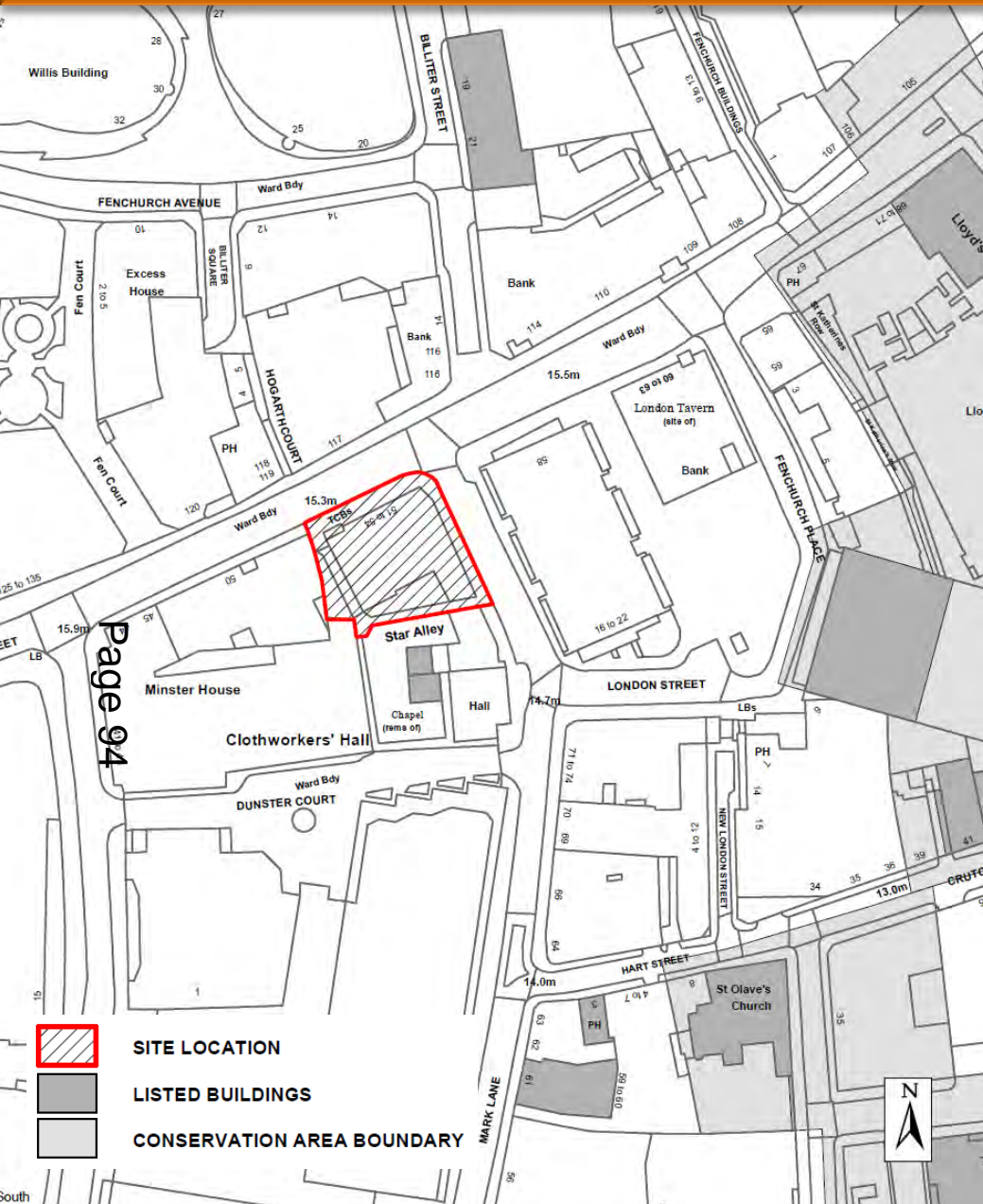
- Controlled Climate
- Uncontrolled Climate

