

Committee:	Date:
Planning and Transportation	24 February 2015
Subject: St Bartholomew's Hospital, West Smithfield London EC1A 7BE (i) Demolition of a 1960s extension to the building (Finance Building) and the restoration of the existing original flank facade; (ii) Erection of a three storey extension to the building for use as a cancer care facility with ancillary roof terrace and external landscaping (Use Class D1); (iii) formation of new internal openings between the North Block and the new cancer care facility.	
Ward: Farringdon Without	Public For Decision
Registered No: 14/01281/LBC	Registered on: 12 January 2015
Conservation Area: Smithfield	Listed Building: No

Summary

The application relates to the grade I listed North Block within the St Bartholomew's Hospital Complex. It is one of the four principal hospital buildings that were designed by James Gibb and is of particular importance as it contains the Great Hall and Staircase Hall with its Hogarth paintings. The North Block currently accommodates the hospital's museum and archives and is used for functions and meetings.

The Finance building is attached to the eastern end of the North Block and comprises a 1960s extension that was designed to accommodate the hospital's accounts department and a bank. The building currently accommodates ancillary office accommodation and toilet facilities for use in association with the North Block. It forms part of the grade I listing by virtue of association with the North Block.

This report covers the listed building consent application for internal works to the North Block, the demolition of the Finance Building and its replacement with a Maggie's Centre of a revised design to that approved by Members on the 17th July 2014. An application for planning permission submitted under section 73 of the Town and Country Planning Act, is before you to consider changes to the Maggie's Centre planning permission.

The applications have been submitted further to discussions between the Barts Health NHS Trust, the Maggie's Charity and the Friends of the Great Hall and Archives of St Bartholomew's Hospital. The proposed scheme facilitates both the heritage vision for the long term restoration and preservation of the North Block and the delivery of a Maggie's Centre.

The proposed works covered under this application for listed building consent

are as follows:-

- The insertion of a shared circulatory core, containing a lift and staircase, within the Maggie's envelope. It would be adjacent to the east elevation of the North Block and would serve all floors of the North Block and the Maggie's Centre.
- The formation of new openings within the Henry VIII room and east facing elevation of the North Block to enable access between the listed building and the circulatory core.
- The widening of two existing openings in the east facing elevation of the North Block at ground and basement level.
- An increase in the size of the basement underneath the Maggie's Centre by 102sq.m, to accommodate new toilet facilities for the North Block and the Maggie's Centre. The facilities would replace those lost through the demolition of the Finance Building.
- A 400 mm increase in the width of the Maggie's Centre to enable the internal alterations. The width of the Maggie's Centre would be increased from 11.71 metres to 12.115 metres.
- Revisions to the design of the Maggie's entrance to facilitate access to the circulatory core and the Maggie's Centre.
- An extension to the roof of the Maggie's Centre to incorporate a lift shaft that would enable access to the second floor of the North Block. The lift shaft would protrude a maximum of 4 metres at the rear of the building.

The principle of demolishing the Finance Building and replacing it with a Maggie's Centre was approved under extant listed building consent reference 14/00320/LBC. That listed building consent is capable of implementation. The key consideration in determining this application relates to the acceptability of the internal alterations and revisions to the design of the Maggie's Centre in terms of impact on the significance of the North Block, and whether the proposal will preserve the listed building or its setting or any features of special architectural or historic interest which it possesses.

One letter of objection has been received to the siting of a Maggie's Centre at the eastern end of the North Block on the basis that it would harm the grade I listed building. The author of the letter contends that the approved Hopkins scheme is the preferred option for the site.

The demolition of the Finance Building is considered to be acceptable as it lacks architectural merit. The revised Maggie's Centre would be read as a distinctive building in its own right while enabling the North Block to retain its prominence. It has been sensitively designed to reveal architectural features of the North Block where possible.

The new lift shaft and the internal openings would result in some less than substantial harm to the significance of the North Block. This harm would be outweighed by the public benefits of the proposal. The reconfiguration of the

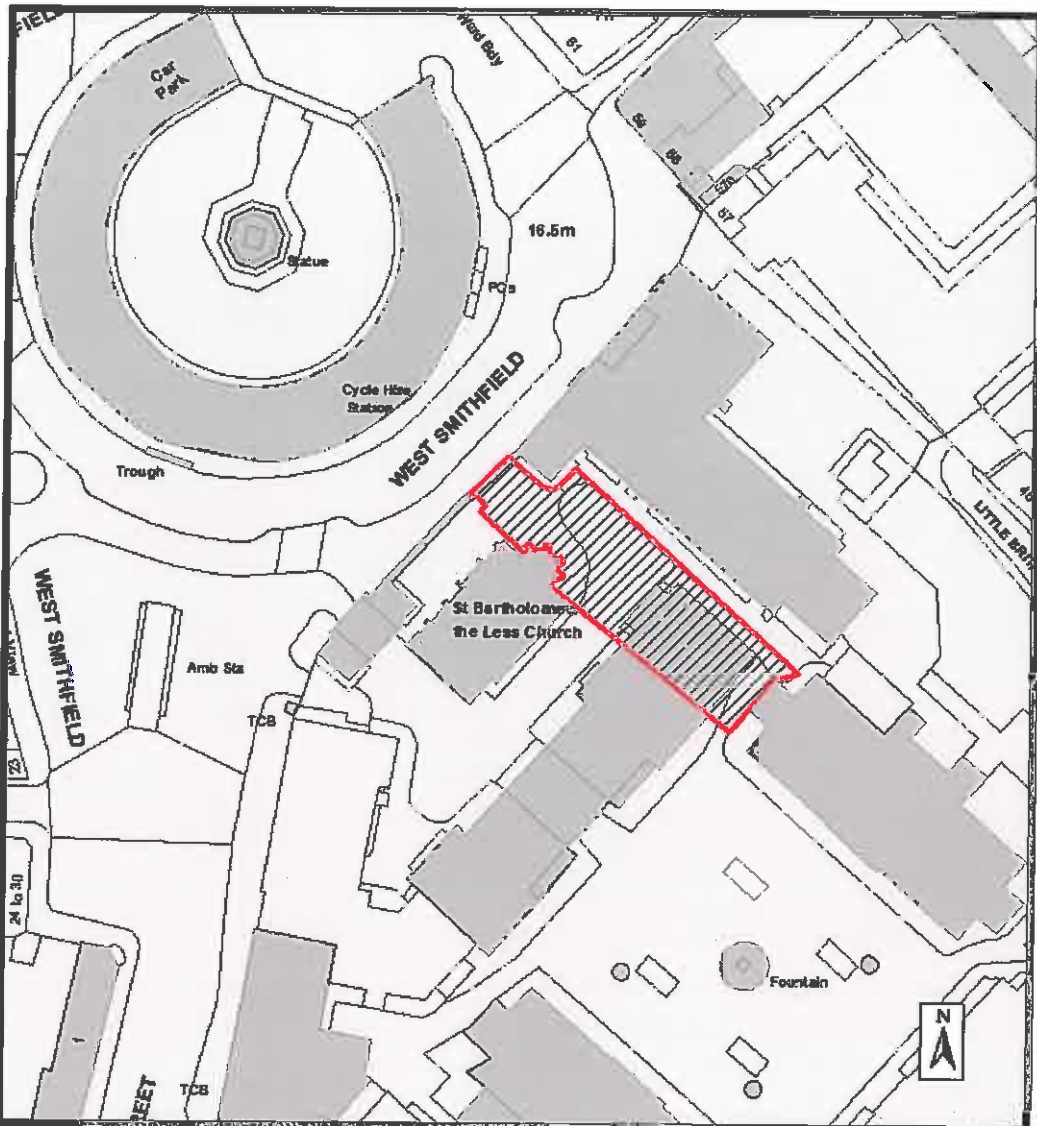
basement and other alterations are acceptable. The benefits include the provision of a cancer care facility on the site and improved fire escape and access arrangements for the North Block, particularly the Great Hall improving facilities for the long term future of the North Block.

