



Minutes

Royal Brompton and Harefield NHS Foundation Trust Community Liaison Group

Meeting 4

Date: 19th July, 2016, 7.30pm – 9.00pm
Location: Seminar Room 2, Hospital Reception,
Sydney Street, London SW3 6NP

Chair: Steve McAdam

	Gillespie	Robertson	GR	Dovehouse Street Residents' Association
	Damian	Greenish	DG	Chelsea Society
	Richard	Burgess	RB	King's Road Association of Chelsea Residents
	Helen	Morgan-Edwards	HM-E	Astell Street Residents' Association
	Andrew	McAlpine	AM	Guthrie Street
	Freddie	McAlpine	FM	Guthrie Street
	Jane	Dorrell	JD	Dovehouse Street Residents' Association
	Catherine	Hodgkinson	CH	To be confirmed
Apologies:	France	Hamilton	FH	Chelsea Square Gardens
	Cynthia	Rich	CR	Chelsea Square Gardens
	Kim	Taylor-Smith	KT-S	RBKC Councillor for Stanley Ward
	William	Pascall	WP	RBKC Councillor for Stanley Ward
	Susan	Spiller	SS	Sydney Street Residents' Association
	John	Pollard	JP	Knightsbridge Association
	Brian	Leathard	BL	St Luke's Church
	Eva	Skinner	ES	Onslow Neighbourhood Association
	Terry	Chaplin	TC	Chelsea Fire Station
RBH team:	Richard	Paterson	RP	RBHT
	Jeremy	Titchen	JT	RBHT Property Advisor
	Pedro	Roos	PR	PDP London
	Chris	Gent	CH	WSP Transport
	Steve	McAdam	SM	Soundings
	Lizzie	Bird	LB	Soundings
	Karolina	Anielska	KA	Soundings

Agenda:

1.00	Introductions / apologies
2.00	Project update / feedback to date
3.00	Planning Submission / design update
4.00	Affordable Housing
5.00	Construction Management Plan
6.00	Q&A session
7.00	AOB
8.00	Close

1.0 Introductions / apologies

- 1.1 SM reviewed the agenda for the evening and provided a reminder of the sites owned by the Trust and the charity.

2.0 Project update / feedback to date

- 2.1 SM summarised the consultation process and feedback received from the Stage 1 exhibition in February and the Stage 2 exhibition in May/June 2016. To date these exhibitions have attracted 130 attendees in total with 54 feedback forms collected.

- 2.2 In addition stated that 4 Community Liaison Group meetings have now been held alongside a number of critical 'one-to-one' meetings.

SM summarised key issues raised through the consultation process so far which included the scale and massing of the proposed Sydney wing extension, the potential noise and visual impact of proposed plant, sunlight and daylight impacts to St Luke's Church and gardens, main vehicular access from Cale Street, Dovehouse Street substations and heights and massing of the Chelsea Farmers Market site proposals.

SM outlined that the Trust submitted a planning application on 1st July 2016 and a public exhibition on the final designs is planned for Autumn 2016.

3.0 Planning Submission / design update

- 3.1 PR provided a design update on the submitted design proposals for the Sydney Wing extension and Chelsea Farmers Market site. PR went through the updated floor plans, street views of the proposed extension, proposed hospital entrance visualisation and proposed roofscape plant screen. PR also presented the plans to relocate the electricity substations from Dovehouse Street to a location behind the Chelsea Wing.

- 3.2 PR provided a design update focussing on submitted design proposals for the Chelsea Farmers Market site. PR presented the siteplan and existing and proposed exterior views/elevations for Sydney Street and Dovehouse Green.

4.0 Affordable Housing

- 4.1 JT set out the key issues connected with affordable housing and development cross-subsidy and explained why there is no affordable housing on the Chelsea Farmers Market site. He emphasised that the hospital facilities are in need of modernisation and there is no additional funding available centrally, therefore the Chelsea Farmers Market site needs to be sold to generate proceeds which will be used to cross-subsidise the Sydney Wing extension and new build Imaging Facility.

JT set out RBKC planning policy in relation to the requirement to provide affordable housing. JT explained that policy requires a financial assessment to demonstrate the economic viability of the development and that the Trust is confident that through fund raising, charitable giving, other disposals and additional borrowing the shortfall of £35m can be made up over the development period of 7 years. If a surplus was achieved, the Trust expects and would enter into a legal binding agreement with the RBKC to specify that any share of a surplus is to be ring fenced and used for the provision of affordable housing elsewhere in the Borough.

5.0 Construction Management Plan

CG outlined the Construction Management Plan and its phases for both sites – the Sydney Wing extension and Chelsea Farmers Market and set out the following based on a 4 year build programme:

- Construction phasing
- Delivery and general access
- Demolition phasing
- Construction traffic movements and possible road closures and RBKC discussions
- Chelsea Farmers Market – no vehicle access on Britten Street
- One way system

6.0 Q&A session

Q. Will Britten Street be closed and for how long for? Concerns were raised about increasing traffic on

surrounding streets.

