

APPENDIX A3

Royal Brompton Hospital: Issues and Options Workshop 1: 27 November 2013 Minutes

Introduction

Is it conceivable to consolidate the hospital on sites C and D?

Sites C and D

Impact of the consolidation?

When first built the hospital had to be set back and its height was reduced. This should be considered with any redevelopment.

Vegetation is very important in softening the impact of building C.

How do you feel about a pedestrian entrance to the hospital opposite St. Luke's Church?

The only advantage to that would be symmetry. The church has been likened to a galley ship. The fact it is fronting onto a modern hospital building is not very poetic.

Dovehouse residents will be against the proposals.

Extra storey on the hospital will have a detrimental impact on St. Luke's Church

Is this a fait accompli? If you sell off the hospital's family silver what about the future needs of the hospital – is it necessary?

I have concerns over height and the possibility of an extra storey at the hospital site.

It depends where the extra storey goes. Stepped back and higher in the centre would be preferable.

Trees are very important to prevent urbanisation.

If you are connecting buildings C and D that might prevent sunlight to Guthrie and Cale Street.

A nice gateway at a low level would enhance the situation. Higher level would block out sunlight and negatively affect residents.

Any additional height for buildings C and D would impact on the steeple of St. Luke's Church.

Concerns raised over fire safety and access.

Site C is barely half the size of overall Site C and D. Developing underground offers a real opportunity. Put uses that don't need light eg. Laundry below ground.

Building should be made of glass. You should look at a clean palette of materials - excepting any facades.

If you fill in the service road between the two buildings can it function?

Sites A and B

Chelsea Gardener, it would be a shame to lose the open feel of the Chelsea gardens.

The walk through to Dovehouse Green between building A and B would be good.

How tall for site B? View of the church is important.

Courtyard at site A is dark and cold. It about finding a balance between what the Council wants, what the Hospital wants and what the Residents want.

Increase the retail at ground floor at sites A and B.

The more open space the better – look at York square.

Sites E, F, G & H

Fulham Wing:

I don't believe that this building has much merit but I'm frightened about what it will be replaced with.

It looks depressing

There are issues with the floor levels

If you do residential you won't get parking.

Practically speaking, if you knock it down, it would be better,

It is possible to get the architecture to fit in grab this as an opportunity.

It all depends on the quality of the buildings. It should look residential.

Keep Dudmaston Mews because it would service the residential uses.

Would you go higher?

It's pretty high already!

I wouldn't support Mews housing as a design. The News houses at Onslow gardens aren't good.

If totally redeveloped could we retain the red brick material and sandstone to retain the character?

South Parade:

This is a much better building.
You should not close off Dudmaston Mews. There has been too many closed off already.
Keep the gardens if possible.
You want to walk round the back streets of this part of London. It would make a place to walk through.
Services will be very important for Dudmaston mews.

Foulis Terrace

Where are you going to put the hospital staff who are living there now?
You need nurse housing. You are cleansing the area of the poorer people.
Parking permits? Undercroft parking not possible.
Converting the houses of Multiple Occupation to residential will be a win for residents parking.

Royal Brompton Hospital: Issues and Options **Workshop 2: 2 December 2013 Minutes**

General

Should some of site be retained for community use? This is more important than conservation issues.
In particular dementia care for elderly needed locally
Schools finding it difficult to find sites – Hortensia Road being lost, Independent schools have trouble finding space to expand. Need a Free School – international community are looking for one.
Independent schools could be forced out of the Borough. Church School would like to expand.
Schools need access to open space.
One of issues should be how social and community uses will be retained
Health Service should not improve itself by depriving the community of its facilities
Concern about air pollution from construction