The application is considered to accord with the policies of the development plan when considered as a whole.

Recommendation

That listed building consent is granted in accordance with the recommendations set out in the attached schedule.




Site Location Plan



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ADDRESS:
St. Bartholomew's Hospital, West Smithfield

CASE No. 14/01283/FULL
14/01281/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Finance Building, View from St Bartholomew's Square



North Block, View from St Bartholomew's Square

Main Report

Site

1. The application relates to the grade I listed North Block within the St Bartholomew's Hospital complex. It dates from 1732 and comprises one of the four principal hospital buildings designed by James Gibb between 1732 and 1768. It was designed for administrative and ceremonial functions associated with the hospital. The interior is of great importance and includes the Great Hall and Staircase Hall with its Hogarth paintings. The North Block currently accommodates the hospital's museum and archives and a number of functions.
2. The Finance building is attached to the eastern end of the North Block and comprises a 1960s extension that was designed by Adams, Holden and Person Architects to accommodate the hospital's accounts department and a bank. It is 'neo-Georgian' in style and grade I listed by virtue of association with the North Block. The building currently accommodates ancillary hospital office accommodation and toilet facilities for use in association with the North Block.

Relevant History

3. 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 the demolition of the Finance Building and its replacement with a Maggie's Centre.
4. The Friends of the Great Hall and Archive of St Bartholomew's Hospital (the Friends) objected to the 2013 Maggie's application on the basis that the future of the North Block needed to be given more careful consideration. The Friends and Hopkins architects had previously carried out studies to look at how the future of the North Block could be safeguarded. They concluded that the North Block should become a self-generating facility that could be used as a visitor attraction, a place for meetings, events and functions. In order to deliver this the Friends 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
5. The Friends were concerned that the proposed location of the Maggie's Centre would prejudice the ability to comprehensively address these issues, particularly at the eastern end of the North Block.

6. At the 4th June 2013 Planning and Transportation Committee Members resolved to refuse the applications. Concerns were raised over the proposed landscaping scheme and the design of the Maggie's Centre. Members considered that there were unresolved issues particularly in respect of how the future of the North Block would be safeguarded. The applications were withdrawn by the applicant prior to the matter being brought back to committee to agree the reasons for refusal.
7. On the 23rd December 2013 the Friends submitted applications for planning permission (13/01227/FULL) and listed building consent (13/01228/LBC) for an alternative scheme for the North Block and the Finance Building. The proposal was designed to improve the functioning and setting of the North Block having particular regard to the matters listed above. It included the demolition of the Pathology Block and Finance Building. New extensions ('bustles') containing circulatory cores were proposed at the east and west ends of the North Block along with ramps to the entrances and associated landscaping. Internally new catering, archive storage and toilet facilities would be provided. The applications were approved by Members at the 29th April 2014 Planning and Transportation Committee.
8. On the 3rd April 2014 applications for planning permission (14/00319/FULL) and listed building consent (14/00320/LBC) were submitted for a revised Maggie's proposal (the original reports are appended for information). The Barts Health NHS Trust (the Trust), as the freeholders of the site, remained committed to the provision of a Maggie's Centre adjacent to the North Block. The siting of the Maggie's centre was revised. Further design details were provided and a landscape architect was commissioned for the landscaping strategy. Internally it was proposed that the Maggie's Centre would be self-contained (in the proposals presented in 2013 the toilets for the North Block were in the basement of the Maggie's Centre). The applications were approved at the 17th July 2014 Planning and Transportation Committee.
9. Members considered also applications for listed building consent (14/00279/LBC) and planning permission (ref. 14/00278/FULL) submitted by Donald Insall Associates (Insall) on behalf of the Trust, to provide toilet facilities in the North Block to replace those lost through the demolition of the Finance Building. Measures were proposed to upgrade the fire escape and access arrangements. Members approved the applications at the 17th July 2014 Planning and Transportation Committee.
10. The Friends remained concerned that the 2014 Maggie's proposals would threaten the future of the North Block. They did not consider that the Insall's scheme was sufficient to secure satisfactory toilet facilities, fire escape and access arrangements for the North Block. They maintained that the Hopkins scheme approved on the 29th April 2014 should be implemented.
11. In November 2014 the City brought representatives of the Friends, the Maggie's and the Barts Health NHS Trust together to develop a shared

approach to the site. The current application has been submitted in the light of the discussions and seeks to facilitate both the heritage vision for the long term restoration and preservation of the North Block and the delivery of a Maggie's Centre.