Archives





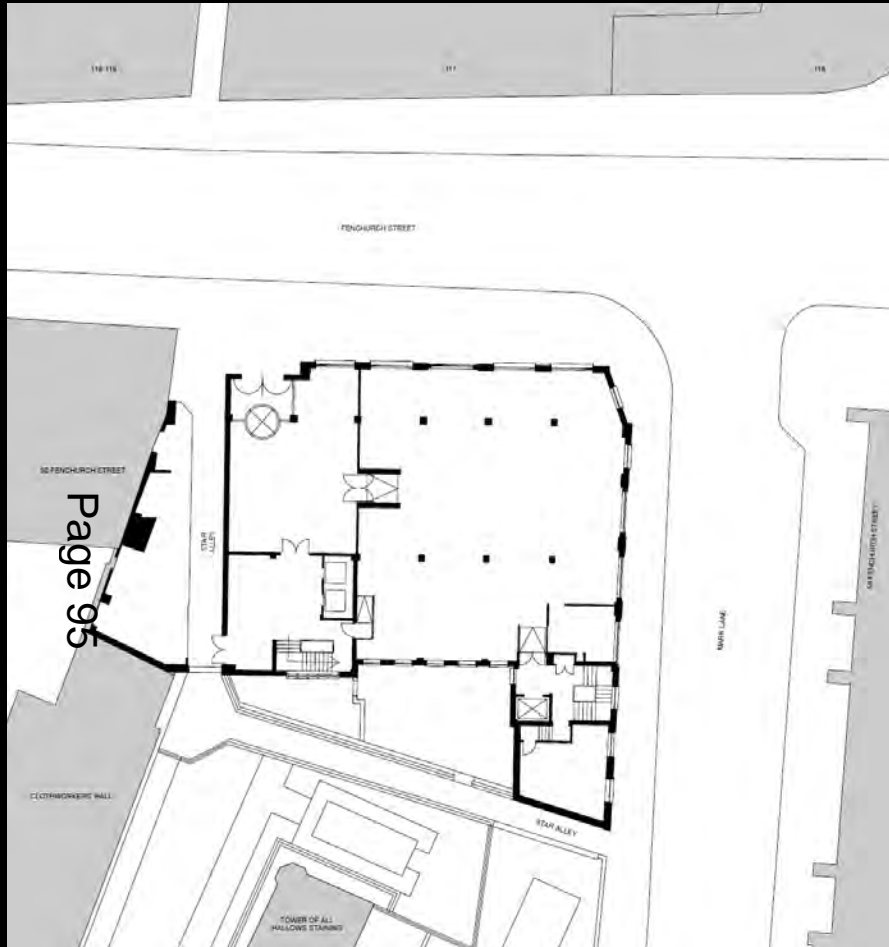
# 51 – 54 Fenchurch Street



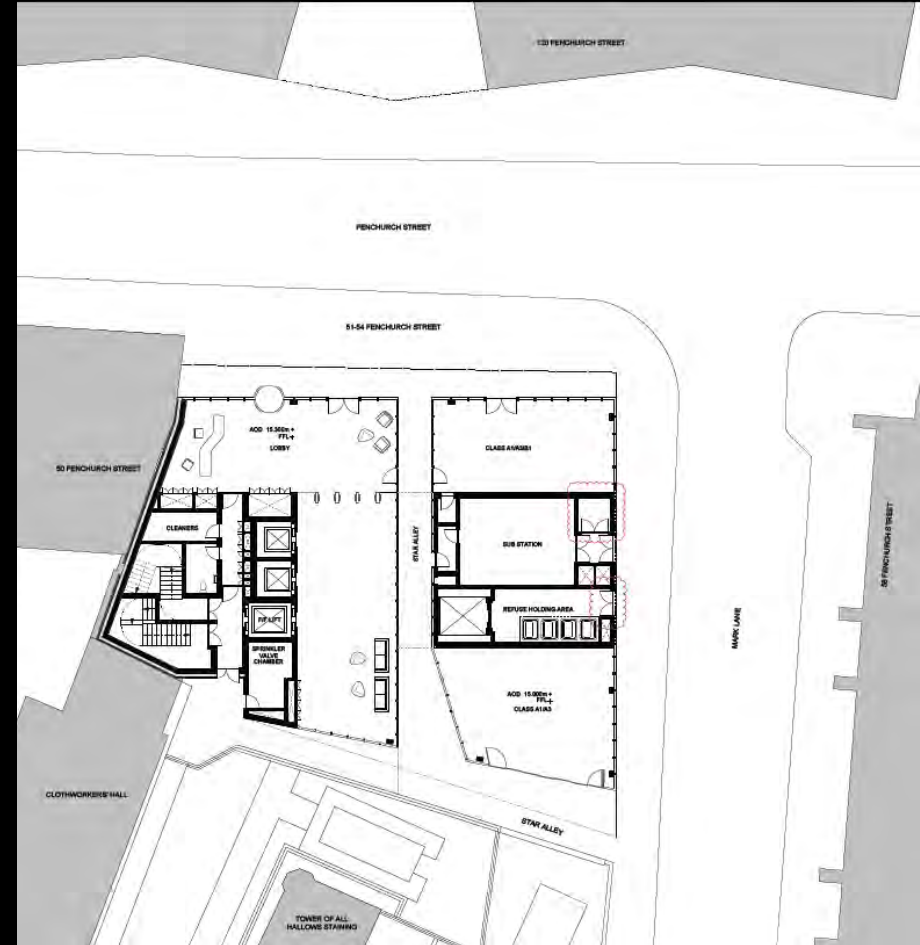
Site location plan



# 51 – 54 Fenchurch Street

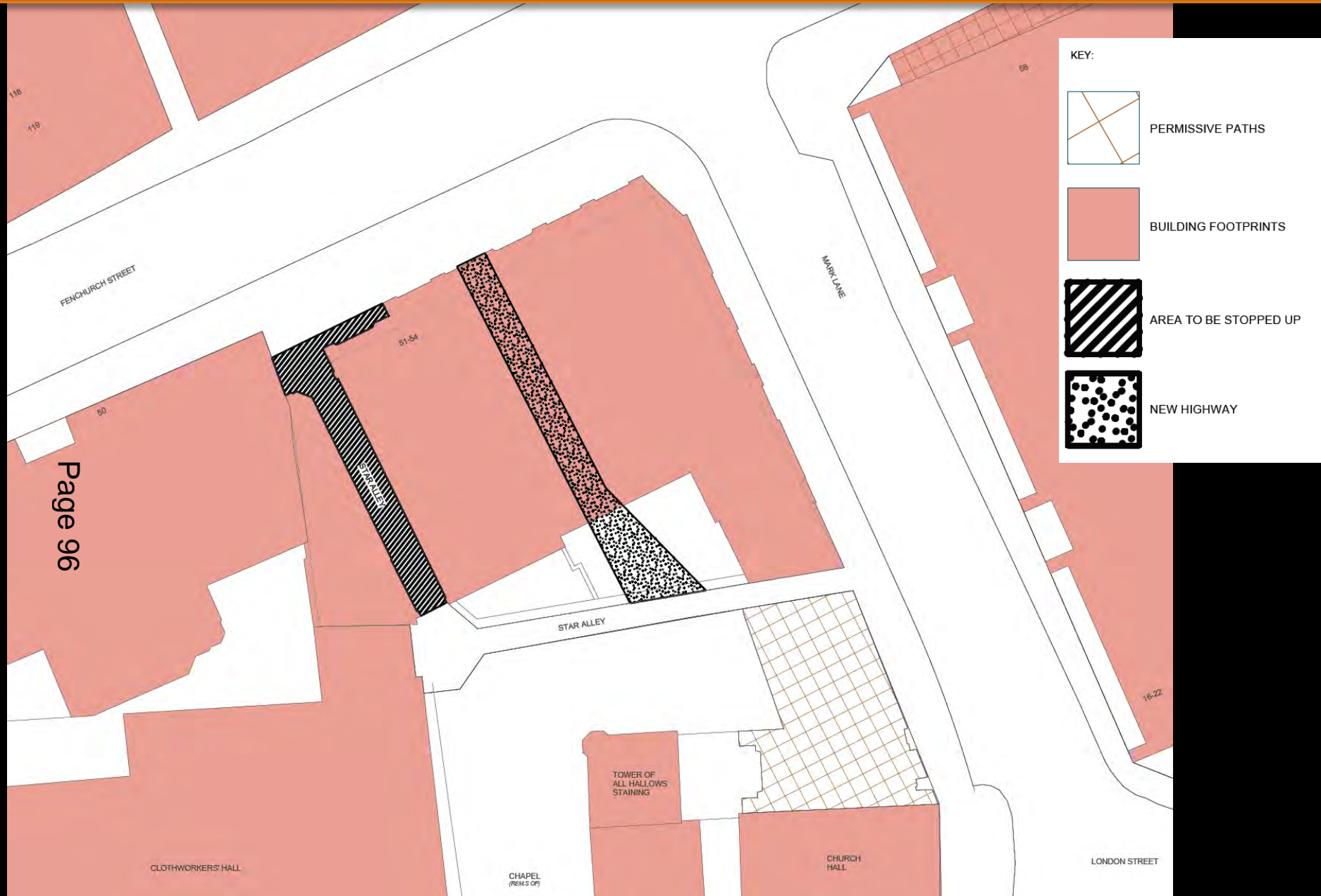


Page 95



Existing and proposed ground floor plan

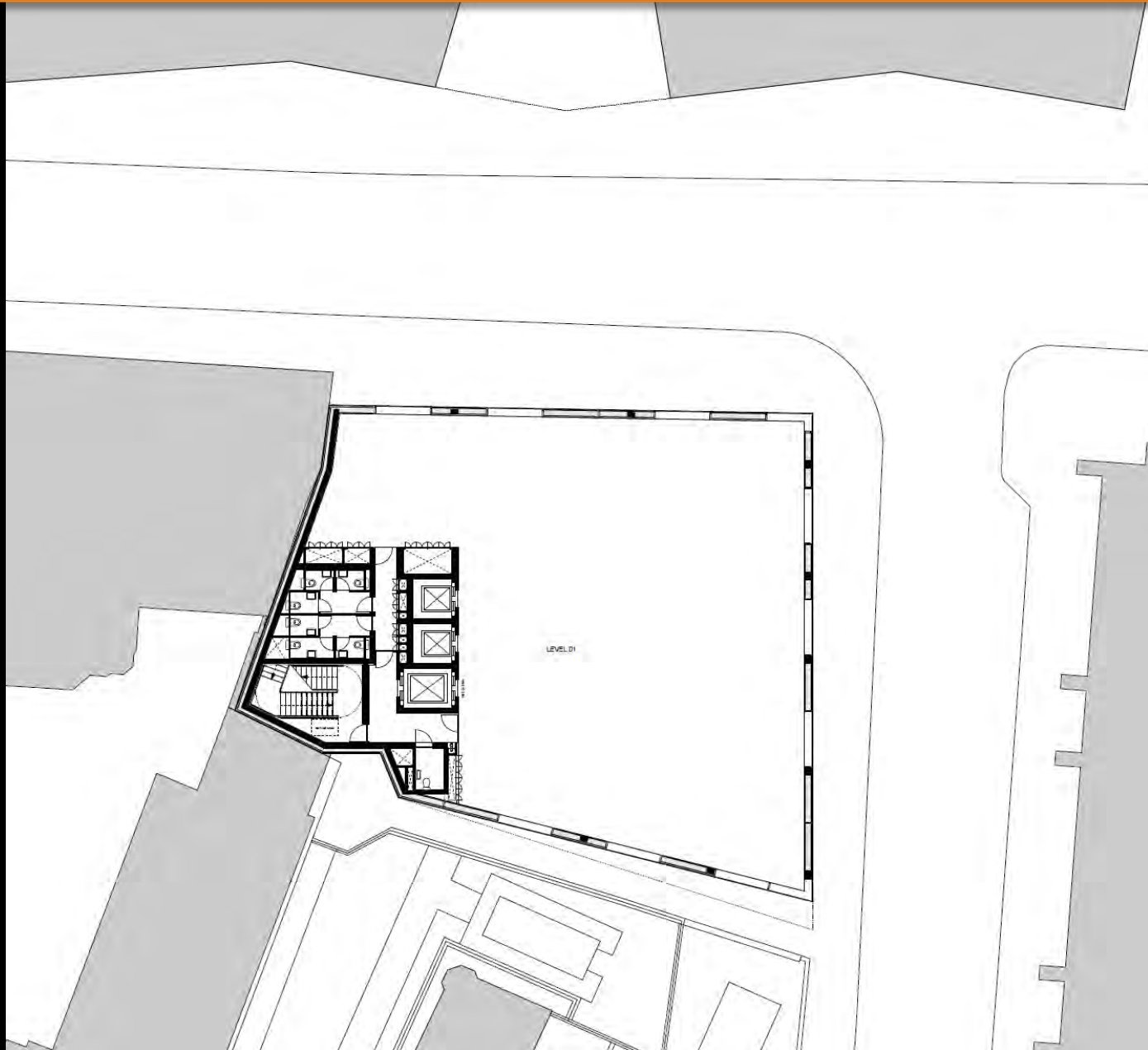