Sydney Street Hospital site

Views of St Luke's (Grade 1 Listed) are threatened again
Should build hospital on Farmers' Market as originally intended
Can the hospital build down?
What is the role of the hospital – emergency?
What is consolidation?
 Harefield may swap some activities / rationalisation
 No plan to bring blue light services to Brompton
Concern about impact of hospital on transport, staff, goods moving (2004 draft brief had a section about transport)
Should have an overview of what this part of Chelsea should be like
Trust planning to achieve financial surplus this year
New building not fit for purpose – important for retaining staff
Not sure about new entrance in front of church, because of concern about servicing
Extra height in middle of block might be OK
Construction of hospital was hell for residents
Virginia creeper has helped to soften the front of the building

Dovehouse Street

Facade very good on Dovehouse Street
Not in favour of retaining Edwardian facades

South Parade

3 flats providing residential accommodation for patients' families being retained in Fulham Road

Fulham Wing

Fulham wing quite attractive but dirty
Very few places where staff can relax
Mixed residential and community development on Fulham Road
Open space behind would increase value of borough
Community use and open space are as important as conserving buildings

Foulis Terrace

Will there be a crèche for staff in future?
No of staff in hospital v no of HMO places
Would there be an affordable housing requirement
Should part of Foulis Terrace be studio flats?

Farmers' Market / Sydney Street

Don't forget Dovehouse Green (not for commercial facades) important to let people wander through
Mixed use is right – should have some residential office, shops
Keep courtyard open space – link to Dovehouse Green – Church will not give access
Don't need more shops - need more affordable shops
Shops have not done well in Sydney Street buildings
Nice if Sydney Street terrace could be restored

General Comments

What is meant by consolidations? Will the hospital be expanded to mean more activity will take place here? An ageing population will mean increasing need.
Hospital expansion will impact on all other services – this must not be ignored.
If more emergency work is to come to Chelsea, it would bring much more activity/people/service/transport – would like the opportunity to comment on transport assessment as part of any planning brief.
Worry that Issues and Options is too interested with the 'look' of the area in terms of conservation.
What about the function of the area? How are we thinking about preserving social and community uses? There is a strong case for retaining part of the sites for social and community uses for the young and old.
How do we try to retain social and community uses on these sites rather than letting them all become residential?
There is an issue of schools trying to find suitable sites – these are forced out of the borough as there is no room to expand

Sites A, B

Comments on Issues

Retail needs to be on King's Road to be successful – there is an issue of how and whether you can bring people round the corner.
Creating a relationship between the Sydney Street buildings and Dovehouse Green is important.

Comments on Options

Retain a mix of uses in any new development including offices and commercial units.
Keep the courtyard open between the buildings linking through to Dovehouse Green.
It seems sensible to build on the farmers' market as originally intended.
Retaining mixed use here is desirable.
Could we reinstate some building frontage onto Sydney Street?
Any new development on these sites should relate to the King's Road

Sites C, D

Comments on Issues

The hospital interior is not fit for purpose.
Any new development may be a threat to views of St Luke's Church.
A redeveloped entrance on Sydney Street opposite the church may prove to threaten the setting of the listed building with increased traffic and issues of servicing.
The Dovehouse Street hospital building has a beautiful facade and is an attractive building.

Comments on Options

Is facade retention of Dovehouse Street building a good idea? In some cases this results in a mess behind the existing frontage that is neither one thing nor the other. If it is of no great merit, total redevelopment may be preferable.
Is mews-style residential development appropriate for this location?
Is adding additional storeys to the hospital building on Dovehouse Street an acceptable option?

Sites E, F, G, H

Comments on Issues

There are existing unattractive extensions to the rear of the Fulham Wing.
There will be issue of phasing development and staff welfare.
What will happen to the crèche at Foulis Terrace – will this be re-provided?

Comments on Options

Could the Fulham Wing site also provide open space? This provision increases the value of the Borough as a whole – could Dudmaston Mews be used for this purpose?
Mixed social/community/residential development desirable here.
Could the South Parade site be suitable for a new school, or additional social and community uses?
What will the housing tenure be for a redeveloped Foulis Terrace – could it be a mix?