Proposal

12. Listed building consent is sought for:
 - Demolition of the Finance Building and the restoration of the east facing flank façade of the North Block;
 - Erection of a three storey extension to the building for use as a cancer care facility with ancillary roof terrace and external landscaping; and
 - Internal alterations and new openings between the North Block and the new cancer care facility and to provide improved access and fire escape arrangements.
13. The works are being considered under a new application for listed building consent and not as a variation to the existing listed building consent (ref. 14/00320/LBC) under section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as new internal works are proposed, the impact of which has not been considered previously.
14. The following revisions would be made to the design of the approved Maggie's Centre:
 - A shared circulatory core, containing a lift and stairs, would be inserted into the Maggie's envelope. It would adjoin the east facing elevation of the North Block and would run from basement to second floor level. The lift shaft would protrude above the roofline of the approved Maggie's Centre on the north side of the building. This is in order to enable lift access to the second floor of the North Block. The interior of the core would be read as being part of the North Block as it would primarily be used in conjunction with the listed building. The Maggie's Centre would have its own internal staircase and access to the lift. The staircase in the circulatory core could be used by the Maggie's Centre in the case of an emergency.
 - The width of the Maggie's Centre would be increased by 400 mm due to the reconfiguration of the internal layout.
 - The design of the Maggie's entrance has been reconfigured to allow access to the Maggie's Centre and the North Block.
 - The basement would be increased in size by 102sq.m. The layout of the basement has been revised to incorporate separate toilet facilities for the Maggie's Centre and the North Block.
15. The following works are proposed to the North Block:
 - Modifications are proposed to the layout at ground floor level and two existing openings at basement and ground floor level would be widened.

- New openings would be formed in the east elevation of the North Block and within the Henry VIII room to allow interconnection between the circulatory core and the listed building.
16. The remaining elements of the proposal are as per the approved listed building consent (ref. 14/00320/LBC) for the Maggie's Centre.
 17. The planning matters are dealt with under a section 73 application details of which are before you under a separate report (ref. 12/01283/FULL).

Consultations

18. The views of other City of London departments have been taken into account in the preparation of this development scheme and some detailed matters remain to be dealt with by condition.
19. English Heritage raises no objection to the proposal subject to conditions requiring:
 - a. A method statement for the proposed openings and associated finishes through the east wall in the first and second floor rooms above the Henry VIII Room.
 - b. Details and a method statement for any proposed openings and associated finishes through the east wall of the Henry VIII room at ground floor level.
 - c. Details and a method statement for the repair and reinstatement of original stone window features on the east gable.
20. The Society for the Protection of Ancient Buildings raises no objection to the demolition of the Finance Building and its replacement with a modern building that would stand in complete contrast. The building should complement the robustness of the North Block. They are concerned that the materiality of the proposed building is not sufficiently demonstrated. Detailing of the new envelope would be critical to the design. There is concern about the conceptual 'wrap' of the enclosing envelope and its expression where it touches and weathers against the North Block. The junctions between the two buildings would need careful consideration.
21. Samples of the okalux glass were viewed in the consideration of the previous application (ref. 14/00320/LBC). Conditions are recommended to control the detailed design and junctions.
22. The Friends consider that the proposed amendments to the plans are acceptable to the Friends of the Great Hall and Archive of St Bartholomew's Hospital. They provide the essential requirements to sustain the future viability of the Great Hall.
23. One letter of objection has been received to the siting of a Maggie's Centre at the eastern end of the North Block on the basis that it would

harm the grade I listed building. The author of the letter contends that the approved Hopkins scheme is the preferred option for the site.

Policy Context

24. The development plan consists of the London Plan, and the City of London Local Plan. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
25. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations and Sustainable Design and Construction.
26. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

27. The Corporation in determining this application for listed building consent has the following main statutory duty to perform:-
 - In considering whether to grant listed building consent for the works the Corporation shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 16(2) Planning (Listed Buildings and Conservation Areas) Act 1990)
28. Chapter 12 of the NPPF is relevant in this instance as it sets out key policy considerations for applications relating to 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.
29. 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. The assessment of significance should be taken into account when considering the impact of a proposal.
30. The North Block is highly significant as it is the principal building in one of London's oldest operational hospitals. It was designed by James Gibb, 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. The North Block's relationship with the East Block, West Block and the later King George V Block is of significance. Gibb sited the four principal blocks separately to avoid the spread of infection and fire. The buildings are read as a set piece.
31. At paragraph 132 the NPPF sets out that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's

conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting”.

32. Paragraph 138 of the NPPF states that the “Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage site as a whole.
33. At paragraph 134 the NPPF states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use”.
34. The demolition of the Finance Building and its replacement with a Maggie’s Centre has been approved under extant listed building consent reference 14/00320/LBC. The decision was taken under the policies of the London Plan, Core Strategy and Unitary Development Plan then in force. It was concluded that the proposal would result in some less than substantial harm to the North Block under paragraph 134 of the NPPF.
35. The current policy documents are the London Plan and the Local Plan which was adopted in January 2015. Whilst there have been changes of detail, the principal policies relating to listed building matters remain unaltered.
36. The following matters are relevant to the consideration of this case:
 - The acceptability of the demolition of the Finance Building.
 - The appropriateness of the design of the Maggie’s Centre.
 - The appropriateness of the internal modifications.
 - Impact on the future of the North Block
 - The extent to which the revised design complies with Government policy advice (NPPF), including the extent to which the proposal would impact on the significance of the North Block.
 - The extent to which the revised design complies with the relevant policies of the London Plan and Local Plan.

Acceptability of the Demolition of the Finance Building

37. The Finance Building is only in partial use currently for ancillary office space and toilet facilities for the North Block.
38. The Finance Building represents an unsympathetic addition to the North Block as it cuts across and conceals decorative stonework on the

east elevation. The low floor to ceiling heights and reduced scale and proportions give the building a squat appearance. Its demolition is considered to be acceptable.

39. Replacement toilet facilities would be provided in the basement of the Maggie's Centre for use in conjunction with the North Block.

Appropriateness of the Design of the Maggie's Centre

40. The demolition of the Finance building would expose the quoins, blind windows and architraves of the North Block's east elevation. A detailed study of this elevation would be required by condition, prior to the construction of the Maggie's Centre.
41. The Maggie's Centre and internal circulatory core have been designed to ensure that features of architectural significance on the North Block remain exposed where possible. This approach would accord with paragraph 137 of the NPPF which states that local planning authorities should look for opportunities for new development to enhance or better reveal the significance of heritage assets.
42. The front and rear facades of the centre would be set back as per the approved scheme to expose the quoin detailing on the north and south east facing corners of the North Block. Subject to the uncovered detail on the east elevation of the North Block, blind windows would be partially exposed within the circulatory core at first and second floor level.
43. The proposed lift shaft would obscure external views of a blind window that is currently visible at second floor level. The glazed lift shaft would be enclosed at the top by a sloping roof that would merge with the approved Maggie's roofline. The shaft would be seen as an additional distinct element on the north side of the North Block. The top of the lift shaft would be visible from alongside St Bartholomew the Less, the Screen Wall and Colonnade, and it would be glimpsed in views from West Smithfield.
44. The lift shaft would cause harm to the Grade I listed North Block by its physical attachment, external appearance, partial concealment of architectural features and its associated internal alterations. Notwithstanding, the lift shaft has been designed to appear as a subservient addition to the listed building and distinct from the architecture of the Maggie's Centre. The stonework concealed externally would be visible internally from within the fully glazed lift and circulation space, thus enabling some appreciation of the architectural detailing. The detail of the lift shaft and how it would be affixed to the listed building has been reserved by condition.
45. The setback of the front and rear facades, the varied height and increased width of the Maggie's Centre under this proposal would result in a building that relates satisfactorily to the North Block. The Centre would appear appropriately subservient to the North Block and the lower level of the roof on the north side of the building would ensure a sympathetic relationship to the listed church, screen wall and Kenton and Lucas Block. The smooth curved facades allow the strong lines

and classical detailing of the Gibbs building to maintain their prominence. The greenery to the roof of the Centre would harmonise with the existing and proposed trees and planting around the perimeter of the Church.