# 51 – 54 Fenchurch Street



Page 96

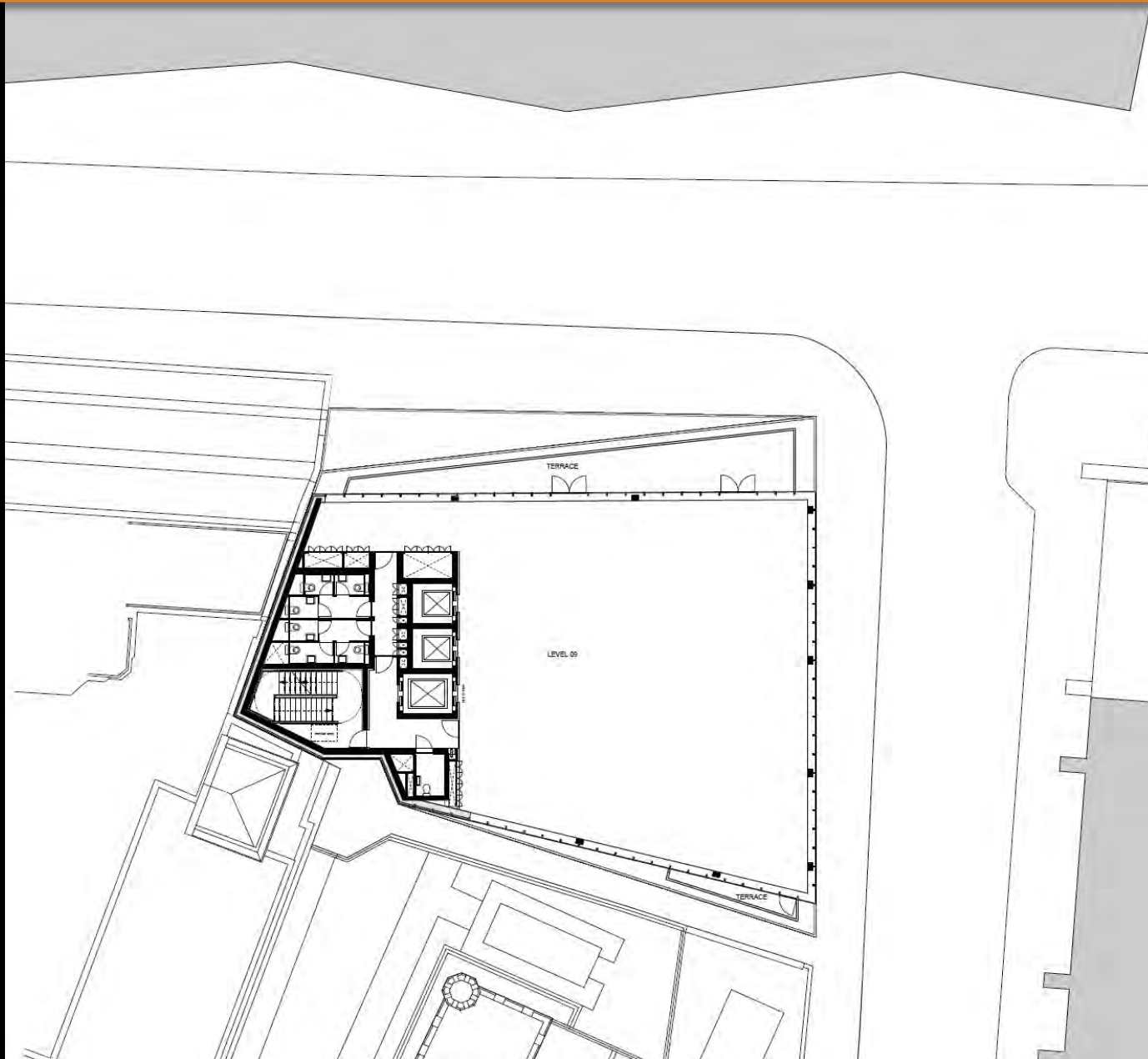
Stopping up plan

# 51 – 54 Fenchurch Street

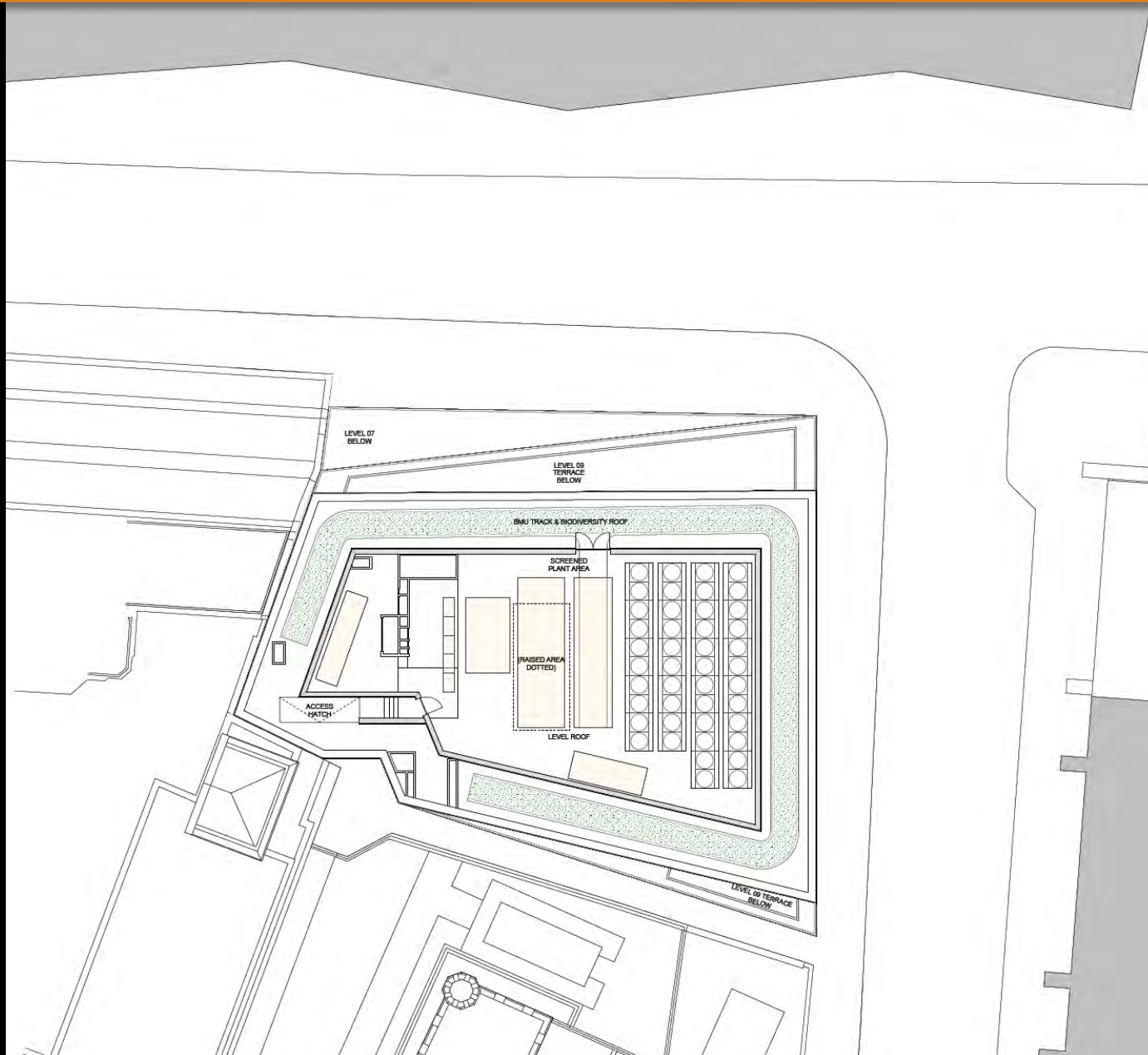


Proposed first floor plan

# 51 – 54 Fenchurch Street



Proposed ninth floor plan