Royal Brompton Hospital: Issues and Options
Workshop 3: 4 December 2013 Minutes

GROUP A

Support from all for flexibility to accommodate the needs of the Brompton Hospital. Much valued in the area proving excellent standard of health care. "Residents very sympathetic to seeing the expansion of the Marsden on the Fulham Road site"

Site C: Main hospital building

Beautify it

Support for an extra story if sensitively designed.

Far enough away from ST Luke's church for an extra story not to be problematical

Consider digging a large basement – to provide car parking.

Hospital – not looking to provide car parking for visitors. Need space to drop of patients.

Car parking could provide a further income stream – serving King's Road shoppers. Recognition that may be contrary to established planning policy.

Existing car park – a "missing tooth". No sense of arrival. Support for re-establishing the front building line.

Dovehouse Street

Existing building has some value – but recognition may need to be demolished if the Hospital is to realise its ambitions.

Consider facade retention – but may be problems with floor levels.

If to be removed consider reflecting the previous form – perhaps retain the "gables" – maintain a memory of the old building.

Recognise that increase in scale may have impact on residential properties in Dovehouse Street. Care to be taken.

Former nurses home, Foulis Terrace

Pronounced Foulis as in Foulis and not as in Fouli!!

No desire to keep former use. Recognise that significant uplift in value if can change to residential.

This welcomed if helps enable the rest of the development.

Preference for single family dwellings – as greatest value – and purpose built as such.

Site too small to "fit in" other uses such as a school.

Not necessarily object to a new mansard story for the entire terrace if the new storey does add value.

The crux is how much value that will be created. It is however a "fine terrace" and should be retained as such – with opportunities to improve the upkeep.

Fulham Wing

Two views - an ugly building, so no need to preserve it; and a building with some character.

If to be demolished (if "necessary" in terms of enabling development or use as a modern medical facility) should reflect the original.

An opportunity to create something exciting.

The Marsden NHS trust interested in buying this building and using it to expand the Marsden.

Representative was of the view that buildings of this age can be successfully converted to a modern hospital use. They have done it next door. Marsden have approached the Brompton and are happy to pay the going market rate. Cleary rate as valued for social and community use much less than if valued as residential (the potential future use).

Marsden question whether all the options had been included – option to retain hospital use on the site.

Marsden appeared to state will also pay "residential rate".

Residents – Brompton should take a lower value for the site to remain in a hospital use - though do not want this reduction in value to harm the Brompton's wider ambitions.

Brompton Hospital estimated that total redevelopment would cost £500 million. Even maximising value there is likely to be a short fall in funding.

South Parade

Potential to do something ambitious with Dudmaston Mews, turn building round. Perhaps glaze it over? Create a winter garden?

Site A

Welcome the retention of offices be these for use by the hospital (consulting rooms) or by independent office occupiers.

Would consulting rooms be B1 offices??

No particular view on the nature of offices to be retained – other than provision of some B1 important. King's Road building of value – must be retained

Site B: - The farmers market

Its loss is regrettable, but the consensus was that loss and replacement with a higher value use to help the "greater good" was acceptable. The farmers market is under used and was always seen (historically) as a "stop gap" pending future redevelopment of the wider site

An opportunity to create some sort of public space on the site?

GROUP B:

Overall comments:

None of the options listed includes retaining some buildings in hospital use. Marsden want to use Fulham Wing to expand research base

How do you get three buildings into one?

C&D:

Why has the hospital invested in new windows on Dovehouse Street if they are intending to demolish?

The new hospital building is one of the ugliest in the world, inappropriate next to Grade 1 listed St Luke's, important not to impinge further. What would an extra story on the main hospital building mean for the setting of the church?

No intention to bring Harefield to Brompton

Land between Nurses Home and Dovehouse Green is covenanted from Cadogan Estates

Guthrie Street residents concerned about additional storey – rights to light – unless it is far away from Guthrie Street towards the centre of the site

Increasing density usually involves going up or down

What will be the effect of having twice the activity on the site?

There is an existing permission to expand to north on Cale Street – what is going to happen with this? Would facade be more in keeping with Cale Street? Concerned about having glass corridors looking out onto Cale Street. The proposal in brick and stone would be better.