46. A contemporary architectural language has informed the design of the building. The Centre would be clad externally in 'Okalux' glass, which comprises a low-iron glazing system with a matt sandblasted finish. The white opalescent glass would be arranged in swept horizontal bands, interspersed with coloured panels. The bands of glass provide a subtle horizontal subdivision of the elevations. When viewed obliquely in daylight the glass takes on a matt white colour that would complement and visually blend with the Portland stone of the North Block and surrounding buildings. The fine texture of the glass would diffuse light and give a subtle glow when illuminated. The composition of the proposed glazing would prevent it from appearing as a garish light.
47. The contemporary architectural approach has given rise to objection on the grounds that the proposed centre would not be sympathetic to the North Block or the surrounding historic context and that the demolition of the Finance Building provides the opportunity to restore the original appearance of the North Block.
48. New buildings and extensions have been added to the hospital complex in response to changing clinical requirements over the centuries. The arrangement of the Gibbs buildings has been altered through additions to the east and west ends of the North Block, later buildings to Giltspur Street and the substantial extension of the King George V block.
49. The North Block is already attached to the Finance Building. The replacement of this building by the Maggie's Centre would not result in any greater diminishment of the setting of the North Block.
50. The proposed Maggie's Centre is of architectural merit. It would provide a bold addition to the listed building and conservation area when viewed from the Square and site surroundings. The design philosophy is based on the approach that in order to respect the authenticity of historic architecture, a contrasting new element must be created which does not overwhelm the host building but is a complimentary contrast to it. The proposed Maggie's Centre would be read as a distinctive building in its own right while enabling the North Block to retain its prominence. The Society for the Protection of Ancient Buildings supports this approach subject to appropriate detailing between the old and new elements. The junctions between the North Block and the new building would be controlled by condition.

Appropriateness of the Internal Modifications

51. The circulatory core would be designed and detailed to minimise its impact on the east elevation of the North Block. Once exposed the east elevation would remain as visible as possible from within the lift and the staircase. The lift housing and car would be fully glazed in order to

appear as a simple, contemporary intervention against the Portland stone elevation of the listed building.

52. New openings were permitted in the North Block at first and second floor level and in the Henry VIII room as part of the Hopkins proposals (application ref. 13/01227/FULL and 13/01228/LBC), to enable access between the North Block and the 'bustle'. A similar arrangement of openings is proposed under the current scheme.
53. New openings would be formed in the east elevation of the North Block at first and second floor level to serve the lift and enable internal movement between the North Block and the circulatory core. At second floor level the opening would be formed within the stone architrave of the blind window which is currently exposed. The first floor and rear ground floor openings would be directly below, in areas where blind window architraves may survive behind the Finance Building.
54. The new openings in the east elevation of the listed building would require loss or alteration of historic features and masonry, thereby causing harm to the listed building. The new openings would be formed within the blind windows and would be designed to be appropriate to historic features internally. The final detail of the new openings has been reserved as a condition in order to take account of any additional features uncovered during the demolition of the Finance Block.
55. At second floor level an existing opening dating from the 1960s would be blocked up. This would cause no harm to the significance of the listed building. Works of making good would be required by condition.
56. The existing ground floor ramped route to the Finance Building beneath the Hogarth stair, would be modified to provide a level and accessible route from the North Block into the lobby of the circulatory core. A modern plaster board partition behind the panelling would be removed in order to widen the route. An existing opening in the east elevation of the North Block would be widened by approximately 450 mm.
57. At basement level an existing opening in the east elevation of the North Block would be similarly widened by 450 mm to allow for potential access to the east part of the basement where the archives are currently stored. The proposed alterations would not cause harm to historic fabric or areas of significance. Details of repairs and works of making good would be required by condition.
58. Within the Henry VIII room a new opening would be formed in the east elevation to allow access to the circulatory core. The new opening would require the modification of internal panelling and historic features. It would cause some harm to the listed building. The opening would be designed as a flush 'jib' door to match adjacent surfaces and to minimise its impact on the historic interior. The detail of new opening is the subject of an attached condition.
59. There would be no above ground impact from the basement alterations. The works would not harm the significance of the North Block. The provision of toilet facilities in the basement of the new

building is welcome as it would remove the requirement for the provision of services in the listed building.

Impact on the Future Viability of the North Block

60. The proposed alterations would facilitate a long term future for the North Block. The insertion of a circulatory core at the east end of the building would provide wheelchair access between the floors of the Maggie's Centre and would provide wheelchair access entered from the main entrance to the North Block and immediately adjacent to the Hogarth Staircase. A new spacious lift would be provided that would surpass the requirements of Part M of the building regulations.
61. The circulatory core and the external ramps (approved under Inshell application reference 13/00278/FULL), would enable a wheelchair user to view the Hogarth paintings independently as there would be no requirement for assistance or the need to make prior access arrangements as at present.
62. The fire escape arrangements would be upgraded. The proposed staircase would provide a fire escape route at the eastern end of the building removing the need to use the Hogarth staircase in emergencies.
63. The toilet facilities removed in the demolition of the Finance Building would be re-provided in the basement of the Maggie's Centre for use in conjunction with the North Block. This would include fully accessible facilities that meet best practice standards. Two fully accessible unisex facilities and two gender specific ambulant accessible cubicles would be provided.
64. The Trust intends to refurbish the pathology building and the pathology link extension (western end of the North Block) for use as ancillary hospital office space and a private patient unit. A planning application (ref. 14/00952/FULL) has been submitted for external works proposed in association with the conversion, including a roof extension and new entrances. The plans show that the pathology link extension would incorporate scope for archive storage and improved catering facilities for use in association with the North Block.