CG outlined that this is an option being looked at, however the detailed plan cannot be put in place until a preferred contractor is appointed. CG outlined that RBKC are very aware of the concern and full closure of Britten Street would be the worst-case scenario. As part of the selection process the contractor will need to demonstrate how impacts to local residents will be minimised.

CG confirmed pedestrian movement on Britten Street would be retained. However there is a strong argument for closing Britten Street to provide site access and traffic surveys have shown that there are 70 movements per hour along Britten Street and 70% of this is traffic shortcutting from Fulham Road to Kings Road. If Britten Street was closed it would result in 45 less vehicle movements per hour along Dovehouse Street. Traffic would queue at the traffic lights at the Fulham Road Sydney Street junction. CG did acknowledge there would be an issue for local residents on Cale Street and Britten Street coming from the North.

Q: How will the Trust ensure that the Construction Management Plan will be enforced?

JT set out that the Trust wants to retain as good a relationship with its neighbours as possible and plans to retain as firm hand as possible with contractors.

Q. Has the Trust been in contact with other developers about the project?

CG outlined that to date consultation has been with RBKC officers who are keen that any analysis takes into account the cumulative impacts of the surrounding developments to identify the least-worst solution.

Q. What impact will the potential loss of heart surgery have on the plans for the Sydney Wing extension? When will the final decision be made and if the function of RBH changes is it not risky to go ahead with the hospital extension?

RP outlined that the Trust will be fighting this decision as they feel it is not based on facts and the rationale is fundamentally flawed as RBH does more of the relevant procedures than almost any other hospital. RP outlined that these services need to be provided somewhere and other hospitals currently providing the services are operating at capacity. The Trust feels that the case today is stronger than 5 years ago but if the hospital is obliged to stop these services it would look to increase the number of other procedures provided. RBH has grown 25% in activity over the past 5 years.

Q. How will Crossrail 2 impact the plans?

JT outlined that whatever the outcome is in terms of Crossrail 2 this will not affect the Royal Brompton Hospital site. He confirmed there will be an impact to the Chelsea Farmers Market site and that a decision on the location of Crossrail 2 stations is expected in September 2016.

Q. What are the long-term plans for the Fulham Wing?

JT outlined that the extension to the Sydney Wing will transfer respiratory inpatient care from the Fulham Wing to the new Sydney Wing extension. Removing respiratory inpatient beds from Fulham Wing will free up much needed accommodation to expand children's and adults' outpatient clinics, to improve the facilities offered to junior doctors, to provide dedicated teaching facilities for clinical staff, to enable the Trust's medical consultants to have offices for administrative support and to re-locate some support services that will lose their office space to the new South Wing. The Trust does not have hospital accommodation that is surplus to requirements; in fact, it is very short of space.

Q. Are there still plans to link with the Royal Marsden and ICR to pool resources creating a med tech campus for excellence?

RP set out that in the past NHS England acted as the promoter with regard to plans for the Chelsea Wing. However, now that there is no potential for funding from the NHS, these plans no longer exist.

Q. Could the Trust clarify the costs mentioned for the redevelopment?

JT set out that the economic viability analysis had been submitted to RBKC alongside the planning application and is available to view online.

Q. What impact does the Trust anticipate Brexit will have on the development? Will it impact the viability of the project?

JT identified that the Trust included a statement on the impact of Brexit in the viability report and that if impact is significant the Trust would need to look at other options including deferring, borrowing more, looking at other assets owned by the Trust and increasing donations through the charity to make good any shortfalls.

Q. Has the public open space changed – will there now be additional public open space? Disappointment was expressed by two members that previous comments around the architectural style of the new wing had not impacted the design proposal.

PR clarified that the public space to the North is private with public space to the East being public.

Q. It is understood that RBKC sold the Chelsea Farmers Market site to the hospital for medical purposes therefore the underlying medical use status must remain.

JT confirmed that no restrictive covenant exists in relation to medical use and there is nothing on the land registry that suggests the planning use is not D1.

Q. Can the money collected through the development by RBKC stay in Chelsea rather than be directed to the wider borough?

JT set out that the Trust had no control over this but it is something that should be raised directly with RBKC.

Q. Concern was raised that the proposed extension to the Sydney Wing will impinge on the classic view of St Luke's Church. It was suggested that the 5m of plant proposed on the extension should be placed on the roof of the existing Sydney wing building. Concern was also raised about the design/ style of the windows proposed for the extension facing Sydney Street.

PR explained that Donald Insall Associates were appointed as heritage consultants to build a full understanding the heritage consideration for St Luke's Church and there have been on-going meetings with RBKC planning officers to discuss the design, and they have expressed satisfaction so far. JT clarified that the proposed extension is no higher than the existing building but understands that the concerns raised are noted, and that the design team feels the proposed extension works well in relation to St Luke's Church. JT emphasised that ultimately, it will be for RBKC to GLA to determine.

7.0

AOB

No further business was raised.

8.0 Closing comments and next meeting

8.1 SM brought the meeting to a close, and thanked all for their attendance.

SM shared the planning application reference numbers and explained that the RBH consultation website will be updated with the latest information and links to the planning application. SM confirmed that as yet there is no fixed date for the next CLG and this would be circulated as and when agreed.