Not possible to take down the new building but may be an opportunity to improve appearance. Same architects as used for Cale Street extension (Paul Davis and Partners). Their designs are bland and not good enough for Chelsea.

Rumours five storey basement planned.

The majority of the development will have to be on the Dovehouse Street side of the site. It will be difficult to get all the development needed on site if facades are retained.

Welcome tidying up the join between the two sites.

Concern about the Oxygen tanks – they are a risk to residents (had to be evacuated one night five years ago). Guthrie Street residents are concerned about safety. It would be good to avoid the blast risk and make the tanks not visible from the street.

Concerned about traffic going into the service road, very heavy lorries use Cale Street, the pavements are cracked and concerns about safety of children, especially if use intensifies.

Dovehouse Street Hospital for Women imposing, north extension very ugly. Ideal for office use, could build in the gaps behind. Former Nurses' Home not used much now.

Modern hospitals go down 3-4 floors – no reason why not here – but what to do with patients in hospital?

Sites E,F,G

Fulham Wing links to Marsden visually. The Marsden retained a lot of their original building and spent £100 behind. Fulham Wing very similar, the Marsden want to expand and they think they could make

it into a state of the art cancer facility. Considered pre app for this but nothing happened. Did have discussions with Brompton in 2010.

No sense of where borough sees the option of keeping some of the site in health use. The Council should invite Marsden in – the purpose of this proposal is to improve and consolidate medical services not to be a residential developer.

Hospital has a long history of funding through development

Proposals presented as fait accompli there is a lot of demand for non-residential uses e.g. educational
Are there other ways of funding the hospital's ambitions that make better use of the land?

Dudmaston Mews is a service road and a cut through – a perfect cycle route but not much charm.

Needs to be kept as a service road, could be improved – lots of potential

Site H

An extra floor might be acceptable on Foulis Terrace if well designed and done as a block, may have to write guidance on roofline for Foulis Terrace

No view on apartments or single houses but encourage residential use.

Northacre would be the obvious developer because they did the adjacent Rose Square that was part of the Brompton.

Other uses like a school should be considered but on balance better to realise the residential value.

Sites A&B:

Chelsea Farmers' Market – covered markets under threat, nice because different from the rest of King's Road. Character and link to Dovehouse Green are important. Link to Dovehouse Green could be improved, link to church needs to be kept. Prince's Trust came up with Neo Classical designs for the site.

Trying to get Dovehouse Green protected and TPO for trees. Applying for Village Green status.

There is a nice amount of open space in Farmers' Market and nice to have mixed use

Open space valued by children – would be good to retain

Concern about massing and height on Sydney Street because of effect on the other side of the street.

Like mixed use of Duke of York and has retained the open space

People value the Chelsea Gardner

Edwardian buildings could go higher and don't care about changing use.

GROUP C:

Sydney St/Dovehouse St

Main issues raised:

Grade 1 listed building

Views of church will be threatened

Build on the farmers market

Is it possible to be downwards instead?

Concerns raised about the amount of activity the development will generate

Concerns about an ageing and increasing population

The effects on other activities such as transport/health service – transport assessment is necessary.

Dovehouse St Wing

Beautiful building – a lot of money has already been spent on the building

CAPS does not refer to the building and it ought to

Building is not fit for purpose

Improve street frontage and new entrance opposite the church

Options D&C

Would not want something as bad as before

New style buildings to complement Dovehouse St (houses)

Doesn't think the building is ghastly

Keep the existing building and add to it

Demolish it and start from scratch

Architect to present something to make it better

Hates the building – not a nice building, noisy on upper floors

Building is only 20 years old
Ghastly outlook – not fit for purpose & has never been fit for purpose
Badly planned
Staff have to be comfortable in their surroundings
Consolidation of site would address the above issues

Fulham Rd & Foulis Terrace (E,F, & G)

Lung/cardiac wings a lot of money spent on the building
Would main hospital be finished before the closing of these wings/
Fulham wing – facade is dirty and the rear is a mess
Welfare of staff is important

Foulis Terrace

Will there be a crèche?