Extent to which the proposal complies with Government Policy Advice

65. It is concluded that the protrusion of the lift shaft and the new openings in the North Block would result in some harm to the significance of the Listed Building. It is considered that the harm would be less than substantial and therefore paragraph 134 of the NPPF is applicable. It is not considered that the alterations would result in substantial harm under paragraph 133 of the NPPF as they would not have such a serious impact on the significance such that it would be vitiated altogether or very much reduced and would not cause the total loss of significance to the North Block.
66. Giving considerable importance and weight to the harm to the North Block and to the fact that greater weight should be given to the harm as the building concerned is listed Grade I it is considered that the less

than substantial harm caused to the North Block would be outweighed by the public benefits of the proposal which include the provision of a cancer care facility on the site and improved facilities and access to the North Block, and its Great Hall. The alterations would sustain the building's future as a visitor attraction and function space.

Extent to which the proposal complies with the Development Plan

67. Policy 7.8 of the London Plan states that "Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail."
68. Policy CS12 of the Local Plan seeks to conserve or enhance the significance of the City's heritage assets and their settings by: safeguarding the City's listed buildings and their settings, while allowing appropriate adaptation and new uses.
69. Policy DM12.1 of the Local Plan relates to managing change affecting all heritage assets and ensuring that the proposals sustain and enhance heritage assets, their settings and significance. Policy DM12.3 relates to listed buildings and seeks to ensure that listed building consent is granted for the alteration of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.
70. The proposal has been assessed in relation to the relevant heritage policies of the London Plan and Local Plan. The revised Maggie's Centre would be a complementary contrast to the architecture of the grade I listed North Block. The material and detailing of the proposed extension would harmonise with the existing Portland stone of the North Block and would expose the Gibb's quoins. The set back and set down would ensure its scale is subservient to the listed building.
71. The lower level of the roof on the north side of the building would ensure minimal impact to the setting of surrounding heritage assets including the St Bartholomew the Less church, the Screen Wall and Colonnade and the Kenton and Lucas Block.
72. It is acknowledged that the proposal would result in some harm to the significance of the North Block. This harm is outweighed by the benefits of the proposal which include securing the long term future of the North Block.
73. On balance the proposal demonstrates substantial compliance with the relevant heritage related policies of the Development Plan. Any harm is outweighed by the benefits of the scheme.

Conclusion

74. The demolition of the Finance Building and the construction of a Maggie's Centre were approved by listed building consent reference 14/00320/LBC. The impact of the revised design of the Maggie's Centre and the proposed internal alterations and circulatory core have been given consideration having regard to the Local Planning

Authority's statutory duty in relation to listed buildings and the requirements of the development plan and the NPPF.

75. The increases to the width of the Maggie's Centre, the insertion of an internal circulatory core, the entrance alterations, the reconfiguration of the basement and the alterations to the existing ground floor and basement openings would not result in any greater harm to the listed building.
76. The protrusion of the lift shaft above the consented roofline of the Maggie's Centre and the new openings within the Henry VIII room and the east elevation at first and second floor level would result in some harm to the listed building. This harm is judged to be less than substantial and would be outweighed by the public benefits of the proposal, which in addition to the provision of the Maggie's Centre include improved access to the North Block, particularly the Great Hall. The alterations would support the building's future by providing upgraded access arrangements, toilet facilities and fire escape arrangements.
77. The proposals accord with the development plan when considered as a whole. Although the proposals would cause some less than substantial harm, that harm is outweighed by the public benefits of the proposals, and the proposal therefore complies with the policy set out in the NPPF.

Background Papers

Internal

External

23.12.2014 Letter DP9

Maggie's Centre, St Bartholomew's Hospital, London Design and Access Statement Rev. G, January 2015

Design and Access Statement – St Bartholomew's Hospital – North Block dated 12th December 2014

Existing Drawings: L(00)003; L(00)002; 130

Views: L(05)001; L(05)002; L(05)003; L(05)004; L(05)005 rev. C; L(05)006 rev. C; L(05)007 rev. A; L(05)008 rev. A; L(05)009 rev. B; L(05)0010 rev. A.

21.01.2015 Email Thames Water

29.01.2015 Email DP9

29.01.2015 Letter Steven Holl Architects

Maggie's Centre St Bartholomew's Hospital London Historic Environment Assessment Addendum received on the 30th January 2015

30.01.2015 Email Peter Schmitt

02.02.2015 Letter English Heritage (as amended 10.02.2015)

02.02.2015 Emails DP9

03.02.2015 Letter Friends of the Great Hall and Archive of St Bartholomew's Hospital

04.02.2015 Letter The Society for the Protection of Ancient Buildings

Appendix A

London Plan Policies

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.

Relevant Local Plan Policies

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.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.3 Listed buildings

1. To resist the demolition of listed buildings.
2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

SCHEDULE

APPLICATION: 14/01281/LBC

St Bartholomew's Hospital, West Smithfield London

(i) Demolition of a 1960s extension to the building (Finance Building) and the restoration of the existing original flank facade; (ii) Erection of a three storey extension to the building for use as a cancer care facility with ancillary roof terrace and external landscaping (Use Class D1); (iii) formation of new internal openings between the North Block and the new cancer care facility.

CONDITIONS

- 1 The works hereby permitted must be begun before the expiration of three years from the date of this consent.
REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - (a) particulars and samples of the materials to be used on all external faces of the building including external ground and upper level surfaces;
 - (b) a full scale mock up panel measuring 5sq.m (unless otherwise agreed in writing by the City of London) of the new glazed façade including coloured elements and panel jointing / junctions to be viewed on site ;
 - (c) details of windows and doors;
 - (d) details of the junction between the glazed facades of the building and ground level;
 - (e) the treatment of the east facing elevation of the North Block including the blind windows, quoins and uncovered stonework;
 - (f) details of all junctions between the Maggie's Centre and the east facing elevation of the North Block;
 - (g) details of the entrance canopies;
 - (h) details of new internal openings.REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policies of the Local Plan: CS12; DM12.1; DM12.2; DM12.3.
- 3 No part of the building(s) shall be demolished (unless otherwise permitted by the Local Planning Authority in the circumstances identified in this condition) before a contract or series of contracts for the carrying out of substantial works of redevelopment have been

made and planning permission has been granted for the development for which the contracts provide. Such contracts shall include the construction of all foundations, above ground framework and floor structures. Works of demolition may be permitted prior to the completion of the contract(s) if the Local Planning Authority is satisfied that the site is required for archaeological investigation and the developer has submitted evidence to show that development will proceed upon completion of the investigation.

REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.

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

REASON: In order to safeguard the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.

- 5 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 permission.

REASON: To ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM10.1.