# 51 – 54 Fenchurch Street



Proposed section

# 51 – 54 Fenchurch Street

Page 101



Proposed east elevation

# 51 – 54 Fenchurch Street

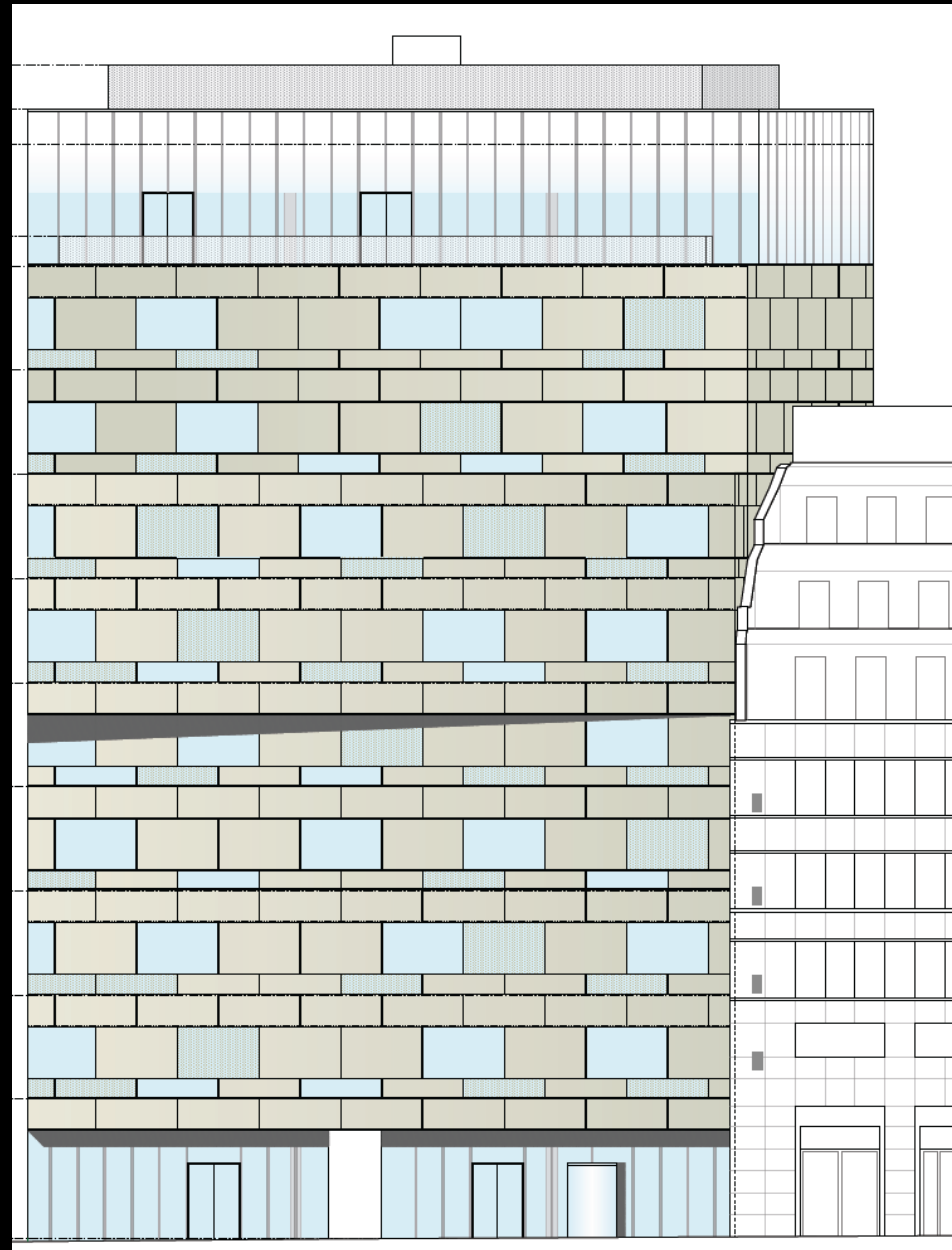
Page 102



Mark Lane looking north - existing and cumulative



# 51 – 54 Fenchurch Street



Existing and proposed Fenchurch Street elevation

# 51 – 54 Fenchurch Street



Page 104

Fenchurch Street, opposite Mincing Lane, looking east – cumulative

# 51 – 54 Fenchurch Street



Outside 109 Fenchurch Street looking west – existing and cumulative

# 51 – 54 Fenchurch Street

Page 106



1:1 SCALE (FOR COMPARISON)