Hospital use to be residential

Retain and think about social and community use (policy CK1)
Worried how it will impact on the cons area
RBK&C – to focus on live, work & play and not to upset the balance
Strong case to retain community/social care for the young and the old
Schools are needed to serve the local community, problems funding premises to expand – more free schools are needed.
People value being part of a community & are often forced out of the borough
Hortensia Rd - focused upon residential to develop a free school in the borough
Do not change the front facade
Victorian building can be re-used
Demand in the borough
International community
Early years – need for open spaces – would be nice if considered by planning
Council should not be depriving the community of hospitals
Mixed residential and social property if built up and remove the facade (Fulham Rd)
Open spaces for hospital staff, school and residents
Increases the value of borough as a whole
It's not about just preserving the appearances of buildings – but needs to work well

Foulis Terrace – HMO at present for staff

No original fabric left
Additional storey?
It's along a nice terrace
If the HMO is sold off for residential use would developers be obliged to provide affordable housing?
Pleased that the hospital is staying in the borough as it contributes to the borough
Affordable housing is important
Designed originally as town houses
Listed buildings
Accommodation needs for patients relatives

Kings Rd/Sydney St (A&B)

How do you create an identity for the area?
How do you create a space that works well?
Important to remember Dovehouse St
Allow people to move around freely
Mixed use
Close to shopping area
Some residential /offices

Sydney St

Keep courtyard open – space and create a link into Dovehouse St Green
Declined in the past by the church in the past
Dovehouse Green – beautifully kept
Important public open space

No need for more shops
No need for more offices
Shops with affordable rents would be welcomed by residents
It would be nice if Sydney St – where farmers market is, was restored
Time frame for works: between 2016-2020s
Other buildings work will be undertaken at the same time in Chelsea causing: traffic pollution, street closures and general disruption.

GROUP D:

Sites A & B

Why not consolidate hospital uses both Marsden and Royal Brompton on one larger site (Sites a, b, c, d,)
What about leasing the land on sites A and B rather than selling.
The Chelsea Society recognise the importance of the hospital but would like to retain some retail elements.
Support for a third office building next to the Edwardian offices.
New square would be positive, mews to the rear
Offices are important.

Site C & D

Principle of consolidation supported.
What about the future needs of the hospital if the land is sold?
Group participants could live with an extra storey on building C.
Don't want to dominate St. Luke's
Proposal for basement development for cars?
Entrance opposite St. Luke's could work.
Dovehouse St .impact tricky given storey height of the residential properties opposite – could be dominated.
Residents are fond of building D like to see it retained if possible.
Retain a pediment as a symbol or memorial to what was there and put cores in this area.
Would like an improvement to gap between building C and D.

Site E, F, G, H

It is a shame that Foulis Terrace is in a poor state.
Increase in height could be supported.
How about including flats?
Small terrace, fine terrace, once single dwelling should be put back, Flats not so good.
Fulham Wing is an ugly building, replace it with something better/beautiful
Chelsea society see the building especially turrets as very important and would like to see it retained or facade retained as it has strong character.
Glazed atrium at Dudmaston Mews.
The back should become the front at Dudmaston Mews. Front accessed via Dudmaston Mews serving residential.

Additional comments

Triangle of open space at Britten St important.
Royal Marsden want to go into site E, F, G
Residents sympathetic to the needs of the Marsden
Important to find architects that will create a hospital that looks good.

Provisions of affordable housing
Should look to alternative funding i.e. Private donor
Dovehouse St. Cherry trees on Dovehouse St.
Dovehouse Street is attractive, Red Brick, north side ugly.
CFM: waste of space
Not sure facade retention would work
Good architect important

Importance of open space/ garden area.
Need for somewhere for families
Similar scale to west side of Dovehouse Street.
Very bright street.
Fulham wind is ugly, would not want to keep
Tied accommodation- limit type of residents.
Fulham Road is medical. Should consider keeping it medical.