- 6 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this listed building consent: L(00)001; L(01)001 rev. H; L(01)004 rev. A; L(02)001 rev. G; L(02)002 rev. E; L(02)003 rev. D; L(02)004 rev. C; L(02)005 rev. H; L(03)001 rev. F; L(03)002 rev. A; L(03)003; L(04)001 rev. E; L(04)002 rev. E; L(04)003 rev. E; L(04)004; L(09)001; 529.D01; 529.D.02; 529.D.03 rev. A; 529.D.04 rev. A; 230 rev. E; 231 rev. A.

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

On Tue, Dec 2, 2014 at 10:26 AM, Peter Schmitt [REDACTED] wrote:

Dear Ms Hampson,

I emailed to Gemma Delves on 24 November my objection to the Planning application for the Pathology Block (1906-09) and the Pathology Block Extension (1970).

I am concerned that the City of London has not given due credence to the serious reality that the Pathology Block Extension does not just abut but is also linked to the North Wing. At first floor level it is linked by a door, which serves as an alternative means of escape from the lobby outside the kitchen to the Great Hall.

It is apparent that a Listed Building application is legally required as a necessary part of the above Planning application for it to be valid. I pointed this out in my objection.

I would draw your attention to the functional and architectural matters pertaining to the North Wing and the abutting two buildings, which are linked to it. There is a Judicial Review concerning your Committee's proceedings as regards one of them.

Best wishes,

Peter Schmitt M-Arch, BA, FAAR, RIBA

Wells, Janet (Built Environment)

From: Delves, Gemma
Sent: 07 July 2014 09:02
To: DBE - PLN Support
Cc: Hassall, Pam
Subject: FW: North Wing, St Bartholomew's Hospital, West Smithfield EC1A 7BE

From: Peter Schmitt []
Sent: 04 July 2014 20:12
To: Delves, Gemma
Subject: North Wing, St Bartholomew's Hospital, West Smithfield EC1A 7BE

Dear Gemma,

Planning application submitted 3 April 2014 to demolish existing 1960s extension and to erect a three-story extension for use as a Maggie's cancer-care centre
Your reference: 14/00319/FULL and 14/00320/LBC

Statement of Objection

I am writing to register strong Objection to the resubmission of this damaging scheme by Steven Holl, which is the same milky glass block, with illuminated coloured panels, which was denied Planning Permission and Listed Building Consent quite rightly by the City of London's Planning Committee on 4 June 2013.

St Bartholomew's Hospital, as we inherit it today, was designed by James Gibbs in 1728 and 1729 and built between 1730 and 1769 in Bath stone and refaced in Portland stone by Bart's Surveyor Philip Hardwick between 1845 and 1851, accurately to Gibbs's design. Internally the North Wing is graced by a fine staircase with stunning mural paintings by William Hogarth (1736 and 1737), leading to the Great Hall. The North Wing is Gibbs's masterpiece, Listed Grade 1 and within the Smithfield Conservation Area. All four of Gibbs's blocks are harmonious Neo-Palladian architecture, free-standing (except for the misguided 1960s and 1970s extensions to the North Wing) and symmetrical, creating one of the finest Georgian Squares in London. Indeed, Bart's new Hospital by HOK respects the scale and uniform eaves level of Gibbs's blocks and steps back with architectural good manners behind the South Block so as not to disturb the serene scale of the Fountain Square. Were this Peckwater Quad (1706-11), Christchurch, Oxford, it is inconceivable that such an overweening appendage as Holl's would be allowed, much less contemplated, to destabilise the early-Palladian coherence of this Oxford Quad. It should not be permitted to happen at Barts.

I have previously Objected to the design of Holl's Maggie's centre (ref 13/00111/FULL and 13/00112?LBC) on this site. The current application is no different in substance, design or location from the previous application, which was refused Permission and withdrawn. I therefore, maintain my previous Objections and ask you to Refuse this proposal.

I have written separately in Objection to the Insall proposals (14/00278/FULL and 14/00279?LBC) for basement lavatories at the west end, including an ugly ramp at the west entrance. These are totally misguided. The circulation around the lift shaft is too tight for people to pass one another and too narrow at one point for a wheelchair to navigate. But most importantly the basement toilets are inaccessible, under law, from the Great Hall. It is a contravention of Health-and-Safety and Health-and-Hygiene legislation for members of the public to enter catering areas (kitchen and servery), which they and wheelchair users must do to pass from the Great Hall to the west-end stairs and lift in order to reach the basement lavatories. The Great Hall will lose its licence to provide food. The proposed public lavatories are unreachable, because they are located at the wrong end of the building. They are at present at the east entrance end in the Finance Building.

In addition, the proposed Maggie's extension to replace the 1960s' Finance Building will at a stroke prevent the Great Hall's essential vertical circulation and services as required by law for protected fire-escape (based on travel distances for escape in the event of fire), accessible lavatories and lifts of a size to carry people with disabilities, and large wheelchair users, who will be shut out without them. It is undeniable that the only place these can be put is at the east end where the public can and do enter the building, with the magnificent Hogarth staircase. The Hopkins scheme (13/01227/FULL and 13/01228/LBC), which was Approved unanimously by the City of London Planning Committee on 29 April 2014, provides these lifelines for the Great Hall's survival in use. Hopkins discreet, modern 'bustles' tick all the boxes. Maggie's appendage scuppers the Great Hall's lifelines and damages irreversibly the operation of the North Wing in the short term as well as in the future. The Maggie's block, as resubmitted, severs all links to the North Wing, denying existing fire escape through the jib door in the Treasurer's Room, and removing all access to existing toilets in the Finance Building, without replacing them in the basement as in the previous proposal. It is an unmitigated disaster. The reality is that Maggie's proposals occupy the same valuable turf, which will for evermore scupper the Hopkins scheme, which is faced in matching Portland stone. Maggie's holds Gibbs's *magnum opus* to ransom. It must not be allowed to catapult the North Wing into a cycle of dereliction. NHS government money can only be spent on primary health care, not on maintaining a heritage building. Repairs and maintenance are statute barred.

Furthermore, the proposed Maggie's building will be damaging to the serene setting of the Grade-1 Listed Barts Hospital. Holl is not an architect who designs buildings to be subservient, much less to play second fiddle to the Listed North Wing, as dictated in Planning policy terms. Holl will clad Maggie's in 'Okalux', which is a translucent glass material inset with coloured panels, which will glow after dark like Leicester Square or Piccadilly circus, 'literally like a beacon', as described in the original submission. Holl likes milky glass and used pale green glass to clad his Glasgow Reid-School-of-Art, which totally destabilised Mackintosh's masterpiece across the road and which has been panned in the architectural press, In Private Eye (12 June 2014) Gavin Stamp has given a flavour of how Holl regards himself as an artist, doing cutesy little sketches and saying such mawkish things as "Our proposal is like a vessel in a vessel, in the spirit of music, architecture can be a vessel of transcendence." Holl does his own thing. He likes word association, e.g. 'St Bartholomew'. He enthuses about Norman Gothic at St. Bartholomew the Great and Gregorian chant neumes notation, which he translates into coloured lozenges. He is in a Galaxy far, far away, so unaware of context as not to realise he is dealing with Neo-Palladian architecture in a stunning Georgian Square. How wide of the mark. It is Glasgow parachuted into Gibbs's Portland -stone symmetry.