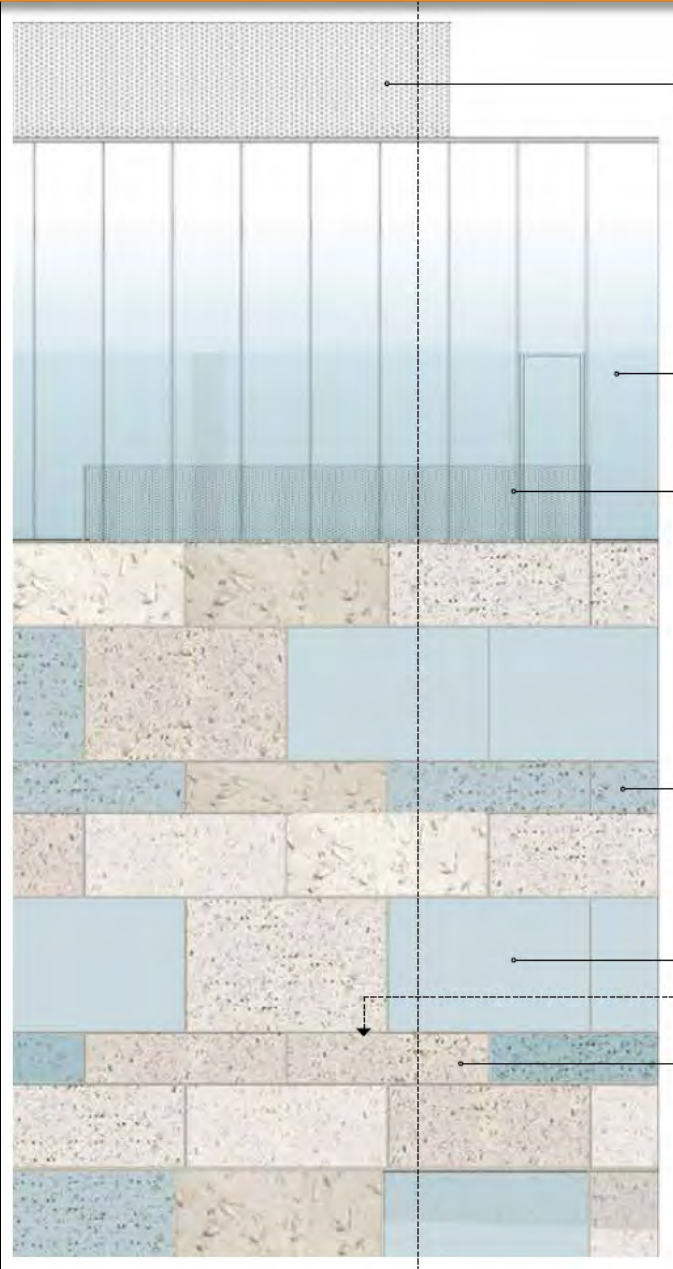
5:1 SCALE



2:1 SCALE



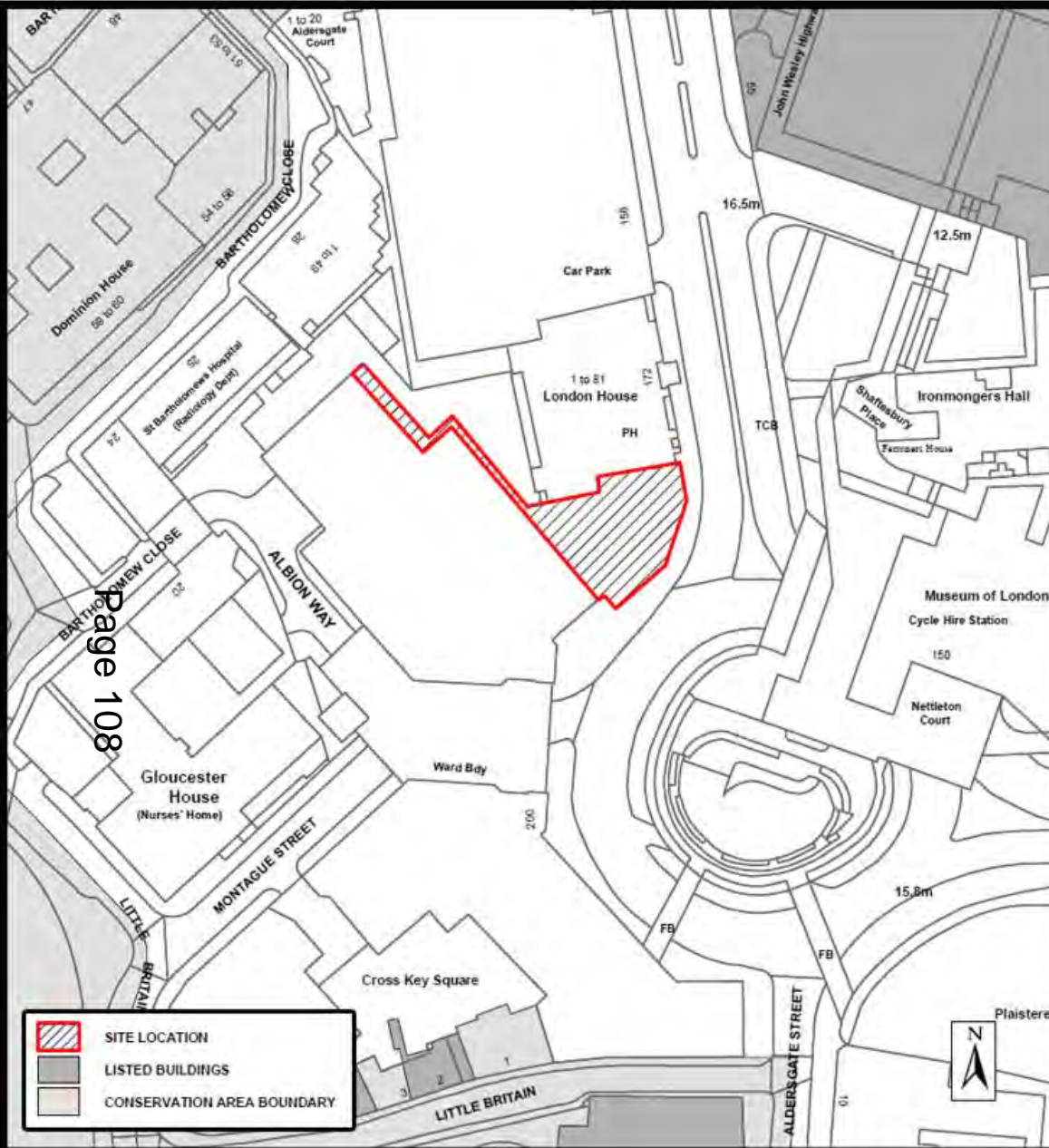
7:1 SCALE



## Proposed cladding system



# Unit 3, 200 Aldersgate Street

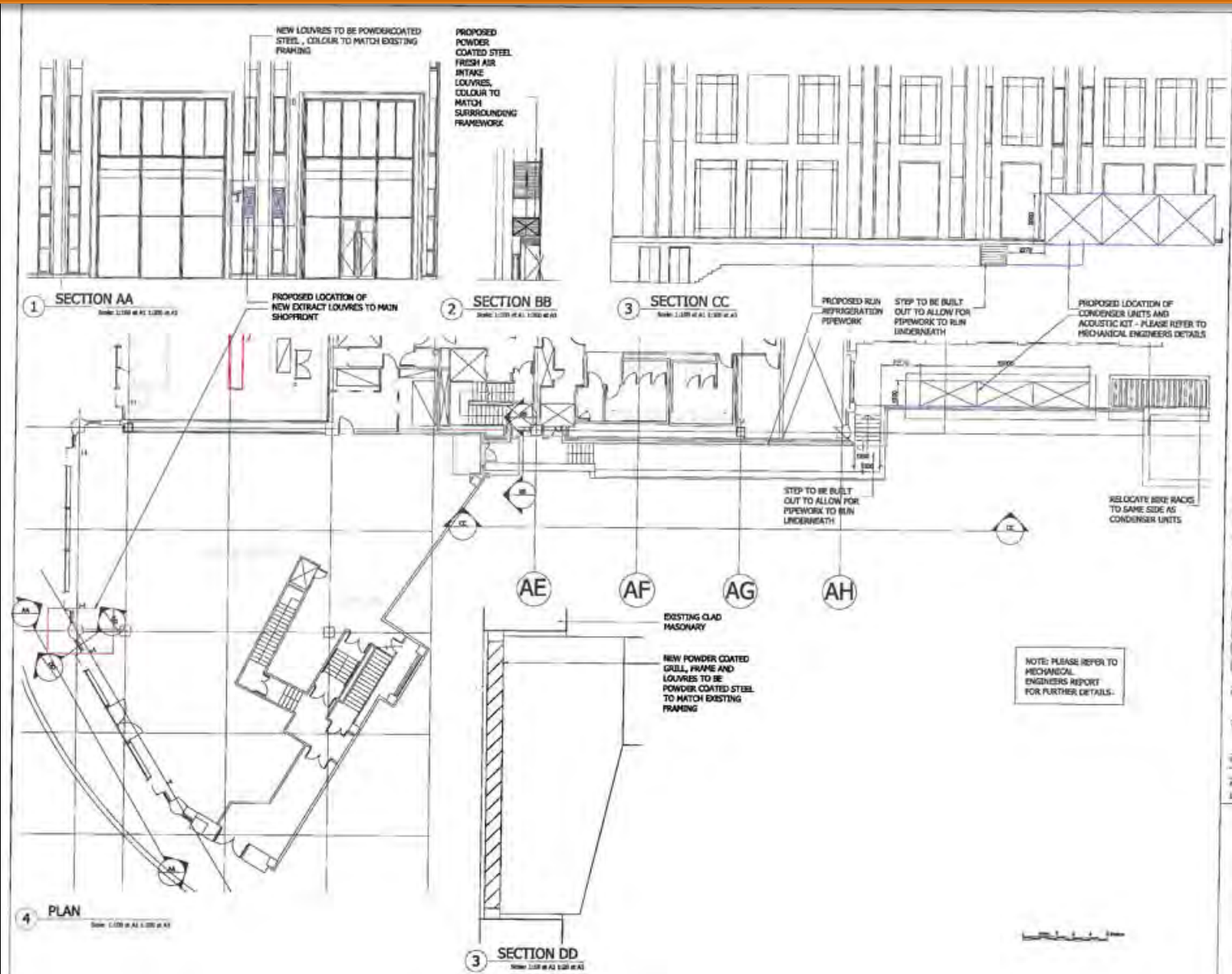


Page 108



Site location plan

# Unit 3, 200 Aldersgate Street



Plan and sections