GROUP E

Principle of facilitating the re-development of hospital

Generally accepted as a positive project but fear about longer term growth of the hospital. Do they have any other income streams? What happens when they outgrow the new building?

Sites C and D

Sydney Street Hospital Building

Could be 'beautified'

Should aim to follow building line of other buildings on Sydney Street (i.e. bring building line forward towards Sydney Street)

Could think about increasing the height, so long as it does not impact negatively on St Luke's

New entrance opposite St Luke's is positive and makes sense

Is there an opportunity to provide a basement car park under this building to allow for a charging car park to allow the hospital to make money?

Dovehouse Street

Clearly this is the biggest impact of the whole scheme.

Chelsea Society believe that the starting point should be that these buildings are retained, or at the very least that a memorial of the building should be retained.

Less sensitive to loss of buildings towards Kings Road.

Site H

Flexible about another storey on Foulis Terrace, particularly if it could provide the extra value required for the hospital redevelopment

There is significant heritage benefit from restoring these buildings to single family dwellings.

Loss of HMO not an issue

Sites E, F and G

Fulham Wing

Divided opinion on quality of this building.

Two residents think it is an ugly building (albeit with interesting elements) that could be replaced with a nice new light and bright building

One resident thinks that the building has significant character which is unlikely to be able to be found in a new build. At the very least, facade retention should be achieved on this building.

GROUP F

Principle of facilitating the re-development of hospital

While all agreed that the principle of retaining a hospital on the site is positive there was disagreement about if the Council should be facilitating the sale hospital for land for residential use.

There could be other funding streams that the hospital could access, or it could be funded privately.

Any decision has to be transparent and it has to be clear that any enabling development is truly enabling. Any profit beyond the cost of building a hospital should go to the community. The assessment of the viability of the development and build cost should be in the public domain and scrutinised.

Need to have affordable housing on site.

Infrastructure needs to be adequate for the number of people that are proposed to be housed on the site. This needs to be tested before any planning permission is granted.

Retaining good architects is integral for the success of the scheme.

Site C and D

Dovehouse Street Buildings

The buildings on Dovehouse Street are not that special and while the frontages are attractive there is an understanding that they are not fit for purpose any more.

Before any detailed comments are given on the quality of these buildings, residents have to understand what could go back. It is impossible to assess the options without plans and an indication of massing.

The area that is currently occupied by the scanning 'temporary' huts once was an open space (maybe tennis courts). It would be beneficial to open this space up again to provide open space for patients. There is a need for quality outdoor secluded space for patients and family to use in distressing and emotional times.

The building that goes back should be of a domestic scale so that the modest massing of the area is retained

Sites A and B

Chelsea Farmers market is a waste of space and provides very little benefit to residents or shoppers
We don't need more shops in Kings Road

Sites E, G and F

Fulham Wing

It is an ugly and dark building. Its demolition would not be resisted.

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10th December (Chelsea Square residents)

Hospital need to inject cash into both hospitals, Harefield is in the green belt and can't be developed,

All other sites considered were not affordable

£350-400m needed to build hospital. Will be 420 beds. Value £4000 per sq. ft. , build cost £300sq ft. (architects say £500 for hospital)

Fulham Wing unsuitable as an intensive care unit

Transport issues are missing particularly ambulances

Parking is an important issue where will visitors park (reports of very distressed people coming to visit people who are dying and not able to find anywhere to park)

Currently hospital has 50ish parking spaces

How many flats will be created and what will they cost?

Sydney Street shop fronts are part of the listing so would prevent residential use.

Redefining entrance onto Sydney Street

Transport study needed –to look at flow of traffic in Chelsea Square – claims ambulances cause tail backs, needs to consider the traffic from the Marsden as well.

Selling off plots means the hospital cannot control development timescale or transport impacts

Summary Good will to hospital to achieve their aims, prefer to keep facades, traffic and parking concerns

Completion of hospital 2020-2028