Maggie's brief is domestic in size but Holl's building is much larger and aggressive, crashing needlessly into Gibbs's eaves on the east facade of the North Wing. It will also interfere with the blind first-floor windows and conceal forever the present upper facade, clearly visible above the small Finance Building, continuing Gibbs's architectural rhythm in three dimensions around the corner. The ability to comprehend the North Wing as a single free-standing rectangular block will be lost forever. Holl's appendage is clearly not designed to be subservient to the Listed building, as required in Planning Policy terms, and its assertive bulk unbalances Gibbs's carefully designed, symmetrical facade. Both the 1960s Finance Building and the 1970s Pathology Block extension should be demolished (both empty buildings) to re-establish a clear building hierarchy to the north of the Fountain Square, as intended by Gibbs, with the North Wing at the top of the hierarchy. Holl's building will incontrovertibly undermine this aim. It is notable that Holl's building neither depends on the North Wing in operational terms nor does it assist it. So the proposal must be considered unnecessarily damaging. The Maggie's centre needs be put somewhere else and the site freed up.

Considering the site as a whole reveals that there is capacity for a Maggie's centre. Linking it to the North Wing is the wrong option. There has been no feasibility study nor master plan to accompany the Maggie's application, nor justification for this particular site. For instance, there is space in the Lucas Block, the empty Pathology Block, the churchyard (as Hopkins proposal) and elsewhere. The question should be asked whether Maggie's primary objective is cancer care. It appears new build is their real priority. There is also the wider context of cancer care at Barts to consider. Gibbs's West Block was remodelled in 1999-2002, housing a MacMillan Centre, which offers cancer counselling, as does Maggie's, but clinical advice in

addition, which Maggie's does not. Is there a feasibility study at Barts to show why duplication is actually needed. It is certainly not essential on this site.

Further to my earlier emailed comments, the Insall proposals ((14/00278/FULL and 14/00279/LBC) represent a similar blinkered, *ad hoc* approach to such an important historic building. The impact of their proposed ramp and railings as access at the west entrance totally destabilises the Georgian symmetry and coherence of the North Wing and Gibbs's composition around the newly repaved and landscaped Fountain Square. Indeed, all later buildings, including the new Barts Hospital by HOK, defer to matching Portland stone in their facing material.

An alternative site for Maggie's has been explored in the master plan drawings accompanying the Approved Hopkins scheme. This demonstrates that damage to Gibbs's North Wing can be avoided. The Hopkins modern service 'bustles' for vertical circulation enable retention of Gibbs's design and are clearly subservient to the Grade-I Listed building and a brilliant resurrection of the historic setting of the Georgian Square as a whole.

In summary, it is certain that if Maggie's were permitted on this site, it will at a single stroke prevent the North Wing from becoming a self-supporting Heritage building, open to the public, with an expanded Museum and Archives, and available for a range of functions: cultural, educational and social. Importantly, the Maggie's and Insalls proposals will have a detrimental impact upon the careful proportioning of Gibbs's Neo-Palladian facade in its Georgian setting. The harm to the public realm will be irreversible. The North Wing belongs to the nation. It is entrusted to the Hospital and Barts have a duty of care to look after it.

The opportunity must not be squandered to resurrect the integrity of the North Wing according to the Approved Hopkins scheme and make it fit for service in the 21st century and beyond as a self-funding heritage venue. By occupying the same footprint as the Finance Building, which must be demolished, Holl's appendage will preclude the realisation of Hopkins scheme. It must not be allowed to be built on that site.

Yours sincerely,

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

14/01/281/LBC

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

Chairman: Sir Marcus Setchell, KCVO
Vice-Chairman: Professor Gerald Libby

Ground Floor
12 Cock Lane
London
EC1A 9BU
info@thegreathallatbarts.org.uk
www.bartsgreathall.com

Gemma Delves
Dept. of Built Environment
City of London
POBox 270
Guildhall
London EC2P 2EJ

3 February 2015

Dear Gemma,

I have now reviewed the revised drawings submitted under the S73 Application of Planning Application [REDACTED], following the Settlement Agreement of 3rd December 2014.

I am writing to confirm that these amendments to the plans for the east end of the North Wing, allowing the essential requirements for the future viability of the Great Hall (Fire safety escape, access for people with disability, lift to all floors, and toilet facilities) are now acceptable to myself and the Committee of the Friends of the Great Hall and Archive of St. Bartholomew's Hospital.

Yours sincerely,



Sir Marcus Setchell, KCVO, FRCS, FRCOG
Chairman

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

14/01283

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
37 Spital Square London E1 6DY Telephone 020 7377 1644 info@spab.org.uk



Ms Gemma Davies
Development Management
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

4th February 2015

Our ref. SPAB/SC/PJ/15/30101
Your ref. 14/01281/LBC

Dear Ms Davies

St Bartholomew's Hospital, West Smithfield, London EC1 7BE

Thank you for sending the Society details of this application for the demolition and replacement of an existing extension. It seems that the existing extension dates from the 1960s and we accept that it is deemed to be of little architectural interest. We note that the proposed replacement is an uncompromisingly modern building, which will stand in complete contrast to the North Block to which is to be attached. Given that the SPAB supports good new design we have no objection to this approach. However, it is important that the proposed building is able to complement the robustness of the North Block so we are a little concerned that, as currently presented, the materiality of the proposed new building is not sufficiently demonstrated. In our view the detailing of the new envelope will be critical to the success of the design.

We are also concerned about the translation of the conceptual 'wrap' of the enclosing envelope and its practical expression where it touches and weathers against the end elevation of the North Block. We therefore suggest that the junction between the proposed new extension and the North Block will need to be very carefully considered, particularly as it involves work to the existing façade and some new openings. These issues are helpfully set out in the comments made by English Heritage, which we fully endorse.

We trust that our comments are helpful to you. Please let us know the outcome of this application in due course.

Yours sincerely

A rectangular area where the signature of Sara Crofts has been redacted with a grey box.