# Unit 3, 200 Aldersgate Street

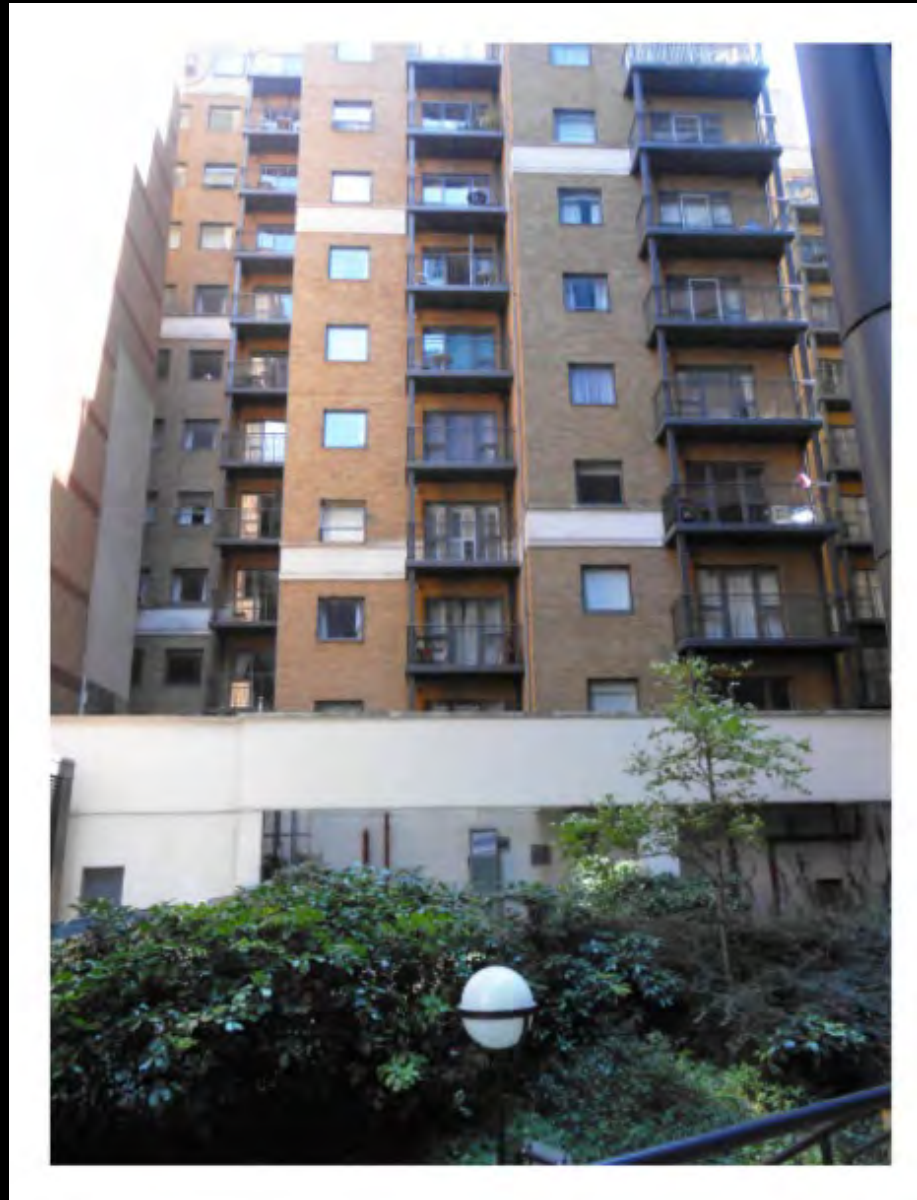


Page 110

Examples of similar enclosures



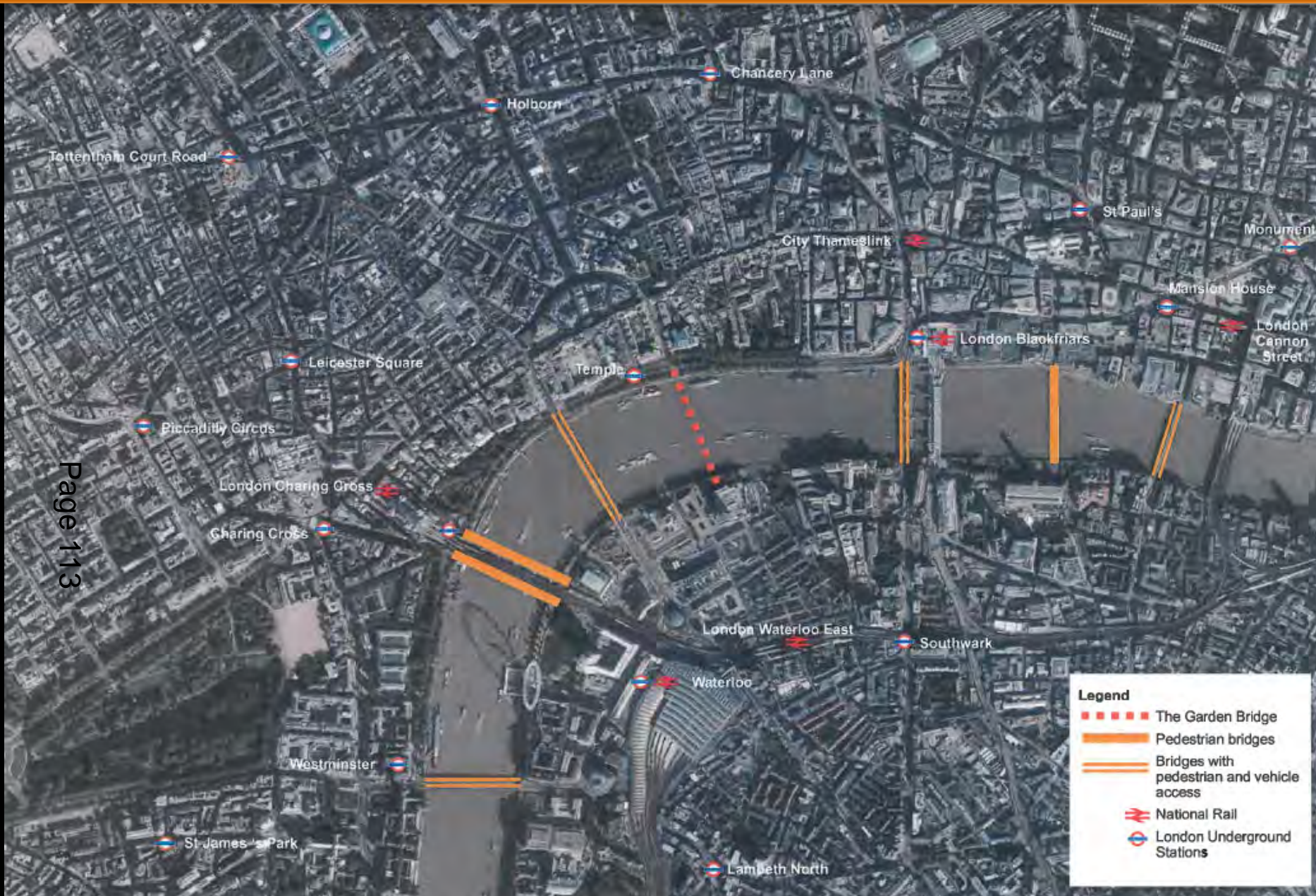
# Unit 3, 200 Aldersgate Street



Photos of site and surroundings



# Garden Bridge



**Legend**

- The Garden Bridge
- Pedestrian bridges
- Bridges with pedestrian and vehicle access
- National Rail
- London Underground Stations

# Garden Bridge



# Garden Bridge

Page 115





# Sugar Quay, Lower Thames Street





# Planning & Transportation Next Committee Date

23<sup>rd</sup> September 2014