Sara Crofts BArch(Hons) MSc IHBC FRSA
Deputy Director / Head of Casework

Email: casework@spab.org.uk



ENGLISH HERITAGE

LONDON OFFICE

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: L00444970

2 February 2015

Dear Ms Delves

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

02 FEB 2015

Direction as to the Granting of Listed Building Consent

**ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD LONDON EC1A 7BE
Application No 14/01281/LBC**

<i>Applicant:</i>	Maggie Keswick Jencks Cancer Caring Centres Trust
<i>Grade of building(s):</i>	I
<i>Proposed works:</i>	Demolition of a 1960s extension to the building and the restoration of the existing original flank facade. Erection of a three storey building for use as a cancer care facility with ancillary roof terrace and external landscaping. Formation of new internal openings between the North Block and the new cancer care facility.
<i>Drawing numbers:</i>	L(00)000-003; L(01)001; L(01)004; L(02)001-005; L(03)001-003; L(04)001-004; L(05)001-010
<i>Other Documentation:</i>	

<i>Date of application:</i>	23 December 2014
<i>Date of referral by Council:</i>	20 January 2015
<i>Date received by English Heritage:</i>	23 January 2015
<i>Date referred to CLG:</i>	2 February 2015



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 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.



ENGLISH HERITAGE

LONDON OFFICE

Your Council is also directed not to approve the matters of detail to be submitted in pursuance of the Conditions set out below) without first submitting these to and obtaining the approval in writing of English Heritage.

Yours sincerely



Michael Dunn

Principal Inspector of Historic Buildings and Areas

E-mail: michael.dunn@english-heritage.org.uk

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



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ENGLISH HERITAGE

LONDON OFFICE

Schedule of Conditions

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

Our refs: L00444970

EH file number: LRS

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

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

- a. Details and a method statement for the proposed openings and associated finishes through the north wall in the first and second floor rooms above the Henry VIII Room.
- b. Details and a method statement for the repair or reinstatement of original stone window features on the north gable.



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

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From: Peter Schmitt [REDACTED]
Date: Wed, Feb 11, 2015 at 4:57 PM
Subject: Maggie's Centre Revisions, St Bartholomew's Hospital (ref 14/01281/LBC and 14/01283/FULL)
To: "Delves, Gemma"

Dear Gemma,

Ref. Application under Section 73 to make modifications to the Maggie's Centre granted Approval on 17th July 2014, including internal modifications to lift, stair and toilets and external modifications to extend the Centre by 400mm.

My email of Objection dated 30 January 2015

Your email of reply dated 6 February 2015

Your reference: 14/01281/LBC and 14/01283/FULL

Statement of Objection

I am writing to reiterate my objection to the design by Steven Holl, which has been resubmitted for the third time but in the identical fluorescent glass envelope, which remains an aesthetic disgrace to the Smithfield Conservation Area and causes substantial harm to the neighbouring Listed buildings, in particular, James Gibbs's Grade-1 Listed North Wing.

I have looked at the contents of your email of 6 February 2015 and understand from the attached Joint Media Statement, dated 4 December 2014, that agreement has been reached to incorporate the functional essentials of lift, stair and toilets within the Maggie's Centre at the east end of the North Wing, which will enable the Great Hall 'to survive and flourish', according to the joint wording. The amended plans bear this out, having to increase the width of the new extension by 400mm. Laura Lee of Maggie's is quoted as saying "I am absolutely delighted that we have found a solution that works for all parties..." She it was who failed to grasp the intrusion of Holl's design from the outset.

But does it really work? And at what cost? In truth, the 'joint' solution is only half a solution. One would never fathom by looking at Holl's elevations that there had been any functional changes inside. Holl's appendage, even larger now, is still faced in milky glass, with illuminated coloured panels, more plausible in Leicester Square or Piccadilly Circus. It is his glass extension replicated from the Glasgow School of Art by Mackintosh parachuted into the harmonious Neo-Palladian architecture in Portland stone in this Conservation Area, of which Gibbs's North Wing is the centrepiece, overwhelming its classical proportions and beauty. Apart from internal adjustments of layout, it is no different in substance, design or location from the previous two applications.

The Georgian Group reiterated its objection then and now. I quote the following from their letter to you dated 1 July 2014:

"The Group maintains that the proposed Maggie's centre will be damaging to the setting of the Grade I Listed hospital. The proposed building is clearly not designed to be subservient to the Listed building, as

required in planning policy terms, and further unbalances Gibbs's carefully designed, symmetrical facade. The PPS5 Planning Practice Guide, which remains a material consideration in the absence of new guidance, states:

"The main issues to consider in proposals for additions to heritage assets, including new development in Conservation Areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset of its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate." (Para.178)

In design terms, I would ask the Planning Committee to grasp the nettle and and steer away from the vainglorious excess of 'signature' architecture. Use the demolition of the 1960s Finance Block to begin the process of making the 1730-32 North Wing freestanding, as it was designed to be by James Gibbs, gracing one of the finest Georgian Squares in London. Gibbs's detached blocks surrounding the Fountain Square were modelled on his Fellows Building at King's College, Cambridge, which Simon Bradley dubs in his just published The Buildings of England: Cambridgeshire, "*by some distance the greatest collegiate building of 18th-century Cambridge.*"

The understated Hopkins scheme (13/01227/FULL and 13/01228/LBC) ticks all the boxes. It was unanimously Approved by your Committee on 29 April 2014. Its service bustles re-establish a clear building hierarchy to the north of the site - with Gibbs's elegant North Wing at the top of the hierarchy, as an elegant standalone block.

Planning decisions, as planning policy, should be conducted 'as if beauty matters' to quote Oliver Letwin, shadow environment secretary in 2005. The potential aesthetic damage to the nation's heritage is substantial. It will be irreversible. All in the name of Maggie's care and an American trophy architect, who comes from a wholly different culture. But a Macmillan cancer care centre is within spitting distance, housed in Gibbs's West Block, doing precisely the same cancer care counselling, and with clinical care to boot - but quietly performing a respected service without drawing attention to itself, as its reputation goes before it. Its own understated presence acts in itself as a support for cancer patients and their families.

There is a failure of good manners here and traditional architectural courtesy, where the best of modern design has its place, but not when it insults an acknowledged mastery of Georgian perfection in this garish, incongruous, and overweening parvenu, thrusting its presence into the calm and gracious conceit of Gibbs's masterpiece, without rhyme or reason beyond self indulgence. It is the wrong building in the wrong place. There is still time for the Planning Committee to be true to its function as an aesthetic arbiter on a site of historic value to the nation. And I appeal to Committee Members as individual voices of conscience and discernment to refuse this application, which remains in visual terms the same gross error of design and siting that it has been from its inception.

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

address: 12 Lydon Road, London SW4 0HW